CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

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

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

REGULAR MEETING
Wednesday, May 14, 2025

TOUR 3:00 PM

MEETING 4:00 PM

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

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

https://ci-carmel-ca-us.zoom.us/j/85075274055?pwd=xjGuf1VHPManTYPLVc94aalwt24Tld.1. To attend Zoom webinar via telephone, dial +1 (669) 444-9171. Webinar ID: 850 7527 4055. Passcode: 001916.

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

CALL TO ORDER AND ROLL CALL - TOUR

TOUR OF INSPECTION

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

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

A. **UP 25090 (The Sea Shack):** San Carlos between Ocean and 7th Avenue (Carmel Square, Unit #2)

B. **DS 24207 (Hermle-Collins):** Mission Street 4 northeast of 1st Avenue

C. **DS 24208 (Hermle-Collins):** Mission Street 3 northeast of 1st Avenue

D. **DS 24209 (Hermle-Collins):** Mission Street 2 northeast of 1st Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

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

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

ANNOUNCEMENTS

CONSENT AGENDA

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

1. Monthly Activity Report: April 2025
2. April 9, 2025 Regular Meeting Minutes
3. **DS 22-331 (Collins):** Consideration of a Final Design Study and Coastal Development Permit for the demolition of an existing 866-square foot single-family residence and 213-square-foot shed, and construction of a new 1,800-square-foot two-story single-family residence inclusive of a 200-square-foot attached garage located at San Carlos Street 3 southeast of 1st Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay District. APN: 010-121-013-000.

   Proposed CEQA Action: Find the project categorically exempt from environmental review pursuant to CEQA Guidelines Section 15303 and that none of the exceptions can be made in this case

ORDERS OF BUSINESS

4. Review of Draft Housing Element Amendment: Revised Chapter 2, New Appendix C

5. Receive a presentation on findings, evidence and conditions of approval in the decision-making process.

PUBLIC HEARINGS

6. **UP 25090 (Sea Shack Candy Co.):** Consideration of a Use Permit, UP 25090 (The Sea Shack), for the establishment of a new Specialty Food Store selling Scandinavian sweets at San Carlos between Ocean and 7th Avenue (Carmel Square, Unit #2) in the Central Commercial (CC) District. APN: 010-141-005-000.

   Proposed CEQA Action: Find the Project categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301 and that none of the exceptions to the exemptions can be made in this case

7. **DS 24207 (Hermle-Collins):** Consideration of a Final Design Study, DS 24207 (Hermle-Collins), associated Coastal Development Permit, and associated Lot Line Adjustment for the demolition of an existing 1,321-square-foot, one-story single-family residence and the construction of a 1,818-square-foot, two-story single-family residence, inclusive of a 246-square-foot attached garage at Mission Street 4 northeast of 1st Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Very High Fire Severity Zone. APN: 010-112-012-000.

   Proposed CEQA Action: Find the Project categorically exempt from environmental review pursuant to CEQA Guidelines Sections 15302 and 15303 and that none of the exceptions to the exemptions can be made in this case

8. **DS 24208 (Hermle-Collins):** Consideration of a Final Design Study, DS 24208 (Hermle-Collins), associated Coastal Development Permit, and associated Lot Line Adjustment for the demolition of an existing 1,595-square-foot, one-story single-family residence and the construction of a 2,102-square-foot, two-story single-family residence, inclusive of a 250-square-foot detached garage at Mission Street 3 northeast of 1st Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Very High Fire Severity Zone. APN: 010-112-013-000.

   Proposed CEQA Action: Find the Project categorically exempt from environmental review pursuant to CEQA Guidelines Sections 15302 and 15303 and that none of the exceptions to the exemptions can be made in this case

9. **DS 24209 (Hermle-Collins):** Consideration of a Final Design Study, DS 24209 (Hermle-Collins), associated Coastal Development Permit, associated Lot Line Adjustment and Coastal Development Permit for the demolition of an existing 1,362-square-foot, one-story single-family residence and the construction of a 2,116-square-foot, two-story single-family residence, inclusive of a 264-square-foot attached garage Mission Street 2 northeast of 1st Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Very High Fire Severity Zone. APN: 010-112-007-000.

   Proposed CEQA Action: Find the Project categorically exempt from environmental review pursuant to CEQA Guidelines Sections 15302 and 15303 and that none of the exceptions to the exemptions can be made in this case

DIRECTORS REPORT

FUTURE AGENDA ITEMS

10. Upcoming Special Joint City Council/ Planning Commission Meeting: May 20, 2025

11. Next Regular Meeting: June 11, 2025

ADJOURNMENT

CORRESPONDENCE

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

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

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

SPECIAL NOTICES TO PUBLIC

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

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

May 14, 2025
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Shelby Gorman, Administrative Coordinator
APPROVED BY:	Anna Ginette, AICP, Director of Community Planning and Building
SUBJECT:	Monthly Activity Report: April 2025

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1 - Monthly Activity Report: April 2025

CITY OF CARMEL-BY-THE-SEA
Monthly Report

Community Planning and Building Department

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

APRIL 2025 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In April 2025, 28 planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In April 2025, 0 business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In April 2025, 53 building permit applications were received.

IV. CODE COMPLIANCE CASES:

In April 2025, 29 new code compliance cases were created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

In April 2025, 1 new transient rental compliance case was created.

VI. ENCROACHMENT PERMIT APPLICATIONS:

In April 2025, 29 encroachment permit applications were received.

VII. TREE PERMIT APPLICATIONS:

In April 2025, 21 tree permit applications were received.

VIII. YEAR-TO-DATE TRENDS

Table 1 includes the following April 2025 totals:

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

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

Table 1
Permit Application Totals and YTD Percentage Changes

	PLANNING	BUSINESS LICENSES	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACH-MENTS	TREE REMOVAL & PRUNING
2024 YTD Totals	126	26	207	61	11	79	125
2025 YTD Totals	126	14	189	74	7	101	124
YTD % Difference	+0.00%	- 46.15%	-8.69%	+21.31%	-36.36%	+27.85%	-0.8%

Planning Permit Report

04/01/2025 - 04/30/2025

Permit #	Permit Type	Permit Identifier	Track	Project Description	Address/Location	Date Received	Date Approved	Status
25126	Design Study	DS 25126 (Chroman)	Streamlined	Replacement of an existing retaining wall located on an extremely steep slope in close proximity to the house. This project requests the replacement wall under the active failure option and as such the urgency for the new wall construction requests a Streamline Design Study. The existing wall in an "I Beam" style with RXR tie insets at a questionable depth. The new concrete retaining wall utilizes pier construction. This submittal includes a Letter of Urgency from the Structural Engineer and all Layout and Details Plans.	Mission 2 NW of 2nd			Pending Assignment
25125	Sign	SI 25125 (Fuse)		Exterior blade sign for business (see proposed signage package for further information)	NWC 8th & Mission			Pending Assignment
25124	Banners	BA 25124 (PacRep - Annie)		Installation of 5 double-sided banner poles for 51 days from Aug 1, 2025 - Sept 22, 2025 for the Addams Family & Outdoor Forest Theater.	Ocean from Junipero to Monte Verde	4/28/2025	4/29/2025	Approved
25123	Design Study	DS 25123 (Landi)	One	Revision to approved landscape plan. See attached for list of revisions.	Camino Real 4 SE of Ocean	4/30/2025		Pending Assignment
25122	Design Study	DS 25122 (Lewis & McClellan Trust)	One	Minor Track 1 Design Study project for the conversion of an existing attached garage to a Junior Accessory Dwelling Unit, addition of 49 SF, and associated bathroom, laundry, and interior finish wood. New wood windows and doors, match existing finish materials and colors.	San Carlos Street 3 SW of Vista	4/28/2025		Pending Assignment
25121	Design Review	DR 25121 (Wells Fargo Bank)		Paver stone installation	SW Corner of Lincoln and Ocean			Closed
25120	Historic Evaluation	HE 25120 (Profeta)		Historical building determination and structural water damage repairs	Junipero 2 NW of 6th	4/28/2025		In Review
25119	Design Review	DR 25119 (PRG Carmel LLC)	One	Re-submitting full exterior plan after splitting plans for model room windows/ doors	NWC San Carlos & 4th			Pending Assignment
25118	Design Study	DS 25118 (Bufkin)	One	Replace existing asphalt driveway that was deteriorating with pavers on exact footprint as the driveway that was there when we bought our home ten years ago. The prior driveway was a hazard as we have had multiple people fall due to the condition and slope.	25995 Junipero Ave	4/24/2025		Pending Assignment
25117	Design Study	DS 25117 (Paboojian)		1. Review site Coverage changes (Per City letter dated Feb 28, 2025) 2. Review Lighting changes 4. Review Mechanical area reclassification 5. Review Landscape Plan changes	Scenic 3 SW of Ocean	4/28/2025		In Review

25116	Historic Evaluation	HE 25116 (ACMM Carmel, LLC)		Historic Evaluation	Torres 3 NE of 2nd	4/24/2025		In Review
25115	Appeal	APP 25115 (Esperanza Carmel Commercial - JB Pastor Building)		Appeal approval of DR 23-140, LM 20-394, and UP 21-113, and finding that Project is categorically exempt	Dolores 2 SE of 7th	4/23/2025		In Review
25114	Historic Evaluation	HE 25114 (Berner)		Historical Evaluation	SWC San Carlos & Vista	4/23/2025		In Review
25113	Design Review	DR 25113 (The Corner Market)	One	RENOVATION OF THE FORMER +/-4,952 S.F. FORGE IN THE FOREST RESTAURANT INCLUDING EXTERIOR UPPER PATIO AND LOWER COURTYARD IMPROVEMENTS, LIMITED EXTERIOR FACADE MODIFICATIONS, AND COMPREHENSIVE INTERIOR DEMOLITION TO ACCOMMODATE THE NEW CORNER MARKET. NO WORK TO OCCUR ON THE SECOND FLOOR (O NO WORK TO OCCUR ON THE SECOND FLOOR (OTHER EXISTING COMMERCIAL TENANT / APARTMENT TO REMAIN AS-IS). EXTERIOR IMPROVEMENTS INCLUDE NEW UPPER PATIO GRADING AND PAVERS FOR ACCESSIBILITY COMPLIANCE, NEW BUILT-IN AND MOVEABLE SEATING, NEW RETAINING WALL, SCREEN FENCE, AND PERGOLAS. INTERIOR IMPROVEMENTS INCLUDE NEW UPPER AND LOWER DINING AREAS, KITCHEN, SERVICE BAR, DNNING ROOM 2, ACCESSIBLE BATHROOMS, AND OTHER RESTAURANT SUPPORT AREAS. THE RESTAURANT RENOVATION PROJECT INCLUDES AN APPLICATION FOR UNREASONABLE HARDSHIP EXEMPTION FOR ACCESSIBIITY UPGRADES BEYOND 20% OF THE TOTAL CONSTRUCTION COST.	SWC Junipero & 5th			Pending Assignment
25112	Design Review	DR 25112 (Clark-Fairley)	One	Install 3 inch storm drain from flat roof drain 40 feet along side of building just below (existing conduit electrical pipe) and connect to existing down spout pipe	San Carlos 3 NW of 7th			Pending Assignment
25111	Sign	SI 25111 (Perfectly Pressed)		Wood carved with white color and black font on both sides	Carmel Plaza, Suite 119	4/24/2025		In Review
25110	Bench Dedication	BD 25110 (Livingston)		Like for like replacement of existing eastern-most bench near flagpole area	Devendorf Park	4/17/2025	4/21/2025	Approved
25109	Bench Dedication	BD 25109 (Reimers)		Like for like replacement of existing western-most bench near the flagpole area	Devendorf Park	4/17/2025	4/21/2025	Approved
25108	Design Study	DS 25108 (Schneider)	Streamlined	Rev to DS 24074 (Schneider) - Streamline design study for driveway gates to match grapestake fence	SW Corner of Mission and 12th Avenue	4/25/2025		In Review

25107	Design Study	DS 25107 (Dougherty)	One	INSTALL NATIVE PLANTING TO ENHANCE LOCAL ECOSYSTEM AND AESTHETICS WHILE PROVIDING SAFETY WITH REPAIR OF THE EXISTING PAVING. INSTALL GAS LINE & TRENCH FOR FIREPIT. INSTALL DRAINAGE SYSTEM. REPLACE FENCE & GATE AND INSTALL ARBOR.	Vizcaino Ave & Mountain View Ave	4/16/2025		In Review
25106	Historic Evaluation	HE 25106 (Goodhue)		Change large pane glass windows to accordion/ bifold windows	Mission 2 SW of Ocean			Pending Assignment
25105	Design Study	DS 25105 (Montgomery)	One	ASSOCIATED PERMITS: LD 23-314 & DS 21-227. Revised hardscape installation. See attached email thread from Evan Kort.	9th Avenue 2 NE of Lincoln Street			Pending Assignment
25104	Historic Evaluation	HE 25104 (Gallacher)		HISTORIC EVAL - INITIAL.	Monte Verde St 5 SW of 5th Ave	4/9/2025		In Review
25103	Design Study	DS 25103 (Del Mar Carmel, LLC)	One	Site Improvements to single family residence including planting, paving, site walls, pool renovation and replacement of driveway gate and pedestrian gate. Replace garage doors and windows, exterior finishes and adjacent gate. Addition of ridge skylight in the garage and new roof over attached pool equipment room. Propose new construction of detached 408 s.f. ADU with new paving, planters and gate for ADU access.	Scenic Road 4 SE 8th Avenue	4/9/2025		In Review
25102	Design Study	DS 25102 (The Perfect Getaway, LLC)	One	Installation of new stand by generator. Re-build existing Carmel stone wall and new wood gate.	Monte Verde and 6th Ave	4/3/2025		In Review
25101	Sign	SI 25101 (Viva Carmel)		Installation of new outdoor sign	SWC Dolores & 6th	4/23/2025		In Review
25100	Design Study	DS 25100 (Civgin)	Streamlined	DS 25100 (Civgin) authorizes the approval of Design Study DS 25100 (Civgin) for a project to replace (3)- Doors and (9)-Windows "like for like" with no structural changes and colors to match existing located at Carmelo St. 2-SE of 10th Ave. in the R-1 District and, APN: 010275017000 as depicted in the plans stamped approved by Community Planning and Building Department on 04/15/2025 unless modified by the conditions of approval contained herein	Carmelo St. 2-SE of 10th Ave.	4/1/2025	4/15/2025	Approved
25099	Design Review	DR 25099 (La Playa Carmel Hotel, LLC)	Streamlined	REPAIR/REPLACE DECORATIVE GUARD RAIL LIKE FOR LIKE.	SW Corner of Camino Real & 8th	4/1/2025		In Review

Total Records: 28 **5/1/2025**

Building Permit Report

04/01/2025 - 04/30/2025

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
250189	4/29/2025		1.REFURBISH AND EXISTING WOOD BALCONY AND STAIRS WITH MATERIALS TO MATCH EXISTING. NO INCREASE ON COVERAGE AND DETAILS TO REMAIN THE SAME. MATERIALS 2.REPLACE TWO EXISTING ALUMINUM GLASS SLIDING DOORS WITH NEW ALUMINUM GLASS SLIDING DOORS TO MATCH EXISTING. 3.PAINT REFURBISH WOOD BALCONY AND STAIRS. 4.REPLACE ANY STRUCTURAL SUPPORT OR HARDWARE AS NEEDED.	24,000	Building	Torres 4 NE of 5th Ave. Carmel-By-the-Sea, CA 93921
250188	4/29/2025	4/29/2025	Remove existing roof and install new standing seam metal roof in color "Pre-Weathered Galvalume" and gutters to match. Roof assembly to meet class "A" fire retardant requirements.	70,000	Roofing	NE Corner of Dolores & 2nd
250187			Revised landscape plan to reduce plants quantity	0	BP Revision	Monte Verde 3 NW of 11th Carmel-By-The-Sea CA 93921
250186	4/28/2025	4/29/2025	Installation of seven foundation vents around existing residence. Vents to be 16"x6".	2,000	Building	Monte Verde 2 NW of 11th
250185	4/28/2025	4/28/2025	Remove old electrical panel that is no longer in service.	1,900	Electrical	SE Corner of Dolores & 8th
250184	4/28/2025		Repair/replace existing balcony on 7th Ave element and paint existing tower to match existing. Installation of ADA push plate at interior courtyard door.	115,286	Building	NE Corner of Lincoln & 7th

250183	4/28/2025	4/29/2025	Remove old, existing tile at front entry, side walkway behind gate, side porch area, and rear landing and steps. Replace with new tile. No change in layout or quantity.	0	Exempt Work	8th 3 SE of Monte Verde
250182	4/25/2025		Remove existing courtyard pavers and install new pavers.	20,296	Building	SW Corner of Lincoln & Ocean
250181	4/25/2025	4/25/2025	REDUCT 13 REGISTERS	15,979	Mechanical	SAN ANTONIO 2 SE OF 4TH
250180	4/25/2025		Tenant improvements to existing interior community services spaces.	65,000	Building	SE Corner of Dolores & 8th
250179	4/25/2025		Remove existing comp shingles roof and install new 50-year CertainTeed shingles in color "Weathered Wood".	20,000	Roofing	Santa Rita 3 SW of 3rd
250178	4/25/2025	4/25/2025	Replace furnace in-kind, like-for-like.	9,458	Mechanical	Pine Ridge 2 SE of Forest
250177	4/25/2025	4/25/2025	REDUCT 10 REGISTERS AND ONE RETURN	6,532	Mechanical	Monte Verde 3 SW of 9th
250176	4/24/2025		Paint exterior house and trim, power wash roof and both patios. Interior wall paint, paint kitchen cabinets, replace kitchen appliances, replace kitchen cabinet hardware, replace kitchen countertops and bathroom countertops, removal wall paper in bathrooms and paint, and remove cabinetry in kitchen entryway, replace tile at entry.	7,000	Exempt Work	13th 2 NE of Mission
250175	4/24/2025	4/24/2025	Undergrounding of electrical service with PG&E.	20,000	Electrical	Mission 3 NW of Santa Lucia
250174	4/24/2025		Addition of a fenced-in driveway with tire tracks and bib to the southeast corner of the lot. Construct supported area for level parking. Construct drainage swale in the right of way per approved encroachment permit PERM EN 23-242.	49,000	Building	Camino Real 3 NW of 8th
250173	4/23/2025		Restoration and repair of building structure suffering water damage. Relocate interior walls and add 75sf net for a primary bathroom and dressing area.	550,000	Building	NE Corner of Camino Real & 12th

250172	4/23/2025		Construction of new detached single car garage in conjunction with BP 250157 for a new SFR.	50,000	Building	Santa Rita 5 SW of 3rd
250171	4/23/2025		Remove tile and decking to find total scope of work.	2,000	Demolition	San Carlos 2 SW of 11th
250170	4/23/2025		Install backwater valve in back patio.	1,400	Plumbing	Ocean 2 NE of Santa rita
250169	4/23/2025	4/23/2025	Re-roof Tar & gravel roof with another Tar & gravel roof, install new roof penetration flashing/gravel stop metal with new copper. CONDITION: Copper shall not be used in water conveying features such as gutters or downspouts.	51,594	Roofing	San Antonio 2 NW 4th
250168	4/23/2025	4/24/2025	Addition of stone veneer to garage & kitchen bay window	9,200	Building	Lopez 8 SE of 2nd
250167	4/21/2025	4/21/2025	Remove existing wood shake and install new DaVinci multi-width shake in color "Tahoe"	57,000	Roofing	Carmelo 2 SW of Ocean
250166	4/17/2025		Structural repair to foundation under north wall of building that has settled.	200,000	Building	Dolores 3 NW of 6th
250165	4/16/2025		Installation of 3" ABS pipe from roof drain to sidewalk/street. Approximately 38' in total length.	5,000	Plumbing	San Carlos 3 NW of 7th
250164	4/16/2025	4/16/2025	Remove existing cedar shakes and replace with new Brava Simulated Shake in color "Weathered Wood". reuse existing copper flashings. CONDITION: Copper is not an authorized material for gutters or downspouts.	100,000	Building	San Carlos 5 SW of 8th

250163	4/16/2025	4/16/2025	Replacement of exterior cedar wall shingles. Damaged shingles to be replaced with the same type and grade, medium #1 Wester Red Cedar. Repair/replace any building wrap, replace any facia related to shingle repair locations if necessary. Existing shingles that do not require replacement will be cleaned and washed.	192,050	Building	Palou 6 NW of 4th
250162	4/15/2025		Installation of residential roof mount grid-ties photovoltaic system (3.32kw). Installation of 9.7kWh/5kW battery energy storage system	43,898	Electrical	Torres 5 SW of Mountain View
250161	4/15/2025	4/15/2025	Installation of 26 lnft of cabinets, 276.5sf of hardwood flooring, 54sf of sheetrock. Reinstall appliances and paint as necessary.	0	Exempt Work	Casanova 2 SE of 8th
250160	4/14/2025		Main bathroom remodel	50,000	Building	Carpenter 2 NW of 4th
250159	4/14/2025	4/17/2025	Remove & replace (e) cabinets, countertops, appliances & plumbing fixtures at kitchen and bathrooms. Remove and replace tile and enclosures at two showers.	65,000	Building	SE Corner of Guadalupe & 5th
250158	4/14/2025	4/14/2025	Replace broken section of water pipe with brass and copper fittings including a ball and gate valve.	150	Plumbing	Lobos 5 NE of 2nd
250157	4/11/2025		DEMOLISH EXISTING ONE STORY HOUSE AND CARPORT. BUILD NEW HOUSE WITH TWO STORY PORTION AT REAR INCLUDING SECOND STORY DECK.	700,000	Building	Santa Rita 5 SW of 3rd
250156	4/11/2025	4/11/2025	Re-roof: Remove the existing shake roofing materials and replace with Class A, CertainTeed brand roofing materials. Color: Autumn Blend. CONDITION: NO COPPER GUTTERS ARE ALLOWED TO BE INSTALLED.	105,920	Roofing	Camino Real 2 SE of 4th

250155			Re-roof old comp roof with new Owens Corning Duration Shingle & Gray PVC Membrane	107,558	Roofing	SW Corner Lincoln Street & 6th Street
250154	4/10/2025	4/10/2025	Re-roof: Remove the existing shake roofing materials and replace with Class A, CeDUR, synthetic shake roofing materials in color "Walden".	99,960	Roofing	NE Corner of Monte Verde & Santa Lucia
250153	4/10/2025	4/10/2025	Remove existing wood shake roof and replace with new Sheffield .040 aluminum stand seam roof in color Bronze.	118,740	Roofing	Santa Lucia 2 NE of Scenic
250152	4/9/2025	4/9/2025	Removal flat roof covering to determine extent of water damage, minor dry rot repair and flashing installation.	3,800	Demolition	Dolores 2 NW of 6th
250151	4/9/2025		Install new gas line and quick disconnects.	2,700	Plumbing	SW Corner of Mountain View & Vizcaino
250150	4/9/2025	4/21/2025	Add (2) Skylights in Roof over Living Room.	8,000	Building	Lincoln 3 SW of 12th
250149	4/8/2025	4/8/2025	Install new 200 amp service on side of house.	5,500	Electrical	Lincoln 2 SE of 12th
250148	4/8/2025	4/8/2025	Removal of existing cabinets and countertops, existing hardwood floor, tiling, and old appliances. Installation of new hardwood floor, new cabinets and bathroom vanities and new countertops.	0	Exempt Work	Lincoln 5 NE of 13th
250147	4/7/2025	4/7/2025	Remove and replace entire fence around house. Replace with 4' fence around entire fence line. Fence pickets will be Redwood. Fence stakes to be spaced 2 1/2" apart.	0	Exempt Work	SE Corner of Flanders & Acacia
250146	4/4/2025	4/8/2025	Front door of "Viva Carmel" to be painted Thai Teal; current color is Red.	0	Exempt Work	NW Corner of Ocean & Dolores / SW Corner of 6th & Dolores
250145	4/7/2025	4/23/2025	Installation of new energy storage system.	1,500	Electrical	San Carlos 5 NE of Santa Lucia

250144	4/4/2025	4/4/2025	Remove existing wood shingle roof and install new 50 year Presidential TL composition shingle in color "Aged Bark". CONDITION: Copper gutters are not authorized to be installed.	52,244	Building	NW Corner of Monte Verde & 4th
250143	4/4/2025		(2) tesla PW3 11.5kW/ 26.4 Kwh, New 200A Back Up Switch	38,690	Electrical	SE Corner of San Antonio and 9th
250142	4/2/2025	4/2/2025	Replace existing gas water heater with new gas water heater.	3,000	Plumbing	NE Corner of Vizcaino and Flanders
250141	4/2/2025	4/2/2025	Tear off existing shake roof and replace with new wood shake roof, class "A" system. CONDITION: Copper gutters are not authorized to be installed.	72,000	Roofing	Dolores 3 SW of 13th
250140	4/1/2025		New (2) ESS 11.5 kW/ 26.4 kWh, (N) 200A Gateway	40,290	Electrical	Casanova 5 SE of 12th
250139	3/31/2025	4/1/2025	Remove composition shingles, install CertainTeed Landmark TL shingles in color "Country Gray".	12,000	Roofing	Camino Real 2 NE of 9th
250138	3/31/2025		Replace existing rotted facia boards around the perimeter of building #4 with new fascia boards. Replace the existing overhang of roof material with new Bel Air concrete roof tile to match previously replaced sections.	70,000	Roofing	Carmel Plaza, Building #4
250137	4/1/2025		3-Doors and 9-Windows to be replaced "like for like"	18,000	Building	Carmelo St. 2-SE of 10th Ave.

Total Records: 53 **5/1/2025**

Code Compliance Report

04/01/2025 - 04/30/2025

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
25102	4/30/2025	Open	5th 2 SE of Dolores	Sewage leaking into foot traffic area in driveway (facing Dolores Street) between the Post Office entrance and "Ami Carmel" business.	4/28/2025	
25101	4/28/2025	Open	5th 2 SE of Dolores	Sewage leaking into foot traffic area in driveway (facing Dolores Street) between the Post Office entrance and "Ami Carmel" business.	4/28/2025	
25100	4/25/2025	Open	Lincoln 4 SE of 12th	Building deck without a permit.	4/21/2025	
25099	4/25/2025	Open	NWC of Santa Rita & Ocean	Unpermitted installation of flagstones in the public right-of-way.	4/21/2025	
25098	4/21/2025	Open	SW Corner of Lincoln & Ocean	Removal of stone pavers in courtyard without a permit.	4/21/2025	
25097	4/18/2025	Open	8th 3 SE of Monte Verde	Removing site coverage without a permit.	4/18/2025	
25096	4/10/2025	Closed	Mission 4 NE of Santa Lucia	Possible unpermitted construction	4/10/2025	4/10/2025
25095	4/16/2025	Open	Lobos 5 NW of 2nd	Driveway paving: possibly beyond plans approved by Planning Division.	4/10/2025	
25094	4/9/2025	Closed	Forest 3 SW of 7th	Transient Rental	4/9/2025	4/15/2025
25093	4/9/2025	Closed	8th SE of Lincoln	Placing handbills on vehicles	4/9/2025	4/9/2025
25092	4/14/2025	Open	San Carlos 2 SW of 11th	Issued a Stop Work Order for significant structural remodel construction/demolition at SW corner of house/garage/deck that would require Building & Planning Dpt. approvals and permits. Instructed to obtain proper building permits and planning authorization prior to recommencing work. Will need a plan that accurately captures all existing & proposed work.	4/14/2025	
25091	4/14/2025	Closed		VOID - duplicate of Case 25092	4/14/2025	4/14/2025
25090	4/7/2025	Closed	7th NE of Dolores	Trash in sidewalk	4/7/2025	4/7/2025

25089	4/10/2025	Open	NW Corner of Lincoln & 7th	Odor coming from drainage spout on the backside (Monte Verde Street side) of the building.	4/8/2025	
25088	4/9/2025	Open	Casanova 5 NE of Ocean	Possible rodent infestation	4/9/2025	
25087	4/9/2025	Closed	San Carlos 2 SW of 7th	Loud music that can be heard from the sidewalk.	4/9/2025	4/9/2025
25086	4/4/2025	Open	SW corner of Camino Real and 9th	Prohibited groundcover in public right-of-way	4/4/2025	
25085	4/4/2025	Open	Camino Real 2 SW of 9th	Prohibited groundcover in public right-of-way	4/4/2025	
25084	4/4/2025	Open	Camino Real 3 SW of 9th	Prohibited groundcover in public right-of-way	4/4/2025	
25083	4/4/2025	Open	Camino Real 3 NW of 10th	Prohibited groundcover in public right-of-way	3/31/2025	
25082	4/4/2025	Open	Camino Real 2 NW of 10th	Prohibited groundcover in public right-of-way	3/31/2025	
25081	4/3/2025	Closed	Camino Real 2 NE of 9th	Portable toilet not screened from view	4/3/2025	4/4/2025
25080	4/2/2025	Closed	Ocean SE of Casanova	Water runoff from sidewalk cleaning	4/2/2025	4/3/2025
25077	4/9/2025	Closed	NE Corner of San Carlos & 8th	Possible window installation without permits.	3/3/2025	
25076	4/9/2025	Open	Lobos 5 NE of 2nd	Construction without a permit	4/8/2025	
25075	4/4/2025	Open	Camino Real 4 NW of 10th	Prohibited groundcover in public right-of-way	4/4/2025	
25072	4/8/2025	Closed	Monte Verde SW of Ocean	Parking space blocked for photography	3/20/2025	3/20/2025
25070	4/5/2025	Closed	Santa Rita 2 SE of 5th	Potential rodent harborage from vegetation	4/4/2025	4/14/2025
25069	4/5/2025	Closed	Mission 3 NE of 8th	Potentially unpermitted tree work on private property.	3/21/2025	4/5/2025
25068	4/4/2025	Closed	Dolores 4 SE of 2nd	Potentially excessive noise from construction activities.	4/4/2025	4/9/2025

Total Records: ~~30~~ 29 (one voided) **5/1/2025**

Transient Rental Report

01/01/2025 - 04/30/2025

Case #	Street	Status	Date Received	Last Status Date	Date Closed
25094	Forest	Closed	4/9/2025	4/15/2025	4/15/2025
25067	Junipero	Closed	3/28/2025	4/9/2025	4/9/2025
25065	Torres	STR verified	3/26/2025	4/25/2025	
25063	Torres	Closed	3/24/2025	4/7/2025	4/7/2025
25016	Casanova	Closed	1/21/2025	3/3/2025	3/3/2025
25014	Lobos	Closed	1/16/2025	2/17/2025	2/17/2025
25006	San Antonio	Closed	1/6/2025	4/11/2025	4/11/2025

Total Records: 7

5/7/2025

Encroachment Permit Report

04/01/2025 - 04/30/2025

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
250101	Driveway	4/30/2025	Remove existing driveway/parking lot area and repave to repair.	NE Corner of Dolores & 8th		In Review
250100	Temp Ench	4/30/2025	PG&E to trench and and backfill. Install new padmount transformer, replace poles, extend overhead primary, replace overhead service and install new underground service.	NE Corner of Torres & 4th		In Review
250099	Temp Ench	4/30/2025	Install scaffolding in front of Heid's Shoes & Tommy Bahama to change upstairs windows. Install scaffolding to match on the 6th Ave side. Install tile mural, stucco patch & paint.	Ocean 2 NW of Mission	5/1/2025	Issued
250098	Temp Ench	4/30/2025	PG&E to trench a 5'x5' bellhole and abandon gas service. PM# 35624488	Carmelo 2 NW of 12th	4/30/2025	Issued
250097	Temp Ench	4/29/2025	PG&E to extend overhead primary, replace overhead service, replace overhead transformer, install overhead transformer, replace poles, and install overhead service.	Mission 3 NE of 8th	4/30/2025	Issued
250096	Temp Ench	4/29/2025	Applicant to trench, backfill and install electric substructures. PG&E to install underground service. PM# 35597886	Scenic 3 NE of 13th	4/29/2025	Issued
250095	Temp Ench	4/29/2025	Authorizing encroaching installation for previously approved asphalt driveway installation.	Santa Rita 2 NW of 4th	4/29/2025	Issued
250094	Temp Ench	4/28/2025	Replace sewer lateral using pipe bursting.	Lopez 8 NE of 4th	4/28/2025	Issued
250093	Temp Ench	4/25/2025	Dig up sewer line at main cap SDR17 line off. Trench from cut off point down driveway to JADU location and plumb new sewer line. Install 2 way clean-out and check valve in G5 boxes and G5 drain box. Line to be 4" get inspected, Backfill asphalt road.	Guadalupe 3 NW of 7th		
250092	Driveway	4/25/2025	Remove and replace asphalt driveway approach, 14' wide and 8' deep.	NW Corner of Santa Rita & 3rd	4/30/2025	Issued

250091	Temp Ench	4/24/2025	PG&E to trench and backfill a 4'x4' bellhole and a 31' trench in franchise. PG&E to install new gas service. PM# 35454318.	Dolores 3 NW of 13th	4/28/2025	In Review
250090	Temp Ench	4/24/2025	NEED TO USE MAN LIFT IN THE STREET	MONTE VERDE AND 5TH		
250089	Driveway	4/23/2025	Remove existing asphalt and railroad tie curb. Install new timber or railroad tie curb to match existing, new asphalt approach to match width of existing drivway.	8th 3 SE of Monte Verde	5/1/2025	Issued
250088	Temp Ench	4/23/2025	Placement of debris dumpster in street parking area in front of project. Partial closure of sidewalk to accommodate for concrete pour.	San Carlos 2 NW of 8th	4/24/2025	Issued
250087	Temp Ench	4/16/2025	PG&E to trench and backfill a 5'x5' bellhole to abandon existing gas service. PM# 35624484	Santa Fe 3 NW of 6th	4/16/2025	Issued
250086	Temp Ench	4/16/2025	PG&E to trench and backfill a 5'x5' bellhole to abandon existing gas service. PM# 35624719	Carmelo 4 SE of 4th	4/16/2025	Issued
250085	Temp Ench	4/11/2025	Placement of a dumpster in parking strip.	Santa Fe 6 SW of Ocean	4/14/2025	Issued
250084	Temp Ench	4/11/2025	R&R 25' OF SEWER LINE 11' DEEP IN THE STREET	GUADAUPE 3 SW OF 2ND	4/14/2025	Closed
250083	Temp Ench	4/10/2025	4'x3' & 7'x10' asphalt patch for CalAm job #0888.	Carmelo 2 NW of 12th	4/10/2025	Issued
250082	Temp Ench	4/10/2025	Overlash approx. 1439 ft., access 27 existing poles. & 3 power supply cabinets. Revision for permit 250022	Various throughout City		In Review
250081	Temp Ench	4/9/2025	Remove and replace cristi box at the sidewalk and tie in to water. Repair the concrete at the garage door facing the sidewalk.	Mission 3 NE of 8th	4/10/2025	Issued
250080	Temp Ench	4/8/2025	PG&E to extend overhead primary, replace poles, install overhead transformers, remove overhead secondary, and replace overhead service. PM# 35611765	Santa Fe 4 NE of 8th		In Review
250079	Temp Ench	4/7/2025	Moving in furniture to home: beds, sofas, chairs, rugs	Scenic 1 NE of 10th	4/9/2025	In Review
250078	Temp Ench	4/7/2025	6'x20' asphalt restoration for CalAm Job # 1542.	San Antonio 4 SE of 9th	4/9/2025	Closed

250077	Temp Ench	4/3/2025	Emergency repair for broken sewer line. Replace sewer lateral from house to City main.	Scenic 3 SW of Ocean	4/9/2025	Issued
250076	Temp Ench	4/3/2025	Replace sewer lateral using pipe bursting.	Mission 5 NW of Santa Lucia	4/9/2025	Issued
250075	Driveway	4/2/2025	Addition of fenced-in driveway with tire tracks and bib to southeast corner of lot. Construct drainage swale in city right-of-way per approved PERM EN 23-242.	Camino Real 3 NW of 8th		In Review
250074	Temp Ench	4/1/2025	Replace sewer lateral using pipe bursting.	Lincoln 3 NE of 13th	4/1/2025	Issued
250073	Temp Ench	4/1/2025	Applicant to trench, backfill, and install electric substructures. PG&E to trench and backfill for box replacements. PG&E to replace poles, transformers, secondary & service. Tree trimming and road closure required. PM# 35457296	SE Corner of San Carlos & 1st	4/15/2025	In Review

Total Records: 29 **5/1/2025**

Tree Permit Report

04/01/2025 - 04/30/2025

Permit #	Permit Date	Permit Type	Location of Property	Description	Status	Approved Date
25104	4/1/2025	2. Tree Removal/Pruning	Lobos 4 SW of 3rd	One (1) tall pine	Approved	4/1/2025
25105	4/1/2025	2. Tree Removal/Pruning	Carpenter 3 NW of 4th	PRUNING: 3 Oaks, 2 over garage, 1 over house	Approved	4/2/2025
25106	4/1/2025	2. Tree Removal/Pruning	NW Corner of Lincoln and 9th	REMOVAL: 1- 24 inch DBH Acacia Tree	Approved	4/11/2025
25107	4/2/2025	2. Tree Removal/Pruning	SW Corner of Dolores & 9th	See attached	In Review	
25108	4/7/2025	2. Tree Removal/Pruning	Junipero 2 SE of 5th	REMOVAL: 1 Monterey pine tree 32" DBH	Approved	
25109	4/7/2025	2. Tree Removal/Pruning	Camino Real 2 NE of 11th	Need to remove dead oak tree on property	In Review	
25110	4/7/2025	1. Tree Evaluation	Lopez 6 NE of 4th	EVALUATION: 1 Oak	In Review	
25111	4/7/2025	2. Tree Removal/Pruning	San Carlos 4 NE of 2nd	Pine, a little thicker at base than a telephone pole + twice as tall. It's near a telephone/power pole between two driveways. It is dead, thin w/not many branches only on top.	Approved	4/8/2025
25112	4/8/2025	2. Tree Removal/Pruning	Lincoln 4 NE of Santa Lucia	Remove one tree and evaluate the other for removal	Approved	4/8/2025
25113	4/8/2025	2. Tree Removal/Pruning	San Carlos 3 SW of 9th	Pine Tree	Approved	4/11/2025
25114	4/8/2025	2. Tree Removal/Pruning	Carpenter 2 SE of 2nd - Front of lot, small these South West corner	Removal of 2 dead live oak	In Review	
25115	4/9/2025	2. Tree Removal/Pruning	25955 Junipero Ave.	1 (one) approximately 100' Monterey pine on private property	Approved	4/11/2025
25116	4/10/2025	2. Tree Removal/Pruning	Mission 2 NW of Santa Lucia- South side of property against home	Monterey pine growing into home and roof, with leaning and weak spot	Approved	4/10/2025
25117	4/11/2025	2. Tree Removal/Pruning	Santa Rita 4 SE of 4th	1 Oak Tree 9" at BH	In Review	
25118	4/11/2025	2. Tree Removal/Pruning	Monte Verde 4 NE of 3rd	Inspection for tree going over house	In Review	

25119	4/23/2025	3. Tree with Construction	Mission 3 NE of 10th	Removal of dead tree located in deck area of house being built	Approved	4/24/2025
25120	4/23/2025	2. Tree Removal/Pruning	SE Corner 10th and Torres	Nai - Remove Monterey Pines at SE Corner 10th and Torres	In Review	
25121	4/24/2025	2. Tree Removal/Pruning	Casanova 3SW of 10th Ave	Tree evaluation for removal	Approved	4/24/2025
25122	4/28/2025	Building	Front side	Tree removal	In Review	
25123	4/28/2025	2. Tree Removal/Pruning	Junipero 2 SE of 5th	REMOVAL: 1 Monterey pine tree 32" DBH	Approved	4/28/2025
25124	4/28/2025	1. Tree Evaluation	SW Corner of Guadalupe and Third Carmel CA	Get Home Insurance Non-Renewal Rescinded	In Review	

Total Records: 21 **5/1/2025**

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

May 14, 2025
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Shelby Gorman, Administrative Coordinator
APPROVED BY:	Anna Ginette, AICP, Community Planning And Building Director
SUBJECT:	April 9, 2025 Regular Meeting Minutes

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

Executive Summary:

The Planning Commission routinely approves minutes of its meetings.

Recommendation:

Approve draft minutes

Background and Project Description:

None.

Staff Analysis:

None.

Other Project Components:

None.

Attachment 1 - April 9, 2025 Regular Meeting Minutes

REGULAR MEETING
Wednesday, April 9, 2025

TOUR 2:00 PM

MEETING 4:00 PM

CALL TO ORDER AND ROLL CALL - TOUR

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

The following Commission members were absent: Erin Allen

TOUR OF INSPECTION

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

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

Item C: **DS 25089 (Hunter):** Casanova Street 2 northwest of 13th Avenue

Item D: **DS 24167/VA 25056 (Bennett):** Northeast corner of Scenic Road and 10th Avenue

Item E: **DR 23-140 & LM 20-394 & UP 21-113 (Esperanza Carmel Commercial - JB Pastor Building):** Dolores Street 2 southeast of 7th Avenue

CALL TO ORDER AND ROLL CALL – CHAMBERS

The following Commission members were present: Mel Ahlborn, Stefan Karapetkov, Michael LePage, and Stephanie Locke

The following Commission members were absent: Erin Allen

PUBLIC APPEARANCES

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

ANNOUNCEMENTS

Anna Ginette, Director of Community Planning and Building, announced a future agenda item for the May hearing regarding training on findings and evidence for the Commissioners and a draft resolution for better organizing findings

CONSENT AGENDA

Item 1: Monthly Activity Report: March 2025

Item 2: March 12, 2025 Special Meeting Minutes; March 12, 2025 Regular Meeting Minutes; March 25, 2025 Special Meeting Minutes

Item 3: **DS 23-147 (Rodriguez):** Consideration of a Track 1 Design Study Referral for DS 23-147 (Rodriguez) for the after-the-fact installation of a driveway gate and the

addition of stucco and stone veneer to a brick chimney, located at Camino Real 4 northwest of 11th Avenue in the Single-Family Residential (R-1) District. APN: 010-275-006-000

Item 4: **DS 24346 (P&T 2024 LLC):** Consideration of a continued Final Design Study and associated Coastal Development Permit for DS 24346 (P&T 2024 LLC) for the demolition of an existing 946-square-foot, one-story single-family residence and 200-square-foot carport, and the construction of a 1,588-square-foot, two-story single-family residence and a 200-square-foot detached garage, located at Santa Rita Street southwest of 3rd Avenue in the Single-Family Residential (R-1) District. APN: 010-029-005-000

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

Chair LePage closed the meeting for public comment.

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

The motion passed by the following roll call vote:

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

ORDERS OF BUSINESS

Item 5: **DR 16-384 (Fountain)**: Reconsideration of the granting of a Time Extension for Design Review DR 16-384 (Fountain), associated Use Permits, and Coastal Development Permit for the construction of a 1,600-square-foot mixed-use building with a 1,499-square-foot basement and 595-square-foot car pit on a 2,000-square-foot vacant lot, and associated site improvements, located on 8th Avenue 2 northwest of Junipero Avenue in the Residential and Limited Commercial (RC) District. The applicant is formally withdrawing the application that is the subject of the Time Extension.

Marnie Waffle, Principal Planner, reported that the Planning Commission had previously granted a time extension in September 2024. However, Mr. Fountain has since officially withdrawn his request for a time extension. As a result, the entitlements for the mixed-use project have expired, and no further action is required by the Planning Commission.

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

Chair LePage closed the meeting for public comment.

PUBLIC HEARINGS

Item 6: **DS 25089 (Hunter):** Consideration of a Track 1 Referral for an amendment to a previously approved Design Study (DS 23-208) for amendments to the tree

protection and planting plan including the removal of one Monterey Pine previously proposed to remain. The project is located at Casanova Street 2 northwest of 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-281-025-000

Evan Kort, Senior Planner, presented the history of the project, noting that the Design Study was previously approved with the condition of protecting a Monterey pine tree. The revised plan at the time stepped the building foundation away from the tree. However, the City Forester had noted the tree was in decline, and its condition had worsened during construction. Substantial tree roots were identified during grading and foundation work. Staff recommended amending the previously approved Design Study to allow for the tree's removal, subject to a tree replanting requirement.

Justin Ono, City Forester, explained that the exposed roots were very large, and cutting them would cause further decline due to bleeding and beetle infestation. He confirmed the tree was in poor to very poor condition and showed signs of beetle activity.

JR Hunter, Property Owner, spoke on the history of the original Design Study and why the decision was made to attempt to maintain the tree. He reiterated the current recommendation from the City Forester and project planner to remove the tree.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: John Watson, Mary Watson, Melanie Billig, Kathleen Boyer, Samuel Pitnick, and Linda Smith

Chair LePage closed the meeting for public comment.

JR Hunter, Property Owner, gave closing remarks and responded to comments made by the public.

Justin Ono, City Forester, answered questions of the Commission on the best location for planting a replacement tree.

It was moved by Chair LePage and seconded by Commissioner Locke to approve a resolution finding the project categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction and Conversion of Small Structures, and Section 15304 (Class 4) – Minor Alterations to Land and no exceptions to the exemptions contained in Section 15300.2 can be made, and amending a previously approved Design Study (DS 23-208) for amendments to the tree protection and planting plan including the removal of one Monterey pine previously proposed to remain. The project is located at Casanova Street 2 northwest of 13th Avenue in the Single-family Residential (R-1) District. APN: 010- 281-025-000 with an amendment to the planting requirement to one upper canopy and two lower canopy trees.

The motion passed by the following roll call vote:

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

Item 7: **DS 24167/VA 25056 (Bennett):** Consideration of a Combined Concept and Final Design Study (DS 24167), and associated Coastal Development Permit for

substantial alterations to an existing single-family residence, and Variance (VA 25056) for modifications to maximum site coverage regulations located at the northeast corner of Scenic Road and 10th Avenue located in the Single Family Residential (R-Zoning District, Beach and Riparian (BR) Overlay, and Park (P) Overlay. APN: 010-302-006-000

Katherine Wallace, Associate Planner, presented the staff report on the proposed project and the existing residence, which is non-conforming in terms of floor area and height. She spoke on the landscape lighting and the limitations designated by the Design Guidelines. The scope of work qualifies as a substantial alteration and includes new siding, a new chimney, new windows and doors, a new roof, retaining walls, and changes to site coverage. The City Forester assessed the two cypress trees in the front yard and determined them to be significant trees with defined structural root zones. Staff recommended denial of the variance.

Eric Miller, Architect for the project, addressed the Commission regarding the Variance request and design choices. He announced the withdrawal of the Variance application, stating that they would preserve the existing site coverage because proposed alternatives to meet the site coverage requirements were deemed unsuitable due to accessibility concerns for the homeowner and potential fire safety issues. Mr. Miller clarified the use of split-face stone, indicating that it was not solely for aesthetics but served specific design purposes within the project. He answered the Commission's questions about various aspects of the proposed project.

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

Chair LePage closed the meeting for public comment.

Katherine Wallace, Associate Planner, responded to comments raised by the Commission regarding lighting, site coverage, and modification to the doors.

Eric Miller, Architect for the project, specified the material to be used for the siding of the house.

It was moved by Commissioner Locke and seconded by Commissioner Ahlbo to approve a resolution finding approval of the project categorically exempt from environmental review pursuant to CEQA guidelines Section 15301 and that none of the exceptions to the exemptions listed in Section 15300.2 apply in this case; approving a combined Concept and Final Design Study (DS 24167); approving a Coastal Development Permit for substantial alterations to an existing single-family residence. The project is located at the northeast corner of Scenic Road and of 10th Avenue located in the Single-family Residential (R-1) Zoning District, Beach and Riparian (BR) Overlay, and Park (P) Overlay. APN: 010-302-006-000 with the added conditions of not increasing the amount of lighting on the house, specifying the withdrawal of the application for a variance in site coverage and as such all nonconforming site coverage must not be increased or reorganized, and the removal of condition 36 regarding siding.

The motion passed by the following roll call vote:

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

Item 8: **DS 24014 & VA 24364 (Lewis & McClellan Trust):** Consideration of a Track 1

Design Study referral and associated Variance for the construction of a 39-square-foot addition to the existing residence and a 200-square-foot parking pad in the front setback located on San Carlos Street 3 southwest of Vista Avenue in the Single-Family Residential (R-1) District. APN: 010-116-019-000

Jacob Olander, Associate Planner, presented the existing site plan with the driveway and garage. The applicant proposed the removal of some site coverage to accommodate the new construction. The Variance was requested due to the parking pad being located in the front setback. Staff recommended denial of the Variance.

Adam Jeselnick, Architect for the project, presented the project's design objectives and addressed the need for a Variance. He explained that his clients sought to convert the existing garage into livable space to create a more functional first floor. The clients also desired to modify the existing bathroom, add a small powder room, relocate the laundry, and unify both interior finishes and exterior materials while maintaining the integrity of the cottage's appearance without adding a second story. To address the parking situation while converting the garage, the proposal included a 200-foot parking pad in the front setback, requiring a Variance. He answered questions from the Commission regarding the existing property levels and how the proposed design is integrated with the site.

Michael Lewis, Property Owner, provided background on the purpose of their project.

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

Chair LePage closed the meeting for public comment.

It was moved by Chair LePage and seconded by Commissioner Ahlborn to approve a resolution finding denial of the project statutorily exempt from CEQA pursuant to CEQA guidelines Section 15270(a); and denying a Track 1 Design Study Referral and Variance for the construction of a 39-square-foot addition to an existing residence, the conversion of the existing garage into living space, and the construction of a parking pad in the front setback. The property located on San Carlos Street 3 southwest of Vista Avenue within the Single-family Residential (R-1) Zoning District, APN 010-116-019-000.

The motion passed by the following roll call vote:

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

Item 9: **UP 24288 (The Big Squeezy):** Consideration of a Use Permit, UP 24288 (The Big Squeezy), for the establishment of a new Specialty Restaurant serving juice and smoothies located on Lincoln Street 3 southwest of Ocean in Unit #1 in the Central Commercial (CC) District. APN: 010-191-001-000

Jacob Olander, Associate Planner, presented the proposal for a new Specialty Restaurant that would have 14 interior seats and focus on juices and smoothies. Staff noted the need for a water permit and potentially an amendment to the Use Permit for Katie's Cottage (UP 87176) regarding seating. Concerns about formula food restaurants were also discussed.

Ash Shoukry, Business Owner, addressed the Commission, making himself available for questions.

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

Chair LePage closed the meeting for public comment.

It was moved by Commissioner Locke and seconded by Chair LePage to approve a resolution finding the project exempt from environmental review pursuant to CEQA guidelines Section 15301 and that none of the exceptions to the exemptions contained in section 15300.2 can be made in this case; and approving a Use Permit for the establishment of a new specialty restaurant, "The Big Squeezy by the Sea", with 14 indoor seats. The property is located on Lincoln Street 3 southwest of Ocean Avenue (Building A; Suite #2) in the Central Commercial (CC) District. APN: 010-191-001-000 with the condition to obtain a water permit and a Use Permit amendment for additional seating.

The motion passed by the following roll call vote:

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

RECESS 6:19-6:30

CALL TO ORDER AND ROLL CALL – CHAMBERS

The following Commission members were present: Mel Ahlborn, Stefan Karapetkov, Michael LePage, and Stephanie Locke

The following Commission members were absent: Erin Allen

Item 10: **DR 23-140 & LM 20-394 & UP 21-113 (Esperanza Carmel Commercial - JB Pastor Building):** Consideration of a Design Review, DR 23-140 (Esperanza Carmel Commercial - JB Pastor Building), Use Permit, UP 21-113 (Esperanza Carmel Commercial - JB Pastor Building), Lot Merger, LM 20-394 (Esperanza Carmel Commercial - JB Pastor Building), and Coastal Development Permit for the construction of a new 12,971-square-foot, two-story mixed-use development with 8 apartment units and approximately 5,100 square feet of new commercial floor area, with a new 852-square-foot basement and a new surface parking area at the rear of the property with a total of 12 parking spaces with 10 of the 12 spaces sharing a parking a parking lift system and the remaining required parking being provided through the city's in-lieu parking program. The existing community room and ornamented concrete wall (part of the Northern California Savings and Loan Complex) are proposed to remain on the project site as part of the project. The total project floor area including that of the existing community room (existing and proposed structures) is 13,663 square feet. The project is located at Dolores Street 2 southeast of 7th Avenue in the Service Commercial (SC) District at Lots 6, 8, and 10 of Block 91. APNs: 010-145-023-000, 010-145-024-000, and 010-145-012-000.

Evan Kort, Senior Planner, presented revised renderings for the proposed two-story mixed-use development on Dolores Street. The project includes eight apartment units and commercial space. Staff reviewed the history of the project, including reviews by the Historic Resources

Board and City Council, and the conditions of approval related to the preservation buffer for the historic structure on the site. Staff recommended approval of the Lot Merger, Design Review, Coastal Development Permit, and Use Permit. Correspondence received regarding the project was noted.

Jun Sillano, Architect for the project,presented videos to illustrate the project, including a fly-through/walk-through as requested at the previous hearing and a car lift demonstration to show the operation for residential tenants. He detailed the inspiration behind the Spanish Revival design, emphasizing the intent to adhere to commercial guidelines and create a purist style that respects and enhances the historical character of the site and its surroundings. He referenced historical and current images of Spanish Revival and Mediterranean architecture, pointing to elements like parapet walls, eve lines, corbels, and balconies with rot iron railings. Mr. Silliano addressed the interconnection of the buildings, clarifying that the proposal comprised three buildings separated by an egress walkway. He also discussed the shade impact of the proposed construction on neighboring structures, specifically noting the 4-foot setback from the east neighbor and the strategic placement of windows with secured and offset glass to minimize impacts on the existing apartment building. Mr. Silliano addressed the building size, stating it was under allowable FAR and lot coverage and designed to create a feeling of smaller buildings without blank walls. He reiterated their compliance with regulations and directions received over the past six years of review by the Historic Resources Board and City Council.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Steve Hillyard, Lee Morcus, Ian Martin, Julianne Christopher, Karyl Hall, Ken White, Andi Carr, Kristi Reimers, Cindy Llyod, Neal Kruse, Karen Ferlito, Lindamarie Rosier, Rich Pepe, Anonymous, Tim O’Shea

Chair LePage closed the meeting for public comment.

The architect, Jun Sillano, addressed the Commission and public comments, emphasizing compliance with the preservation buffer and previous approvals.

Anna Ginette, Director of Community Planning and Building, addressed the Commission on several legal and practical considerations concerning the suggestion of requiring an easement for public access through the property. She explained the concept of nexus, stating that while the applicant could voluntarily offer an easement, the Commission could not legally require it without a supporting policy. Similarly, regarding the protection of views from private properties in the commercial district, Director Ginette pointed out that while there are protections for public views, there is no policy in place that allows the Commission to require the applicant to make adjustments solely to preserve private views. Again, she noted that the applicant could choose to make voluntary changes, but the Commission's ability to mandate such changes is limited by the lack of a relevant policy. She also addressed the topic of balconies, emphasizing that the balconies in question are considered a means of emergency egress for the second-floor residential units. This aspect would need to be taken into consideration if any modifications to the balconies were proposed.

James Siliano answered questions of the Commission on parking requirements.

Ryan Aeschilman, the representative for the applicant addressed the topic of underground utilities. They indicated a desire to work with PG&E to underground the power lines, acknowledging that the existing overhead lines were visually unappealing and would detract from the project's aesthetics. Mr. Aeschilman also explained the rationale behind the basement-level bathrooms. They clarified that the elevator had been extended to the basement level to ensure ADA accessibility to these restrooms. Additionally, they pointed out that the number of

bathrooms provided was dictated by building code requirements and were intended to be accessible to the public, not solely for the use of tenants within the commercial spaces.

It was moved by Commissioner Locke and seconded by Chair LePage to approve a resolution finding the subject project categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15332 (Class 32) – In-fill Development and no exceptions to the exemption contained in Section 15300.2 can be made; and approving Design Review, DR 23-140 (Esperanza Carmel Commercial - JB Pastor Building), Use Permit, UP 21-113 (Esperanza Carmel Commercial - JB Pastor Building), Lot Merger, LM 20-394 (Esperanza Carmel Commercial - JB Pastor Building), and associated Coastal Development Permit for the construction of a new 12,971-square-foot, two-story mixed-use development with 8 apartment units and approximately 5,794 square feet of new commercial floor area, with a new 852-square-foot basement and a new surface parking area at the rear of the property with a total of 12 parking spaces with 10 of the 12 spaces sharing a parking a parking lift system and the remaining required parking being provided through the City's In-lieu Parking Program. The existing community room and ornamented concrete wall (part of the Northern California Savings and Loan Complex) are proposed to remain on the project site as part of the project. The total project floor area including that of the existing community room (existing and proposed structures) is 13,663 square feet. The project is located at Dolores Street 2 southeast of 7th Avenue in the Service Commercial (SC) District at Lots 6, 8, and 10 of Block 91. APNs: 010-145-023-000, 010-145-024-000, and 010-145-012-000.

The motion passed by the following roll call vote:

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

DIRECTORS REPORT

Anna Ginette, Director of Community Planning and Building, gave a report and answered questions of the Commission.

- **City Council Appeals:** Staff provided an update on four appeals that went before the City Council regarding previous Planning Commission decisions. All four appeals resulted in the City Council overturning or modifying the Planning Commission's decisions.
- **Updated Fire Hazard Severity Zone Maps:** Staff announced a discussion on updated fire hazard severity zone maps at the May City Council hearing, noting that the maps are available for public review.
- **Roofing Materials:** Staff provided an update on the requested zinc roofing samples and the potential adoption of a roofing materials policy, anticipating a draft policy in June.

FUTURE AGENDA ITEMS

Item 11: **Next Regular Meeting:** May 14, 2025

ADJOURNMENT

9:08 PM

APPROVED:

Michael LePage, Chair

ATTEST:

Shelby Gorman, Recording Secretary

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

May 14, 2025
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Senior Planner
APPROVED BY:	Anna Ginette, AICP, Community Planning and Building Director
SUBJECT:	**DS 22-331 (Collins):** Consideration of a Final Design Study and Coastal Development Permit for the demolition of an existing 866-square foot single-family residence and 213-square-foot shed, and construction of a new 1,800-square-foot two-story single-family residence inclusive of a 200-square-foot attached garage located at San Carlos Street 3 southeast of 1st Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay District. APN: 010-121-013-000. **Proposed CEQA Action:** Find the project categorically exempt from environmental review pursuant to CEQA Guidelines Section 15303 and that none of the exceptions can be made in this case

Application: DS 22-331 (Collins) **APN:** 010-121-013-000

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

Location: San Carlos Street 3 southeast of 1st Avenue

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

Executive Summary:

The applicant is requesting approval of a Final Design Study and Coastal Development Permit for the demolition of an existing 866-square-foot, one-story single-family residence, and the construction of a 1,800-square-foot two-story single-family residence inclusive of a 200-square-foot attached garage. The property was reviewed for historical significance and deemed ineligible for the Historic Inventory on November 27, 2024.

The Planning Commission considered the Concept Design Study on February 11, 2025, and adopted Resolution 2025-009-PC accepting the Concept Design Study with Conditions of Approval to address prior to scheduling for details review. The applicant has responded to the corrections/conditions and is requesting final approval of the project.

Because the project has no significant issues, and as conditioned meets the associated development standards and the applicable Residential Design Guidelines, Staff has placed this item on the Consent calendar.

Recommendation:

Staff recommends the Planning Commission adopt a Resolution (Attachment 1) to:

1. Find the project Categorically Exempt per CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and none of the exceptions pursuant to Section 15300.2 can be made; and
2. Approve a Coastal Development Permit and Design Study for the demolition of an existing 866-square foot single-family residence and 213-square-foot shed, and construction of a new 1,800-square-foot two-story single-family residence inclusive of a 200-square-foot attached garage. The property is located at San Carlos Street 3 southeast of 1st Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay District. APN: 010-121-013-000.

Background and Project Description:

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

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

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

Following the preliminary review, the project was scheduled for a concept review on February 11, 2025 where the item was formally considered. The primary purpose of the concept review was to formally evaluate and consider site planning, privacy and views, and the mass and scale of the project. The Commission accepted the concept design via adoption Resolution 2025-009-PC with Conditions of Approval for concept acceptance. The applicant has responded to the conditions of Approval, which were required to be addressed prior to scheduling for final details review, and is requesting final approval of the project including approval of the associated Coastal Development permit.

Because the project has no significant issues, and as conditioned meets the associated development standards and the applicable Residential Design Guidelines, Staff has placed this item on the Consent calendar.

Staff Analysis:

Previous Hearing: The following items were discussed at the February 11, 2025 Planning Commission hearing and listed as draft conditions to address prior to scheduling for final details review. These conditions have been complied with prior to this Final Design Study hearing.

1. **Volume Study.** The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review. The applicant shall provide one full size printed set of plans following Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume

(changes in massing, heights, site planning, grading, etc) shall be incorporated into the plans submitted for the volume study.

Staff Analysis: The required volume study has been successfully completed. As calculated by the city's volumetric consultant, the allowable volume for the project is 19,384.6 cubic feet and the proposed volume is 10,855.05 cubic feet.

2. **Tree Density.** Prior to scheduling for final details review, the plans shall be revised to meet the recommended minimum tree density for the site, as established in the zoning code. The size, species, and locations of the trees shall be clearly indicated in the plans and resubmitted to the Community Planning and Building Department for review by the Planning Department and Forestry Division.

   Staff Analysis: The recommended tree density for a 4,000 square foot site is three (3) upper canopy trees and one (1) lower canopy tree -there is currently one (1) oak (lower canopy) tree on-site.

   Three (3) 15-gallon Monterey pines (upper canopy) are proposed to be planted on site and are shown on the site plan (sheet A1.1) and landscape plan (L1.0). Condition of Approval #23 re-states the tree planting requirement as a requirement of the Final Design Study approval.

3. **Plan Consistency.** Prior to scheduling for Final Details review, the civil plans (C1-C8) and Landscape Plan (L1) shall be revised throughout to be consistent with design and representations made throughout the architectural plan sheets (A-sheet's), including but not limited to the elevation of finished grade, retaining wall heights and locations, areas of cut and fill.

   Staff Analysis: The applicant has appropriately responded to the direction provided. The required plan sheets have been revised for consistency throughout. Where minor discrepancies/inconsistencies still occur, appropriate Conditions of Approval have been included, as described in this report.

4. **Landscape Plan.** Prior to scheduling for Final Details review, the landscaping plan shall be revised to include a comprehensive right-of-way enhancement/landscaping plan consistent with the requirements of CMC 17.34.020-070. For the portion of the right-of-way where parking may not be practical due to the slope, the landscape plan shall include jute netting and a drought tolerant ground cover to manage postconstruction 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.

   Staff Analysis: The landscape plan has been revised in accordance with the requirement noted above. A detailed analysis is provided in Finding section #4, below.

Finish Details:
Required Findings #1-#4 for Final Details approval are detailed below. Staff's response provides the necessary evidence to support the finding.

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;***

   Staff Analysis: Residential Design Guidelines 9.1-9.4 encourage a diversity of architectural styles to enrich the community's character and prevent monotonous repetition in building design. This is achieved by encouraging new buildings to be differentiated in style from buildings on nearby properties, creating individual character while also maintaining compatibility with the character of the neighborhood, and using a design that incorporates innovation and the use of skilled workmanship is encouraged.

The Design Guidelines also recommend simplicity and visual restraint in building forms, materials, and details, promoting simple designs and discouraging excessive ornamentation or complexity, and by discouraging building forms, materials, and details that contrast strongly within a single building or with neighboring buildings.

Additionally, the guidelines emphasize the importance of maintaining appropriate building scale, ensuring that architectural details enhance rather than overwhelm the structure's proportions. Furthermore, they stress the use of authentic and integral architectural details that appear to be genuine elements of the building's design, rather than superficial or applied features.

The proposed residence, designed in a modern style with an angular, non-traditional form, is restrained in character from key public and neighboring vantage points. This is achieved through excavation which lowers the building profile and strategic massing placement that responds to challenging site constraints such as preservation of view corridors. The design deviates from typical guidelines for simple building forms and roof types on two-story structures; however, findings for deviations from these design guidelines were adopted at the concept hearing (Carmel-by-the-Sea Municipal Code [CMC] section 17.58.060.D) to allow for preservation of views for the surrounding neighbors.

The design demonstrates consistency and is well integrated throughout the building by employing repeated elements, such as the use of consist building materials throughout the site, and minimal ornamentation. Design Guideline 9.3 specifically encourages appropriately sized chimneys, two of which are proposed, though the widths of the chimneys that project above the roofline need to be revised consistent with CMC section 17.10.030.B:

- Chimneys, vents or chimney enclosures which project above a roofline, flat deck or parapet wall shall also be subject to the following standards.
  - Maximum horizontal dimension: three feet and four inches. No cap or ornament shall exceed 24 inches in any horizontal dimension.
  - Chimneys shall not contain any storage space, access openings or other uses unrelated to the vent function of the chimney.

The proposed chimneys exceed the dimension noted above, and as such, Condition of Approval #34 has been incorporated which requires the project be revised to be brought into compliance with the associated municipal code section prior to building permit issuance. Additionally, sheet A7.0 notes the proposed chimney caps are proposed to be stainless steel. Condition of Approval #34 requires the chimney caps be powder coated, or painted, with a matte finish that matches the building finish to avoid adverse reflectivity, glare, and to ensure consistency with the building finishes with the plans revised accordingly prior to building permit issuance.

The project is complementary to the neighborhood without appearing monotonous or repetitive due to its response site constraints and the need to preserve neighbor views. This site-specific response contributes to the architectural variety and diversity encouraged in the community, while still being compatible with both other contemporary and more traditional homes in the surrounding area.

As conditioned and with the inclusion of the findings previously adopted at the concept hearing for the associated deviations from the Concept Design Guidelines (CMC section 17.58.060.D), the project is consistent with Final Details Approval Finding #1 and the applicable Residential Design Guidelines.

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; and

Staff Analysis: Residential Design Guidelines 9.5-9.8 encourage the use of natural building materials, favoring wood and stone to maintain the area's traditional finishes. They specifically promote materials like painted or stained wood, board and batten siding, wood shingles, and native Carmel stone. The guidelines also emphasize the importance of material variety between neighboring houses to enhance visual diversity within a block.

The proposed materials and finishes will add variety and diversity to the street while relying on traditional materials used, as encouraged by the Residential Design Guidelines.

The applicant is proposing cedar siding throughout manufactured by "Hewn" with the "Corral" finish. The cedar siding is proposed to be in a vertical orientation on the ground floor and a horizontal orientation on the second story. Stone elements are also proposed for the chimney's, courtyard walls, and building columns.

While the applicant is proposing a traditional cedar siding, as encouraged by the Residential Design Guidelines, Chapter 7A of the California Building Code requires ignition resistant materials due to the property's location within the very high fire hazard severity zone (VHFHSZ). The manufacture, Hewn, does make a comparable ignition resistant product in the same finish as the proposed material (corral) which is described by the manufacturer as being "Pressure Treated Ignition Retardant Lumber [that] maintains the visual look and feel of […] traditional exterior cedar siding, while implementing an industry-leading fire treatment process that modifies the wood to its core."

- Proposed exterior siding (Hewn Cedar Siding; Heritage Collection; Corral)
- Ignition resistant exterior siding (Ignition Resistant Pressure Treated Exterior Cedar; Corral)

Residential Design Guideline 9.6 states that "Some new materials may be considered only if they convey a scale and texture similar to that of traditional materials." Evidence presented on the manufacture's website suggests that the ignition resistant pressure treated material would be visually undisguisable from a traditional cedar siding. While staff supports the use of either building material, Condition of Approval #2 requires adherence to all adopted building and fire codes which would require the use of ignition resistant siding in the VHFHSZ.

The roof throughout is proposed to be a ballasted roof with a mix of light brown sand stones. The roof is not anticipated to be visible from the right-of-way but may be visible from some adjacent properties.

As conditioned, the project is consistent with Final Details Approval Finding #2 and the applicable Residential Design Guidelines.

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.***

Staff Analysis: Residential Design Guidelines 9.9-9.16 encourage simple and traditional stonework designs using natural stone to ensure authenticity and structural integrity. The guidelines promote the use of a single type of stone and discourage imitation stone or the application of stone as a superficial or purely decorative element. For windows and doors, the guidelines advise consistency in style and materials throughout a building, favoring divided light windows and discouraging overly large or grand entryways that are out of scale with the neighborhood. Skylights, when used, should blend with the

building design and minimize visual impact, avoiding prominence from the street or neighboring windows. Chimneys are encouraged as integrated design elements, and garages should be designed to appear subordinate to the main structure, with garage doors that either provide visual interest or blend with the building's materials.

As discussed above, Stone elements are proposed for the chimney's, courtyard walls, and building columns. These elements appear structural and authentic and do not present a superficial application. Regardless of the omission, Condition of Approval #14 is typical which requires the Applicant clearly identify in the construction drawings the masonry pattern for all stonework and stone facades shall be installed in a broken course/random or similar masonry pattern; stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance.

The windows and doors throughout are proposed to be manufactured by Sierra Pacific finished in an "battleship gray" finish. The windows are proposed to be the "Urban" model and consist of a combination of fixed, casement, and awning window types. The exterior doors include framed glass and solid paneled doors (swinging doors), as well as glass sliders. The entry door is proposed to be 7'0" tall with a 1'0" window above giving the feature an appearance of an 8'0" entry. The interior courtyard sliding doors are proposed to be 8'0" tall with other doors throughout typically 7'0" tall. The proposed garage door is proposed to be a stained cedar four panel roll up door. The windows vary in size and a window and door schedule is provided on Sheet A10.0 (refer to Attachment 3).

None of the windows and door are proposed to have divided lights, as suggested by the Residential Design Guidelines, however, the performance-oriented Design Guideline Statement (refer to page 7 of the Concept Design Guidelines) of Design Guideline 9.11 first states that, "Window styles and materials should be consistent with the architecture of the building. Window styles and materials should be uniform throughout a building."

In staff's opinion, the reference in the design guidelines which states "window styles… should be uniform throughout a building" does not suggest windows on a residence need to be entirely casement windows or entirely slider windows, rather, the general appearance of the windows should be consistent. For example: windows should not be a combination of windows with divisions and windows without divisions, or if divisions are used, the style of division should be a consistent style used.

The proposed window style with no divisions is consistent with the architecture of the building and the proposed window styles and materials are consistent as evidenced by the proposed window schedule. While divided light windows are encouraged, they are not required, and consistency throughout the building design and the proposed architectural style should be the primary consideration in determining consistency with this design guideline and design objective as noted in the performance-oriented Design Guideline Statement of Design Guideline 9.11.

The applicant is proposing the inclusion of a series of three skylights over the staircase feature. The roof of the two-story element is flat and the skylights are not anticipated to be visible from the right-of-way or neighboring properties. However, to ensure final construction is consistent with the above guideline, Standard Condition of Approval #13 has been incorporated within this approval regarding the treatment of skylights which requires skylights be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties; skylight flashing shall match the roof color; and automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.

As conditioned, the project is consistent with Final Details Approval Finding #3 and the applicable Residential Design Guidelines.

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.***

Staff Analysis: Residential Design Guidelines 10.1-11.8 encourage landscaping that integrates with the natural forest setting, such as using upper and lower canopy trees and native plant varieties. Planting arrangements should be informal and natural; as viewed from the street, landscape treatments should avoid formal designs and favor ground covers and leafy shrubs that provide filtered views of homes. In the public right-of-way, the zoning code prohibits highly colorful flowering plants and formal plant arrangements. For paving, the guidelines recommend materials like Carmel stone, brick, and decomposed granite, arranged in small, informal areas to minimize runoff and preserve tree root systems. When used, fences and walls should be simple, low, and open to maintain the neighborhood's character. Lighting should be restrained, focusing on safety and avoiding excessive brightness or glare that disrupts the nighttime environment.

The applicant has proposed a comprehensive landscape plan that includes landscaping on both the site and the right-of-way. The right-of-way is proposed to be planted with both Ceanothus Grisseus Horizontalis (Carmel Creaper) and Ceratostigma Plumbaginoides (Dwarf Plumbago) with a variety of plant materials informally arranged on the site. Staff has identified a discrepancy in the landscape plan in that “keynote 6” (sheet L1.0; Attachment 3) refers to the proposed 15 gallon upper canopy pine trees to be planted on site (refer to Previous Hearing discussion, comment #2 (above); also see Condition of Approval #23). However, the landscape plan also notes that “plant 6” is proposed to be planted throughout. As shown on the landscape plan, this would imply that ten (10) Monterey pines are proposed to be planted on-site which is not a realistic tree density for the proposed site. In staff’s opinion this was done in error and reference to an alternate plant was not updated when preparing the plans. Condition of Approval #35 has been incorporated requiring amendments to the landscape plan according which maintaining the recommended tree density of three (3) upper canopy trees and one (1) lower canopy tree for review by the city forester prior to building permit issuance.

The applicant is proposing a calstone driveway, as well as a bluestone flagstone patio within an interior courtyard and a walkway at the front of the property. Both materials are proposed to be set in sand. The only impermeable materials proposed are a decomposed granite walkway (noted as permeable in plans), an entry porch, and firepit (excluded from data table) located on top of the interior patio. The site is permitted 556 square feet of coverage, however, 524 square feet of coverage is proposed (as described on the project data table).

The applicant is proposing a new 4’ tall fence for portions of the fence located within the front setback. The fence is proposed to be constructed by 2x6 pickets spaced 3.5” apart to allow for filtered views into the site and stained to match the body color of the dwelling. The remaining areas of fencing, outside of the front setback, is proposed to be 6’ tall and is proposed to be of natural redwood.

Two styles of light fixtures are proposed, a wall sconce and a landscape light. Both fixtures comply with the associated lighting output requirements described in the municipal code and the fixtures are both shielded and down lit, as suggested in the Residential Design Guidelines. The locations for the wall sconce are identified on the site plan, however, the locations of the landscape lighting are not identified in the plans. Standard Condition of Approval #12 has been incorporated requiring “Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.” Staff has modified this condition for this project to clarify that proposed lighting locations

shall be identified in the plans for review and approval prior to building permit issuance.

As conditioned, the project is consistent with Final Details Approval Finding #4 and the applicable Residential Design Guidelines.

Public Correspondence: At the time of writing this report staff received one correspondence letter from a neighbor -the neighbor to the north (Attachment 4). The neighbor does not speak generally for or against the project, however, is inquiring about the storm water management aspects of the project.

The applicant has provided an engineered a preliminary stormwater management plan prepared by a civil engineer. The stormwater management plan will be reviewed by the city's building and environmental compliance divisions prior to building permit issuance for compliance with CMC section 15.18, site drainage, and Conditions of Approval #2 and #27.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. The project includes the demolition of an existing single-family residence and the construction of a new single-family residence in a residential zone and therefore qualifies for a Class 3 exemption. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Project Data Table
Attachment 3a - Project Plans
Attachment 3b - Project Plans
Attachment 4 - Public Correspondence
Attachment 5 - Errata Memorandum

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2025-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THE PROJECT QUALIFIES AS A CLASS 3 CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELNES SECTION 15303 AND NONE OF THE EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 CAN BE MADE IN THIS CASE, AND APPROVING A COASTAL DEVELOPMENT PERMIT AND FINAL DESIGN STUDY FOR DS 22-311 (COLLINS) ALLOWING THE DEMOLITION OF AN EXISTING 866-SQUARE FOOT SINGLE-FAMILY RESIDENCE AND 213-SQUARE-FOOT SHED, AND CONSTRUCTION OF A NEW 1,800-SQUARE-FOOT TWO-STORY SINGLE-FAMILY RESIDENCE INCLUSIVE OF A 200-SQUARE-FOOT ATTACHED GARAGE. THE PROPERTY IS LOCATED AT SAN CARLOS STREET 3 SOUTHEAST OF 1ST AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT AND ARCHAEOLOGICAL SIGNIFICANCE (AS) OVERLAY DISTRICT. APN: 010-121-013-000.

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

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

WHEREAS, the Applicant is proposing the demolition of an existing single-family residence and reconstruction of a new two-story single-family residence and attached garage; and

WHEREAS, in accordance with Carmel-by-the-Sea 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, a Coastal Development Permit is also required in accordance with CMC section 17.52.090 (Coastal Development Permit Required); and

WHEREAS, on May 18, 2021, planning staff and the city forester conducted a preliminary site assessment in accordance with CMC section 17.58.040.B.2. On June 4, 2021, the Community Planning and Building Department provided the applicant with a Preliminary Site Assessment Report for the subject property outlining zoning and Land Use Plan standards as described in CMC section 17.58.040.B.2; and

WHEREAS, the subject property was determined to ineligible for listing on Carmel Inventory of Historic Resources. A determination of ineligibility was issued by the Community Planning and Building Department on November 27, 2024 in accordance with CMC section 17.32.060.D and CMC 17.32.060.E.1; and

WHEREAS, CMC section 17.58.040.B.2 requires a Design Concept Review prior to consideration of the Final Details Review for project approval; and

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WHEREAS, on February 11, 2025, the Planning Commission passed a Resolution (Resolution 2025-008-PC) approving the Concept design with Conditions; and

WHEREAS, on May 2, 2025, a notice of public hearing was published in the Carmel Pine Cone for the May 14, 2025, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before May 4, 2025, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before May 11, 2025, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on May 14, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, 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 Chapter 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 incorporate the findings made at the February 11, 2025 Concept Hearing for deviations from the Residential Design Guidelines (CMC section 17.58.060.D) herein:

> **CMC section 17.58.060.D***: "Before approving any project in the single-family residential (R-1) district that deviates from the City's applicable adopted design guidelines, the Director, Historic Preservation Board, or the Planning Commission shall adopt specific findings based on information in the record to show how the proposed deviation from the design guidelines achieves all of the applicable design objectives of CMC 17.58.010, Purpose and Applicability, as well as, or better than, would be achieved by adherence to the adopted design guidelines."*

Design objectives from CMC section 17.58.010.A:

1. *Promote design that maintains the City's intimate and human scale and complements, rather than overrides, natural constraints;*

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

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

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

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

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

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

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

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

   Finding: The applicant has included non-traditional building form throughout -a design choice that was driven by the need to preserve views. The angled second story and

irregular building footprint are meant to create interest and reduce the static appearance of the building while simultaneously preserving the viewshed which initially drove the design. Building materials are not part of the consideration of a Concept Hearing.*

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

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

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

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

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

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

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

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

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

*Staff note: Building materials are discussed in the associated staff report for the May 14, 2025 final hearing and are part of the consideration for the findings associated with CMC section 17.64.080, below.

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 ACCEPTANCE (CMC SECTION 17.64.80) For each of the required design study findings listed below, staff has indicated whether the plans submitted, and/or as conditioned, support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.		
CMC Section 17.64.080.B – Final Details Phase Approval Findings	**YES**	**NO**
1. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
2. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
3. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✓	
4. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites and the public right-of-way. The design will reinforce a sense of visual continuity along the street.	✓	

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

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case and **APPROVE** a Coastal Development Permit and Final Design Study (DS 22-331, Collins) to allow the demolition of an existing 866-square foot single-family residence and 213-square-foot shed, and construction of a new 1,800-square-foot two-story single-family residence inclusive of a 200-square-foot attached garage. The property is located at San Carlos Street 3 southeast of 1st Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay District, APN: 010-121-013-000. Approval of the Coastal Development Permit and Final Design Study is subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	**Authorization.** This approval of Design Study (DS 22-331, Collins) allows the demolition of an existing 866-square foot single-family residence and 213-square-foot shed, and construction of a new 1,800-square-foot two-story single-family residence inclusive of a 200-square-foot attached garage located at San Carlos Street 3 southeast of 1st Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay District, APN: 010-121-013-000 as depicted in the plans prepared by Claudio Ortiz Design Group as approved by City of Carmel-by-the-Sea Planning Commission on May 14, 2025 unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this times, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC Section 17.52.170.C.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	**Service Laterals.** Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required

	when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC Section 15.36.020).
7.	Utility Meter Locations. The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.
8.	Fire Sprinklers - Residential. Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC Section 15.08.135).
9.	Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
10.	Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
11.	Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
12.	Exterior Lighting. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings, the proposed location(s), as well as the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing.

	Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
13.	Skylights & Skylight Shades. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights (new and/or replaced) and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
14.	Stone Facades (including chimneys). Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee. Brickwork shall be finished the same manner as stonework described above.
15.	Indemnification. The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
16.	Driveway. Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
17.	Hazardous Materials Waste Survey. Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.

18.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
19.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
20.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
21.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
	Landscape Conditions
22.	**Landscape Plan Required.** Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.
23.	**Tree Planting Requirements.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth

	of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission. Three (3) Monterey pines shall be planted on site to meet the recommended tree density requirement. Alternate species shall require approval of the city forester. Required trees to be planted shall be, at a minimum, a 15-gallon container or a 24" box.
24.	Tree Removal Prohibited. Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
25.	Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
26.	Foundation Work Near Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches

	(2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
	Environmental Compliance Conditions
27.	**Drainage Plan.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
28.	**BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
29.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
30.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
	Special Conditions
31.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
32.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.
33.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.
34.	**Chimney Revisions.** Prior to building permit issuance, the chimneys and associated features shall be revised to comply with the size requirements of CMC Section 17.10.030.B.1. Chimney caps **shall be powder coated, or painted, with a matte finish that matches the building finish to avoid adverse reflectivity, glare, and to ensure consistency with the building finishes.** Prior to building permit issuance, the plans shall be revised **accordingly to note this condition.**
35.	**Landscape Plan Amendment.** Prior to building permit issuance, the landscape plan shall be amended to clarify all proposed planting materials in accordance with Conditions of Approval #22-26 (for example: revise/clarify keynote 6 – 10 pine trees are proposed).

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 14th day of May, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____

Michael LePage
Chair

_____

Shelby Gorman
Planning Commission Secretary

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

* As conditioned

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

WEST ELEVATION
(FRONT)

EAST ELEVATION
(REAR)

SOUTH ELEVATION
(SIDE)

Attachment 3

AERIAL VIEW

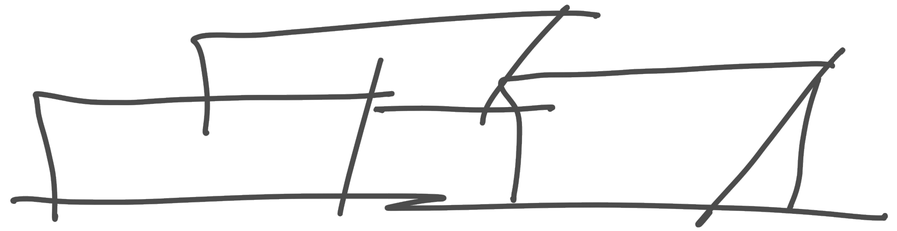
COURTYARD VIEW

Collins Residence

Carmel, California

APN: 010-121-013-000

DESIGN CONCEPT REVIEW



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LANDSCAPE

L1.0 LANDSCAPE PLAN (PROPOSED)

PROJECT DATA

FLOOR AREA

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

SITE COVERAGE

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

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

HEIGHT LIMITS AND SETBACKS

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

PROJECT INFORMATION

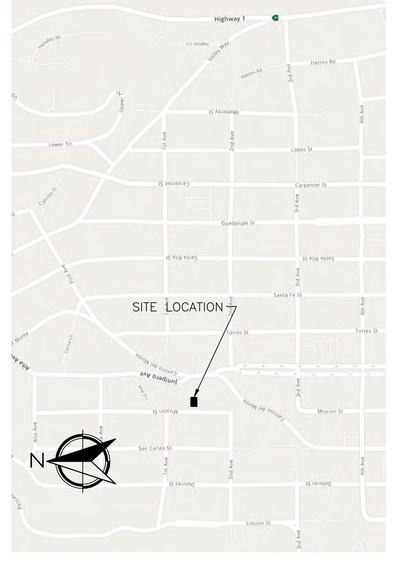
LOT SIZE	(0.92 Acres) 4,000.0 S.F.
A.P.N.	010-121-013-000
LEGAL DESCRIPTION	BLOCK: 11 LOT: NORTH PORT OF 8 & SOUTHPORT OF 10
ZONING	R-1
SETBACKS (MIN. ALLOWED)	FRONT:15FT, SIDE 3FT. REAR 3FT./15FT.
BLDNG. OCCUPANCY	R-3/U
CONST. TYPE	V-B
STORIES:1	PLATE HT. 12FT. - RIDGE HT. 18FT.
STORIES:2	PLATE HT.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

SCOPE OF WORK

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

VICINITY MAP

NOT TO SCALE



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REVISIONS:

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

PROJECT NO.
21-08

ISSUE:

DRAWN BY:
C.O.

COVER SHEET

SCALE: 1/4" = 1'

T1.0

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PRELIMINARY SITE ASSESSMENT REPORT

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

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

Location:

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

Street and Neighborhood Character:

- Style and materials of the existing residence:

- Style and materials of the neighboring residences: The Residential Design Guidelines encourage diversity of architectural styles while maintaining compatibility with the neighborhood's character. Therefore, a new building should be different in style from buildings on nearby and abutting properties.
- Right-of-way characteristics: The Residential Design Guidelines encourage maintaining an informal, vegetated, open space character within the right-of-way. The Guidelines discourage raising or lowering grades around tree roots. Preferred surface materials within the right-of-way include natural soil, shredded bark or wood chips; gravel is prohibited. For more information, please refer to the Right-of-Way Vision Statement.

Site Conditions & Development Standards:

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

  Floor Area is defined as *"...the total gross square footage included within the surrounding exterior walls of all floors contained within all enclosed buildings on a building site whether finished or unfinished. In above-ground spaces, floor area is measured at the exterior of the enclosing walls. In basement spaces, floor area is measured at the interior of the enclosing walls. Floor area shall include, but shall not be limited to, all floors of all enclosed spaces within all buildings, basements, mezzanines, guesthouses, studios, garages, and carports. All attic, basement, and storage shed spaces with five or more feet of clearance between the floor or walking surface, and the ceiling or roof surface shall be counted as floor area. All required parking shall be counted as floor area, whether supplied by garage, carport or other means."*
- Setbacks: The minimum front and rear setbacks are 15 feet. The composite side yard setback is 25% of the lot width with a 3-foot minimum on one side. For a 40-foot wide lot, the composite setback is **10 feet**.

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

Lot Type	Front Setback (in feet)	Rear Setback* (in feet)	Side Setbacks		
			Composite** (both sides)	Minimum Setbacks (in feet)	
				Interior Side	Street Side
Interior Site	15	15	25% of lot width	3	N/A
Corner Site	15	15	25% of lot width	3	9
Reestablished Corner Site	15	15	25% of lot width	3	9
Double-Frontage Site	15	N/A	25% of lot width	3	0 (if applicable)

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

** See CMC 17.10.030(A)(1) and 17.10.030, Rules of Measurement.

- Building Height:

Table 17.10-C: Maximum Height Standards

	R-1 District	R-1-B/R District	R-1-PD District
Number of Stories Allowed	2	2	1*
Roof Height of First Story (in feet)	15	15	13
Plate Height of First Story (in feet)	12	12	12
Roof Height of Second Story (in feet)	24	25	24*
Plate Height of Second Story (in feet)	15	15	15*

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

Table 17.10-E: Exterior Volume Factors for R-1 District

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

- Parking: CMC Section 17.10.030.F requires one parking space per primary dwelling on sites 8,000 square feet or less. Required parking shall be provided by a garage, carport, or parking pad measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle. All required parking shall be provided on-site and shall be counted as floor area and exterior volume. On each site, a minimum of 200 square feet of base floor area and 2,200 cubic feet of exterior volume shall be reserved for each required parking space, whether provided by means of a garage, carport, or parking pad.
- Garage: To encourage variety and diversity in neighborhood design, the Planning Commission may authorize detached garages or carports in the front setback and side yard setback facing a street. Garages located within a setback are limited to a single-car, detached structure not exceeding 12 feet in width, 250 square feet in floor area, and 15 feet in height. Detached garages may encroach into an interior side yard setback and rear yard setback if limited to 15 feet in height, would not impact significant or moderately significant trees, and the garage location/design complies with design guidelines.
- Accessory Structures: Up to two accessory structures may be constructed on the property. Accessory structures cannot exceed 400 square feet in floor area (unless an exception applies) and count towards the total base floor area allowed for the site. Sheds that exceed 5 feet in height also count as floor area.

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

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

  Accessory Dwelling Units (ADUs): One accessory dwelling unit and one junior accessory dwelling unit are permitted pursuant to CA State Law. For more information, please refer to the Accessory Dwelling Unit Handbook.
- Topography and drainage features: The Residential Design Guidelines encourage designs that follow the natural contours of the site and that avoid abrupt changes in grade on the site and between properties.

  A preliminary storm water management plan is required to be provided as part of the

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

  If at least 50 percent of all site coverage on the property is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the site area, **160 square feet**, may be allowed for use in a single driveway of up to nine feet in width. Permeable and semi-permeable materials include, gravel, spaced decking and exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.
- Fences: Fences located within the front setback are limited to 4 feet in height. This limit cannot be increased through a Design Study. Side and rear yard fences are permitted a height of 6 feet. The Planning Commission may authorize a taller fence in the side and rear yards. The heights of all fencing shall be clearly noted on the project plans.

Table 17.10-G: Maximum 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	6 feet*	6 feet
Gardeo Wall	3 feet**	6 feet	3 feet**	6 feet
Retaining Wall	3 feet**	6 feet	3 feet**	6 feet
Pilars 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 allowed through Design Review by the Planning Commission.

** Up to two feet may be allowed for retaining walls that are not visible from the street. See CMC 17.10.030(B)(4).

Potential Neighbor Impacts:

- Privacy Concerns: The Residential Design Guidelines encourage preserving reasonable privacy for adjacent properties and locating windows such that they avoid overlooking active indoor and outdoor use areas of neighboring properties. Additionally, the Guidelines recommend screening patios and terraces.
- View Concerns: The Residential Design Guidelines encourage maintaining view opportunities to natural features that lie outside the property. The Carmel Municipal Code states, *"Designs should respect views enjoyed by neighboring parcels. This objective is intended to balance the private rights to views from all parcels that will be affected by a proposed building or addition. No single parcel should enjoy a greater right than other parcels except the natural advantages of each site's topography. Buildings which substantially eliminate an existing significant view enjoyed on another parcel should be avoided."*

Staff was unable to identify a specific view impact, however, the inclusion of a new second story may impact ocean views to neighbors to the east. Recent projects in the vicinity have identified that ocean views do exist in this part of the city and any increase in height may potentially impact existing views currently enjoyed by neighbors to the east. Staff strongly recommends recommends reaching out to neighbors to the early in the process to identify if their view may be impacted as a result of a new second story.

- Neighborhood Input: Staff strongly recommends reaching out to the adjacent property owners, whether residential or commercial, prior to application submittal to explain the proposed project and address any concerns. Most project delays occur when applicants have not reached out to neighbors early in the process. Due to the potential for significant view impacts, it is imperative neighbor outreach is started early in the process in an effort to minimize any view impacts and potential neighbor concerns early in the process to avoid substantial project re-designs.

Forest/Trees: Please refer to the attached forester's report.

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

Historic Status: The associated historic evaluation is still under review and will be provided to the applicant once completed. The subject property, however, is located within the Archeological Significance (AS) Overlay, and as such **requires preparation of a Phase I Archeological Survey prior to making a determination as to whether the property is eligible or ineligible for the Carmel Inventory of Historic Resources** (CMC 17.32.060.E.1).

Please provide a Phase I survey prepared by a qualified professional that follows the Archeological Resouces Management Report (ARMR) formant. The report shall include a records search from the Northwest Regional Information Center, documentation of an on-site survey, and archival research on the subject property. Native American consultation(s) may also be appropriate.

While the department cannot recommend any single individual or firm to prepare the report, Monterey County maintains a list of archaeological consultants that is available as a resource. Additional information can be found in CMC 17.32.060.E and CMC 17.20.020-060.

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

Items to note: All ivy and Acacia shall be eradicated from lot and public right of way

Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	12	12	10	12	7	15	15	18							

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	36	36	30	36	21	45	45	54							

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

- Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.
- Excavation within 6 feet of a tree trunk is not permitted.
- No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.
- Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.
- Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.
- The Structural Root Zone -- Structural Root Zone shall by 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not saver roots.
- If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.
- If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

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

Track 2 Design Study Submittal Checklist

https://ci.carmel.ca.us/community-planning-and-building

Significant Tree Evaluation Worksheet

APN: 010-121-013-000
Street Location: San Carlos 3 SE ist Ave
Planner: Evan Kort
City Forester: Sara Davis
Property Owner: Collins
Recommended Tree Density: 3 upper and 1 lower

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

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

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

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

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

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

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

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	24	24	20	24	14	30	30	36							
NO															

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PROJECT NO.
21-08

ISSUE:

DRAWN BY:
C.O.

PRELIMINARY SITE ASSESSMENT

SCALE: 1" = 1/4"

G1.0

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GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
– LATEST REVISION OF THE COUNTY OF MONTEREY/CITY OF DESIGN STANDARDS AND SPECIFICATIONS
– THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
– THE 2022 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRES CODE (CFC).
– STATE GENERAL CONSTRUCTION PERMIT (ORDER WQ 2022–0057–DWQ, NPDES NO. CAS000002.)

2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. GRADING PERMITS EXPIRE 180 DAYS FROM ISSUANCE DATE.

4. THE LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642–2444 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND MAINTAIN A CURRENT DIG ALERT/811 TICKET THROUGHOUT THE PROJECT.

8. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

9. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.

10. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF–HAUL AND DISPOSE OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: ASPHALT, CONCRETE STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT–BALLS FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.

12. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.

13. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AND BUILDING OFFICIALS AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT–OF–WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

15. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

16. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY/CITY AT SCHEDULED INSPECTIONS.

17. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

18. CONTRACTOR SHALL POTHOLE AND VERIFY THAT A MINIMUM OF ONE FOOT OF VERTICAL SEPARATION CAN BE ACHIEVED AT ALL NEW SEWER CROSSINGS AND NOTIFY THE ENGINEER IF ANY EXISTING UTILITIES APPEAR TO BE IN CONFLICT.

SANITARY SEWER

1. SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED TO THE CITY SPECIFICATIONS AND STANDARD DETAILS.

2. SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PLASTIC GRAVITY SEWER PIPE WITH INTEGRAL WALL BELL AND SPIGOT JOINTS. ALL SOLID WALL PIPE, FITTINGS AND COUPLINGS IN 4" THROUGH 15" INCH DIAMETERS SHALL CONFORM TO ASTM 03033 AND ASTM 03034, SDR 35 MINIMUM.

3. PIPE SHALL BE INSTALLED IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS AND THE MANUFACTURERS RECOMMENDED TRENCH CONSTRUCTION PRACTICE FOR SEMI–RIGID PVC SEWER PIPE AND AS DIRECTED BY THE CITY.

4. SEWER SERVICE LATERALS SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.

5. ALL SEWER SERVICES SHALL BE MARKED WITH A "S" ON TOP OF CURB.

6. SANITARY SEWER CLEAN OUTS SHALL BE INSTALLED AT INTERVALS NOT TO EXCEED 100 FEET.

BENCHMARK

ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS A DURA NAIL & DISC SET IN THE A.C. PAVEMENT NEAR THE NORTHERLY BOUNDARY CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON. SEE SHEET C2. ELEVATION = 50.0 FEET.

GRADING & DRAINAGE

1. CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.

2. ALL GRADING SHALL CONFORM TO THE CITY GRADING ORDINANCE.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT–OF–ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.

4. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.

5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUB–GRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.

6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE DIRECTED.

7. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOT–BALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.

9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

10. EARTHWORK QUANTITIES:
CUT = **705** CY
FILL = **0** CY
NET = **705** CY CUT
MAXIMUM HEIGHT OF EXCAVATION **8.5**
MAXIMUM HEIGHT OF EMBANKMENT **N/A**

EARTHWORK QUANTITIES ARE ESTIMATES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

11. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.

12. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

13. INVERTS OF ALL STORM DRAIN LINES CONNECTING RETAINING WALL SUB–DRAINS AND FOUNDATION SUB–DRAINS SHALL BE FIELD VERIFIED AFTER FOOTINGS ARE PLACED.

14. BUILDINGS CONSTRUCTED ACROSS CUT/FILL LINE SHALL HAVE COMPACTION TESTS TAKEN ALONG THE CUT AREA AS WELL AS THE FILL AREA. TESTS SHALL MEET 90% OF THE RELATIVE COMPACTION PER ASTM D1557.

15. ALL STORM DRAIN MAINS SHALL HAVE A MINIMUM OF 12" COVER.

16. DURING WINTER OPERATIONS (BETWEEN OCTOBER 1ST AND APRIL 30TH) THE FOLLOWING MEASURES MUST BE TAKEN:

A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.

C. RUN–OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

17. ALL ROOF DRAINS SHALL DISCHARGE ONTO PAVED SURFACES, SPLASH BLOCKS OR BE HARD PIPED TO THE STORM DRAIN SYSTEM.

18. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL.

19. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

20. PREPARATION OF THE GROUND FOR FILL. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON–COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL.

21. FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILL EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.

UNDERGROUND UTILITIES

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.

2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.

3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.

4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.

5. SHOULD ANY WATER SYSTEM MAINS OR SERVICES BE DAMAGED BY THE CONTRACTOR, THE WATER SYSTEM SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF **THE CITY.**

STORM DRAIN

1. ALL STORM DRAIN PIPING 6"–24" SHALL BE HIGH DENSITY POLYETHYLENE TYPE–S WITH INTEGRAL BELL & SPIGOT JOINTS (ADS–N12 OR EQUAL) OR PVC (SDR 35). INSTALLATION SHALL BE PER MANUFACTURERS SPECIFICATIONS OR AS SHOWN ON PLANS.

2. STORM DRAIN MANHOLES SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.

3. ALL STORM DRAIN PIPE SHALL BE RIGID. NO FLEX PIPE.

TREE PROTECTION NOTES

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

1. MATERIAL STORAGE: NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

2. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW ONTO THE GROUND. ALL CONTAMINANTS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE CASAQ CONSTRUCTION BEST MANAGEMENT PRACTICES, SEE EROSION CONTROL PLAN SHEET C6.

3. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

4. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.

5. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP–LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY FORESTER.

6. ROOT PRUNING: ALL ROOTS TWO INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.

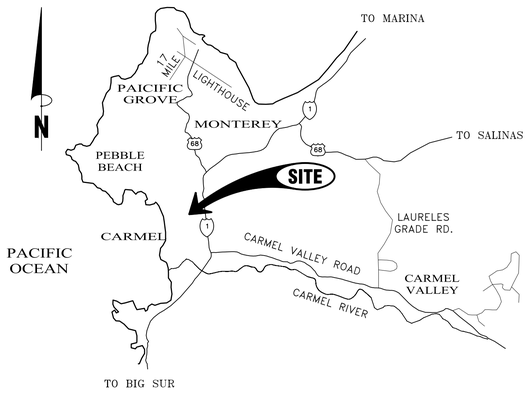
THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS (INCLUDING RESIDENTIAL, COMMERCIAL, AND MUNICIPAL / PUBLIC DOMAIN PROJECTS).

1. PROTECTIVE FENCING: PRIOR TO THE ISSUANCE OF ANY BUILDING OR EARTH DISTURBANCE PERMIT, OR COMMENCING CONSTRUCTION, THE OWNER, CONTRACTOR OR SUBCONTRACTOR SHALL REQUIRE TREE PROTECTION INSPECTION AND APPROVAL BY THE CITY FORESTER, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLE THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY.

2. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED.

3. PROTECTIVE FENCING SHALL BE AT LEAST FOUR (4) FEET HIGH, CLEARLY VISIBLE, AND BE CLEARLY VISIBLE TO WORKERS ON THE SITE.

4. THE USE OF ORANGE VINYL CONSTRUCTION FENCING OR OTHER SIMILAR FENCING IS GENERALLY PERMITTED ONLY IF THERE IS NO CONSTRUCTION OR VEHICULAR ACTIVITY WITHIN TEN (10) FEET OF THE FENCE. IF CONSTRUCTION ACTIVITY OR VEHICULAR TRAFFIC IS EXPECTED WITHIN TEN (10) FEET OF THE FENCE, THE CONTRACTOR SHALL ALSO CONSULT WITH THE CITY FORESTER ON BARK PROTECTION REQUIREMENTS.



VICINITY MAP

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	EASEMENT (ESMT)	
	CENTERLINE (CL)	
SD	STORM DRAIN MAIN	SD
	ROOF DRAIN LATERAL	
SS	SANITARY SEWER MAIN	SS
W	WATER MAIN	W
	DRAINAGE FLOW LINE	
	SAWCUT	
GB	GRADE BREAK	GB
	ACCESSIBLE PATH OF TRAVEL	
170	MAJOR CONTOUR	170
169	MINOR CONTOUR	169
X	FENCE	X
OH	OVERHEAD LINES	
× 405.46	SPOT ELEVATION	FG 171.13
	DROP INLET (DI)	
	CURB INLET (CI)	
	AREA DRAIN (AD)	AD
SDMH	STORM DRAIN MANHOLE (SDMH)	SDMH
SSMH	SANITARY SEWER MANHOLE (SSMH)	SSMH
	FIRE DEPARTMENT CONNECTION (FDC)	FDC
FH	FIRE HYDRANT (FH)	FH
	POST INDICATOR VALVE (PIV)	PIV
WM M	WATER METER (WM)	WM
WV	WATER VALVE (WV)	
	CHECK VALVE	
	DOUBLE CHECK VALVE	
	CLEANOUT (CO)	

SHEET INDEX

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C3 GRADING & DRAINAGE PLAN
C4 UTILITY PLAN
C5 SECTIONS & DETAILS
C6 EROSION CONTROL PLAN
C7 EROSION CONTROL DETAILS
C8 CONSTRUCTION BEST MANAGEMENT PRACTICES, BMP'S

CONTACT 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

REV.	DATE	DESCRIPTION	BY

MADE IN THE USA

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER — RANDALL J. CAMPO — No. 61390 — CIVIL — EXP. 06/30/25 — STATE OF CALIFORNIA

COVER SHEET & GENERAL NOTES

HERMLE COLLINS RESIDENCE
APN# 010-121-013-000

Project Location: 3 SW of 1St, CARMEL–BY–THE–SEA
PREPARED FOR: CODG

SCALE:	AS NOTED
DATE:	2–27–2025
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC

SHEET NUMBER:
C1
OF 8 SHEETS

PROJECT# 122–187

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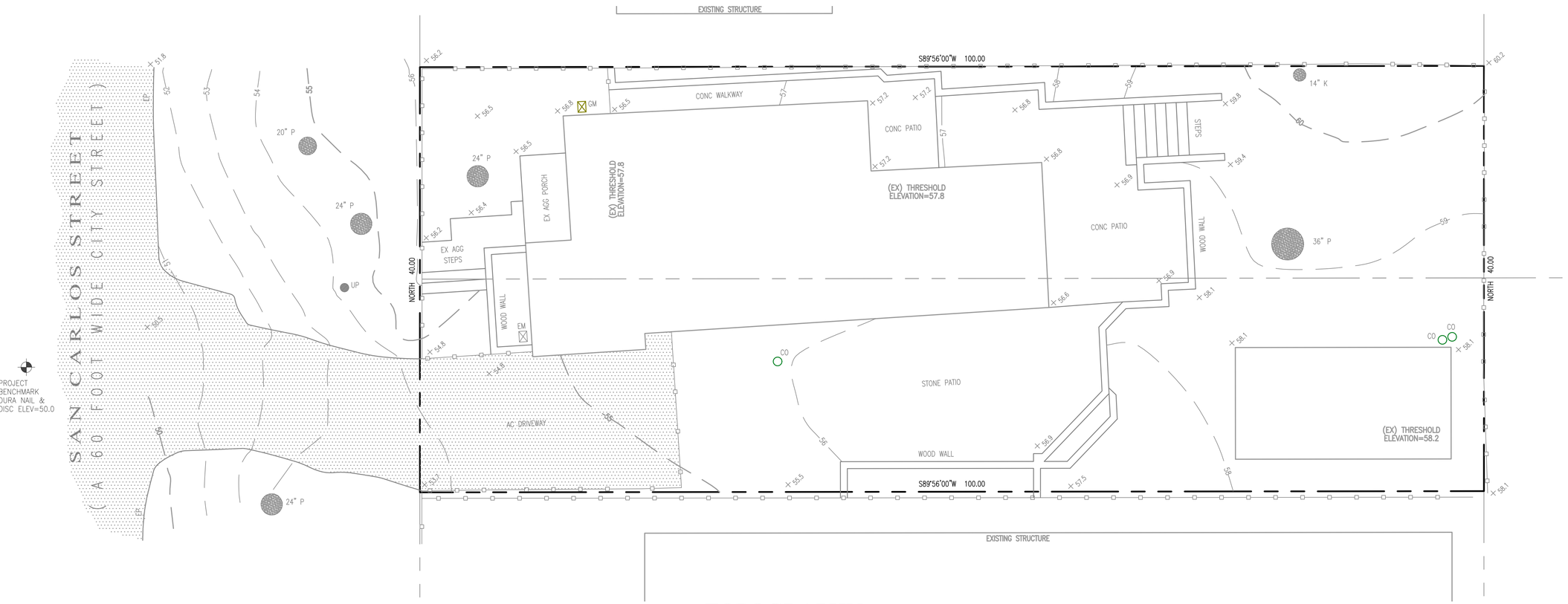
Plotted: Feb 27, 2025 – 4:43pm



TOPOGRAPHY

1" = 5'

Attachment 3

HATCH LEGEND

EXISTING AC PAVEMENT

Scale 1" = 5'

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Plotted: Feb 27, 2025 - 4:53pm

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TOPOGRAPHY

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APN# 010-121-013-000

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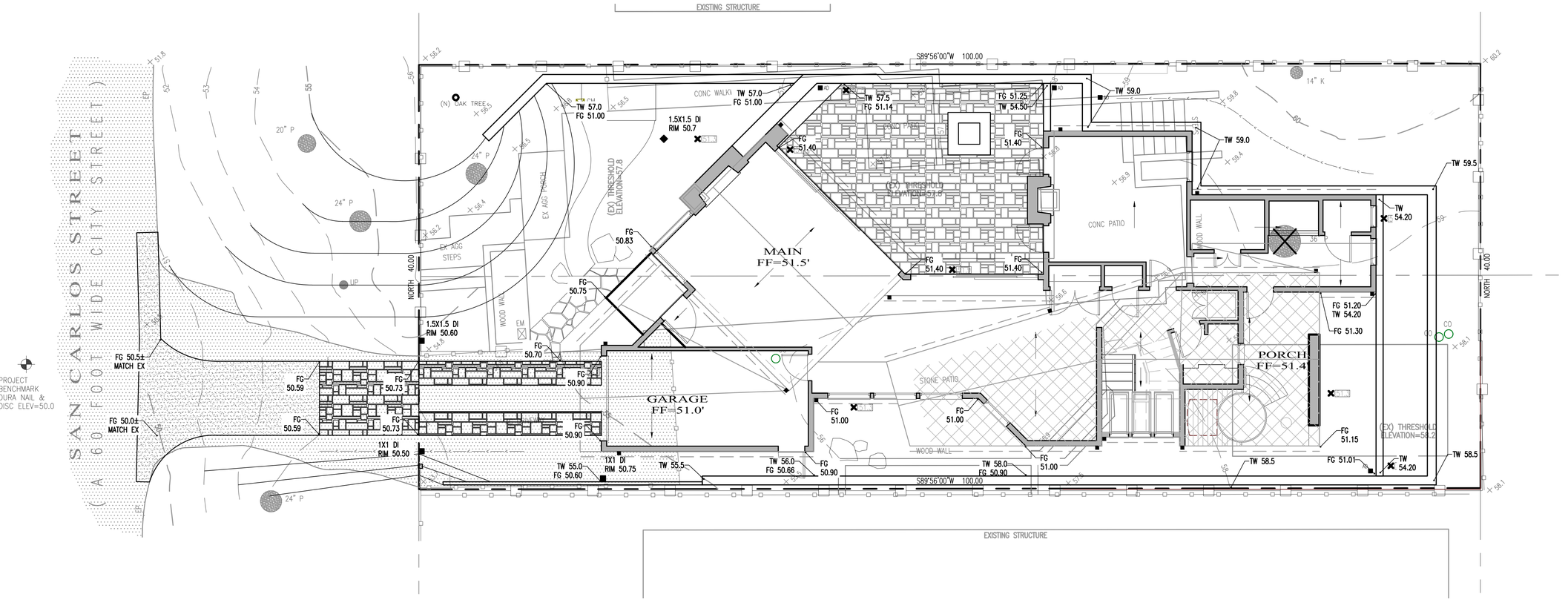
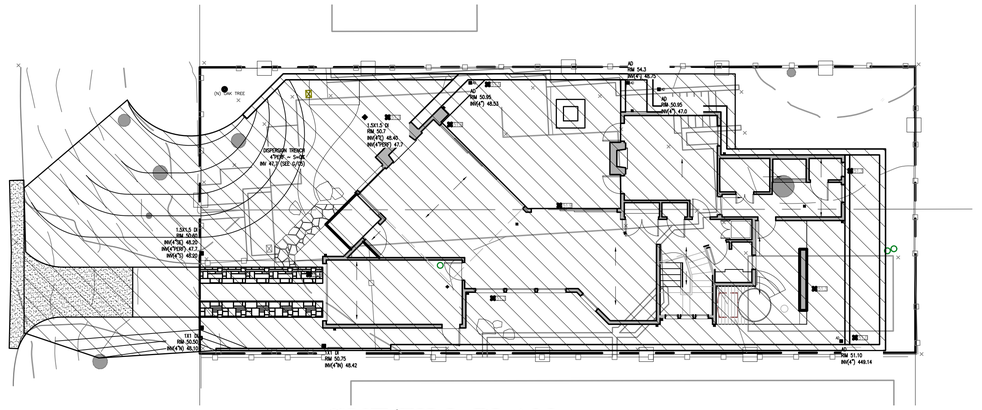


GRADING & DRAINAGE

1" = 5'



CUT/FILL PLAN

1" = 10'

Attachment 3

HATCH LEGEND

- AC PAVEMENT, (SEE A/C5)
- CONCRETE PAVEMENT, (SEE B/C5)
- LANDSCAPE, (SEE LANDSCAPE ARCHITECT'S PLANS)
- UPPER LEVEL, (SEE ARCHITECT'S PLANS)
- WOOD CHIP, (SEE ARCHITECT'S PLANS)
- PERMEABLE PAVEMENT, (SEE ARCHITECT'S PLANS)
- EXISTING AC PAVEMENT
- EXISTING TREE(S) TO BE REMOVED
- CUT AREA

Scale 1" = 5'

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FRANK J. CAMPO
No. 61390
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

GRADING & DRAINAGE

HERMLE COLLINS RESIDENCE
APN# 010-121-013-000

Project Location: 3 SW. of 1St. CARMEL-BY-THE-SEA
PREPARED FOR: CODG

SCALE:	AS NOTED
DATE:	2-27-2025
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C3
OF 8 SHEETS	
PROJECT#	122-187

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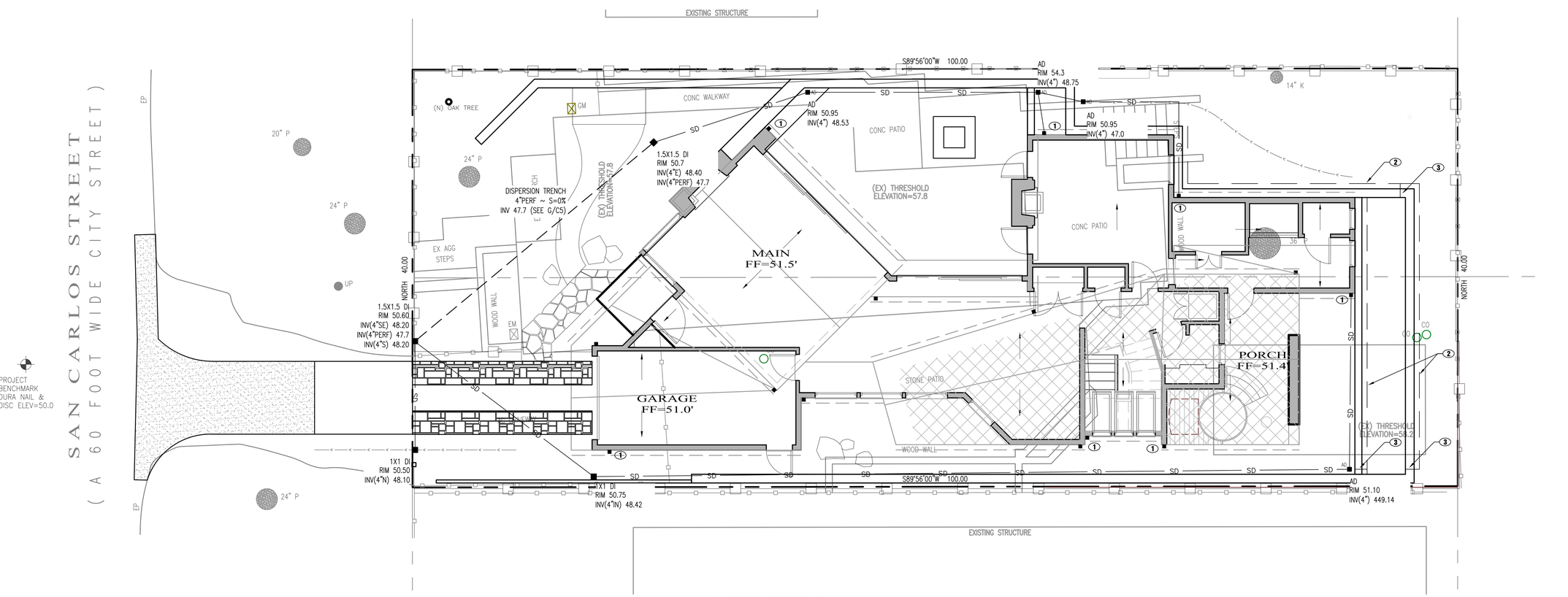
Plotted: Feb 27, 2025 - 4:53pm



Attachment 3

KEY NOTES

1. FIELD LOCATE DOWNSPOUTS AND CONNECT TO SD, (SEE D/C5)
2. RETAINING WALL SUB-DRAIN, (SEE F/C5)
3. DAYLIGHT THROUGH WALL

Scale 1" = 5'

REV.	DATE	DESCRIPTION	BY

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
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mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPOS
No. 61390
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

UTILITY PLAN

HERMLE COLLINS RESIDENCE
APN# 010-121-013-000

Project Location: 3 SW of 1St, CARMEL-BY-THE-SEA
PREPARED FOR: CODG

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DATE:	2-27-2025
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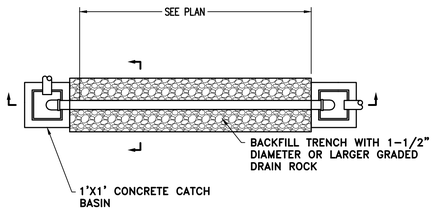
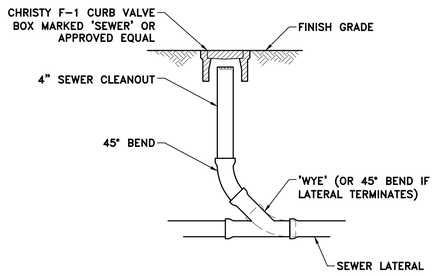
Plotted: Feb 27, 2025 - 4:53pm

Attachment 3

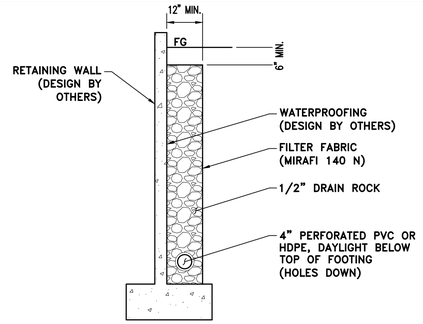


NOTES:
1. DISPERSION PIPE AND TRENCH BOTTOM SHALL BE LEVEL.
2. 'MIRAFI 140 N' OR EQUAL FILTER FABRIC SHALL BE INSTALLED ON SIDES, ENDS AND TOP. NO FABRIC ON BOTTOM.
3. DISPERSION TRENCH SHALL BE LOCATED 10 FEET, AT A MINIMUM, FROM ANY STRUCTURE.
4. DISPERSION TRENCH SHALL BE LOCATED AWAY FROM & BELOW SEPTIC FIELDS.
5. DISPERSION TRENCH SHALL BE LOCATED A MINIMUM OF 6' FROM ADJACENT PROPERTY LINES AND 3' FROM THE PUBLIC ROW

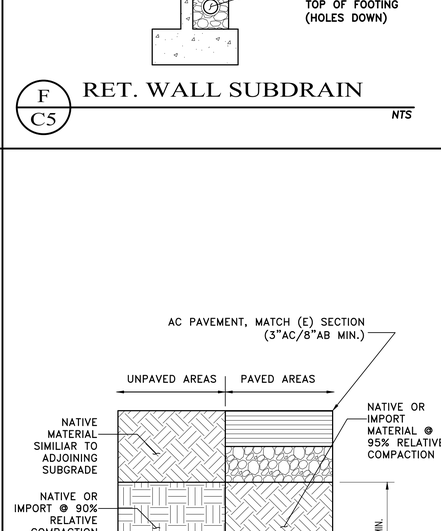
H / C5 DISPERSION TRENCH
NTS



E / C5 CLEAN-OUT @ GRADE
NTS



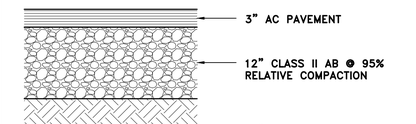
F / C5 RET. WALL SUBDRAIN
NTS



NOTES:
1. BACKFILL MATERIAL TO BE PLACED IN 6" LIFTS MAX.

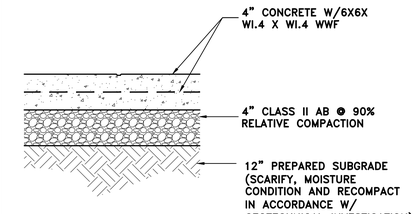
2. COMPACTION SHALL BE ACHIEVED BY MECHANICAL MEANS OR HAND TAMPING. NO JETTING OR FLOODING

G / C5 TRENCH BACKFILL
NTS

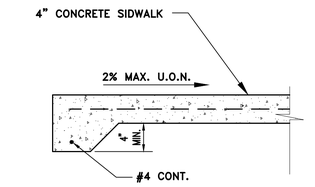


A / C5 A.C. PAVEMENT SECT.
NTS

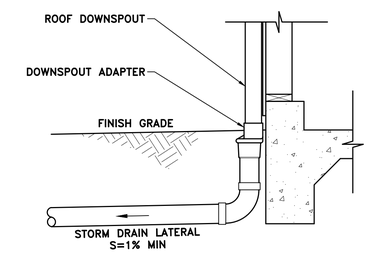
SEE DETAIL C/C5 FOR THICKENED EDGE



B / C5 CONCRETE PAVEMENT
NTS



C / C5 THICKENED EDGE
NTS



D / C5 ROOF DRAIN CONNECTION
NTS

REV.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

MADE IN THE USA

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SECTIONS & DETAILS

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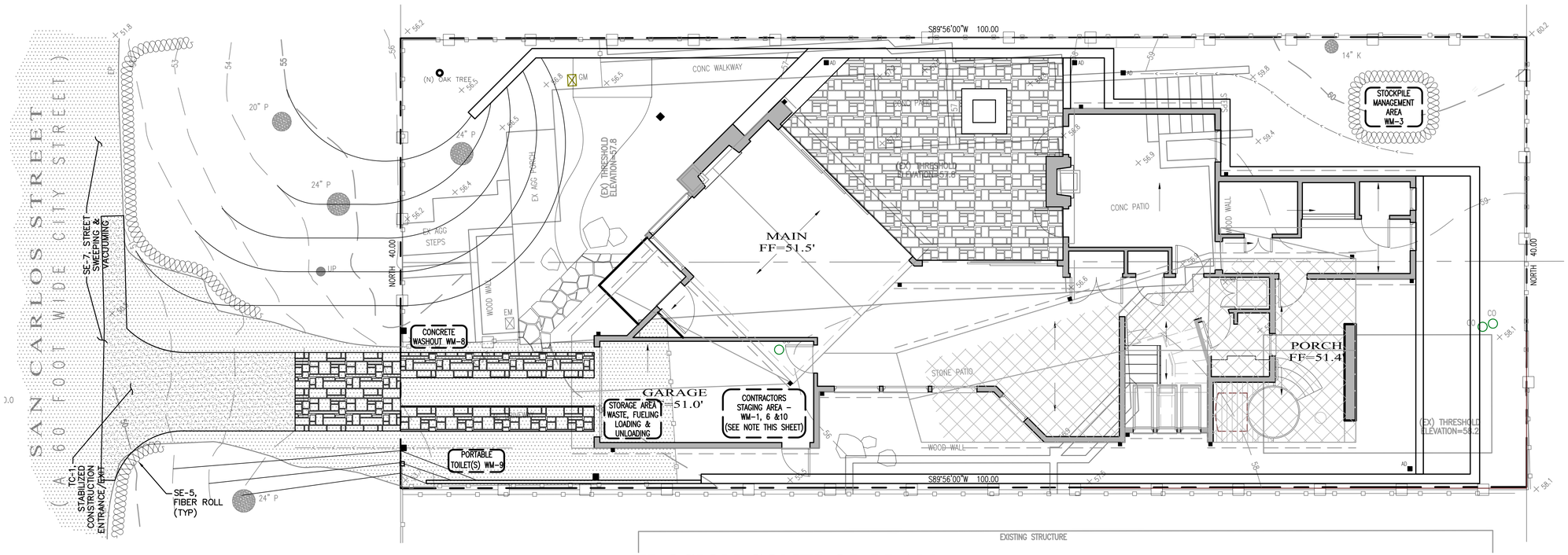

EROSION CONTROL PLAN

1" =30'

EROSION CONTROL NOTES

1. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY SHALL BE CONTROLLED.

2. ALL NON-STORM WATER DISCHARGES SHALL BE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED.

3. SITE BMPS SHALL BE IMPLEMENTED TO REDUCE OR ELIMINATE POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY.

4. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY. FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

5. DETAILED, SITE-SPECIFIC LISTING OF POTENTIAL SOURCES OF STORMWATER POLLUTION IS PROVIDED IN THE STORMWATER CONTROL PLAN.

6. ACCESS ROADS SHALL BE CLEANED (SWEPT) DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.

7. DUMPSTERS SHALL BE COVERED NIGHTLY AND PROTECTED FROM RAIN AND SHALL HAVE SECONDARY CONTAINMENT.

THE FOLLOWING STANDARD BMPS SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM:

PAINTING:
1. MINIMIZE USE OF OIL-BASED PAINTS
2. STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER.
3. SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINT AS A HAZARDOUS WASTE.
4. NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.

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

READY-MIXED CONCRETE:
1. HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
2. IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
3. PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
4. ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
5. BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.

EARTH MOVING/GRADING:
1. REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
2. PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN
3. PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
4. USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.
5. COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
6. SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

A. PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B. COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C. KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D. LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL RE-VEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.

4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 1ST AND APRIL 30TH), THE FOLLOWING MEASURES MUST BE TAKEN:

A. VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
E. THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

5. CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, VEHICLE & EQUIPMENT MAINTENANCE, MATERIAL DELIVERY & STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION & CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.

6. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

7. SOIL COMPACTION FOR AREAS THAT WILL REMAIN PERVIOUS OR ARE TO BE USED FOR STORMWATER CONTROL MEASURES (SCM) SHALL BE MINIMIZED.

8. ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL AND OR COMPLETED LOTS THAT ARE NOT SCHEDULED TO BE RE-DISTURBED FOR MINIMALLY 14 DAYS SHALL BE PROTECTED WITH EFFECTIVE SOIL COVER.

9. SOIL STOCKPILES AREAS SHALL BE PROTECTED AGAINST EROSION.

BMP'S

EROSION CONTROL:
EC-1 SCHEDULING
EC-2 PRESERVATION OF EXISTING VEGETATION
EC-3 HYDRAULIC MULCH
EC-4 HYDROSEEDING
EC-8 WOOD MULCHING
EC-16 NON-VEGETATIVE STABILIZATION

SEDIMENT CONTROL:
SE-1 SILT FENCE
SE-2 SEDIMENT BASINS
SE-3 SEDIMENT TRAP
SE-5 FIBER ROLL
SE-6 GRAVEL BAG BERM
SE-7 STREET SWEEPING AND VACUUMING
SE-8 GRAVEL BAG BARRIER
SE-9 STRAW BALE BARRIER
SE-10 STORM DRAIN INLET PROTECTION
SE-13 COMPOST SOCKS AND BERMS
SE-14 BIOFILTER BAGS

TRACKING CONTROL:
TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-3 ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL:
WE-1 WIND EROSION CONTROL

NON-STORM WATER MANAGEMENT:
NS-1 WATER CONSERVATION PRACTICES
NS-2 DEWATERING OPERATIONS
NS-3 PAVING AND GRINDING OPERATIONS
NS-6 ILLICIT CONNECTION/DISCHARGE
NS-7 POTABLE WATER/IRRIGATION
NS-8 VEHICLE AND EQUIPMENT CLEANING
NS-9 VEHICLE AND EQUIPMENT FUELING
NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
NS-12 CONCRETE CURING
NS-13 CONCRETE FINISHING
NS-14 MATERIAL AND EQUIPMENT USE

WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL:
WM-1 MATERIAL DELIVERY AND STORAGE
WM-2 MATERIAL USED
WM-3 STOCKPILE MANAGEMENT
WM-4 SPILL PREVENTION AND CONTROL
WM-5 SOLID WASTE MANAGEMENT
WM-6 HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8 CONCRETE WASTE MANAGEMENT
WM-9 SANITARY/SEPTIC WASTE MANAGEMENT
WM-10 LIQUID WASTE MANAGEMENT

REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS. SWPPP WDID#XXXXXXXXXX

INSPECTIONS

PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE CITY TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.

DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE CITY TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE CITY TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE WITH THE CITY A LETTER FROM A LICENSED PRACTITIONER.

LEGEND

INLET PROTECTION, (SEE D/C7)

PROPOSED DRAINAGE FLOW

FIBER ROLL (SEE A/C7)

N

5 0 5 10 15

Scale 1" = 5'

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REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPOS No. 61390 CIVIL STATE OF CALIFORNIA EXP. 06/30/25

EROSION AND SEDIMENT CONTROL PLAN

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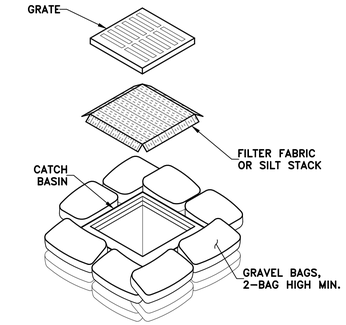
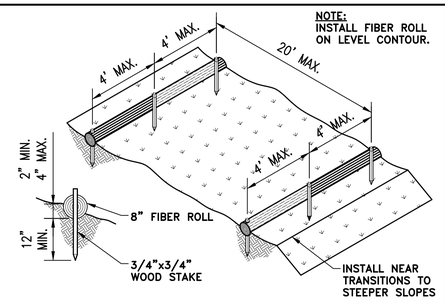
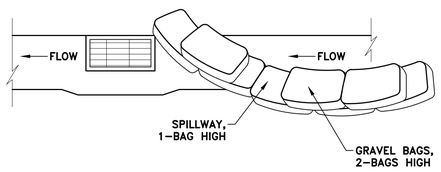


D C7 DROP INLET PROTECTION
NTS

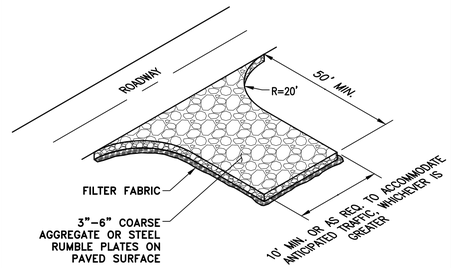


A C7 FIBER ROLL
NTS

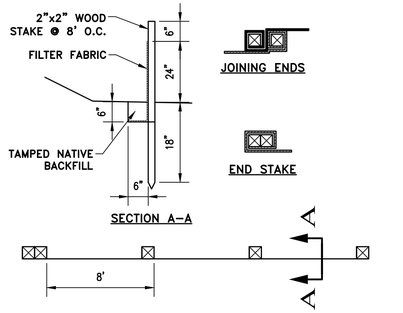


NOTES:
1. INTENDED FOR SHORT-TERM USE.
2. USE TO INHIBIT NON-STORM WATER FLOW.
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETE.
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

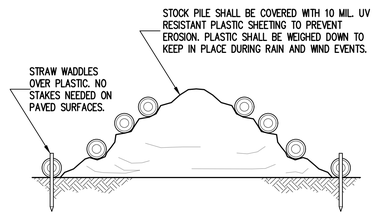
E C7 CURB INLET PROTECTION
NTS



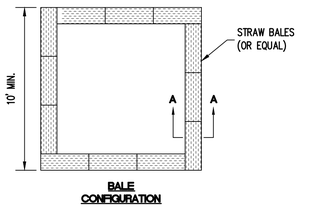
B C7 STABILIZE ENTRANCE
NTS



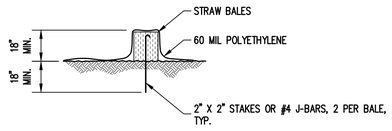
F C7 SILT FENCE
NTS



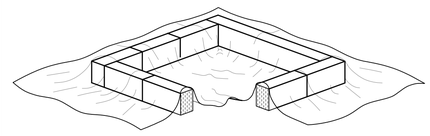
G C7 STOCK PILE COVERING
NTS



BALE CONFIGURATION



SECTION A-A



THIS SECTION REMOVED FOR GRAPHICAL REPRESENTATION ONLY. STRAW BALE PERIMETER SHALL BE CONTINUOUS.

NOTES:
1. FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT
2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES

C C7 CONCRETE WASHOUT
NTS

REV.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

MADE IN THE USA

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPO
No. 61390
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

EROSION AND SEDIMENT CONTROL PLAN DETAILS

HERMLE COLLINS RESIDENCE
APN# 010-121-013-000

Project Location: 3 SW of 1St. CARMEL-BY-THE-SEA
PREPARED FOR: CODG

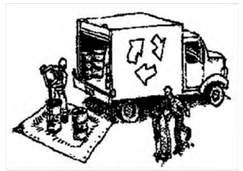
SCALE:	AS NOTED
DATE:	2-27-2025
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC

SHEET NUMBER:
C7
OF 8 SHEETS
PROJECT# 122-187

Drawing file: Z:\Projects\122187 CODG - HermleCollins Dos\Dwg\122187 XBase.dwg
Plotted: Feb 27, 2025 - 4:53pm

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long.



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.) Attachment 3
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

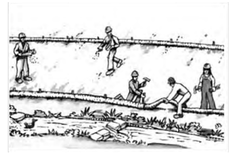
EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).



EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ Contaminated Soils
- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

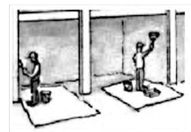
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/ trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

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

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Drawing file: Z:\Projects\122187 CODG - HermleCollins Dos\Dwg\122187 XBase.dwg
Plotted: Feb 27, 2025 - 4:43pm

REV.	DATE	DESCRIPTION	BY

MADE IN THE USA

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Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPO CIVIL No. 61390 EXP. 06/30/25 STATE OF CALIFORNIA

CONSTRUCTION BEST MANAGEMENT PRACTICE
HERMLE COLLINS RESIDENCE
APN# 010-121-013-000
Project Location: 3 SW of 1St, CARMEL-BY-THE-SEA
PREPARED FOR: CODG

SCALE:	AS NOTED
DATE:	2-27-2025
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC

SHEET NUMBER: C8
OF 8 SHEETS
PROJECT# 122-187

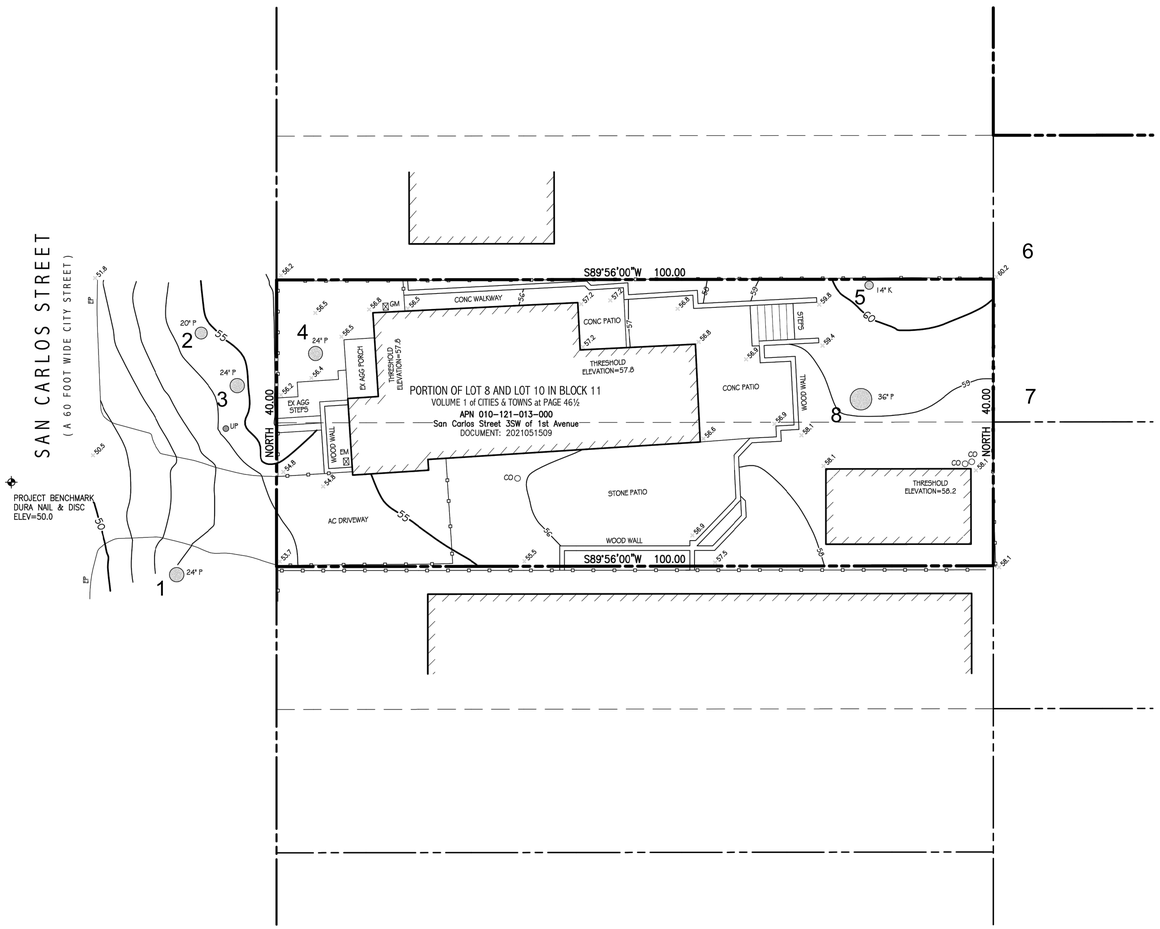
LEGEND:

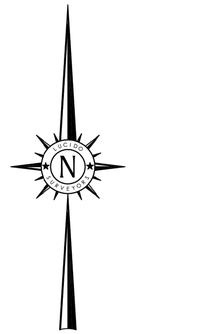
- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- RECORD EASEMENT LINE
- RECORD SETBACK
- OLD RECORD LINE
- PROJECT BENCHMARK
- 50 CONTOUR (MAJOR)
- 49 CONTOUR (MINOR)
- GB GRADEBREAK
- EP EDGE OF PAVEMENT
- LIP OF GUTTER
- FACE OF CURB
- CURB AND GUTTER BACK OF CURB
- SIDEWALK BACK OF SIDEWALK
- DRIVEWAY EDGE OF DRIVEWAY
- FLOWLINE FLOWLINE
- BUILDING APPROXIMATE BUILDING OUTLINE
- CHIMNEY
- THRESHOLD ELEVATION APPROXIMATE FLOOR ELEVATION
- DECK DECK
- CONC PAD CONCRETE PAD
- STEP STEP
- PLANTER PLANTER
- W WATER LINE
- WV WATER VALVE
- WM WATER METER
- FH FIRE HYDRANT
- HB HOSE BIB
- ICV IRRIGATION CONTROL VALVE
- SS SANITARY SEWER LINE
- MH SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEAN-OUT
- SD STORM DRAIN
- MH STORM DRAIN MANHOLE
- AD AREA DRAIN
- CB STORM DRAIN CATCH BASIN
- E ELECTRIC LINE
- UP UTILITY POLE
- GW GUY WIRE
- EV ELECTRIC VAULT
- UV UTILITY VAULT
- EM ELECTRIC METER
- SL STREET LIGHT
- LP LAMP POST
- G GAS LINE
- GM GAS METER
- T TELEPHONE LINE
- TS TELEPHONE STANDARD
- TV CABLE TELEVISION LINE
- CTVB CABLE TELEVISION BOX

- WOOD FENCE WOOD FENCE
- x x x WIRE FENCE
- o o o CHAIN LINK FENCE
- STS STREET SIGN
- SP SIGN POST
- MB MAIL BOX
- B BOLLARD
- P PILLAR
- BLOCK WALL BLOCK RETAINING WALL
- ROCK WALL ROCK RETAINING WALL
- STACKED BLOCK WALL
- BRICK WALKWAY/PATIO
- CARMEL STONE
- PCC WALKWAY/PATIO
- DISABLED PARKING
- P STANDARD PARKING STALL
- AC ASPHALT CONCRETE
- CS CARMEL STONE
- CMP CORRUGATED METAL PIPE
- CONC CONCRETE SLAB
- DG DECOMPOSED GRANITE
- EX AGG EXPOSED AGGREGATE
- HDPE HIGH DENSITY POLY ETHYLENE
- PCC PORTLAND CEMENT CONCRETE
- PS PAVER STONE
- PVC POLY VINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- TE TRASH ENCLOSURE

- EDGE OF FOLIAGE
- 12" T TREE WITH SIZE AND TYPE
- A ACACIA
- C CYPRESS
- K OAK
- Attachment 3 PINE
- R REDWOOD
- T TREE

- 49.9 SPOT ELEVATION





BENCHMARK:

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

NOTES:

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

TOPOGRAPHIC SITE SURVEY

OF

San Carlos Street 3SW of 1st Avenue

PER

DOCUMENT: 2021051509

Records of Monterey County

PREPARED FOR

Claudio Ortiz Design Group Inc.

BY

LUCIDO SURVEYORS

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

2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940

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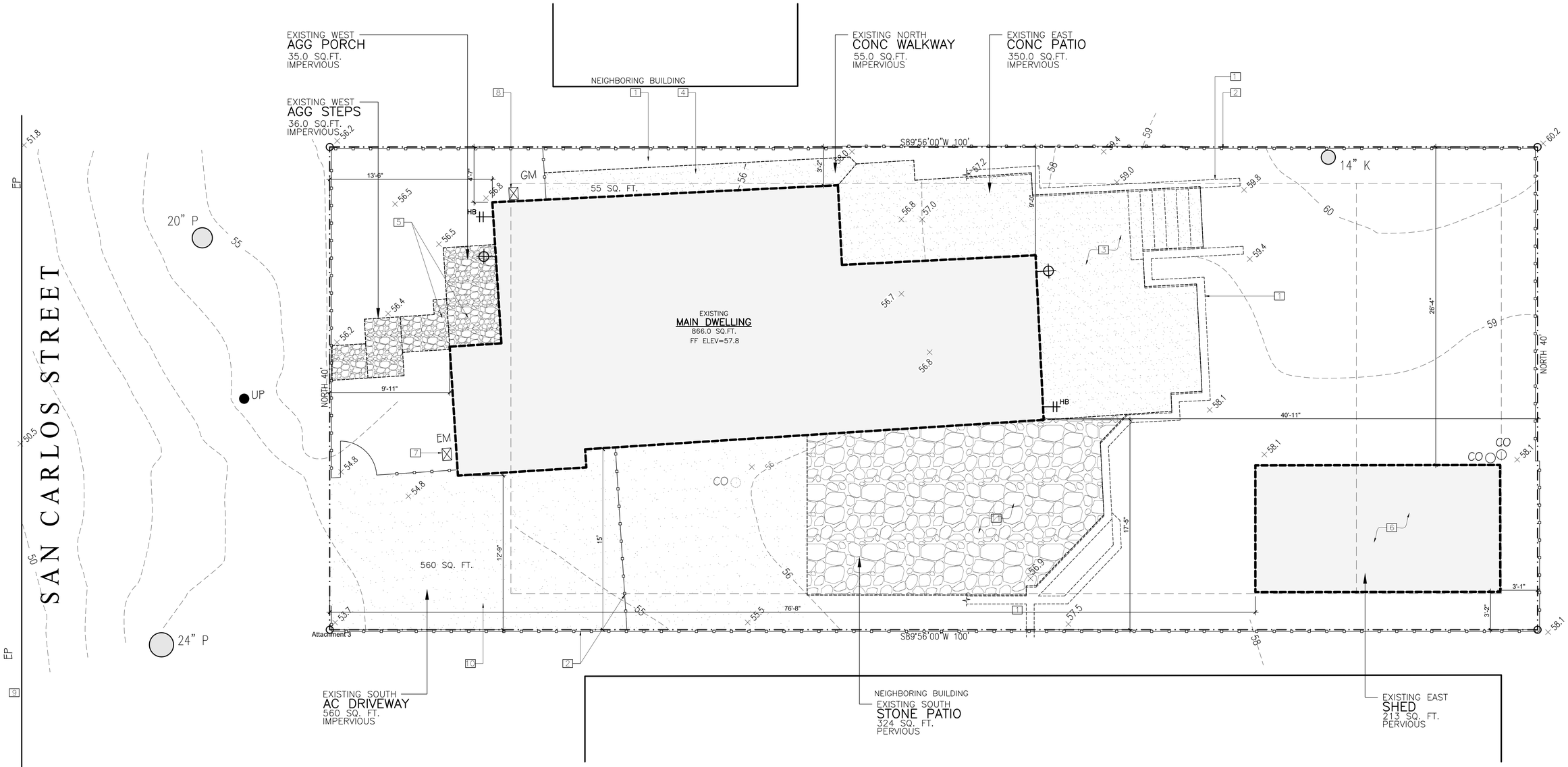
(831) 620-5032

SCALE: 1"=10' | PROJECT No. 2875 | FEBRUARY 2022

CITY OF CARMEL | COUNTY OF MONTEREY | STATE OF CALIFORNIA



KEY NOTES

1. EXISTING WD RETAINING WALL TO BE REMOVED
2. EXISTING 6FT RDWD BOARD FENCE TO BE REMOVED
3. EXISTING CONC STEP & PATIO TO BE REMOVED
4. EXISTING CONC WALKWAY TO BE REMOVED
5. EXISTING AGG STEPS AND PORCH TO BE REMOVED
6. EXISTING SHED TO BE REMOVED
7. EXISTING ELECTRIC METER TO BE REMOVED
8. EXISTING GAS METER TO BE REMOVED
9. EXISTING STREET EDGE
10. EXISTING AC DRIVEWAY TO BE REMOVED
11. EXISTING STONE PATIO TO BE REMOVED

DEMOLITION NOTE

ALL STRUCTURES, HARDSCAPE, WALLS, PERIMETER FENCES, AND LANDSCAPING TO BE REMOVED. THE OAK TREE ON THE NORTHEAST CORNER AND PINE TREE ON THE CITY RIGHT-OF-WAY TO REMAIN AND PROTECTED.

LEGEND

- EXISTING STRUCTURE
- HARDSCAPE
- PROPERTY LINE
- MIN. SETBACKS
- LIGHT FIXTURE, SEE SHEET 6 FOR SPEC'S
- HB HOSE BIB
- EXISTING TREE
- TREE TO BE REMOVED

N

0 5 10 15

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

GRAPHIC SCALE

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
26615 CARMEL CENTER PLACE, STE 102
Carmel, CA 93923
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

REVISIONS:

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

PROJECT NO.
21-08

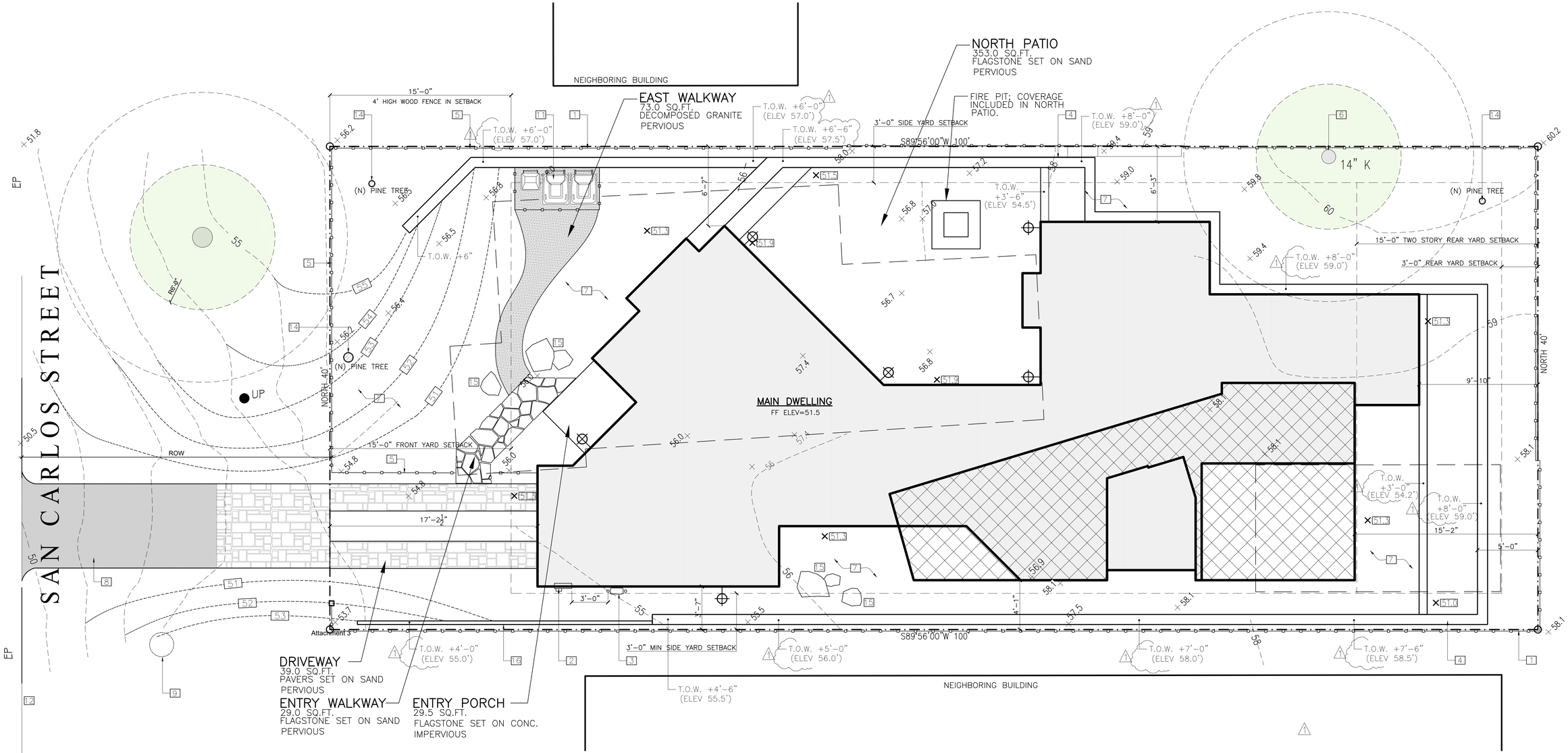
ISSUE:

DRAWN BY:
C.O.

SITE PLAN (EXISTING & DEMOLITION)

SCALE: 1" = 1/4"

A1.0



FORESTREE NOTES

A. TREE PROTECTION ZONE. THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 FOOT HIGH TRANSPARENT FENCING IS REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY FORESTER. TREE PROTECTION SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT WRITTEN APPROVAL. THE FENCING MUST BE MAINTAINED UPRIGHT AND TAUGHT FOR THE DURATION OF THE PROJECT. NO MORE THAN 4 INCHES OF WOOD MULCH SHALL INSTALLED BE WITHIN THE TREE PROTECTION ZONE. WHEN THE TREE PROTECTION ZONE IS AT OR WITHIN THE DRIP LINE, NO LESS THAN 6 INCHES OF WOOD MULCH SHALL BE INSTALLED 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE OUTSIDE OF FENCING.

B. THE STRUCTURAL ROOT ZONE (SRZ) STRUCTURAL ROOT ZONE SHALL BY 6 FEET FROM THE TRUNK OR 6 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 5" ABOVE THE SOIL LINE, WHICHEVER IS GREATER. ANY EXCAVATION OR CHANGES TO THE GRADE SHALL BE APPROVED BY THE CITY FORESTER PRIOR TO WORK. EXCAVATION WITHIN THE STRUCTURAL ROOT ZONE SHALL BE PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.

C. FOOTINGS MAY NOT TRENCH THROUGH MORE THAN 25% OF THE SRZ. PIERS AND CANTILEVERS ARE ACCEPTABLE. A PARTIAL FOUNDATION PLAN SHALL BE PROVIDED FOR THE FOUNDATIONS LOCATED WITHIN SRZ SHOWING THE HOW PIERS WILL BE USED WITHIN THE SRZ (I.E. BRIDGED FOUNDATION/STEM WALLS).

KEY NOTES

1. WOOD FENCE; 6FT, RDWD SEE SH. A4.0
2. NEW 200 AMP ELEC. SERVICE ENTRANCE
3. GAS METER: PROVIDE A CLEAR & LEVEL SURFACE: WIDTH-48" DEPTH-36" HEIGHT-78"
4. PLASTER RETAINING WALL
5. WOOD FENCE; 4FT, RDWD SEE SH. A4.0
6. EXISTING TREE TO REMAIN
7. NEW LANDSCAPING
8. NEW ASPHALT DRIVEWAY
9. TREE SCHEDULED TO BE REMOVED BY PUBLIC WORKS
10. ---
11. TRASH AREA ENCLOSED WITH 4FT WOOD FENCE
12. STREET EDGE
13. ---
14. NEW PINE TREE
15. LANDSCAPE ROCK
16. WOOD RETAINING WALL

LEGEND

- (N) MAIN LEVEL
- (N) UPPER LEVEL
- PROPERTY LINE
- MIN. SETBACKS
- PREVIOUS DESIGN STUDY FOOTPRINT WITH ADVERSE VIEWSHED IMPACTS
- LIGHT FIXTURE, SEE SHEET A8.0 FOR SPEC'S
- HB HOSE BIB
- GAS GAS VALVE
- EXISTING TREE
- NEW TREE
- TREE TO BE REMOVED
- 100 NEW ELEVATION MARKER
- 55 NEW CONTOURS

N

0 5 10 15

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

GRAPHIC SCALE

CODG
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REVISIONS: 1
04-28-25

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

PROJECT NO.
21-08

ISSUE:
04-01-24
10-15-24
01-07-25
02-12-25

DRAWN BY:
C.O.

SITE PLAN (PROPOSED)

SCALE: 1" = 1/4"

A1.1

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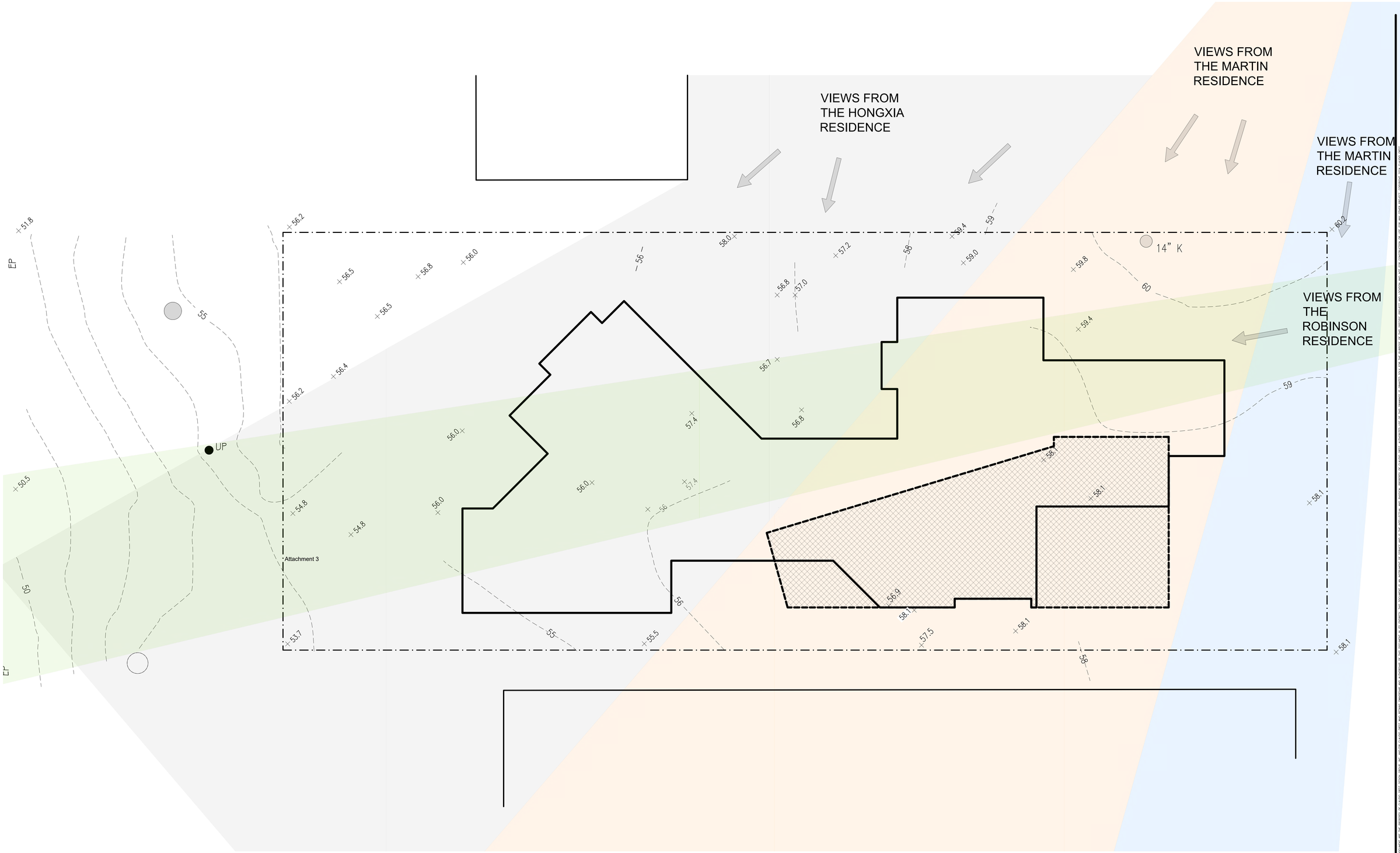

LEGEND

- MAIN LEVEL FOOTPRINT
- UPPER LEVEL FOOTPRINT
- UPPER LEVEL
- PROPERTY LINE
- VIEW DIRECTION
- VIEWS FROM THE ROBINSON RESIDENCE – UNOBSTRUCTED BY THE NEW SECOND STORY
- VIEWS FROM THE HONGXIA RESIDENCE – UNOBSTRUCTED BY THE NEW SECOND STORY AND MAIN LEVEL
- VIEWS FROM THE MARTIN RESIDENCE – FILTER VIEWS OVER THE SECOND STORY
- VIEWS FROM THE MARTIN RESIDENCE – VIEWS TO POINT LOBOS UNOBSTRUCTED FROM THE NEW DWELLING

VIEW ANALYSIS SUMMARY:

THE NEW DWELLING IS DESIGNED WITH A MODERN ARCHITECTURAL STYLE TO ACCOMMODATE THE INTRICATE VIEWS OF THREE NEIGHBORING PROPERTIES. THE FLAT ROOFS HELP LOWER THE BUILDING ENVELOPE, PRESERVING THE VIEW CORRIDORS FROM NEIGHBORING PROPERTIES. BY SKEWING THE SECOND STORY, WE OPEN UP VIEWS TO THE PROPERTY TO THE EAST. THE FLAT ROOF CREATES A LOWER PROFILE, ENABLING NEIGHBORS TO THE NORTH AND NORTHEAST TO MAINTAIN THEIR EXISTING VIEWS. THE SECOND STORY IS STRATEGICALLY PLACED TO ALLOW FILTERED VIEWS FROM THE NORTHEAST PROPERTY OVER THE ROOF. ADDITIONALLY, THE DWELLING IS LOWERED INTO THE PROPERTY TO FURTHER MAXIMIZE THE VIEWS FOR NEIGHBORING PROPERTIES.

N

0 5 10 15

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

GRAPHIC SCALE

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

PROJECT NO.
21-08

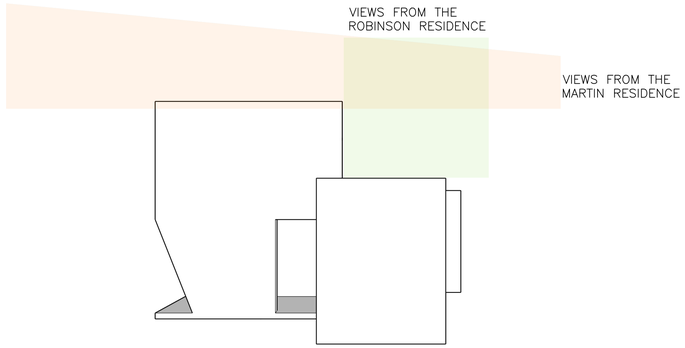
ISSUE:

DRAWN BY:
C.O.

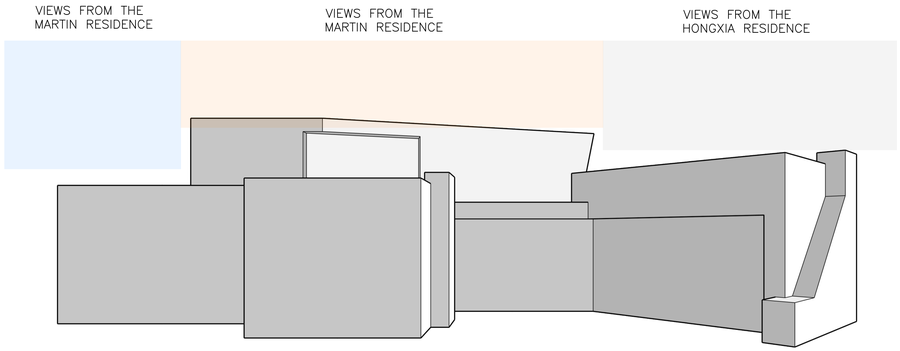
VIEW CORRIDORS ANALYSIS; PLAN VIEW

SCALE: 1" = 1/4"

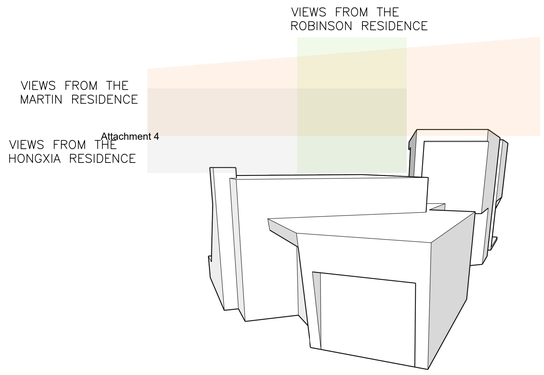
A2.0



REAR ELEVATION

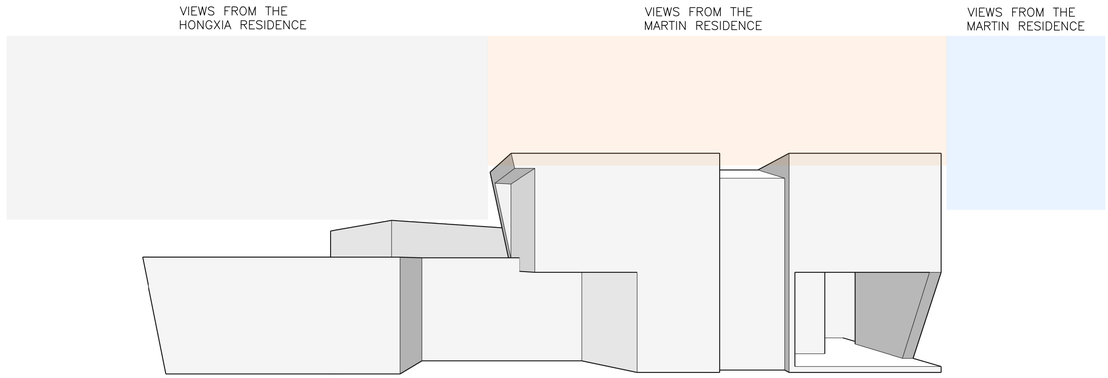


NORTH ELEVATION



Attachment 4

FRONT ELEVATION



SOUTH ELEVATION

LEGEND

- VIEWS FROM THE ROBINSON RESIDENCE – UNOBSTRUCTED BY THE NEW SECOND STORY
- VIEWS FROM THE HONGXIA RESIDENCE – UNOBSTRUCTED BY THE NEW SECOND STORY AND MAIN LEVEL
- VIEWS FROM THE MARTIN RESIDENCE – FILTER VIEWS OVER THE SECOND STORY
- VIEWS FROM THE MARTIN RESIDENCE – VIEWS TO POINT LOBOS UNOBSTRUCTED FROM THE NEW DWELLING

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VIEW CORRIDORS ANALYSIS; ELEVATIONS

SCALE: 1" = 1/4"

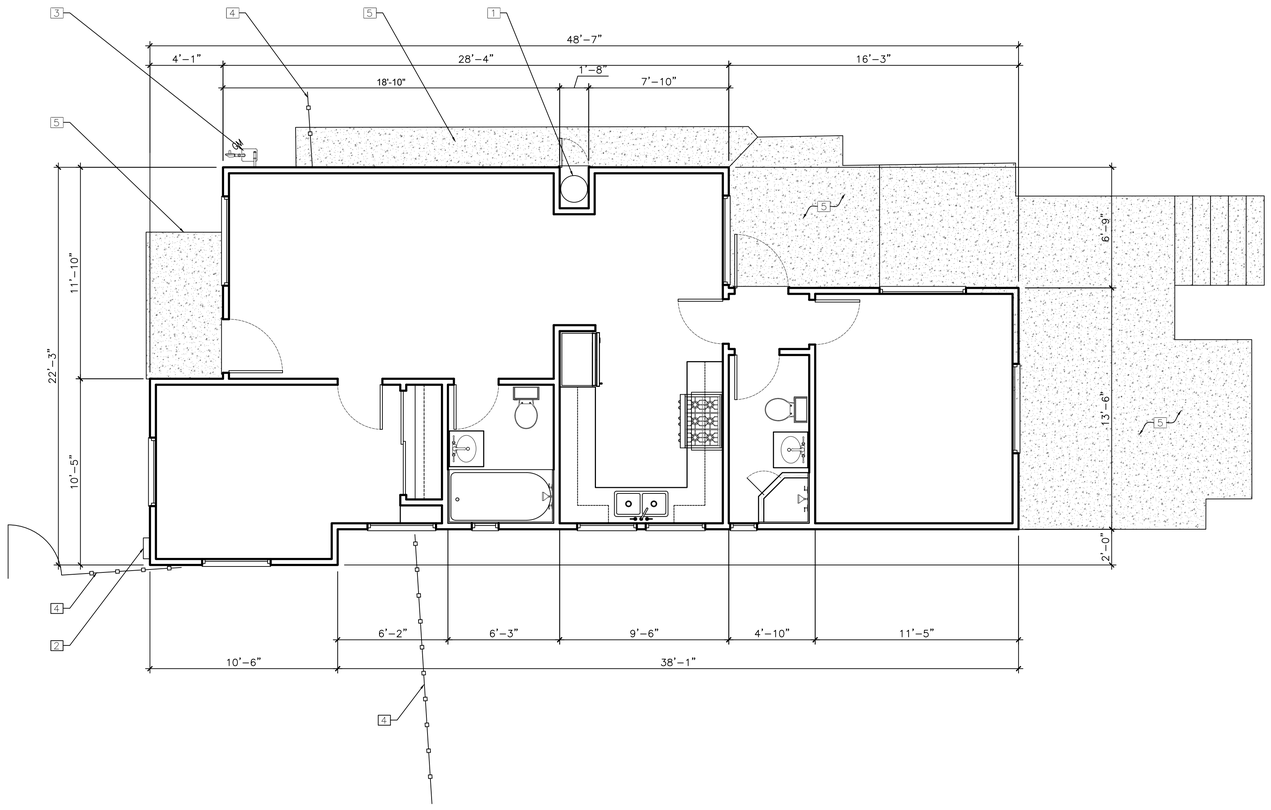
A2.1

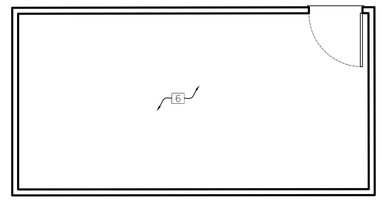
KEY NOTES

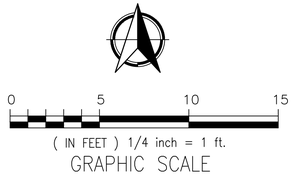
1. (E) WATER HEATER TO BE REMOVED
2. (E) MAIN 100 AMP ELEC. SERVICE ENTRANCE TO BE REMOVED
3. (E) GAS METER TO BE REMOVED
4. (E) FENCE & GATE TO BE REMOVED
5. (E) CONC TO BE REMOVED
6. (E) SHED HOUSE TO BE REMOVED

LEGEND

EXISTING WALLS TO BE REMOVED







Attachment 4

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ISSUE:

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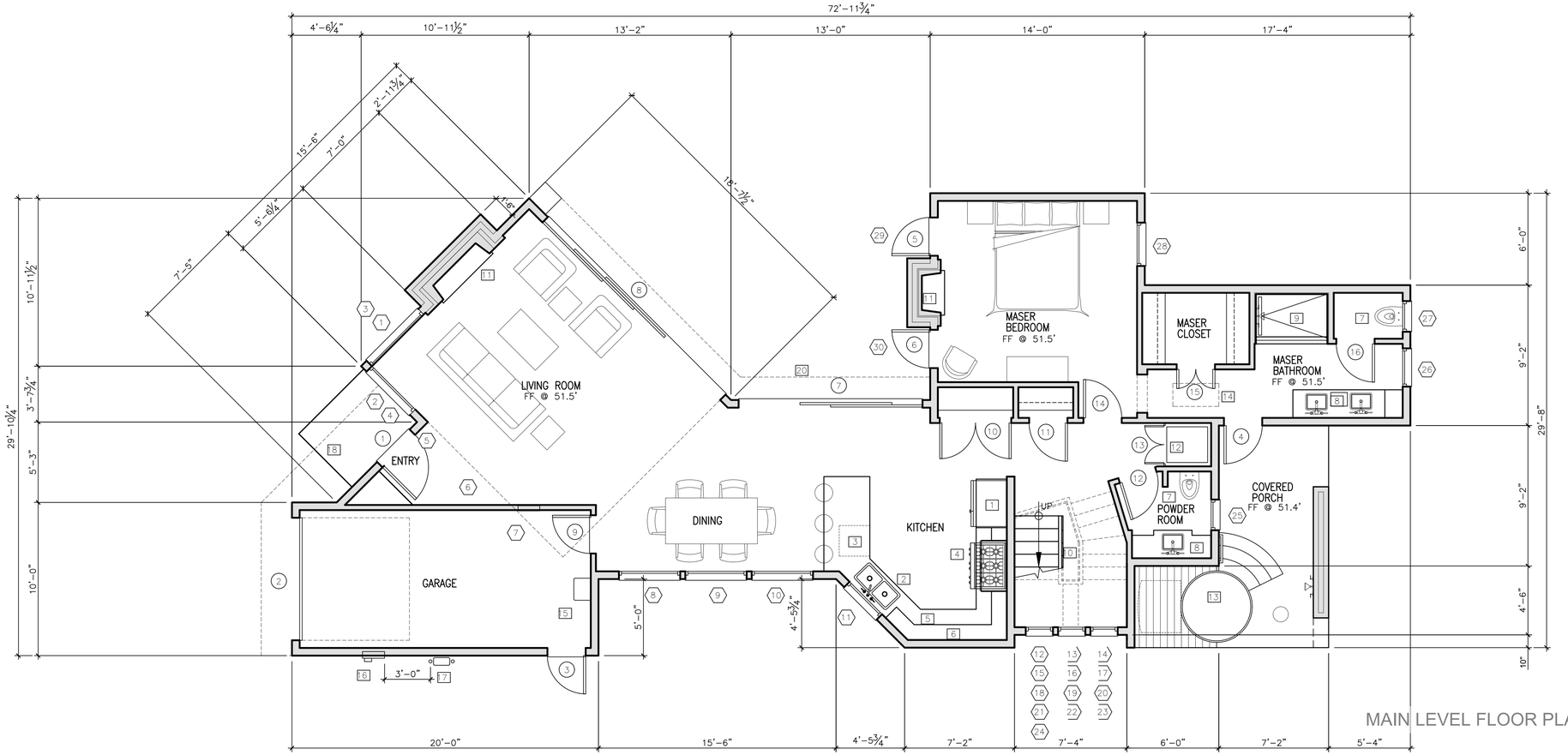
FLOOR PLAN (EXISTING)

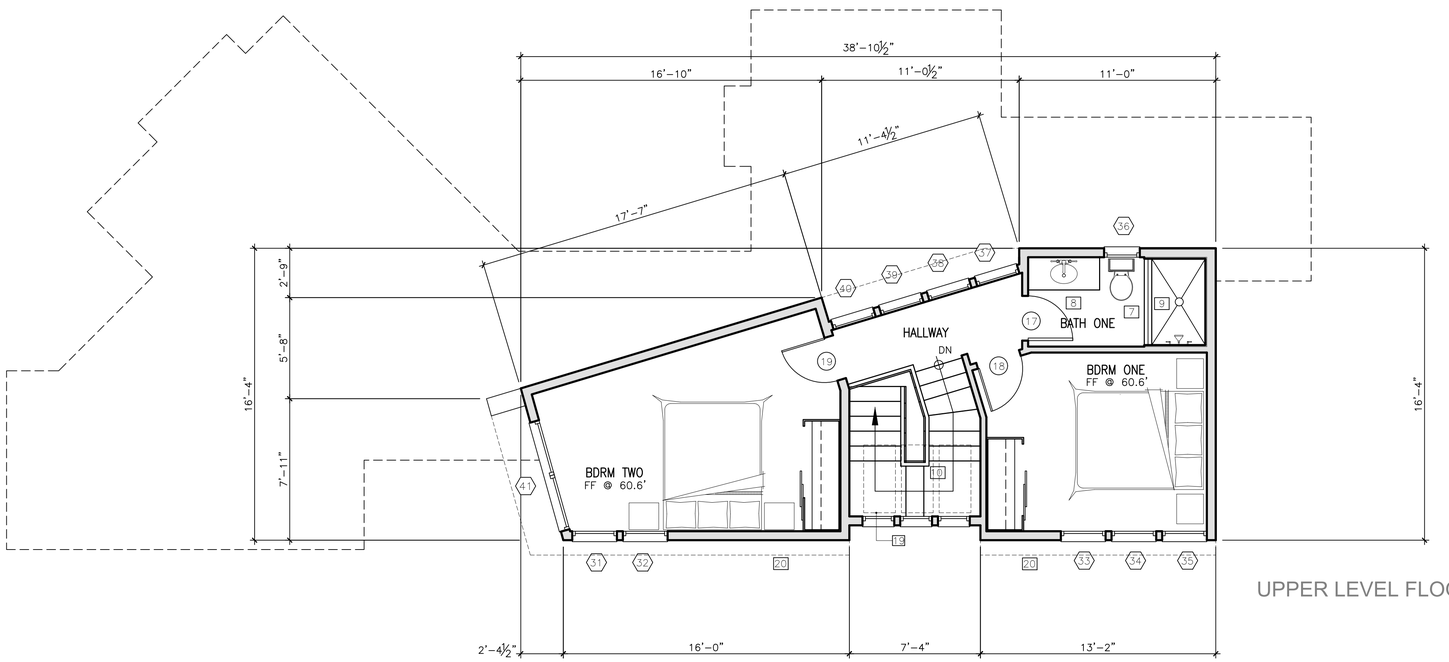
SCALE: 1' = 1/4"

A3.0



MAIN LEVEL FLOOR PLAN

Attachment 4



UPPER LEVEL FLOOR PLAN

KEY NOTES

1. 36" REFRIGERATOR. PROVIDE RECESSED COLD WATER BIB & SHUT-OFF FOR ICE-MAKER.
2. KITCHEN SINK W/GARBAGE DISPOSAL
3. DISH WASHER SPACE
4. 36" RANGE DUAL-FUEL RANGE VENTILATED W/42" HOOD ABOVE.
5. 36-INCH HIGH COUNTER TOP WITH BACKSPLASH.
6. UPPER CABINETS
7. WATER CLOSET: TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER C.P.C. 402.3.
8. BATHROOM SINK 36-INCH WITH STONE COUNTERTOP AND BACKSPLASH.
9. TILED SHOWER/TUB
10. STEEL 38-IN HIGH HANDRAIL & BALUSTERS @ 4-INCHES ON CENTER MAX.
11. GAS FIREPLACE
12. STACKED WASHER AND ELECTRIC WASHER SPACE: PROVIDE RECESSED WATER & DRAIN CONNECTIONS. PROVIDE VENT TO EXTERIOR
13. SPA
14. F.A.U. IN ATTIC
15. THANKLESS WATER HEATER
16. 200 AMP ELEC. SERVICE ENTRANCE
17. GAS METER
18. LANDING; FLAGSTONE OVER CONC.
19. SKYLIGHT 22X48
20. OVERHANG; SHOWN THIN-DASHED LINE FOR REFERENCE ONLY

LEGEND

NEW WALLS

N

0 5 10 15

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

GRAPHIC SCALE

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ISSUE:

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PROPOSED MAIN & UPPER FLOOR PLAN

SCALE: 1' = 1/4"

A4.0

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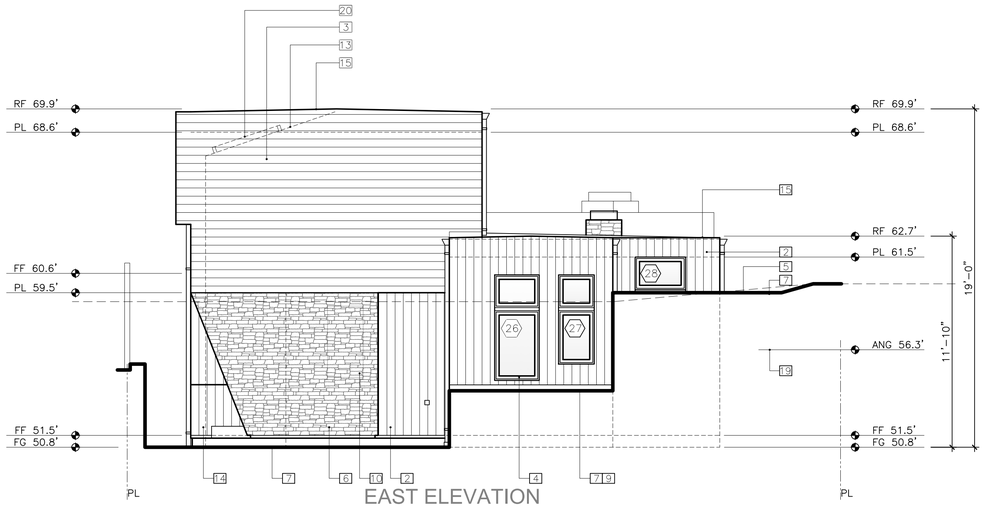
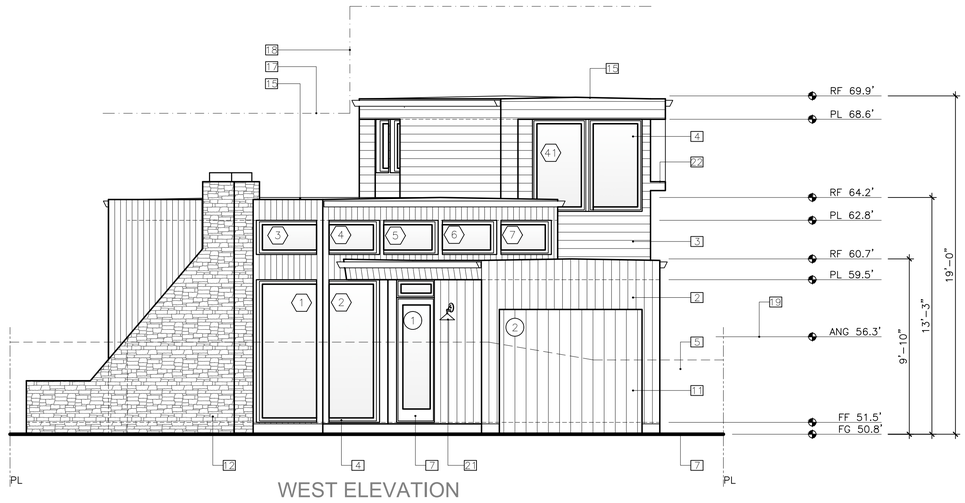
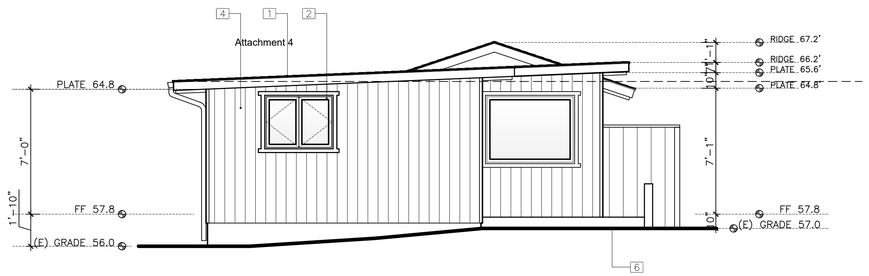


EAST ELEVATION



WEST ELEVATION



EAST ELEVATION

WEST ELEVATION

KEY NOTES

PROPOSED ELEVATIONS:

1. STAINLESS STEEL DOWN SPOUT & GUTTER
2. VERTICAL CEDAR SIDING 1X6, STAINED
3. HORIZONTAL CEDAR SIDING 1X6, STAING
4. DOOR & WINDOWS (WOOD CLAD)
5. EXISTING GRADE WHERE OCCURS
6. STONE VENEER TAPERED COLUMN, COURSED PATTERN
7. NEW GRADE SHOWN SOLID THK LINE
8. WOOD DOOR WITH CEDAR PLANKS TO MATCH THE SIDING.
9. RETAINING WALL, PLASTER FINISH
10. WINDOW #21 LOCATION BEHIND WALL
11. GARAGE DOOR, WOOD SIDING 1X8 PLANKS
12. STONE VENEER FIRE PLACE, COURSED PATTERN
13. OUTLINE OF STAIRWELL EXTERIOR WALL
14. HOT TUB ENCASED WITH 1X6 CEDAR PLANKS TO MATCH SIDING
15. FLAT ROOF, TAR AND GRAVEL.
16. 15-FT HEIGHT LIMIT AT REAR SETBACK SHOWN DASH-DOT LINE
17. 18-FT 2ND STORY PLATE HEIGHT LIMIT SHOWN DASH-DOT LINE
18. 24-FT 2ND STORY HEIGHT LIMIT SHOWN DASH-DOT LINE
19. AVERAGE NATURAL GRADE 57.3 FT
20. SKYLIGHT 22X48
21. LIGHT FIXTURE, DARK SKY, DARK BRONZE FINISH
22. CLAUSTRA; PRIVACY PANEL, REVIEWED AND APPROVED BY NEIGHBOR TO THE SOUTH.

EXISTING ELEVATIONS:

1. EXISTING ASPHALT SHINGLE ROOF TO BE REMOVED
2. EXISTING WINDOWS TO BE REMOVED
3. EXISTING DOOR TO BE REMOVED
4. EXISTING WOOD SIDING TO BE REMOVED
5. EXISTING CONC STEPS
6. EXISTING GRADE
7. EXISTING GAS METER
8. EXISTING SUB-PANEL TO BE REMOVED

0 5 10 15

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

GRAPHIC SCALE

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PROJECT NO.
21-08

ISSUE:

DRAWN BY:
C.O.

ELEVATIONS (PROPOSED & EXISTING)

SCALE: 1' = 1/4"

A5.0

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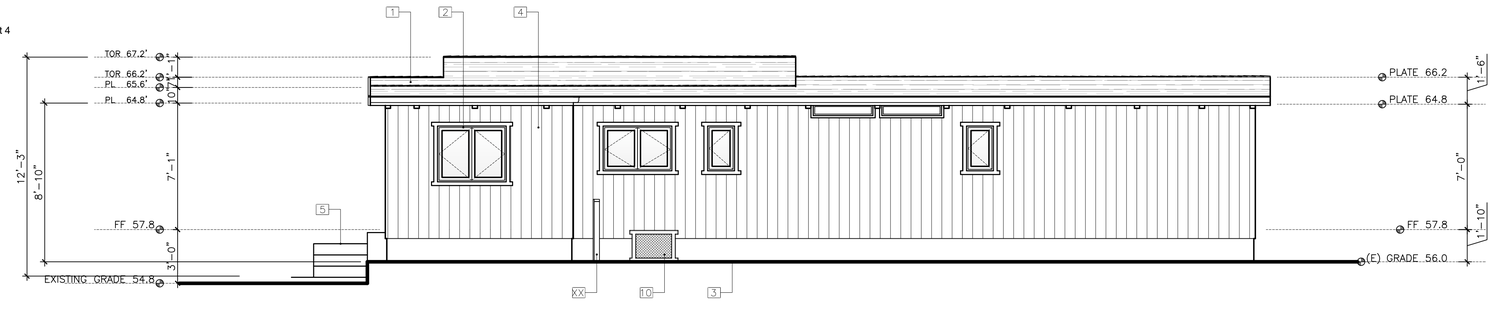
SOUTH ELEVATION

Attachment 4



SOUTH ELEVATION

KEY NOTES

PROPOSED ELEVATIONS:

1. STAINLESS STEEL DOWN SPOUT & GUTTER
2. VERTICAL CEDAR SIDING 1X6, STAINED
3. HORIZONTAL CEDAR SIDING 1X6, STAING
4. DOOR & WINDOWS (WOOD CLAD)
5. EXISTING GRADE WHERE OCCURS
6. STONE VENEER TAPERED COLUMN, COURSED PATTERN
7. NEW GRADE SHOWN SOLID THK LINE
8. WOOD DOOR WITH CEDAR PLANKS TO MATCH THE SIDING.
9. RETAINING WALL, PLASTER FINISH
10. AVERAGE NATURAL GRADE 57.3 FT
11. SKYLIGHT 22X48
12. LIGHT FIXTURE, DARK SKY, DARK BRONZE FINISH
13. OUTLINE OF STAIRWELL EXTERIOR WALL
14. HOT TUB ENCASED WITH 1X6 CEDAR PLANKS TO MATCH SIDING
15. FLAT ROOF, TAR AND GRAVEL.
16. 15-FT HEIGHT LIMIT AT REAR SETBACK SHOWN DASH-DOT LINE
17. 18-FT 2ND STORY PLATE HEIGHT LIMIT SHOWN DASH-DOT LINE
18. 24-FT 2ND STORY HEIGHT LIMIT SHOWN DASH-DOT LINE
19. NEW 200 AMP ELEC. SERVICE ENTRANCE
20. GAS METER: PROVIDE A CLEAR & LEVEL SURFACE: WIDTH-48" DEPTH-36" HEIGHT-78"
21. CLAUSTRA; PRIVACY PANEL, REVIEWED AND APPROVED BY NEIGHBOR TO THE SOUTH.

EXISTING ELEVATIONS:

1. EXISTING ASPHALT SHINGLE ROOF TO BE RREMOVED
2. EXISTING WINDOWS TO BE REMOVED
3. EXISTING GRADE
4. EXISTING WOOD SIDING TO BE REMOVED
5. EXISTING CONC STEPS

0 5 10 15

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

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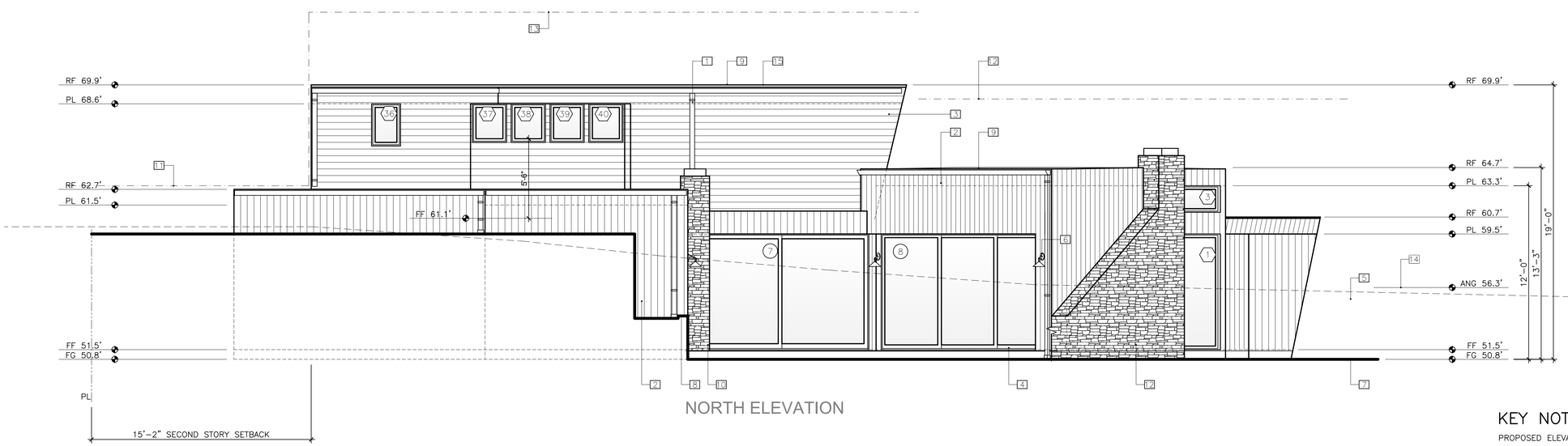
ELEVATIONS (PROPOSED & EXISTING)

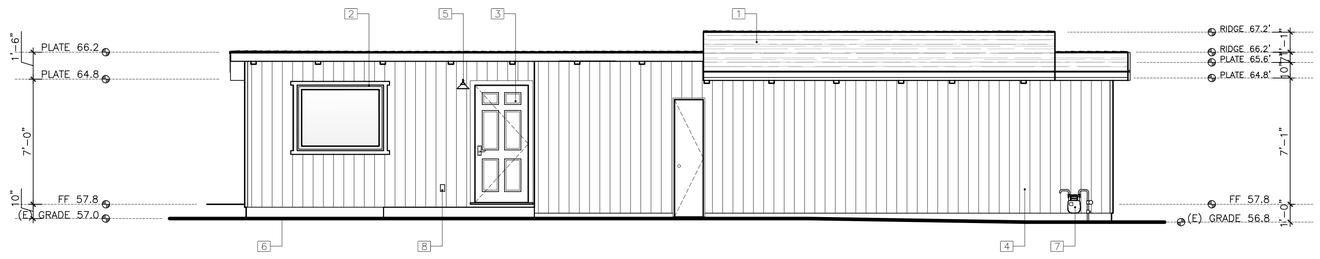
SCALE: 1" = 1/4"

A5.1



NORTH ELEVATION

Attachment 4



NORTH ELEVATION

KEY NOTES

PROPOSED ELEVATIONS:

1. STAINLESS STEEL DOWN SPOUT & GUTTER
2. VERTICAL CEDAR SIDING 1X6, STAINED
3. HORIZONTAL CEDAR SIDING 1X6, STAING
4. DOOR & WINDOWS (WOOD CLAD)
5. EXISTING GRADE WHERE OCCURS
6. LIGHT FIXTURE, DARK SKY, DARK BRONZE FINISH
7. NEW GRADE SHOWN SOLID THK LINE
8. RETAINING WALL, PLASTER FINISH
9. FLAT ROOF, TAR AND GRAVEL.
10. STONE VENEER FIRE PLACE, COURSED PATTERN
11. 15-FT HEIGHT LIMIT AT REAR SETBACK SHOWN DASH-DOT LINE
12. 18-FT 2ND STORY PLATE HEIGHT LIMIT SHOWN DASH-DOT LINE
13. 24-FT 2ND STORY HEIGHT LIMIT SHOWN DASH-DOT LINE
14. AVERAGE NATURAL GRADE 57.3 FT

EXISTING ELEVATIONS:

1. EXISTING ASPHALT SHINGLE ROOF TO BE RREMOVED
2. EXISTING WINDOWS TO BE REMOVED
3. EXISTING DOOR TO BE REMOVED
4. EXISTING WOOD SIDING TO BE REMOVED
5. EXISTING LIGHT FIXTURE TO BE REMOVED
6. EXISTING GRADE
7. EXISTING GAS METER
8. EXISTING 125 VOLT RECEPTACLE TO BE REMOVED

0 5 10 15

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

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C.O.

ELEVATIONS (PROPOSED & EXISTING)

SCALE: 1' = 1/4"

A5.2

San Carlos Street

EXISTING EAST ELEVATION

San Carlos Street

PROPOSED EAST ELEVATION

0 5 10 15

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

GRAPHIC SCALE

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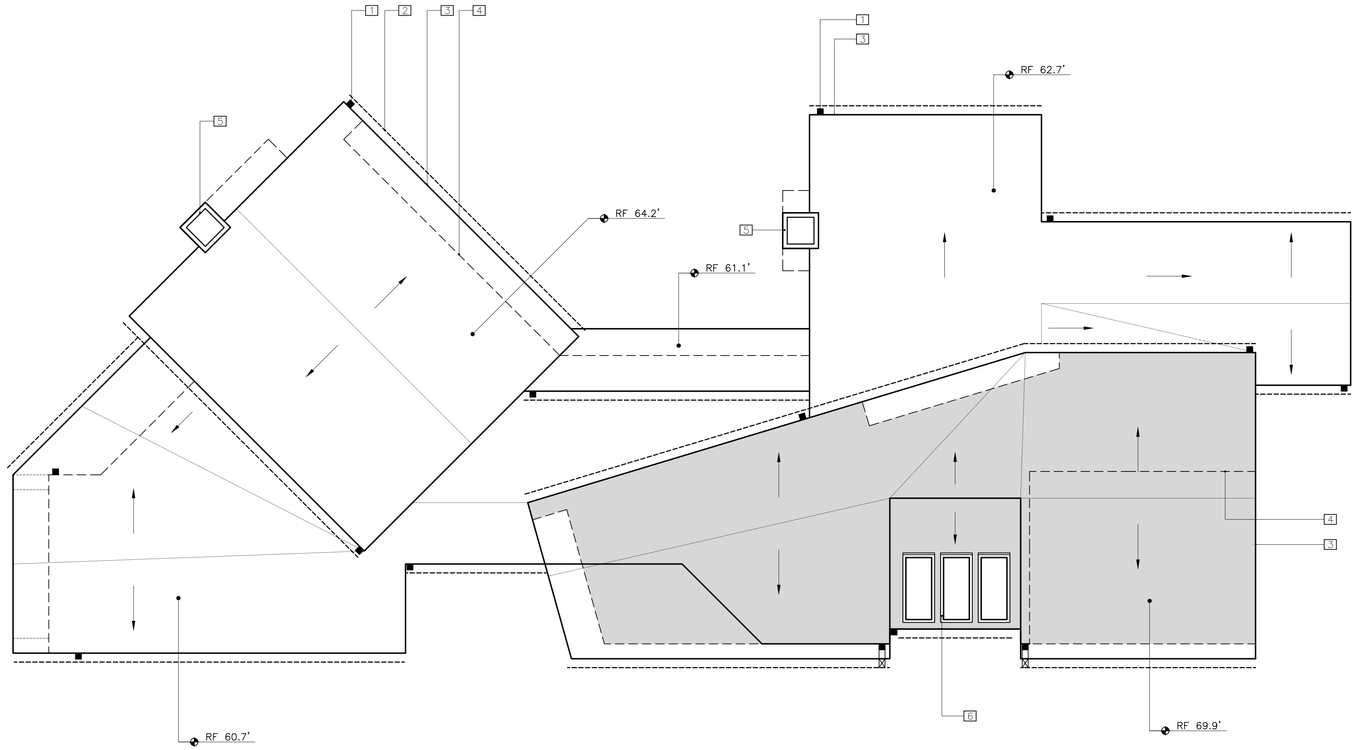
STREETSCAPE

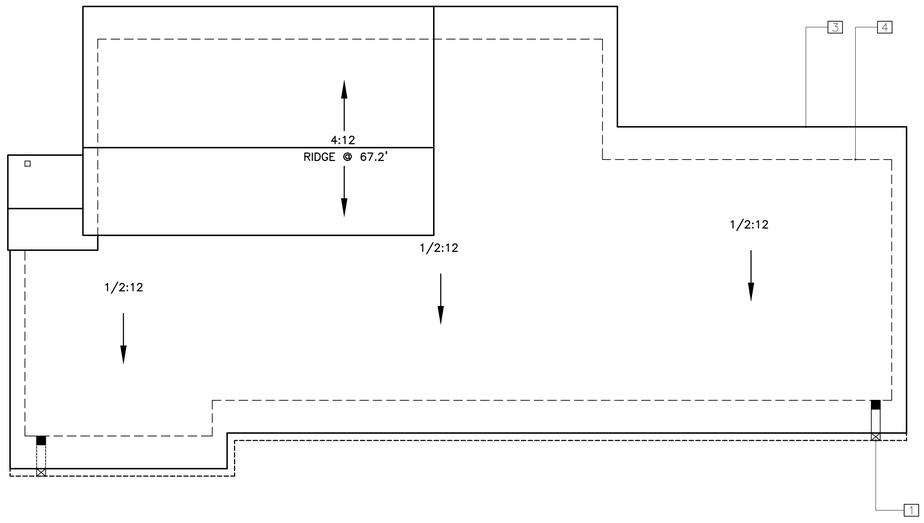
SCALE: 1' = 1/4"

A6.0



PROPOSED ROOF PLAN

Attachment 4



EXISTING ROOF PLAN

GENERAL NOTES

1. SEE PLAN FOR ROOF SLOPE.
2. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS.
3. CLASS "A" MINIMUM RATING FOR ROOF ASSEMBLY PER C.B.C
4. IN "CALIFORNIA" DOUBLE FRAMING AREAS PROVIDE OPENINGS INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION. PER C.B.C., IF "CALIFORNIA" DOUBLE FRAME AREA HAS MORE THAN 30-INCHES HEADROOM PROVIDE A 22"X30" ACCESS THOUGH MAIN ROOF SHEATHING. VERIFY OPENINGS IN ROOF SHAETHING WITH STRUCTURAL ENGINEER.
5. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PALET LINE TO ALLOW FOR VENTILATION. PROVIDE TWO (2) LAYERS GRADE "D" MINIMUM PAPER UNDER STUCO WHERE WOOD SHEATHING ACCURS.
6. PROVIDE DRAFT STOPS PER C.B.C
7. ALL ROOF FASTENERS TO BE CAPABLE OF RESISTING WIND LOAD OF 110 M.P.H. INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTION.. (As shown in Figured R301.2(4)A.)
8. BUILT UP ROOFING TO HAVE MINERAL SURFACE CAP SHEET WITH FIBERGLASS BASE SHEET SPOT MOPPED TO DECK. PROVIDE 2 FIBERGLASS PLYSHEETS WITH TYPE III ASPHALT @ 25-30. CONSULT MANF. FOR SPECIFIC INSTALLATION REQUIREMENTS.
9. WHERE CEILING ARE APPLIDE TO UNDER-SIDE OF ROOF RAFTERS, EACH SEPARATE SPACE SHALL HAVE CROSS VENTILLATION OPENING & MINIMUM 1-INCH AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING.
10. FLAT ROOFS MUST SLOPE A MINIMUM OF 1/4-INCH PER FOOT FOR DRAINAGE OR SUBMIT DESING TO SUPPORT ACCUMULATED WATER. (Sec. 1611.2)
11. 50% OF THE REQUIRED VENTILATION AREA SHALL BE PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3-FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE.

KEY NOTES

1. DOWNSPOUTS
2. GUTTERS W/ 2% SLOPE
3. ROOF LINE
4. BUILDING FOOTPRINT; SHOWN THIN-DASHED LINE
5. CHIMNEY SHROUD, STAINLESS STEEL
6. SKYLIGHT 22X48

LEGEND

- ROOF LINE: NEW THICK SOLID LINE
- BUILDING FOOTPRINT THIN DASHED LINE
- GUTTERS W/2% SLOPE
- DOWNSPOUTS
- DOWNSPOUTS
- 2% SLOPE DIRECTION ARROW
- UPPER FLOOR

N

0 5 10 15

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

GRAPHIC SCALE

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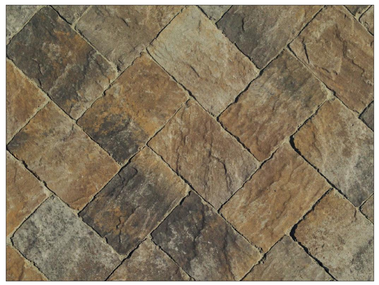
PATIO

MANUFACTURE: BLUESTONE FLAGSTONE
COLOR: NATURAL
INSTALLATION: SET ON SAND

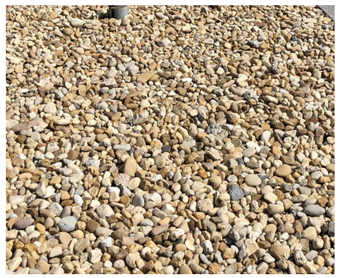


DRIVEWAY

MANUFACTURE: CALSTONE
COLOR: OAK BARREL GRAY
INSTALLATION: SET ON SAND

BULB

MANUFACTURE: FEIT ELECTRIC
WATTS: 2.7 WATTS
LUMENS: 250
BULB TYPE: R15 LED



ROOF

TYPE: BALLASTED ROOF SYSTEM
MANUFACTURE: SIKAFLEX SARNIFIL
COLOR: LIGHT BROWN MIXED SAND TONES
LOCATION: EXTERIOR
BALLAST: ROUNDED RIVER STONES OR AGGREGATE. BALLAST TYPE SHALL BE ASTM D448, NO. 4, 3/4" TO 1 1/2" DIA & 10LBS/SQ.FT.

FIXTURE A

MANUFACTURE: KICHLER, RIPLEY
T24 COMPLIANT: YES
COLOR: BLACK
WATTS: SEE BULB
LUMENS: SEE BULB
BULB TYPE: SEE BULB
DIMENSIONS: 9.5"H X 11.25"W X 9.25"

COLOR EXTERIOR BODY

MANUFACTURE: HEWN SIDING
COLOR: CORRAL
LOCATION: EXTERIOR
TYPE: HERITAGE COLLECTION
MATERIAL: CEDAR

FIXTURE C

MANUFACTURE: WAC LEDme
T24 COMPLIANT: N/A
COLOR: BRONZE
WATTS: 3.9 WATTS
LUMENS: 68
BULB TYPE: LED MODULE
DIMENSIONS: 21"H X 8"W

EXTERIOR TRIM COLOR

MANUFACTURE: SHERWIN-WILLIAMS
COLOR: SHIITAKE
LOCATION: EXTERIOR
LOCATOR NUMBER: 248-C1

EXTERIOR LIGHTING NOTES

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

Attachment 4

NEW 6-FOOT FENCE

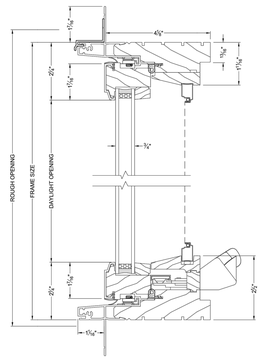
MATERIAL: REDWOOD
FINISH: NATURAL
HEIGHT: 6-FT.

NEW 4-FOOT FENCE

MATERIAL: REDWOOD 2X6 PICKETS, SPACED 3-1/2" APART
FINISH: STAINED TO MATCH DWELLING BODY COLOR
HEIGHT: 4-FT.

Clad Urban Casement — Scale: 6" = 1'-0"

Contemporary 4 9/16" Jamb
Vertical/Operable Section - Narrow Sash



SIERRA PACIFIC WINDOWS
www.sierrapacificwindows.com
800-824-7744
Updated: 7/19
Note: Sierra Pacific Windows reserves the right to change specifications without notice.

WINDOW

MANUFACTURE: SIERRA PACIFIC
COLOR: BATTLESHIP GRAY 321
MATERIAL: WOOD-CLAD
STYLE: CLAD URBAN CASEMENT
MUNTIN: 7/8" PUTTY

EXTERIOR CLAD COLOR

OBSCURED GLASS

PATTER STYLE: NARROW REEDED GLASS
COLOR: CLEAR

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CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

REVISIONS:

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

PROJECT NO.
21-08

ISSUE:

DRAWN BY:
C.O.

MATERIALS

SCALE: 1' = 1/4"

A8.0

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SOUTH ELEVATION

FRONT ELEVATION

COURTYARD VIEW

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PROJECT NO.
21-08

ISSUE:

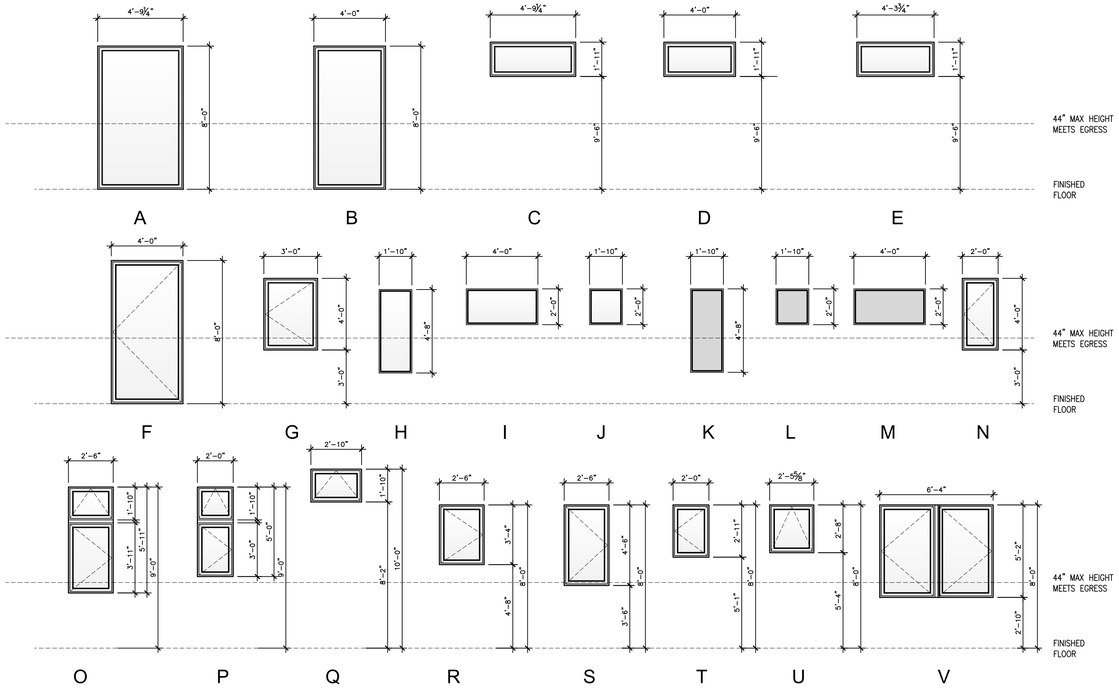
DRAWN BY:
C.O.

RENDERINGS

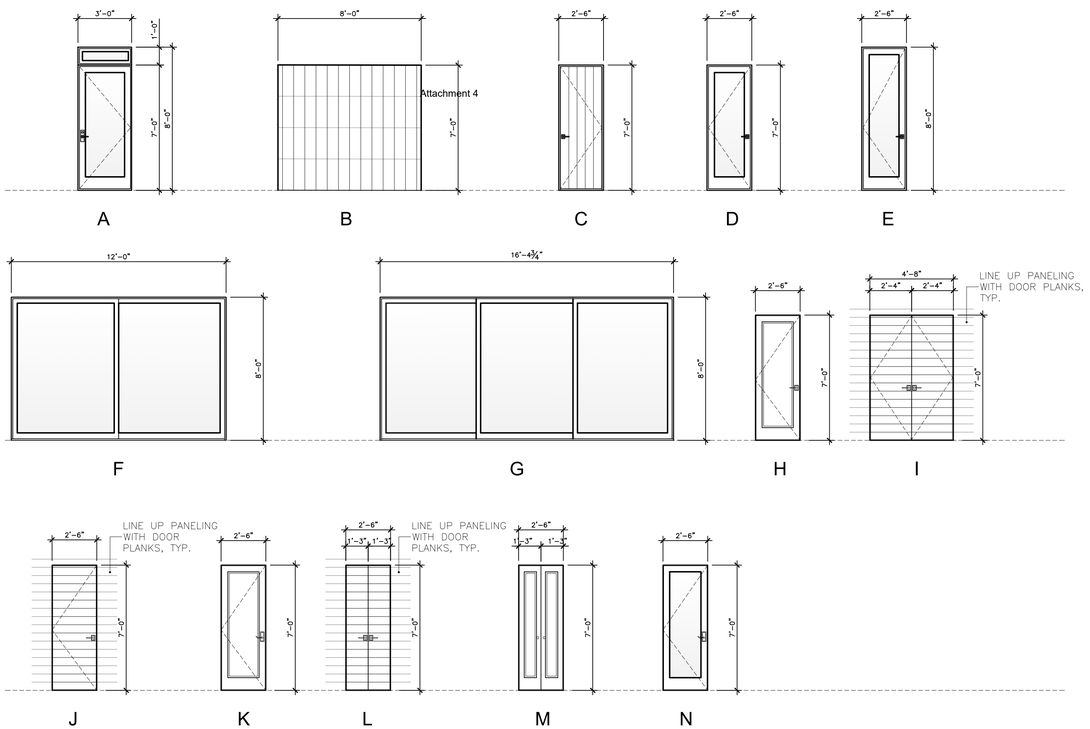
SCALE: 1' = 1/4"

A9.0

Window Elevation Types



Door Elevation Types



Window Schedule

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED	SCREEN	EGRESS WINDOWS
MAIN LEVEL	1	LIVING ROOM	A	4'-9-1/4" X 8'-0"	FF	FIXED	WOOD CLAD	YES	YES	NO	NO
	2	LIVING ROOM	B	4'-0" X 8'-0"	FF	FIXED	WOOD CLAD	YES	YES	NO	NO
	3	LIVING ROOM	C	4'-9-1/4" X 1'-11"	FF	FIXED	WOOD CLAD	YES	NO	NO	NO
	4	LIVING ROOM	D	4-0" X 1'-11"	FF	FIXED	WOOD CLAD	YES	NO	NO	NO
	5	LIVING ROOM	E	4'-3-3/4" X 1'-11"	FF	FIXED	WOOD CLAD	YES	NO		
	6	LIVING ROOM	E	4'-3-3/4" X 1'-11"	FF	FIXED	WOOD CLAD	YES	NO	YES	NO
	7	LIVING ROOM	D	4-0" X 1'-11"	FF	CASEMENT	WOOD CLAD	YES	NO	YES	NO
	8	DINING ROOM	F	4'-0" X 8'-0"	FF	CASEMENT	WOOD CLAD	YES	YES	YES	NO
	9	DINING ROOM	F	4'-0" X 8'-0"	FF	CASEMENT	WOOD CLAD	YES	YES	YES	NO
	10	DINING ROOM	F	4'-0" X 8'-0"	FF	CASEMENT	WOOD CLAD	YES	YES	YES	NO
	11	KITCHEN	G	3'-0" X 4'-0"	FF	CASEMENT	WOOD CLAD	YES	NO	YES	NO
	12	STAIRS	H	1'-10" X 4'-8"	FF	FIXED	WOOD CLAD	YES	YES	YES	NO
	13	STAIRS	I	4'-0" X 2'-0"	FF	FIXED	WOOD CLAD	YES	YES	YES	NO
	14, 22-23	STAIRS	J	1'-10" X 2'-0"	FF	FIXED	WOOD CLAD	YES	YES	YES	NO
	15,18	STAIRS	K	1'-10" X 4'-8"	FF	FIXED, NARROW REED GL.	WOOD CLAD	YES	YES	YES	NO
	16,17 20,21	STAIRS	L	1'-10" X 2'-0"	FF	FIXED, NARROW REED GL.	WOOD CLAD	YES	YES	YES	NO
	19	STAIRS	M	4'-0" X 2'-0"	FF	FIXED, NARROW REED GL.	WOOD CLAD	YES	YES	YES	NO
	25	POWDER ROOM	N	2'-0" X 4'-0"	FF	CASEMENT	WOOD CLAD	YES	NO	YES	NO
	26	MASTER BATHROOM	O	2'-6" X 9'-0" (REF. TO WIND ELEV.)	FF	FIXED/CASEMENT/AWNING	WOOD CLAD	YES	YES	YES	NO
	27	MASTER BATHROOM (WATER CLOSET)	P	2'-0" X 5'-0" (REF. TO WIND ELEV.)	FF	CASEMENT/AWNING	WOOD CLAD	YES	NO	NO	NO
	28	MASTER BEDROOM	Q	2'-10" X 1'-10"	FF	AWNING	WOOD CLAD	YES	YES	YES	NO
	29	MASTER BEDROOM	Q	2'-10" X 1'-10"	FF	AWNING	WOOD CLAD	YES	NO	NO	NO
	30	MASTER BEDROOM	Q	2'-10" X 1'-10"	FF	AWNING	WOOD CLAD	YES	NO	NO	NO
UPPER LEVEL	31	BEDROOM TWO	N	4'-10" X 4'-2"	FF	CASEMENT	WOOD CLAD	YES	NO	NO	NO
	33-34	BEDROOM ONE	N	4'-10" X 4'-2"	FF	CASEMENT	WOOD CLAD	YES	NO	YES	NO
	35	BEDROOM ONE	S	4'-10" X 4'-2"	FF	CASEMENT	WOOD CLAD	YES	NO	YES	YES
	36	BATHROOM ONE	T	2'-0" X 2'-11"	FF	CASEMENT	WOOD CLAD	YES	NO	YES	NO
	37-40	HALLWAY TWO	U	2'-5-5/8" X 2'-8"	FF	AWNING	WOOD CLAD	YES	NO	YES	NO
	41	BEDROOM TWO	V	6'-4" X 4'-2"	FF	FIXED	WOOD CLAD	YES	YES	YES	YES

WINDOW SPECIFICATIONS:

MANUFACTURE:	SIERRA PACIFIC
MODEL:	URBAN CASEMENT
GLASS:	STANDARD DUAL PANE, CLEAR
GRILL:	NONE
JAMB:	6-9/16 INCH
CLAD COLOR	BATTLESHIP GRAY #321
INTERIOR FINISH:	CLEAR
WOOD SPECIE:	DOUGLAS FIR
HARDWARE:	STANDARD CONTEMPORARY HANDLE
HARDWARE COLOR:	SATIN NICKEL
TRIM OPTIONS:	
EXTERIOR:	NONE
INTERIOR:	NONE

Door Schedule

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED
MAIN LEVEL	1	ENTRY	A	3'-0" X 8'-0"	FF	GLASS / PANELED OUTSIDE	WOOD CLAD	NO	YES
	2	GARAGE	B	8'-0" X 7'-0"	S	ROLL-UP, FOUR SECTION PANELS OUTSIDE	CEDAR	NO	NO
	3	GARAGE	C	2'-6" X 7'-0"	FF	PLANKS TO MATCH EXTERIOR SIDING OUTSIDE	CEDAR	NO	NO
	4	MASTER BATHROOM	D	2'-6" X 7'-0"	FF	GLASS / PANELED DOOR OUTSIDE	WOOD CLAD	YES	YES
	5	MASTER BEDROOM	E	2'-6" X 8'-0"	FF	GLASS / PANELED DOOR OUTSIDE	WOOD CLAD	YES	YES
	6	MASTER BEDROOM	E	2'-6" X 8'-0"	FF	GLASS / PANELED DOOR OUTSIDE	WOOD CLAD	YES	YES
	7	KITCHEN	F	12'-0" X 8'-0"	FF	GLASS / SLIDER OUTSIDE	WOOD CLAD	YES	YES
	8	LIVING ROOM	G	4'-4-3/4" X 8'-0"	FF	GLASS / SLIDER OUTSIDE	WOOD CLAD	YES	YES
	9	GARAGE	H	2'-6" X 6'-8"	ST	FLUSHED / PANELED DOOR, SELF CLOSING, ONE-HOUR RATED INSIDE	WHITE OAK	NO	NO
	10	KITCHEN	I	(2) PR 2'-4" X 7'-0"	ST	PLANKS TO MATCH WALL PANELS INSIDE	WHITE OAK	NO	NO
	11	HALLWAY ONE	J	2'-6" X 7'-0"	ST	PLANKS TO MATCH WALL PANELS INSIDE	WHITE OAK	NO	NO
	12	POWDER ROOM	K	2'-6" X 7'-0"	ST	FLUSHED / PANELED DOOR INSIDE	WHITE OAK	NO	NO
	13	LAUNDRY	L	(2) PR 1'-3" X 7'-0"	ST	PLANKS TO MATCH WALL PANELS INSIDE	WHITE OAK	NO	NO
	14	BEDROOM ONE	J	2'-6" X 7'-0"	ST	PLANKS TO MATCH WALL PANELS INSIDE	WHITE OAK	NO	NO
	15	MASTER CLOSET	M	(2) PER- 1'-3" X 7'-0"	ST	FLUSHED / PANELED DOOR INSIDE	WHITE OAK	NO	NO
	16	MASTER BATHROOM	N	2'-6" X 7'-0"	ST	FLUSHED / OPAQUE GLASS PANELED DOOR INSIDE	WHITE OAK	YES	YES
UPPER LEVEL	17	BATHROOM ONE	K	2'-6" X 7'-0"	ST	FLUSHED / PANELED DOOR INSIDE	WHITE OAK	NO	NO
	18	BEDROOM ONE	K	2'-6" X 7'-0"	ST	FLUSHED / PANELED DOOR INSIDE	WHITE OAK	NO	NO
	19	BEDROOM TWO	K	2'-6" X 7'-0"	ST	FLUSHED / PANELED DOOR INSIDE	WHITE OAK	NO	NO

DOOR SPECIFICATIONS (EXTERIOR):

MANUFACTURE:	SIERRA PACIFIC
MODEL:	STANDARD CASEMENT
GLASS:	STANDARD DUAL PANE, CLEAR
GRILL:	NONE
JAM:	6-9/16"
CLAD COLOR	BATTLESHIP GRAY #321
INTERIOR FINISH:	CLEAR
WOOD SPECIE:	DOUGLAS FIR
HARDWARE:	STANDARD CONTEMPORARY HANDLE
HARDWARE COLOR:	SATIN NICKEL
TRIM OPTIONS:	
EXTERIOR:	WOOD CASING TO MATCH EXISTING
INTERIOR:	WOOD CASING TO MATCH EXISTING

DOOR SPECIFICATIONS (INTERIOR):

MANUFACTURE:	TRUESTILE
MODEL:	TMIR13000
GLASS:	NONE
GRILL:	NONE
INTERIOR FINISH:	STAINED
WOOD SPECIE:	PLAIN SAWN WHITE OAK
THICKNESS:	1-3/4"
JAM WIDTH:	4" (VERIFY)
HINGES:	BRUSHED CHROME
HARDWARE:	EMTEK, FREESTONE LEVEL
HARDWARE COLOR:	SATIN NICKEL
PROFILES:	1/4" KERF CUT REVEAL
TRIM OPTIONS:	
INTERIOR:	NONE

DOOR SPECIFICATIONS (ENTRY):

MANUFACTURE:	SIERRA PACIFIC
MODEL:	STANDARD CASEMENT
GLASS:	STANDARD DUAL PANE, CLEAR
GRILL:	NONE
JAM:	6-9/16"
CLAD COLOR	BATTLESHIP GRAY #321
INTERIOR FINISH:	CLEAR
WOOD SPECIE:	DOUGLAS FIR
HARDWARE:	STANDARD CONTEMPORARY HANDLE
HARDWARE COLOR:	SATIN NICKEL
TRIM OPTIONS:	
EXTERIOR:	WOOD CASING TO MATCH EXISTING
INTERIOR:	WOOD CASING TO MATCH EXISTING

DOOR NOTES:

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

WINDOW NOTES:

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

NOTE:

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

TEMPERED GLASS NOTE:

EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED GLASS; THE FOLLOWING LOCATIONS SHALL BE HAZARDOUS LOCATIONS FOR GLAZING:

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

SYMBOLS

WINDOW REFERENCES — WINDOW NUMBER

DOOR REFERENCES — DOOR NUMBER

ABBREVIATIONS

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

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PROJECT NO.
21-08

ISSUE:

DRAWN BY:
C.O.

WINDOW & DOOR SCHEDULE (PROPOSED)

SCALE: 1/4" = 1'

A10.0

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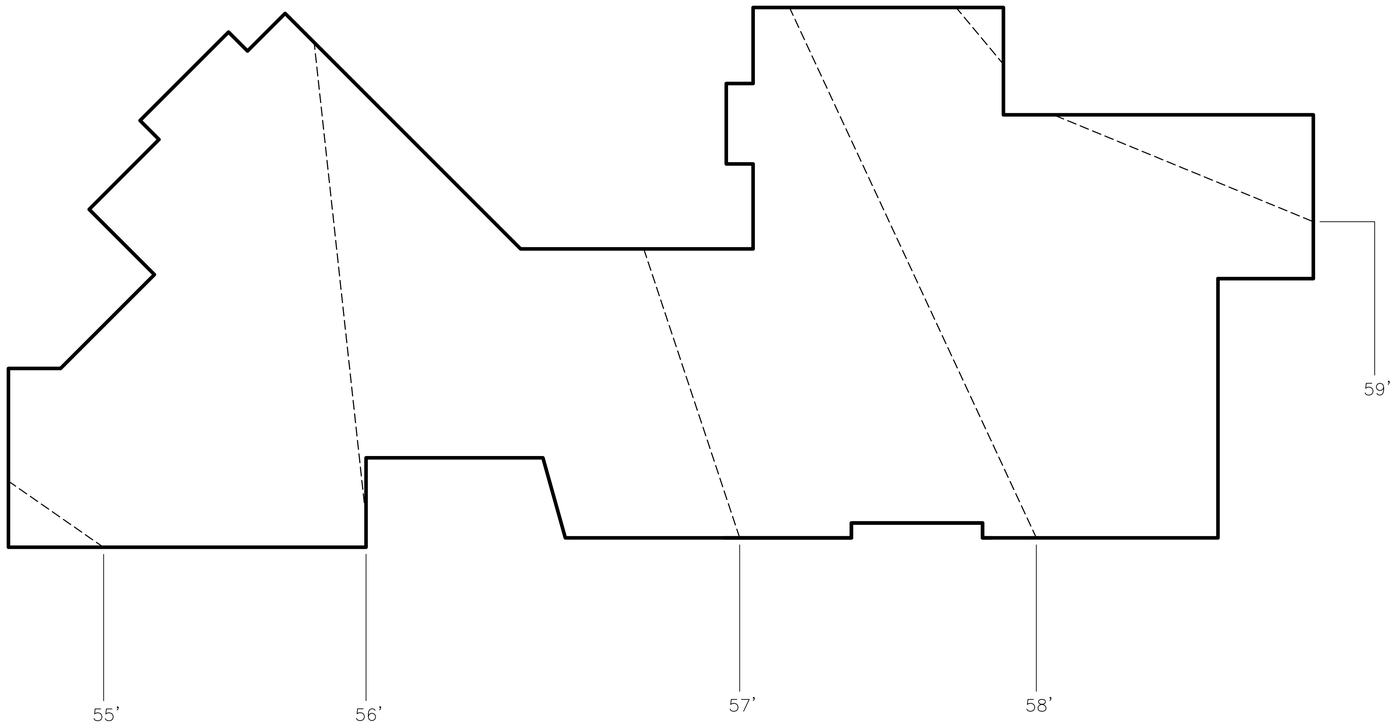


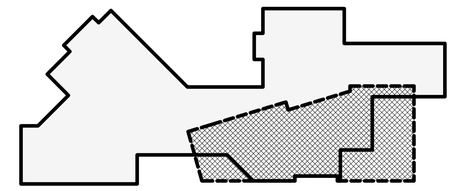
AVERAGE NATURAL GRADE

DWELLING AVERAGE NATURAL GRADE			57.5 FT
ELEV.	LINE	LENGTH	TOTAL
55 FT	0	6.5'	0'
56 FT	1	26.5'	26.5'
57 FT	2	17.0'	34.0'
58 FT	3	32.8'	98.4'
59 FT	4	20.0'	80.0'
TOTAL		102.8'	238.9'

MATH: 238.9 / 102.8 = 2.32
FACTOR: = 2.3
A.N.G. = 55 FT + 2.3 FACTOR =57.3 FT

VOLUME ANALYSIS

MAIN LEVEL FLAT	1,184.6 SF X 11	13,030.6 CU.FT.
UPPER LEVEL FLAT	415.4 SF X 10	4,154.0 CU.FT.
ATTACHED GARAGE	200.0 SF X 11	2,200.0 CU.FT.
VOLUME ALLOWED		19,384.6 CU.FT.
VOLUME PROPOSED		13,938.7 CU.FT.



LEGEND

- LOWER LEVEL FLAT ROOF
- UPPER LEVEL FLAT ROOF
- MAIN LEVEL FOOTPRINT
- UPPER LEVEL FOOTPRINT

N

0 5 10 15

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

GRAPHIC SCALE

Attachment 4

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
26615 CARMEL CENTER PLACE, STE 102
Carmel, CA 93923
OFFICE: 831.625.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

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REVISIONS:

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

PROJECT NO.
21-08

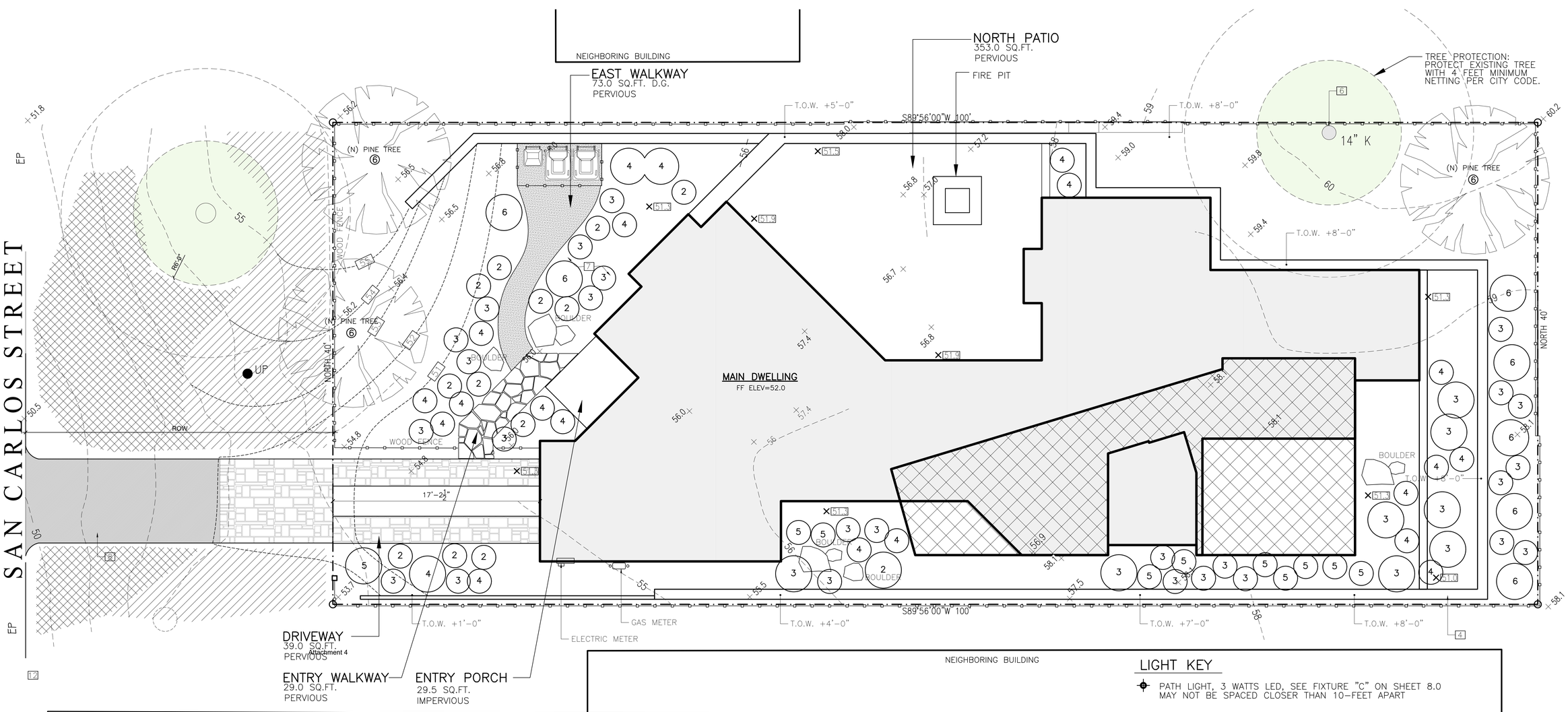
ISSUE:

DRAWN BY:
C.O.

VOLUME ANALYSIS & AVERAGE NATURAL GRADE PLAN

SCALE: 1" = 1/4"

A11.0



Attachment 4

LIGHT KEY

PATH LIGHT, 3 WATTS LED, SEE FIXTURE "C" ON SHEET 8.0
MAY NOT BE SPACED CLOSER THAN 10-FEET APART

FORESTRY NOTE:

CITY FORESTER REQUIREMENT:

A. TREE PROTECTION ZONE- THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 FOOT HIGH TRANSPARENT FENCING IS REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY FORESTER. TREE PROTECTION SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT WRITTEN APPROVAL. THE FENCING MUST BE MAINTAINED UPRIGHT AND TAUGHT FOR THE DURATION OF THE PROJECT. NO MORE THAN 4 INCHES OF WOOD MULCH SHALL INSTALLED 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.
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E. ALL IVY AND ACACIA SHALL BE ERADICATED FROM LOT AND PUBLIC RIGHT OF WAY

PLANT INDEX

No.	BOTANICAL NAME	COMMON NAME	SIZE
1	AGAPANTHUS PETER PAN	LILY OF THE NILE	1 GAL
2	CISTUS DORIS HIBBERSON	ROCK ROSE	5 GAL
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	CERATOSTIGMA PLUMBAGINOIDES	DWARF PLUMBAGO	1 GAL

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2. 1-INCH ELECTRIC VALVES
3. FILTER PLUS REGULATOR FOR EACH VALVE
4. ELECTRIC CONTROLLER
5. EACH PLANT TO BE ON DRIP SYSTEM
6. ALL PLANTS WILL BE PLANTED WITH AGRIFORM
7. TABS FOLLOWING MANUFACTURE DIRECTIONS.
8. COMPOST WILL BE MIXED WITH SOIL AT 2:1

GENERAL NOTES

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2. 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.

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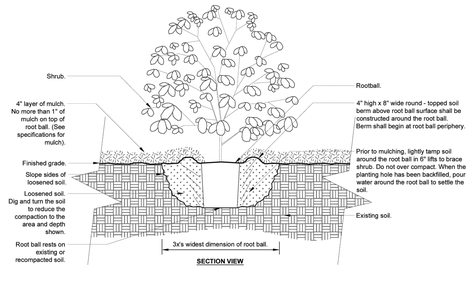

Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

1 SHRUB - UNMODIFIED SOIL

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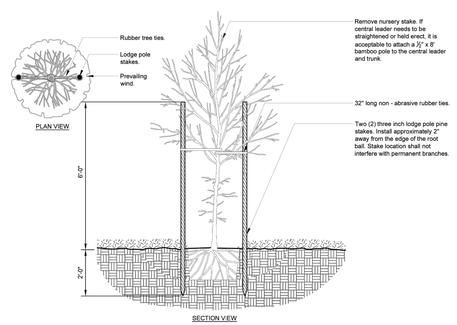

2 TREE STAKING - LODGE POLES (2)

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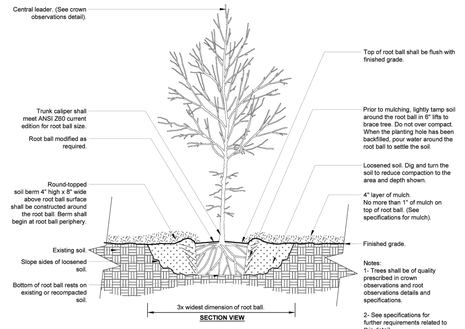

3 TREE w/ BERM (EXISTING SOIL NOT MODIFIED)

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N

0 5 10 15

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

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PROJECT NO.
21-08

ISSUE:
04-01-24
10-15-24
01-07-25
02-12-25

DRAWN BY:
C.O.

LANDSCAPE PLAN
(PROPOSED)

SCALE: 1" = 1/4"

L1.0

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Re: CODG: DS 22/331 - Collins

Evan Kort <ekort@ci.carmel.ca.us> Fri, May 9, 2025 at 3:39 PM
To: Evan Kort <ekort@ci.carmel.ca.us>

---------- Forwarded message ---------
From: **Hongxia Liu** <REDACTED>
Date: Wed, May 7, 2025 at 3:51 AM
Subject: Re: CODG: DS 22/331 - Collins
To: Claudio Ortiz <REDACTED>
Cc: Carmel Planning Department <ekort@ci.carmel.ca.us>, Franshisca Delgado <REDACTED>

Hi dear Claudio:

I hope you are well….and look forward to the "final design study" public hearing as scheduled for May 14.

Your design may have already incorporated good considerations for proper draining of rain/storm water from the north-side higher ground on the hill (including my property). Still I want to alert about such an important design need by attaching a reality video I took two months ago on March 12 in my backyard during a rainy day for your kind reference. You can see the puddles and much water needed to flow downward!

During heavy rain and storms, there has been A LOT run-off water on the ground - from the houses and their backyards up in the north all the way down to the south on San Carlos Street. The stormwater obviously needs to flow to somewhere down, but ideally without flooding the basement of any houses, down or up.

I would be keen to learn about your design in this regard and hope for a peace of mind. 😊

Thanks and regards,
Hongxia

Video.mov
7022K

City of Carmel-by-the-Sea

COMMUNITY PLANNING AND BUILDING DEPARTMENT

Errata Memorandum
Planning Commission Meeting Date: May 14, 2025

To: Planning Commission & interested parties

From: Evan Kort, Senior Planner

Date: May 13, 2025

Subject:DS 22-331 (Collins); San Carlos 3 southeast of 1st Avenue

---

Commissioners,

On May 12, 2025, staff and the project applicaticant received correspondence from an adjacent neighbor raising concerns regarding the proposed landscape plan, specifically the proposed locations of the upper canopy trees. The correspondence stated, in part: "*we object to the placement of the new monterey pine in the corner of the lot closest to our property at the SW corner of Mission & 1st.*" In summary, their concern was primarily an issue regarding potential view impacts.

On May 13, 2025, staff received from the applicant a revised landscape plan and site plan that relocates one of the proposed upper canopy trees from the northeast corner of the site to the northwest portion of the site. With the proposed changes, all new upper canopy trees are proposed to be located at or near the northwest corner of the site (see enclosed and Figures 2 and 3, below).

Planning staff and the city forester has reviewed the proposed changes and finds the proposed alternative locations acceptable. The concerned neighbor is also agreeable to the proposed changes.

The enclosed site plan and landscape plan superceedes the proposed site plan and landscape plan included in the staff report as Attachment 3.

The intent of this errata memo is only provide for the substitution of the site plan and landscape plan to address the change in location of the upper canopy trees proposed to be planted on-site to meet the recommended tree density. All other components of the staff report, resolution, and associated Conditions of Approval shall remain in full force and effect.

Best regards,

Evan Kort
Senior Planner

Encl. Figures - Comparason of Existing and Proposed Tree Locations
Revised Site Plan and Landscape Plan.

Figures - Comparason of Existing and Proposed Tree Locations

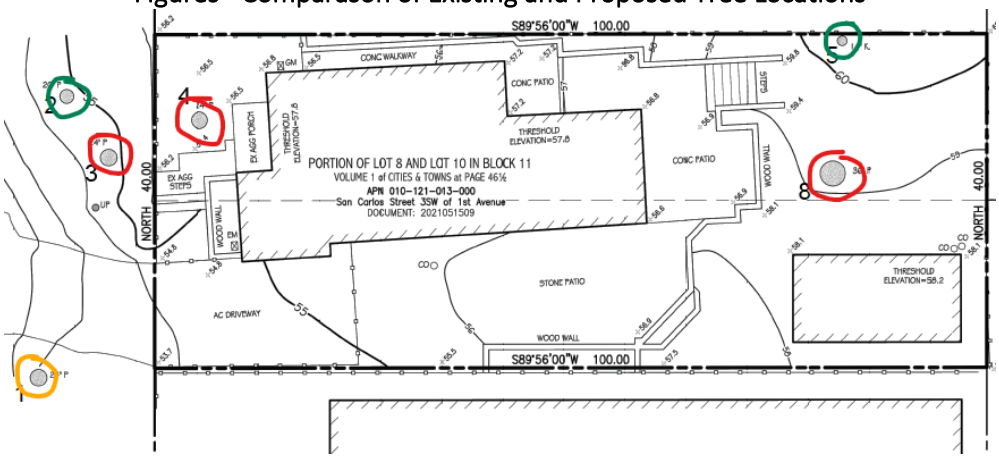


Figure 1. Site Survey from Preliminary Site Assessment (dated February 2022). Green circle = tree to remain; Orange circle = Tree planned for removal (on city work order); Red circle = Tree removed since survey conducted.

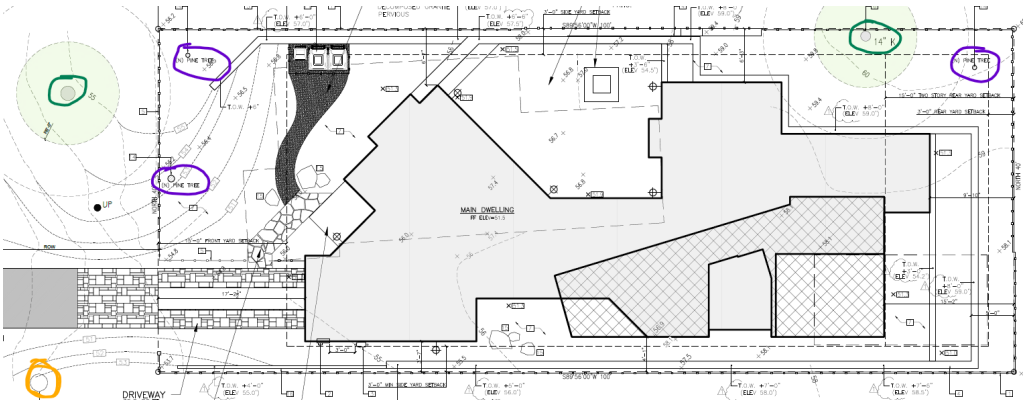


Figure 2. Proposed site plan from staff report. Green circle = tree to remain; Orange circle = Tree planned for removal (on city work order); Purple Circle = Proposed Upper Canopy Trees (Monterey pine)

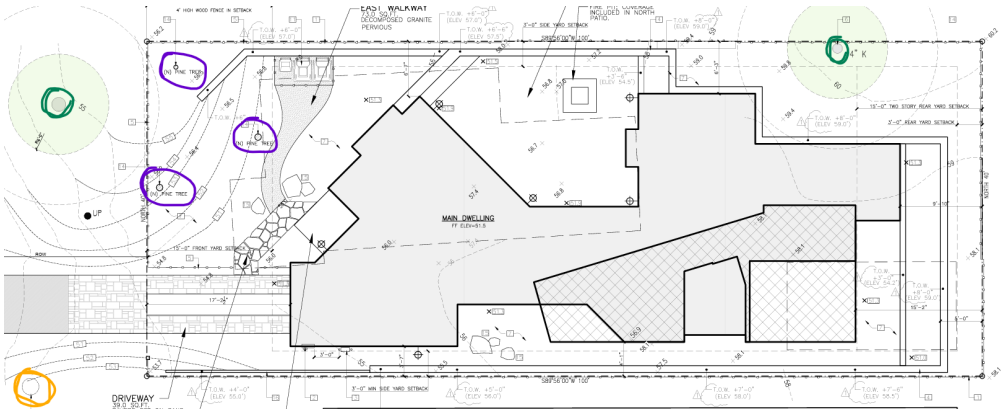
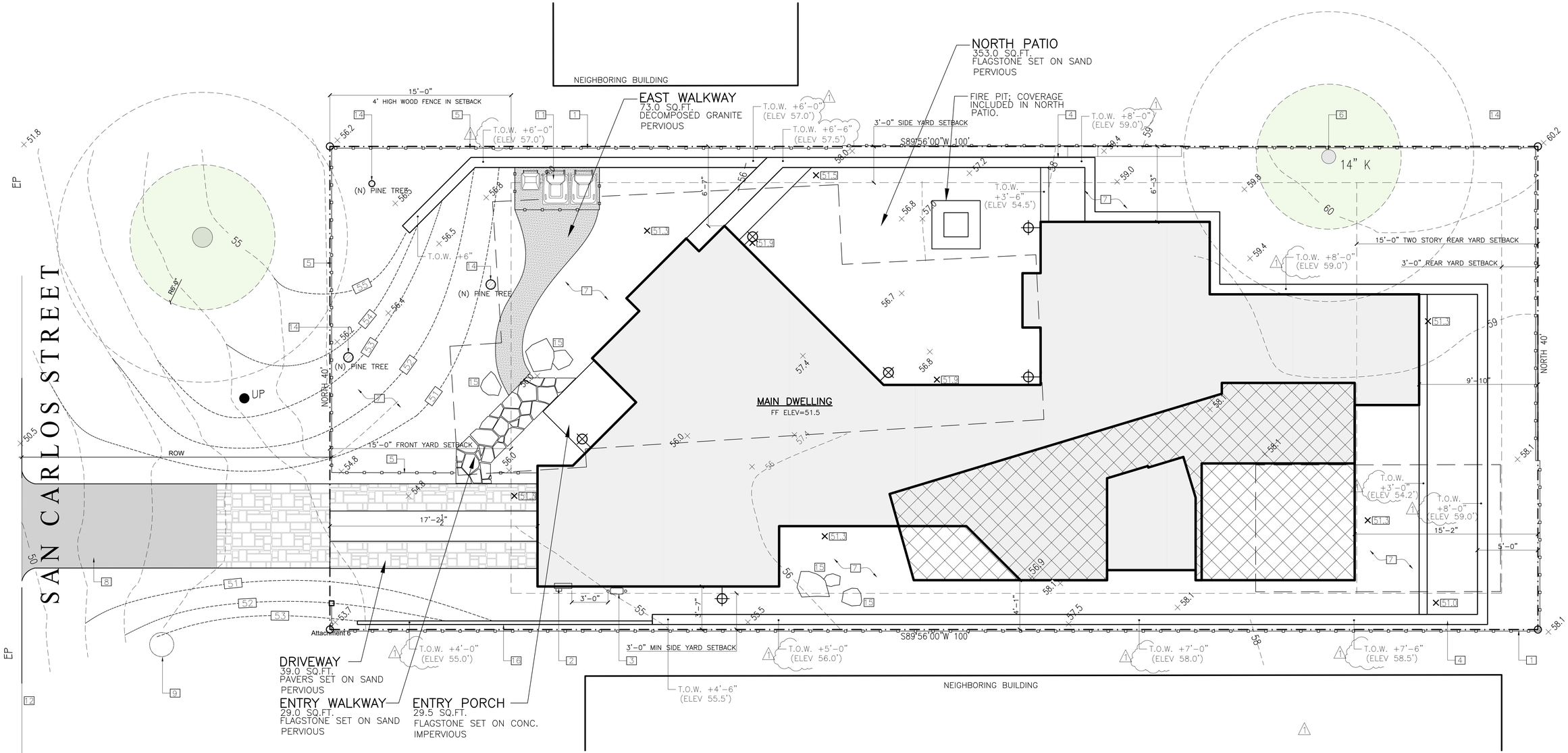


Figure 3. Revised site plan with new tree planting locations. Green circle = tree to remain; Orange circle = Tree planned for removal (on city work order); Purple Circle = Proposed Upper Canopy Trees (Monterey pine)



FORESTREE NOTES

A. TREE PROTECTION ZONE. THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 FOOT HIGH TRANSPARENT FENCING IS REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY FORESTER. TREE PROTECTION SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT WRITTEN APPROVAL. THE FENCING MUST BE MAINTAINED UPRIGHT AND TAUGHT FOR THE DURATION OF THE PROJECT. NO MORE THAN 4 INCHES OF WOOD MULCH SHALL INSTALLED BE WITHIN THE TREE PROTECTION ZONE. WHEN THE TREE PROTECTION ZONE IS AT OR WITHIN THE DRIP LINE, NO LESS THAN 6 INCHES OF WOOD MULCH SHALL BE INSTALLED 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE OUTSIDE OF FENCING.

B. THE STRUCTURAL ROOT ZONE (SRZ) STRUCTURAL ROOT ZONE SHALL BY 6 FEET FROM THE TRUNK OR 6 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 5" ABOVE THE SOIL LINE, WHICHEVER IS GREATER. ANY EXCAVATION OR CHANGES TO THE GRADE SHALL BE APPROVED BY THE CITY FORESTER PRIOR TO WORK. EXCAVATION WITHIN THE STRUCTURAL ROOT ZONE SHALL BE PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.

C. FOOTINGS MAY NOT TRENCH THROUGH MORE THAN 25% OF THE SRZ. PIERS AND CANTILEVERS ARE ACCEPTABLE. A PARTIAL FOUNDATION PLAN SHALL BE PROVIDED FOR THE FOUNDATIONS LOCATED WITHIN SRZ SHOWING THE HOW PIERS WILL BE USED WITHIN THE SRZ (I.E. BRIDGED FOUNDATION/STEM WALLS).

KEY NOTES

1. WOOD FENCE; 6FT, RDWD SEE SH. A4.0
2. NEW 200 AMP ELEC. SERVICE ENTRANCE
3. GAS METER: PROVIDE A CLEAR & LEVEL SURFACE: WIDTH–48" DEPTH–36" HEIGHT–78"
4. PLASTER RETAINING WALL
5. WOOD FENCE; 4FT, RDWD SEE SH. A4.0
6. EXISTING TREE TO REMAIN
7. NEW LANDSCAPING
8. NEW ASPHALT DRIVEWAY
9. TREE SCHEDULED TO BE REMOVED BY PUBLIC WORKS
10. ---
11. TRASH AREA ENCLOSED WITH 4FT WOOD FENCE
12. STREET EDGE
13. ---
14. NEW PINE TREE
15. LANDSCAPE ROCK
16. WOOD RETAINING WALL

LEGEND

- (N) MAIN LEVEL
- (N) UPPER LEVEL
- PROPERTY LINE
- MIN. SETBACKS
- PREVIOUS DESIGN STUDY FOOTPRINT WITH ADVERSE VIEWSHED IMPACTS
- LIGHT FIXTURE, SEE SHEET A8.0 FOR SPEC'S
- HB HOSE BIB
- GAS GAS VALVE
- EXISTING TREE
- NEW TREE
- TREE TO BE REMOVED
- 100 NEW ELEVATION MARKER
- 55 NEW CONTOURS

N

0 5 10 15

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

GRAPHIC SCALE

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DRAWN BY: C.O.

SITE PLAN (PROPOSED)

SCALE: 1" = 1/4"

A1.1

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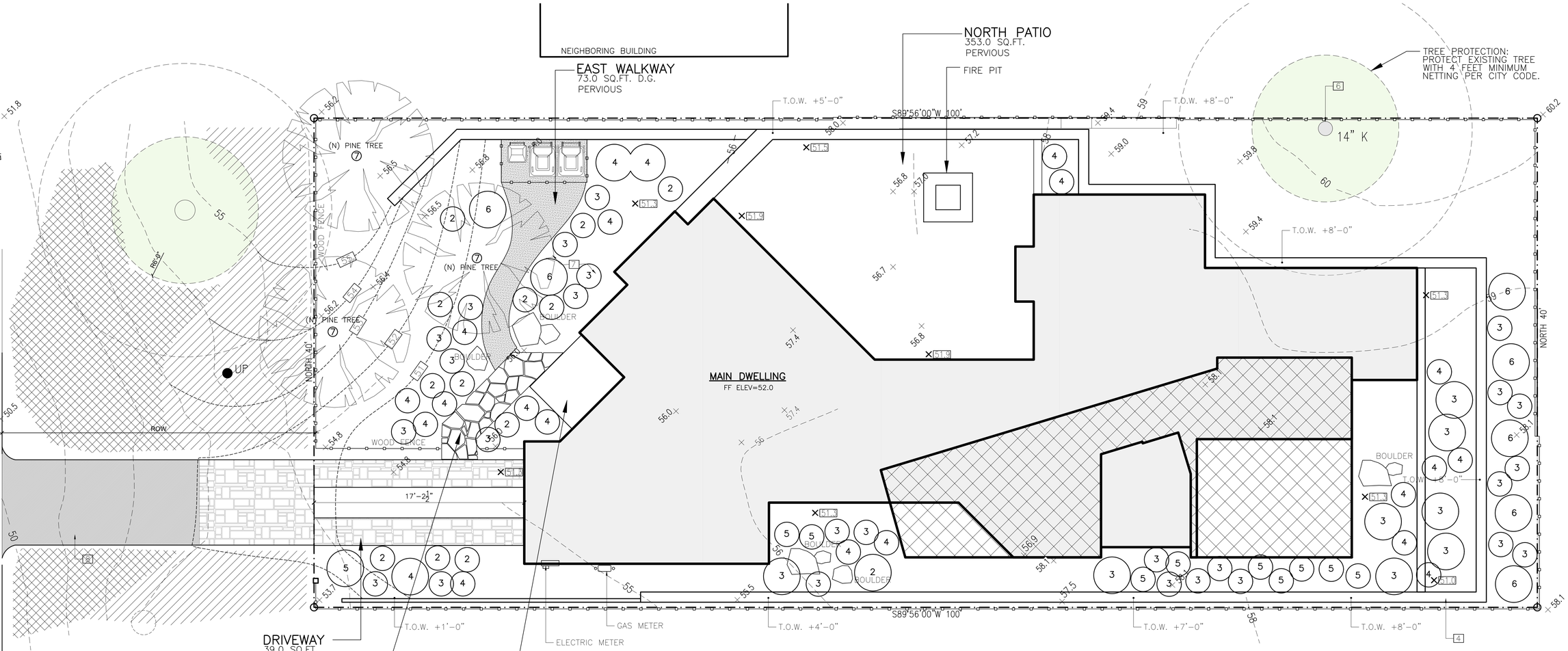

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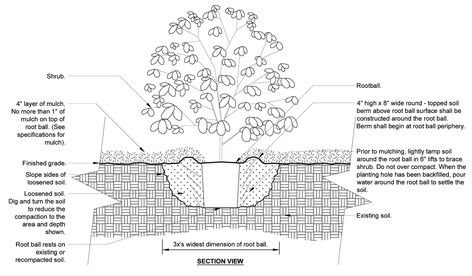

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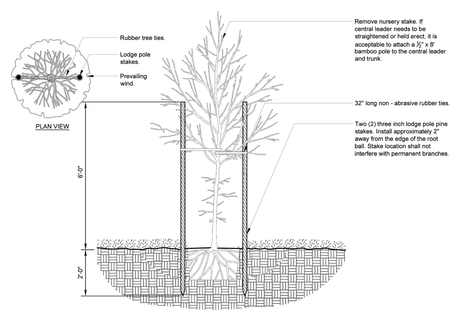

2 TREE STAKING - LODGE POLES (2)

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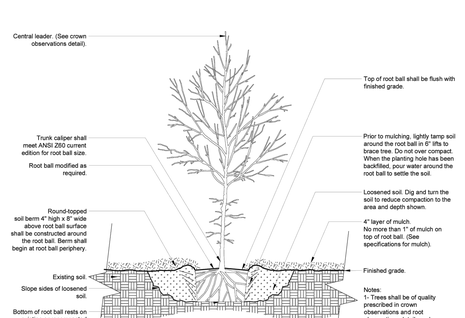

P-X TREE w/ BERM (EXISTING SOIL NOT MODIFIED)

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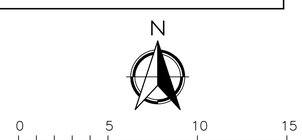

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REVISIONS:
05-06-25 ⚠1
05-09-25 ⚠3
05-13-25 ⚠4

PROJECT:
Collins Residence
San Carlos, 3 SW of 1St, Carmel-By-The-Sea
Monterey County, California
Block: 11 Lot: North Port of 8 & SouthPort of 10
APN: 010-121-013-000
PROJECT NO.
21-08

ISSUE:
04-01-24
10-15-24
01-07-25
02-12-25
DRAWN BY:
C.O.

LANDSCAPE PLAN
(PROPOSED)

SCALE: 1' = 1/4"

L1.0

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

May 14, 2025
ORDERS OF BUSINESS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Anna Ginette, AICP, Community Planning And Building Director
SUBJECT:	Review of Draft Housing Element Amendment: Revised Chapter 2, New Appendix C

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

Executive Summary:

The Planning Commission is reviewing a draft amendment to the 6th Cycle Housing Element, originally adopted on April 8, 2024, by the City Council and certified by the State Department of Housing and Community Development (HCD). The amendment is in response to concerns about the inclusion of city-owned sites (Vista Lobos and Sunset Center) as potential affordable housing locations. The Council directed staff to explore alternative affordable housing sites and programs.

The amendment includes revisions to Chapter 2 (Goals, Policies, and Programs) and a complete rewrite of Appendix C (Housing Sites Inventory Analysis). Key changes include the removal of programs related to city-owned sites and the introduction of five new housing strategies: Hotel-to-Residential Conversion, Downtown Live/Work, Downtown Mixed-Income Incentive Program, Religious Facility-Owned Property, and Accessory Dwelling Units (ADUs). These strategies aim to incentivize affordable housing development through various measures.

Recommendation:

Receive presentation and public comments. Question and answer period. Provide feedback on the draft revisions.

Background and Project Description:

On April 8, 2024, the City Council adopted the 6th Cycle Housing Element, which covers the 2023-2031

planning period. The City is responsible to plan for 349 new housing units by 2031.

On April 25, 2024, the State Department of Housing and Community Development (HCD) certified the City's Housing Element. Two city-owned sites, Vista Lobos and Sunset Center, were included as potential affordable housing sites to achieve certification (Housing Element Program 1.1.B: City-Owned Sites).

On July 9, 2024, in response to concerns regarding the redevelopment of the city-owned sites, the City Council passed Resolution 2024-062 (Attachment 1) directing staff to begin work immediately on exploring and developing alternative affordable housing sites and programs, and submit a formal general plan housing element amendment that provides alternative affordable housing opportunities and removes the need for housing units at Vista Lobos and Sunset Center. Additionally, City staff were directed to return to the City Council in September and October of 2024 with updates on progress.

On September 10, 2024, and October 1, 2024, the City Council received updates on the joint efforts of the Affordable Housing Alternatives (AHA) community group and City staff to explore strategies to provide affordable housing in lieu of developing city-owned sites.

A third update was provided on December 3, 2024, and focused on four strategies that City staff and the AHA Group were working on to provide affordable housing that reflected the village's character: 1) Accessory Dwelling Units, 2) Hotel-to-Residential Conversions, 3) Church Sites, and 4) Downtown Housing Opportunities.

Over the last four months, five strategies have emerged from extensive analysis (Housing Element, Appendix C), resulting in revised housing element programs (Housing Element, Chapter 2).

Chapter 2: Goals, Policies, and Programs: Several changes have been made to Chapter 2, including removing existing programs and adding or substantially revising existing ones. As a result, the numbering of many of the programs has changed. Of particular note, existing Program 1.1.B City-Owned Sites is proposed to be entirely removed. In its place is Program 1.1.B Development on Small Sites, which is currently 1.1.C. You will see similar changes throughout Chapter 2.

Other program deletions include:

- Program 1.3.E Amend the A-2 Zoning District;
- Program 1.3.I Implement Sate Law SB 10 Opportunities to Maximize Feasibility of Development in Strategic Locations

In addition to the more substantive revisions to the housing element programs related to the five strategies (discussed in more detail below), other minor modifications to Chapter 2 are proposed, including grammar, sentence structure, and formatting.

A more visually prominent formatting change involves moving the “Quantified Objectives, Timeframe, Responsible Party, and Funding Source” lines from the end of each program to the beginning, following the program title.

You will also note that “# TBD” follows the Quantified Objectives. This information will be forthcoming in future drafts of Chapter 2.

The timeframe to complete program implementation has been updated for many programs to account for the time devoted to this housing element amendment. For example, the December 2024 deadlines are proposed to be extended to June 2026.

Another minor change to Chapter 2 is the removal of scattered quotes throughout the chapter.

Appendix C: Housing Sites Inventory Analysis: Appendix C has been entirely rewritten due to the amount of analysis required to support the identification of alternative sites for affordable housing. A summary of the new site's inventory is provided in the table below. Across the five strategies, several sites have been identified that can accommodate at least 149 affordable housing units to allow for the transfer of these units from the city-owned sites at Sunset Center and Vista Lobos. These sites still require review and acceptance by the State Department of Housing and Community Development (HCD).

	Very Low-Income Units	Low- Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
RHNA Figures					
Total RHNA	113	74	44	118	**349**
Credits (ADUs and Pipeline Projects)	13	13	13	29	**68**
Remaining RHNA	**100**	**61**	**31**	**89**	**281**
Production by Program					
ADUs	**23**	**23**	**23**	**8**	**77**
Hotel Conversion	**40**	**40**	**40**	**41**	**161**
Church Properties	**33**	**32**	**0**	**0**	**65**
All Saints' Episcopal	10	10	0	0	20
First Church of Christian Science	7	6	0	0	13
Church of the Wayfarer	16	16	0	0	32
Live/Work Units	**43**	**42**	**0**	**0**	**85**
Mixed-Income Incentive Program	**3**	**3**	**3**	**18**	**27**
Other Housing Opportunities	**0**	**2**	**0**	**52**	**54**
Forest Cottages Specific Plan	0	2	0	4	6
Other Market Rate Scatttered Sites	0	0	0	48	48
Total Capacity	**142**	**142**	**66**	**119**	**469**
Over Remaining RHNA	42	81	35	30	**188**
% Over Remaining RHNA	42%	133%	113%	34%	**67%**

SOURCE: City of Carmel-by-the-Sea, Community Planning & Building Department C-36

Staff Analysis:

The five strategies are summarized below:

Hotel-to-Residential Conversion (Hotel 'Key' Transfer): The hotel key transfer program is a more developed version of the Transfer of Development Rights (TDR) program in the current housing element. The TDR program was a carryover from the 5th cycle housing element (2015-2023) and did not receive any interest from the development community. City staff retained this program in the 6th cycle element to garner more interest through education and promotion.

As part of the amendment effort, the program has been reinvented into what City staff and the AHA Group believe to be a more profitable venture for property owners and developers while providing the community with much-needed affordable housing. The program incentivizes the conversion of hotels into mixed-income affordable housing in the following ways: allowing the hotel keys to be transferred to another site within the commercial district; water credits; increased density for the converted hotels; hotel residential suites on the hotel site receiving the hotel keys; streamlined review, expedited permitted, and reduced permitting fees.

This program is estimated to provide up to 161 units.

Downtown, Live/Work: The live/work strategy is a new type of housing geared towards vacant or

underutilized commercial spaces in and around Carmel's courtyards and intrablock walkways or above commercial spaces where offices once were. This housing type would have a commercial storefront with living space at the rear. The housing would be deed-restricted affordable and eligible for the following incentives: water credits, expedited processing, and waived/reduced permit fees. The benefit to property owners participating in this program is filling vacancies at a higher rent, even with a deed restriction, than under current conditions.

This program is estimated to provide up to 85 units.

Downtown, Mixed-Income Incentive Program: The Mixed-Income Incentive Program incentivizes the creation of mixed-income housing (some affordable units and some market-rate units) either through adaptive re-use of existing buildings or demolition of existing structures and construction of new buildings. Incentives for this program would include: allowing a higher density (e.g., more residential units than what would typically be allowed); water credits; expedited processing; and waived or reduced permit fees. The benefit of this program is that it distributes housing throughout the downtown area rather than concentrating it in one location.

This program is estimated to provide up to 27 units.

Religious Facility-Owned Property: This program is aligned with Senate Bill (SB) 4, the Affordable Housing on Faith and Higher Education Lands Act of 2023. This legislation allows housing to be constructed on land owned by religious institutions regardless of local general plan or zoning regulations. The maximum permitted density is 20 dwelling units per acre, and all housing units must be affordable to lower-income households. The benefit of this program is that it opens up housing opportunities where they might not otherwise be allowed and streamlines the approval process for religious facilities.

This program is estimated to provide up to 65 units.

Accessory Dwelling Units (ADUs): This program is in the adopted 6th cycle Housing Element. The amendment effort looked at ways to incentivize ADUs so that they could be counted towards the City's lower-income Regional Housing Needs Allocation (RHNA). Of the 349 units the City has been allocated, 231 must be affordable to very low, low, and moderate-income households. The revised program includes specific efforts the City will take in support of ADUs, including the following: complete the update to our local ADU ordinance, incorporating any new state laws that have taken effect since April 2024; continue to monitor changes in state law and update our local ordinance accordingly; develop a process for reviewing plans submitted for pre-approval; develop a process for approving unpermitted ADUs under the State amnesty program; explore promotion of ADUs to local workers; explore a renter match program; incentivize deed-restricted ADUs in exchange for water credits; and, continued outreach and education.

This program is estimated to provide up to 77 units.

Other Program Changes:

EXISTING: Program 1.3.D Overnight Visitor Accommodation-Employee Housing Program
NEW: Program 1.1.G Hotel Employee Housing Program

This program allows a property owner to convert an existing hotel room into a deed-restricted affordable employee housing unit and replace the hotel room on-site. The program is proposed to be expanded to allow for the transfer of the hotel room off-site or the selling of the 'hotel key' to another hotel property in Carmel.

EXISTING: Program 3.1.G Establish Minimum Densities and Ministerial Approval Process
NEW: Program 3.1.G Establish Minimum Densities

The adopted housing element program commits to establishing a minimum density of 33 dwelling units per acre in the commercial and multi-family zoning districts. The purpose of setting a minimum density is to encourage a higher yield of residential units. The program amendment would change the minimum density to 22 dwelling units per acre with a maximum density of 40 dwelling units per acre. Up to 88 dwelling units per acre would be allowed when affordable housing is included, which the zoning code currently allows.

Next Steps:
A joint City Council/Planning Commission meeting has been scheduled for Tuesday, May 20th. Following that meeting, all feedback received will be considered before City staff meets again with HCD to discuss the proposed amendments.

Other Project Components:

N/A

Attachment 1: Housing Element, Chapter 2, Adopted
Attachment 2: Housing Element, Chapter 2, Revised Clean Version 1.3
Attachment 3: Housing Element, Chapter 2, Revised Redlines Version 1.3
Attachment 4: Housing Element, Appendix C, Adopted
Attachment 5: Housing Element, Appendix C, New Version 1.3

2.0 Goals, Policies, and Programs

2.1 Introduction

The City is responsible for enabling the production of housing by reducing regulatory barriers, providing incentives, and supporting programs that create or preserve housing, especially for vulnerable populations. To enable the construction of quality housing, the City has identified the following goals:

Goal HE-1 Facilitate Housing Construction

Goal HE-2 Protect Affordable Housing and Improve the Housing Stock

Goal HE-3 Provide Opportunities for New Affordable and Other Special Needs Housing

Goal HE-4 Exemplify Sustainable Development and Energy Conservation

Goal HE-5 Publicize Housing Needs and Resources

The City's demographic and housing needs assessment, including contributing factors to housing disparities, formed an integral part of program development. Highlights include: the predominant age group in 2019 was between 65 to 74 years of age; the population was comprised of over 85% White individuals; the unemployment rate was 0.1 percent; above-moderate households made up the majority of households at 62 percent; and 57 percent of total households were owner occupied and 43 percent renter occupied. Of note, 23 percent of household are cost burdened and 23 percent are severely cost burdened. Detailed information is provided in Appendix A.

Additionally, the majority of the sites identified in the Site Inventory were not identified in the 5th Cycle Housing Element. The Policies and Programs below are intended to reduce the regulatory barriers to redevelop of these sites and to demonstrate the City is taking measures to ensure construction of more units, in the 6th cycle.

2.2 What's New

This section provides an overview of significant new policy and program directions being taken by the City of Carmel-by-the-Sea to address housing issues in the community and the larger Monterey Bay Area.

Affirmatively Furthering Fair Housing

The new policy direction that the City will undergo during the 6th Cycle Housing Element Update involves addressing historic economic and racial segregation patterns. In 2018, the California Legislature established an independent state mandate to affirmatively further fair housing (AFFH). Affirmatively furthering fair housing is defined specifically as taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity by replacing segregated living patterns with truly integrated and balanced living patterns; transforming racially and ethnically concentrated areas of poverty into areas of opportunity; and fostering and maintaining compliance with civil rights and fair housing laws.

Contributing Factors

The following contributing factors that impact fair housing and affirmatively furthering fair housing (AFFH) within the City were identified and prioritized as follows:

High Priority

- Lack of affordable housing;
- Lack of adequate housing stock that meets the needs of residents;
- Jobs-worker imbalance;
- Lack of accessible units for individuals with disabilities;
- Lack of Transitional and Supportive Housing/Emergency Shelters;
- There is a lack of developable land, and the City is subject to additional coastal zone regulations;
- Lack of racial and ethnic diversity within the City; and
- Cost of land, materials, and labor which limit profitability of affordable housing.

Medium Priority

- Lack of access to information about fair housing rights; and
- Limited knowledge of fair housing by residents.

More detailed AFFH information is located in Appendix A. The City of Carmel-by-the-Sea is adopting new policies and programs through the update of this 6th Cycle Housing Element, to align with the state's new AFFH mandate. Policies and programs that support this alignment are identified with the letters "AFFH."

2.3 Program Overview and Quantified Objectives

Quantified Objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. The Quantified Objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve, based on needs, resources, and constraints. These objectives will focus communication between the City and HCD with future Annual Progress Reports (APRs). HCD does not require that all objectives must be met, rather, it is a goal that enables objective assessments about program effectiveness so the City can make informed determinations to continue, modify, or delete programs with the next Housing Element update Cycle. Table 2-1, Quantified Objectives, provides an estimate of the number of units likely to be constructed, rehabilitated or conserved/preserved in Carmel-by-the-Sea in the 6th Cycle.

Table 2-1 Quantified Objectives Summary

Income Category	New Construction	Rehabilitation*	Conservation/ Preservation**
Extremely Low	61	-	-
Very Low	60	5	-
Low	93	5	50
Moderate	61	6	-
Above Moderate	135	400	-
Total	410	416	50

SOURCE: City of Carmel-by-the-Sea 2023

NOTES: *The City has approximately 3,800 residential units, 60 (or about one percent) of which are affordable units. Each year the City processes approximately 100 building permits for remodels, additions, and other construction, which rehabilitates the existing housing stock. For the lower-income categories rehabilitation goals, the City assumes that one percent of the total permits processed will be for affordable units. Under these assumptions, the City would rehabilitate two units of affordable housing a year or approximately 16 units throughout the 2023-2031 planning cycle. This represents approximately 30 percent of the City's existing affordable housing inventory.

**The City has no units at risk of converting to market rate during this planning cycle.

2.4 Goals, Policies and Programs

Community input has been and continues to be an integral part of the development of policies and programs for the 6th Cycle Housing Element. The purpose of this section is to set forth goals, policies, and programs to further the development of housing for all income levels in the community. The Implementation Programs listed below provide a workplan for programs to ensure timely implementation and tracking. The following programs are will be implemented city-wide, unless otherwise specified below.

"... The land as it exists now, the way it's zoned, could support the 349 units, plus the buffer. So, the question then is how do we get people excited about developing some of those units?

That's where these programs and processes come into play and that's why we need to amend the Municipal Code, to codify those things..."

May 24, 2023 Housing Ad Hoc Committee Community

GOAL H1 FACILITATE HOUSING CONSTRUCTION

Policy 1.1: Ensure adequate sites are available to **meet the City's projected housing** growth needs.

Program 1.1.A: Adequate Sites

The City has a RHNA or growth need of 113 units affordable to Extremely Low- and Very Low-Income households. The City's General Plan and Municipal Code provide for housing types at appropriate densities to accommodate the RHNA. The City will encourage and facilitate the development of new units consistent with the RHNA by continuing to work with housing providers such as the Carmel Foundation and will actively find new organizations to partner with. The City also offers incentives and concessions outlined in Programs listed below.

The Planning Division shall annually evaluate and report to the City Council on the City's progress in meeting its Housing Element objectives, as well as remain in compliance with the no-net loss requirements of Government Code Section 65863.

Quantified Objective: **61 Extremely Low, 60 Very Low, 93 Low, 61 Moderate and 135 Above Moderate-Income housing units**
Timeframe: **Maintain adequate sites to meet RHNA through June 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly Program 3-3.1.a: Adequate Sites)

Program 1.1.B: City-Owned Sites - AFFH

The City plans to make three (3) sites (#1, #2, and #3 in the Sites Inventory) available over the next five years for the potential development of 149 total units over the three sites (124 affordable to lower-income households and 25 for moderate-income households). These sites are planned to remain in City ownership and are anticipated to be made available for development through long-term leases. These sites are locations for affordable housing that would advance the City's goal of providing diverse housing types, including senior housing. Projects undertaken throughout the 2023-2031 Housing Element planning period will be processed in accordance with the requirements of the Surplus Land Act and all other applicable State laws. Please note there are no State-owned or Federally-owned sites within Carmel-by-the-Sea.

The City will assess the appropriateness of and consider implementing the following: outreach opportunities with housing developers, requests for proposals, development incentives, fee waivers, priority process, and financial assistance (when available) to facilitate and incentivize developers to develop housing units on City-owned sites.

The City has an existing long-term lease with the Carmel Foundation, which manages 50 affordable apartment units for seniors (55+). The lease has benefitted the community, and the City would like to expand the number of affordable housing in the City through the use of the three identified sites. Specific planned actions by the City include the establishment of development standards (for the Sunset Center sites, specifically), development of a project description, publication of an RFP, selection of a development partner, entering into an Exclusive Negotiation Agreement, processing land use entitlements and development agreements, building permit issuance, and construction. Council approval is required and public participation will take place for each step in this process.

Specific actions the City is committed to:

- Establish and implement development standards for Sunset Center (Sites #1 and #2) by December 2025;
- Develop project description and establish an RFP process and solicit developers by December 2025;
- Target Exclusive Negotiating Agreement by December 2026; and
- Target land use entitlements issuance by December 2028.
- If by December 2026, the City has not established the necessary developer agreements, the City will pursue the following alternative actions to enable the development of the sites for affordable housing:
- Increase outreach efforts with non-profit affordable housing developers beginning January 2027;
- Re-issue RFP and solicit developers by December 2027;

- Pursue funding opportunities such as Permanent Local Housing Allocation (PLHA), Multifamily Super NOFA, IIG Small Jurisdictions, CDBG Funds, and HOME Investment Partnerships to assist with entitlement and building permit fees (ongoing); and
- Develop incentives for developers, including a maximum of one public hearing; 60-day approval timeline; clear development standards; full cooperation with City staff and elected and appointed officials; accelerated approval process; waiving parking standards for multi-family development.

The length of time it takes to gain entitlement approvals can drastically impact the financial feasibility of development projects. The developer incentives outlined above are intended to shorten the period of time between submittal of entitlement applications and issuance of occupancy, in order to enable the development of multi-family residential units.

Quantified Objective: **39 Extremely Low, 39 Very Low, 46 Low, 25 Moderate Income units**
Timeframe: **Complete investigations and potential partnerships by December 2026; Pursue alternative actions by August 2027**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly 3-3.1.b: Surplus Sites)

Program 1.1.C: Development on Small Sites

Small sites can be difficult to develop particularly when development standards don't adequately take into account small lot dimensions. The City will continue to offer incentives and concessions that facilitate development on small sites in the commercial and multi-family districts, including density bonuses that allow for development up to 88 du/ac. Presently, Carmel Municipal Code Section 17.14.060 (Central Commercial (CC) District Regulations Applicable) waives off-street parking entirely for apartments in the CC district. In the Service Commercial (SC) District, the required parking for an affordable housing unit is ½ space per unit and for senior housing it is ⅓ space per unit. Senior housing also has a guest parking requirement of 1 space per 4 housing units. The City will further evaluate the residential parking requirements in the Service Commercial (SC) and Residential & Limited Commercial (RC) zoning districts to help facilitate market rate housing. Alternative parking programs such as bike and/or car share, or free or discounted bus passes, will be evaluated to offset reduced parking.

Quantified Objective: **35 Very Low-Income units with reduced parking**
Timeframe: **Complete evaluations by December 2024**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly 3-3.1.c: Development on Small Sites)

Program 1.1.D: Allow Religious Institution Affiliated Housing Development

In 2020, the California legislature passed Assembly Bill (AB) 1851 and AB 2244 in 2022, which encourage the use of religious facility sites (including parking lots) for housing developments and prohibit jurisdictions from requiring replacement parking when used for qualified development. State law defines "religious institution affiliated housing" as housing that is on religious institution property and is eligible for a State density bonus, meaning it has elements of affordability.

Consistent with AB 1851 and AB 2244, the City will amend the Zoning Ordinance to allow religious institution-affiliated housing development projects by-right as an accessory use to a permitted religious institution use, allow these uses at densities up to 33 dwelling units per acre, and update the parking requirements consistent with State law. The City commits to modifying standards and make making other modifications as needed to achieve the maximum allowed densities.

If no application for housing on a religious institution/faith-based site is received by December 2025, the City will expand outreach efforts to be conducted annually. This may include direct mailings to faith-based sites highlighting current successful affordable housing units on other faith-based sites, as well as available City grants and loans for such housing and human services endeavors.

Quantified Objective:	**1 Extremely Low, 1 Very Low, 1 Low, 3 Moderate, and 3 Above Moderate Income units**
Timeframe:	**Amend the Zoning Ordinance by December 2026; Annual Outreach**
Responsible Party:	**Community Planning & Building Department Funding**
Funding Source:	**General Fund**
(NEW)	

Program 1.1.E: City Partnership with the Carmel Foundation to Develop Affordable Housing

To ensure the City is able to meet its RHNA, the City is committed to working with the Carmel Foundation to enable the development of 21 lower-income residential units (identified as Site #8 in Appendix C). The City will meet annually with the Carmel Foundation to identify funding sources to support redevelopment of the site with affordable residential units; provide guidance on the housing needs of the community to construct housing types/units that meet the need; and support the Foundation's efforts to serve Carmel-by-the-Sea community members.

If at mid-cycle the necessary land entitlements and building permits are not completed, the City will reallocate the anticipated 21 lower-income units for Site #8 by utilizing City-owned sites or another available public or private site to construct the residential units to accommodate the RHNA. The City is committed to the following actions:

- Distributing the 21 lower-income units on City-owned sites including but not limited to Sunset Center Sites #1 and #2, Vista Lobos Sites #3, or another available public or private site by June 2028;
- Conducting outreach to non-profit developers and identifying funding sources such as, CDBG, HOME, PLHA, and the Housing Trust Fund to support the development of affordable residential units (ongoing; beginning with the City's partnership with the Carmel Foundation).

Quantified Objective: **11 Very Low-Income units and 10 Low-Income units**
Timeframe: **Review Site #8 development status by December 2027; Implement alternative measures by June 2028**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly 3-3.1.c: Development on Small Sites)

Policy 1.2: Continue to monitor and work cooperatively with regional agencies to augment infrastructure in a manner that provides adequate capacity for existing and new housing needs while preserving and improving the unique visual character of the City.

Program 1.2.A: Water Distribution Prioritization for Affordable Housing – AFFH

Perhaps the greatest constraint to housing production in Carmel-by-the-Sea is the lack of water. The City's Regional Housing Needs Allocation (RHNA) of 349 units for the 2023-2031 planning period is estimated to require approximately 40 acre feet of water.

Potable water is a fundamental infrastructure need for housing and is a limited resource in Carmel-by-the-Sea. Water is regulated by the State Water Resources Control Board (SWRCB) and the Monterey Peninsula Water Management District (MPWMD). Few developed sites have available water credits sufficient to accommodate construction of additional residential units, and the City's own water allocation is quite limited. Further, due to the current State imposed cease-and-desist order in Carmel, California American Water (Cal-Am) is not permitted to set new water meters at this time. In an effort to address water constraints, the City will:

- Support efforts by the MPWMD to expand the water supply with new water sources that will support affordable housing development (December 2027).
- Work cooperatively with MPWMD to implement water conservation methods through the building permit process (e.g., low-flow fixtures, instant hot water heaters, cisterns/rain gardens) to augment water for new development projects. The City has received many building permit applications for remodels and refurbishments of older homes, which would result in water conservation implementation, and is supportive of new water supplies. The City and MPWMD will measure the amount of water conserved on an annual and ongoing basis.

- Work cooperatively with MPWMD to establish a procedure to prioritize water allocation for housing developments that include affordable units for lower-income households (December 2026). From its own modest water allocation of approximately 1.6 acre-feet, the City will grant water allocation priority to those projects that assist the City in meeting its share of the regional housing need for lower- and moderate-income households. A City policy to clearly reflect water allocation priority and incentives for Extremely Low, Very Low, Low and Moderate-Income households will be adopted (December 2026).

Quantified Objective: **Prioritize 193 affordable units for water**
Timeframe: **Adopt policy by June 2025**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly Program 3-3.2: Address Infrastructure Constraints)

Program 1.2.B: Address Infrastructure Constraints

Ensuring the City's infrastructure is modernized and can accommodate future growth is a critical charge of local governments. Much of the City's infrastructure is nearing the end of its lifecycle and crafting Capital Improvement Programs that effectively manage infrastructure is imperative. Additionally, the City experienced significant power outages during the 2022-2023 winter season that negatively impacted the City at large. The City's Public Works Department continues to improve City infrastructure including road maintenance and storm drains, through the City's 5-Year Capital Improvement Plan process. The City will continue to work cooperatively with outside agencies, including the Pacific Gas and Electric Company (PG&E), the Carmel Area Wastewater District (CAWD), and California American Water (Cal-AM), to continue to maintain and upgrade the City's infrastructure.

The City of Carmel proposes the following actions and timeline to address infrastructure constraints during the 6th Cycle:

- The City of Carmel will collaborate with and support the undergrounding of electrical wires by PG&E in an effort to provide consistent power. The City is working with PG&E to develop an undergrounding plan estimated to be complete within 10-15 years for a small portion of the City, with the remainder of the City's electrical wires anticipated to be undergrounded in the next 20-30 years.
    - **Quantified Objective: Underground a small portion of the electrical wires by December 2034, and work with PG&E to underground the remainder over the next 20-30 years.**
- The City will implement drainage and street improvements, including ADA ramps and sidewalk slope improvements through the Capital Improvement Process.

- **Quantified Objective: The City will invest $2.065 million in drainage improvements and $6.7 million in street improvements by December 2026.**

Timeframe: **City's 5-Year Capital Improvement Process through June 2031**
Responsible Party: **Public Works Department**
Funding Source: **General Fund**
(Formerly Program 3-3.2: Address Infrastructure Constraints)

Policy 1.3: Reduce or eliminate governmental constraints on the provision of affordable housing. Direct public funding resources to the conservation of existing housing units in neighborhoods where continued residential use is appropriate.

Program 1.3.A: Condominium Conversions - AFFH

The City will continue to implement the condominium conversion ordinance, which restricts the conversion of apartments to condominiums to preserve the lower-cost rental housing options (i.e., apartments) within the City. Apartments cannot be converted to condominiums unless a new apartment is being created to offset the conversion.

Quantified Objective: **Preserve rental units**
Timeframe: **Continued ordinance implementation through June 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly Program 3-5.3.a: Condominium Conversions)

Program 1.3.B: Overnight Visitor Accommodation (Conversion) Development Transfer Rights - AFFH

Pursuant to Coastal Zone requirements, the City has recognized existing overnight visitor accommodations (hotels/motels, inns, bed and breakfasts and other various lodging options) as an important coastal visitor asset and economic base in the community. There are a number of older, overnight visitor accommodations in the R-1, CC, RC, and SC zoning districts, including some that are non-conforming. Appendix C provides a list of existing eligible overnight visitor accommodation locations. Property owners of these establishments are encouraged to consider rehabilitating these sites as multi-family rental residences. These properties are distributed throughout the City and this policy would diversify the housing stock through more cost-effective means of rehabilitating and refurbishing existing buildings.

The City will incentivize both the transfer of development rights of overnight visitor accommodations to other sites within commercial zoning districts and conversion of existing overnight visitor accommodation properties to multi-family residences that include 15 percent lower-income units. The same number of overnight visitor accommodation rooms to serve coastal visitor access in the City will be retained while increasing the affordable multi-family housing rental stock.

The City will conduct outreach to property owners in addition to meeting annually with non-profit affordable housing developers to identify eligible sites that can be converted from overnight visitor accommodation to multi-family housing, and help to identify funding to enable the conversion of overnight uses to permanent affordable housing.

If at mid-cycle the City has not received any applications to transfer development rights or to convert existing properties to permanent affordable housing, the City will evaluate the funds in the housing trust fund and partner with a non-profit to identify eligible properties for purchase.

Quantified Objective: **33 units converted from overnight visitor accommodation rooms to housing units**
Timeframe: **Mid-cycle review in June 2027**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly Program 3-4.1.b Conversion of R-1 Motels)

Program 1.3.C: Accessory Dwelling Units - AFFH

The City's ADU ordinance was last updated in 2017 (Ord. 2017-10 § 1 (Exh. A), 2017). Carmel-by-the-Sea is currently following the requirements of State law in the review and approval of ADUs and JADUs. The City is in the process of updating its ADU Ordinance to incorporate state laws that have expanded since 2017, and to clarify the ADU permitting process for property owners.

The City recognizes that ADUs provide affordable housing options for family members, seniors, students, in-home health care providers, and other small household types. ADUs can also be useful to generate additional rental income for the homeowner, making homeownership more financially feasible. It's also important to note that 80 percent of Carmel-by-the-Sea's vacant units are for seasonal, recreational, or occasional (second home) use. ADU and JADU development on properties used for occasional use adds to the permanent rental housing stock and provides on-site oversight for second home properties. The City includes the Housing and Community Development Department ADU Handbook on the Planning Department website to offer technical assistance to interested property owners.

Pre-approved, standardized plans can eliminate the costs of designing a custom ADU, and assures property owners the unit type and size is already approved by the City. Pre-approved plans can also make construction more affordable if the designs are using materials that are easily sourced and standard sized.

To further promote ADU development the City will implement to the following:

- The City is on track to adopt an updated ADU Ordinance by the end of 2024. The City will also amend the Municipal Code to reflect current State ADU law in a timely manner as new relevant state laws are adopted during the planning cycle.

Timeframe: Ordinance adopted by December 2024

- Develop pre-approved, standardized ADU plans available on the City's website to further incentive the construction of ADUs.

Quantified Objective: **5 Extremely Low, 5 Very Low, 10 Low, 10 Moderate, and 4 Above Moderate-Income units**
Timeframe: **December 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly Program 3-5.3.c: Subordinate Units)

Program 1.3.D – Overnight Visitor Accommodation - Employee Housing Program

The City has a number of overnight visitor accommodation (motels, hotels, inns) properties that would greatly benefit from incorporating affordable on-site employee housing. Appendix C provides a list of existing overnight visitor accommodation locations. These units would alleviate the current lack of housing that many hospitality employees that work in Carmel face. As an incentive to the owners/operators of motels, hotels, and inns to provide on-site affordable employee housing, the City will offer an additional overnight accommodation room for each onsite housing unit created. This incentive will serve to increase affordable rental housing, offset the loss of revenues for the business owners, and maintain visitor-serving coastal access. The City will amend the Municipal Code to allow at least one on-site affordable employee housing unit in conjunction with one new overnight visitor accommodation room.

The City will conduct outreach with overnight visitor accommodation property owners to better discern the viability of the incentive program by December 2024.

If at mid-cycle, the City has not received any building permits identifying construction of an on-site employee housing unit, the City will amend the Municipal Code to require an on-site deed-restricted affordable housing unit be developed, in conjunction with one new overnight visitor accommodation room upon receiving a building permit.

Quantified Objective: **4 Extremely Low, 4 Very Low, 12 Low, 11 Moderate-Income employee housing units by December 2031**
Timeframe: **Amend Municipal Code by December 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly Program 3-5.3.c: Subordinate Units)

Program 1.3.E: Amend the A-2 Zoning District - AFFH

The Community and Cultural Center Zoning District, A-2, allows senior housing (55+) as a permitted use in addition to uses that provide cultural and community activities associated with the arts, education and recreation; however, development standards are not specified for the A-2 district

and design review is required. The lack of development and design standards adds uncertainty and can significantly lengthen the development process. Amending the A-2 zoning district with clear setbacks, height, and objective design standards will add clarity and remove a development constraint. The City will amend the Municipal Code to include clear development and design standards for the A-2 zoning district to encourage affordable senior housing.

Quantified Objective: **25 Extremely Low, 25 Very Low, 35 Low, and 8 Moderate-Income units**
Timeframe: **Adoption of Municipal Code amendments by December 2025**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(NEW)

Program 1.3.F: Employee Housing

As stated in Appendix A there are no farmworkers or agricultural employment in Carmel-by-the-Sea. Accordingly, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

In compliance with Employee Housing Act (Health and Safety Code § 17000 et seq.) Sections 17021.5 and 17021.6, the City of Carmel-by-the-Sea will amend the Municipal Code to include a definition for employee housing that permits employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone.

Quantified Objective: **N/A**
Timeframe: **Adoption of Municipal Code amendments by December 2024**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(NEW)

Program 1.3.G: Manufactured Homes on a Foundation System

The City currently permits manufactured homes on a foundation system on lots zoned for conventional single-family residential dwellings pursuant to state law Government Code 65852.3. Manufactured homes represent an affordable and cost-effective form of housing. The City will amend the Municipal Code to include manufactured homes as a permitted use in the R-1 zoning district subject to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject.

Quantified Objective: **8 Low Income units**
Timeframe: **Adoption of Municipal Code amendments by December 2024**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(NEW)

Program 1.3.H: Senate Bill 35 and Senate Bill 423 Processing Procedure

According to Senate Bill (SB) 35, Statutes of 2017, jurisdictions that have insufficient progress toward their lower-income RHNA must accommodate a streamlined ministerial approval process for proposed developments with at least 50 percent affordability. Early implementation of SB 35 did not apply to coastal cities. However, in October 2023, SB 423 was signed into order, expanding SB 35 measures to include cities located in the coastal zone and extending the operation of the streamlined ministerial approval process to January 1, 2036.

Eligibility requirements for a development in the coastal zone include the following:

- The development that is located in a coastal zone satisfies the conditions to obtain a coastal development permit; and
- A public agency with coastal development permitting authority to approve a coastal development permit if it determines that the development is consistent with all objective standards of the local government's certified local coastal program, as specified.

Changes made by SB 423 would apply in a coastal zone on or after January 1, 2025.

In compliance with SB 35 and SB 423, the City will establish a standard procedure for processing eligible development projects.

Quantified Objective: **N/A**
Timeframe: **Adoption of Municipal Code amendments by December 2024**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(NEW)

Program 1.3.I: Implement State Law SB 10 Opportunities to Maximize Feasibility of Development in Strategic Locations.

SB 10 encourages strategic density within neighborhoods. Three (3) underutilized sites currently zoned R-1 and located on the periphery of the commercial district are occupied by non-residential uses that could accommodate multi-family housing with the implementation of SB 10. The City will work with the property owners to zone these sites for development under the provisions of SB 10, including a by-right process, requiring no discretionary review. These sites include Site #5 (First Church of Christ Parking Lot), Site #6 (American Red Cross), and Site #9 (American Legion).

Quantified Objective: **4 Extremely Low, 3 Very low, 6 Low, 3 Moderate, and 3 Above Moderate-Income units**
Timeframe: **Adoption of Municipal Code amendments by December 2024**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(NEW)

Program 1.3.J: Emergency Shelters

In compliance with AB 2339 Statutes of 2022, the City will amend Title 17 to define emergency shelters and clearly state they are a permitted use by-right, requiring no discretionary review in the CC, SC, and RC commercial districts.

Quantified Objective: **N/A**
Timeframe: **Adoption of Municipal Code amendments by December 2024**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(NEW)

Program 1.3.K: Forest and Beach Commission Required Findings

To remove potential constraints to the development of multi-family housing, the City will review and modify the Forest and Beach Commission required findings to ensure they do not impede multi-family development on the basis of base floor area.

Quantified Objective: **N/A**
Timeframe: **Adoption of Municipal Code amendments by December 2024**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(NEW)

Policy 1.4: Improve Development Review and Approval Processes

Program 1.4.A: Eliminate Unnecessary Use Permits - AFFH

Multi-family and duplex housing units constituted approximately 13 percent of Carmel's housing stock. The use permit (UP) (or conditional use permit (CUP)) requirement is implemented as an additional regulatory tool and adds extra regulations, review, and required findings, to a variety of development standards that affect multi-family development. Municipal Code Chapter 17.64 Findings Required for Permits and Approvals includes a broad list of applicable conditional uses and incentives. There are opportunities to reduce redundancies and facilitate residential construction while still enabling development to meet City regulations. For example, a use permit is required in:

- Municipal Code Section 17.64.190 Residential Construction at Densities Between 33 and 44 Units per Acre;
- Municipal Code Section 17.64.230 Affordable Housing – Residential Construction at Densities Between 45 and 88 Units Per Acre for developments the request a bonus density or a density bonus; and
- Municipal Code Section 17.14.150 Building Height requires a use permit for additional underground floors used for parking vehicles, storage and mechanical equipment. The additional use permit requirement can affect how much parking can be accommodated and limit the number of units.

The City will eliminate UP requirements to remove the constraint to the development of multi-family residential units, and licensed residential care facilities of seven or more persons. Additionally, the City will remove subjective language from the required findings for UP and adopt objective findings to promote approval certainty.

Quantified Objective: **50 Moderate-Income units**
Timeframe: **Adoption of Municipal Code amendments by December 2024**
Responsible Party: **Community Development Department**
Funding Source: **General Fund**
(Formerly Program 3-2.1.D: Multi-Family Residential Development Review)

Program 1.4.B: Objective Design and Development Standards - AFFH

The City currently relies upon mostly subjective design guidelines for new single-family residences. In the commercial and multi-family districts, less detailed subjective design guidelines are in place. The City's residential and commercial design guidelines are being updated this year to provide clarity and more objectivity. The lack of objective design guidelines creates a higher level of subjectivity for multi-family affordable projects.

The lack of Objective Design and Development Standards poses a constraint to residential development. Guidelines that are subjective increase uncertainty and risk for housing developers. Objective Design and Development Standards provide a measure of clarity that proposed developments will be measured against, and provide the community with assurance that developments will conform with measurable objective standards. The City will create Objective Design and Development Standards for multi-family housing projects that include at least one deed-restricted affordable housing unit.

In November 2023, the City received an $85,000 REAP 2.0 Local Suballocation Grant — which will be used to pursue the creation and adoption of Objective Design and Development Standards (ODDS) to reduce governmental constraints presently limiting the production of affordable housing. Once adopted, the City's ODDS will be used to review and approve housing projects with at least 20 percent affordable units (units for very-low, low, and moderate-income households) on sites identified within the City's draft 2023-2031 6th Cycle Housing Element. The City's expectation, and desired intent, is that having ODDS in place will incentivize and accelerate the construction of multi-family affordable housing projects in the City's downtown zones, including the Central Commercial (CC), Service Commercial (SC), Residential & Limited Commercial (RC), and Multi-family Residential (R-4), which all fall within the Potential Opportunity Area identified by Moving Forward Monterey Bay 2045.

Quantified Objective: **N/A**
Timeframe: **Adoption of Objective Design Guidelines by December 2025**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(NEW)

GOAL H2 PROTECT AFFORDABLE HOUSING AND IMPROVE THE HOUSING STOCK

Policy 2.1: Maintain and encourage expansion of permanent residential housing stock in the Residential and Commercial Districts.

Program 2.1.A: Incentives for Mixed-Use Development - AFFH

Providing additional development capacity of any type increases project feasibility. In order to better incentivize affordable residential development, the City will amend the Municipal Code to increase the floor area bonuses from 15 to up to 25 percent for projects that include housing for Moderate, Low or Very-Low-income households. The City will also distribute informational materials promoting the floor area bonus and other applicable incentives.

Quantified Objective: **5 Moderate-Income units**
Timeframe: **Adoption of Municipal Code amendments by December 2024**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly Program 3-2.1.a)

Program 2.1.B: Permanent Housing - AFFH

Short-term rentals can provide valuable coastal visitor-serving access; however, units used as short-term rentals preclude the establishment of permanent housing. The City also has a significant percentage of the housing stock that remains vacant for part of the year due to second home ownership. This creates a significant barrier for current and potential residents to enter the local housing market and further limits opportunities to correct the housing crisis, address diversity, and provide inclusive housing options.

The City's ordinance prohibiting short-term, transient rentals and timeshares of residential dwellings in the R-1 District and allowing a limited number of short-term rentals in the commercial areas has successfully limited the proliferation of these uses. The City will continue to implement these ordinances. In an effort to address the high rate of second home ownership, the City will promote Accessory Dwelling Units and Junior Accessory Dwelling Units (see Programs 1.3.C and 1.3.D) to add affordable rental units on properties that may otherwise lie vacant, and will establish an Affordable Housing Trust Fund (see Program 2.1.D).

Quantified Objective: **Preservation of permanent housing and affordable units**
Timeframe: **Continued ordinance implementation through June 2031**
Responsible Party: **Community Planning & Building Department/City Administrator**
Funding Source: **General Fund**
(Formerly Program 3-4.1.a)

Program 2.1.C: Monitor Affordable Housing Stock - AFFH

The City will develop a City-managed Affordable Housing Oversight Program and continue to monitor affordable housing projects and work with the owners to preserve affordability through identification of funding sources and/or opportunities for partnerships with other housing providers. The program will formalize annual monitoring of the affordable housing stock throughout the city to ensure affordable housing is being protected and provided as required by Government Code Section 65590. The City will update its databases to better track data on new construction, demolition, conversion and replacement housing units for low- and moderate-income households including the following:

"I believe a vacancy tax should be proposed to the voters, which can go toward funding affordable housing. The City needs to frame affordable housing in a positive way. I feel like people's aversion to affordable housing in their communities is just a public relations failure."

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- The number of new housing units approved for construction;
- The number of low- and moderate-income housing units required to be provided in new housing developments;
- The number of existing residential dwelling units occupied by low- and moderate-income households that have been authorized to be demolished or converted; and
- The number of low- and moderate-income housing units required to be replaced (of those units being demolished or converted).

Additionally, in compliance with AB 1397, the City will adopt a policy to require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) when any new housing development project occurs on a site meeting the any of the following conditions: 1) currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, 2) was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, 3) subject to any other form of rent or price control through a public entity's valid exercise of its police power, or 4) is occupied by low or very low-income households.

Quantified Objective: **Monitor 50 Lower-Income housing units**
Timeframe: **Develop program by June 2025**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly Program 3-5.3.d: Monitor Affordable Housing Stock)

Program 2.1.D: Establish Affordable Housing Trust Fund - AFFH

The City currently relies on outside agencies and organizations to fund affordable housing projects. However, in an effort to establish a City-funded source dedicated to supporting the creation, maintenance, and rehabilitation of affordable units, the City will explore the creation of an Affordable Housing Trust Fund. Sources of funding could include increasing the existing Transit Occupancy Tax (TOT) or dedicating a portion of existing TOT to affordable housing, property transfer tax, sales tax, vacancy tax or other funding source.

Quantified Objective: **$1,000,000**
Timeframe: **Establish Fund by June 2031**
Responsible Party: **City Administrator**
Funding Source: **General Fund**
(NEW)

Policy 2.2: Preserve and protect the scale of established neighborhoods while encouraging property improvement.

Program 2.2.A: Historic Preservation Educational Programs

Cities have unique characteristics that develop over time. Carmel-by-the-Sea has a distinctive building style and form that existing residents cherish and which serves to attract new residents and visitors. In an effort to continue to encourage improvements to the existing housing stock, the City will continue to promote education programs that improve public understanding of the City's rich cultural and design heritage, and provide zoning flexibility and incentives to facilitate rehabilitation of historic resources. The City will continue to use the Historic Building Code to facilitate residential rehabilitation of historic residences.

Quantified Objective: **50 Low Income rehabilitated historic units**
Timeframe: **Continued education and ordinance implementation through June 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly Program 3-4.3.a: Neighborhood Preservation Educational Programs)

Policy 2.3: Preserve and expand affordable and rental housing opportunities to enable local employees to live in the community where they work.

Program 2.3.A: Preserve and Increase Upper Floor Residential Uses - AFFH

The retail and office landscape is shifting and the City continues to experience retail and office vacancies. This shift represents an opportunity to increase supply of housing as a preferred development form in all Commercial Districts. The City currently prohibits the conversion of existing second-floor residential units to commercial use and requires all newly constructed second-

floor space to be used as residential units. Housing over first-floor commercial uses is a particularly suitable solution for underutilized second-floor space. Therefore, the City will proactively work with property owners to encourage conversion of vacant or underutilized upper floors to residential use.

Quantified Objective: **5 Moderate and 110 Above Moderate-Income units**
Timeframe: **Proactive outreach through December 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly Program 3-2.1.b)

Policy 2.4: Preserve the existing housing stock

Program 2.4.A: Housing Rehabilitation and Maintenance Information - AFFH

In order to stay habitable and energy efficient, all buildings need maintenance. When buildings fall into an extreme state of disrepair, a more comprehensive housing rehabilitation procedure is needed. Over the past few years, inflation and building supply chain issues have dramatically increased the cost of building materials. Labor costs have also risen significantly due to a shortage of skilled construction workers and ongoing cost-of-living increases. This results in very costly rehabilitation projects.

In order to assist low-income property owners, the City will distribute information on inspection services, housing rehabilitation programs, and alternative ways to finance home repairs. Based on Code Compliance reports, the City will specifically monitor and conduct outreach to residential units in need of rehabilitation and maintenance throughout the city with a focus on the southern region of the city.

Quantified Objective: **16 Low-Income rehabilitated units**
Timeframe: **Proactive outreach through June 3031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly Programs 3-1.1.a and 3-1.1.c Housing Rehabilitation and Housing Maintenance)

GOAL H3 PROVIDE OPPORTUNITIES FOR NEW AFFORDABLE AND OTHER SPECIAL NEEDS HOUSING

Policy 3.1: Incentivize affordable housing development, with an emphasis on affordable housing built to accommodate Extremely-Low and Low-Income residents. Encourage the private sector to produce affordable housing.

Program 3.1.A: Mixed-Use Affordable Housing - AFFH

The retail and office landscapes are shifting and this change represents an opportunity to encourage mixed-use developments (housing over first-floor commercial uses) as a preferred development

form via community outreach. The City will proactively work with property owners, property managers, and realtors to promote and incentivize upper-floor housing opportunities, including the potential of allowing a third-floor mezzanine for affordable housing. Such development would be subject to appropriate objective design standards, including the City's 30-foot height limit.

The City has identified the following regional affordable housing organizations to include in the discussion of revising design guidelines to promote mixed-use affordable housing in the City.

- County of Monterey Housing Authority Development Corporation (HDC);
- Woodman Development Company, Inc.;
- Community Housing Improvement Systems and Planning Association, Inc. (CHISPA);
- Eden Housing;
- EAH Housing; and
- Mid-Peninsula Housing.

Based on the feedback received by City Staff from the development community, the City will implement the following actions:

- Revise design guidelines based on community and developer feedback;
- Revise approval processes if constraints are identified during feedback gathering; and
- Annually host outreach and FAQ forums for developers and community members.

Quantified Objective: **10 lower-income units**
Timeframe: **Proactive outreach through June 2031; Revise guidelines and approval processes by December 2027**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly 3-2.1.c: Incentives for Mixed Use Affordable Housing)

Program 3.1.B: Housing for Extremely-Low Income Households - AFFH

"I'm pretty passionate about affordable housing and diversity. I think that's what makes a community, and we do lack it. I have kids that live in the community and go to Carmel High School, and I would like to see more of a social, economic, and age difference in our community, personally."

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Providing housing units for Extremely-Low Income (ELI) Households earning 30 percent or less of the Area Median Income (AMI) for Monterey County has proved challenging for the City. The City will continue to place specific emphasis on the provision of multi-family housing and non-traditional housing types such as single-room-occupancy units and transitional housing. The City will encourage development of housing for ELI households through a variety of activities such as targeted outreach to for-profit and non-profit housing developers on at least an annual basis, providing in-kind technical assistance, fee deferrals, expedited/priority processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding for developments that include housing for ELI households and/or offering additional incentives to supplement the density bonus provisions in state law.

The City also has a variety of programs to encourage the development ELI units including Accessory Dwelling Units, a portion of which are affordable by design to Extremely-Low Income Households and Employee Housing. The City has also funded a full-time permanent Associate Planner position through the General Fund to focus on long-range planning and housing needs.

Quantified Objective: **57 Extremely Low-Income units**
Timeframe: **Fund Associate Planner through June 2031**
Responsible Party: **Planning and Building Department**
Funding Source: **General Fund**
(Formerly Program 3-5.4.b)

Program 3.1.C: Density Bonus - AFFH

Density bonuses can provide a significant incentive to build affordable housing units. By increasing the number of units permitted to be built on a property, the financial investment required to bring the development to fruition has a higher likelihood of a return. Given the high cost of materials, labor and borrowing costs, increasing the number of units can make the housing project financially feasible.

The City's Density Bonus provisions must be updated to reflect recent changes to State law.

Pursuant to Government Code Section 65915, the City will amend the City's Density Bonus provisions to be consistent with recent changes to State Density Bonus Law. Additionally, the City will further review and revise local bonus density ordinances to clarify the regulations and increase certainty of applicability.

Quantified Objective: **187 Lower-income units**
Timeframe: **Adoption of Municipal Code amendments by December 2024**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly Program 3-5.4.a: Density Bonus)

Program 3.1.D: Reduced Entitlement and Development Fees - AFFH

Entitlement and development fees paid by project applicants assist in the City's ability to recover administrative and operating costs; however, these fees may have the unintended consequence of increasing the cost of housing. To encourage the development of affordable housing, the City will waive the parking in-lieu fees for affordable housing units and reduce the planning and building permit fees by up to 25% for affordable housing units in commercial areas.

Quantified Objective: **Reduced City fees by 25% for developments with affordable units**
Timeframe: **Adopt Fee Schedule by July 2025**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly Program 3-5.5.a: Reduced Entitlement and Development Fees)

Program 3.1.E: Reduced Parking Requirements - AFFH

Parking requirements increase costs to residential development and take up valuable space that can be used for housing. The City will continue to offer reduced parking requirements for affordable housing developments. Additionally, the City will waive the parking in-lieu fees for affordable units, clarify the program requirements in the Central Commercial (CC) zoning district, and reduce parking requirements in the Multi-Family Residential (R-4), Residential & Limited Commercial (RC), and Service Commercial (SC) zoning districts.

Quantified Objective: **Reduced parking for developments with affordable units**
Timeframe: **Adoption of Municipal Code amendments by December 2024**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly Program 3-5.5.b: Reduced Parking Requirements)

Program 3.1.F: Expedited Processing Procedures - AFFH

Faster permit processing times reduce overall project timelines and allow a project to get to the construction stage in a timely manner. Reducing overall project timelines is critical during this

inflationary period where materials and labor costs continue to rise. Additionally, supply chains still have not recovered to pre-pandemic levels and delays in processing can also result in delays in placing orders and receiving materials and securing labor.

To enable a more efficient permit processing system, the City is committed to contracting with a qualified consultant to review the Planning Division's current permitting procedures to identify inefficiencies and make recommendations on process improvements to streamline the permitting process. Based on the consultant's recommendations, the City will update existing permitting procedures including but not limited to the following:

- Implement concurrent permit processing for projects that incorporate several land uses or features that would typically require two or more permit applications, to be concurrently reviewed and approved or disapproved by the highest-level review authority or joint meetings. This will expedite the review process for complex development projects.
- Allow an option for affordable multi-family projects to utilize 3-D modeling or other comparable methods, in lieu of story poles, that provide objective information for the City to assess impacts of development on important coastal scenic view resources.
- Prioritize projects with affordable units, assign a dedicated planner to facilitate the development process, and schedule joint public hearings when multiple decision-making bodies are involved.

Quantified Objective: **Shorter processing times by 50 percent for developments with affordable units**
Timeframe: **Hire consultant by December 2024; Adoption of Municipal Code amendments by June 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly Program 3-5.5.c: Expedited Processing Procedures)

Program 3.1.G: Establish Minimum Densities and Ministerial Approval Process - AFFH

Establishing a minimum density can be utilized as a tool to ensure the limited available land in a City is used in an efficient manner and lower densities are avoided. The City's intention for establishing a minimum density in the Commercial and Multi-Family Residential Districts is rooted in enabling the development of more dense housing in the City. Currently, the Commercial District (SC, RC, and CC) permits residential densities of 0-22 dwelling units per acre and the Multi-Family Residential District (R-4) permits a maximum of 33 dwelling units per acre. Effectively, establishing a minimum density in these districts will result in higher yields of residential units. Recent residential development in the City's Commercial District have ranged in densities from 22-33 dwelling units per acre.

The City will revise the Municipal Code for commercial districts (RC, SC, and CC) and the multi-family residential (R-4) district to establish a minimum density of 33 dwelling units per acre, as part

of the base zoning. Additionally, the City will restrict new single-family development in the R-4, CC, RC, and SC Districts. Existing single-family dwellings in these districts will be considered legal nonconforming uses.

In addition, and in compliance with Government Code 65583.2(h)(i), sites identified in the site inventory to accommodate the lower-income RHNA category, are subject to by-right development, requiring no discretionary review. By-right means a jurisdiction shall not require:

- Conditional Use Permit;
- Planned Unit Development Permit;
- Design review, other than Objective Development Design Standards; or
- Other discretionary, local government review or approval that would constitute a "project" as defined in Section 2100 of the Public Resources Code (California Environmental Quality Act "CEQA").

The City is committed to modifying development standards in the commercial and multi-family districts to ensure the standards support the minimum density and do not function as a constraint to meeting the minimum density, as necessary.

Quantified Objective: **14 Extremely Low, 14 Very Low, 11 Low, 22 Moderate, and 110 Above Moderate-Income units**
Timeframe: **Adoption of Municipal Code amendments by December 2024**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(NEW)

Policy 3.2: Recognize the special needs of persons with disabilities and the need to retain flexibility in the design review process to accommodate these needs.

Program 3.2.A: Reasonable Accommodation Procedures - AFFH

A reasonable accommodation is any change, exception or adjustment to a rule, policy, practice or service that allows a person with a disability to have an equal opportunity to participate. Information on reasonable accommodation procedures will continue to be provided at City Hall and on the City's website. The City will evaluate and revise Policy C11-01, which describes procedures to provide reasonable accommodation and will explore reduced or waived permit fees for persons with disabilities in compliance with the provisions of SB 520, in an effort to remove any additional barriers and encourage those with disabilities to apply.

To eliminate subjectivity from the required findings for requests for reasonable accommodation, the City will amend the Municipal Code to remove the findings requirement for requested accommodations stating, "the requested accommodation will not result in a significant and unavoidable negative impact on adjacent uses or structures."

Further, the City will amend the definition of aggrieved parties in the Municipal Code. An exception for reasonable accommodation appeals will limit the parties eligible to appeal a request for a reasonable accommodation permit to the applicant or the personal beneficiary.

Quantified Objective: **8 applications**
Timeframe: **Adoption of revised policy and Municipal Code amendment by June 2025**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly Program 3-5.1: Reasonable Accommodation Procedures)

Program 3.2.B: Housing Mobility - AFFH

To improve housing mobility and promote more housing choices and affordability throughout Carmel-by-the-Sea, the City will employ a suite of actions to be targeted in lower density areas, including outreach, resources, and other strategies with an overall goal of expanding housing opportunities affordable to extremely low, very low, low, and moderate-income households. This initiative extends beyond programs to meet the City's RHNA in an effort to increase housing mobility. Actions and strategies include:

1. Religious institution/faith-based sites: the City will Facilitate housing on religious institution/faith-based sites. Consistent with AB 1851 and AB 2244, the City will amend the Zoning Ordinance to allow religious institution-affiliated housing development projects by-right as an accessory use to a permitted religious institution use, allow these uses at densities up to 33 dwelling units per acre, and update the parking requirements consistent with State law. The City commits to modifying standards and making other modifications as needed to achieve the maximum allowed densities. If no application for housing on a religious institution/faith-based site is received by December 2025, the City will expand outreach efforts to be conducted annually. This may include direct mailings to faith-based sites highlighting current successful affordable housing units on other faith-based sites, as well as available City grants and loans for such housing and human services endeavors. See Program 1.1.D.
2. Homesharing: Research and pursue a homesharing program, including coordination with non-profits and other organizations to assist with matching tenants with existing homeowners. The City may provide collaborators with data about single-family homes with long-time residents, facilitate presentations at The Carmel Foundation Senior Center, and other outreach assistance. The City will market and take other actions as necessary at least annually with the goal of five opportunities per year.

3. Accessory dwelling units (ADUs) and other "missing middle" housing in lower-density zones: Prepare pre-approved ADU building plans, Publicize ADU and JADU incentives such as reduced permit fees (as established in Program 1.3.C). City will provide information about Government Code 65852.21 and 66411.7 (urban lot splits and two-unit developments), including the relevant objective design standards and streamlined review available for such units, with a target of one application for an additional housing unit each year, the City will provide information that homeowners associations and CC&Rs are preempted by state law and cannot prohibit ADUs or JADUs.

4. Marketing of housing resources and opportunities: Provide housing resources and information available through various City and regional in-person and virtual outlets in multiple languages based on U.S. Census Bureau's American Community Survey indicating languages spoken by Carmel-by-the-Sea residents.

5. Local Universal Design Ordinance: Adopt a local Universal Design Ordinance applicable to single-family, duplex, and tri-plex projects. See Program 3.2.C.

6. Additional Housing Opportunities: Adopt an ordinance to zone certain parcels for up to 10 units of residential density if located in either a transit-rich area or an urban infill site consistent with Government Code Section 65913.5 (SB 10). The ordinance will include a map demarcating the parcels subject to this upzoning. The City will adopt this ordinance no later than December 2025. The objective is to provide opportunities for at least an additional 20 units through this zoning ordinance. See Program 1.3.I.

Quantified Objective: **Provide 75 affordable housing opportunities by January 2031.**

Timeframe: **Annually review overall progress and effectiveness in April and include information in annual report to HCD. If the City is not on track to achieve development of 75 affordable housing units beyond the RHNA goal for the 8-year planning cycle by 2027 (i.e., 37 units built or in process by 2027), the City will consider alternative land use strategies and make necessary amendments to zoning or other land use documents to facilitate a variety of housing choices, including but not limited to, strategies that encourage missing middle zoning (small-scale multi-unit projects up to four-plexes) in addition to lot splits/additional housing units; adaptive reuse, and allowing additional ADUs and/or JADUs, within six months, if sufficient progress toward this quantified objective is not being met.**

Responsible Party: **Community Planning and Building Department**

Funding Source: **General Fund**

(New)

Program 3.2.C: Local Universal Design Standards – AFFH

Universal design is the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. To ensure accessible housing for all residents, the City will develop Universal Design Standards that incorporate accessibility design features that exceed current California Building Code requirements.

Quantified Objective: **N/A**
Timeframe: **Adoption of Universal Design Standards by June 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly Program 3-5.1: Reasonable Accommodation Procedures)

Program 3.2.D: Family Friendly Housing – AFFH

Promote multi-family housing designs and unit mix to attract multigenerational households by encouraging developers to include housing features and more bedrooms (including four-bedroom units), as well as other on-site amenities, such as usable outdoor open space for multigenerational use, and multipurpose rooms that can be used for after-school homework clubs, computer, art, or other resident activities. To address potential displacement of households with four or more persons, the City will research options to expand regulatory incentives to encourage the development of larger units.

Quantified Objective: **15 two-, three-, and four-bedroom units entitled; 15 family friendly designated units**
Timeframe: **Develop Regulatory Incentive (Mid-Term); Implement Family Friendly Design Guidelines (Ongoing)**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly Program 3-5.1: Reasonable Accommodation Procedures)

Policy 3.3: Facilitate the provision of transitional and supportive housing in appropriate districts in the community.

Program 3.3.A: Zoning for Transitional and Supportive Housing - AFFH

Senate Bill (SB) 2 (2007) revised Housing Element law requiring that transitional and supportive housing be permitted as a residential use, subject only to restrictions that apply to other residential dwellings of the same type in the same zone. In compliance with SB 2, the City will continue to allow transitional/supportive housing as a residential use. The City's Municipal Code permits transitional and supportive housing by-right in all districts that permit residential uses including the CC, SC, RC and R-4 Districts, regardless of the number of persons the facility.

Quantified Objective: **N/A**
Timeframe: **Adoption of Municipal Code amendments by December 2024**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly Program 3-5.8: Zoning for Transitional and Supportive Housing)

Program 3.3.B: Low-Barrier Navigation Centers - AFFH

Assembly Bill (AB) 101 (2019) provides a pathway to permanent housing for people experiencing homelessness. A "Low Barrier Navigation Center" is a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing. The shelter provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. In order to comply with state law, the City will amend the Municipal Code to include the definition for "Low Barrier Navigation Center" and will develop By Right procedures for processing low barrier navigation centers.

Quantified Objective: **N/A**
Timeframe: **Adoption of Municipal Code amendments by December 2024**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(NEW)

Program 3.3.C: Unlicensed Residential Care Facilities

State law requires local governments to treat licensed residential care facilities (e.g. group homes) with six or fewer residents as a residential use and subject to the same development standards as a single-family dwelling. Furthermore, no conditional use permit, variance, or other zoning clearance shall be required of a residential care facility that serves six or fewer persons that is not also required of a single-family dwelling of the same type in the same zone. The residents and operators of a residential care facility shall be considered a family for the purposes of any law or zoning ordinance that relates to the residential use of a property. However, "six or fewer persons" does not include the operator, the operator's family, or persons employed as staff. These facilities are licensed and regulated by the State of California.

The City defines Residential Care Facilities as *facilities that require or are licensed by the State of California to provide living accommodations and 24-hour, primarily nonmedical care and supervision for persons in need of personal services, supervision, protection, or assistance. Living accommodations are shared living quarters with or without separate kitchens or bathrooms for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or nonprofit institutions.*

Residential Care, General. A residential care facility providing 24-hour nonmedical care for more than six persons in need of personal services, supervision, protection, or assistance. This classification includes hospices, board and care homes, and similar establishments that are licensed by the State of California. These types of facilities are **conditionally permitted** in the SC and RC Districts.

Residential Care, Limited. A residential care facility providing 24-hour nonmedical care for six or fewer persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those facilities licensed for residential care by the State of California. These types of facilities are subject to the same regulations as apply to other family residential dwellings in the CC, SC, and RC Districts. In the R-1 District, they are permitted in single-family homes. In the R-4 District, they are permitted by-right with no restrictions.

Residential Care, Senior. A residential care facility providing 24-hour medical or nonmedical care for more than six persons 60 years of age or older in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. This classification includes nursing homes for the elderly, life care or continuing care homes, and similar facilities licensed for residential care by the State of California. These types of facilities are **conditionally permitted** in the SC, RC, and R-4 Districts.

Recognizing that larger facilities provide necessary supportive environments for a variety of households, the City will amend the Zoning Ordinance to conditionally permit unlicensed facilities of seven or more persons in all zones that allow similar residential uses.

Quantified Objective: **Amend the Zoning Ordinance to conditionally permit unlicensed residential care facilities of seven or more persons in all zones that allow similar residential uses**
Timeframe: **Amend the Zoning Ordinance by December 2024**
Responsible Agency: **Community Planning and Building Department**
Funding Source: **General Fund**
(NEW)

Program 3.3.D: Single Room Occupancy (SRO) Units

The Carmel Municipal Code will be amended to permit single-room occupancy units as a residential use subject only to those regulations that apply to other residential dwellings of the same type in the same zone. As such, City staff will complete the following schedule of actions to amend the Municipal Code:

- Draft a definition for "single room occupancy unit" to add to the zoning ordinance consistent with the Government Code (November 2024)
- Propose the zoning change amendment to the City Council for approval (December 2024)

Quantified Objective: **N/A**
Timeframe: **Adopt Ordinance by December 2024**
Responsible Party: **Community Planning & Building Department Funding Source:** **General Fund**
(NEW)

GOAL H4 EXEMPLIFY SUSTAINABLE DEVELOPMENT AND ENERGY CONSERVATION

Policy 4.1: Support energy and water conservation programs to reduce the consumption of these resources in housing and to reduce housing costs.

Program 4.1.A: Water Conservation - AFFH

Potable water remains scarce and highly regulated in the City and continues to be a major limiting constraint to new development. In order to preserve the City's limited water allocation for new residential units, the City will continue to enforce the Water Management Program through the building permit process, establish the Water Distribution Policy, and provide information to the community on water conservation retrofits and best practices. In addition, the City will provide information on and promote water conservation education through outreach and community engagement, and retrofit rebates provided by the Monterey Peninsula Water Management District.

Quantified Objective: **Promote water conservation in 100 existing units**
Timeframe: **Adoption of policy by June 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly 3-5.6.b Water Conservation)

Program 4.1.B: Energy Conservation and Green Building

Conserving energy to reduce stress on the electrical grid and reduce the effects of climate change (i.e. wildfire and flooding) is increasingly critical. The City experienced significant power outages during the 2022-23 winter storms, adjacent areas were flooded, and the past few wildfire seasons have significantly impacted air quality and resulted in evacuations of neighboring communities. The City will continue to review applications for new construction and substantial alterations, taking into consideration solar orientation and access to sunlight. The City will also continue to require compliance with current state building standards for energy efficiency in all new homes. The City will further disseminate information by updating the website annually with related energy conservation and green building information. The City also participates in the Community Wildfire Protection Program and is committed to implementing Program recommendations.

Quantified Objective: **Promote energy conservation in 100 existing units**
Timeframe: **Continued education and compliance through June 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly Program 3-5.6.a: Energy Conservation and Green Building)

GOAL H5 PUBLICIZE HOUSING NEEDS AND RESOURCES

Policy 5.1: Support and enforce fair housing laws. Expand fair housing choice by promoting housing opportunities and removing impediments to fair housing.

Program 5.1.A: Fair Housing Services - AFFH

The Fair Housing Act protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities. The California Department of Fair Employment and Housing and the Conflict Resolution and Mediation Center of Monterey County provide fair housing services and information. These agencies advise persons in need of information on housing and employment, mediate landlord/tenant disputes and research complaints about discriminatory housing practices. The City shall coordinate with these agencies to provide printed information about fair housing services at City Hall, on the City's website, and in other public buildings such as the City's two libraries. The City shall also refer inquiries related to fair housing to these agencies and provide fair housing resources at outreach events.

Quantified Objective: **25 referrals/materials distributed**
Timeframe: **Proactive outreach through June 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly Program 3-5.7: Fair Housing Services)

Program 5.1.B: Housing Choice Voucher Program - AFFH

Created by the Housing and Community Development Act of 1978, the Housing Choice Voucher program, formerly known as Section 8, provides assistance to eligible Low- and Moderate-Income families to rent housing in the private market. Eligibility for this program is based on the family's gross annual income and family size. The Housing Choice Voucher rental assistance program is administered by the Housing Authority of Monterey County. The City will continue to facilitate use of the Housing Choice Voucher program in the community by distributing information for the program at City Hall and the Library and making referrals to the Housing Authority.

Quantified Objective: **40 referrals/materials distributed**
Timeframe: **Proactive outreach through June 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly Program 3-5.3.b Section 8 Rental Assistance)

Program 5.1.C: Shared Housing Information - AFFH

Shared housing is another important tool to provide affordable housing units. Shared housing is generally more affordable because a portion of a residence is rented as opposed to an entire unit. Shared housing can also financially help low-income individuals who own their homes and alleviate loneliness. Benefits to Low-Income individuals include provision of safe and secure affordable housing in a high-cost market. The City will continue to distribute informational materials from the Monterey County Housing Authority and the Carmel Foundation, display information at City Hall and other public buildings and posted on the City's website. The City will also seek out other Shared Housing providers and resources to expand this housing option.

Quantified Objective: **80 referrals/website visits**
Timeframe: **Proactive outreach through June 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly Program 3-5.2: Shared Housing Information)

Program 5.1.D: Farmworker Housing – AFFH

Although the City does not have agricultural uses, and therefore, no housing designated specifically for farmworkers —the City supports the County of Monterey's efforts to educate the public on resources that are available for agricultural workers. The City has identified the following resources that are available throughout the region for agricultural employees:

- **Spanish Farmworkers Resource Line** – provides information on a variety of issues such as legal help and medication services, stress, resources for farmworkers with disabilities, etc.
- **The Center for Community Advocacy** – an organization whose mission is to support and build leadership within the community and in particular for farmworkers and their families. The Center has worked side by side with farmworkers to help improve their living conditions, advocate to have more affordable housing and access to health services and resources.
- **Farm and Food Worker Relief Program** – Catholic Charities Diocese Monterey is providing direct financial relief to eligible farmworkers in the counties of Monterey, Santa Cruz, San Benito, and San Luis Obispo. The purpose of this program is to provide direct financial relief to eligible field workers, meatpacking workers, livestock workers, and grocery store workers.

Quantified Objective: **N/A**
Timeframe: **Ongoing**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(NEW)

Policy 5.2: Promote public awareness and foster pride in the history of the village.

Program 5.2.A: Support Community Organizations - AFFH

Community organizations play a pivotal role to provide outreach and services to those facing housing issues. The City will continue to support neighborhood organizations that promote neighborhood involvement, safety and improvement, including but not limited to the Carmel Residents Association, the Carmel Foundation and the Carmel Heritage Society. The City will develop partnerships with these organizations to promote neighborhood enhancement programs, conduct and improve outreach and education, and solicit community input.

Quantified Objective: **N/A**
Timeframe: **Proactive outreach and partnerships through June 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
(Formerly Program 3-4.2.b: Support Neighborhood Organizations)

2.0 Goals, Policies, and Programs

2.1 Introduction

Under state Housing Element Law, the City is responsible for enabling the production of housing by reducing regulatory barriers, providing incentives, and supporting programs that create or preserve housing, especially for vulnerable populations. To enable the construction of quality housing, the City has identified the following goals:

- Goal HE-1 Facilitate Housing Construction
- Goal HE-2 Protect Affordable Housing and Improve the Housing Stock
- Goal HE-3 Provide Opportunities for New Affordable and Other Special Needs Housing
- Goal HE-4 Exemplify Sustainable Development and Energy Conservation
- Goal HE-5 Publicize Housing Needs and Resources

The City's demographic and housing needs assessment, including contributing factors to housing disparities, played a major role in informing program development. Highlights include: the predominant age group in 2019 was between 65 to 74 years of age; the population was composed of over 85 percent White individuals; the unemployment rate was 0.1 percent; above-moderate households made up the majority of households at 62 percent; and 57 percent of total households were owner occupied and 43 percent renter occupied. Of note, 23 percent of households are cost burdened and 23 percent are severely cost burdened. Detailed information is shown in Appendix A.

The majority of the sites identified in the Site Inventory were not identified in the 5th Cycle Housing Element. The policies and programs below are intended to reduce the regulatory barriers to redevelopment of these sites and to demonstrate that the City is taking measures to ensure construction of more units in the 6th cycle.

The City is proud of the policies and programs that follow below. They represent an honest desire by both the local government and residents of Carmel to create real affordable housing opportunities in what, by all accounts, is an unaffordable place to live. This shared desire is evidenced by how these policies and programs came together. Of course, creation of the 6th Cycle Housing Element included all of the requisite community meetings (over 14) and outreach (e.g. tabling at the City's farmer's market), which yielded a wealth of feedback that helped to shape the City's approach. However, this Housing Element also benefited from something uniquely Carmel, which is a highly motivated group of residents willing to learn and be deeply involved in crafting policies that will actually work. Concerned about the housing challenges confronting the village, these residents partnered with City staff in an effort to help the City find creative solutions tailored to Carmel's unique circumstances. Calling themselves the Affordable Housing Alternatives Group,

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or "AHA", the AHA Group provided literally thousands of volunteer hours, met with City staff on a regular (often weekly) basis, leveraged community connections to identify property owner interest, attended meetings with HCD, and genuinely dedicated themselves to finding housing solutions with the best chance of becoming reality. The list of direct positive contributions from the AHA Group is long. One of their most notable contributions was the 'safari' effort, which is likely one of the most unique community-driven Housing Element research projects ever undertaken. The safaris were a highly organized, boots-on-the-ground effort in which 17 volunteers canvassed the commercial district of the City to collect data on every property and leasable space in downtown Carmel. These volunteers, utilizing a mobile app set up by a lead AHA member, catalogued 218 properties and nearly 1,000 leasable spaces, collecting unique data for each site, such as current use, vacancy status, and property condition, to help better understand housing development potential. When compiled with City and Assessor records, this data helped form the most complete understanding of Carmel's downtown inventory in history, and ultimately helped to inform the development of many of the creative policies and programs described below.

It is hard to overstate the value of the collaborative community approach taken to develop the City's 6th Cycle Housing Element. Aside from supercharging capacity to gather data, the approach also garnered massive community buy-in for creating real housing solutions. Most of all though, it leveraged the knowledge of both residents and City staff, making it possible to turn Carmel's unique constraints into opportunities for the creation of new housing.

2.2 AFFH In the 6th Cycle

This section provides an overview of how the City of Carmel-by-the-Sea is working towards affirmatively further fair housing in the community and in the broader Monterey Bay Area.

Affirmatively Furthering Fair Housing

The 6th Cycle Housing Element Update process includes a new state mandate to address historic patterns of economic and racial segregation. In 2018, the California Legislature passed legislation requiring communities in California to take proactive steps to affirmatively further fair housing (AFFH). The 6th Cycle Housing Element is the first time that the City of Carmel-by-the-Sea has addressed AFFH. Affirmatively furthering fair housing is defined specifically as taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity by replacing segregated living patterns with truly integrated and balanced living patterns; transforming racially and ethnically concentrated areas of poverty into areas of opportunity; and fostering and maintaining compliance with civil rights and fair housing laws.

Contributing Factors

The following contributing factors that impact fair housing and affirmatively furthering fair housing (AFFH) within the City were identified and prioritized as follows:

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High Priority

- Lack of affordable housing;
- Lack of adequate housing stock that meets the needs of residents;
- Jobs-worker imbalance;
- Lack of accessible units for individuals with disabilities;
- Lack of Transitional and Supportive Housing/Emergency Shelters;
- Lack of developable land and additional coastal zone regulations;
- Lack of racial and ethnic diversity within the City; and
- Cost of land, materials, and labor, which drive up the cost of housing development.

Medium Priority

- Lack of access to information about fair housing rights; and
- Limited knowledge of fair housing by residents.

The City of Carmel-by-the-Sea is adopting new policies and programs through the update of this 6th Cycle Housing Element, to align with the state's new AFFH mandate. Policies and programs that support this alignment are identified with the letters "AFFH." More detailed AFFH information can be found in Appendix A.

2.3 Program Overview and Quantified Objectives

Quantified Objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. The Quantified Objectives are *not* required to match the City's Regional Housing Needs Allocation (RHNA). They are a goal for the jurisdiction to work towards, based on identified needs constraints, and available resources. These objectives will focus communication between the City and HCD vis-a-vis future Annual Progress Reports (APRs). HCD does not require that all objectives must be met; instead, these objectives create a framework for evaluating program effectiveness, so the City can make informed determinations as to whether it should continue, modify, or eliminate programs in the next Housing Element update cycle.

2.4 Goals, Policies and Programs

The purpose of this section is to set forth goals, policies, and programs to further the development of housing for all income levels in the community. The Implementation Programs listed below provide a work plan for programs to ensure timely implementation and tracking. The following programs will be implemented city-wide, unless otherwise specified below.

Community input has always been an integral part of crafting public policy in the City of Carmel-by-the-Sea. The development of the 6th Cycle Housing Element was no exception. The

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policies and programs below were informed by feedback received through community outreach events, correspondence with individual residents, over a dozen formal public meetings, and direct input from the AHA resident volunteer group. These programs and policies represent the desire of the residents of Carmel to create high quality affordable housing within the City.

Goal H1 Facilitate Housing Construction

Policy 1.1: Ensure adequate sites are available to meet the City's projected housing growth needs.

Program 1.1.A: Adequate Sites

Quantified Objective: **# TBD**
Timeframe: **Maintain adequate sites to meet the RHNA through June 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

The City has a Regional Housing Needs Allocation (RHNA) of 349 units, of which 187 units must be affordable to lower income households, 44 units must be affordable to Moderate income households and 118 units must be made available as Above Moderate units.)

The Sites Inventory identifies adequate sites to meet the City's RHNA throughout the planning period. The Planning Division will actively monitor the sites identified on the Sites Inventory to remain in compliance with no-net loss requirements of Government Code Section 65863 and will report to the Planning Commission and the City Council annually on the City's progress in meeting its Housing Element objectives.

Program 1.1.B: Development on Small Sites

Quantified Objective: **# TBD**
Timeframe: **Revise Zoning Code to allow mixed-income projects up to a total of 88 du/ac, inclusive of all state and local bonuses, by June 2026.**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

In recognition of the fact that small sites can be difficult to develop, the City will continue to offer incentives and concessions that facilitate development on small sites in the commercial and multifamily districts. Most notable among these incentives is a density bonus for mixed-income projects that include deed-restricted affordable units allowing for development up to a total of 88 du/ac, inclusive of all state and local bonuses.

Another challenge in developing small sites is achieving compliance with parking requirements. Presently, Carmel Municipal Code Section 17.14.060 (Central Commercial (CC) District Regulations

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Applicable) waives off-street parking entirely for apartments in the CC district. In the Service Commercial (SC) District the required parking for a market rate unit is 1 space per unit, and in the Residential and Limited Commercial (RC) District and Multi-Family (R4) District it is 1.5 spaces per unit. However, for an affordable housing unit in any of these four Districts, the requirement is already reduced to ½ space per unit and is reduced even further to ⅓ space per unit for senior housing units (senior housing also has a guest parking requirement of 1 space per 4 housing units). The City will further evaluate the residential parking requirements in the Service Commercial (SC) and Residential & Limited Commercial (RC) zoning districts to help facilitate the development of market rate housing. Alternative parking programs such as bike and/or car share, and free or discounted bus passes, will also be evaluated to offset potential reductions in parking requirements.

Program 1.1.C: Live/Work Housing

Quantified Objective:	**# TBD**
Timeframe:	**Monitor and evaluate program effectiveness annually. If, by the end of 2028, the City is not trending to meet its objectives for the planning period, the City will review and revise its program requirements and incentives and enhance outreach efforts.**
Responsible Party:	**Community Planning and Building Department**
Funding Source:	**General Fund**

Issues and Opportunities

At first glance, downtown Carmel appears to be thriving, but a closer inspection reveals "a tale of two downtowns." The prime streetfront commercial spaces are, in fact, healthy, with high foot traffic and low vacancy, but Carmel's numerous alleys and courtyards contain a great many small, impaired commercial spaces that are not a good fit for traditional retail or commercial uses, as evidenced by the high proportion of these spaces that are either vacant or under-utilized. Walking through these off-street areas, it is common to see empty and for lease storefronts, by-appointment-only signs, storefronts being used for storage, and other evidence of inactivity and a lack of economic viability. Indeed, in cataloguing leasable spaces downtown, the resident volunteers on the Safari teams identified 266 off-street, upper story, or peripherally located storefronts that were either vacant or under-utilized.

Program Description

The City plans to add a new "live/work" classification to the existing categories of approved uses for space in the downtown. These live/work spaces will be hybrid units, with a storefront commercial space in front and residential space in the rear. Property owners will only be allowed to convert a space to a live/work use if they deed restrict that live/work unit at an affordable rental level. As detailed in the analysis in Appendix C, the lack of demand for under-utilized off-street and upper-story commercial spaces results in rents that are sufficiently low that a property owner could

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make more money renting that space as a deed-restricted live/work unit than as a strictly commercial space.

The City plans to offer the following incentives to spur participation in the program:

- Free water credits. The City will explore offering property owners free water credits for any commercial spaces that are converted into deed-restricted live/work units through this program.
- Expedited processing. Expedited processing (i.e., jumping to the front of the queue for review by City staff) would be made available to applications for conversion of existing commercial space into one or more live/work units. In the event that a project which includes the creation of a live/work unit requires Planning Commission review, that project will jump to the front of the queue for Planning Commission review.
- Waived or reduced fees. The City will waive or reduce permitting fees associated with the conversion of existing commercial spaces to live/work units.

Program Benefits

The live/work program would have the following benefits:

- By creating an economic incentive for property owners to convert existing commercial space into live/work space, the program is designed to create affordable housing without requiring any public funding (which tends to be either scarce and/or competitive). Indeed, there would be a high likelihood of property owners opting into these conversions, because of the opportunity that the program would afford to achieve a higher rent, and to increase the net operating income, and thereby the value of, their property. Given prevailing cap rates, every incremental dollar of net operating income for a building in downtown Carmel translates into a building that is 25-30 dollars more valuable. Thus, it would make economic sense for the building owner to invest the funds to convert the space from a purely commercial use into a live/work space.
- This program has the potential to return Carmel to its roots by once again making it a haven for local creatives, shopkeepers, and entrepreneurs who could showcase their wares or services in these unique live/work spaces.
- While the live/work units would command a higher rent than the existing purely commercial space, renting such a unit would actually reduce the overall rent burden on a local artist or shopkeeper because they would go from paying two rents (a commercial rent and a residential rent) to paying a single rent, with their total monthly rent payment going down substantially.
- The program has the potential to activate the less well-trodden alleys and courtyards that are a unique staple of the physical fabric of downtown Carmel.

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- By combining a tenant's commercial rent and residential rent into one lower rent, and by capping that rent, the program has the potential to bring service businesses back to Carmel that cater to local residents rather than tourists (e.g., a single chair salon, a small tutoring space for local children, a therapist's office, a tailor, or a cobbler)
- To the extent that the program reduces the level of vacancy and under-utilization in these off-street commercial spaces, it will boost the City's sales tax revenue and generate additional resources to support the development of affordable housing.

Program 1.1.D: Mixed-Income Incentive Program

Quantified Objective: **# TBD**
Timeframe: **Establish program and begin implementation by the end of 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Issues and Opportunities

In keeping with the community's expressed desire to distribute new housing throughout the community, the City and the AHA Group explored a variety of potential strategies for incentivizing the creation of new housing units in the downtown area. Since the Live/Work Program and the Hotel-to-Residential Conversion Program (described in Program 1.1.F below) tend to have relevance for a narrower subset of properties, one of the goals that emerged was to create a program with broader applicability—i.e., that virtually any downtown property owner could opt into. After extensive discussion and analysis, the City and AHA determined that such a program should be guided by four core principles:

1. *It should be inspired by the physical layout of Trevvett Court.* A 14-unit senior housing development built in 2010 on an 8,000 square foot parcel across from the Post Office in downtown Carmel, Trevvett Court demonstrates that higher density housing can be designed in such a way as to seamlessly blend into the built environment of the village. While Trevvett Court itself has a density of 76 du/ac, space programming work by local architects on the AHA team pointed to 88 du/ac as an ideal density that would maximize housing creation while retaining a Trevvett Court-like feel and many of the most important hallmarks of properties in downtown Carmel: e.g., first floor commercial space, a two story floor plan, and an interior courtyard.
2. *It should incentivize the creation of mixed-income housing*. Newly constructed units should be a blend of Above Moderate rate, Moderate income, Low income, and Very Low income units.
3. *It should be designed to make projects economically viable in the absence of public funding*. Given the scarcity and competitiveness of public funding and the importance of ensuring that

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housing ultimately gets built, it was determined that the program should be designed to make projects financially viable for a property owner without reliance on public funding.

4. *It should incentivize the creation of housing for families with children.* As noted elsewhere in this document, between 2016 and 2024 the population of Carmel-by-the-Sea dropped from 3,905 to 3,122, with the median age increasing during that same timeframe from 53 to 65. In light of these trends, creating new housing for families with children was determined to be an important priority.

Program Description

The City will explore the development of a Mixed-Income Incentive Program to incentivize the creation of mixed-income housing in the downtown area, either through adaptive re-use or redevelopment. Units created through this program would include a range of income levels, including both market rate units and deed-restricted affordable units. In exchange for deed-restricting a subset of the newly created units at affordable levels, the City will explore offering qualified projects the following incentives:

- Higher density. The City will explore offering qualified projects up to a total of 88 du/ac, inclusive of all state and local bonuses and incentives.
- Free water credits. The City will explore providing owners participating in this program with the water credits required to build both the deed-restricted affordable units as well as the market rate units needed to make the investment economically viable.
- Expedited processing. The City will explore offering expedited processing to applications taking advantage of this program, with those applications jumping to the front of the queue for review by City staff, and, if applicable, by the Planning Commission.
- Waived or reduced fees. The City will explore waiving or reduce permitting fees for projects that participate in this program.

Program Benefits

- The program will help to incentivize the creation of mixed-income housing in downtown Carmel, and is in keeping with the City's desire to distribute housing for various income groups throughout the village.
- The income mix and the incentives in the program will be carefully calibrated to ensure that potential projects will be economically viable without any public funding required. Making these projects profitable for property owners will help to ensure that new housing ultimately gets built.
- This program will give the City the opportunity to incentivize the construction of much-needed larger bedroom count units, which will help to reverse the decline in the number of families with children in the village.

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Program 1.1.E: Affordable Housing on Religious Facility Properties

Quantified Objective: **# TBD**
Timeframe: **Host a forum for local churches (December 2024)**
Prepare an opportunities and constraints analysis for each church (March 2025)
Meet with individual churches (June 2025)
Annual Outreach to assess progress (December 2031)
Responsible Party: **Community Planning & Building Department**
Funding Source: **General Fund**

Issues and Opportunities

The State of California and the City of Carmel-by-the-Sea have both adopted new rules and regulations in recent years to facilitate the development of housing on properties owned by religious institutions. For example, eligible housing proposals on property owned by religious institutions qualify for:

- Exemptions from environmental (CEQA) review [2023 Senate Bill SB-4]
- Reduction or elimination of parking requirements [2022 Assembly Bill AB-1851]
- Increased density [2023 Assembly Bill AB-1287 & Government Code §§65915-65918]
- "By-right" design approvals without planning commission review [2023 SB-4 & Government Code §§65589.5]
- Priority water allocations [Housing Element Program 1.2.A.]
- Expedited application processing [Housing Element Program 3.1.F.]
- Reduction in entitlement and development fees [Housing Element Program 3.1.D.]
- Direct financial support through Carmel's affordable housing trust fund [Housing Element Program 2.1.D.]
- Partnership facilitation for tenant selection and program management [City of Carmel]

Should the above accommodations prove insufficient, Government Code §§65915-65918 allows a church to receive bonuses and concessions for projects that are 100 percent affordable. These include:

- Additional density bonuses to establish more residential units
- Reductions in setback and building height requirements
- Reductions in parking requirements
- Approval of mixed-use zoning compatible with the location
- Other regulatory incentives or concessions proposed by the developer

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Program Description

In 2023, the California legislature passed Senate Bill (SB) 4, the Affordable Housing on Faith and Higher Education Lands Act of 2023. The Act requires a housing development project be allowed by-right when located on land owned by a religious institution. The housing units, exclusive of manager's units, must be 100 percent affordable to lower income households, except that 20 percent may be for Moderate-income households and 5 percent may be for staff of the religious institution that owns the land. Projects submitted pursuant to SB4 are also eligible for a density bonus, incentives, concessions, and waivers or reductions of development and parking standards.

The City will continue conducting outreach to the five religious institutions located within the jurisdictional boundaries of Carmel-by-the-Sea to evaluate potential housing opportunities. The City will educate the local churches about the benefits of SB4 and Density Bonus Law and look for opportunities to connect them with resources and interested affordable housing developers that will support the development of housing on their property.

Program Benefits

- The program encourages the natural synergy between supportive faith communities and those most in need of this support.
- The program leverages properties that are some of the largest in the village.
- The program provides a vehicle for translating the expressed interest and enthusiasm of the local religious community into concrete action.

Program 1.1.F: Hotel- to-Residential Conversion (Hotel 'Key' Transfer) - AFFH

Quantified Objective: **# TBD**
Timeframe: **Outreach for developer interest by December 2025; Create/amend Municipal codes to support the program by March 2026.**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Issues and Opportunities

Carmel has a significant number of older, underperforming overnight visitor accommodations (hotels/motels, inns, bed and breakfasts and other various lodging options) distributed throughout the City in the CC, RC, and SC, and R-1 zoning districts. These properties are ideal candidates for conversion to multifamily housing–both because they tend to have physical layouts that lend themselves to such a conversion (indeed, several hotels and motels in Carmel were originally built as apartment buildings), and because their relatively low net operating income means that they can be acquired at a more modest price point.

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One unique feature of the hospitality landscape in Carmel-by-the-Sea is that the City has a self-imposed cap in the General Plan on the number of hotel rooms permitted to operate in the city (948 rooms as of January 1, 2025.) Were the City to allow a hotel owner to sell the rights to these hotel rooms in the event of a hotel-to-residential conversion, these "hotel keys" would command a significant market value (approximately $300,000/room according to commercial real estate brokers and hotel operators).

Program Description

The City plans to create a program providing opportunities for property owners and developers to convert underperforming hotels into mixed-income multifamily rentals with a deed restricted affordable component. Such conversions would be accomplished either through adaptive re-use or redevelopment. To incentivize participation in the program, the City plans to allow the owners of converted hotel properties to sell and transfer the hotel keys from the converted hotel to other parties to facilitate the construction of new hotel rooms on other sites within the village's commercial zoning districts–either as new hotels or as additions to existing hotels. While such conversions could be partially financed through public funding programs such as Low Income Housing Tax Credits (LIHTC), the City's intent in allowing the sale of the hotel keys is to maximize housing production under the program by making these conversions economically viable without any reliance on public funding. The ultimate goal is to make conversion to multifamily residential through the program the highest and best use of the property, and one that would allow purchasers with this business plan to outbid other purchasers.

In the absence of any public subsidy, a property owner would be unlikely to convert a hotel into deed-restricted affordable housing because the result would be lower net operating income and a reduction in the value of the property. However, as the analysis in Appendix C illustrates, by combining the value of the hotel keys with the residual value of the converted hotel, participating property owners and developers will be able to achieve an above market return. Put another way, the program is designed to allow participating owners and developers to "sell the property twice."

The program is designed to be flexible and to allow for a variety of potential scenarios. For example, the existing owner could convert the hotel to residential and sell the hotel keys. Or the existing owner could convert the hotel to residential and retain the keys for use on another property. Alternatively, and perhaps most likely, the existing owner—who may lack expertise in development—could sell the underperforming hotel to a developer, who could in turn convert the hotel to residential and then either sell the hotel keys or retain them for use on another site within the village.

- Transferable development rights. Hotel owners that convert their hotel into mixed-income multifamily residential through the program will be allowed to sell the hotel keys and

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transfer the hotel rights to new projects on other parcels (particularly valuable due to Carmel's General Plan cap of 948 hotel rooms).

- Water rights. In recognition of the fact that the sale of the hotel keys drives the production of affordable housing, the City intends to create opportunities for purchasers of hotel keys to receive the water credits required to construct new hotel rooms on other sites within the village. The City plans to require that the water rights associated with to-be-converted hotels stay with the property–i.e., once the property is converted into mixed-income housing through the program.
- Increased density. The City will explore granting modestly increased density on hotel sites that are converted into mixed-income multifamily housing through the program.
- Hotel residential suites (HRS). The City will explore the possibility of allowing purchasers of hotel keys under this program to designate a subset of the newly constructed hotel rooms as "hotel residential suites"--hybrid units that would be owner-occupied as market rate residential suites for a portion of the year and that would be required to be added to the hotel inventory for the rest of the year. The ability to sell these hotel residential suites would help to expand the universe of potential hotel key purchasers to include existing hotel owners (as opposed to just ownership groups newly acquiring hotels) by providing a near-term opportunity to recoup the capital invested to purchase the hotel keys and construct the new hotel rooms. These hotel residential suites are not included in the Sites Inventory and are not counted towards the City's RHNA.
- Qualified projects will benefit from streamlined review, expedited permitting, and a reduced development fee schedule.

Program Benefits

- By unlocking the value associated with the hotel keys, the program will offer property owners an above market rate of return, which will encourage widespread participation and significantly increase the likelihood of generating a substantial number of new housing units.
- With its focus on the conversion of small, scattered site hotel properties, the program will integrate affordable housing into the physical and social fabric of the village.
- The program is mixed-income at the property level, and is designed to create housing units for Above Moderate, Moderate, Low, and Very Low income households.
- By creating an investment opportunity with a return on investment that is substantially higher than what the market would typically offer, the City can explore ways to divert resources from these transactions to other affordable housing programs with less financial viability.
- The hotel residential suites created through this program have the potential to help stem the tide of population loss by providing an alternative to the purchase of a single-family

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residence as a second home, many of which remain vacant for much of the year, and which would be better utilized as homes for permanent residents. Hotel residential suites would offer prospective second home buyers an alternative that would be dramatically less expensive and that would offer a number of other benefits: e.g., lower maintenance requirements, enhanced security, easy access to restaurants and shops in the downtown area, and shared amenities.

- The same number of overnight visitor accommodation rooms to serve coastal visitor access in the City will be retained while increasing the affordable multifamily rental stock.
- The transfer of hotel keys from underperforming hotels to newly constructed luxury hotel rooms at new or existing hotels will dramatically increase the City's transient occupancy tax (TOT) revenue.

Program 1.1.G – Hotel Employee Housing Program

Quantified Objective: **# TBD**
Timeframe: **Amend the Carmel Municipal Code by December 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

The City has a number of overnight visitor accommodation properties (motels, hotels, inns) that would benefit from incorporating affordable on-site employee housing. These units would alleviate the current lack of housing many Carmel hospitality employees face. Therefore, the City plans to create a voluntary program to incentivize the generation of on-site employee housing at hotels, motels, and inns around the village.

If the owner of an overnight visitor serving accommodation converts one or more legal guestrooms into a deed restricted affordable employee unit, the City will grant the owner the legal right to replace the hotel room on-site, sell the "hotel key", or transfer it to another site, similar to Program 1.1.F, the Hotel to Residential Conversion (Hotel 'Key' Transfer) Program.

As noted above, Carmel's General Plan caps the number of hotel rooms permitted to operate in the city (948 rooms as of Jan 1, 2025.) This cap is currently exceeded, meaning no additional rooms can be built in the City. This program leverages the scarcity of hotel rooms created by the General Plan cap to incentivize the development of affordable rental housing and offset the loss of revenues for participating hotel owners–all while maintaining visitor-serving coastal access. Qualifying Program 1.1.G projects may be eligible to benefit from priority access to water credits, expedited review, and a reduced development fee schedule.

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Program 1.1.H: Accessory Dwelling Units - AFFH

Quantified Objective: **# TBD**
Timeframe: **December 2025 to December 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Issues and Opportunities

The City's ADU ordinance was last updated in 2017 (Ord. 2017-10 § 1 (Exh. A), 2017). Carmel-by-the-Sea is currently following the requirements of State law in the review and approval of ADUs and JADUs. The City is in the process of updating its ADU Ordinance to incorporate State Laws that have expanded since 2017, and to clarify the ADU permitting process for property owners.

Program Description

The City recognizes that ADUs provide affordable housing options for family members, seniors, students, in-home health care providers, couples, small families, and friends. ADUs can also be useful to generate additional rental income for the homeowner. The City maintains a dedicated Housing webpage that includes the California Department of Housing and Community Development Accessory Dwelling Unit Handbook (January 2025) to offer technical assistance to property owners.

To further promote ADU development the City plans to implement the following between 2024 and 2031:

- The City will complete revisions to its local ADU Ordinance and incorporate guidance from the recent Senate Bill 1077. .
- As new relevant State Laws are adopted during the planning cycle, the City will amend the Carmel Municipal Code in a timely manner to reflect applicable changes in the law.
- The City will develop a process for reviewing plans submitted for pre-approval pursuant to AB 1332 (2023).
- The City will develop a procedure for the review and approval of unpermitted ADUs pursuant to AB 2533 (2024) also known as the amnesty program.
- The City will explore implementing a pre-sales inspection program to identify unpermitted ADUs and refer them to the amnesty program.
- The City will explore a voluntary program to promote available ADUs to local workers.
- The City will explore a renter match program, potentially in partnership with The Carmel Foundation.
- To promote affordability and increase workforce housing, the City will explore developing a program to incentivize homeowners to create deed-restricted ADUs. One incentive could be providing the necessary water credits to serve the ADU. Other incentives would also be explored during the development of the program.

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- The City will conduct outreach and education including but not limited to the following efforts: holding community workshops, promoting the Property Owners Guide to Building an ADU (prepared by the AHA community group in coordination with the City of Carmel) and updating it as needed, maintaining a dedicated webpage on the City's website with information on ADUs, conducting outreach and providing education to local architects and realtors, and sending educational information through the mail to property owners.

Program Benefits

- Legalize unpermitted ADUs will ensure they meet minimum health and safety regulations.
- Provide affordable housing options for the local workforce.
- Provide additional housing options for local seniors.
- Increase the proportion of ADUs that are occupied through a renter match program.
- Increase the permanent housing stock.

Policy 1.2: Continue to monitor and work cooperatively with regional agencies to augment infrastructure in a manner that provides adequate capacity for existing and new housing needs while preserving and improving the unique visual character of the City.

Program 1.2.A: Water Distribution Prioritization for Affordable Housing – AFFH

Quantified Objective: **# TBD**
Timeframe: **Adopt Water Allocation Resolution by December 2025**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Perhaps the greatest constraint to housing production in Carmel-by-the-Sea is the lack of water. The City's Regional Housing Needs Allocation (RHNA) of 349 units for the 2023-2031 planning period is estimated to require approximately 40 acre feet of water. On January 27, 2025, the Monterey Peninsula Water Management District (MPWMD) adopted Ordinance 197 allocating 14 acre feet of water to the City of Carmel-by-the-Sea. The Ordinance took effect on March 1, 2025 and the water is estimated to become available at the end of 2025 or early 2026.

Potable water is a fundamental infrastructure need for housing and is a limited resource in Carmel-by-the-Sea. Water is regulated by the State Water Resources Control Board (SWRCB) and the Monterey Peninsula Water Management District (MPWMD). Few developed sites have available water credits sufficient to accommodate construction of additional residential units, and the City's own water allocation is quite limited. Although additional water resources are anticipated to become available in late 2025/early 2026, the current State imposed cease-and-desist order in Carmel

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remains in effect and California American Water (Cal-Am) is not permitted to install new water meters at this time. In an effort to address water constraints, the City will:

- Support efforts by the MPWMD to expand the water supply with new water sources that will support affordable housing development.
- Work cooperatively with MPWMD to implement water conservation methods through the building permit process (e.g., low-flow fixtures, instant hot water heaters, cisterns/rain gardens) to augment water for new development projects. The City has already received many building permit applications for remodels of older homes which would result in water conservation.
- Update the City's water allocations by land use in accordance with the Water Management Program (Carmel Municipal Code Chapter 17.50) to include the recent allocation from MPWMD of 14 acre feet. In establishing these allocations, the City will prioritize water for affordable housing).

Program 1.2.B: Address Infrastructure Constraints

Quantified Objective: **# TBD**
Timeframe: **City's 5-Year Capital Improvement Plan through June 2031**
Responsible Party: **Public Works Department**
Funding Source: **General Fund**

Ensuring the City's infrastructure is modernized and can accommodate future growth is a critical charge of local governments. The City's infrastructure is continuously aging, with deferred maintenance still remaining from the COVID Pandemic. Crafting capital improvement programs to effectively address this maintenance backlog and manage the City's infrastructure into the future is imperative. The City's Public Works Department continues to improve City infrastructure, including roads and storm drains, through the City's 5-Year Capital Improvement Plan process. The City will continue to work cooperatively with outside agencies, including the Pacific Gas and Electric Company (PG&E), the Carmel Area Wastewater District (CAWD), and California American Water (Cal-AM), to continue to maintain and upgrade the City's infrastructure.

The City of Carmel proposes the following actions and timeline to address infrastructure constraints during the 6th Cycle:

- The City of Carmel, whenever possible, will collaborate with and support the undergrounding of electrical wires by PG&E in an effort to provide consistent power. The City is working with PG&E to develop an undergrounding plan, with the work estimated to be complete within 10-15 years for a small portion of the City. With a desire to underground the remainder of overhead electrical wires in the next 20-30 years, the City will continue to work with PG&E to develop a long term plan.Quantified Objective:

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Underground a small portion of the electrical wires by December 2034, and work with PG&E to underground the remainder over the next 20-30 years)

- The City will implement drainage and street improvements, including ADA ramps and sidewalk slope improvements through the 5-year Capital Improvement Plan .Quantified Objective: The City will invest $2.334 million in drainage improvements and $4.969 million in street improvements by December 2026)

Policy 1.3: Reduce or eliminate governmental constraints on the provision of affordable housing. Direct public funding resources to the conservation of existing housing units in neighborhoods where continued residential use is appropriate.

Program 1.3.A: Condominium Conversions - AFFH

Quantified Objective: **# TBD**
Timeframe: **Continued ordinance implementation through June 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

The City will continue to implement the condominium conversion ordinance, which restricts the conversion of apartments to condominiums to preserve lower-cost rental housing options (i.e., apartments) within the City. Apartments cannot be converted to condominiums unless a new apartment is being created to offset the conversion.

Program 1.3.B: Employee Housing

Quantified Objective: **# TBD**
Timeframe: **Adoption of Municipal Code amendments by June 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

As stated in Appendix A there are no farmworkers or agricultural employment in Carmel-by-the-Sea. Accordingly, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

In compliance with the Employee Housing Act (Health and Safety Code § 17000 et seq.) Sections 17021.5 and 17021.6, the City of Carmel-by-the-Sea will amend the Carmel Municipal Code to include a definition for employee housing that permits employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone.

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Program 1.3.C: Manufactured Homes on a Foundation System

Quantified Objective: **# TBD**
Timeframe: **Adopt Municipal Code amendments by June 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

The City currently permits manufactured homes on a foundation system on lots zoned for conventional single-family residential dwellings pursuant to State Law Government Code 65852.3. Manufactured homes represent an affordable and cost-effective form of housing. The City will amend the Carmel Municipal Code to include manufactured homes as a permitted use in the R-1 zoning district subject to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject.

Program 1.3.D: Senate Bill 35 and Senate Bill 423 Processing Procedure

Quantified Objective: **# TBD**
Timeframe: **Adopt a procedure by December 2025**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

According to Senate Bill (SB) 35 (2017), jurisdictions that have insufficient progress toward their lower-income RHNA units must accommodate a streamlined ministerial approval process for proposed developments with at least 50 percent affordability. Early implementation of SB 35 did not apply to coastal cities. However, in October 2023, SB 423 was signed into law, expanding SB 35 measures to include cities located in the coastal zone and extending the operation of the streamlined ministerial approval process to January 1, 2036.

In compliance with SB 35 and SB 423, the City will establish a standard procedure for processing eligible development projects.

Program 1.3.E: Emergency Shelters

Quantified Objective: **# TBD**
Timeframe: **Adopt Municipal Code amendments by June 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

In compliance with AB 2339 (2022), the City will amend Title 17 of the Carmel Municipal Code to define emergency shelters and clearly state they are a permitted use by-right, requiring no discretionary review in the CC, SC, and RC commercial districts.

Government Code Section 65583 requires the identification of one or more zoning designations that allow residential uses, including mixed uses, where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit and that are suitable for residential uses.

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The Carmel Municipal Code includes emergency shelters within the definition of Community Social Service Facilities and reads as follows: "Any noncommercial housing facility, such as homeless shelters or emergency shelters, which may also provide meals, showers, and/or laundry facilities. Specialized programs and services related to the needs of the residents may also be provided. This classification excludes transitional housing facilities that provide long-term living accommodations."

Carmel Municipal Code Chapter 17.14, Commercial Zoning Districts, Schedule II-B: Commercial Districts - Use Regulations, includes Community Social Service Facility as a permitted use in the Central Commercial (CC), Service Commercial (SC), and Residential and Limited Commercial (RC) Districts.

Pursuant to Subparagraph (G) of Section 65583, A local government with an existing ordinance or ordinances that comply with this paragraph shall not be required to take additional action to identify zoning designations for emergency shelters. The housing element must only describe how existing ordinances, policies, and standards are consistent with the requirements of this paragraph.

The City does not currently have objective standards that govern the operation and management of emergency shelters such as the maximum number of beds or persons to be permitted to be served nightly by the facility, sufficient parking to accommodate all staff working at the shelter, size and location of intake areas, provision of onsite management, proximity to other emergency shelters, length of stay, lighting, and security during the hours the shelter is in operation.

The City will amend the Carmel Municipal Code to create objective operational standards for emergency shelters.

Program 1.3.F: Forest and Beach Commission Required Findings

Quantified Objective: **# TBD**
Timeframe: **Adopt Municipal Code amendments by June 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Carmel Municipal Code Section 17.48.070, Findings Required for Significant Trees prohibits the removal of significant trees to facilitate construction or development unless one of the two following findings is met:

1. That removal of the tree is required to protect public health or safety; or
2. That the following four conditions exist:
    a. The existing site is vacant or is developed to an extent less than one-third of the base floor area allowed by the zoning applicable to the site; and
    b. The available land area of the site not occupied by significant trees (including land within six feet of the trunk of significant trees) does not adequately and practically

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provide space for development of at least one-third of the base floor area allowed by the zoning for the site; and

c. The issuance of a variance for development in one or more setbacks has been considered and would not provide a remedy or would be inappropriate due to a significant overriding inconsistency with another policy or ordinance of the LCP; and

d. Failure to authorize removal of the tree(s) would deprive the owner of all reasonable economic use of the property.

The findings in 2.a and 2.b have been identified as a potential constraint to the development of multifamily housing. The City will review the findings to ensure they do not impede multifamily development in the commercial and multifamily districts.

Policy 1.4: Improve Development Review and Approval Processes

Program 1.4.A: Modify or Eliminate Onerous Use Permits - AFFH

Quantified Objective: **# TBD**
Timeframe: **Adopt Municipal Code amendments by June 2026**
Responsible Party: **Community Development Department**
Funding Source: **General Fund**

Multifamily and duplex housing units constitute approximately 13 percent of Carmel's housing stock. The use permit (UP) (AKA conditional use permit (CUP)) requirement is implemented as an additional regulatory tool and adds extra regulations, review, and required findings, to a variety of development standards that affect multifamily development. Carmel Municipal Code Chapter 17.64 Findings Required for Permits and Approvals includes a broad list of applicable conditional uses and incentives. There are opportunities to reduce redundancies and facilitate residential construction while still enabling development to meet City regulations.

To address this potential constraint to the development of multifamily residential units, the City will explore replacing subjective language in the required findings for Use Permits with objective findings, or eliminating these Use Permits altogether.

Program 1.4.B: Objective Design and Development Standards - AFFH

Quantified Objective: **# TBD**
Timeframe: **Adopt Objective Design Guidelines by July 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Carmel Municipal Code Chapter 17.58, Design Review describes a discretionary review process for the construction of new buildings and additions to existing buildings in the commercial districts.

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There are three findings for approval: 1) Conformance to the applicable policies of the General Plan and the Local Coastal Program; 2) Compliance with all applicable provisions of this code; and 3) Consistency with the applicable adopted design review guidelines.

In November 2023, the City received an $85,000 REAP 2.0 Local Suballocation Grant, which will be used to pursue the creation and adoption of Objective Design and Development Standards (ODDS) to reduce governmental constraints presently limiting the production of multifamily housing. The City's expectation, and desired intent, is that having ODDS in place will incentivize and accelerate the construction of qualifying affordable multi-family housing projects in the City's downtown area, including the Central Commercial (CC), Service Commercial (SC), Residential & Limited Commercial (RC), and Multi-family Residential (R-4) Districts.

Program 1.4.C: By-Right Approval - AFFH

Quantified Objective: **# TBD**
Timeframe: **Amend the Municipal Code to comply with State by-right requirements by June 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Pursuant to Government Code Section 65583.2(h)(i) (AB 1397 passed in 2017), the City will amend the Carmel Municipal Code to require by-right approval without discretionary review for a housing development that includes 20 percent of the units as affordable to lower income households, applicable to the following types of sites:

- Vacant sites being used to meet the RHNA adequate sites requirements that represent a "reuse" of sites identified in two or more previous and consecutive Housing Element cycles.
- Nonvacant sites being used to meet the RHNA adequate sites requirements that represent a "reuse" of sites identified in the previous cycle of Housing Element.
- Sites being redesignated/rezoned after the statutory deadline of the Housing Element to accommodate the RHNA shortfall. By-right approval of these sites would be triggered by the rezoning.

For the 6th cycle Housing Element, the City does not anticipate the need to rezone sites or utilize any sites that may be considered reuse sites to meet its RHNA. However, the City will amend the Zoning Code to comply with State law should any circumstances arise in the future for the necessity to grant by-right approval to qualified projects.

By-right means a jurisdiction shall not require:

- A Conditional Use Permit;
- A Planned Unit Development Permit;

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- Design review, other than Objective Development Design Standards; or
- Other discretionary, local government review or approval that would constitute a "project" as defined in Section 2100 of the Public Resources Code (California Environmental Quality Act "CEQA")

GOAL H2 PROTECT AFFORDABLE HOUSING AND IMPROVE THE HOUSING STOCK

Policy 2.1: Maintain and encourage expansion of permanent residential housing stock in the Residential and Commercial Districts.

Program 2.1.A: Incentives for Mixed-Use Development - AFFH

Quantified Objective: **# TBD**
Timeframe: **Adopt Municipal Code amendments by June 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Providing additional development capacity of any type increases project feasibility. In order to better incentivize affordable residential development, the City plans to amend the Municipal Code to increase the floor area bonuses from 15 to up to 25 percent, inclusive of all state and local bonuses, for projects in the CC, SC, RC and R-4 Zoning Districts that include housing for Moderate, Low or Very-Low-income households. The City will also distribute informational materials promoting the floor area bonus and other applicable incentives.

Program 2.1.B: Permanent Housing - AFFH

Quantified Objective: **# TBD**
Timeframe: **Continued ordinance implementation through June 2031**
Responsible Party: **Community Planning & Building Department/City Administrator**
Funding Source: **General Fund**

Short-term rentals can provide valuable coastal visitor-serving access; however, units used as short-term rentals preclude the establishment of permanent housing. The City also has a significant percentage of the housing stock that remains vacant for part of the year due to second home ownership. This creates a significant barrier for current and potential residents to enter the local housing market and further limits opportunities to correct the housing crisis, address diversity, and provide inclusive housing options.

The City's ordinance prohibiting short-term, transient rentals, fractional ownership, and timeshares of residential dwellings in the R-1 District and allowing a limited number of short-term rentals in the commercial areas has successfully limited the proliferation of these uses. The City will continue to implement these ordinances. In an effort to address the high rate of second home ownership, the

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City will promote Accessory Dwelling Units and Junior Accessory Dwelling Units (see Program 1.1.G) to add affordable rental units on properties that may otherwise lie vacant, and will establish an Affordable Housing Trust Fund (see Program 2.1.D).

Program 2.1.C: Monitor Affordable Housing Stock - AFFH

Quantified Objective: **# TBD**
Timeframe: **Develop a program by June 2025**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

The City will develop a City-managed Affordable Housing Oversight Program and continue to monitor affordable housing projects and work with the owners to preserve affordability through identification of funding sources and/or opportunities for partnerships with other housing providers. The program will formalize annual monitoring of the affordable housing stock throughout the city to ensure affordable housing is being protected and provided as required by Government Code Section 65590. This may also include partnering with a qualified entity, like the local Carmel Foundation, that already actively manages, monitors, and provides reporting for affordable housing units in the City. The City will update its databases to better track data on new construction, demolition, conversion, and replacement of housing units for Low- and Moderate-income households including the following:

- The number of new housing units approved for construction;
- The number of Low- and Moderate-income housing units required to be provided in new housing developments;
- The number of existing residential dwelling units occupied by Low- and Moderate-income households that have been authorized to be demolished or converted; and
- The number of low- and Moderate-income housing units required to be replaced (of those units being demolished or converted).

Additionally, in compliance with AB 1397, the City will adopt a policy to require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) when any new housing development project occurs on a site meeting the any of the following conditions: 1) currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, 2) was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of Low or Very Low-income, 3) subject to any other form of rent or price control through a public entity's valid exercise of its police power, or is occupied by Low or Very Low-income households.

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Program 2.1.D: Establish Affordable Housing Trust Fund - AFFH

Quantified Objective: **# TBD**
Timeframe: **Establish a Fund by December 2025**
Responsible Party: **City Administrator**
Funding Source: **General Fund**

The City currently relies on outside agencies and organizations to fund affordable housing projects. However, in an effort to establish a City-funded source dedicated to supporting the creation, maintenance, and rehabilitation of affordable units, the City will explore the creation of an Affordable Housing Trust Fund. The Trust would be funded by the City, either through a dedicated revenue source or via the General Fund. .

Policy 2.2: Preserve and protect the scale of established neighborhoods while encouraging property improvement.

Program 2.2.A: Historic Preservation Educational Programs

Quantified Objective: **# TBD**
Timeframe: **Continued education and ordinance implementation through June 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Cities have unique characteristics that develop over time. Carmel-by-the-Sea has a distinctive building style and form that existing residents cherish and which serves to attract new residents and visitors. In an effort to continue to encourage improvements to the existing housing stock, the City will continue to promote education programs that improve public understanding of the City's rich cultural and design heritage, and provide zoning flexibility and incentives to facilitate rehabilitation of historic resources. The City will continue to use the Historic Building Code to facilitate residential rehabilitation of historic residences.

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Policy 2.3: Preserve and expand affordable and rental housing opportunities to enable local employees to live in the community where they work.

Program 2.3.A: Preserve and Increase Upper Floor Residential Uses - AFFH

Quantified Objective: # TBD
Timeframe: Proactive outreach through December 2031
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

The retail and office landscape is shifting and the City continues to experience retail and office vacancies. This shift represents an opportunity to increase supply of housing as a preferred development form in all Commercial Districts. The City currently prohibits the conversion of existing second-floor residential units to commercial use and requires all newly constructed second-floor space to be used as residential units. Housing over first-floor commercial uses is a particularly suitable solution for underutilized second-floor space. Therefore, the City will proactively work with property owners to encourage conversion of vacant or underutilized upper floors to residential use.

Policy 2.4: Preserve the existing housing stock

Program 2.4.A: Housing Rehabilitation and Maintenance Information - AFFH

Quantified Objective: # TBD
Timeframe: Proactive outreach through June 2031
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

In order to stay habitable and energy efficient, all buildings need maintenance. When buildings fall into an extreme state of disrepair, a more comprehensive housing rehabilitation procedure is needed. Over the past few years, inflation and building supply chain issues have dramatically increased the cost of building materials. Labor costs have also risen significantly due to a shortage of skilled construction workers and ongoing cost-of-living increases. This results in very costly rehabilitation projects.

In order to assist low-income property owners, the City will distribute information on inspection services, housing rehabilitation programs, and alternative ways to finance home repairs. Based on Code Compliance reports, the City will specifically monitor and conduct outreach to residential units in need of rehabilitation and maintenance throughout the city with a focus on the southern region of the city.

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GOAL H3 PROVIDE OPPORTUNITIES FOR NEW AFFORDABLE AND OTHER SPECIAL NEEDS HOUSING

Policy 3.1: Incentivize affordable housing development, with an emphasis on affordable housing built to accommodate Extremely-Low and Low-Income residents. Encourage the private sector to produce affordable housing.

Program 3.1.A: Mixed-Use Affordable Housing - AFFH

Quantified Objective: **# TBD**
Timeframe: **Proactive outreach through June 2031; Revise guidelines and approval processes by December 2027**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

The retail and office landscapes are shifting and this change represents an opportunity to encourage mixed-use developments (housing over first-floor commercial uses) as a preferred development form via community outreach. The City will proactively work with property owners, property managers, and realtors to promote and incentivize upper-floor housing opportunities, including the potential of allowing a third-floor mezzanine for affordable housing. Such development would be subject to the City's 30-foot height limit.

The City has identified the following regional affordable housing organizations to include in the discussion of revising design guidelines to promote mixed-use affordable housing in the City.

- County of Monterey Housing Authority Development Corporation (HDC);
- Woodman Development Company, Inc.;
- Community Housing Improvement Systems and Planning Association, Inc. (CHISPA);
- Eden Housing;
- EAH Housing; and
- Mid-Peninsula Housing.

Based on the feedback received by City Staff from the development community, the City will implement the following actions:

- Revise design guidelines based on community and developer feedback;
- Revise approval processes if constraints are identified during feedback gathering; and
- Annually host outreach and FAQ forums for developers and community members.

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Program 3.1.B: Housing for Extremely-Low Income Households - AFFH

Quantified Objective: # TBD
Timeframe: **Fund an Associate Planner through June 2031**
Responsible Party: **Planning and Building Department**
Funding Source: **General Fund**

Providing housing units for Extremely-Low Income (ELI) Households earning 30 percent or less of the Area Median Income (AMI) for Monterey County has proved challenging for the City. The City will continue to place specific emphasis on the provision of multi-family housing and non-traditional housing types such as single-room-occupancy units and transitional housing. The City will encourage development of housing for ELI households through a variety of activities such as targeted outreach to for-profit and non-profit housing developers on at least an annual basis, providing in-kind technical assistance, fee deferrals, expedited/priority processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding for developments that include housing for ELI households, and/or offering additional incentives to supplement the density bonus provisions in State Law.

The City also has a variety of programs to encourage development of ELI units, including Accessory Dwelling Units, a portion of which are designed to provide affordable housing for Extremely-Low Income Households and employee housing. The City has also funded a full-time permanent Associate Planner position through the General Fund to focus on long-range planning and housing needs.

Program 3.1.C: Density Bonus - AFFH

Quantified Objective: **# TBD**
Timeframe: **Adopt Municipal Code amendments by June 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Density bonuses can provide a significant incentive to build affordable housing units. By increasing the number of units permitted to be built on a property, the financial investment required to bring the development to fruition has a higher likelihood of a return. Given the high cost of materials, labor, and borrowing costs, increasing the number of units can make the housing project financially feasible.

The City's Density Bonus provisions will be updated to reflect recent changes to State law. Pursuant to Government Code Section 65915-65918, the City will amend the City's Density Bonus provisions to be consistent with recent changes to State Density Bonus Law. Additionally, the City will further review and revise local bonus density ordinances to clarify the regulations and increase certainty of applicability.

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Program 3.1.D: Reduced Entitlement and Development Fees - AFFH

Quantified Objective: **# TBD**
Timeframe: **Adopt a Fee Schedule by July 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Entitlement and development fees paid by project applicants assist in the City's ability to recover administrative and operating costs; however, these fees may have the unintended consequence of increasing the cost of housing. To encourage the development of affordable housing, the City will reduce the planning and building permit fees for affordable housing units in commercial areas.

Program 3.1.E: Reduced Parking Requirements - AFFH

Quantified Objective: **# TBD**
Timeframe: **Adopt Municipal Code amendments by June 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Carmel Municipal Code Chapter 17.38, Off-Street Parking Requirements, Table A: Minimum Parking Requirements provides parking factors for land uses by zoning district. In the Central Commercial (CC), Service Commercial (SC), Residential and Limited Commercial (RC) and Multi-Family Residential (R-4) districts, the parking requirement for affordable housing is ½ space per unit. For senior housing, it is ⅓ space per unit plus 1 guest space for every 4 units. Other permanent residential uses are required to provide 1 parking space per unit in the SC District, and 1.5 spaces in the RC and R4 Districts. No parking is required in the CC District.

The City recognizes that parking requirements increase the cost of residential development and take up valuable space that can be used for housing, and has maintained a low parking ratio for residential uses. The City will continue to offer reduced parking requirements for affordable housing developments. Additionally, the City will clarify that affordable units are exempt from parking in-lieu fees.

Program 3.1.F: Expedited Processing Procedures - AFFH

Quantified Objective: **# TBD**
Timeframe: **Hire a consultant by December 2025; Adopt Municipal Code amendments by June 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Faster permit processing times reduce overall project timelines and allow a project to get to the construction stage in a timely manner. To enable a more efficient permit processing system, the City is committed to contracting with a qualified consultant to review the Planning Division's current permitting procedures to identify inefficiencies and make recommendations on process

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improvements to streamline the permitting process. Based on the consultant's recommendations, the City will update existing permitting procedures, including, but not limited to, the following:

- Implement concurrent permit processing for projects that incorporate several land uses or features that would typically require two or more permit applications, to be concurrently reviewed and approved or disapproved by the highest-level review authority or joint meetings. This will expedite the review process for complex development projects.
- Allow an option for affordable multi-family projects to utilize 3-D modeling or other comparable methods, in lieu of story poles, that provide objective information for the City to assess impacts of development on important coastal scenic view resources;
- Prioritize projects with affordable units, assign a dedicated planner to facilitate the development process, and schedule joint public hearings when multiple decision-making bodies are involved.

Program 3.1.G: Establish Minimum Densities - AFFH

Quantified Objective: **# TBD**
Timeframe: **Adopt Municipal Code amendments by June 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Establishing a minimum density can be utilized as a tool to ensure the limited available land in a City is used in an efficient manner and lower densities are avoided. The City's intention for establishing a minimum density in the Commercial and Multi-Family Residential Districts is rooted in enabling the development of more dense housing in the City. Currently, the Commercial District (CC, SC, and RC) permits residential densities of 0-22 dwelling units per acre and the Multi-Family Residential District (R-4) permits a maximum of 33 dwelling units per acre. Effectively, establishing a minimum density in these districts will result in higher yields of residential units. Recent residential developments in the City's Commercial District have ranged in density from 22-33 dwelling units per acre. The City will revise the Municipal Code for commercial districts (CC, SC and RC) and the multi-family residential (R-4) district to establish a minimum density of 22 dwelling units per acre, as part of the base zoning and a maximum allowable density of 40 units per acre, with a total capacity of 88 units per acre, inclusive of all local and State density bonuses. Additionally, the City will prohibit new single-family development in the R-4, CC, SC, and RCDistricts. Existing single-family dwellings in these districts will be considered legal nonconforming uses. Recognizing that there is a need for housing to accommodate families, and to try and increase the mix of housing types, the City will explore options for incentivizing the development of two- and three-bedroom units..

The City is committed to modifying development standards in the commercial and multi-family districts to ensure the standards support the minimum density and do not function as a constraint to meeting the minimum density, as necessary.

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Policy 3.2: Recognize the special needs of persons with disabilities and the need to retain flexibility in the design review process to accommodate these needs.

Program 3.2.A: Reasonable Accommodation Procedures - AFFH

Quantified Objective: **# TBD**
Timeframe: **Adopt a revised policy and Municipal Code amendment by June 2025**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

A reasonable accommodation is any change, exception, or adjustment to a rule, policy, practice or service that allows a person with a disability to have an equal opportunity to participate. Information on reasonable accommodation procedures will continue to be provided at City Hall and on the City's website. The City will evaluate and revise Policy C11-01, which describes procedures to provide reasonable accommodation, and will explore reduced or waived permit fees for persons with disabilities in compliance with the provisions of SB 520, in an effort to remove any additional barriers and encourage those with disabilities to apply. To eliminate subjectivity from the required findings for requests for reasonable accommodation, the City will amend the Municipal Code to remove the findings requirement for requested accommodations stating, "the requested accommodation will not result in a significant and unavoidable negative impact on adjacent uses or structures." and develop a finding to allow for the reasonable accommodations that adequately addresses the need with the least intrusive impacts.

Further, the City will explore amending the definition of aggrieved parties and the appeal process in the Municipal Code, to ensure that appeals of reasonable accommodation permits do not create an undue additional barrier.

Program 3.2.B: Housing Mobility - AFFH

Quantified Objective: # TBD
Timeframe: December 2027
Responsible Party: Community Planning and Building Department
Funding Source: General Plan

The City of Carmel-by-the-Sea is committed to promoting a diverse array of housing options for all income groups throughout the community. To improve housing mobility and promote more housing choices and affordability, the City will employ a suite of strategies to create and/or enhance opportunities in various neighborhoods, including in lower density neighborhoods and in downtown Carmel. This initiative represents an effort to increase housing mobility, and extends beyond programs to meet the City's RHNA. Actions and strategies are detailed in individual programs above and include:

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- Homesharing: Research and pursue a homesharing program, including coordination with non-profits and other organizations to assist with matching tenants with existing homeowners. Typically, homesharing is a service provided by nonprofit organizations to assist in matching a homeowner with a tenant. This homesharing process can also include helping homeowners rent out their ADUs. The process of identifying and screening potential tenants, developing lease agreements, and understanding the rights and responsibilities of being a landlord can be onerous. The City may facilitate presentations at The Carmel Foundation Senior Center, and other outreach assistance. The City will market and take other actions as necessary at least annually with the goal of five opportunities per year.
- Program 1.1.C: Live/Work Housing
- Program 1.1.D: Mixed-Income Incentive Program
- Program 1.1.E: Affordable Housing on Religious Facility Properties
- Program 1.1.F: Hotels to Residential Development
- Program 1.1.G: Hotel Employee Housing
- Program 1.1.H: Accessory dwelling units (ADUs)
- Marketing of housing resources and opportunities: Provide housing resources and information available through various City and regional in-person and virtual outlets. The City will provide this information in multiple languages based on the languages spoken by Carmel-by-the-Sea residents, as indicated in the U.S. Census Bureau's American Community Survey.

Program 3.2.C: Family Friendly Housing – AFFH

Quantified Objective: **# TBD**
Timeframe: **Develop Regulatory Incentive (Mid-Term); Implement Family Friendly Design Guidelines (Ongoing)**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Promote multifamily housing designs to attract households with children and larger multi-generational households by encouraging developers to include unit mixes with higher bedroom counts (including four-bedroom units) as well as other family friendly features and on-site amenities, such as usable outdoor open space for multigenerational use, and multipurpose rooms that can be used for after-school homework clubs, computer, art, or other resident activities. To boost the number of families with children residing in the village and to address potential displacement of households with four or more persons, the City will research options to expand regulatory incentives to encourage the development of larger units.

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Policy 3.3: Facilitate the provision of transitional and supportive housing in appropriate districts in the community.

Program 3.3.A: Zoning for Transitional and Supportive Housing - AFFH

Quantified Objective: **# TBD**
Timeframe: **Adopt Municipal Code amendments by June 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Senate Bill (SB) 2 (2007) revised Housing Element law requiring that transitional and supportive housing be permitted as a residential use, subject only to restrictions that apply to other residential dwellings of the same type in the same zone. In compliance with SB 2, the City will continue to allow transitional/supportive housing as a residential use. The City's Municipal Code permits transitional and supportive housing by-right in all districts that permit residential uses, including the CC, SC, RC and R-4 Districts, regardless of the number of persons in the facility.

Program 3.3.B: Low-Barrier Navigation Centers - AFFH

Quantified Objective: **# TBD**
Timeframe: **Adopt Municipal Code amendments by June 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Assembly Bill (AB) 101 (2019) provides a pathway to permanent housing for people experiencing homelessness. A "Low Barrier Navigation Center" is a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing. The shelter provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. In order to comply with State Law, the City will amend the Municipal Code to include the definition for "Low Barrier Navigation Center" and will develop By Right procedures for processing low barrier navigation centers.

Program 3.3.C: Unlicensed Residential Care Facilities

Quantified Objective: **# TBD**
Timeframe: **Amend the Carmel Municipal Code by June 2026**
Responsible Agency: **Community Planning and Building Department**
Funding Source: **General Fund**

State law requires local governments to treat licensed residential care facilities (e.g. group homes) with six or fewer residents as a residential use and subject to the same development standards as a single-family dwelling. Furthermore, no conditional use permit, variance, or other zoning clearance shall be required of a residential care facility that serves six or fewer persons that is not also required of a single-family dwelling of the same type in the same zone. The residents and operators of a residential care facility shall be considered a family for the purposes of any law or zoning ordinance

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that relates to the residential use of a property. However, "six or fewer persons" does not include the operator, the operator's family, or persons employed as staff. These facilities are licensed and regulated by the State of California.

The City defines Residential Care Facilities as facilities that require or are licensed by the State of California to provide living accommodations and 24-hour, primarily nonmedical care and supervision for persons in need of personal services, supervision, protection, or assistance. Living accommodations are shared living quarters with or without separate kitchens or bathrooms for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or nonprofit institutions.

Residential Care, General. A residential care facility providing 24-hour nonmedical care for more than six persons in need of personal services, supervision, protection, or assistance. This classification includes hospices, board and care homes, and similar establishments that are licensed by the State of California. These types of facilities are conditionally permitted in the SC and RC Districts.

Residential Care, Limited. A residential care facility providing 24-hour nonmedical care for six or fewer persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those facilities licensed for residential care by the State of California. These types of facilities are subject to the same regulations as apply to other family residential dwellings in the CC, SC, and RC Districts. In the R-1 District, they are permitted in single-family homes. In the R-4 District, they are permitted by-right with no restrictions.

Residential Care, Senior. A residential care facility providing 24-hour medical or nonmedical care for more than six persons 60 years of age or older in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. This classification includes nursing homes for the elderly, life care or continuing care homes, and similar facilities licensed for residential care by the State of California. These types of facilities are conditionally permitted in the SC, RC, and R-4 Districts.

Recognizing that larger facilities provide necessary supportive environments for a variety of households, the City will amend the Zoning Ordinance to conditionally permit unlicensed facilities of seven or more persons in all zones that allow similar residential uses.

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Program 3.3.D: Single Room Occupancy (SRO) Units

Quantified Objective: **# TBD**
Timeframe: **Adopt an Ordinance by June 2026**
Responsible Party: **Community Planning & Building Department**
Funding Source: ***General Fund***

Government Code Section 65583 and 65583.2 require that a city plan for a variety of housing types, including single-room occupancy units or SROs. An SRO consists of a single room dwelling unit that is the primary residence of its occupant(s). One example of an SRO could be the proposed Live/Work units in Program 1.1.C. To support the creation of SROs, the City will take the following actions:

- Adopt a definition of "single room occupancy unit" in the Carmel Municipal Code.
- Amend the Carmel Municipal Code to identify the districts where SROs would be permitted as a residential use subject only to those regulations that apply to other residential dwellings of the same type in the same zone. The City may adopt specific, objective standards applicable to SROs such as maximum number of occupants, minimum or maximum unit size, and requirements relating to food preparation facilities, sanitation facilities, etc.

GOAL H4 EXEMPLIFY SUSTAINABLE DEVELOPMENT AND ENERGY CONSERVATION

Policy 4.1: Support energy and water conservation programs to reduce the consumption of these resources in housing and to reduce housing costs.

Program 4.1.A: Water Conservation - AFFH

Quantified Objective: **# TBD**
Timeframe: **Implement the water management program through December 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Even with a recent allocation of water from the Monterey Peninsula Water Management District, potable water remains scarce and highly regulated in the City and continues to be a major limiting constraint to new development. In order to preserve the City's limited water allocation for new residential units, the City will continue to implement the Water Management Program (Carmel Municipal Code Chapter 17.50) through the building permit process,, and provide information to the community on water conservation retrofits and best practices. In addition, the City will provide

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information on and promote water conservation education through outreach and community engagement, and retrofit rebates provided by the Monterey Peninsula Water Management District.

Program 4.1.B: Energy Conservation and Green Building

Quantified Objective: **# TBD**
Timeframe: **Continued education and compliance through June 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Conserving energy to reduce stress on the electrical grid and reduce the effects of climate change (i.e. wildfire and flooding) is increasingly critical. The City experienced significant power outages during the 2022-23 winter storms, adjacent areas were flooded, and the past few wildfire seasons have significantly impacted air quality and resulted in evacuations of neighboring communities. The City will continue to review applications for new construction and substantial alterations, taking into consideration solar orientation and access to sunlight. The City will also continue to require compliance with current state building standards for energy efficiency in all new homes. The City will further disseminate information by updating the website annually with related energy conservation and green building information. The City also participates in the Community Wildfire Protection Program and is committed to implementing Program recommendations.

GOAL H5 PUBLICIZE HOUSING NEEDS AND RESOURCES

Policy 5.1: Support and enforce fair housing laws. Expand fair housing choice by promoting housing opportunities and removing impediments to fair housing.

Program 5.1.A: Fair Housing Services - AFFH

Quantified Objective: **# TBD**
Timeframe: **Proactive outreach through June 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

The Fair Housing Act protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities. The California Department of Fair Employment and Housing and the Conflict Resolution and Mediation Center of Monterey County provide fair housing services and information. These agencies advise persons in need of information on housing and employment, mediate landlord/tenant disputes and research complaints about discriminatory housing practices. The City will coordinate with these agencies to provide printed information about fair housing services at City Hall, on the City's website, and in other public buildings such as the City's two libraries. The City will also refer inquiries related to fair housing to these agencies and provide fair housing resources at outreach events.

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Program 5.1.B: Housing Choice Voucher Program - AFFH

Quantified Objective: **# TBD**
Timeframe: **Proactive outreach through June 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Created by the Housing and Community Development Act of 1978, the Housing Choice Voucher program, formerly known as Section 8, provides assistance to eligible Low- and Moderate-Income families to rent housing in the private market. Eligibility for this program is based on the family's gross annual income and family size. The Housing Choice Voucher rental assistance program is administered by the Housing Authority of the County of Monterey. The City will continue to facilitate use of the Housing Choice Voucher program in the community by distributing information for the program at City Hall and the Library and making referrals to the Housing Authority.

Program 5.1.C: Shared Housing Information - AFFH

Quantified Objective: **# TBDs**
Timeframe: **Proactive outreach through June 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Shared housing is another important tool to provide affordable housing options. Shared housing is generally more affordable because a portion of a residence is rented as opposed to an entire unit. Shared housing can also financially help low-income individuals who own their homes and alleviate loneliness. Benefits to low-income individuals include provision of safe and secure affordable housing in a high-cost market. The City will continue to distribute informational materials from the Housing Authority of the County of Monterey and The Carmel Foundation, display information at City Hall, other public buildings, and on the City's website. The City will also seek out other shared housing providers and resources to expand this housing option.

Program 5.1.D: Farmworker Housing – AFFH

Quantified Objective: **# TBD**
Timeframe: **Ongoing**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Although the City does not have agricultural uses, and therefore, no housing designated specifically for farmworkers —the City supports the County of Monterey's efforts to educate the public on resources that are available for agricultural workers. The City has identified the following resources that are available throughout the region for agricultural employees:

- *Spanish Farmworkers Resource Line* – provides information on a variety of issues such as legal help and medication services, stress management, resources for farmworkers with disabilities, etc.

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- *The Center for Community Advocacy* – an organization whose mission is to support and
- build leadership within the community and in particular for farmworkers and their families. The Center has worked side by side with farmworkers to help improve their living conditions, advocate to have more affordable housing and access to health services and resources.
- *Farm and Food Worker Relief Program* – Catholic Charities Diocese Monterey is providing direct financial relief to eligible farmworkers in the counties of Monterey, Santa Cruz, San Benito, and San Luis Obispo. The purpose of this program is to provide direct financial relief to eligible field workers, meatpacking workers, livestock workers, and grocery store workers.

Policy 5.2: Promote public awareness and foster pride in the history of the village.

Program 5.2.A: Support Community Organizations - AFFH

Quantified Objective: **# TBD**
Timeframe: **Proactive outreach and partnerships through June 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Community organizations play a pivotal role to provide outreach and services to those facing housing issues. The City will continue to support neighborhood organizations that promote neighborhood involvement, safety and improvement, including but not limited to the Carmel Residents Association, The Carmel Foundation, and the Carmel Heritage Society. The City will develop partnerships with these organizations to promote neighborhood enhancement programs, conduct and improve outreach and education, and solicit community input.

DRAFT 5-8-25

2.0 Goals, Policies, and Programs

2.1 Introduction

~~The~~ Under state Housing Element Law, the City is responsible for enabling the production of housing by reducing regulatory barriers, providing incentives, and supporting programs that create or preserve housing, especially for vulnerable populations. To enable the construction of quality housing, the City has identified the following goals:

- Goal HE-1 Facilitate Housing Construction
- Goal HE-2 Protect Affordable Housing and Improve the Housing Stock
- Goal HE-3 Provide Opportunities for New Affordable and Other Special Needs Housing
- Goal HE-4 Exemplify Sustainable Development and Energy Conservation
- Goal HE-5 Publicize Housing Needs and Resources

The City's demographic and housing needs assessment, including contributing factors to housing disparities, ~~formed an integral part of~~ played a major role in informing program development. Highlights include: the predominant age group in 2019 was between 65 to 74 years of age; the population was ~~comprised~~ composed of over 85~~%~~ percent White individuals; the unemployment rate was 0.1 percent; above-moderate households made up the majority of households at 62 percent; and 57 percent of total households were owner occupied and 43 percent renter occupied. Of note, 23 percent of ~~household~~ households are cost burdened and 23 percent are severely cost burdened. Detailed information is ~~provided~~ shown in Appendix A.

~~Additionally, the~~ The majority of the sites identified in the Site Inventory were not identified in the 5th Cycle Housing Element. The ~~Policies~~ policies and ~~Programs~~ programs below are intended to reduce the regulatory barriers to ~~redevelop~~ redevelopment of these sites and to demonstrate that the City is taking measures to ensure construction of more units~~,~~ in the 6th cycle.

~~2.2 What's New~~

The City is proud of the policies and programs that follow below. They represent an honest desire by both the local government and residents of Carmel to create real affordable housing opportunities in what, by all accounts, is an unaffordable place to live. This shared desire is evidenced by how these policies and programs came together. Of course, creation of the 6th Cycle Housing Element included all of the requisite community meetings (over 14) and outreach (e.g. tabling at the City's farmer's market), which yielded a wealth of feedback that helped to shape the City's approach. However, this Housing Element also benefited from something uniquely Carmel, which is a highly motivated group of residents willing to learn and be deeply involved in crafting

policies that will actually work. Concerned about the housing challenges confronting the village, these residents partnered with City staff in an effort to help the City find creative solutions tailored to Carmel's unique circumstances. Calling themselves the Affordable Housing Alternatives Group, or "AHA", the AHA Group provided literally thousands of volunteer hours, met with City staff on a regular (often weekly) basis, leveraged community connections to identify property owner interest, attended meetings with HCD, and genuinely dedicated themselves to finding housing solutions with the best chance of becoming reality. The list of direct positive contributions from the AHA Group is long. One of their most notable contributions was the 'safari' effort, which is likely one of the most unique community-driven Housing Element research projects ever undertaken. The safaris were a highly organized, boots-on-the-ground effort in which 17 volunteers canvassed the commercial district of the City to collect data on every property and leasable space in downtown Carmel. These volunteers, utilizing a mobile app set up by a lead AHA member, catalogued 218 properties and nearly 1,000 leasable spaces, collecting unique data for each site, such as current use, vacancy status, and property condition, to help better understand housing development potential. When compiled with City and Assessor records, this data helped form the most complete understanding of Carmel's downtown inventory in history, and ultimately helped to inform the development of many of the creative policies and programs described below.

It is hard to overstate the value of the collaborative community approach taken to develop the City's 6th Cycle Housing Element. Aside from supercharging capacity to gather data, the approach also garnered massive community buy-in for creating real housing solutions. Most of all though, it leveraged the knowledge of both residents and City staff, making it possible to turn Carmel's unique constraints into opportunities for the creation of new housing.

2.2 AFFH In the 6th Cycle

This section provides an overview of ~~significant new policy and program directions being taken by~~ how the City of Carmel-by-the-Sea ~~to address~~ is working towards affirmatively further fair housing ~~issues~~ in the community and in the ~~larger~~ broader Monterey Bay Area.

Affirmatively Furthering Fair Housing

The ~~new policy direction that the City will undergo during the~~ 6th Cycle Housing Element Update ~~involves addressing~~ process includes a new state mandate to address historic patterns of economic and racial segregation ~~patterns~~. In 2018, the California Legislature ~~established an independent state mandate~~ passed legislation requiring communities in California to take proactive steps to affirmatively further fair housing (AFFH). The 6th Cycle Housing Element is the first time that the City of Carmel-by-the-Sea has addressed AFFH. Affirmatively furthering fair housing is defined specifically as taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity by replacing segregated living

patterns with truly integrated and balanced living patterns; transforming racially and ethnically concentrated areas of poverty into areas of opportunity; and fostering and maintaining compliance with civil rights and fair housing laws.

Contributing Factors

The following contributing factors that impact fair housing and affirmatively furthering fair housing (AFFH) within the City were identified and prioritized as follows:

High Priority

- Lack of affordable housing;
- Lack of adequate housing stock that meets the needs of residents;
- Jobs-worker imbalance;
- Lack of accessible units for individuals with disabilities;
- Lack of Transitional and Supportive Housing/Emergency Shelters;
- ~~There is a lack~~ Lack of developable land~~,~~ and ~~the City is subject to~~ additional coastal zone regulations;
- Lack of racial and ethnic diversity within the City; and
- Cost of land, materials, and labor ~~which limit profitability of affordable housing~~, which drive up the cost of housing development.

Medium Priority

- Lack of access to information about fair housing rights; and
- Limited knowledge of fair housing by residents.

~~More detailed AFFH information is located in Appendix A.~~ The City of Carmel-by-the-Sea is adopting new policies and programs through the update of this 6th Cycle Housing Element, to align with the state's new AFFH mandate. Policies and programs that support this alignment are identified with the letters "AFFH." More detailed AFFH information can be found in Appendix A.

2.3 Program Overview and Quantified Objectives

Quantified Objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. The Quantified Objectives ~~do not represent a ceiling on development, but rather set a target~~ are *not* required to match the City's Regional Housing Needs Allocation (RHNA). They are a goal for the jurisdiction to ~~achieve~~work towards, based on identified needs~~, resources, and~~ constraints, and available resources. These objectives will focus communication between the City and HCD ~~with~~ vis-a-vis future Annual Progress Reports (APRs). HCD does not require that all objectives must be met~~, rather, it is a goal that enables objective assessments about~~; instead, these objectives create a framework for evaluating program effectiveness~~-~~, so the City can make informed determinations ~~to~~ as to whether it should continue, modify, or ~~delete~~ eliminate programs ~~with~~ in the next Housing Element update ~~Cycle. Table 2-1, Quantified Objectives, provides an estimate of the number of units likely to be constructed, rehabilitated or conserved/preserved in Carmel-by-the-Sea in the 6th Cycle.~~cycle.

~~Table 2-1 Quantified Objectives Summary~~

~~Income Category~~	~~New Construction~~	~~Rehabilitation*~~	~~Conservation/~~
~~Extremely Low~~	~~61~~	~~-~~	~~-~~
~~Very Low~~	~~60~~	~~5~~	~~-~~
~~Low~~	~~93~~	~~5~~	~~50~~
~~Moderate~~	~~61~~	~~6~~	~~-~~
~~Above Moderate~~	~~135~~	~~400~~	~~-~~
~~Total~~	~~410~~	~~416~~	~~50~~

~~SOURCE: City of Carmel-by-the-Sea 2023~~
~~NOTES: *The City has approximately 3,800 residential units, 60 (or about one percent) of which are affordable units. Each year the City processes approximately 100 building permits for remodels, additions, and other construction, which rehabilitates the existing housing stock. For the lower-income categories rehabilitation goals, the City assumes that one percent of the total permits processed will be for affordable units. Under these assumptions, the City would rehabilitate two units of affordable housing a year or approximately 16 units throughout the 2023-2031 planning cycle. This represents approximately 30 percent of the City's existing affordable housing inventory.~~
~~**The City has no units at risk of converting to market rate during this planning cycle.~~

2.4 Goals, Policies and Programs

~~Community input has been and continues to be an integral part of the development of policies and programs for the 6th Cycle Housing Element.~~ The purpose of this section is to set forth goals, policies, and programs to further the development of housing for all income levels in the community. The Implementation Programs listed below provide a ~~workplan~~ work plan for programs to ensure timely implementation and tracking. The following programs ~~are~~ will be implemented city-wide, unless otherwise specified below.

~~GOAL H1 FACILITATE HOUSING CONSTRUCTION~~

Community input has always been an integral part of crafting public policy in the City of Carmel-by-the-Sea. The development of the 6th Cycle Housing Element was no exception. The

policies and programs below were informed by feedback received through community outreach events, correspondence with individual residents, over a dozen formal public meetings, and direct input from the AHA resident volunteer group. These programs and policies represent the desire of the residents of Carmel to create high quality affordable housing within the City.

Goal H1 Facilitate Housing Construction

Policy 1.1: Ensure adequate sites are available to meet the City's projected

housing growth needs.

"... The land as it exists now, the way it's zoned, could support the 349 units, plus the buffer. So, the question then is how do we get people excited about developing some of those units?

That's where these programs and processes come into play and that's why we need to amend the Municipal Code, to codify those things..."

May 24, 2023 Housing Ad Hoc Committee Community

Program 1.1.A: Adequate Sites

The City has a RHNA or growth need of 113 units affordable to Extremely Low- and Very Low- Income households. The City's General Plan and Municipal Code provide for housing types at appropriate densities to accommodate the RHNA. The City will encourage and facilitate the development of new units consistent with the RHNA by continuing to work with housing providers such as the Carmel Foundation and will actively find new organizations to partner with. The City also offers incentives and concessions outlined in Programs listed below.

The Planning Division shall annually evaluate and report to the City Council on the City's progress in meeting its Housing Element objectives, as well as remain in compliance with the no-net loss requirements of Government Code Section 65863.

Quantified Objective: 61 Extremely Low, 60 Very Low, 93 Low, 61 Moderate and 135 Above Moderate-Income housing units

Quantified Objective: # TBD
Timeframe: Maintain adequate sites to meet the RHNA through June 2031
Responsible Party: Community Planning and Building Department
Funding Source: General Fund (Formerly Program 3-3.1.a: Adequate Sites)

Program 1.1.B: City-Owned Sites - AFFH

The City plans to make three (3) sites (#1, #2, and #3 in the Sites Inventory) available over the next five years for the potential development of 149 total units over the three sites (124 affordable to lower-income households and 25 for moderate-income households). These sites are planned to remain in City ownership and are anticipated to be made available for development through long- term leases. These sites are locations for affordable housing that would advance the City's goal of providing diverse housing types, including senior housing. Projects undertaken throughout the 2023- 2031 Housing Element planning period will be processed in accordance with the requirements of the Surplus Land Act and all other applicable State laws. Please note there are no State-owned or Federally-owned sites within Carmel-by-the-Sea.

The City will assess the appropriateness of and consider implementing the following: outreach opportunities with housing developers, requests for proposals, development incentives, fee waivers, priority process, and financial assistance (when available) to facilitate and incentivize developers to develop housing units on City-owned sites.

~~The City has an existing long-term lease with the Carmel Foundation, which manages 50 affordable apartment units for seniors (55+). The lease has benefitted the community, and the City would like to expand the number of affordable housing in the City through the use of the three identified sites. Specific planned actions by the City include the establishment of development standards (for the Sunset Center sites, specifically), development of a project description, publication of an RFP, selection of a development partner, entering into an Exclusive Negotiation Agreement, processing land use entitlements and development agreements, building permit issuance, and construction.~~

~~Council approval is required and public participation will take place for each step in this process.~~
~~Specific actions the City is committed to:~~

- ~~Establish and implement development standards for Sunset Center (Sites #1 and #2) by December 2025;~~
- ~~Develop project description and establish an RFP process and solicit developers by December 2025;~~
- ~~Target Exclusive Negotiating Agreement by December 2026; and~~
- ~~Target land use entitlements issuance by December 2028.~~
- ~~If by December 2026, the City has not established the necessary developer agreements, the City will pursue the following alternative actions to enable the development of the sites for affordable housing:~~
- ~~Increase outreach efforts with non-profit affordable housing developers beginning January 2027;~~
- ~~Re-issue RFP and solicit developers by December 2027;~~
- ~~Pursue funding opportunities such as Permanent Local Housing Allocation (PLHA), Multifamily Super NOFA, HG Small Jurisdictions, CDBG Funds, and HOME Investment Partnerships to assist with entitlement and building permit fees (ongoing); and~~
- ~~Develop incentives for developers, including a maximum of one public hearing; 60-day approval timeline; clear development standards; full cooperation with City staff and elected and appointed officials; accelerated approval process; waiving parking standards for multi-family development.~~

~~The length of time it takes to gain entitlement approvals can drastically impact the financial feasibility of development projects. The developer incentives outlined above are intended to shorten the period of time between submittal of entitlement applications and issuance of occupancy, in order to enable the development of multi-family residential units.~~

~~**Quantified Objective: 39 Extremely Low, 39 Very Low, 46 Low, 25 Moderate Income units Timeframe: Complete investigations and potential partnerships by December**~~

The City has a Regional Housing Needs Allocation (RHNA) of 349 units, of which 187 units must be affordable to lower income households, 44 units must be affordable to Moderate income households and 118 units must be made available as Above Moderate units.)

The Sites Inventory identifies adequate sites to meet the City's RHNA throughout the planning period. The Planning Division will actively monitor the sites identified on the Sites Inventory to remain in compliance with no-net loss requirements of Government Code Section 65863

and will report to the Planning Commission and the City Council annually on the City's progress in meeting its Housing Element objectives.

Program 1.1.B: Development on Small Sites

Quantified Objective: **# TBD**
Timeframe: **Revise Zoning Code to allow mixed-income projects up to a total of 88 du/ac, inclusive of all state and local bonuses, by June 2026.** ~~2026; Pursue alternative actions by August 2027~~ **Responsible Party: Community Planning and Building Department**
Funding Source: **General Fund**
~~**(Formerly 3-3.1.b: Surplus Sites)**~~

~~*Program 1.1.C: Development on Small Sites*~~

~~Small~~ In recognition of the fact that small sites can be difficult to develop ~~particularly when development standards don't adequately take into account small lot dimensions. The~~ , the City will continue to offer incentives and concessions that facilitate development on small sites in the commercial and ~~multi-family districts, including density bonuses that allow for development up to 88 du/ac~~multifamily districts. Most notable among these incentives is a density bonus for mixed-income projects that include deed-restricted affordable units allowing for development up to a total of 88 du/ac, inclusive of all state and local bonuses.

Another challenge in developing small sites is achieving compliance with parking requirements. Presently, Carmel Municipal Code Section 17.14.060 (Central Commercial (CC) District Regulations Applicable) waives off-street parking entirely for apartments in the CC district. In the Service Commercial (SC) District~~,~~ the required parking for a market rate unit is 1 space per unit, and in the Residential and Limited Commercial (RC) District and Multi-Family (R4) District it is 1.5 spaces per unit. However, for an affordable housing unit ~~is~~ in any of these four Districts, the requirement is already reduced to ½ space per unit and is reduced even further to ⅓ space per unit for senior housing ~~it is ⅓ space per unit. Senior~~ units (senior housing also has a guest parking requirement of 1 space per 4 housing units). The City will further evaluate the residential parking requirements in the Service Commercial (SC) and Residential & Limited Commercial (RC) zoning districts to help facilitate the development of market rate housing. Alternative parking programs such as bike and/or car share, ~~or~~ and free or discounted bus passes, will also be evaluated to offset ~~reduced~~ potential reductions in parking requirements.

Program 1.1.C: Live/Work Housing

Quantified Objective: **# TBD**
Timeframe: **Monitor and evaluate program effectiveness annually. If, by the end of 2028, the City is not trending to meet its objectives for the planning period, the City will review and revise its program**

requirements and incentives and enhance outreach efforts.
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Issues and Opportunities

At first glance, downtown Carmel appears to be thriving, but a closer inspection reveals "a tale of two downtowns." The prime streetfront commercial spaces are, in fact, healthy, with high foot traffic and low vacancy, but Carmel's numerous alleys and courtyards contain a great many small, impaired commercial spaces that are not a good fit for traditional retail or commercial uses, as evidenced by the high proportion of these spaces that are either vacant or under-utilized. Walking through these off-street areas, it is common to see empty and for lease storefronts, by-appointment-only signs, storefronts being used for storage, and other evidence of inactivity and a lack of economic viability. Indeed, in cataloguing leasable spaces downtown, the resident volunteers on the Safari teams identified 266 off-street, upper story, or peripherally located storefronts that were either vacant or under-utilized.

Program Description

The City plans to add a new "live/work" classification to the existing categories of approved uses for space in the downtown. These live/work spaces will be hybrid units, with a storefront commercial space in front and residential space in the rear. Property owners will only be allowed to convert a space to a live/work use if they deed restrict that live/work unit at an affordable rental level. As detailed in the analysis in Appendix C, the lack of demand for under-utilized off-street and upper-story commercial spaces results in rents that are sufficiently low that a property owner could

make more money renting that space as a deed-restricted live/work unit than as a strictly commercial space.

The City plans to offer the following incentives to spur participation in the program:

- Free water credits. The City will explore offering property owners free water credits for any commercial spaces that are converted into deed-restricted live/work units through this program.
- Expedited processing. Expedited processing (i.e., jumping to the front of the queue for review by City staff) would be made available to applications for conversion of existing commercial space into one or more live/work units. In the event that a project which includes the creation of a live/work unit requires Planning Commission review, that project will jump to the front of the queue for Planning Commission review.
- Waived or reduced fees. The City will waive or reduce permitting fees associated with the conversion of existing commercial spaces to live/work units.

Program Benefits

The live/work program would have the following benefits:

- By creating an economic incentive for property owners to convert existing commercial space into live/work space, the program is designed to create affordable housing without requiring any public funding (which tends to be either scarce and/or competitive). Indeed, there would be a high likelihood of property owners opting into these conversions, because of the opportunity that the program would afford to achieve a higher rent, and to increase the net operating income, and thereby the value of, their property. Given prevailing cap rates, every incremental dollar of net operating income for a building in downtown Carmel translates into a building that is 25-30 dollars more valuable. Thus, it would make economic sense for the building owner to invest the funds to convert the space from a purely commercial use into a live/work space.
- This program has the potential to return Carmel to its roots by once again making it a haven for local creatives, shopkeepers, and entrepreneurs who could showcase their wares or services in these unique live/work spaces.
- While the live/work units would command a higher rent than the existing purely commercial space, renting such a unit would actually reduce the overall rent burden on a local artist or shopkeeper because they would go from paying two rents (a commercial rent and a residential rent) to paying a single rent, with their total monthly rent payment going down substantially.
- The program has the potential to activate the less well-trodden alleys and courtyards that are a unique staple of the physical fabric of downtown Carmel.
- By combining a tenant's commercial rent and residential rent into one lower rent, and by capping that rent, the program has the potential to bring service businesses back to Carmel that cater to local residents rather than tourists (e.g., a single chair salon, a small tutoring space for local children, a therapist's office, a tailor, or a cobbler)
- To the extent that the program reduces the level of vacancy and under-utilization in these off-street commercial spaces, it will boost the City's sales tax revenue and generate additional resources to support the development of affordable housing.

Program 1.1.D: Mixed-Income Incentive Program

Quantified Objective: ~~**35 Very Low-Income units with reduced parking**~~ **# TBD**
Timeframe:~~**Complete evaluations by December 2024**~~ **Establish program and begin implementation by the end of 2026** **Responsible Party: Community Planning and Building Department**
Funding Source: General Fund

~~**(Formerly 3-3.1.c: Development on Small Sites)**~~

~~***Program 1.1.D: Allow Religious Institution Affiliated Housing Development***~~

~~In 2020, the California legislature passed Assembly Bill (AB) 1851 and AB 2244 in 2022, which encourage the~~

~~use of religious facility sites (including parking lots) for housing developments and prohibit jurisdictions from requiring replacement parking when used for qualified development. State law defines "religious institution affiliated housing" as housing that is on religious institution property and is eligible for a State density bonus, meaning it has elements of affordability.~~

~~Consistent with AB 1851 and AB 2244, the City will amend the Zoning Ordinance to allow religious institution affiliated housing development projects by right as an accessory use to a permitted religious institution use, allow these uses at densities up to 33 dwelling units per acre, and update the parking requirements consistent with State law. The City commits to modifying standards and make making other modifications as needed to achieve the maximum allowed densities.~~

~~If no application for housing on a religious institution/faith-based site is received by December 2025, the City will expand outreach efforts to be conducted annually. This may include direct mailings to faith-based sites highlighting current successful affordable housing units on other faith- based sites, as well as available City grants and loans for such housing and human services endeavors.~~

Issues and Opportunities

In keeping with the community's expressed desire to distribute new housing throughout the community, the City and the AHA Group explored a variety of potential strategies for incentivizing the creation of new housing units in the downtown area. Since the Live/Work Program and the Hotel-to-Residential Conversion Program (described in Program 1.1.F below) tend to have relevance for a narrower subset of properties, one of the goals that emerged was to create a program with broader applicability—i.e., that virtually any downtown property owner could opt into. After extensive discussion and analysis, the City and AHA determined that such a program should be guided by four core principles:

1. *It should be inspired by the physical layout of Trevvett Court.* A 14-unit senior housing development built in 2010 on an 8,000 square foot parcel across from the Post Office in downtown Carmel, Trevvett Court demonstrates that higher density housing can be designed in such a way as to seamlessly blend into the built environment of the village. While Trevvett Court itself has a density of 76 du/ac, space programming work by local architects on the AHA team pointed to 88 du/ac as an ideal density that would maximize housing creation while retaining a Trevvett Court-like feel and many of the most important hallmarks of properties in downtown Carmel: e.g., first floor commercial space, a two story floor plan, and an interior courtyard.
2. *It should incentivize the creation of mixed-income housing.* Newly constructed units should be a blend of Above Moderate rate, Moderate income, Low income, and Very Low income units.
3. *It should be designed to make projects economically viable in the absence of public funding.* Given the scarcity and competitiveness of public funding and the importance of ensuring that

housing ultimately gets built, it was determined that the program should be designed to make projects financially viable for a property owner without reliance on public funding.

4. *It should incentivize the creation of housing for families with children.* As noted elsewhere in this document, between 2016 and 2024 the population of Carmel-by-the-Sea dropped from 3,905 to 3,122, with the median age increasing during that same timeframe from 53 to
65. In light of these trends, creating new housing for families with children was determined to be an important priority.

Program Description

The City will explore the development of a Mixed-Income Incentive Program to incentivize the creation of mixed-income housing in the downtown area, either through adaptive re-use or redevelopment. Units created through this program would include a range of income levels, including both market rate units and deed-restricted affordable units. In exchange for deed-restricting a subset of the newly created units at affordable levels, the City will explore offering qualified projects the following incentives:

- Higher density. The City will explore offering qualified projects up to a total of 88 du/ac, inclusive of all state and local bonuses and incentives.
- Free water credits. The City will explore providing owners participating in this program with the water credits required to build both the deed-restricted affordable units as well as the market rate units needed to make the investment economically viable.
- Expedited processing. The City will explore offering expedited processing to applications taking advantage of this program, with those applications jumping to the front of the queue for review by City staff, and, if applicable, by the Planning Commission.
- Waived or reduced fees. The City will explore waiving or reduce permitting fees for projects that participate in this program.

Program Benefits

- The program will help to incentivize the creation of mixed-income housing in downtown Carmel, and is in keeping with the City's desire to distribute housing for various income groups throughout the village.
- The income mix and the incentives in the program will be carefully calibrated to ensure that potential projects will be economically viable without any public funding required. Making these projects profitable for property owners will help to ensure that new housing ultimately gets built.
- This program will give the City the opportunity to incentivize the construction of much-needed larger bedroom count units, which will help to reverse the decline in the number of families with children in the village.

Program 1.1.E: Affordable Housing on Religious Facility Properties

Quantified Objective: ~~1 Extremely Low, 1 Very Low, 1 Low, 3 Moderate, and 3 Above Moderate Income units~~# TBD
Timeframe: Host a forum for local churches (December 2024)
Prepare an opportunities and constraints analysis for each church (March 2025)
Meet with individual churches (June 2025)
~~Timeframe:Amend the Zoning Ordinance by December 2026;~~ Annual Outreach to assess progress (December 2031)
Responsible Party: Community Planning & Building Department
Funding ~~Funding~~ **Source:** General Fund~~(NEW)~~

~~***Program 1.1.E: City Partnership with the Carmel Foundation to Develop Affordable Housing***~~

~~To ensure the City is able to meet its RHNA, the City is committed to working with the Carmel Foundation to enable the development of 21 lower-income residential units (identified as Site #8 in Appendix C). The City will meet annually with the Carmel Foundation to identify funding sources to support redevelopment of the site with affordable residential units; provide guidance on the housing needs of the community to construct housing types/units that meet the need; and support the Foundation's efforts to serve Carmel-by-the-Sea community members.~~

~~If at mid-cycle the necessary land entitlements and building permits are not completed, the City will reallocate the anticipated 21 lower-income units for Site #8 by utilizing City-owned sites or another available public or private site to construct the residential units to accommodate the RHNA. The City is committed to the following actions:~~

- ~~Distributing the 21 lower-income units on City-owned sites including but not limited to Sunset Center Sites #1 and #2, Vista Lobos Sites #3, or another available public or private site by June 2028;~~
- ~~Conducting outreach to non-profit developers and identifying funding sources such as, CDBG, HOME, PLHA, and the Housing Trust Fund to support the development of affordable residential units (ongoing; beginning with the City's partnership with the Carmel Foundation).~~

Issues and Opportunities

The State of California and the City of Carmel-by-the-Sea have both adopted new rules and regulations in recent years to facilitate the development of housing on properties owned by religious institutions. For example, eligible housing proposals on property owned by religious institutions qualify for:

- Exemptions from environmental (CEQA) review [2023 Senate Bill SB-4]
- Reduction or elimination of parking requirements [2022 Assembly Bill AB-1851]
- Increased density [2023 Assembly Bill AB-1287 & Government Code §§65915-65918]
- "By-right" design approvals without planning commission review [2023 SB-4 & Government Code §§65589.5]

- Priority water allocations [Housing Element Program 1.2.A.]
- Expedited application processing [Housing Element Program 3.1.F.]
- Reduction in entitlement and development fees [Housing Element Program 3.1.D.]
- Direct financial support through Carmel's affordable housing trust fund [Housing Element Program 2.1.D.]
- Partnership facilitation for tenant selection and program management [City of Carmel]

Should the above accommodations prove insufficient, Government Code §§65915-65918 allows a church to receive bonuses and concessions for projects that are 100 percent affordable. These include:

- Additional density bonuses to establish more residential units
- Reductions in setback and building height requirements
- Reductions in parking requirements
- Approval of mixed-use zoning compatible with the location
- Other regulatory incentives or concessions proposed by the developer

Program Description

In 2023, the California legislature passed Senate Bill (SB) 4, the Affordable Housing on Faith and Higher Education Lands Act of 2023. The Act requires a housing development project be allowed by-right when located on land owned by a religious institution. The housing units, exclusive of manager's units, must be 100 percent affordable to lower income households, except that 20 percent may be for Moderate-income households and 5 percent may be for staff of the religious institution that owns the land. Projects submitted pursuant to SB4 are also eligible for a density bonus, incentives, concessions, and waivers or reductions of development and parking standards.

The City will continue conducting outreach to the five religious institutions located within the jurisdictional boundaries of Carmel-by-the-Sea to evaluate potential housing opportunities. The City will educate the local churches about the benefits of SB4 and Density Bonus Law and look for opportunities to connect them with resources and interested affordable housing developers that will support the development of housing on their property.

Program Benefits

- The program encourages the natural synergy between supportive faith communities and those most in need of this support.
- The program leverages properties that are some of the largest in the village.
- The program provides a vehicle for translating the expressed interest and enthusiasm of the local religious community into concrete action.

Program 1.1.F: Hotel- to-Residential Conversion (Hotel 'Key' Transfer) - AFFH

Quantified Objective: ~~11 Very Low-Income units and 10 Low-Income units~~# TBD
Timeframe: Outreach for developer interest by December 2025; Create/amend Municipal codes to support the program by March 2026.
~~**Timeframe:** Review Site #8 development status by December 2027; Implement alternative measures by June 2028~~
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

~~(Formerly 3-3.1.c: Development on Small Sites)~~

Issues and Opportunities

Carmel has a significant number of older, underperforming overnight visitor accommodations (hotels/motels, inns, bed and breakfasts and other various lodging options) distributed throughout the City in the CC, RC, and SC, and R-1 zoning districts. These properties are ideal candidates for conversion to multifamily housing–both because they tend to have physical layouts that lend themselves to such a conversion (indeed, several hotels and motels in Carmel were originally built as apartment buildings), and because their relatively low net operating income means that they can be acquired at a more modest price point.

One unique feature of the hospitality landscape in Carmel-by-the-Sea is that the City has a self-imposed cap in the General Plan on the number of hotel rooms permitted to operate in the city (948 rooms as of January 1, 2025.) Were the City to allow a hotel owner to sell the rights to these hotel rooms in the event of a hotel-to-residential conversion, these "hotel keys" would command a significant market value (approximately $300,000/room according to commercial real estate brokers and hotel operators).

Program Description

The City plans to create a program providing opportunities for property owners and developers to convert underperforming hotels into mixed-income multifamily rentals with a deed restricted affordable component. Such conversions would be accomplished either through adaptive re-use or redevelopment. To incentivize participation in the program, the City plans to allow the owners of converted hotel properties to sell and transfer the hotel keys from the converted hotel to other parties to facilitate the construction of new hotel rooms on other sites within the village's commercial zoning districts–either as new hotels or as additions to existing hotels. While such conversions could be partially financed through public funding programs such as Low Income Housing Tax Credits (LIHTC), the City's intent in allowing the sale of the hotel keys is to maximize housing production under the program by making these conversions economically viable without any reliance on public funding. The ultimate goal is to make conversion to multifamily residential through the program the highest and best use of the property, and one that would allow purchasers with this business plan to outbid other purchasers.

In the absence of any public subsidy, a property owner would be unlikely to convert a hotel into

deed-restricted affordable housing because the result would be lower net operating income and a reduction in the value of the property. However, as the analysis in Appendix C illustrates, by combining the value of the hotel keys with the residual value of the converted hotel, participating property owners and developers will be able to achieve an above market return. Put another way, the program is designed to allow participating owners and developers to "sell the property twice."

The program is designed to be flexible and to allow for a variety of potential scenarios. For example, the existing owner could convert the hotel to residential and sell the hotel keys. Or the existing owner could convert the hotel to residential and retain the keys for use on another property.

Alternatively, and perhaps most likely, the existing owner—who may lack expertise in development—could sell the underperforming hotel to a developer, who could in turn convert the hotel to residential and then either sell the hotel keys or retain them for use on another site within the village.

- Transferable development rights. Hotel owners that convert their hotel into mixed-income multifamily residential through the program will be allowed to sell the hotel keys and

  transfer the hotel rights to new projects on other parcels (particularly valuable due to Carmel's General Plan cap of 948 hotel rooms).
- Water rights. In recognition of the fact that the sale of the hotel keys drives the production of affordable housing, the City intends to create opportunities for purchasers of hotel keys to receive the water credits required to construct new hotel rooms on other sites within the village. The City plans to require that the water rights associated with to-be-converted hotels stay with the property–i.e., once the property is converted into mixed-income housing through the program.
- Increased density. The City will explore granting modestly increased density on hotel sites that are converted into mixed-income multifamily housing through the program.
- Hotel residential suites (HRS). The City will explore the possibility of allowing purchasers of hotel keys under this program to designate a subset of the newly constructed hotel rooms as "hotel residential suites"--hybrid units that would be owner-occupied as market rate residential suites for a portion of the year and that would be required to be added to the hotel inventory for the rest of the year. The ability to sell these hotel residential suites would help to expand the universe of potential hotel key purchasers to include existing hotel owners (as opposed to just ownership groups newly acquiring hotels) by providing a near-term opportunity to recoup the capital invested to purchase the hotel keys and construct the new hotel rooms. These hotel residential suites are not included in the Sites Inventory and are not counted towards the City's RHNA.
- Qualified projects will benefit from streamlined review, expedited permitting, and a

reduced development fee schedule.

Program Benefits

- By unlocking the value associated with the hotel keys, the program will offer property owners an above market rate of return, which will encourage widespread participation and significantly increase the likelihood of generating a substantial number of new housing units.
- With its focus on the conversion of small, scattered site hotel properties, the program will integrate affordable housing into the physical and social fabric of the village.
- The program is mixed-income at the property level, and is designed to create housing units for Above Moderate, Moderate, Low, and Very Low income households.
- By creating an investment opportunity with a return on investment that is substantially higher than what the market would typically offer, the City can explore ways to divert resources from these transactions to other affordable housing programs with less financial viability.
- The hotel residential suites created through this program have the potential to help stem the tide of population loss by providing an alternative to the purchase of a single-family residence as a second home, many of which remain vacant for much of the year, and which would be better utilized as homes for permanent residents. Hotel residential suites would offer prospective second home buyers an alternative that would be dramatically less expensive and that would offer a number of other benefits: e.g., lower maintenance requirements, enhanced security, easy access to restaurants and shops in the downtown area, and shared amenities.
- The same number of overnight visitor accommodation rooms to serve coastal visitor access in the City will be retained while increasing the affordable multifamily rental stock.
- The transfer of hotel keys from underperforming hotels to newly constructed luxury hotel rooms at new or existing hotels will dramatically increase the City's transient occupancy tax (TOT) revenue.

Program 1.1.G – Hotel Employee Housing Program

Quantified Objective: # TBD
Timeframe: Amend the Carmel Municipal Code by December 2026
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

The City has a number of overnight visitor accommodation properties (motels, hotels, inns) that would benefit from incorporating affordable on-site employee housing. These units would alleviate the current lack of housing many Carmel hospitality employees face. Therefore, the City plans to create a voluntary program to incentivize the generation of on-site employee housing at hotels, motels, and inns around the village.

If the owner of an overnight visitor serving accommodation converts one or more legal guestrooms into a deed restricted affordable employee unit, the City will grant the owner the legal right to replace the hotel room on-site, sell the "hotel key", or transfer it to another site, similar to Program 1.1.F, the Hotel to Residential Conversion (Hotel 'Key' Transfer) Program.

As noted above, Carmel's General Plan caps the number of hotel rooms permitted to operate in the city (948 rooms as of Jan 1, 2025.) This cap is currently exceeded, meaning no additional rooms can be built in the City. This program leverages the scarcity of hotel rooms created by the General Plan cap to incentivize the development of affordable rental housing and offset the loss of revenues for participating hotel owners–all while maintaining visitor-serving coastal access.
Qualifying Program
1.1.G projects may be eligible to benefit from priority access to water credits, expedited review, and a reduced development fee schedule.

Program 1.1.H: Accessory Dwelling Units - AFFH

Quantified Objective: **# TBD**
Timeframe: **December 2025 to December 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Issues and Opportunities

The City's ADU ordinance was last updated in 2017 (Ord. 2017-10 § 1 (Exh. A), 2017). Carmel-by-the-Sea is currently following the requirements of State law in the review and approval of ADUs and JADUs. The City is in the process of updating its ADU Ordinance to incorporate State Laws that have expanded since 2017, and to clarify the ADU permitting process for property owners.

Program Description

The City recognizes that ADUs provide affordable housing options for family members, seniors, students, in-home health care providers, couples, small families, and friends. ADUs can also be useful to generate additional rental income for the homeowner. The City maintains a dedicated Housing webpage that includes the California Department of Housing and Community Development Accessory Dwelling Unit Handbook (January 2025) to offer technical assistance to property owners.

To further promote ADU development the City plans to implement the following between 2024 and 2031:

- The City will complete revisions to its local ADU Ordinance and incorporate guidance from the recent Senate Bill 1077. .
- As new relevant State Laws are adopted during the planning cycle, the City will amend the Carmel Municipal Code in a timely manner to reflect applicable changes in the law.
- The City will develop a process for reviewing plans submitted for pre-approval pursuant

to AB 1332 (2023).

- The City will develop a procedure for the review and approval of unpermitted ADUs pursuant to AB 2533 (2024) also known as the amnesty program.
- The City will explore implementing a pre-sales inspection program to identify unpermitted ADUs and refer them to the amnesty program.
- The City will explore a voluntary program to promote available ADUs to local workers.
- The City will explore a renter match program, potentially in partnership with The Carmel Foundation.
- To promote affordability and increase workforce housing, the City will explore developing a program to incentivize homeowners to create deed-restricted ADUs. One incentive could be providing the necessary water credits to serve the ADU. Other incentives would also be explored during the development of the program.

- The City will conduct outreach and education including but not limited to the following efforts: holding community workshops, promoting the Property Owners Guide to Building an ADU (prepared by the AHA community group in coordination with the City of Carmel) and updating it as needed, maintaining a dedicated webpage on the City's website with information on ADUs, conducting outreach and providing education to local architects and realtors, and sending educational information through the mail to property owners.

Program Benefits

- Legalize unpermitted ADUs will ensure they meet minimum health and safety regulations.
- Provide affordable housing options for the local workforce.
- Provide additional housing options for local seniors.
- Increase the proportion of ADUs that are occupied through a renter match program.
- Increase the permanent housing stock.

Policy 1.2: Continue to monitor and work cooperatively with regional agencies to augment infrastructure in a manner that provides adequate capacity for existing and new housing needs while preserving and improving the unique visual character of the City.

Program 1.2.A: Water Distribution Prioritization for Affordable Housing – AFFH

Quantified Objective: # TBD
Timeframe: Adopt Water Allocation Resolution by December 2025 Responsible Party: Community Planning and Building Department
Funding Source: General Fund

Perhaps the greatest constraint to housing production in Carmel-by-the-Sea is the lack of water.

The City's Regional Housing Needs Allocation (RHNA) of 349 units for the 2023-2031 planning period is estimated to require approximately 40 acre feet of water. On January 27, 2025, the Monterey Peninsula Water Management District (MPWMD) adopted Ordinance 197 allocating 14 acre feet of water to the City of Carmel-by-the-Sea. The Ordinance took effect on March 1, 2025 and the water is estimated to become available at the end of 2025 or early 2026.

Potable water is a fundamental infrastructure need for housing and is a limited resource in Carmel-by-the-Sea. Water is regulated by the State Water Resources Control Board (SWRCB) and the Monterey Peninsula Water Management District (MPWMD). Few developed sites have available water credits sufficient to accommodate construction of additional residential units, and the City's own water allocation is quite limited. ~~Further~~Although additional water resources are anticipated to become available in late 2025/early 2026, ~~due to~~ the current State imposed cease-and-desist order in Carmel~~,~~ remains in effect and California American Water (Cal-Am) is not permitted to ~~set~~ install new water meters at this time. In an effort to address water constraints, the City will:

- ~~•~~Support efforts by the MPWMD to expand the water supply with new water sources that will support affordable housing development ~~(December 2027)~~.
- ~~•~~Work cooperatively with MPWMD to implement water conservation methods through the building permit process (e.g., low-flow fixtures, instant hot water heaters, cisterns/rain gardens) to augment water for new development projects. The City has already received many building permit applications for remodels ~~and refurbishments~~ of older homes~~,~~ , which would result in water conservation ~~implementation, and is supportive of new water supplies. The City and MPWMD will measure the amount of water conserved on an annual and ongoing basis.~~.
- Update the City's water allocations by land use in accordance with the Water Management Program (Carmel Municipal Code Chapter 17.50) to include the recent allocation from MPWMD of 14 acre feet. In establishing these allocations, the City will prioritize water for affordable housing).

- ~~Work cooperatively with MPWMD to establish a procedure to prioritize water allocation for housing developments that include affordable units for lower-income households (December 2026). From its own modest water allocation of approximately 1.6 acre-feet, the City will grant water allocation priority to those projects that assist the City in meeting its share of the regional housing need for lower- and moderate-income households. A City policy to clearly reflect water allocation priority and incentives for Extremely Low, Very Low, Low and Moderate-Income households will be adopted (December 2026).~~

~~**Quantified Objective: Prioritize 193 affordable units for water Timeframe: Adopt policy by June 2025**~~
~~**Responsible Party: Community Planning and Building Department Funding Source: General Fund**~~

~~**(Formerly Program 3-3.2: Address Infrastructure Constraints)**~~

Program 1.2.B: Address Infrastructure Constraints

Quantified Objective: # TBD
Timeframe: City's 5-Year Capital Improvement Plan through June 2031 Responsible Party: Public Works Department
Funding Source: General Fund

Ensuring the City's infrastructure is modernized and can accommodate future growth is a critical charge of local governments. ~~Much of the~~ The City's infrastructure is ~~nearing the end of its lifecycle and crafting Capital Improvement Programs that effectively manage infrastructure is imperative.Additionally, the City experienced significant power outages during the 2022-2023 winter season that negatively impacted the City at large.~~ continuously aging, with deferred maintenance still remaining from the COVID Pandemic. Crafting capital improvement programs to effectively address this maintenance backlog and manage the City's infrastructure into the future is imperative. The City's Public Works Department continues to improve City infrastructure~~-~~, including ~~road maintenance~~ roads and storm drains, through the City's 5-Year Capital Improvement Plan process. The City will continue to work cooperatively with outside agencies, including the Pacific Gas and Electric Company (PG&E), the Carmel Area Wastewater District (CAWD), and California American Water (Cal-AM), to continue to maintain and upgrade the City's infrastructure.

The City of Carmel proposes the following actions and timeline to address infrastructure constraints during the 6th Cycle:

- ~~•~~The City of Carmel~~-~~, whenever possible, will collaborate with and support the undergrounding of electrical wires by PG&E in an effort to provide consistent power. The City is working with PG&E to develop an undergrounding plan~~-~~, with the work estimated to be complete within 10-15 years for a small portion of the City~~, with~~. With a desire to underground the remainder of ~~the City's~~ overhead electrical wires ~~anticipated to be undergrounded~~ in the next 20-30 years~~.~~, the City will continue to work with PG&E to develop a long term plan.Quantified Objective:

  ~~○ **Quantified Objective:**~~ Underground a small portion of the electrical wires by December 2034, and work with PG&E to underground the remainder over the next 20-30 years~~.~~)
- ~~•~~The City will implement drainage and street improvements, including ADA ramps and sidewalk slope improvements through the 5-year Capital Improvement ~~Process~~Plan .Quantified Objective: The City will invest $2.334 million in drainage improvements and $4.969 million in street improvements by December 2026)
  - ~~○ **Quantified Objective: The City will invest $2.065 million in drainage improvements and $6.7 million in street improvements by December 2026.**~~

~~Timeframe: City's 5-Year Capital Improvement Process through June 2031 Responsible Party: Public Works Department~~
~~Funding Source: General Fund~~
~~(Formerly Program 3-3.2: Address Infrastructure Constraints)~~

Policy 1.3: Reduce or eliminate governmental constraints on the provision of affordable housing. Direct public funding resources to the conservation of existing housing units in neighborhoods where continued residential use is appropriate.

Program 1.3.A: Condominium Conversions - AFFH

Quantified Objective: # TBD
Timeframe: Continued ordinance implementation through June 2031 Responsible Party: Community Planning and Building Department
Funding Source: General Fund

The City will continue to implement the condominium conversion ordinance, which restricts the conversion of apartments to condominiums to preserve ~~the~~ lower-cost rental housing options (i.e., apartments) within the City. Apartments cannot be converted to condominiums unless a new apartment is being created to offset the conversion.

~~Quantified Objective: Preserve rental units~~
~~Timeframe: Continued ordinance implementation through June 2031 Responsible Party: Community Planning and Building Department Funding Source: General Fund~~
~~(Formerly Program 3-5.3.a: Condominium Conversions)~~

Program 1.3.B: ~~Overnight Visitor Accommodation (Conversion) Development Transfer Rights - AFFH~~Employee Housing

~~Pursuant to Coastal Zone requirements, the City has recognized existing overnight visitor accommodations (hotels/motels, inns, bed and breakfasts and other various lodging options) as an important coastal visitor asset and economic base in the community. There are a number of older, overnight visitor accommodations in the R-1, CC, RC, and SC zoning districts, including some that are non-conforming. Appendix C provides a list of existing eligible overnight visitor accommodation locations. Property owners of these establishments are encouraged to consider rehabilitating these sites as multi-family rental residences. These properties are distributed throughout the City and this policy would diversify the housing stock through more cost-effective means of rehabilitating and refurbishing existing buildings.~~

~~The City will incentivize both the transfer of development rights of overnight visitor accommodations to other sites within commercial zoning districts and conversion of existing overnight visitor accommodation properties to multi-family residences that include 15 percent lower-income units. The same number of overnight visitor accommodation rooms to serve coastal visitor access in the City will be retained while increasing the affordable~~

multi-family housing rental stock.

The City will conduct outreach to property owners in addition to meeting annually with non-profit affordable housing developers to identify eligible sites that can be converted from overnight visitor accommodation to multi-family housing, and help to identify funding to enable the conversion of overnight uses to permanent affordable housing.

If at mid-cycle the City has not received any applications to transfer development rights or to convert existing properties to permanent affordable housing, the City will evaluate the funds in the housing trust fund and partner with a non-profit to identify eligible properties for purchase.

Quantified Objective: 33 units converted from overnight visitor accommodation rooms to housing units
Timeframe: Mid-cycle review in June 2027
Responsible Party: Community Planning and Building Department Funding Source: General Fund
(Formerly Program 3-4.1.b Conversion of R-1 Motels)

Program 1.3.C: Accessory Dwelling Units - AFFH

The City's ADU ordinance was last updated in 2017 (Ord. 2017-10 § 1 (Exh. A), 2017). Carmel-by-the-Sea is currently following the requirements of State law in the review and approval of ADUs and JADUs. The City is in the process of updating its ADU Ordinance to incorporate state laws that have expanded since 2017, and to clarify the ADU permitting process for property owners.

The City recognizes that ADUs provide affordable housing options for family members, seniors, students, in-home health care providers, and other small household types. ADUs can also be useful to generate additional rental income for the homeowner, making homeownership more financially feasible. It's also important to note that 80 percent of Carmel-by-the-Sea's vacant units are for seasonal, recreational, or occasional (second home) use. ADU and JADU development on properties used for occasional use adds to the permanent rental housing stock and provides on-site oversight for second home properties. The City includes the Housing and Community Development Department ADU Handbook on the Planning Department website to offer technical assistance to interested property owners.

Pre-approved, standardized plans can eliminate the costs of designing a custom ADU, and assures property owners the unit type and size is already approved by the City. Pre-approved plans can also make construction more affordable if the designs are using materials that are easily sourced and standard sized.

To further promote ADU development the City will implement to the following:

- The City is on track to adopt an updated ADU Ordinance by the end of 2024. The City will also amend the Municipal Code to reflect current State ADU law in a timely manner as new relevant state laws are adopted during the planning cycle.

  Timeframe: Ordinance adopted by December 2024

- Develop pre-approved, standardized ADU plans available on the City's website to further incentive the construction of ADUs.

Quantified Objective: **5 Extremely Low, 5 Very Low, 10 Low, 10 Moderate, and 4 Above**

~~Moderate-Income units~~# TBD
~~Timeframe: December 2026~~
~~Responsible Party: Community Planning and Building Department Funding Source: General Fund~~
~~(Formerly Program 3-5.3.c: Subordinate Units)~~

~~*Program 1.3.D – Overnight Visitor Accommodation - Employee Housing Program*~~

~~The City has a number of overnight visitor accommodation (motels, hotels, inns) properties that would greatly benefit from incorporating affordable on-site employee housing. Appendix C provides a list of existing overnight visitor accommodation locations. These units would alleviate the current lack of housing that many hospitality employees that work in Carmel face. As an incentive to the owners/operators of motels, hotels, and inns to provide on-site affordable employee housing, the City will offer an additional overnight accommodation room for each onsite housing unit created.~~
~~This incentive will serve to increase affordable rental housing, offset the loss of revenues for the business owners, and maintain visitor-serving coastal access. The City will amend the Municipal Code to allow at least one on-site affordable employee housing unit in conjunction with one new overnight visitor accommodation room.~~

~~The City will conduct outreach with overnight visitor accommodation property owners to better discern the viability of the incentive program by December 2024.~~

~~If at mid-cycle, the City has not received any building permits identifying construction of an on-site employee housing unit, the City will amend the Municipal Code to require an on-site deed-restricted affordable housing unit be developed, in conjunction with one new overnight visitor accommodation room upon receiving a building permit.~~

~~Quantified Objective: 4 Extremely Low, 4 Very Low, 12 Low, 11 Moderate-Income employee housing units by December 2031~~
~~Timeframe:Amend Municipal Code by December~~ Timeframe: Adoption of Municipal Code amendments by June 2026 Responsible Party: Community Planning and Building Department Funding Source: General Fund
~~(Formerly Program 3-5.3.c: Subordinate Units)~~

~~*Program 1.3.E: Amend the A-2 Zoning District - AFFH*~~

~~The Community and Cultural Center Zoning District, A-2, allows senior housing (55+) as a permitted use in addition to uses that provide cultural and community activities associated with the arts, education and recreation; however, development standards are not specified for the A-2 district~~

~~and design review is required. The lack of development and design standards adds uncertainty and can significantly lengthen the development process. Amending the A-2 zoning district with clear setbacks, height, and objective design standards will add clarity and remove a development constraint. The City will amend the Municipal Code to include clear development and design standards for the A-2 zoning district to encourage~~

~~affordable senior housing.~~

~~**Quantified Objective: 25 Extremely Low, 25 Very Low, 35 Low, and 8 Moderate-Income units**~~
~~**Timeframe: Adoption of Municipal Code amendments by December 2025 Responsible Party: Community Planning and Building Department**~~
~~**Funding Source: General Fund (NEW)**~~

~~***Program 1.3.F: Employee Housing***~~

As stated in Appendix A there are no farmworkers or agricultural employment in Carmel-by-the-Sea. Accordingly, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

In compliance with the Employee Housing Act (Health and Safety Code § 17000 et seq.) Sections 17021.5 and 17021.6, the City of Carmel-by-the-Sea will amend the Carmel Municipal Code to include a definition for employee housing that permits employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone.

~~**Quantified Objective: N/A**~~
~~**Timeframe: Adoption of Municipal Code amendments by December 2024 Responsible Party: Community Planning and Building Department**~~
~~**Funding Source: General Fund (NEW)**~~

~~***Program 1.3.G***~~***Program 1.3.C*: Manufactured Homes on a Foundation System**

Quantified Objective: # TBD
Timeframe: Adopt Municipal Code amendments by June 2026 Responsible Party: Community Planning and Building Department
Funding Source: General Fund

The City currently permits manufactured homes on a foundation system on lots zoned for conventional single-family residential dwellings pursuant to ~~state law~~ State Law Government Code 65852.3. Manufactured homes represent an affordable and cost-effective form of housing. The City will amend the Carmel Municipal Code to include manufactured homes as a permitted use in the R-1 zoning district subject to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject.

~~**Quantified Objective: 8 Low Income units**~~
~~**Timeframe: Adoption of Municipal Code amendments by December 2024 Responsible Party: Community Planning and Building Department**~~
~~**Funding Source: General Fund (NEW)**~~

Program ~~1.3.H~~1.3.D: Senate Bill 35 and Senate Bill 423 Processing Procedure

Quantified Objective: # TBD
Timeframe: Adopt a procedure by December 2025
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

According to Senate Bill (SB) 35~~, Statutes of 2017~~ (2017), jurisdictions that have insufficient progress toward their lower-income RHNA units must accommodate a streamlined ministerial approval process for proposed developments with at least 50 percent affordability. Early implementation of SB 35 did not apply to coastal cities. However, in October 2023, SB 423 was signed into ~~order~~law, expanding SB 35 measures to include cities located in the coastal zone and extending the operation of the streamlined ministerial approval process to January 1, 2036.

~~Eligibility requirements for a development in the coastal zone include the following:~~

- ~~The development that is located in a coastal zone satisfies the conditions to obtain a coastal development permit; and~~
- ~~A public agency with coastal development permitting authority to approve a coastal development permit if it determines that the development is consistent with all objective standards of the local government's certified local coastal program, as specified.~~

~~Changes made by SB 423 would apply in a coastal zone on or after January 1, 2025.~~

In compliance with SB 35 and SB 423, the City will establish a standard procedure for processing eligible development projects.

Program 1.3.E: Emergency Shelters
Quantified Objective: ~~N/A~~# TBD
Timeframe:~~Adoption of~~ Adopt Municipal Code amendments by ~~December 2024~~ June 2026 Responsible Party: Community Planning and Building Department Funding Source: General Fund

~~(NEW) Program 1.3.I: Implement State Law SB 10 Opportunities to Maximize Feasibility of Development in Strategic Locations.~~

~~SB 10 encourages strategic density within neighborhoods. Three (3) underutilized sites currently zoned R-1 and located on the periphery of the commercial district are occupied by non-residential uses that could accommodate multi-family housing with the implementation of SB 10. The City will work with the property owners to zone these sites for development under the provisions of SB 10, including a by-right process, requiring no discretionary review. These sites include Site #5 (First Church of Christ Parking Lot), Site #6 (American Red Cross), and Site #9 (American Legion).~~

~~**Quantified Objective: 4 Extremely Low, 3 Very low, 6 Low, 3 Moderate, and 3 Above Moderate Income units**~~
~~**Timeframe: Adoption of Municipal Code amendments by December 2024 Responsible Party: Community Planning and Building Department**~~
~~**Funding Source: General Fund (NEW)**~~

~~Program 1.3.J: Emergency Shelters~~

In compliance with AB 2339 ~~Statutes of 2022~~(2022), the City will amend Title 17 of the Carmel Municipal Code to define emergency shelters and clearly state they are a permitted use by-right, requiring no discretionary review in the CC, SC, and RC commercial districts.

~~**Quantified Objective: N/A**~~

Government Code Section 65583 requires the identification of one or more zoning designations that allow residential uses, including mixed uses, where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit and that are suitable for residential uses.

The Carmel Municipal Code includes emergency shelters within the definition of Community Social Service Facilities and reads as follows: "Any noncommercial housing facility, such as homeless shelters or emergency shelters, which may also provide meals, showers, and/or laundry facilities. Specialized programs and services related to the needs of the residents may also be provided. This classification excludes transitional housing facilities that provide long-term living accommodations."

Carmel Municipal Code Chapter 17.14, Commercial Zoning Districts, Schedule II-B: Commercial Districts - Use Regulations, includes Community Social Service Facility as a permitted use in the Central Commercial (CC), Service Commercial (SC), and Residential and Limited Commercial (RC) Districts.

Pursuant to Subparagraph (G) of Section 65583, A local government with an existing ordinance or ordinances that comply with this paragraph shall not be required to take additional action to identify zoning designations for emergency shelters. The housing element must only describe how existing ordinances, policies, and standards are consistent with the requirements of this paragraph.

The City does not currently have objective standards that govern the operation and management of emergency shelters such as the maximum number of beds or persons to be permitted to be served nightly by the facility, sufficient parking to accommodate all staff working at the shelter, size and location of intake areas, provision of onsite management, proximity to other emergency shelters, length of stay, lighting, and security during the hours the shelter is in operation.

The City will amend the Carmel Municipal Code to create objective operational standards for emergency shelters.

Program 1.3.F: Forest and Beach Commission Required Findings

Quantified Objective: # TBD
~~**Timeframe:Adoption of**~~ **Timeframe: Adopt Municipal Code amendments by** ~~**December 2024**~~ **June 2026 Responsible Party: Community Planning and Building Department**
Funding Source: General Fund

~~**(NEW) *Program 1.3.K: Forest and Beach Commission Required Findings***~~

~~To remove potential constraints to the development of multi-family housing, the City will review and modify the Forest and Beach Commission required findings to ensure they do not impede multi-family development on the basis of base floor area.~~

~~**Quantified Objective: N/A**~~

~~Timeframe: Adoption of Municipal Code amendments by December 2024 Responsible Party: Community Planning and Building Department~~
~~Funding Source: General Fund (NEW)~~

Carmel Municipal Code Section 17.48.070, Findings Required for Significant Trees prohibits the removal of significant trees to facilitate construction or development unless one of the two following findings is met:

1. That removal of the tree is required to protect public health or safety; or
2. That the following four conditions exist:
    a. The existing site is vacant or is developed to an extent less than one-third of the base floor area allowed by the zoning applicable to the site; and
    b. The available land area of the site not occupied by significant trees (including land within six feet of the trunk of significant trees) does not adequately and practically provide space for development of at least one-third of the base floor area allowed by the zoning for the site; and
    c. The issuance of a variance for development in one or more setbacks has been considered and would not provide a remedy or would be inappropriate due to a significant overriding inconsistency with another policy or ordinance of the LCP; and
    d. Failure to authorize removal of the tree(s) would deprive the owner of all reasonable economic use of the property.

The findings in 2.a and 2.b have been identified as a potential constraint to the development of multifamily housing. The City will review the findings to ensure they do not impede multifamily development in the commercial and multifamily districts.

Policy 1.4: Improve Development Review and Approval Processes

Program 1.4.A: Modify or Eliminate ~~Unnecessary~~ Onerous Use Permits - AFFH

Quantified Objective: # TBD
Timeframe: Adopt Municipal Code amendments by June 2026 Responsible Party: Community Development Department
Funding Source: General Fund

~~Multi-family~~ Multifamily and duplex housing units ~~constituted~~ constitute approximately 13 percent of Carmel's housing stock. The use permit (UP) (~~or~~ AKA conditional use permit (CUP)) requirement is implemented as an additional regulatory tool and adds extra regulations, review, and required findings, to a variety of development standards that affect ~~multi-family~~ multifamily development. Carmel Municipal Code Chapter 17.64 Findings Required for Permits and Approvals includes a broad list of applicable conditional uses and incentives. There are opportunities to reduce

redundancies and facilitate residential construction while still enabling development to meet City regulations.~~For example, a use permit is required in:~~

- ~~Municipal Code Section 17.64.190 Residential Construction at Densities Between 33 and 44 Units per Acre;~~
- ~~Municipal Code Section 17.64.230 Affordable Housing – Residential Construction at Densities Between 45 and 88 Units Per Acre for developments the request a bonus density or a density bonus; and~~
- ~~Municipal Code Section 17.14.150 Building Height requires a use permit for additional underground floors used for parking vehicles, storage and mechanical equipment. The additional use permit requirement can affect how much parking can be accommodated and limit the number of units.~~
-

~~The City will eliminate UP requirements to remove the~~ To address this potential constraint to the development of ~~multi- family~~ multifamily residential units, ~~and licensed residential care facilities of seven or more persons. Additionally,~~ the City will ~~remove~~ explore replacing subjective language ~~from~~ in the required findings for ~~UP and adopt~~ Use Permits with objective findings ~~to promote approval certainty~~, or eliminating these Use Permits altogether.

~~**Quantified Objective: 50 Moderate-Income units**~~
~~**Timeframe: Adoption of Municipal Code amendments by December 2024 Responsible Party: Community Development Department**~~
~~**Funding Source: General Fund**~~
~~**(Formerly Program 3-2.1.D: Multi-Family Residential Development Review)**~~

Program 1.4.B: Objective Design and Development Standards - AFFH

~~The City currently relies upon mostly subjective design guidelines for new single-family residences. In the commercial and multi-family districts, less detailed subjective design guidelines are in place. The City's residential and commercial design guidelines are being updated this year to provide clarity and more objectivity. The lack of objective design guidelines creates a higher level of subjectivity for multi-family affordable projects.~~

~~The lack of Objective Design and Development Standards poses a constraint to residential development. Guidelines that are subjective increase uncertainty and risk for housing developers. Objective Design and Development Standards provide a measure of clarity that proposed developments will be measured against, and provide the community with assurance that developments will conform with measurable objective standards. The City will create Objective Design and Development Standards for multi-family housing projects that include at least one deed- restricted affordable housing unit.~~

Quantified Objective: # TBD
Timeframe: Adopt Objective Design Guidelines by July 2026
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

Carmel Municipal Code Chapter 17.58, Design Review describes a discretionary review process for the construction of new buildings and additions to existing buildings in the commercial districts.

There are three findings for approval: 1) Conformance to the applicable policies of the General Plan and the Local Coastal Program; 2) Compliance with all applicable provisions of this code; and 3) Consistency with the applicable adopted design review guidelines.

In November 2023, the City received an $85,000 REAP 2.0 Local Suballocation Grant~~—~~, which will be used to pursue the creation and adoption of Objective Design and Development Standards (ODDS) to reduce governmental constraints presently limiting the production of ~~affordable housing. Once adopted, the City's ODDS will be used to review and approve housing projects with at least 20 percent affordable units (units for very-low, low, and moderate•income households) on sites identified within the City's draft 2023-2031 6th Cycle Housing Element~~multifamily housing. The City's expectation, and desired intent, is that having ODDS in place will incentivize and accelerate the construction of qualifying affordable multi-family ~~affordable~~ housing projects in the City's downtown ~~zones~~area, including the Central Commercial (CC), Service Commercial (SC), Residential & Limited Commercial (RC), and ~~Multi•family~~ Multi-family Residential (R-4)~~, which all fall within the Potential Opportunity Area identified by Moving Forward Monterey Bay 2045~~ Districts.

Program 1.4.C: By-Right Approval - AFFH

Quantified Objective: ~~**N/A**~~**# TBD**
Timeframe: **Amend the Municipal Code to comply with State by-right requirements by June 2026**
~~**Timeframe:Adoption of Objective Design Guidelines by December 2025**~~
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**~~**(NEW)**~~

Pursuant to Government Code Section 65583.2(h)(i) (AB 1397 passed in 2017), the City will amend the Carmel Municipal Code to require by-right approval without discretionary review for a housing development that includes 20 percent of the units as affordable to lower income households, applicable to the following types of sites:

- Vacant sites being used to meet the RHNA adequate sites requirements that represent a "reuse" of sites identified in two or more previous and consecutive Housing Element cycles.
- Nonvacant sites being used to meet the RHNA adequate sites requirements that represent a "reuse" of sites identified in the previous cycle of Housing Element.
- Sites being redesignated/rezoned after the statutory deadline of the Housing Element to accommodate the RHNA shortfall. By-right approval of these sites would be triggered by the rezoning.

For the 6th cycle Housing Element, the City does not anticipate the need to rezone sites or utilize any sites that may be considered reuse sites to meet its RHNA. However, the City will amend the Zoning Code to comply with State law should any circumstances arise in the future for the necessity to grant

by-right approval to qualified projects.

By-right means a jurisdiction shall not require:

- A Conditional Use Permit;
- A Planned Unit Development Permit;
- Design review, other than Objective Development Design Standards; or
- Other discretionary, local government review or approval that would constitute a "project" as defined in Section 2100 of the Public Resources Code (California Environmental Quality Act "CEQA")

GOAL H2 PROTECT AFFORDABLE HOUSING AND IMPROVE THE HOUSING STOCK

Policy 2.1: Maintain and encourage expansion of permanent residential housing stock in the Residential and Commercial Districts.

Program 2.1.A: Incentives for Mixed-Use Development - AFFH

Quantified Objective: # TBD
Timeframe: Adopt Municipal Code amendments by June 2026 Responsible Party: Community Planning and Building Department
Funding Source: General Fund

Providing additional development capacity of any type increases project feasibility. In order to better incentivize affordable residential development, the City ~~will~~ plans to amend the Municipal Code to increase the floor area bonuses from 15 to up to 25 percent~~-~~, inclusive of all state and local bonuses, for projects in the CC, SC, RC and R-4 Zoning Districts that include housing for Moderate, Low or Very-Low-income households. The City will also distribute informational materials promoting the floor area bonus and other applicable incentives.

~~**Quantified Objective: 5 Moderate-Income units**~~
~~**Timeframe: Adoption of Municipal Code amendments by December 2024 Responsible Party: Community Planning and Building Department**~~
~~**Funding Source: General Fund (Formerly Program 3.2.1.a)**~~

Program 2.1.B: Permanent Housing - AFFH

Quantified Objective: # TBD
Timeframe: Continued ordinance implementation through June 2031
Responsible Party: Community Planning & Building Department/City Administrator
Funding Source: General Fund

Short-term rentals can provide valuable coastal visitor-serving access; however, units used as ~~short-~~short-term rentals preclude the establishment of permanent housing. The City also has a

significant percentage of the housing stock that remains vacant for part of the year due to second home ownership. This creates a significant barrier for current and potential residents to enter the local housing market and further limits opportunities to correct the housing crisis, address diversity, and provide inclusive housing options.

The City's ordinance prohibiting short-term, transient rentals~~-~~, fractional ownership, and timeshares of residential dwellings in the R-1 District and allowing a limited number of short-term rentals in the commercial areas has successfully limited the proliferation of these uses. The City will continue to implement these ordinances. In an effort to address the high rate of second home ownership, the

City will promote Accessory Dwelling Units and Junior Accessory Dwelling Units (see ~~Programs 1.3.C and 1.3.D~~Program 1.1.G) to add affordable rental units on properties that may otherwise lie vacant, and will establish an Affordable Housing Trust Fund (see Program 2.1.D).

~~**Quantified Objective: Preservation of permanent housing and affordable units Timeframe: Continued ordinance implementation through June 2031 Responsible Party: Community Planning & Building Department/City Administrator Funding Source: General Fund (Formerly Program 3-4.1.a)**~~

Program 2.1.C: Monitor Affordable Housing Stock - AFFH

Quantified Objective: # TBD
Timeframe: Develop a program by June 2025
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

The City will develop a City-managed Affordable Housing Oversight Program and continue to monitor affordable housing projects and work with the owners to preserve affordability through identification of funding sources and/or opportunities for partnerships with other housing providers. The program will formalize annual monitoring of the affordable housing stock throughout the city to ensure affordable housing is being protected and provided as required by Government Code Section 65590. This may also include partnering with a qualified entity, like the local Carmel Foundation, that already actively manages, monitors, and provides reporting for affordable housing units in the City. The City will update its databases to better track data on new construction, demolition, conversion~~-~~, and replacement of housing units for ~~low~~Low- and ~~moderate-income~~ Moderate-income households including the following:

~~**"I believe a vacancy tax should be proposed to the voters, which can go toward funding affordable housing. The City needs to frame affordable housing in a positive way. I feel like people's aversion to affordable housing in their communities is just a public relations failure."**~~

~~May 24, 2023 Housing Ad Hoc Committee Community Meeting~~

- ~~The number of new housing units approved for construction;~~
- ~~The number of low~~Low- and ~~moderate-income~~ Moderate-income housing units required to be provided in new housing developments;

- ▪The number of existing residential dwelling units occupied by ~~low~~Low- and ~~moderate-income~~ Moderate-income households that have been authorized to be demolished or converted; and
- ▪The number of low- and ~~moderate-income~~ Moderate-income housing units required to be replaced (of those units being demolished or converted).

Additionally, in compliance with AB 1397, the City will adopt a policy to require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) when any new housing development project occurs on a site meeting the any of the following conditions: 1) currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, 2) was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of ~~low or very low-income~~Low or Very Low-income, 3) subject to any other form of rent or price control through a public entity's valid exercise of its police power, or is occupied by ~~low or very low-income~~ Low or Very Low-income households.

~~**Quantified Objective: Monitor 50 Lower-Income housing units Timeframe: Develop program by June 2025**~~
~~**Responsible Party: Community Planning and Building Department Funding Source: General Fund**~~
~~**(Formerly Program 3-5.3.d: Monitor Affordable Housing Stock)**~~

Program 2.1.D: Establish Affordable Housing Trust Fund - AFFH

Quantified Objective: # TBD
Timeframe: Establish a Fund by December 2025 Responsible Party: City Administrator
Funding Source: General Fund

The City currently relies on outside agencies and organizations to fund affordable housing projects. However, in an effort to establish a City-funded source dedicated to supporting the creation, maintenance, and rehabilitation of affordable units, the City will explore the creation of an Affordable Housing Trust Fund. ~~Sources of funding could include increasing the existing Transit Occupancy Tax (TOT) or dedicating a portion of existing TOT to affordable housing, property transfer tax, sales tax, vacancy tax or other funding source.~~The Trust would be funded by the City, either through a dedicated revenue source or via the General Fund. .

~~**Quantified Objective: $1,000,000**~~
~~**Timeframe: Establish Fund by June 2031 Responsible Party: City Administrator**~~
~~**Funding Source: General Fund (NEW)**~~

Policy 2.2: Preserve and protect the scale of established neighborhoods while encouraging property improvement.

Program 2.2.A: Historic Preservation Educational Programs

Quantified Objective: # TBD
Timeframe: Continued education and ordinance implementation through June 2031
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

Cities have unique characteristics that develop over time. Carmel-by-the-Sea has a distinctive building style and form that existing residents cherish and which serves to attract new residents and visitors. In an effort to continue to encourage improvements to the existing housing stock, the City will continue to promote education programs that improve public understanding of the City's rich cultural and design heritage, and provide zoning flexibility and incentives to facilitate rehabilitation of historic resources. The City will continue to use the Historic Building Code to facilitate residential rehabilitation of historic residences.

~~**Quantified Objective: 50 Low Income rehabilitated historic units**~~
~~**Timeframe: Continued education and ordinance implementation through June 2031**~~
~~**Responsible Party: Community Planning and Building Department Funding Source: General Fund**~~
~~**(Formerly Program 3-4.3.a: Neighborhood Preservation Educational Programs)**~~

Policy 2.3: Preserve and expand affordable and rental housing opportunities to enable local employees to live in the community where they work.

Program 2.3.A: Preserve and Increase Upper Floor Residential Uses - AFFH

Quantified Objective: # TBD
Timeframe: Proactive outreach through December 2031
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

The retail and office landscape is shifting and the City continues to experience retail and office vacancies. This shift represents an opportunity to increase supply of housing as a preferred development form in all Commercial Districts. The City currently prohibits the conversion of existing second-floor residential units to commercial use and requires all newly constructed second-floor space to be used as residential units. Housing over first-floor commercial uses is a particularly suitable solution for underutilized second-floor space. Therefore, the City will proactively work with property owners to encourage conversion of vacant or underutilized upper floors to residential use.

~~**Quantified Objective: 5 Moderate and 110 Above Moderate-Income units Timeframe:**~~

~~Proactive outreach through December 2031 Responsible Party: Community Planning and Building Department Funding Source: General Fund~~
~~(Formerly Program 3-2.1.b)~~

Policy 2.4: Preserve the existing housing stock

Program 2.4.A: Housing Rehabilitation and Maintenance Information - AFFH

Quantified Objective: # TBD
Timeframe: Proactive outreach through June 2031
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

In order to stay habitable and energy efficient, all buildings need maintenance. When buildings fall into an extreme state of disrepair, a more comprehensive housing rehabilitation procedure is needed. Over the past few years, inflation and building supply chain issues have dramatically increased the cost of building materials. Labor costs have also risen significantly due to a shortage of skilled construction workers and ongoing cost-of-living increases. This results in very costly rehabilitation projects.

In order to assist low-income property owners, the City will distribute information on inspection services, housing rehabilitation programs, and alternative ways to finance home repairs. Based on Code Compliance reports, the City will specifically monitor and conduct outreach to residential units in need of rehabilitation and maintenance throughout the city with a focus on the southern region of the city.

~~Quantified Objective: 16 Low-Income rehabilitated units Timeframe: Proactive outreach through June 3031 Responsible Party: Community Planning and Building Department Funding Source: General Fund~~
~~(Formerly Programs 3-1.1.a and 3-1.1.c Housing Rehabilitation and Housing Maintenance)~~

GOAL H3 PROVIDE OPPORTUNITIES FOR NEW AFFORDABLE AND OTHER SPECIAL NEEDS HOUSING

Policy 3.1: Incentivize affordable housing development, with an emphasis on affordable housing built to accommodate Extremely-Low and Low-Income residents. Encourage the private sector to produce affordable housing.

Program 3.1.A: Mixed-Use Affordable Housing - AFFH

Quantified Objective: # TBD
Timeframe: Proactive outreach through June 2031; Revise guidelines and approval processes by December 2027
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

The retail and office landscapes are shifting and this change represents an opportunity to encourage mixed-use developments (housing over first-floor commercial uses) as a preferred development form via community outreach. The City will proactively work with property owners, property managers, and realtors to promote and incentivize upper-floor housing opportunities, including the potential of allowing a third-floor mezzanine for affordable housing. Such development would be subject to ~~appropriate objective design standards, including~~ the City's 30-foot height limit.

The City has identified the following regional affordable housing organizations to include in the discussion of revising design guidelines to promote mixed-use affordable housing in the City.

- ~~-~~County of Monterey Housing Authority Development Corporation (HDC);
- ~~-~~Woodman Development Company, Inc.;
- ~~-~~Community Housing Improvement Systems and Planning Association, Inc. (CHISPA);
- ~~-~~Eden Housing;
- ~~-~~EAH Housing; and
- ~~-~~Mid-Peninsula Housing.

Based on the feedback received by City Staff from the development community, the City will implement the following actions:

- ~~-~~Revise design guidelines based on community and developer feedback;
- ~~-~~Revise approval processes if constraints are identified during feedback gathering; and
- ~~-~~Annually host outreach and FAQ forums for developers and community members.

~~**Quantified Objective: 10 lower-income units**~~
~~**Timeframe: Proactive outreach through June 2031; Revise guidelines and approval processes by December 2027**~~
~~**Responsible Party: Community Planning and Building Department Funding Source: General Fund**~~
~~**(Formerly 3-2.1.c: Incentives for Mixed Use Affordable Housing)**~~

Program 3.1.B: Housing for Extremely-Low Income Households - AFFH

Quantified Objective: # TBD
Timeframe: Fund an Associate Planner through June 2031
Responsible Party: Planning and Building Department
Funding Source: General Fund

Providing housing units for Extremely-Low Income (ELI) Households earning 30 percent or less of

the Area Median Income (AMI) for Monterey County has proved challenging for the City. The City will continue to place specific emphasis on the provision of multi-family housing and non-traditional housing types such as single-room-occupancy units and transitional housing. The City will encourage development of housing for ELI households through a variety of activities such as targeted outreach to for-profit and non-profit housing developers on at least an annual basis, providing in-kind technical assistance, fee deferrals, expedited/priority processing, identifying grant and funding opportunities, applying for or supporting applications for

~~**"I'm pretty passionate about affordable housing and diversity. I think that's what makes a community, and we do lack it. I have kids that live in the community and go to Carmel High School, and I would like to see more of a social, economic, and age difference in our community, personally."**~~

~~May 24, 2023 Housing Ad Hoc Committee Community Meeting~~

funding on an ongoing basis, reviewing and prioritizing local funding for developments that include housing for ELI households~~-~~, and/or offering additional incentives to supplement the density bonus provisions in ~~state law~~State Law.

The City also has a variety of programs to encourage ~~the~~ development of ELI units~~-~~, including Accessory Dwelling Units, a portion of which are designed to provide affordable ~~by design to~~ housing for Extremely-Low Income Households and ~~Employee Housing~~employee housing. The City has also funded a full-time permanent Associate Planner position through the General Fund to focus on long-range planning and housing needs.

~~**Quantified Objective: 57 Extremely Low-Income units Timeframe: Fund Associate Planner through June 2031 Responsible Party: Planning and Building Department Funding Source: General Fund**~~
~~**(Formerly Program 3-5.4.b)**~~

Program 3.1.C: Density Bonus - AFFH

Quantified Objective: # TBD
Timeframe: Adopt Municipal Code amendments by June 2026 Responsible Party: Community Planning and Building Department
Funding Source: General Fund

Density bonuses can provide a significant incentive to build affordable housing units. By increasing the number of units permitted to be built on a property, the financial investment required to bring the development to fruition has a higher likelihood of a return. Given the high cost of materials, labor~~-~~, and borrowing costs, increasing the number of units can make the housing project financially feasible.

The City's Density Bonus provisions ~~must~~ will be updated to reflect recent changes to State law. Pursuant to Government Code Section 65915~~-~~65918, the City will amend the City's Density Bonus provisions to be consistent with recent changes to State Density Bonus Law. Additionally, the City

will further review and revise local bonus density ordinances to clarify the regulations and increase certainty of applicability.

~~Quantified Objective: 187 Lower-income units~~
~~Timeframe: Adoption of Municipal Code amendments by December 2024 Responsible~~
~~Party: Community Planning and Building Department~~
~~Funding Source: General Fund (Formerly~~
~~Program 3-5.4.a: Density Bonus)~~

Program 3.1.D: Reduced Entitlement and Development Fees - AFFH

Quantified Objective: # TBD
Timeframe: Adopt a Fee Schedule by July 2026
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

Entitlement and development fees paid by project applicants assist in the City's ability to recover administrative and operating costs; however, these fees may have the unintended consequence of increasing the cost of housing. To encourage the development of affordable housing, the City will ~~waive the parking in-lieu fees for affordable housing units and~~ reduce the planning and building permit fees ~~by up to 25%~~ for affordable housing units in commercial areas.

~~Quantified Objective: Reduced City fees by 25% for developments with affordable units Timeframe:~~
~~Adopt Fee Schedule by July 2025~~
~~Responsible Party: Community Planning and Building Department Funding~~
~~Source: General Fund~~
~~(Formerly Program 3-5.5.a: Reduced Entitlement and Development Fees)~~

Program 3.1.E: Reduced Parking Requirements - AFFH

Quantified Objective: # TBD
Timeframe: Adopt Municipal Code amendments by June
2026 Responsible Party: Community Planning and Building Department
Funding Source: General Fund

Carmel Municipal Code Chapter 17.38, Off-Street Parking Requirements, Table A: Minimum Parking Requirements provides parking factors for land uses by zoning district. In the Central Commercial (CC), Service Commercial (SC), Residential and Limited Commercial (RC) and Multi-Family Residential (R-4) districts, the parking requirement for affordable housing is ½ space per unit. For senior housing, it is ⅓ space per unit plus 1 guest space for every 4 units. Other permanent residential uses are required to provide 1 parking space per unit in the SC District, and
1.5 spaces in the RC and R4 Districts. No parking is required in the CC District.

~~Parking~~ The City recognizes that parking requirements increase ~~costs to~~ the cost of residential development and take up valuable space that can be used for housing, and has maintained a low parking ratio for residential uses. The City will continue to offer reduced parking requirements for

affordable housing developments. Additionally, the City will ~~waive the parking in-lieu fees for affordable units, clarify the program requirements in the Central Commercial (CC) zoning district, and reduce parking requirements in the Multi-Family Residential (R-4), Residential & Limited Commercial (RC), and Service Commercial (SC) zoning districts.~~clarify that affordable units are exempt from parking in-lieu fees.

~~**Quantified Objective: Reduced parking for developments with affordable units Timeframe: Adoption of Municipal Code amendments by December 2024 Responsible Party: Community Planning and Building Department**~~
~~**Funding Source: General Fund**~~
~~**(Formerly Program 3-5.5.b: Reduced Parking Requirements)**~~

Program 3.1.F: Expedited Processing Procedures - AFFH

Quantified Objective: # TBD
Timeframe: Hire a consultant by December 2025; Adopt Municipal Code amendments by June 2026
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

Faster permit processing times reduce overall project timelines and allow a project to get to the construction stage in a timely manner.

~~Reducing overall project timelines is critical during thisinflationary period where materials and labor costs continue to rise. Additionally, supply chains still have not recovered to pre-pandemic levels and delays in processing can also result in delays in placing orders and receiving materials and securing labor.~~

To enable a more efficient permit processing system, the City is committed to contracting with a qualified consultant to review the Planning Division's current permitting procedures to identify inefficiencies and make recommendations on process

improvements to streamline the permitting process. Based on the consultant's recommendations, the City will update existing permitting procedures~~,~~ including~~,~~ but not limited to~~,~~ the following:

- ~~-~~Implement concurrent permit processing for projects that incorporate several land uses or features that would typically require two or more permit applications, to be concurrently reviewed and approved or disapproved by the highest-level review authority or joint meetings. This will expedite the review process for complex development projects.
- ~~-~~Allow an option for affordable multi-family projects to utilize 3-D modeling or other comparable methods, in lieu of story poles, that provide objective information for the City to assess impacts of development on important coastal scenic view resources~~-~~;
- ~~-~~Prioritize projects with affordable units, assign a dedicated planner to facilitate the development process, and schedule joint public hearings when multiple decision-making bodies are involved.

Program 3.1.G: Establish Minimum Densities - AFFH

Quantified Objective: ~~Shorter processing times by 50 percent for developments with affordable units~~**# TBD**
Timeframe:~~Hire consultant by December 2024; Adoption of~~ **Adopt**
Municipal Code amendments by June 2026 Responsible Party:
Community Planning and Building Department
Funding Source: **General Fund**

~~The City will revise the Municipal Code for commercial districts (RC, SC, and CC) and the multi- family residential (R-4) district to establish a minimum density of 33 dwelling units per acre, as part~~
~~**(Formerly Program 3-5.5.c: Expedited Processing Procedures)**~~

~~*Program 3.1.G: Establish Minimum Densities and Ministerial Approval Process - AFFH*~~

Establishing a minimum density can be utilized as a tool to ensure the limited available land in a City is used in an efficient manner and lower densities are avoided. The City's intention for establishing a minimum density in the Commercial and Multi-Family Residential Districts is rooted in enabling the development of more dense housing in the City. Currently, the Commercial District (CC, SC, ~~RC,~~ and ~~CC~~RC) permits residential densities of 0-22 dwelling units per acre and the Multi-Family Residential District (R-4) permits a maximum of 33 dwelling units per acre. Effectively, establishing a minimum density in these districts will result in higher yields of residential units. Recent residential ~~development~~ developments in the City's Commercial District have ranged in ~~densities~~ density from 22-33 dwelling units per acre. The City will revise the Municipal Code for commercial districts (CC, SC and RC) and the multi-family residential (R-4) district to establish a minimum density of 22 dwelling units per acre, as part of the base zoning and a maximum allowable density of 40 units per acre, with a total capacity of 88 units per acre, inclusive of all local and State density bonuses. Additionally, the City will ~~restrict~~ prohibit new single-family development in the R-4, CC, ~~RC~~SC, and ~~SC Districts~~RCDistricts. Existing single-family dwellings in these districts will be considered legal nonconforming uses. Recognizing that there is a need for housing to accommodate families, and to try and increase the mix of housing types, the City will explore options for incentivizing the development of two- and three-bedroom units..

~~In addition, and in compliance with Government Code 65583.2(h)(i), sites identified in the site inventory to accommodate the lower-income RHNA category, are subject to by-right development, requiring no discretionary review. By-right means a jurisdiction shall not require:~~

- ~~Conditional Use Permit;~~
- ~~Planned Unit Development Permit;~~
- ~~Design review, other than Objective Development Design Standards; or~~
- ~~Other discretionary, local government review or approval that would constitute a "project" as defined in Section 21000 of the Public Resources Code (California Environmental Quality Act "CEQA").~~

The City is committed to modifying development standards in the commercial and multi-family districts to ensure the standards support the minimum density and do not function as a constraint to meeting the minimum density, as necessary.

~~**Quantified Objective: 14 Extremely Low, 14 Very Low, 11 Low, 22 Moderate, and 110 Above Moderate-Income units**~~
~~**Timeframe: Adoption of Municipal Code amendments by December 2024 Responsible Party: Community Planning and Building Department**~~
~~**Funding Source: General Fund (NEW)**~~

Policy 3.2: Recognize the special needs of persons with disabilities and the need to retain flexibility in the design review process to accommodate these needs.

Program 3.2.A: Reasonable Accommodation Procedures - AFFH

Quantified Objective: # TBD
Timeframe: Adopt a revised policy and Municipal Code amendment by June 2025
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

A reasonable accommodation is any change, exception~~-~~, or adjustment to a rule, policy, practice or service that allows a person with a disability to have an equal opportunity to participate. Information on reasonable accommodation procedures will continue to be provided at City Hall and on the City's website. The City will evaluate and revise Policy C11-01, which describes procedures to provide reasonable accommodation~~-~~, and will explore reduced or waived permit fees for persons with disabilities in compliance with the provisions of SB 520, in an effort to remove any additional barriers and encourage those with disabilities to apply. To eliminate subjectivity from the required findings for requests for reasonable accommodation, the City will amend the Municipal Code to remove the findings requirement for requested accommodations stating, "the requested accommodation will not result in a significant and unavoidable negative impact on adjacent uses or structures." and develop a finding to allow for the reasonable accommodations that adequately addresses the need with the least intrusive impacts.

Further, the City will ~~amend~~ explore amending the definition of aggrieved parties and the appeal process in the Municipal Code~~. An exception for reasonable accommodation appeals will limit the parties eligible to appeal a request for a~~ , to ensure that appeals of reasonable accommodation ~~permit to the applicant or the personal beneficiary~~permits do not create an undue additional barrier.

~~**Quantified Objective: 8 applications**~~
~~**Timeframe: Adoption of revised policy and Municipal Code amendment by June 2025**~~
~~**Responsible Party: Community Planning and Building Department Funding**~~

~~Source: General Fund~~
~~(Formerly Program 3-5.1: Reasonable Accommodation Procedures)~~

Program 3.2.B: Housing Mobility - AFFH

Quantified Objective: #
TBD Timeframe: December 2027
Responsible Party: Community Planning and Building Department
Funding Source: General Plan

The City of Carmel-by-the-Sea is committed to promoting a diverse array of housing options for all income groups throughout the community. To improve housing mobility and promote more housing choices and affordability ~~throughout Carmel-by-the-Sea~~, the City will employ a suite of ~~actions to be targeted in lower density areas, including outreach, resources, and other strategies with an overall goal of expanding housing opportunities affordable to extremely low, very low, low, and moderate-income households. This initiative~~ strategies to create and/or enhance opportunities in various neighborhoods, including in lower density neighborhoods and in downtown Carmel. This initiative represents an effort to increase housing mobility, and extends beyond programs to meet the City's RHNA ~~in an effort to increase housing mobility~~. Actions and strategies are detailed in individual programs above and include:

~~1. Religious institution/faith-based sites: the City will Facilitate housing on religious institution/faith-based sites. Consistent with AB 1851 and AB 2244, the City will amend the Zoning Ordinance to allow religious institution-affiliated housing development projects by-right as an accessory use to a permitted religious institution use, allow these uses at densities up to 33 dwelling units per acre, and update the parking requirements consistent with State law. The City commits to modifying standards and making other modifications as needed to achieve the maximum allowed densities. If no application for housing on a religious institution/faith-based site is received by December 2025, the City will expand outreach efforts to be conducted annually. This may include direct mailings to faith-based sites highlighting current successful affordable housing units on other faith-based sites, as well as available City grants and loans for such housing and human services endeavors. See Program 1.1.D.~~

- ~~2.~~Homesharing: Research and pursue a homesharing program, including coordination with non-profits and other organizations to assist with matching tenants with existing homeowners. ~~The City may provide collaborators with data about single-family homes with long-time residents,~~ Typically, homesharing is a service provided by nonprofit organizations to assist in matching a homeowner with a tenant. This homesharing process can also include helping homeowners rent out their ADUs. The process of identifying and screening potential tenants, developing lease agreements, and understanding the rights and responsibilities of being a landlord can be onerous. The City may facilitate presentations at The Carmel Foundation Senior Center, and other outreach assistance. The City will market and take other actions as necessary at least annually with the goal of five opportunities per year.

3.

4.Accessory dwelling units (ADUs) and other "missing middle" housing in lower-density zones: Prepare pre-approved ADU building plans, Publicize ADU and JADU incentives such as reduced permit fees (as established in Program 1.3.C). City will provide information about Government Code 65852.21 and 66411.7 (urban lot splits and two-unit developments), including the relevant objective design standards and streamlined review available for such units, with a target of one application for an additional housing unit each year, the City will provide information that homeowners associations and CC&Rs are preempted by state law and cannot prohibit ADUs or JADUs.

- Program 1.1.C: Live/Work Housing
- Program 1.1.D: Mixed-Income Incentive Program
- Program 1.1.E: Affordable Housing on Religious Facility Properties
- Program 1.1.F: Hotels to Residential Development
- Program 1.1.G: Hotel Employee Housing
- Program 1.1.H: Accessory dwelling units (ADUs)
- 5.Marketing of housing resources and opportunities: Provide housing resources and information available through various City and regional in-person and virtual outlets. The City will provide this information in multiple languages based on U.S. Census Bureau's American Community Survey indicating the languages spoken by Carmel-by-the-Sea residents, as indicated in the U.S. Census Bureau's American Community Survey.

6. Local Universal Design Ordinance: Adopt a local Universal Design Ordinance applicable to single-family, duplex, and tri-plex projects. See Program 3.2.C.

7. Additional Housing Opportunities: Adopt an ordinance to zone certain parcels for up to 10 units of residential density if located in either a transit-rich area or an urban infill site consistent with Government Code Section 65913.5 (SB 10). The ordinance will include a map demarcating the parcels subject to this upzoning. The City will adopt this ordinance no later than December 2025. The objective is to provide opportunities for at least an additional 20 units through this zoning ordinance. See Program 1.3.I.

Quantified Objective: Provide 75 affordable housing opportunities by January 2031.

Timeframe: **Annually review overall progress and effectiveness in April and include information in annual report to HCD. If the City is not on track to achieve development of 75 affordable housing units beyond the RHNA goal for the 8-year planning cycle by 2027 (i.e., 37 units built or in process by 2027), the City will consider alternative land use strategies and make necessary amendments to zoning or other land use documents to facilitate a variety of housing choices, including but not limited to, strategies that encourage missing middle zoning (small-scale multi-unit projects up to four-plexes) in addition to lot splits/additional housing units; adaptive reuse, and allowing additional ADUs and/or JADUs, within six months, if sufficient progress toward this quantified objective is not being met.**

~~**Responsible Party: Community Planning and Building Department Funding Source: General Fund**~~
~~**(New)**~~

Program 3.2.C

~~***: Local Universal Design Standards – AFFH***~~~~Universal design is the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. To ensure accessible housing for all residents, the City will develop Universal Design Standards that incorporate accessibility design features that exceed current California Building Code requirements.~~

~~**Quantified Objective: N/A**~~
~~**Timeframe: Adoption of Universal Design Standards by June 2026 Responsible Party: Community Planning and Building Department Funding Source: General Fund**~~
~~**(Formerly Program 3-5.1: Reasonable Accommodation Procedures)**~~

~~***Program 3.2.D***~~***: Family Friendly Housing – AFFH***

Quantified Objective: # TBD
Timeframe: Develop Regulatory Incentive (Mid-Term); Implement Family Friendly Design Guidelines (Ongoing)
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

Promote multifamily housing designs to attract households with children and larger ~~Promote multi-family housing designs and unit mix to attract multigenerational~~ multi-generational households by encouraging developers to include ~~housing features and more bedrooms~~ unit mixes with higher bedroom counts (including four-bedroom units)~~,~~ as well as other family friendly features and on-site amenities, such as usable outdoor open space for multigenerational use, and multipurpose rooms that can be used for after-school homework clubs, computer, art, or other resident activities. To boost the number of families with children residing in the village and to address potential displacement of households with four or more persons, the City will research options to expand regulatory incentives to encourage the development of larger units.

~~**Quantified Objective: 15 two-, three-, and four-bedroom units entitled; 15 family friendly designated units**~~
~~**Timeframe: Develop Regulatory Incentive (Mid-Term); Implement Family Friendly Design Guidelines (Ongoing)**~~
~~**Responsible Party: Community Planning and Building Department Funding Source: General Fund**~~
~~**(Formerly Program 3-5.1: Reasonable Accommodation Procedures)**~~

Policy 3.3: Facilitate the provision of transitional and supportive housing in appropriate districts in the community.

Program 3.3.A: Zoning for Transitional and Supportive Housing - AFFH

Quantified Objective: # TBD
Timeframe: Adopt Municipal Code amendments by June 2026
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

Senate Bill (SB) 2 (2007) revised Housing Element law requiring that transitional and supportive housing be permitted as a residential use, subject only to restrictions that apply to other residential dwellings of the same type in the same zone. In compliance with SB 2, the City will continue to allow transitional/supportive housing as a residential use. The City's Municipal Code permits transitional and supportive housing by-right in all districts that permit residential uses, including the CC, SC, RC and R-4 Districts, regardless of the number of persons in the facility.

~~**Quantified Objective: N/A**~~
~~**Timeframe: Adoption of Municipal Code amendments by December 2024 Responsible Party: Community Planning and Building Department**~~
~~**Funding Source: General Fund**~~
~~**(Formerly Program 3-5.8: Zoning for Transitional and Supportive Housing)**~~

Program 3.3.B: Low-Barrier Navigation Centers - AFFH

Quantified Objective: # TBD
Timeframe: Adopt Municipal Code amendments by June 2026
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

Assembly Bill (AB) 101 (2019) provides a pathway to permanent housing for people experiencing homelessness. A "Low Barrier Navigation Center" is a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing. The shelter provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. In order to comply with ~~state law~~State Law, the City will amend the Municipal Code to include the definition for "Low Barrier Navigation Center" and will develop By Right procedures for processing low barrier navigation centers.

~~**Quantified Objective: N/A**~~
~~**Timeframe: Adoption of Municipal Code amendments by December 2024 Responsible Party: Community Planning and Building Department**~~
~~**Funding Source: General Fund (NEW)**~~

Program 3.3.C: Unlicensed Residential Care Facilities

Quantified Objective: # TBD
Timeframe: Amend the Carmel Municipal Code by June 2026
Responsible Agency: Community Planning and Building Department
Funding Source: General Fund

State law requires local governments to treat licensed residential care facilities (e.g. group homes) with six or fewer residents as a residential use and subject to the same development standards as a single-family dwelling. Furthermore, no conditional use permit, variance, or other zoning clearance

shall be required of a residential care facility that serves six or fewer persons that is not also required of a single-family dwelling of the same type in the same zone. The residents and operators of a residential care facility shall be considered a family for the purposes of any law or zoning ordinance that relates to the residential use of a property. However, "six or fewer persons" does not include the operator, the operator's family, or persons employed as staff. These facilities are licensed and regulated by the State of California.

The City defines Residential Care Facilities as facilities that require or are licensed by the State of California to provide living accommodations and 24-hour, primarily nonmedical care and supervision for persons in need of personal services, supervision, protection, or assistance. Living accommodations are shared living quarters with or without separate kitchens or bathrooms for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or nonprofit institutions.

Residential Care, General. A residential care facility providing 24-hour nonmedical care for more than six persons in need of personal services, supervision, protection, or assistance. This classification includes hospices, board and care homes, and similar establishments that are licensed by the State of California. These types of facilities are conditionally permitted in the SC and RC Districts.

Residential Care, Limited. A residential care facility providing 24-hour nonmedical care for six or fewer persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those facilities licensed for residential care by the State of California. These types of facilities are subject to the same regulations as apply to other family residential dwellings in the CC, SC, and RC Districts. In the R-1 District, they are permitted in single-family homes. In the R-4 District, they are permitted by-right with no restrictions.

Residential Care, Senior. A residential care facility providing 24-hour medical or nonmedical care for more than six persons 60 years of age or older in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. This classification includes nursing homes for the elderly, life care or continuing care homes, and similar facilities licensed for residential care by the State of California. These types of facilities are conditionally permitted in the SC, RC, and R-4 Districts.

Recognizing that larger facilities provide necessary supportive environments for a variety of households, the City will amend the Zoning Ordinance to conditionally permit unlicensed facilities of seven or more persons in all zones that allow similar residential uses.

~~**Quantified Objective: Amend the Zoning Ordinance to conditionally permit unlicensed residential care facilities of seven or more persons in all zones that allow similar residential uses**~~

~~**Timeframe: Amend the Zoning Ordinance by December 2024 Responsible Agency: Community Planning and Building Department Funding Source: General Fund**~~
~~**(NEW)**~~

Program 3.3.D: Single Room Occupancy (SRO) Units

Quantified Objective: # TBD
Timeframe: **Adopt an Ordinance by June 2026**
Responsible Party: **Community Planning & Building Department**
Funding Source: ***General Fund***

Government Code Section 65583 and 65583.2 require that a city plan for a variety of housing types, including single-room occupancy units or SROs. An SRO consists of a single room dwelling unit that is the primary residence of its occupant(s). One example of an SRO could be the proposed Live/Work units in Program 1.1.C. To support the creation of SROs, the City will take the following actions:

- Adopt a definition of "single room occupancy unit" in the Carmel Municipal Code.
- ~~The Carmel Municipal Code will be amended to permit single-room occupancy units~~ Amend the Carmel Municipal Code to identify the districts where SROs would be permitted as a residential use subject only to those regulations that apply to other residential dwellings of the same type in the same zone. ~~As such, City staff will complete the following schedule of actions to amend the Municipal Code:~~The City may adopt specific, objective standards applicable to SROs such as maximum number of occupants, minimum or maximum unit size, and requirements relating to food preparation facilities, sanitation facilities, etc.

~~▪ Draft a definition for "single room occupancy unit" to add to the zoning ordinance consistent with the Government Code (November 2024)~~

~~▪ Propose the zoning change amendment to the City Council for approval (December 2024)~~

~~**Quantified Objective: N/A**~~
~~**Timeframe: Adopt Ordinance by December 2024**~~
~~**Responsible Party: Community Planning & Building Department Funding Source: General Fund**~~
~~**(NEW)**~~

GOAL H4 EXEMPLIFY SUSTAINABLE DEVELOPMENT AND ENERGY CONSERVATION

Policy 4.1: Support energy and water conservation programs to reduce the consumption of these resources in housing and to reduce housing costs.

Program 4.1.A: Water Conservation - AFFH

Quantified Objective: # TBD
Timeframe: Implement the water management program through December 2031
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

~~Potable~~ Even with a recent allocation of water from the Monterey Peninsula Water Management District, potable water remains scarce and highly regulated in the City and continues to be a major limiting constraint to new development. In order to preserve the City's limited water allocation for new residential units, the City will continue to ~~enforce~~ implement the Water Management Program (Carmel Municipal Code Chapter 17.50) through the building permit process, ~~establish the Water Distribution Policy~~, and provide information to the community on water conservation retrofits and best practices. In addition, the City will provide

information on and promote water conservation education through outreach and community engagement, and retrofit rebates provided by the Monterey Peninsula Water Management District.

~~**Quantified Objective: Promote water conservation in 100 existing units Timeframe: Adoption of policy by June 2031**~~
~~**Responsible Party: Community Planning and Building Department Funding Source: General Fund**~~
~~**(Formerly 3-5.6.b Water Conservation)**~~

Program 4.1.B: Energy Conservation and Green Building

Quantified Objective: # TBD
Timeframe: Continued education and compliance through June 2031 Responsible Party: Community Planning and Building Department
Funding Source: General Fund

Conserving energy to reduce stress on the electrical grid and reduce the effects of climate change (i.e. wildfire and flooding) is increasingly critical. The City experienced significant power outages during the 2022-23 winter storms, adjacent areas were flooded, and the past few wildfire seasons have significantly impacted air quality and resulted in evacuations of neighboring communities. The City will continue to review applications for new construction and substantial alterations, taking into consideration solar orientation and access to sunlight. The City will also continue to require compliance with current state building standards for energy efficiency in all new homes. The City will further disseminate information by updating the website annually with related energy conservation and green building information. The City also participates in the Community Wildfire

Protection Program and is committed to implementing Program recommendations.

~~Quantified Objective: Promote energy conservation in 100 existing units Timeframe: Continued education and compliance through June 2031 Responsible Party: Community Planning and Building Department Funding Source: General Fund~~
~~(Formerly Program 3-5.6.a: Energy Conservation and Green Building)~~

GOAL H5 PUBLICIZE HOUSING NEEDS AND RESOURCES

Policy 5.1: Support and enforce fair housing laws. Expand fair housing choice by promoting housing opportunities and removing impediments to fair housing.

Program 5.1.A: Fair Housing Services - AFFH

Quantified Objective: # TBD
Timeframe: Proactive outreach through June 2031
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

The Fair Housing Act protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities. The California Department of Fair Employment and Housing and the Conflict Resolution and Mediation Center of Monterey County provide fair housing services and information. These agencies advise persons in need of information on housing and employment, mediate landlord/tenant disputes and research complaints about discriminatory housing practices. The City ~~shall~~ will coordinate with these agencies to provide printed information about fair housing services at City Hall, on the City's website, and in other public buildings such as the City's two libraries. The City ~~shall~~ will also refer inquiries related to fair housing to these agencies and provide fair housing resources at outreach events.

~~Quantified Objective: 25 referrals/materials distributed Timeframe: Proactive outreach through June 2031 Responsible Party: Community Planning and Building Department Funding Source: General Fund~~
~~(Formerly Program 3-5.7: Fair Housing Services)~~

Program 5.1.B: Housing Choice Voucher Program - AFFH

Quantified Objective: # TBD
Timeframe: Proactive outreach through June 2031
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

Created by the Housing and Community Development Act of 1978, the Housing Choice Voucher program, formerly known as Section 8, provides assistance to eligible Low- and Moderate-Income

families to rent housing in the private market. Eligibility for this program is based on the family's gross annual income and family size. The Housing Choice Voucher rental assistance program is administered by the Housing Authority of the County of Monterey ~~County~~. The City will continue to facilitate use of the Housing Choice Voucher program in the community by distributing information for the program at City Hall and the Library and making referrals to the Housing Authority.

Program 5.1.C: Shared Housing Information - AFFH

Quantified Objective: ~~40 referrals/materials distributed~~ **# TBDs**
Timeframe: **Proactive outreach through June 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**
~~**(Formerly Program 3-5.3.b Section 8 Rental Assistance)**~~

~~*Program 5.1.C: Shared Housing Information - AFFH*~~

Shared housing is another important tool to provide affordable housing ~~units~~options. Shared housing is generally more affordable because a portion of a residence is rented as opposed to an entire unit. Shared housing can also financially help low-income individuals who own their homes and alleviate loneliness. Benefits to ~~Low-Income~~ low-income individuals include provision of safe and secure affordable housing in a high-cost market. The City will continue to distribute informational materials from the ~~Monterey County~~ Housing Authority of the County of Monterey and ~~the~~ The Carmel Foundation, display information at City Hall ~~and~~ , other public buildings ~~-~~ , and ~~posted~~ on the City's website. The City will also seek out other ~~Shared Housing~~ shared housing providers and resources to expand this housing option.

~~**Quantified Objective: 80 referrals/website visits Timeframe: Proactive outreach through June 2031**~~
~~**Responsible Party: Community Planning and Building Department Funding Source: General Fund**~~
~~**(Formerly Program 3-5.2: Shared Housing Information)**~~

Program 5.1.D: Farmworker Housing – AFFH

Quantified Objective: **# TBD**
Timeframe: **Ongoing**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Although the City does not have agricultural uses, and therefore, no housing designated specifically for farmworkers —the City supports the County of Monterey's efforts to educate the public on resources that are available for agricultural workers. The City has identified the following resources that are available throughout the region for agricultural employees:

- ~~•~~*Spanish Farmworkers Resource Line* – provides information on a variety of issues such as

legal help and medication services, stress management, resources for farmworkers with disabilities, etc.

- *The Center for Community Advocacy* – an organization whose mission is to support and build leadership within the community and in particular for farmworkers and their families. The Center has worked side by side with farmworkers to help improve their living conditions, advocate to have more affordable housing and access to health services and resources.
- *Farm and Food Worker Relief Program* – Catholic Charities Diocese Monterey is providing direct financial relief to eligible farmworkers in the counties of Monterey, Santa Cruz, San Benito, and San Luis Obispo. The purpose of this program is to provide direct financial relief to eligible field workers, meatpacking workers, livestock workers, and grocery store workers.

~~Quantified Objective: N/A Timeframe: Ongoing~~
~~Responsible Party: Community Planning and Building Department Funding Source: General Fund~~
~~(NEW)~~

Policy 5.2: Promote public awareness and foster pride in the history of the village.

Program 5.2.A: Support Community Organizations - AFFH

Quantified Objective: # TBD
Timeframe: Proactive outreach and partnerships through June 2031
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

Community organizations play a pivotal role to provide outreach and services to those facing housing issues. The City will continue to support neighborhood organizations that promote neighborhood involvement, safety and improvement, including but not limited to the Carmel Residents Association, ~~the~~ The Carmel Foundation~~,~~ and the Carmel Heritage Society. The City will develop partnerships with these organizations to promote neighborhood enhancement programs, conduct and improve outreach and education, and solicit community input.

~~Quantified Objective: N/A~~
~~Timeframe: Proactive outreach and partnerships through June 2031 Responsible Party: Community Planning and Building Department Funding Source: General Fund~~
~~(Formerly Program 3-4.2.b: Support Neighborhood Organizations)~~

Vacant and Available Sites

C

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Appendix C
Housing Sites Inventory Analysis

C.1 Introduction

The Association of Monterey Bay Area Governments (AMBAG) forecasts that the two-county (Monterey and Santa Cruz) Monterey Bay Area will add 32,867 new households between 2020 and 2045[1]. For the eight-year time frame covered by this 6th Cycle Housing Element Update, the State Department of Housing and Community Development (HCD) has identified the region's housing need as 33,274 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to above-moderate (market rate) housing. This calculation, known as the Regional Housing Needs Allocation (RHNA), is based on population projections produced by the California Department of Finance (DOF) as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from the California Department of Finance, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households, and seek to bring the region more in line with comparable ones. These new laws governing the methodology for how HCD calculates the 6th cycle RHNA resulted in a significantly higher number of housing units for which the Monterey Bay Area must plan compared to previous Housing Element cycles.

C.2 Regional Housing Needs Allocation

AMBAG adopted its *Final 6th Cycle Regional Housing Needs Allocation Plan 2023-2031* on October 12, 2022. The plan was approved by HCD on November 8, 2022. For Carmel-by-the-Sea, the RHNA to plan for this cycle is 349 units. Details are provided below.

RHNA Summary

Carmel-by-the-Sea's share of the regional housing need for the eight-year period from 2023 to 2031 is 349 units, which is a 1,125 percent increase over the 31 units required during the 2014 to 2023 RHNA cycle. The housing need is divided into the four income categories of housing affordability. Table C-1 shows Carmel-by-the-Sea's RHNA for the planning period 2023 – 2031.

[1] Final 2022 Regional Growth Forecast, AMBAG, November 18, 2020

Table C-1 Carmel-by-the-Sea's Regional Housing Needs Allocation – 2023–2031

Income Group	Carmel-by-the-Sea Units	Percent	Monterey County Units	Percent	Monterey Bay Area Units	Percent
Extremely Low Income (<30% of AMI)	57	16.3%	2,206	10.9%	3,934	11.8%
Very Low Income (30% - 50% of AMI)	56	16.0%	2,206	10.9%	3,934	11.8%
Low Income (50%-80% of AMI)	74	21.2%	2,883	14.2%	5,146	15.5%
Moderate Income (80%-120% of AMI)	44	12.6%	4,028	19.8%	6,167	18.5%
Above Moderate Income (>120% of AMI)	118	33.9%	8,972	44.2%	14,093	42.4%
Total	**349**	**100.0%**	**20,295**	**100.0%**	**33,274**	**100.0%**

SOURCE: AMBAG 2021

NOTE: The Association of Monterey Bay Area Governments (AMBAG) Executive Board adopted the 2023-2031 Regional Housing Needs Allocation Plan (RHNA) on October 12, 2022 (Resolution No. 2022-24). The plan was approved by the California Housing and Community Development on November 8, 2022.

Progress to Date

The RHNA planning period for the 2023-2031 Housing Element (6th Cycle) is June 30, 2023 through December 15, 2031. The statutory adoption date for the 6th Cycle Housing Element is December 15, 2023—a full six months after the beginning of the planning period. To account for this discrepancy, the City of Carmel-by-the-Sea must account for the number of housing units permitted prior to adoption of the 6th Cycle Housing Element and apply these to the 2023-2031 RHNA. Accordingly, the units permitted in this period count toward the 2023-2031 planning period RHNA and are subtracted from the 6th Cycle RHNA. Table C-2 shows the City of Carmel-by-the-Sea's adjusted RHNA, which accounts for progress made prior to the adoption of the updated Housing Element document.

Table C-2 Carmel-by-the-Sea's Adjusted RHNA

	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
2023–2031 RHNA	113	74	44	118	349
Units permitted between June 30, 2023 and December 31, 2023	7	7	7	36	57
Remaining RHNA	106	67	37	82	292

SOURCE: City of Carmel-by-the-Sea, Community Planning & Building Department

C.3 Overview of Sites Inventory

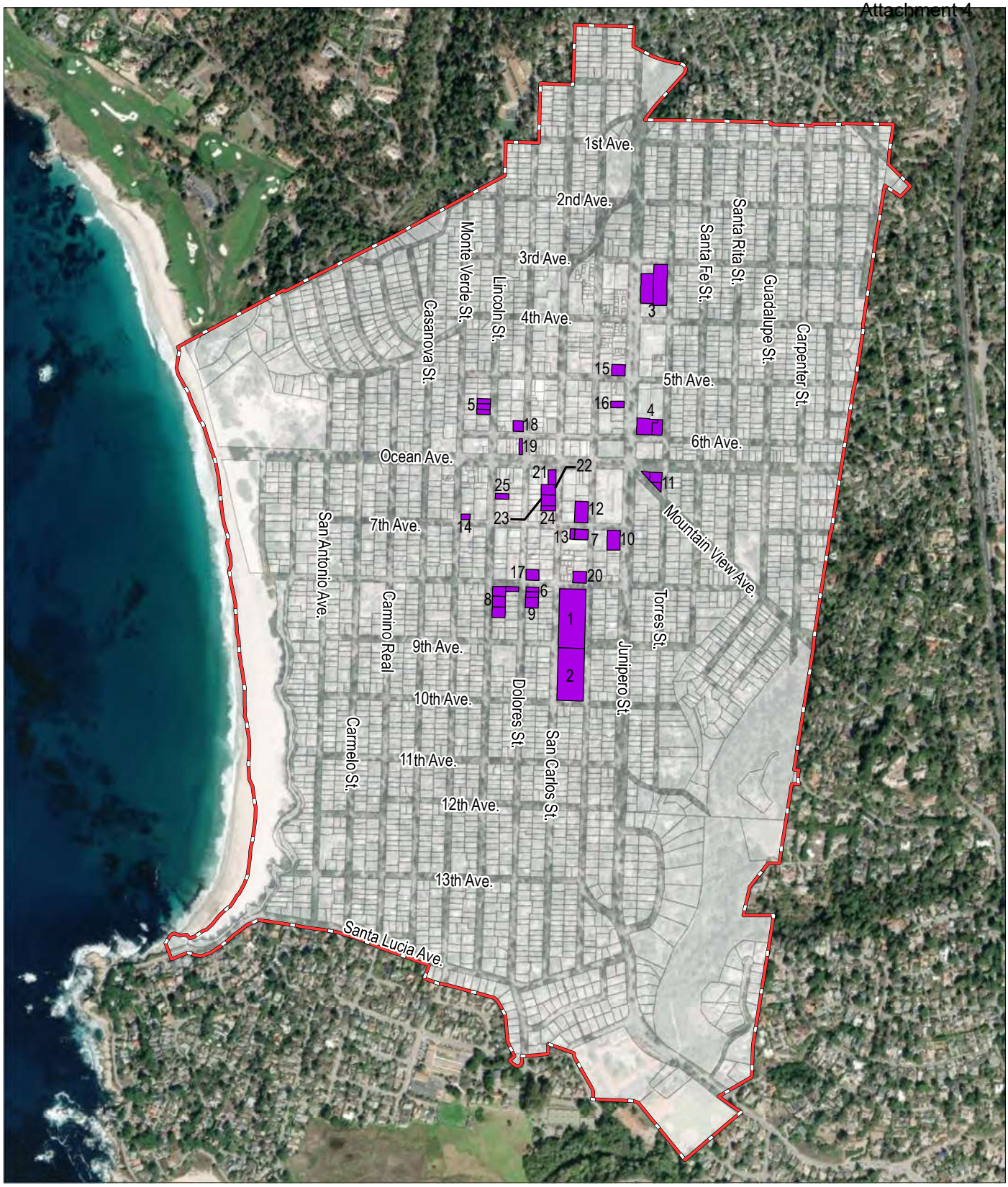
The purpose of the sites inventory is to identify and analyze specific sites that are available and suitable for residential development in order to accommodate Carmel-by-the-Sea's assigned 349 housing units. The City isn't responsible for building the housing but creates the programs and policies to plan for where it should go and how many units could be accommodated on potential sites.

Per state law and Housing Program 1.1.A (see Chapter 2 of this 6th Cycle Housing Element), the City is required to maintain "no net loss" of the housing capacity represented by this list of parcels and the sites they comprise. To facilitate this, the inventory presented below includes a 17 percent buffer. This allows some degree of flexibility in decision making for individual development projects as they come forward for approval by the Planning Commission.

In short, with some limited flexibility, the City is committed to permitting housing on each of the parcels listed in the table below, and in doing so, ensuring that the number of units listed for each parcel in the table--"planned capacity"—is achieved. Should the City approve development that is below the parcel's planned capacity, it is then required as part of that approval to:

- Find, based on quantitative evidence, that the remaining inventory of housing sites is still sufficient to meet the City's 6th Cycle RHNA; or
- Identify one or more available sites with the realistic development capacity to replace the housing that would have otherwise been developed had consistency with planned capacity been achieved.

Figure C-1, Housing Sites Inventory, shows an overview of the Sites Inventory Map that has been developed for Carmel-by-the-Sea's 6th Cycle Housing Element Update. Table C-3, Housing Sites Inventory, provides details and capacity estimates for each of the parcels that comprise the 25 housing sites.



0 1050 feet

Site Inventory Parcels

City Limit

Source: Monterey County GIS 2023, Google Earth 2023

Figure C-1

Sites Inventory

Carmel Housing & Safety Element Update

E M C

Note: The following sites have been identified as potential housing sites. Site numbers are for identification purposes only and correspond to the map in Figure C-1. Site numbers have no bearing on priority.

Table C-3 Housing Sites Inventory

Site #	Location (Reference to ECO NW Study)	APN	Zoning	General Plan	Acreage	Applied Density (DU/AC)	Minimum Capacity	Very Low	Low	Moderate	Above Moderate
Primary Underutilized Sites											
1	Sunset Center North Lot Site (#1), East Side of San Carlos between 8th & 10th Avenues	010143001000	A-2	OS/ Rec Cultural	1.02	33	33	20	10	3	--
2	Sunset Center South Lot Site, East Side of San Carlos between 8th & 10th Avenues	010151001000	A-2	OS/ Rec Cultural	1.84	33	60	30	25	5	--
3	City Public Works Site (Vista Lobos) (#3), W/S Torres between 3rd & 4th, and E/S Junipero between 3rd & 4th	010104001000 010104004000	R-4	MFR	1.28	44	56	28	11	17	--
4	Bruno's Market Site (#6) NE Corner of Junipero & 6th, and NW Corner of Torres & 6th	010095013000 010095012000	RC	RC	0.53	33	17	--	--	5	12
5	First Church of Christ Parking Lot (#8), Lincoln 2-4 NW of 6th	010212027000 010212004000 010212026000	SB 10	SB 10	0.28	33	9	--	--	--	9
6	Red Cross Site (#10), SE Corner of Dolores & 8th	010144015000 010144016000	SB 10	SB 10	0.18	33	5	--	--	--	5
7	Girl Boy Girl, SW Corner of Mission & 7th (#14)	010142001000	SC	CC	0.18	33	5	--	--	--	5
8	Carmel Foundation Site (#15), NE Corner of Lincoln & 8th	010149012000 010149010000 010149011000 010149001000	A-3	SFR	0.62	33	21	11	10	--	--
9	American Legion Site, Dolores 2 SE 8th	010144014000	SB 10	SB 10	0.18	33	5	--	--	--	5

Site #	Location (Reference to ECO NW Study)	APN	Zoning	General Plan	Acreage	Applied Density (DU/AC)	Minimum Capacity	Very Low	Low	Moderate	Above Moderate
10	AT&T Building SW Corner of Junipero & 7th	010087012000	RC	RC	0.35	33	11	--	--	--	11
11	Forest Cottages Specific Plan, NE Corner of Ocean & Mountain View	010085004000 010085005000 010085003000	R-1	SFR	0.30	20	6	--	2	--	4
Subtotal Primary Underutilized Sites					**6.78**		**228**	**89**	**58**	**30**	**51**
Sites Recycled from 5th Cycle											
12	Court of the Fountains NW Corner Mission & 7th	010141003000	CC	CC	0.37	33	12	--	--	--	12
13	First American Title 7th 2 SW of Mission	010142013000	SC	CC	0.07	33	2	--	--	--	2
14	Office building NE Corner Monte Verde & 7th	010191004000	RC	RC	0.07	33	2	--	--	--	2
15	Yafa NW Corner Junipero & 5th	010097007000	SC	CC	0.18	33	5	--	--	--	5
16	Three Garages Site (#7)	010098004000	SC	CC	0.11	33	3	--	--	--	3
17	Carmel Realty Office Site (#4) NE Corner 8th & Delores	010145008000	RC	RC	0.19	33	6	--	--	--	6
18	(Parashis) Millard Building NW Corner Dolores & 6th	010138006000	CC	CC	0.13	33	4	--	--	--	4
19	The Agency NW Corner Ocean & Dolores	010139001000	CC	CC	0.09	33	2	--	--	--	2
20	Sunset Terrace NW Corner Mission & 8th	010142006000	RC	RC	0.19	33	6	--	--	--	6
21	Enzo's San Carlos 2 SW of Ocean	010146001000	CC	CC	0.15	33	4	--	--	--	4
22	Doud Arcade San Carlos 2 SW of Ocean	010146002000	CC	CC	0.18	33	5	--	--	--	5
23	Paseo San Carlos Square San Carlos 2 NW of 7th Ave	010146003000	CC	CC	0.18	33	5	--	--	--	5

Site #	Location (Reference to ECO NW Study)	APN	Zoning	General Plan	Acreage	Applied Density (DU/AC)	Minimum Capacity	Very Low	Low	Moderate	Above Moderate
24	Paseo San Carlos Square San Carlos 2 NW of 7th Ave	010146004000	CC	CC	0.09	33	2	--	--	--	2
25	Carmel Office Supply & Business Center Lincoln SE of Ocean	010147010000	CC	CC	0.09	33	2	--	--	--	2
Subtotal Recycled Sites					**2.09**		**60**	**0**	**0**	**0**	**60**
TOTAL							**288**	**89**	**58**	**30**	**111**
Hospitality Employee Housing							31	8	12	11	0
Anticipated ADUs							34	10	10	10	4
Pipeline Projects (including 26 ADUs; see Table C-4)							57	7	7	7	36
Subtotal Other							**122**	**25**	**29**	**28**	**40**
GRAND TOTAL							**410**	**114**	**87**	**58**	**151**
RHNA							**349**	**113**	**74**	**44**	**118**
Difference							61	1	13	14	33
Difference (Percent)							**117%**	101%	118%	132%	128%

SOURCE: City of Carmel-by-the-Sea

Sites to Accommodate Lower-Income RHNA

Sites Used in Previous Planning Periods Housing Elements

Government Code Section 65583.2(c)

Each site includes information about whether it was used in a prior housing element planning period, if it is currently vacant, and the number of anticipated housing units according to income category.

Appropriate Zoning

Government Code Section 65583.2(c)(3)

For suburban jurisdictions such as Carmel-by-the-Sea, sites allowing at least 20 units per acre are appropriate to accommodate lower-income housing. The density range for all parcels that anticipate housing units to meet the lower-income RHNA include the default density. The General Plan designation that meets this prerequisite is Multi-Family Residential (and/or zoning at R-4), with a maximum density of up to 33 dwelling units per acre or 44 dwelling units per acre, when affordable units are provided.

The City is implementing Program 3.1.G to establish a minimum density of 33 dwelling units per acre in the Commercial (SC, RC, and CC) Districts and the Multi-Family Residential (R-4) District, to enable a higher yield of residential units, rather than larger units at a lower yield. Increased unit yield is likely to result in increased financial feasibility for the development of affordable units. In compliance with Government Code 65583.2(h)(i), Program 3.1.G also establishes a by-right approval process for sites identified in the site inventory utilizing the planned zoning density of 33 dwelling units per acre to accommodate the lower-income RHNA category.

The City intends to utilize SB 10 to maximize development on one (1) faith-based organization site and two (2) nonprofit mission-oriented sites. All three sites have expressed property owner interest in developing affordable housing. Additionally, the City has included three (3) city-owned sites for the development of affordable housing, which will be noticed and leased in compliance with the Surplus Land Act.

Site Size

Government Code Section 65583.2(c)(2)(A), (B), and (C)

Several factors outside of the City's control impact the availability and developability of land in the City including, the significant acreage that is within the coastal zone and the City's built-out nature. Additionally, the original subdivision maps for the City (1888 and 1902) established commercial parcels between 2,500 square feet (0.057 acres) and 3,000 square feet (0.068 acres), and residential parcels at 4,000 square feet (0.091 acres), many of which remain this size today. As a result, approximately 78 percent of sites included in the housing site inventory are less than 0.5 acres. The

sites included in the site inventory have been chosen by the City upon supportive evidence to be the most developable for new housing in the eight-year planning cycle. Several of the sites have property owner interest and the anticipated developments are supported by the City.

No Net Loss

Government Code Section 65863

Through the eight-year planning period of the 6th Cycle Housing Element, pursuant to the No Net Loss Law, City staff is required to identify an alternative site(s) if a site is developed at a lesser ratio of lower-income units than anticipated with this Sites Inventory. Program 1.1.A will regulate this requirement of No Net Loss for the 6th cycle (see Chapter 2).

Reliance on Nonvacant Sites to Accommodate More than 50 Percent of the RHNA for Lower-Income Units

Government Code Section 65583.2(g)(2)

More than 50 percent of the sites intended to accommodate the RHNA for lower-income households are projected to be developed at nonvacant sites.

As part of the resolution adopting the housing elements, findings stating the uses on nonvacant sites identified in the inventory to accommodate the RHNA for lower-income are likely to be discontinued during the planning period and the factors used to make that determination. The City will include this either in the body or in the recital section of the resolution.

Findings and a description of the substantial evidence can be found within the subsections for each area. The "substantial evidence" indicates that the existing use will not impede further residential development or that the existing use will be discontinued during the planning period.

City-Owned Sites and Surplus Land Act

The Surplus Land Act (SLA) is a "right of first refusal" law that requires all local agencies to offer surplus land for sale or lease to affordable home developers and certain other entities before selling or leasing the land to any other individual or entity (Government Code Sections 54220-54234). Any time a local agency disposes of land, it must follow the SLA unless the land qualifies as exempt surplus land. Dispositions include both sales and leases (unless the lease is less than five years or where no demolition or development will occur during the term of the lease).

The City plans to pursue four (4) underutilized parcels (Sites #1-3) over the next five years for the potential development of 149 units (124 affordable to lower-income households and 25 for moderate-income households). These sites would remain in City ownership and are anticipated to be made available for development through long-term leases. These sites would be made available for affordable housing consistent with the requirements of the Surplus Land Act.

Specific planned actions by the City include the establishment of development standards (for the Sunset Center site, specifically), development of a project description, publication of an RFP, selection of a development partner, entering into an Exclusive Negotiation Agreement, processing land use entitlements and development agreements, building permit issuance, and construction. Council approval is required and public participation will take place for each step in this process. The City has included Program 1.1.B to establish and monitor the City's anticipated timeline and actions for entering into the SLA process.

Vacant and Underutilized Sites

Nonvacant Site Analysis Methodology

Government Code Section 65583.2(g)(2)

Existing Uses

Each site included in the Site Inventory has been selected by the City based on its perceived developability and/or expressed interest by a property owner. Twenty (20) percent of the sites in the Site Inventory are zoned residential including the R-1 and R-4 districts. However, all zoning districts within the city allow residential uses.

Many sites included in the Sites Inventory are zoned commercial. This is in part, a result of the City's Municipal Code requirement that all newly constructed second-story floor area, including area in new buildings, remodeled buildings and replacement, rebuilt or reconstructed buildings, to be occupied by residential dwellings only and shall not be used for any commercial land use (CMC 17.14.050F). Currently, the Commercial District has a number of vacant space in need of remodeling and building code updates. Timing is ripe for redevelopment and/or second story additions to accommodate residential units, as remodels and repairs are currently being undertaken and are expected to continue.

These residential unit requirements have not been an impediment to development in the commercial district, and have successfully resulted in two-story structures that support residential development on the second floor and commercial on the ground floor. The City has not received applications or requests for single-story developments in the commercial district. This is in part due to land value and the cost of construction, which does not support the development of single-story commercial buildings in Carmel-by-the-Sea. The City's effort to support mixed-use development has been a strategy to encourage the development of housing, despite its built-out nature. Many commercial property owners have expressed interest in converting underutilized second floor office space to residential use or constructing a second story to accommodate residential units.

A goal in selecting sites has been to minimize displacement. For many sites, intentions for future housing include property owner interest in adding a second story to existing commercial structures to develop residential units. Conversion of motel units is another strategy the City is employing to develop residential units, as well as converting office space, and parking lots.

While the City does not anticipate the displacement of low- or very low-income households, the City is prepared to comply with the requirements of Government Code section 65915, subdivision (c)(3). Program 2.1.C in Chapter 2 will be in effect to require replacement housing units subject to the requirements of the Government Code. Additionally, CMC 17.14.050.A prohibits the conversion or demolition of an existing residential unit unless replacement housing is provided subject to the findings in 17.64.070.

Development Trends

Historically, residential development in Carmel-by-the-Sea has been most feasible using densities ranging between 22-33 dwelling units per acre. Development trends in the City reveal successful residential development in the commercial district primarily through office conversion and second-story additions for residential units. In the last 10 years, the City has not had any one-story commercial developments. All new construction in the commercial district has consisted of two-story buildings with second-floor residential use (as required in CMC Section 17.14.050.F).

This has been a successful strategy utilized by the City to enable the development of residential units within the constraints of limited developable land. The following projects are examples of 5th cycle residential development in Carmel-by-the-Sea, which have been considered in determining the realistic capacity of sites identified in the Site Inventory.

Del Dono I: In 2016 the Planning Commission approved the demolition of an 11,000-square-foot two-story commercial building in the Service Commercial (SC) District for the construction of a 11,800-square foot two-story mixed-use building with four (4) condominiums (1,450 square feet to 1,550 square feet) and four (4) low/moderate-income apartments (500 square feet each). The property is 8,000 square feet (0.18 acres). The residential density on this parcel is 44 du/acre.

Del Dono II: In 2018 the Planning Commission approved the demolition of a 3,650-square-foot single-story commercial building in the Service Commercial (SC) District for the construction of a 11,800-square-foot two-story mixed-use building with four (4) condominiums and four (4) apartments. The property is 8,000 square feet (0.18 acres). The residential density on this parcel is 44 du/acre.

Both the Del Dono I and II projects received land use entitlements and building permits. While in the process of constructing the underground parking structure, the developer became financially insolvent and ultimately sold the property. In 2023, the new owner obtained approval from the Planning Commission for a new mixed-use project with 12 market rate apartments. The residential density for the new project is 33 dwelling units/acre.

Fink Condominium: In 2017 the Planning Commission approved the Fink Condominium on November 8, 2017. The 4,000-square-foot site contains a 3,800-square-foot one-story commercial building with two tenants, a full-service restaurant, and a delicatessen. The project consisted of a

second-floor addition for a 1,570-square-foot condominium. The ground-floor commercial spaces remained open during construction, experiencing limited closures due to construction activity. The project density is 11 dwelling units per acre. The development consists of one (1) condominium unit for ownership and one commercial unit.

This project is an example of a second-floor addition to an existing one-story commercial building in the Central Commercial (CC) District where existing tenants were not displaced. It is also an example of a missed opportunity for more housing if a minimum density existed. No appeals of the project were filed. The project has been constructed and received final occupancy.

Lincoln Lane: In 2018, the Planning Commission approved an extensive remodel and additions to a commercial property. The 8,000-square-foot site contained a 6,700-square-foot multi-tenant commercial building with a central courtyard. The project consisted of extensive remodeling and additions to convert a portion of the commercial square footage into two rental apartment units. The building was previously occupied by retail and office uses. The project density is 11 dwelling units per acre.

This project is an example of revitalizing an underutilized commercial property with residential uses while preserving the central courtyard in the Service Commercial (SC) District. The project is also an example of a missed opportunity for more housing if a minimum density existed. No appeals of the project were filed. Construction on the project has been completed and received final occupancy.

Marliz Estate: In 2018 the Community Planning & Building Director approved minor exterior modifications to a mixed-use building in the Central Commercial (CC) District to facilitate the rehabilitation of a 1,000-square-foot apartment. The property is 2,750 square feet (0.06 acres). The residential density on this mixed-use parcel is 17 du/acre.

Brigantino: In 2018 the Community Planning & Building Director approve an interior and exterior remodel of a duplex in the Residential & Limited Commercial (RC) District. The property is 3,500-square-feet (0.08 acres). The residential density on this two-unit parcel is 25 du/acre.

MDC Real Estate: In 2018 a building permit was approved to convert a second-floor office in a two-story commercial building in the Central Commercial (CC) District to an apartment. The property is 4,000 square feet (0.09 acres). The residential density on this mixed-use parcel is 11 du/acre.

Brosche Building: In 2019, an extensive remodel of the historic Brosche Building was approved by the Community Planning & Building Director. The 3,470-square-foot site contains a two-story, 8,450-square-foot commercial building with ground-floor retail and second-floor offices. The project included converting the second-floor office space into two residential rental units. The project density is 28 dwelling units per acre.

This project is an example of a second-floor conversion of office space to residential in the Central Commercial (CC) District. The ground-floor retail tenant temporarily relocated to a nearby community and has since returned to a new commercial space within the village. The project is also an example of a missed opportunity for more housing if a minimum density existed. The project has been constructed and received final occupancy.

Flint-Herman Residence: In 2019 the Community Planning & Building Director approved an extensive interior and exterior remodel of a 900-square-foot commercial building including a 150-square-foot addition in the Residential & Limited Commercial (RC) District for the conversion of commercial space to a residential unit. The property is 3,500 square feet (0.08 acres). The residential density on this two-unit parcel is 25 dwelling units per acre.

Der Ling Building: In 2019, the Community Planning & Building Director approved the conversion of the second-floor retail and storage space to a residential unit. The 3,000-square-foot site contains the historic Der Ling building. The two-story building was previously occupied by commercial uses, with a portion of the second floor utilized as storage space. The entire 1,300-square-foot second floor has been converted into a residential rental unit. The project density is 16 dwelling units per acre.

This project is an example of a second-floor conversion of retail and storage space in a historic commercial building to residential use in the Central Commercial (CC) District. The remodeling of the building was completed without displacing the ground-floor retail tenant. The project is also an example of a missed opportunity for more housing if a minimum density existed. The project has been constructed and received final occupancy.

Great Valley Holdings/Clark Apartments: In 2020, the Planning Commission approved the construction of a new two-story mixed-use building. The 3,600-square-foot site contained a 2,200-square-foot two-story commercial building with surface parking. The project consisted of demolishing the existing building and constructing a new 3,500-square-foot two-story mixed-use building for a ground-floor restaurant and two second-floor rental apartment units. The building was previously occupied on both floors by a restaurant and had been vacant for a few years. The project density is 25 dwelling units per acre.

This project is an example of redeveloping an underutilized site with a new two-story mixed-use building in the Service Commercial (SC) District. No appeals of the project were filed. The project has been constructed and received final occupancy.

Schultz: In 2020 the Community Planning & Building Director approved an interior and exterior remodel of a commercial space in a 4,500-square-foot multi-tenant two-story mixed-use building in the Service Commercial (SC) District for the conversion of second-floor commercial space to a 1,160-square-foot apartment. The property is 4,000 square feet (0.09 acres). The residential density on this mixed-use parcel is 22 du/acre.

Parashis: In 2020 the Community Planning & Building Director approved minor exterior alterations to a 6,700-square-foot two-story commercial building in the Central Commercial (CC) District to facilitate the conversion of second-floor office space to a 2,118-square-foot apartment. The property is 6,400 square feet (0.15 acres). The residential density on this mixed-use parcel is 7 du/acre.

While many of the projects listed above utilized densities between 22-33 dwelling units per acre, some developed at 44 dwelling units per acre (Del Dono I and Del Dono II) and a few developed below 20 dwelling units per acre (Fink Condominium; Lincoln Lane; MDC Real Estate; Marliz Estate; Der Ling Building; and Parashis). Additionally, all but one of the projects listed above are less than 0.5 acres. These factors were taken into consideration when determining appropriate densities to apply to the Sites Inventory, and supports the City's decision to amend the base zoning for the commercial zoning districts (SC, RC, and CC) and the multi-family residential district (R-4) to establish a minimum density of 33 dwelling units per acre. The intention of this zoning code amendment is to facilitate the development of residential units at a higher yield, rather than enabling the development of larger units at a lower yield.

Considerations for Capacity Analysis

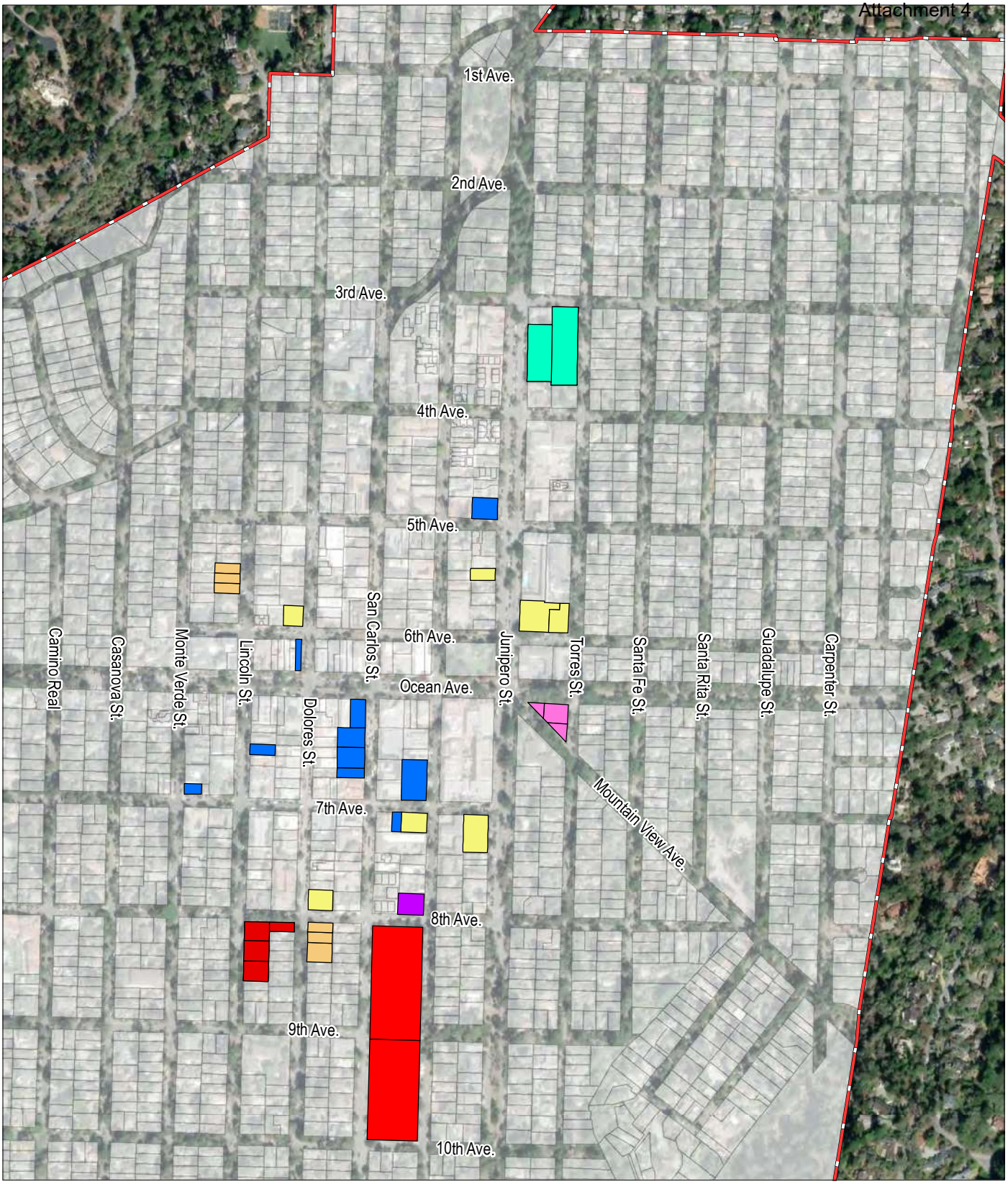
Dry Utilities and Water Capacity

Current or planned availability and accessibility of sufficient water, sewer, and dry utilities has also been considered and reported for each site. All sites have sufficient dry utilities. Program 1.2.A has been included to grant priority water and sewer services to proposed developments that include units affordable to lower-income households (see Chapter 2).

Site Typology

Government Code Section 65583.2 (c)

This housing plan and Site Inventory provides capacity for a variety of housing types; including multi-family rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. The Zoning Ordinance and General Plan for the sites allow the housing types listed above. Figure C-2 illustrates the anticipated housing development types included in this site inventory.



Source: Monterey County GIS 2023, Google Earth 2023

Figure C-2

Anticipated Housing Development Types

Carmel Housing & Safety Element Update

To enable the development of a variety of housing types, the City has expanded possible options for property owners to construct, rehabilitate, convert, or add to an existing single-story structure including:

- Zoning changes included with programs in Chapter 2 that incentivize existing overnight visitor accommodation sites to be converted into multi-family housing units;
- Development of City property, which has the highest likelihood of including lower-income units and provide additional multi-family opportunities; and
- By exercising Senate Bill (SB) 10, the City will enable multi-family units within otherwise single-family zoned neighborhoods.

Adjustment Factors for Realistic Capacity

Government Code Section 65583.2(c)(2)

Land use controls and site improvement requirements have been analyzed for constraints within Appendix B – Housing Constraints, and necessary changes to the review process are included as programs within Chapter 2 – Goals, Policies and Programs. Additionally, the City will amend the Municipal Code base zoning for the commercial zoning districts (SC, RC, and CC) and the multi-family residential (R-4) zoning district to establish a minimum density of 33 dwelling units per acre, to increase the potential yield of residential units. The realistic development capacity for the sites begins with assuming those process changes to be in place by or prior to December 2024. Generally, the following adjustment factors have been considered for determining realistic capacity of the sites:

- Site geometry, on-site improvements, and utility easements;
- Current market demand for medium-density housing types, current cost of construction, and property owner interest in development; and
- Small lot sizes, limited developable sites, and high demand for new units.

These factors may slightly differ based on a site-by-site analysis. Typical densities of existing or approved residential developments at similar site sizes in Carmel-by-the-Sea have been considered to discover a yield percentage of the minimum density used for the pipeline projects in Table C-4.

Recent projects, including three of the four pipeline projects, utilize a minimum of 33 dwelling units per acre to develop residential units within the commercial district. More details for the pipeline projects are provided in the section below.

Pipeline Projects

Pipeline projects include entitled, permitted, or constructed projects. Table C-4 exhibits four (4) current housing projects and 26 ADUs that have earned approval for entitlements and/or permits and will begin construction during the 6th Cycle Housing Element certification. Table C-4 also includes two (2) pending housing project that are currently in the planning review process.

Table C-4 Pipeline Projects, 2022-23

APN	Project Name	Zoning	General Plan	Area	Min. Density (du/ac)	VLI	LI	MI	AM	Tenure	Entitlement Status
010138003000 010138021000	Ulrika Plaza	SC	Core Commercial	0.37	33	--	--	--	12	Rental	Approved
010145012000 010145024000 010145023000	JB Pastor	SC	Core Commercial	0.27	33	--	--	--	8	Rental	Pending
010146010000	Scandia Lopez	CC	Core Commercial	0.09	33	--	--	--	3	Rental	Approved
010021014000 010021013000 010021012000 010021011000 010021030000 010021031000 010021032000 010021033000	Carmel Resort Inn	R-1	Single-Family Residential	0.74	11	--	--	--	8	Ownership	Pending
					Subtotal	**0**	**0**	**0**	**31**		
					ADUs	**7**	**7**	**7**	**5**	Rental	Approved
					Grand Total	**7**	**7**	**7**	**36**	**57**	

SOURCE: City of Carmel-by-the-Sea, 2023
NOTES: VLI = very low-income; LI = low-income; MI = moderate-income; AM = above moderate-income.

Ulrika Plaza

The Planning Commission approved the Ulrika Plaza project on August 9, 2023. The 16,000-square-foot (0.37 acres) project site includes a 22,400-square-foot mixed-use building with 9,000 square feet of ground-floor retail, 12 market-rate residential units, and 28 parking spaces in an underground garage. The project density is 33 dwelling units per acre.

The project was previously known as Del Dono and Del Dono II. The project resulted from merging two 8,000-square-foot lots to construct two (2) mixed-use buildings, each containing ground-floor commercial space and eight residential units (16 residential units total at a density of 44 dwelling units per acre). A two-story commercial building with underground parking was demolished on the north lot. A one-story commercial building with a surface parking lot was demolished on the south lot. The developer lost their funding during construction. The property was subsequently sold, and the project has been redesigned as Ulrika Plaza.

This project is an example of the redevelopment of underutilized commercial buildings and a surface parking lot in the Service Commercial (SC) District. All land use entitlements have been obtained. No appeals of the project were filed. The City is currently waiting for the submittal of a building permit application.

JB Pastor Building

The Planning Division is processing a new application to develop a 12,000-square-foot (0.27 acres) commercial lot. The site comprises three (3) lots of record and is currently developed with a two-story, historic community building, surface parking, one-story commercial building, and a two-story mixed building (office & residential). The developer proposes demolishing all existing site improvements, excluding the historic community room, and constructing a new 15,350-square-foot two-story mixed-use building with ground-floor commercial, eight (8) market-rate second-floor apartments, and 21 parking spaces in an underground garage. The proposed project density is 29 dwelling units per acre.

This project is an example of the redevelopment of underutilized commercial properties, including a surface parking lot in the Service Commercial (SC) District. The developer has requested that the Planning Commission conduct a preliminary review and provide feedback on the design before making a formal application.

Scandia Lopez/Hakim

The Planning Commission approved additions to the historic Percy Parkes Building for three (3) new residential units on July 13, 2022. The 4,000-square-foot (0.09 acres) project site includes a 2,750-square-foot one-story historic commercial building. The project consists of a second-floor addition to the existing commercial building and the construction of a two-story building in the courtyard behind the existing building. The project density is 33 dwelling units per acre.

This project is an example of additions to a one-story historic commercial building in the Central Commercial (CC) District to provide housing. The commercial tenant relocated to another retail space within the village prior to approval of the project. All land use entitlements have been obtained. No appeals of the project were filed. The City is currently waiting for the submittal of a building permit application.

Carmel Resort Inn Site

The Planning Commission approved the construction of a new single-family dwelling on Lot 2 on April 12, 2023. The 4,000-square-foot (0.091 acres) site includes a 1,971-square-foot two-story single-family dwelling inclusive of a 300-square-foot basement and 200-square-foot attached garage. The project density is 11 dwelling units per acre.

The Planning Commission approved the construction of a new single-family dwelling on Lot 4 on March 8, 2023. The 4,000-square-foot site includes a 1,995-square-foot two-story single-family dwelling inclusive of a 300-square-foot basement and 210-square-foot detached garage. The project density is 11 dwelling units per acre.

On August 1, 2023, an application was submitted to construct a new two-story single-family dwelling on Lot 10. The 4,000-square-foot site is proposed to contain a 1,900-square-foot single-family dwelling inclusive of a 100-square-foot basement and a 227-square-foot attached garage. The project density is 11 dwelling units per acre. The application is in review.

On August 1, 2023, an application was submitted to construct a new two-story single-family dwelling on Lot 12. The 4,000-square-foot site is proposed to contain a 1,900-square-foot single-family dwelling inclusive of a 100-square-foot basement and 243-square-foot attached garage. The project density is 11 dwelling units per acre. The application is in review.

Accessory Dwelling Units

Since July 1, 2023, the City has issued certificates of occupancy for four (4) new accessory dwelling units, and issued building permits for five (5) additional ADUs for a total of nine (9) ADUs. Furthermore, building permits issued prior to July 1, 2023 include 13 additional ADUs which are currently under construction and are expected to be completed during the 6th Cycle Housing Element planning period. An additional four (4) building permit applications for ADUs are currently in building plan check review and are also expected to be constructed during the planning period. In total, the City expects that at least 26 new ADUs will be completed during the planning period. The city continues to see a strong interest in ADUs and expects that number to be even higher by June 30, 2031. The following details ADUs that have a certificate of occupancy, building permit, or are under construction as of July 1, 2023.

Certificate of Occupancy Issued:

009-162-023	Sayre	Finaled: 10/31/2023
010-251-036	McLeod	Finaled: 11/22/2023
010-102-009	Lyons	Finaled: 12/6/2023
010-193-024	Altomare	Finaled: 12/20/2023

Building Permit Issued:

010-269-005	Witt	Issued: 12/18/2019
010-232-012	Westphal	Issued: 12/07/2020
009-382-019	Howley	Issued: 03/23/2021
010-037-003	Laney	Issued: 10/11/2021
010-284-003	Jung	Issued: 10/12/2021
010-103-015	Ardiaz	Issued: 01/13/2022
010-331-044	Reed	Issued: 06/09/2022
010-251-002	MacDonald	Issued: 08/25/2022
010-311-016	Soo	Issued: 10/10/2022
010-312-004	Paboojian	Issued: 10/13/2022
010-126-017	Bauer	Issued: 12/06/2022
010-164-015	Eaton	Issued: 12/22/2022
010-251-035	McLeod	Issued: 02/01/2023
010-031-021	Heyermann	Issued: 06/27/2023
010-076-014	Coria	Issued: 08/11/2023
010-043-005	Marazzo	Issued: 08/14/2023
010-174-024	Tilton	Issued: 09/27/2023
010-029-009	Mitchell-Bercham	Issued: 10/12/2023
009-352-016	Osborne	Issued: 10/19/2023
010-265-010	DeCaussin	Issued: 11/06/2023
010-211-004	Strimiatis	Issued: 11/20/2023
010-301-020	Libreri	Issued: 12/23/2023

C.4 Capacity Analysis of Sites

This section provides details on vacant and underutilized sites that are available for housing development in the city. There is sufficient capacity with existing zoning to accommodate the RHNA for the jurisdiction by income, per Government Code Section 65583(a)(3). Table C-5, Capacity to Accommodate 2023-2031 RHNA, shows the City of Carmel-by-the-Sea's capacity to meet the RHNA.

Table C-5 Capacity to Accommodate 2023-2031 RHNA

Adjustment Factor	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total
2023–2031 RHNA	**113**	**74**	**44**	**118**	**349**
Pipeline Projects	7	7	7	36	57
Underutilized Sites	89	58	30	51	228
5th Cycle Recycled Sites	0	0	0	60	60
Hospitality Employee Housing	8	12	11	0	31
ADUs	10	10	10	4	34
Total	**121**	**93**	**61**	**135**	**410**
Surplus at 117% of RHNA	**101%**	**118%**	**132%**	**128%**	

SOURCE: City of Carmel-by-the-Sea, 2023

The City has identified 25 housing opportunity sites and 57 pipeline housing projects (including 21 ADUs) capable of accommodating 345 housing units. In addition, the City has developed a suite of new incentives to enable housing including:

- Incentivizing 31 hotel owners in the community to provide on-site housing for lower-income hospitality employees; and
- Continuing to incentivize an existing accessory dwelling unit program capable of providing additional lower-income housing, through which the City anticipates at least 34 ADUs to be constructed in the planning cycle.

Altogether, these housing resources have the potential to accommodate 410 units, approximately 117 percent of Carmel-by-the-Sea's RHNA. Each of these opportunities is discussed in more detail below. The City's estimate of the number of housing units that can realistically be developed on housing opportunity sites is considered conservative.

The redevelopment potential for these underutilized sites is supported, in part, by a 2023 housing feasibility study undertaken by the City in partnership with ECONorthwest in preparation for the City's 6th Cycle Housing Element update.[2] This study provided an in-depth analysis of the redevelopment potential for 11 underutilized sites (the January 2023 feasibility study is attached in its entirety as Appendix F).

A description of each underutilized site, including a photograph of the site, is presented in the following section.

[2] ECO Northwest, January 27, 2023. "Housing Element Analysis for the City of Carmel by-the-Sea."

Underutilized Sites

Site #1: Sunset Center North Parking Lot Site

Site #1, the north lot at Sunset Center, is a large (1.02 acre) parking lot with no improvements other than paving. The site is City-owned and currently zoned A-2.

"I live near the Sunset Center. I would love to see that made into a usable space, and will completely support your efforts to do that. So, go for it. Have courage and get this work done."

May 24, 2023 Housing Ad Hoc Committee Community Meeting Attendee

Developed at a minimum of 33 dwelling units per acre, the gross acreage of the site would allow a minimum of 33 units to accommodate 20 very low-, 10 low, and three (3) moderate-income units.

When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 28 units to accommodate 20 very low- and eight (8) low-income units (Tables C-6 and C-7). Based on recent developments, the City has determined 33 dwelling units per acre to be the most feasible density for development on this site and intends to achieve this density. The City's confidence in achieving 33 dwelling units per acre is supported by past projects, on-site improvements have already taken place, site geometry is not an obstacle, and the City's ownership of the parcel. Additionally, the City proposes a zoning code amendment requiring a minimum density of 33 dwelling units per acre ensuring that at least 33 units will be developed.

Currently, the A-2 zoning district allows senior housing (55+), however development standards are not in place. As a result, design review is required to develop, which lengthens the development process and may lend to subjectivity in the approval process. To enable the development of affordable senior housing, Program 1.3.E has been included in this housing element to amend the A-2 zoning district to define clear development and design standards (see Chapter 2). This amendment will remove potential regulatory constraints to the development of the site.

The City has successfully entered into lease agreements for the utilization of surplus land. For example, the Carmel Foundation is currently in a long-term lease agreement with the City to provide residential apartment units for senior citizens. Additionally, Flanders Mansion is currently in a lease agreement process with the City to utilize surplus land. To ensure the Sunset Center North Parking Lot site is developed for residential use, the City has included Program 1.1.B to establish and monitor processes for utilization of city-owned parcels to develop housing in the eight-year planning cycle (see Chapter 2). The City intends to establish and implement development standards for the site (including Site #2, the south parking lot). Following approved development standards, the City will follow the requirements of the Surplus Lands Act to lease the land to facilitate the development of affordable residential units. With community input, the City will develop a project description and establish an RFP process to solicit developers. The City intends to target an Exclusive Negotiating

Agreement by December 2026 and land use entitlements issuance by December 2028. The City has included Program 1.1.B to establish and monitor the City's anticipated timeline and actions for entering into the SLA process. Council approval is required for each step in this process.

The City's intention for development of this site includes partnering with a non-profit affordable housing developer with a demonstrated track record of building affordable housing in California to enable the development of deed-restricted residential units over podium parking. The City's existing in-lieu fee for parking will be used to fund, in part, the development of podium parking. The City currently provides reduced parking requirements for affordable housing at 0.5 spaces per unit and 0.3 spaces per unit for senior housing. To address the parking requirements, Program 3.1.E has been included in this housing element to reduce parking requirements for affordable housing developments and waive in-lieu fees for affordable units (see Chapter 2).

Table C-6 Site #1 Description

<table>
<tr><th colspan="2">Site Description</th><th>Site Image & Capacity Calculation</th></tr>
<tr><td>Address</td><td>East Side of San Carlos between 8th and 10th Ave</td><td rowspan="8"> </td></tr>
<tr><td>APN</td><td>010-143-001-000</td></tr>
<tr><td>By-Right with 20% Affordable</td><td>No, not used in previous cycle.</td></tr>
<tr><td>Size of Site</td><td>1.02 acres</td></tr>
<tr><td>Zoning</td><td>A-2</td></tr>
<tr><td>Allowable Density</td><td>Minimum 33 du/ac</td></tr>
<tr><td>Applied RHNA Affordability</td><td>Very low-income: 20 units
Low-income: 10 units
Moderate-income: 3 units</td></tr>
<tr><td>Existing Use</td><td>Non-Vacant; parking lot</td></tr>
<tr><td>Infrastructure Availability</td><td>Yes, no constraints.</td><td rowspan="2">Realistic Capacity utilizing factors =

(1.02 X 33) (.95)(.95) = 28 units
84% of minimum density</td></tr>
<tr><td>Environmental Constraints</td><td>None known</td></tr>
<tr><td>Other Constraints</td><td colspan="2">Shape: None
Access: None
Title Conditions: None
Historic Preservation: None
Easement: None</td></tr>
</table>

SOURCE: City of Carmel-by-the-Sea
NOTE: *A-2 Zoning District does not have development standards in place. City is proposing a minimum of 33 dwelling units per acre for the zone see Program 1.3.E in Chapter 2 for full details.

Table C-7 Site #1 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to utility easement needs.
Realistic capacity of the site	100%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Carmel-by-the-Sea

Site #2: Sunset Center South Parking Lot Site

Site #2, the south lot at Sunset Center, is a large (1.84 acres) parking lot adjacent to two of the former classroom buildings associated with the Sunset Center school. The two buildings are currently occupied by an office and a yoga studio. The site is City-owned and zoned A-2.

Developed at a minimum of 33 dwelling units per acre, the gross acreage of the site would allow a minimum of 60 units to accommodate 30 very low-, 25 low-, and five (5) moderate-income units.

When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 52 units to accommodate 23 very low- and 29 low-income units (Tables C-8 and C-9). Based on recent developments, the City has determined 33 dwelling units per acre to be the most feasible density for development on this site and intends to achieve this density. The City's confidence in achieving 33 dwelling units per acre is supported by past projects, on-site improvements have already taken place, site geometry is not an obstacle, and the City's ownership of the parcel. Additionally, the City proposes a zoning code amendment requiring a minimum density of 33 dwelling units per acre ensuring that at least 33 units will be developed.

As discussed with Site #1, the A-2 zoning district currently allows senior housing (55+), but does not have development standards in place, which can pose constraints to timely development. Program 1.3.E is included in the housing element to establish and monitor amendments to the A-2 zoning district, to define design and development standards (see Chapter 2). This amendment will remove potential regulatory constraints to the development of the site.

The City's long-term lease agreement with the Carmel Foundation speaks to the City's track record for utilizing efficient processes for noticing and contract development under the Surplus Land Act. To ensure the Sunset Center South Parking Lot site is developed for residential use, the City has included Program 1.1.B to establish and monitor processes for utilization of city-owned parcels to develop housing in the eight-year planning cycle (see Chapter 2). The City intends to establish and implement development standards for the site (including Site #1, the north parking lot). Following approved development standards, the City will follow the requirements of the Surplus Lands Act to lease the land to facilitate the development of affordable residential units. With community input, the City will develop a project description and establish an RFP process to solicit developers. The City intends to target an Exclusive Negotiating Agreement by Fall 2025 and land use entitlements issuance by Winter 2026.

Similar to Site #1, the City's intention for development of this site includes partnering with a non-profit affordable housing developer with a demonstrated track record of building affordable housing in California to enable the development of deed-restricted residential units over podium parking. The City's existing in-lieu fee for parking will be used to fund, in part, the development of podium parking. The City currently provides reduced parking requirements for affordable housing at .5 spaces per unit and .3 spaces per unit for senior housing. To address the parking requirements, Program 3.1.E has been included in this housing element to reduce parking requirements for affordable housing developments and waive in-lieu fees for affordable units (see Chapter 2).

The entitlement process for this site is the same as Site #1. The City will partner with a non-profit affordable housing developer with a demonstrated track record of building affordable housing in California to enable the development of deed-restricted residential units over podium parking. This process includes the establishment of development standards for the Sunset Center site, development of a project description, publication of an RFP within six months, selection of a development partner, two years to enter into an Exclusive Negotiation Agreement, two years for land use entitlements and development agreements, 6-12 months for building permit issuance, and 2-3 years for construction. Council approval is required for each step in this process. The City has included Program 1.1.B to establish and monitor the City's anticipated timeline and actions for entering into the SLA process.

Table C-8 Site #2 Description

Site Description		Site Image & Capacity Calculation
Address	East side of San Carlos between 8th and 10th Ave	
APN	010-151-001-000	
By-Right with 20% Affordable	No, not used in previous cycle.	
Size of Site	1.84 acres	
Zoning	A-2	
Allowable Density	Minimum 33 du/ac*	
Applied RHNA Affordability	Very Low-income: 30 units Low-income: 25 units Moderate-income: 5 units	
Existing Use	Non-vacant; parking lot	
Infrastructure Availability	Yes, no constraints.	Realistic Capacity utilizing factors = (1.84 X 33) (.95) (.95) (.95) = 52 units 86% of minimum density
Environmental Constraints	None known	
Other Constraints	Shape: None Access: None Title Conditions: None Historic Preservation: None Easement: None	

SOURCE: City of Carmel-by-the-Sea

NOTE: *A-2 Zoning District does not have development standards in place. City is proposing a minimum of 33 dwelling units per acre for the zone see Program 1.3.E in Chapter 2 for full details.

Table C-9 Site #2 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Carmel-by-the-Sea

Site #3: City Public Works (Vista Lobos) Site

Site #3, Vista Lobos, is a City-owned site totaling 1.28 acres at the northeast end of the commercial district. The site is a large parking lot with low value improvement used for public parking. The site is currently zoned R-4.

This City-owned site is the only site zoned R-4 (multi-family residential) that presents feasible residential development potential in the R-4 zoning district. To maximize development potential, the City is utilizing a local Bonus Density, which allows a maximum of 44 dwelling units per acre in the R-4 zoning district when 20 percent affordable units are provided (CMC 17.12.020). Developed at 44 dwelling units per acre, the gross acreage of the site would allow a total of 56 units to accommodate 28 very low-, 11 low-, and 17 moderate-income units.

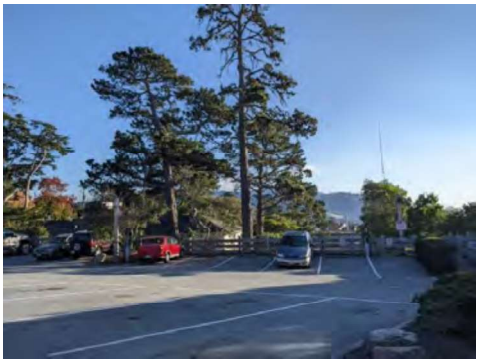
When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 45 units to accommodate 28 very low-, one (1) low-, and 16 moderate-income units (Tables C-10 and C-11). Based on recent developments, the City has determined 44 dwelling units per acre to be the most feasible density for development on this site and intends to achieve this density. The City's confidence in achieving 44 dwelling units per acre is supported by past projects, site size, and the City's ownership of the parcels.

The City's long-term lease agreement with the Carmel Foundation speaks to the City's track record for utilizing efficient processes for noticing and contract development under the Surplus Land Act. To ensure the Vista Lobos site is developed for residential use, the City has included Program 1.1.B to establish and monitor processes for utilization of city-owned parcels to develop housing in the eight-year planning cycle (see Chapter 2). Following approved development standards, the City will follow the requirements of the Surplus Lands Act to lease the land to facilitate the development of affordable residential units. With community input, the City will develop a project description and establish an RFP process to solicit developers. The City intends to target an Exclusive Negotiating Agreement by Fall 2025 and land use entitlements issuance by Winter 2026.

Potential height restrictions due to a protected viewshed to Point Lobos (see CMC 17.12.050) could limit achievable density and feasibility, though opportunities exist to cut into the slope at street grade.

The entitlement process for this site is similar to that of Sites #1 and #2. The City will partner with a non-profit affordable housing developer with a demonstrated track record of building affordable housing in California to enable the development of deed-restricted residential units over podium parking. This process includes the development of a project description, publication of an RFP within six months, selection of a development partner, two years to enter into an Exclusive Negotiation Agreement, two years for land use entitlements and development agreements, 6-12 months for building permit issuance, and 2-3 years for construction. Council approval is required for each step in this process. The City has included Program 1.1.B to establish and monitor the City's anticipated timeline and actions for entering into the SLA process.

Table C-10 Site #3 Description

Site Description		Site Image & Capacity Calculation
Address	West side of Torres between 3rd and 4th Ave. E side of Junipero between 3rd and 4th Ave.	
APN	010-104-001-000 010-104-004-000	
By-Right with 20% Affordable	No, not used in previous cycle.	
Size of Site	1.28 acres	
Zoning	R-4	
Allowable Density	Maximum 33 du/ac * (up to 44 du/ac with affordable)	
Applied RHNA Affordability	Very Low-Income: 28 units Low-income: 11 unit Moderate-Income: 17 units	
Existing Use	Non-vacant; parking lot	
Infrastructure Availability	Yes, no constraints.	Realistic Capacity utilizing factors = (1.28 X 44) (.90) (.95) (.95) = 45 units 80% of maximum density (44 du/ac)
Environmental Constraints	None known	
Other Constraints	Potential height restrictions due to viewshed (CMC 17.12.050). Shape: None Access: None Title Conditions: None Historic Preservation: None Easement: None	

SOURCE: City of Carmel-by-the-Sea

Table C-11 Site #3 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and current cost of construction. Potential height limitations due to Point Lobos viewshed.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Carmel-by-the-Sea

Site #4: Bruno's Market Site

Site #4, Bruno's Market, includes two adjacent parcels totaling over 0.53 acres under the same ownership. Existing use on the site includes a parking lot that leads to low lot coverage. It also scores in the top tier for land-to-improvement ratio.

The site is zoned Residential and Limited Commercial (RC), which currently allows residential densities up to a maximum of 22 dwelling units per acre by-right, 33 dwelling units per acre with approval of a conditional use permit, 44 dwelling units per acre under Density Bonus law, and up to 88 dwelling units per acre if the project is 100 percent affordable. However, Program 3.1.G has been included in this housing element to establish a minimum of 33 dwelling units per acre for residential development (see Chapter 2). The intention is to yield a higher number of residential units, rather than enabling the development of larger units at a lower yield.

Developed at a minimum of 33 dwelling units per acre, the gross acreage of the site would allow a minimum of 17 units to accommodate five (5) moderate- and 12 above moderate-income units.

When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 14 units to accommodate six (6) moderate- and eight (8) above moderate-income units (Tables C-12 and C-13). Based on recent developments, such as Ulrika Plaza and Scandia Lopez/Hakim, both of which are located in the commercial district, the City has determined 33 dwelling units per acre to be the most feasible density for development on this site. The City intends to achieve a minimum density of 33 dwelling units per acre through a zoning code amendment, and therefore is utilizing the gross density to calculate anticipated units.

Future redevelopment would replace existing commercial parking in a covered parking structure. To address parking requirements, Program 3.1.E has been included in this housing element to reduce parking requirements for affordable housing developments and waive in-lieu fees for affordable units (see Chapter 2).

Table C-12 Site #4 Description

Site Description		Site Image & Capacity Calculation
Address	North side of 6th Ave between Junipero Ave and Torres Street	
APN	010-095-013-000 010-095-012-000	
By-Right with 20% Affordable	No, not used in previous cycle.	
Size of Site	0.53 acre	
Zoning	RC	
Allowable Density	0-22 du/ac**	
Applied RHNA Affordability	Moderate-income: 5 units Above moderate-income: 12 units	
Existing Use	Non-vacant; parking lot	
Infrastructure Availability	Yes, no constraints.	Realistic Capacity utilizing factors = (0.53 X 33) (.90) (.95) (.95) = 14 units 82% of minimum density
Environmental Constraints	None known	
Other Constraints	Shape: None Access: None Title Conditions: None Historic Preservation: None Easement: None	

SOURCE: City of Carmel-by-the-Sea

NOTE: ** Existing zoning code permits 0-22 du/ac in commercial zones (SC, RC, CC). Program 3.1.G establishes a minimum density of 33 du/ac for commercial zones. Assumptions for site development use programmatic zoning amendment of minimum 33 du/ac.

Table C-13 Site #4 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Carmel-by-the-Sea

Site #5: First Church of Christ Scientist Parking Lot Site

Site #5, is a parking lot used by the First Church of Christ Scientist. It includes three separate parcels totaling 0.28 acres.

In 2020, the State of California passed AB 1851. This bill makes it easier for religious institutions to convert excess parking to affordable housing by prohibiting a local agency from requiring the replacement of religious-use parking spaces, if eliminated to develop affordable housing.

In 2021, the State of California passed SB 10. This bill allows local agencies to adopt an ordinance to allow up to 10 dwelling units on any parcel that meets height and location requirements. The ordinance would not be subject to CEQA. The City intends to enable SB 10 through rezoning of the parcel to allow a minimum density of 33 dwelling units per acre. Program 1.3.I establishes and monitors implementation of SB 10 for these sites (see Chapter 2).

Developed at a minimum of 33 dwelling units per acre, the gross acreage of the site would allow a minimum of nine (9) above moderate-income units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of seven (7) above moderate-income units (Tables C-14 and C-15). Based on recent developments, the City has determined 33 dwelling units per acre to be the most feasible density for development on this site. The City intends to achieve a density of 33 dwelling units per acre, and therefore is utilizing the gross density to calculate anticipated units.

City staff met with representatives of the church in November 2022 and September 2023. They continue to express interest in consolidating their church campus and developing housing. Because the current owner is a mission-driven organization, it's possible they may subsidize affordable housing construction and management.

Table C-14 Site #5 Description

Site Description		Site Image & Capacity Calculation
Address	Lincoln 2 NW of 6th Ave Lincoln 3 NW of 6th Ave Lincoln 4 NW of 6th Ave	
APN	010-212-027-000 010-212-004-000 010-212-026-000	
By-Right with 20% Affordable	No, not used in previous cycle.	
Size of Site	0.28 acre	
Zoning	R-1; to be rezoned to enable SB 10	
Allowable Density	2-11 du/ac**	
Applied RHNA Affordability	Above moderate-income: 9 units	
Existing Use	Non-vacant; parking lot	
Infrastructure Availability	Yes, no constraints.	Realistic Capacity utilizing factors = (0.28 X 33) (.90) (.95) (.95) = 7 units 77% of minimum density
Environmental Constraints	None known	
Other Constraints	Shape: None Access: None Title Conditions: None Historic Preservation: None Easement: None	

SOURCE: City of Carmel-by-the-Sea

NOTES: ** Existing zoning code permits 2-11 du/ac in R-1 zone. Assumptions for site development use programmatic zoning amendment of 33 du/ac through SB 10 rezoning of parcel.

Table C-15 Site #5 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction. Mission driven property owner interest in development.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Carmel-by-the-Sea

Site #6: American Red Cross Site

Site #6, the American Red Cross, includes two adjacent parcels owned and used by the American Red Cross. Existing uses on the site include a vacant office space and a parking lot. Collectively the site is 0.18 acres. Because the site is owned by a nonprofit organization it does not have Assessor's values to calculate redevelopment metrics. However, site inspection confirms a low intensity use. The Carmel Foundation recently purchased this property. The Foundation currently manages 50 affordable senior housing units in the village.

Similar to Site #5, the City intends to enable SB 10 through rezoning of the parcel to allow a minimum density of 33 dwelling units per acre. This bill enables the development of up to 10 residential units on a parcel through a rezone, which is facilitated through the adoption of an ordinance. The ordinance would not be subject to CEQA. Program 1.3.I establishes and monitors implementation of SB 10 for these sites (see Chapter 2).

Developed at a minimum of 33 dwelling units per acre, the gross acreage of the site would allow a minimum of five (5) above moderate-income units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of four (4) above moderate-income units (Tables C-16 and C-17). Based on recent developments, the City has determined 33 dwelling units per acre to be the most feasible density for development on this site. The City intends to achieve a density of 33 dwelling units per acre, and therefore is utilizing the gross density to calculate anticipated units.

The new property owner of the site, the Carmel Foundation, currently manages 50 affordable apartment units in the Village and has an established working relationship with the City. They currently have a long-term lease with the City to provide affordable residential units to senior citizens (55+). The Foundation is a member organization for seniors aged 55-years of age and older, which provides a myriad of services in addition to affordable apartment units. The Foundation has expressed interest in expanding the number of residential units it manages. While the site is less than 0.5 acres, the property owner has expressed interest in developing affordable senior housing, increasing the likelihood of developing affordable units.

Intentions for this site include possible redevelopment of the site to maximize development potential.

Table C-16 Site #6 Description

Site Description		Site Image & Capacity Calculation
Address	Southeast corner of Dolores Street and 8th Ave	
APN	010-144-015-000 010-144-016-000	
By-Right with 20% Affordable	No, not used in previous cycle.	
Size of Site	0.18 acre	
Zoning	R-1; to be rezoned to enable SB 10	
Allowable Density	2-11 du/ac**	
Applied RHNA Affordability	Above moderate-income: 5 units	
Existing Use	Non-vacant; vacant office space and parking lot	
Infrastructure Availability	Yes, no constraints.	Realistic Capacity utilizing factors = (0.18 X 33) (.90) (.95) (.95) = 4 units 80% of minimum density
Environmental Constraints	None known	
Other Constraints	Shape: None Access: None Title Conditions: None Historic Preservation: None Easement: None	

SOURCE: City of Carmel-by-the-Sea
NOTES: ** Existing zoning code permits 2-11 du/ac in R-1 zone. Assumptions for site development use programmatic zoning amendment of 33 du/ac through SB 10 rezoning of parcel.

Table C-17 Site #6 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Carmel-by-the-Sea

Site #7: Girl Boy Girl

Site #7, Girl Boy Girl, is a 0.18-acre mixed-use site, which currently accommodates a clothing boutique on the ground floor and two apartments on the second floor. Half of the site is comprised of a parking lot, which leads to low lot coverage and a land-to-improvement ratio above 1.5.

The site is zoned Service Commercial (SC), which currently allows residential densities up to a maximum of 22 dwelling units per acre by-right, 33 dwelling units per acre with approval of a conditional use permit, 44 dwelling units per acre under Density Bonus law, and up to 88 dwelling units per acre if the project is 100 percent affordable. However, Program 3.1.G has been included in this housing element to establish a minimum of 33 dwelling units per acre for residential development (see Chapter 2). The intention is to yield a higher number of residential units, rather than enabling the development of larger units at a lower yield.

Developed at a minimum of 33 dwelling units per acre, the gross acreage of the site would allow a minimum of five (5) above moderate-income units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of four (4) units to accommodate four (4) above moderate-income units (Tables C-18 and C-19). Based on recent developments, such as Ulrika Plaza and Scandia Lopez/Hakim, both of which are located in the commercial district, the City has determined 33 dwelling units per acre to be the most feasible density for development on this site. The City intends to achieve a density of 33 dwelling units per acre through a zoning code amendment, and therefore is utilizing the gross density to calculate anticipated units.

Due to the size of the site, less than 0.5 acres, the assumed affordability will be limited to above moderate units. Based on the feasibility to construct high-end townhomes, condos, etc., the site is expected to develop despite its small size.

Generally, parcels that are less than 0.5 acres are considered inadequate to accommodate housing affordable to lower-income households unless there is developer or property owner interest in constructing affordable units. Without property owner interest in developing affordable housing on the site, it is unrealistic to assume otherwise. Should the property owner express interest in developing affordable units, the site will be reconsidered for feasibility in developing affordable units.

The property owner has indicated interest in developing housing to replace the underutilized parking lot and to retain the existing mixed-use brick building.

Table C-18 Site #7 Description

Site Description		Site Image & Capacity Calculation
Address	Southwest corner of Mission and 7th Ave	
APN	010-142-001-000	
By-Right with 20% Affordable	No, not used in previous cycle.	
Size of Site	0.18 acre	
Zoning	SC	
Allowable Density	0-22 du/ac**	
Applied RHNA Affordability	Above Moderate-Income: 5 units	
Existing Use	Non-Vacant; commercial space and parking lot	
Infrastructure Availability	Yes, no constraints.	Realistic Capacity utilizing factors = (0.18 X 33) (.90) (.95) (.95) = 4 units 80% of minimum density
Environmental Constraints	None known	
Other Constraints	Shape: None Access: None Title Conditions: None Historic Preservation: None Easement: None	

SOURCE: City of Carmel-by-the-Sea

NOTES: ** Existing zoning code permits 0-22 du/ac in commercial zones (SC, RC, CC). Program 3.1.G establishes a minimum density of 33 du/ac for commercial zones. Assumptions for site development use programmatic zoning amendment of minimum 33 du/ac.

Table C-19 Site #7 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Carmel-by-the-Sea

Site #8: Carmel Foundation Site

Site #8, the Carmel Foundation, is the primary provider of affordable housing in Carmel-by-the-Sea. Their administrative offices/campus headquarters include four parcels totaling 0.64 acres. Existing uses on the site include office spaces and a parking lot. The site is currently zoned A-3, Senior Citizen Facility District, which permits senior housing.

This site does not score high on land-to-improvement ratio but scores in the top tier of value per-square-foot. This site is being considered as a candidate because the Carmel Foundation is a mission-driven organization, and interviews with leadership indicate that if they can accommodate their administrative functions and programming off-site, they would consider redeveloping their property for affordable housing. A letter of interest in developing affordable residential units is presented on the following page.

Recently, the Foundation has experienced a change in leadership, which may result in an increased focus on developing new affordable housing to meet the community's need. The Carmel Foundation currently manages a total of 50 affordable senior housing units in the Village including Norton Court, Trevvett Court and Haseltine Court. Norton Court is operated on City-owned land through a long-term lease. The Foundation has a proven track record for developing affordable housing at densities higher than typical developments. For example, during the 5th cycle, the Foundation developed Trevett Court in the RC District on 0.18 acres at 76 dwelling units per acre to accommodate 14 affordable residential units.

Developed at a minimum of 33 dwelling units per acre, the gross acreage of the site would allow a minimum of 21 units to accommodate 11 very low- and 10 low-income units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 17 units to accommodate 11 very low- and six (6) low-income units (Tables C-20 and C-21). Based on recent developments and the Carmel Foundation's track record for developing at high densities, the City has determined 33 dwelling units per acre to be the most feasible minimum density for development on this site. The City intends to achieve a density of at least 33 dwelling units per acre through a zoning code amendment, and therefore is utilizing the gross density to calculate anticipated units.

To determine the site's potential for redevelopment, the existing structures underwent a historic evaluation to determine potential historical value/designation. However, the evaluation found the structures were not historic, increasing the likelihood for redevelopment to accommodate affordable residential units. While the Foundation has not indicated a timeline for redevelopment of the site, the City has a long-standing relationship with the Foundation, and is committed to meeting annually with the Foundation to identify funding sources to support redevelopment and to provide guidance on the types of residential development that is needed to meet the housing needs of the community. As a proactive measure, the City has developed Program 1.2.C, which outlines actions the City will take at mid-cycle if the identified residential units to meet the RHNA for this site are not likely to develop in partnership with the Foundation (see Chapter 2).

Table C-20 Site #8 Description

Site Description		Site Image & Capacity Calculation
Address	Northeast corner of Lincoln and 8th Ave	
APN	010-149-001-000 010-149-010-000 010-149-011-000 010-149-012-000	
By-Right with 20% Affordable	No, not used in previous cycle.	
Size of Site	0.64 acre	
Zoning	A-3	
Allowable Density	Minimum 33 du/ac	
Applied RHNA Affordability	Very Low-Income: 11 units Low-Income: 10 units	
Existing Use	Non-Vacant	
Infrastructure Availability	Yes, no constraints.	Realistic Capacity utilizing factors = (0.64 X 33) (.90) (.95) (.95) = 17 units 80% of minimum density
Environmental Constraints	None known	
Other Constraints	Shape: None Access: None Title Conditions: None Historic Preservation: None Easement: None	

SOURCE: City of Carmel-by-the-Sea

Table C-21 Site #8 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Carmel-by-the-Sea

Site #9: American Legion Site

Site #9, the American Legion, is approximately 0.18 acres located immediately south of and adjacent to the Red Cross Site (Site #6). Existing uses on the site include office space and a meeting hall.

Similar to Sites #5 and #6, the City intends to enable SB 10 through rezoning of the parcel to allow a minimum density of 33 dwelling units per acre. This bill enables the development of up to 10 residential units on a parcel through a rezone, which is facilitated through the adoption of a zoning ordinance. The ordinance would not be subject to CEQA. Program 1.3.I establishes and monitors implementation of SB 10 for these sites (see Chapter 2).

Developed at a minimum of 33 dwelling units per acre, the gross acreage of the site would allow a minimum of five (5) above moderate-income units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of four (4) above moderate-income units Tables C-22 and C-23). Based on recent developments, such as the Scandia Lopez/Hakim project, the City has determined 33 dwelling units per acre to be the most feasible density for development on this site. The City intends to achieve a density of 33 dwelling units per acre through a zoning code amendment, and therefore is utilizing the gross density to calculate anticipated units.

City staff have identified this site because it is underutilized and owned by a quasi-public organization. City staff met with representatives of the American Legion in July 2022, April 2023, and August 2023 to discuss potential development. Representatives of the American Legion continue to express interest in affordable veteran housing and possibly partnering with the Carmel Foundation. While the site is less than 0.5 acres, the property owner has expressed interest in developing affordable housing for veterans, increasing the likelihood of developing affordable units.

Table C-22 Site #9 Description

Site Description		Site Image & Capacity Calculation
Address	Dolores Street 2 SE of 8th Ave	
APN	010-144-014-000	
By-Right with 20% Affordable	No, not used in previous cycle.	
Size of Site	0.18 acre	
Zoning	R-1; to be rezoned to enable SB 10	
Allowable Density	2-11 du/ac**	
Applied RHNA Affordability	Above moderate-income: 5 units	
Existing Use	Non-Vacant; office space and meeting hall	
Infrastructure Availability	Yes, no constraints.	Realistic Capacity utilizing factors = (0.18 X 33) (.90) (.95) (.95) = 4 units 80% of minimum density
Environmental Constraints	None known	
Other Constraints	Shape: None Access: None Title Conditions: None Historic Preservation: None Easement: None	

SOURCE: City of Carmel-by-the-Sea

NOTES: ** Existing zoning code permits 2-11 du/ac in R-1 zone. Assumptions for site development use programmatic zoning amendment of 33 du/ac through SB 10 rezoning of parcel.

Table C-23 Site #9 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction. SB 10.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Carmel-by-the-Sea

Site #10: AT&T Building

Site #10, the AT&T Building, is approximately 0.35 acres and consists of a single building. The existing owner is AT&T, and the use is unknown.

The site is zoned Residential and Limited Commercial (RC), which currently allows residential densities up to a maximum of 22 dwelling units per acre by-right, 33 dwelling units per acre with approval of a conditional use permit, 44 dwelling units per acre under Density Bonus law, and up to 88 dwelling units per acre if the project is 100 percent affordable. However, Program 3.1.G has been included in this housing element to establish a minimum of 33 dwelling units per acre for residential development (see Chapter 2). The intention is to yield a higher number of residential units, rather than enabling the development of larger units at a lower yield.

Developed at a minimum of 33 dwelling units per acre, the gross acreage of the site would allow a minimum of 11 above moderate-income units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of nine (9) above moderate-income units (Tables C-24 and C-25). Based on recent developments, such as Ulrika Plaza and Scandia Lopez/Hakim, both of which are located in the commercial district, the City has determined 33 dwelling units per acre including adjustments, to be the most feasible density for development on this site. The City intends to achieve a density of 33 dwelling units per acre through a zoning code amendment, and therefore is utilizing the gross density to calculate anticipated units.

Due to the size of the site, less than 0.5 acres, the assumed affordability will be limited to above moderate units. Based on the feasibility to construct high-end townhomes, condos, etc., the site is expected to develop despite its small size.

Generally, parcels that are less than 0.5 acres are considered inadequate to accommodate housing affordable to lower-income households unless there is developer or property owner interest in constructing affordable units. Without property owner interest in developing affordable housing on the site, it is unrealistic to assume otherwise. Should the property owner express interest in developing affordable units, the site will be reconsidered for feasibility in developing affordable units.

To maximize potential, the site would undergo full redevelopment to accommodate new housing units.

Table C-24 Site #10 Description

Site Description		Site Image & Capacity Calculation
Address	Southwest corner of Junipero and 7th Ave	
APN	010-087-012-000	
By-Right with 20% Affordable	No, not used in previous cycle.	
Size of Site	0.35 acre	
Zoning	RC	
Allowable Density	0-22 du/ac**	
Applied RHNA Affordability	Above Moderate-Income: 11 units	
Existing Use	Non-Vacant	
Infrastructure Availability	Yes, no constraints.	Realistic Capacity utilizing factors = (0.35 X 33) (.90) (.95) (.95) = 9 units 81% of minimum density
Environmental Constraints	None known	
Other Constraints	Shape: None Access: None Title Conditions: None Historic Preservation: None Easement: None	

SOURCE: City of Carmel-by-the-Sea

NOTES: ** Existing zoning code permits 0-22 du/ac in commercial zones (SC, RC, CC). Program 3.1.G establishes a minimum density of 33 du/ac for commercial zones. Assumptions for site development use programmatic zoning amendment of minimum 33 du/ac.

Table C-25 Site #10 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Carmel-by-the-Sea

Site #11: Forest Cottages Specific Plan

Site #11, Forest Cottages, is approximately 0.30 acres and is located within a Specific Plan area. The Forest Cottages Specific Plan was adopted by the City Council in 2006 and amended in 2008. Existing use on the site includes a hotel/motel.

The Specific Plan allows a total of six (6) units to accommodate four (4) single-family residential units, and contains an affordable housing requirement of two (2) multi-family residential units permanently dedicated and used to provide housing for low-income or very low-income households as defined by State statutes. The Specific Plan requires that a deed restriction be recorded establishing this requirement prior to issuance of the first building permit within the Specific Plan.

Developed at 20 dwelling units per acre, the site would allow a total of six (6) units to accommodate two (2) low-income units and four (4) above-moderate income units (Table C-26). This density calculation does not account for adjustments since the site is part of a Specific Plan, which has approved densities, anticipated unit counts according to income category, and existing site improvements.

Generally, parcels that are less than 0.5 acres are considered inadequate to accommodate housing affordable to lower-income households unless there is developer or property owner interest in constructing affordable units. The Specific Plan affordable housing requirement discussed above, satisfies the "interest" intention to develop affordable housing on the site.

Table C-26 Site #11 Description

Site Description		Site Image & Capacity Calculation
Address	Northeast corner of Ocean and Mountain View	
APN	010-085-004-000 010-085-005-000 010-085-003-000	
By-Right with 20% Affordable	No, not used in previous cycle.	
Size of Site	0.30 acre	
Zoning	R-1	
Allowable Density	20 du/ac	
RHNA Affordability	Low-Income: 2 units Above Moderate-Income: 4 units	
Existing Use	Non-vacant; hotel/motel	
Infrastructure Availability	Yes, no constraints.	Realistic Capacity = (0.30 X 20) = 6 units Specific Plan Approved Density
Environmental Constraints	None known	
Other Constraints	Shape: None Access: None Title Conditions: None Historic Preservation: None Easement: None	

SOURCE: City of Carmel-by-the-Sea

Site #12: Court of the Fountains

Site #12, Court of the Fountains, is approximately 0.37 acres. The existing uses include multi-tenant retail shops and a restaurant across multiple single-story commercial buildings. The site was included in the 5th Cycle inventory.

The site is zoned Central Commercial (CC), which currently allows residential densities up to a maximum of 22 dwelling units per acre by-right, 33 dwelling units per acre with approval of a conditional use permit, 44 dwelling units per acre under Density Bonus law, and up to 88 dwelling units per acre if the project is 100 percent affordable. However, Program 3.1.G has been included in this housing element to establish a minimum of 33 dwelling units per acre for residential development (see Chapter 2). The intention is to yield a higher number of residential units, rather than enabling the development of larger units at a lower yield.

Developed at a minimum of 33 dwelling units per acre, the gross acreage of the site would allow a minimum of 12 above moderate-income units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of

the site would yield a total of nine (9) above moderate-income units (Tables C-27 and C-28). Based on recent developments, such as Ulrika Plaza and Scandia Lopez/Hakim, both of which are located in the commercial district, the City has determined 33 dwelling units per acre including adjustments, to be the most feasible density for development on this site. The City intends to achieve a density of 33 dwelling units per acre through a zoning code amendment, and therefore is utilizing the gross density to calculate anticipated units.

Due to the size of the site, less than 0.5 acres, the assumed affordability will be limited to above moderate units. Based on the feasibility to construct high-end townhomes, condos, etc., the site is expected to develop despite its small size.

Generally, parcels that are less than 0.5 acres are considered inadequate to accommodate housing affordable to lower-income households unless there is developer or property owner interest in constructing affordable units. Without property owner interest in developing affordable housing on the site, it is unrealistic to assume otherwise. Should the property owner express interest in developing affordable units, the site will be reconsidered for feasibility in developing affordable units.

The property owner has expressed interest to add second-story residential uses to the site.

Table C-27 Site #12 Description

<table>
<tr><th colspan="2">Site Description</th><th>Site Image & Capacity Calculation</th></tr>
<tr><td>Address</td><td>Northwest corner of Mission Street and 7th Ave</td><td rowspan="8"> </td></tr>
<tr><td>APN</td><td>010-141-003-000</td></tr>
<tr><td>By-Right with 20% Affordable</td><td>No, used in 4th and 5th cycles, but nonvacant and market rate.</td></tr>
<tr><td>Size of Site</td><td>0.37 acre</td></tr>
<tr><td>Zoning</td><td>CC</td></tr>
<tr><td>Allowable Density</td><td>0-22 du/ac**</td></tr>
<tr><td>Applied RHNA Affordability</td><td>Above Moderate-Income: 12 units</td></tr>
<tr><td>Existing Use</td><td>Non-vacant</td></tr>
<tr><td>Infrastructure Availability</td><td>Yes, no constraints.</td><td rowspan="2">Realistic Capacity utilizing factors =

(0.37 X 38) (.90) (.95) (.95) = 9 units
75% of minimum density</td></tr>
<tr><td>Environmental Constraints</td><td>None known</td></tr>
<tr><td>Other Constraints</td><td colspan="2">Shape: None
Access: None
Title Conditions: None
Historic Preservation: None
Easement: None</td></tr>
</table>

SOURCE: City of Carmel-by-the-Sea
NOTES: ** Existing zoning code permits 0-22 du/ac in commercial zones (SC, RC, CC). Program 3.1.G establishes a minimum density of 33 du/ac for commercial zones. Assumptions for site development use programmatic zoning amendment of minimum 33 du/ac.

Table C-28 Site #12 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Carmel-by-the-Sea

Site #13: First American Title Site

Site #13, First American Title, is a small site comprised of approximately 0.07 acres, currently underdeveloped with a small commercial building.

The site is zoned Service Commercial (SC), which currently allows residential densities up to a maximum of 22 dwelling units per acre by-right, 33 dwelling units per acre with approval of a conditional use permit, 44 dwelling units per acre under Density Bonus law, and up to 88 dwelling units per acre if the project is 100 percent affordable. However, Program 3.1.G has been included in this housing element to establish a minimum of 33 dwelling units per acre for residential development (see Chapter 2). The intention is to yield a higher number of residential units, rather than enabling the development of larger units at a lower yield.

Developed at a minimum of 33 dwelling units per acre, the gross acreage of the site would allow a minimum of two (2) above moderate-income units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of one (1) above moderate-income units (Tables C-29 and C-30). Based on recent developments, such as Ulrika Plaza and Scandia Lopez/Hakim, both of which are located in the commercial district, the City has determined 33 dwelling units per acre including adjustments, to be the most feasible density for development on this site. The City intends to achieve a density of 33 dwelling units per acre through a zoning code amendment, and therefore is utilizing the gross density to calculate anticipated units.

Due to the size of the site, less than 0.5 acres, the assumed affordability will be limited to above moderate units. Based on the feasibility to construct high-end townhomes, condos, single-family, etc., the site is expected to develop despite its small size.

Generally, parcels that are less than 0.5 acres are considered inadequate to accommodate housing affordable to lower-income households unless there is developer or property owner interest in constructing affordable units. Without property owner interest in developing affordable housing on the site, it is unrealistic to assume otherwise. Should the property owner express interest in developing affordable units, the site will be reconsidered for feasibility in developing affordable units.

Intentions for the site include a second flood addition to accommodate residential uses.

Table C-29 Site #13 Description

<table>
<tr><th colspan="2">Site Description</th><th>Site Image & Capacity Calculation</th></tr>
<tr><td>Address</td><td>7th Ave 2 Southwest of Mission Street</td><td rowspan="8"> </td></tr>
<tr><td>APN</td><td>010-142-013-000</td></tr>
<tr><td>By-Right with 20% Affordable</td><td>No, used in 4th and 5th cycles, but nonvacant.</td></tr>
<tr><td>Size of Site</td><td>0.07 acre</td></tr>
<tr><td>Zoning</td><td>SC</td></tr>
<tr><td>Allowable Density</td><td>0-22 du/ac**</td></tr>
<tr><td>Applied RHNA Affordability</td><td>Above Moderate-Income: 2 units</td></tr>
<tr><td>Existing Use</td><td>Non-vacant</td></tr>
<tr><td>Infrastructure Availability</td><td>Yes, no constraints.</td><td rowspan="2">Realistic Capacity utilizing factors =

(0.07 X 33) (.90) (.95) (.95) = 1 unit
50% of minimum density</td></tr>
<tr><td>Environmental Constraints</td><td>None known</td></tr>
<tr><td>Other Constraints</td><td colspan="2">Shape: None
Access: None
Title Conditions: None
Historic Preservation: None
Easement: None</td></tr>
</table>

SOURCE: City of Carmel-by-the-Sea

NOTES: ** Existing zoning code permits 0-22 du/ac in commercial zones (SC, RC, CC). Program 3.1.G establishes a minimum density of 33 du/ac for commercial zones. Assumptions for site development use programmatic zoning amendment of minimum 33 du/ac.

Table C-30 Site #13 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Carmel-by-the-Sea

Site #14: NE Corner Monte Verde & 7th Site

Site #14 is a small site comprised of approximately 0.07 acres. The property is currently significantly underdeveloped. Existing use on the site includes a building currently used as office space. The site is in a transition zone from the Residential & Limited Commercial (RC) District to Single-Family Residential (R-1) District with a hotel to the north (that was originally constructed as apartments), an apartment complex to the south, and a duplex to the west.

The site is zoned Residential and Limited Commercial (RC), which currently allows residential densities up to a maximum of 22 dwelling units per acre by-right, 33 dwelling units per acre with approval of a conditional use permit, 44 dwelling units per acre under Density Bonus law, and up to 88 dwelling units per acre if the project is 100 percent affordable. However, Program 3.1.G has been included in this housing element to establish a minimum of 33 dwelling units per acre for residential development (see Chapter 2). The intention is to yield a higher number of residential units, rather than enabling the development of larger units at a lower yield.

Developed at a minimum of 33 dwelling units per acre, the gross acreage of the site would allow a minimum of two (2) above moderate-income units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of one (1) above moderate-income units (Tables C-31 and C-32). Based on recent developments, such as Ulrika Plaza and Scandia Lopez/Hakim, both of which are located in the commercial district, the City has determined 33 dwelling units per acre including adjustments, to be the most feasible density for development on this site. The City intends to achieve a density of 33 dwelling units per acre through a zoning code amendment, and therefore is utilizing the gross density to calculate anticipated units.

Due to the size of the site, less than 0.5 acres, the assumed affordability will be limited to above moderate units. Based on the feasibility to construct high-end townhomes, condos, single-family, etc., the site is expected to develop despite its small size.

Generally, parcels that are less than 0.5 acres are considered inadequate to accommodate housing affordable to lower-income households unless there is developer or property owner interest in constructing affordable units. Without property owner interest in developing affordable housing on the site, it is unrealistic to assume otherwise. Should the property owner express interest in developing affordable units, the site will be reconsidered for feasibility in developing affordable units.

Intentions for the site may include full redevelopment or a second flood addition to accommodate residential uses.

Table C-31 Site #14 Description

Site Description		Site Image & Capacity Calculation
Address	Northeast corner of Monte Verde Street and 7th Ave	
APN	010-191-004-000	
By-Right with 20% Affordable	No, used in 4th and 5th cycles, but nonvacant.	
Size of Site	0.07 acre	
Zoning	RC	
Allowable Density	0-22 du/ac**	
Applied RHNA Affordability	Above Moderate-Income: 2 units	
Existing Use	Non-vacant; office space	
Infrastructure Availability	Yes, no constraints.	Realistic Capacity utilizing factors = (0.07 X 33) (.90) (.95) (.95) = 1 unit 50% of minimum density
Environmental Constraints	None known	
Other Constraints	Shape: None Access: None Title Conditions: None Historic Preservation: None Easement: None	

SOURCE: City of Carmel-by-the-Sea

NOTES: ** Existing zoning code permits 0-22 du/ac in commercial zones (SC, RC, CC). Program 3.1.G establishes a minimum density of 33 du/ac for commercial zones. Assumptions for site development use programmatic zoning amendment of minimum 33 du/ac.

Table C-32 Site #14 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Carmel-by-the-Sea

Site #15: Yafa Building Site

Site #15, Yafa Building, is a corner lot site totaling 0.18 acres. The existing use is a parking lot and single-story commercial building.

The site is zoned Service Commercial (SC), which currently allows residential densities up to a maximum of 22 dwelling units per acre by-right, 33 dwelling units per acre with approval of a conditional use permit, 44 dwelling units per acre under Density Bonus law, and up to 88 dwelling units per acre if the project is 100 percent affordable. However, Program 3.1.G has been included in this housing element to establish a minimum of 33 dwelling units per acre for residential development (see Chapter 2). The intention is to yield a higher number of residential units, rather than enabling the development of larger units at a lower yield.

Developed at a minimum of 33 dwelling units per acre, the gross acreage of the site would allow a minimum of five (5) above moderate-income units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of four (4) above moderate-income units (Tables C-33 and C-34). Based on recent developments, such as Ulrika Plaza and Scandia Lopez/Hakim, both of which are located in the commercial district, the City has determined 33 dwelling units per acre including adjustments, to be the most feasible density for development on this site. The City intends to achieve a density of 33 dwelling units per acre through a zoning code amendment, and therefore is utilizing the gross density to calculate anticipated units.

Due to the size of the site, less than 0.5 acres, the assumed affordability will be limited to above moderate units. Based on the feasibility to construct high-end townhomes, condos, single-family, etc., the site is expected to develop despite its small size.

Generally, parcels that are less than 0.5 acres are considered inadequate to accommodate housing affordable to lower-income households unless there is developer or property owner interest in constructing affordable units. Without property owner interest in developing affordable housing on the site, it is unrealistic to assume otherwise. Should the property owner express interest in developing affordable units, the site will be reconsidered for feasibility in developing affordable units.

Intentions for the site may include full redevelopment or a second flood addition to accommodate residential uses.

Table C-33 Site #15 Description

<table>
<tr><th colspan="2">Site Description</th><th>Site Image & Capacity Calculation</th></tr>
<tr><td>Address</td><td>Northwest corner of Junipero and 5th Ave</td><td rowspan="8"> </td></tr>
<tr><td>APN</td><td>010-097-007-000</td></tr>
<tr><td>By-Right with 20% Affordable</td><td>No, used in 4th and 5th cycles, but nonvacant.</td></tr>
<tr><td>Size of Site</td><td>0.18 acre</td></tr>
<tr><td>Zoning</td><td>SC</td></tr>
<tr><td>Allowable Density</td><td>0-22 du/ac**</td></tr>
<tr><td>Applied RHNA Affordability</td><td>Above Moderate-Income: 5 units</td></tr>
<tr><td>Existing Use</td><td>Non-vacant; commercial space and parking lot</td></tr>
<tr><td>Infrastructure Availability</td><td>Yes, no constraints.</td><td rowspan="2">Realistic Capacity utilizing factors =

(0.18 X 33) (.90) (.95) (.95) = 4 units
80% of minimum density</td></tr>
<tr><td>Environmental Constraints</td><td>None known</td></tr>
<tr><td>Other Constraints</td><td colspan="2">Shape: None
Access: None
Title Conditions: None
Historic Preservation: None
Easement: None</td></tr>
</table>

SOURCE: City of Carmel-by-the-Sea

NOTES: ** Existing zoning code permits 0-22 du/ac in commercial zones (SC, RC, CC). Program 3.1.G establishes a minimum density of 33 du/ac for commercial zones. Assumptions for site development use programmatic zoning amendment of minimum 33 du/ac.

Table C-34 Site #15 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Carmel-by-the-Sea

Site #16: Three Garages Site

Site #16, includes three attached garages equaling 0.11 acres. Neighboring structures are multi-story.

The site is zoned Service Commercial (SC), which currently allows residential densities up to a maximum of 22 dwelling units per acre by-right, 33 dwelling units per acre with approval of a conditional use permit, 44 dwelling units per acre under Density Bonus law, and up to 88 dwelling units per acre if the project is 100 percent affordable. However, Program 3.1.G has been included in this housing element to establish a minimum of 33 dwelling units per acre for residential development (see Chapter 2). The intention is to yield a higher number of residential units, rather than enabling the development of larger units at a lower yield.

Developed at a minimum of 33 dwelling units per acre, the gross acreage of the site would allow a minimum of three (3) above moderate units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of two (2) above moderate-income units (Tables C-35 and C-36). Based on recent developments, such as Ulrika Plaza and Scandia Lopez/Hakim, both of which are located in the commercial district, the City has determined 33 dwelling units per acre including adjustments, to be the most feasible density for development on this site. The City intends to achieve a density of 33 dwelling units per acre through a zoning code amendment, and therefore is utilizing the gross density to calculate anticipated units.

Due to the size of the site, less than 0.5 acres, the assumed affordability will be limited to above moderate units. Based on the feasibility to construct high-end townhomes, condos, single-family, etc., the site is expected to develop despite its small size.

Generally, parcels that are less than 0.5 acres are considered inadequate to accommodate housing affordable to lower-income households unless there is developer or property owner interest in constructing affordable units. Without property owner interest in developing affordable housing on the site, it is unrealistic to assume otherwise. Should the property owner express interest in developing affordable units, the site will be reconsidered for feasibility in developing affordable units.

Intentions for the site include full redevelopment to accommodate residential uses.

Table C-35 Site #16 Description

Site Description		Site Image & Capacity Calculation
Address	Southwest of Junipero between 5th and 6th Ave	
APN	010-098-004-000	
By-Right with 20% Affordable	No, used in 4th and 5th cycles, but nonvacant.	
Size of Site	0.11 acre	
Zoning	SC	
Allowable Density	0-22 du/ac**	
Applied RHNA Affordability	Above Moderate-Income: 3 units	
Existing Use	Non-vacant; attached garages	
Infrastructure Availability	Yes, no constraints.	Realistic Capacity utilizing factors = (0.11 X 33) (.90) (.95) (.95) = 2 units 66% of minimum density
Environmental Constraints	None known	
Other Constraints	Shape: None Access: None Title Conditions: None Historic Preservation: None Easement: None	

SOURCE: City of Carmel-by-the-Sea

NOTES: ** Existing zoning code permits 0-22 du/ac in commercial zones (SC, RC, CC). Program 3.1.G establishes a minimum density of 33 du/ac for commercial zones. Assumptions for site development use programmatic zoning amendment of minimum 33 du/ac.

Table C-36 Site #16 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Carmel-by-the-Sea

Site #17: Carmel Realty Office Site

Site #17, Carmel Realty Office, is a 0.19-acre corner-lot parcel that is currently owned and used for office space by Carmel Realty. It is a single-story structure with low lot coverage and is surrounded by two-story structures to the north and east.

The site is zoned Residential and Limited Commercial (RC), which currently allows residential densities up to a maximum of 22 dwelling units per acre by-right, 33 dwelling units per acre with approval of a conditional use permit, 44 dwelling units per acre under Density Bonus law, and up to 88 dwelling units per acre if the project is 100 percent affordable. However, Program 3.1.G has been included in this housing element to establish a minimum of 33 dwelling units per acre for residential development (see Chapter 2). The intention is to yield a higher number of residential units, rather than enabling the development of larger units at a lower yield.

Developed at a minimum of 33 dwelling units per acre, the gross acreage of the site would allow a minimum of six (6) above moderate-income units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of five (5) above moderate-income units (Tables C-37 and C-38). Based on recent developments, such as Ulrika Plaza and Scandia Lopez/Hakim, both of which are located in the commercial district, the City has determined 33 dwelling units per acre including adjustments, to be the most feasible density for development on this site. The City intends to achieve a density of 33 dwelling units per acre through a zoning code amendment, and therefore is utilizing the gross density to calculate anticipated units.

Due to the size of the site, less than 0.5 acres, the assumed affordability will be limited to above moderate units. Based on the feasibility to construct high-end townhomes, condos, single-family, etc., the site is expected to develop despite its small size.

Generally, parcels that are less than 0.5 acres are considered inadequate to accommodate housing affordable to lower-income households unless there is developer or property owner interest in constructing affordable units. Without property owner interest in developing affordable housing on the site, it is unrealistic to assume otherwise. Should the property owner express interest in developing affordable units, the site will be reconsidered for feasibility in developing affordable units.

Intentions for the site include full redevelopment to accommodate residential uses.

Table C-37 Site #17 Description

Site Description		Site Image & Capacity Calculation
Address	Northeast corner of Dolores Street and 8th Ave	
APN	010-145-008-000	
By-Right with 20% Affordable	No, used in 4th and 5th cycles, but nonvacant.	
Size of Site	0.19 acre	
Zoning	RC	
Allowable Density	0-22 du/ac**	
Applied RHNA Affordability	Above Moderate-Income: 6 units	
Existing Use	Non-vacant; office space	
Infrastructure Availability	Yes, no constraints.	Realistic Capacity utilizing factors = (0.19 X 33) (.90) (.95) (.95) = 5 units 83% of minimum density
Environmental Constraints	None known	
Other Constraints	Shape: None Access: None Title Conditions: None Historic Preservation: None Easement: None	

SOURCE: City of Carmel-by-the-Sea

NOTES: ** Existing zoning code permits 0-22 du/ac in commercial zones (SC, RC, CC). Program 3.1.G establishes a minimum density of 33 du/ac for commercial zones. Assumptions for site development use programmatic zoning amendment of minimum 33 du/ac.

Table C-38 Site #17 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Carmel-by-the-Sea

Site #18: (Parashis) Millard Building

Site #18, Parashis Building, is a 0.13-acre mixed-use parcel that includes one- and two-story buildings.

The site is zoned Central Commercial (CC), which currently allows residential densities up to a maximum of 22 dwelling units per acre by-right, 33 dwelling units per acre with approval of a conditional use permit, 44 dwelling units per acre under Density Bonus law, and up to 88 dwelling units per acre if the project is 100 percent affordable. However, Program 3.1.G has been included in this housing element to establish a minimum of 33 dwelling units per acre for residential development (see Chapter 2). The intention is to yield a higher number of residential units, rather than enabling the development of larger units at a lower yield.

Developed at a minimum of 33 dwelling units per acre, the gross acreage of the site would allow a minimum of four (4) above moderate-income units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of three (3) above moderate-income units (Tables C-39 and C-40). Based on recent developments, such as Ulrika Plaza and Scandia Lopez/Hakim, both of which are located in the commercial district, the City has determined 33 dwelling units per acre including adjustments, to be the most feasible density for development on this site. The City intends to achieve a density of 33 dwelling units per acre through a zoning code amendment, and therefore is utilizing the gross density to calculate anticipated units.

Due to the size of the site, less than 0.5 acres, the assumed affordability will be limited to above moderate units. Based on the feasibility to construct high-end townhomes, condos, single-family, etc., the site is expected to develop despite its small size.

Generally, parcels that are less than 0.5 acres are considered inadequate to accommodate housing affordable to lower-income households unless there is developer or property owner interest in constructing affordable units. Without property owner interest in developing affordable housing on the site, it is unrealistic to assume otherwise. Should the property owner express interest in developing affordable units, the site will be reconsidered for feasibility in developing affordable units.

City staff met with the new property owner in June 2022. They are interested in redeveloping the site with a new mixed-use building (similar to the MacDonald Gallery building one block west).

Table C-39 Site #18 Description

<table>
<tr><th colspan="2">Site Description</th><th>Site Image & Capacity Calculation</th></tr>
<tr><td>Address</td><td>Northwest corner of Dolores Street and 6th Ave</td><td rowspan="8"> </td></tr>
<tr><td>APN</td><td>010-138-006-000</td></tr>
<tr><td>By-Right with 20% Affordable</td><td>No, used in 4th and 5th cycles, but nonvacant.</td></tr>
<tr><td>Size of Site</td><td>0.13 acre</td></tr>
<tr><td>Zoning</td><td>CC</td></tr>
<tr><td>Allowable Density</td><td>0-22 du/ac**</td></tr>
<tr><td>Applied RHNA Affordability</td><td>Above Moderate-Income: 4 units</td></tr>
<tr><td>Existing Use</td><td>Non-vacant; commercial space</td></tr>
<tr><td>Infrastructure Availability</td><td>Yes, no constraints.</td><td rowspan="2">Realistic Capacity utilizing factors =

(0.13 X 33) (.90) (.95) (.95) = 3 units
75% of minimum density</td></tr>
<tr><td>Environmental Constraints</td><td>None known</td></tr>
<tr><td>Other Constraints</td><td colspan="2">Shape: None
Access: None
Title Conditions: None
Historic Preservation: None
Easement: None</td></tr>
</table>

SOURCE: City of Carmel-by-the-Sea

NOTES: ** Existing zoning code permits 0-22 du/ac in commercial zones (SC, RC, CC). Program 3.1.G establishes a minimum density of 33 du/ac for commercial zones. Assumptions for site development use programmatic zoning amendment of minimum 33 du/ac.

Table C-40 Site #18 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Carmel-by-the-Sea

Site #19: The Agency Site

Site #19, The Agency, is a 0.09-acre corner-lot parcel that is currently used as retail space by the property owner. It has low lot coverage and is a single-story structure that is surrounded by two-story structures to the west, and across the street to the east.

The site is zoned Central Commercial (CC), which currently allows residential densities up to a maximum of 22 dwelling units per acre by-right, 33 dwelling units per acre with approval of a conditional use permit, 44 dwelling units per acre under Density Bonus law, and up to 88 dwelling units per acre if the project is 100 percent affordable. However, Program 3.1.G has been included in this housing element to establish a minimum of 33 dwelling units per acre for residential development (see Chapter 2). The intention is to yield a higher number of residential units, rather than enabling the development of larger units at a lower yield.

Developed at a minimum of 33 dwelling units per acre, the gross acreage of the site would allow a minimum of two (2) above moderate-income units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield also yield a total of two (2) above moderate-income units (Tables C-41 and C-42). Based on recent developments, such as Ulrika Plaza and Scandia Lopez/Hakim, both of which are located in the commercial district, the City has determined 33 dwelling units per acre including adjustments, to be the most feasible density for development on this site. The City intends to achieve a density of 33 dwelling units per acre through a zoning code amendment, and therefore is utilizing the gross density to calculate anticipated units.

Due to the size of the site, less than 0.5 acres, the assumed affordability will be limited to above moderate units. Based on the feasibility to construct high-end townhomes, condos, single-family, etc., the site is expected to develop despite its small size.

Generally, parcels that are less than 0.5 acres are considered inadequate to accommodate housing affordable to lower-income households unless there is developer or property owner interest in constructing affordable units. Without property owner interest in developing affordable housing on the site, it is unrealistic to assume otherwise. Should the property owner express interest in developing affordable units, the site will be reconsidered for feasibility in developing affordable units.

Intentions for the site include a second-floor addition to accommodate residential uses.

Table C-41 Site #19 Description

<table>
<tr><th colspan="2">Site Description</th><th>Site Image & Capacity Calculation</th></tr>
<tr><td>Address</td><td>Northwest corner of Ocean and Dolores</td><td rowspan="8"> </td></tr>
<tr><td>APN</td><td>010-139-001-000</td></tr>
<tr><td>By-Right with 20% Affordable</td><td>No, used in 4th and 5th cycles, but nonvacant.</td></tr>
<tr><td>Size of Site</td><td>0.09 acre</td></tr>
<tr><td>Zoning</td><td>CC</td></tr>
<tr><td>Allowable Density</td><td>0-22 du/ac**</td></tr>
<tr><td>Applied RHNA Affordability</td><td>Above Moderate-Income: 2 units</td></tr>
<tr><td>Existing Use</td><td>Non-vacant; retail space</td></tr>
<tr><td>Infrastructure Availability</td><td>Yes, no constraints.</td><td rowspan="2">Realistic Capacity utilizing factors =

(0.09 X 33) (.90) (.95) (.95) = 2 units
100% of minimum density</td></tr>
<tr><td>Environmental Constraints</td><td>None known</td></tr>
<tr><td>Other Constraints</td><td colspan="2">Shape: None
Access: None
Title Conditions: None
Historic Preservation: None
Easement: None</td></tr>
</table>

SOURCE: City of Carmel-by-the-Sea

NOTES: ** Existing zoning code permits 0-22 du/ac in commercial zones (SC, RC, CC). Program 3.1.G establishes a minimum density of 33 du/ac for commercial zones. Assumptions for site development use programmatic zoning amendment of minimum 33 du/ac.

Table C-42 Site #19 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Carmel-by-the-Sea

Site #20: Sunset Terrace Site

Site #20, Sunset Terrace, is a 0.19-acre corner-lot parcel that includes both a single-story and a two-story structure.

The site is zoned Residential and Limited Commercial (RC), which currently allows residential densities up to a maximum of 22 dwelling units per acre by-right, 33 dwelling units per acre with approval of a conditional use permit, 44 dwelling units per acre under Density Bonus law, and up to 88 dwelling units per acre if the project is 100 percent affordable. However, Program 3.1.G has been included in this housing element to establish a minimum of 33 dwelling units per acre for residential development (see Chapter 2). The intention is to yield a higher number of residential units, rather than enabling the development of larger units at a lower yield.

Developed at a minimum of 33 dwelling units per acre, the gross acreage of the site would allow a minimum of six (6) above moderate-income units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of six (6) above moderate-income units (Tables C-43 and C-44). Based on recent developments, such as Ulrika Plaza and Scandia Lopez/Hakim, both of which are located in the commercial district, the City has determined 33 dwelling units per acre including adjustments, to be the most feasible density for development on this site. The City intends to achieve a density of 33 dwelling units per acre through a zoning code amendment, and therefore is utilizing the gross density to calculate anticipated units.

Due to the size of the site, less than 0.5 acres, the assumed affordability will be limited to above moderate units. Based on the feasibility to construct high-end townhomes, condos, single-family, etc., the site is expected to develop despite its small size.

Generally, parcels that are less than 0.5 acres are considered inadequate to accommodate housing affordable to lower-income households unless there is developer or property owner interest in constructing affordable units. Without property owner interest in developing affordable housing on the site, it is unrealistic to assume otherwise. Should the property owner express interest in developing affordable units, the site will be reconsidered for feasibility in developing affordable units.

City staff met with the property owner in June 2020. They expressed interest in converting offices to residential if sufficient water is available.

Table C-43 Site #20 Description

Site Description		Site Image & Capacity Calculation
Address	Northwest corner of Mission and 8th Ave	
APN	010-142-006-000	
By-Right with 20% Affordable	No, used in 4th and 5th cycles, but nonvacant.	
Size of Site	0.19 acre	
Zoning	RC	
Allowable Density	0-22 du/ac**	
Applied RHNA Affordability	Above Moderate-Income: 6 units	
Existing Use	Non-vacant; commercial space	
Infrastructure Availability	Yes, no constraints.	Realistic Capacity utilizing factors = (0.19 X 33) (.90) (.95) (.95) = 5 units 83% of minimum density
Environmental Constraints	None known	
Other Constraints	Shape: None Access: None Title Conditions: None Historic Preservation: None Easement: None	

SOURCE: City of Carmel-by-the-Sea

NOTES: ** Existing zoning code permits 0-22 du/ac in commercial zones (SC, RC, CC). Program 3.1.G establishes a minimum density of 33 du/ac for commercial zones. Assumptions for site development use programmatic zoning amendment of minimum 33 du/ac.

Table C-44 Site #20 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Carmel-by-the-Sea

Site #21: Enzo's Site

Site #20, Enzo's, is a 0.15-acre corner-lot parcel adjacent to the Doud Arcade (Site #22) and includes frontage on Ocean. It is a single-story structure that could either be fully redeveloped or receive a second-floor addition.

The site is zoned Central Commercial (CC), which currently allows residential densities up to a maximum of 22 dwelling units per acre by-right, 33 dwelling units per acre with approval of a conditional use permit, 44 dwelling units per acre under Density Bonus law, and up to 88 dwelling units per acre if the project is 100 percent affordable. However, Program 3.1.G has been included in this housing element to establish a minimum of 33 dwelling units per acre for residential development (see Chapter 2). The intention is to yield a higher number of residential units, rather than enabling the development of larger units at a lower yield.

Developed at a minimum of 33 dwelling units per acre, the gross acreage of the site would allow a minimum of four (4) above moderate-income units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would also yield a total of four (4) above moderate-income units (Tables C-45 and C-46). Based on recent developments, such as Ulrika Plaza and Scandia Lopez/Hakim, both of which are located in the commercial district, the City has determined 33 dwelling units per acre including adjustments, to be the most feasible density for development on this site. The City intends to achieve a density of 33 dwelling units per acre through a zoning code amendment, and therefore is utilizing the gross density to calculate anticipated units.

Due to the size of the site, less than 0.5 acres, the assumed affordability will be limited to above moderate units. Based on the feasibility to construct high-end townhomes, condos, single-family, etc., the site is expected to develop despite its small size.

Generally, parcels that are less than 0.5 acres are considered inadequate to accommodate housing affordable to lower-income households unless there is developer or property owner interest in constructing affordable units. Without property owner interest in developing affordable housing on the site, it is unrealistic to assume otherwise. Should the property owner express interest in developing affordable units, the site will be reconsidered for feasibility in developing affordable units.

Intentions for the site may include full redevelopment or a second-floor addition to accommodate residential uses.

Table C-45 Site #21 Description

<table>
<tr><th colspan="2">Site Description</th><th>Site Image & Capacity Calculation</th></tr>
<tr><td>Address</td><td>San Carlos 2 Southwest of Ocean</td><td rowspan="8"> </td></tr>
<tr><td>APN</td><td>010-146-001-000</td></tr>
<tr><td>By-Right with 20% Affordable</td><td>No, used in 4th and 5th cycles, but nonvacant.</td></tr>
<tr><td>Size of Site</td><td>0.15 acre</td></tr>
<tr><td>Zoning</td><td>CC</td></tr>
<tr><td>Allowable Density</td><td>0-22 du/ac**</td></tr>
<tr><td>Applied RHNA Affordability</td><td>Above Moderate-Income: 4 units</td></tr>
<tr><td>Existing Use</td><td>Non-vacant; commercial</td></tr>
<tr><td>Infrastructure Availability</td><td>Yes, no constraints.</td><td rowspan="2">Realistic Capacity utilizing factors =

(0.15 X 33) (.90) (.95) (.95) = 4 units
100% of minimum density</td></tr>
<tr><td>Environmental Constraints</td><td>None known</td></tr>
<tr><td>Other Constraints</td><td colspan="2">Shape: None
Access: None
Title Conditions: None
Historic Preservation: None
Easement: None</td></tr>
</table>

SOURCE: City of Carmel-by-the-Sea

NOTES: ** Existing zoning code permits 0-22 du/ac in commercial zones (SC, RC, CC). Program 3.1.G establishes a minimum density of 33 du/ac for commercial zones. Assumptions for site development use programmatic zoning amendment of minimum 33 du/ac.

Table C-46 Site #21 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Carmel-by-the-Sea

Site #22: Doud Arcade Site

Site #22, Doud Arcade, is comprised of a 0.18-acre mid-block parcel that includes a single-story structure.

The site is zoned Central Commercial (CC), which currently allows residential densities up to a maximum of 22 dwelling units per acre by-right, 33 dwelling units per acre with approval of a conditional use permit, 44 dwelling units per acre under Density Bonus law, and up to 88 dwelling units per acre if the project is 100 percent affordable. However, Program 3.1.G has been included in this housing element to establish a minimum of 33 dwelling units per acre for residential development (see Chapter 2). The intention is to yield a higher number of residential units, rather than enabling the development of larger units at a lower yield.

Developed at a minimum of 33 dwelling units per acre, the gross acreage of the site would allow a minimum of five (5) above moderate units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of four (4) above moderate-income units (Tables C-47 and C-48). Based on recent developments, such as Ulrika Plaza and Scandia Lopez/Hakim, both of which are located in the commercial district, the City has determined 33 dwelling units per acre including adjustments, to be the most feasible density for development on this site. The City intends to achieve a density of 33 dwelling units per acre through a zoning code amendment, and therefore is utilizing the gross density to calculate anticipated units.

Due to the size of the site, less than 0.5 acres, the assumed affordability will be limited to above moderate units. Based on the feasibility to construct high-end townhomes, condos, single-family, etc., the site is expected to develop despite its small size.

Generally, parcels that are less than 0.5 acres are considered inadequate to accommodate housing affordable to lower-income households unless there is developer or property owner interest in constructing affordable units. Without property owner interest in developing affordable housing on the site, it is unrealistic to assume otherwise. Should the property owner express interest in developing affordable units, the site will be reconsidered for feasibility in developing affordable units.

The property owner has indicated an intention to construct housing as a second-story addition to the site. The existing building would likely remain on the site.

Table C-47 Site #22 Description

<table>
<tr><th colspan="2">Site Description</th><th>Site Image & Capacity Calculation</th></tr>
<tr><td>Address</td><td>San Carlos 2 Southwest of Ocean</td><td rowspan="8"> </td></tr>
<tr><td>APN</td><td>010-146-002-000</td></tr>
<tr><td>By-Right with 20% Affordable</td><td>No, used in 4th and 5th cycles, but nonvacant.</td></tr>
<tr><td>Size of Site</td><td>0.18 acre</td></tr>
<tr><td>Zoning</td><td>CC</td></tr>
<tr><td>Allowable Density</td><td>0-22 du/ac**</td></tr>
<tr><td>Applied RHNA Affordability</td><td>Above Moderate-Income: 5 units</td></tr>
<tr><td>Existing Use</td><td>Non-vacant; commercial space</td></tr>
<tr><td>Infrastructure Availability</td><td>Yes, no constraints.</td><td rowspan="2">Realistic Capacity utilizing factors =

(0.18 X 33) (.90) (.95) (.95) = 4 units
80% of minimum density</td></tr>
<tr><td>Environmental Constraints</td><td>None known</td></tr>
<tr><td>Other Constraints</td><td colspan="2">Shape: None
Access: None
Title Conditions: None
Historic Preservation: None
Easement: None</td></tr>
</table>

SOURCE: City of Carmel-by-the-Sea

NOTES: ** Existing zoning code permits 0-22 du/ac in commercial zones (SC, RC, CC). Program 3.1.G establishes a minimum density of 33 du/ac for commercial zones. Assumptions for site development use programmatic zoning amendment of minimum 33 du/ac.

Table C-48 Site #22 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Carmel-by-the-Sea

Site #23: Paseo San Carlos Square Site 1

Site #23, Paseo San Carlos Square (parcel 1), is a 0.18-acre parcel. It has low lot coverage and is a single-story structure that is surrounded on by two-story structures to the west, and across the street to the east.

The site is zoned Central Commercial (CC), which currently allows residential densities up to a maximum of 22 dwelling units per acre by-right, 33 dwelling units per acre with approval of a conditional use permit, 44 dwelling units per acre under Density Bonus law, and up to 88 dwelling units per acre if the project is 100 percent affordable. However, Program 3.1.G has been included in this housing element to establish a minimum of 33 dwelling units per acre for residential development (see Chapter 2). The intention is to yield a higher number of residential units, rather than enabling the development of larger units at a lower yield.

Developed at a minimum of 33 dwelling units per acre, the gross acreage of the site would allow a minimum of five (5) above moderate units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of four (4) above moderate-income units (Tables C-49 and C-50). Based on recent developments, such as Ulrika Plaza and Scandia Lopez/Hakim, both of which are located in the commercial district, the City has determined 33 dwelling units per acre including adjustments, to be the most feasible density for development on this site. The City intends to achieve a density of 33 dwelling units per acre through a zoning code amendment, and therefore is utilizing the gross density to calculate anticipated units.

Due to the size of the site, less than 0.5 acres, the assumed affordability will be limited to above moderate units. Based on the feasibility to construct high-end townhomes, condos, single-family, etc., the site is expected to develop despite its small size.

Generally, parcels that are less than 0.5 acres are considered inadequate to accommodate housing affordable to lower-income households unless there is developer or property owner interest in constructing affordable units. Without property owner interest in developing affordable housing on the site, it is unrealistic to assume otherwise. Should the property owner express interest in developing affordable units, the site will be reconsidered for feasibility in developing affordable units.

Intentions for the site include a second-floor addition to accommodate residential uses. The existing building would likely remain on the site.

Table C-49 Site #23 Description

Site Description		Site Image & Capacity Calculation
Address	San Carlos 2 Northwest of 7th Ave	
APN	010-146-003-000	
By-Right with 20% Affordable	No, used in 4th and 5th cycles, but nonvacant.	
Size of Site	0.18 acre	
Zoning	CC	
Allowable Density	0-22 du/ac**	
Applied RHNA Affordability	Above Moderate-Income: 5 units	
Existing Use	Non-vacant; commercial space	
Infrastructure Availability	Yes, no constraints.	Realistic Capacity utilizing factors = (0.18 X 33) (.90) (.95) (.95) = 4 units 80% of minimum density
Environmental Constraints	None known	
Other Constraints	Shape: None Access: None Title Conditions: None Historic Preservation: None Easement: None	

SOURCE: City of Carmel-by-the-Sea

NOTES: ** Existing zoning code permits 0-22 du/ac in commercial zones (SC, RC, CC). Program 3.1.G establishes a minimum density of 33 du/ac for commercial zones. Assumptions for site development use programmatic zoning amendment of minimum 33 du/ac.

Table C-50 Site #23 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Carmel-by-the-Sea

Site #24: Paseo San Carlos Square Site 2

Site #24, Paseo San Carlos Square (parcel 2), is a 0.09-acre mid-block narrow site with a single-story structure.

The site is zoned Central Commercial (CC), which currently allows residential densities up to a maximum of 22 dwelling units per acre by-right, 33 dwelling units per acre with approval of a conditional use permit, 44 dwelling units per acre under Density Bonus law, and up to 88 dwelling units per acre if the project is 100 percent affordable. However, Program 3.1.G has been included in this housing element to establish a minimum of 33 dwelling units per acre for residential development (see Chapter 2). The intention is to yield a higher number of residential units, rather than enabling the development of larger units at a lower yield.

Developed at a minimum of 33 dwelling units per acre, the gross acreage of the site would allow a minimum of two (2) above moderate units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would also yield a total of two (2) above moderate-income units (Tables C-51 and C-52). Based on recent developments, such as Ulrika Plaza and Scandia Lopez/Hakim, both of which are located in the commercial district, the City has determined 33 dwelling units per acre including adjustments, to be the most feasible density for development on this site. The City intends to achieve a density of 33 dwelling units per acre through a zoning code amendment, and therefore is utilizing the gross density to calculate anticipated units.

Due to the size of the site, less than 0.5 acres, the assumed affordability will be limited to above moderate units. Based on the feasibility to construct high-end townhomes, condos, single-family, etc., the site is expected to develop despite its small size.

Generally, parcels that are less than 0.5 acres are considered inadequate to accommodate housing affordable to lower-income households unless there is developer or property owner interest in constructing affordable units. Without property owner interest in developing affordable housing on the site, it is unrealistic to assume otherwise. Should the property owner express interest in developing affordable units, the site will be reconsidered for feasibility in developing affordable units.

The property owner met with City staff in December 2023 and expressed interest in providing three (3) residential units. Intentions for the site may include full redevelopment or a second-floor addition to accommodate residential uses. The existing building would likely remain on the site.

Table C-51 Site #24 Description

Site Description		Site Image & Capacity Calculation
Address	San Carlos 2 Northwest of 7th Ave	
APN	010-146-004-000	
By-Right with 20% Affordable	No, used in 4th and 5th cycles, but nonvacant.	
Size of Site	0.09 acre	
Zoning	CC	
Allowable Density	0-22 du/ac**	
Applied RHNA Affordability	Above Moderate-Income: 2 units	
Existing Use	Non-vacant	
Infrastructure Availability	Yes, no constraints.	Realistic Capacity utilizing factors = (0.09 X 33) (.90) (.95) (.95) = 2 units 100% of max density
Environmental Constraints	None known	
Other Constraints	Shape: None Access: None Title Conditions: None Historic Preservation: None Easement: None	

SOURCE: City of Carmel-by-the-Sea
NOTES: ** Existing zoning code permits 0-22 du/ac in commercial zones (SC, RC, CC). Program 3.1.G establishes a minimum density of 33 du/ac for commercial zones. Assumptions for site development use programmatic zoning amendment of minimum 33 du/ac.

Table C-52 Site #24 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Carmel-by-the-Sea

Site #25: Carmel Office Supply & Business Center

Site #25, Carmel Office Supply & Business Center, is a 0.09-acre parcel that includes a single-story structure that neighbors a two-structure to the south.

The site is zoned Central Commercial (CC), which currently allows residential densities up to a maximum of 22 dwelling units per acre by-right, 33 dwelling units per acre with approval of a conditional use permit, 44 dwelling units per acre under Density Bonus law, and up to 88 dwelling units per acre if the project is 100 percent affordable. However, Program 3.1.G has been included in this housing element to establish a minimum of 33 dwelling units per acre for residential development (see Chapter 2). The intention is to yield a higher number of residential units, rather than enabling the development of larger units at a lower yield.

Developed at a minimum of 33 dwelling units per acre, the gross acreage of the site would allow a minimum of two (2) above moderate units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would also yield a total of two (2) above moderate-income units (Tables C-53 and C-54). Based on recent developments, such as Ulrika Plaza and Scandia Lopez/Hakim, both of which are located in the commercial district, the City has determined 33 dwelling units per acre including adjustments, to be the most feasible density for development on this site. The City intends to achieve a density of 33 dwelling units per acre through a zoning code amendment, and therefore is utilizing the gross density to calculate anticipated units.

Due to the size of the site, less than 0.5 acres, the assumed affordability will be limited to above moderate units. Based on the feasibility to construct high-end townhomes, condos, single-family, etc., the site is expected to develop despite its small size.

Generally, parcels that are less than 0.5 acres are considered inadequate to accommodate housing affordable to lower-income households unless there is developer or property owner interest in constructing affordable units. Without property owner interest in developing affordable housing on the site, it is unrealistic to assume otherwise. Should the property owner express interest in developing affordable units, the site will be reconsidered for feasibility in developing affordable units.

The property owner has indicated an intention to add a second story to accommodate new residential units.

Table C-53 Site #25 Description

<table>
<tr><th colspan="2">Site Description</th><th>Site Image & Capacity Calculation</th></tr>
<tr><td>Address</td><td>Lincoln Southeast of Ocean</td><td rowspan="8"> </td></tr>
<tr><td>APN</td><td>010-147-010-000</td></tr>
<tr><td>By-Right with 20% Affordable</td><td>No, used in 4th and 5th cycles, but nonvacant.</td></tr>
<tr><td>Size of Site</td><td>0.09 acre</td></tr>
<tr><td>Zoning</td><td>CC</td></tr>
<tr><td>Allowable Density</td><td>0-22 du/ac**</td></tr>
<tr><td>Applied RHNA Affordability</td><td>Above Moderate-Income: 2 units</td></tr>
<tr><td>Existing Use</td><td>Non-vacant; commercial space</td></tr>
<tr><td>Infrastructure Availability</td><td>Yes, no constraints.</td><td rowspan="2">Realistic Capacity utilizing factors =

(0.09 X 33) (.90) (.95) (.95) = 2 units
100% of minimum density</td></tr>
<tr><td>Environmental Constraints</td><td>None known</td></tr>
<tr><td>Other Constraints</td><td colspan="2">Shape: None
Access: None
Title Conditions: None
Historic Preservation: None
Easement: None</td></tr>
</table>

SOURCE: City of Carmel-by-the-Sea
NOTES: ** Existing zoning code permits 0-22 du/ac in commercial zones (SC, RC, CC). Program 3.1.G establishes a minimum density of 33 du/ac for commercial zones. Assumptions for site development use programmatic zoning amendment of minimum 33 du/ac.

Table C-54 Site #25 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Carmel-by-the-Sea

C.5 Additional Opportunities for Residential Development and Affordable Housing

Employee Housing at Local Hotels

The City has many hotels in need of renovation and many are actively applying for building permits to begin the process of refurbishing their properties. As part of the refurbishment process, the City has begun to reach out to hotel owners to discuss including at least one (1) affordable unit on-site for a current employee. To incentivize the development of on-site employee housing within existing sites for overnight visitor accommodations, the City has developed Program 1.3.D, which amends the Municipal Code to allow at least one on-site affordable employee housing unit in conjunction with one new overnight visitor accommodation room (see Chapter 2). Initially, the program would be voluntary. However, at the mid-cycle mark, if the program has not gained interest, it would become mandatory.

The City is currently piloting the development of on-site employee housing in existing hotels with two establishments, the Hofsas House and the Pine Inn. Both establishments anticipate undergoing remodeling within the next two years and are in the preliminary planning stages with plans showing on-site employee housing. Both property owners have been tracking the housing element update, and have been in discussion with City staff regarding potential incentives for providing on-site employee housing. The City plans to codify actions in an ordinance for these sites based on the outcome of the projects by December 2026.

The City intends to conduct more extensive outreach with overnight visitor accommodation property owners to better discern the viability of the incentive program by December 2024.

Table C-55 includes known properties that fit the Overnight Visitor Accommodation and would therefore be candidates for incentive Program 1.3.D (see Chapter 2). As there are 46 hotels in the City, this program has the potential to add at least 31 moderate- and lower-income units to the City's housing stock.

Table C-55 Existing Overnight Visitor Accommodation Locations

APN	Address	Overnight Visitor Accommodation Establishment Name
010148015000	Dolores & 8th	Adobe Inn
010095010000	Junipero between 5th & 6th	Best Western Carmel Bay View Inn
010136023000	5th & San Carlos	Best Western Carmel's Townhouse Lodge
010131011000	San Carlos between 4th & 5th	Briarwood Inn
010131013000	E/S San Carlos between 4th & 5th	Briarwood Inn II/Holland Court Inn
010136022000	San Carlos between 4th & 5th	Candle Light Inn
010268008000	San Antonio & 8th	Carmel Cottage Inn LLC
010124009000	SE Dolores & 3rd	Carmel Country Inn LLC
010136021000	San Carlos @ 4th	Carmel Fireplace Inn
010104002000	4th & Torres	Carmel Garden Inn
010195501500	7th & Casanova	Carmel Green Lantern Inn
010097007000	Junipero & 5th	Carmel Inn & Suites
010131025000	San Carlos at 5th	Carmel Lodge
010097018000	Mission & 5th	Carmel Oaks
010021024000 010021025000 010021002000 010021003000 010021026000 010021027000 010021028000 010021029000	Carpenter between 1st & 2nd	Carmel Resort Inn
010094002000	Ocean & Junipero	Carmel Village Inn
010123005000	4th @ Mission Street	Carmel Wayfarer Inn
010087002000	Junipero between 7th & 8th	Carriage House Inn
010142002000	San Carlos @ 7th	Coachman's Inn
010286015000	San Antonio & 13th	Colonial Terrace
010094001000	Torres & Ocean Ave	Comfort Inn Carmel by the Sea
010147008000	7th & Lincoln Ave	Cypress Inn
010287008000	San Antonio, 4 SE of 13th	Edgemere Cottages
010085005000	SW Ocean/Torres	Forest Lodge
010124001000 010124014000	2 NW of 4th on San Carlos	Hofsas House

APN	Address	Overnight Visitor Accommodation Establishment Name
010109015000	SWC 3rd & Junipero	Horizon Inn
010123014000	4th & San Carlos	Hotel Carmel
010264006000	8th & Camino Real	La Playa Hotel
010261014000	SE Camino Real & Ocean	Lamplighter Inn
010191005000	Monte Verde @ 7th	L'Auberge Carmel
010214032000	Ocean @ Monte Verde	Lobos Lodge
010196027000	Monte Verde & 7th	Monte Verde Inn
010201013000	Monte Verde @ 7th	Monte Verde Inn East
010019061000	Ocean & Monte Verde	Normandy Inn
010104005000	SEC 3rd & Junipero	Ocean View Lodge
010273014000	Camino Real between 11th & 12th	Sea View Inn
010194018000	SS 8th between Monte Verde & Casanova	Stonehouse Inn c/o Carmel Realty
010261015000	Camino Real 2 SE of Ocean	Sunset House
010124012000	4th & San Carlos	Svensgaard's Inn
010214029000	Monte Verde & 6th	Tally-Ho Inn
010087003000	Junipero between 7th & 8th	The Hideaway
010148007000	NE Corner Lincoln & 8th	The Homestead
010213003000	Ocean between Lincoln/Monte Verde	The Pine Inn
010109016000	Mission @ 3rd Ave	Tradewinds Carmel
010136016000	Dolores & 7th	Vagabond House
010087013000	7th & Mission	Wayside Inn

SOURCE: City of Carmel-by-the-Sea

Additionally, the City has developed Program 1.3.B (see Chapter 2), which encourages property owners to consider rehabilitating their sites as multi-family rental residences through a transfer of development rights.

Table C-56 lists Overnight Visitor Accommodation properties that meet the eligibility criteria to be considered for transfer of development rights to rehabilitate as multi-family rental residences. Eligibility criteria include the site being zoned for commercial or multi-family residential development and being at least 0.5 acres in size. Of the 46 Overnight Visitor Accommodation sites listed in Table C-55, five (5) meet the eligibility criteria for transfer of development rights to rehabilitate as multi-family residential. Each of these sites are located in the City's Commercial District and are greater than 0.5 acres in size. The City will develop an incentive program for property owners to encourage the transfer of development rights. Program 1.3.B will monitor the implementation of the incentive program (see Chapter 2).

Table C-56 Eligible Sites for Transfer of Development Rights

APN	Address	Overnight Visitor Accommodation Establishment Name	Size (Acres)	Zoning
010124001000 010124014000	2 NW of 4th on San Carlos	Hofsas House	0.84	RC
010123014000	4th & San Carlos	Hotel Carmel	0.60	RC
010214032000	Ocean @ Monte Verde	Lobos Lodge	0.62	RC
010124012000	4th & San Carlos	Svensgaard's Inn	0.67	RC
010213003000	Ocean between Lincoln/Monte Verde	The Pine Inn	0.52	CC

SOURCE: City of Carmel-by-the-Sea

Accessory Dwelling Units (ADUs and Junior ADUs)

Based on HCD's Annual Progress Report Dashboard, between 2018 and 2022, Carmel received 33 permit applications for new ADUs, approved/entitled 30 applications, issued building permits for 13 ADUs, and finaled one (1) ADU. However, the Community Planning & Building Department reports that over the 5.5-year period between 2017 and June 2023, 7 permit applications for ADUs are actively in review, 11 permits have been approved but have not yet started construction, and 33 ADUs are currently under construction. Since 2017, 24 ADUs have completed construction. Based on the number of ADUs approved and under construction (44 total) plus the number that have completed construction (24), the City has averaged 12 ADUs per year over the last 5.5 years. Using the more conservative number of 30 ADUs permitted between 2018 and 2022, extrapolated to the eight-year planning period for the 6th Cycle Housing Element update, this equates to 48 units.

Additionally, property owners with existing ADUs constructed between the 1920s and 1980s have received building permits for remodeling of their ADUs, bringing them up to current building code standards. The City is also seeing new ADUs combined with new home construction.

Lastly, the Community Planning & Building Department actively encourages property owners with existing guest houses to convert them into ADUs by adding a kitchen.

Based on the City's permit history and active support for ADUs, as well as the continued interest by property owners in rehabilitating existing ADUs and constructing new ADUs, it is reasonable to estimate a minimum of 34 ADUs over the eight-year planning period, although City staff expects to exceed this number. Following the rule of thumb recommended by HCD, these 34 units have been distributed to very low-, low-, moderate-, and above moderate-income households as follows: 30 percent, 30 percent, 30 percent, 10 percent, respectively.

C.6 AFFH Analysis of Sites

Per Assembly Bill (AB) 686, housing elements must analyze the location of lower-income sites in relation to areas of high opportunity, and in instances where lower-income sites are located in lower resource areas and/or segregated concentrated areas of poverty, cities must incorporate policies and programs to remediate those conditions. For example, implementing place-based strategies to create opportunity in areas of disinvestment such as, investments in enhanced infrastructure, services, schools, jobs, and other community needs. The following serves as a complete AFFH analysis of potential sites for new housing developments for the next eight-year planning cycle.

Tables C-57 through C-65 and Figures C-3 through C-13 show the distribution of projected units by income category of the following indicators compared to citywide patterns to understand how the projected locations of units will affirmatively further fair housing: median income, predominant population, female headed households, poverty rates, TCAC/HCD opportunity areas, disability rates, cost burden rates, overcrowding, substandard housing, and median contract rent. The following sites inventory discussion includes an analysis of the number of projected units by income category, total RHNA capacity, and city acreage by income category to further assess the potential impacts of the sites inventory to affirmatively further fair housing.

The City has a total RHNA of 349 units for the 2023-2031 period. Carmel-by-the-Sea has adequate sites to accommodate housing development at 117 percent of the RHNA. The site inventory provides a total capacity for 410 units and opportunities for the development of a variety of housing types suitable for a range of households and income levels. Of this, 345 units are to be accommodated through underutilized sites, 5th cycle recycled sites, and pipeline projects. In accordance with State law, all of the sites in the inventory are considered to be zoned appropriately to facilitate housing affordable to lower-income households.

Please note: several of the City's sites in the inventory list are comprised of multiple parcels (referred to as APNs (Assessor's Parcel Numbers). Each APN is shown with a separate dot symbol on Figures C-3 through C-13.

Table C-57 AFFH Indicators Table

Assessment of Fair Housing Indicators																
			Realistic Capacity				Segregation/Integration					Access to Opportunity		Disproportionate Housing Needs	
Site #	Census Tract	APN	VLI	LI	MI	AM	Household Median Income[1]	Predominant Race[2]	Diversity Index[3]	Female Headed HH[4]	Disabled Population[5]	Poverty Level[6]	TCAC/HUD Opportunity Area[7]	Cost Burdened Renters[8]	Overcrowding[9]
Primary Underutilized Sites															
1	118.02	010143001000	20	10	3		$98,839	Non-Hispanic White	24.6	4.60%	7.7%	0.40%	Highest Resource	61.8%	0%
2		010151001000	30	25	5										
3	118.01	010104001000 010104004000	28	11	17		$101,042		37.8	2.70%	17.1%	1.90%		52%	3.30%
4		010095013000 010095012000			5	12									
5		010212027000 010212004000 010212026000	2	1	3	3									
6	118.02	010144015000 010144016000	3	2			$98,839		24.6	4.60%	7.7%	0.40%		61.80%	0%
7		010142001000				5									
8		010149012000 010149010000 010149011000 010149001000	11	10											
9		010144014000	2	3											
10		010087012000				11									
11		010085004000 010085005000 010085003000		2		4									
		Subtotal	96	64	33	35									
5th Cycle Recycled Sites															
12	118.02	010141003000				12	$98,839	Non-Hispanic White	24.6	4.60%	7.7%	0.40%	Highest Resource	61.80%	0%
13		010142013000				2									
14		010191004000				2									
15	118.01	010097007000				5	$101,042		37.8	2.70%	17.1%	1.90%		52%	3.30%
16		010098004000				3									
17	118.02	010145008000				6	$98,839		24.6	4.60%	7.7%	0.40%		61.80%	0%

Assessment of Fair Housing Indicators																
			Realistic Capacity				Segregation/Integration					Access to Opportunity		Disproportionate Housing Needs	
Site #	Census Tract	APN	VLI	LI	MI	AM	Household Median Income[1]	Predominant Race[2]	Diversity Index[3]	Female Headed HH[4]	Disabled Population[5]	Poverty Level[6]	TCAC/HUD Opportunity Area[7]	Cost Burdened Renters[8]	Overcrowding[9]
18	118.01	010138006000				4	$101,042		37.8	2.70%	17.1%	1.90%		52%	3.30%
19		010139001000				2									
20	118.02	010142006000				6	$98,839		24.6	4.60%	7.7%	0.40%		61.80%	0%
21		010146001000				4									
22		010146002000				5									
23		010146003000				5									
24		010146004000				2									
25		010147010000				2									
		Subtotal	0	0	0	60									
Pipeline Projects															
26	118.01	010138003000 010138021000				12	$101,042	Non-Hispanic White	37.8	2.70%	17.1%	1.90%	Highest Resource	52%	3.30%
27	118.02	010145012000 010145024000 010145023000				8	$98,839		24.6	4.60%	7.7%	0.40%		61.80%	0%
28	118.01	010021014000 010021013000 010021012000 010021011000 010021030000 010021031000 010021032000 010021033000				8	$101,042		37.8	2.70%	17.1%	1.90%		52%	3.30%
29	118.02	010146010000				3	$98,839		24.6	4.60%	7.7%	0.40%		61.80%	0%
30	118.01	009-162-023				1	$101,042		37.8	2.70%	17.1%	1.90%		52%	3.30%
31		010-251-036				1									
32		010-102-009				1									
33	118.02	010-193-024				1	$98,839		24.6	4.60%	7.7%	0.40%		61.80%	0%
34		010-043-005				1									
35		010-174-024				1									
36	118.01	010-029-009				1	$101,042		37.8	2.70%	17.1%	1.90%		52%	3.30%
37	118.02	009-352-016				1	$98,839		24.6	4.60%	7.7%	0.40%		61.80%	0%

Assessment of Fair Housing Indicators																
			Realistic Capacity				Segregation/Integration					Access to Opportunity		Disproportionate Housing Needs	
Site #	Census Tract	APN	VLI	LI	MI	AM	Household Median Income[1]	Predominant Race[2]	Diversity Index[3]	Female Headed HH[4]	Disabled Population[5]	Poverty Level[6]	TCAC/HUD Opportunity Area[7]	Cost Burdened Renters[8]	Overcrowding[9]
38	118.01	010-211-004				1	$101,042		37.8	2.70%	17.1%	1.90%		52%	3.30%
39	118.02	010-269-005				1	$98,839		24.6	4.60%	7.7%	0.40%		61.80%	0%
40		009-382-019				1									
41		010-284-003				1									
42	118.01	010-103-015				1	$101,042		37.8	2.70%	17.1%	1.90%		52%	3.3
43		010-037-003				1									
44		010-232-012				1									
45	118.02	010-311-016				1	$98,839		24.6	4.60%	7.7%	0.40%		61.80%	0%
46		010-331-044				1									
47		010-312-004				1									
48	118.01	010-126-017				1	$101,042		37.8	2.70%	17.1%	1.90%		52%	3.30%
49	118.02	010-164-015				1	$98,839		24.6	4.60%	7.7%	0.40%		61.80%	0%
50	118.01	010-251-035				1	$101,042		37.8	2.70%	17.1%	1.90%		52%	3.30%
51		010-251-002				1									
52	118.02	010-076-014				1	$98,839		24.6	4.60%	7.7%	0.40%		61.80%	0%
53	118.01	010-031-021				1	$101,042		37.8	2.70%	17.1%	1.90%		52%	3.30%
54	118.02	010-265-010				1	$98,839		24.6	4.60%	7.7%	0.40%		61.80%	0%
55		010-301-020				1									
		Subtotal	0	0	0	57									
		Total	**96**	**64**	**33**	**152**	**345**								

SOURCE: City of Carmel-by-the-Sea; US Census ACS 5-Year Estimates; HCD AFFH Data Viewer; CTCAC/HCD Opportunity Area Maps
NOTES: VLI = very low-income; LI = low-income; MI = moderate-income; AM = above moderate-income; HH = household
1 US Census ACS 5-Year Estimate, 2021, Table DP03; census tract level
2 US Census ACS 5-Year Estimate, 2021, Table B03002; census tract level
3 HCD AFFH Data Viewer, Diversity Index, 2023; census tract level
4 US Census ACS 5-Year Estimate, 2021, Table B11001; census tract level
5 US Census ACS 5-Year Estimate, 2021, Table S1810; census tract level
6 US Census ACS 5-Year Estimate, 2021, Table S1701; census tract level
7 CTCAC/HCD Opportunity Area Maps, 2023; census tract level
8 HCD AFFH Data Viewer, Overpayment by Renter Households, 2021; census tract level
9 HCD AFFH Data Viewer, Overcrowding, 2021; census tract level

Potential Effect on Access to Opportunity

TCAC/HCD Opportunity Areas

The TCAC/HCD Opportunity Areas are categorized by census tracts into high, moderate, or low-resource areas based on a composite score of economic, education, and environmental factors that have the ability to perpetuate poverty and segregation. These factors include: school proficiency, median income, median housing prices, and environmental pollution.

Table C-58 reports the census tracts for which housing opportunity sites are located and the associated TCAC/HCD opportunity area domain scores. As shown in Table C-58, Carmel-by-the-Sea is comprised of only highest resource areas. Census Tract 118.01 shows an insignificant difference of 0.01 for the economic domain and a difference of 0.02 for the environmental domain compared to Census Tract 118.02.

Table C-58 Census Tracts by TCAC/HCD Opportunity Area Domains, 2023

Census Tract	Economic Domain	Environmental Domain	Education Domain	Composite Index	Opportunity Designation
118.01	0.99	0.94	0.94	5.0	Highest Resource
118.02	1.0	0.96	0.94	5.0	Highest Resource

SOURCE: TCAC/HCD Opportunity Map, 2023; City of Carmel-by-the-Sea

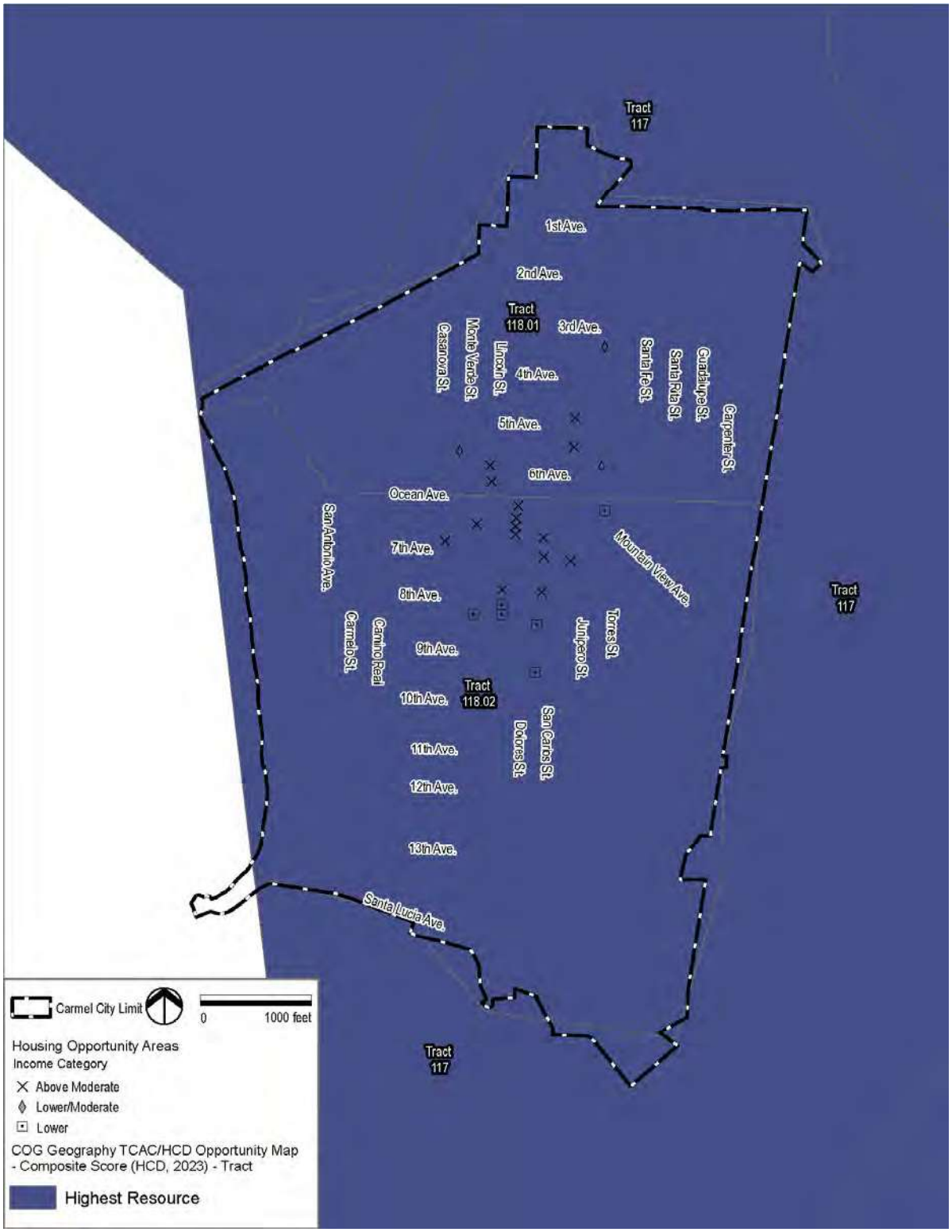
Table C-59 and Figure C-3 show the distribution of housing opportunity units at each income level according to their designated resource area. All anticipated housing opportunity units are planned to be accommodated in highest resource areas with adequate access to economic and educational opportunities, and in areas with positive environmental outcomes (low levels of pollution burden).

Table C-59 Site Inventory Unit Count by TCAC/HCD Opportunity Area, 2023

Income Group	Highest Resource	Percent
Very Low-Income	96	27.8%
Low Income	64	18.5%
Moderate-Income	33	9.5%
Above Moderate-Income	152	44.0%
Total	**345**	**100%**

SOURCE: TCAC/HCD Opportunity Areas Map, 2023; City of Carmel-by-the-Sea

Figure C-3 Sites Inventory Analysis by TCAC/HCD Opportunity Areas, 2023



SOURCE: HCD AFFH Data Viewer; City of Carmel-by-the-Sea

Educational Opportunities, Economic Mobility, and Environmental Health

As discussed at length in Appendix A, all census tracts across Carmel-by-the-Sea score high in the educational, economic, and environmental domains that comprise TCAC/HCD opportunity area designations.

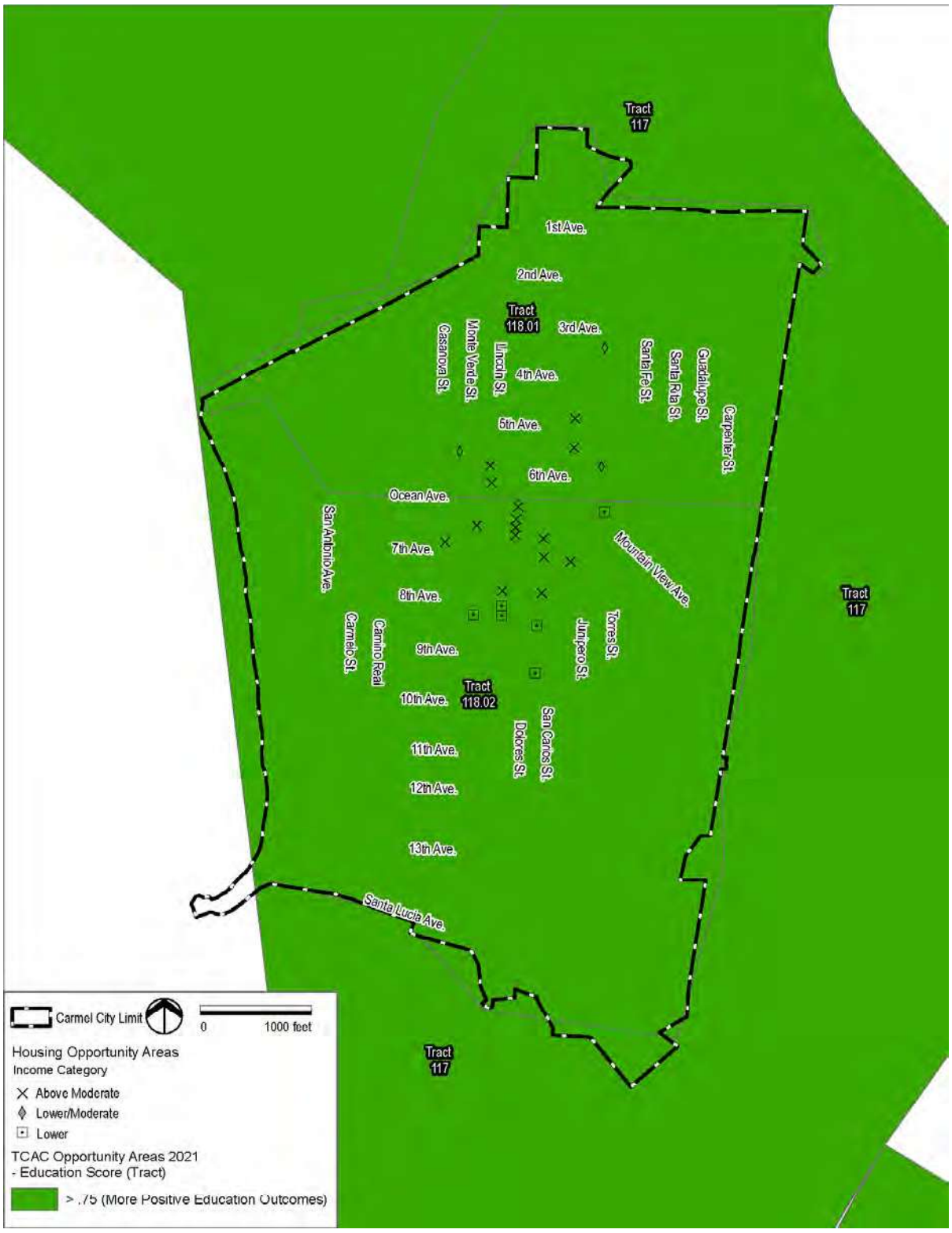
The TCAC/HCD Opportunity Area Education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. As shown in Figure C-4, all census tracts across the city received positive scores for the education domain, indicating that households city-wide have adequate access to educational institutions and poverty rates are low (also supported in Figure C-10).

The TCAC/HCD Opportunity Area Economic score is based on poverty, adult education, employment, proximity to jobs, and median home value. As shown in Figure C-5, all census tracts across the city received positive scores for the economic domain, indicating that households city-wide have adequate access to public resources, education, employment, live in close proximity to jobs, median home values reflect low crime rates, and good overall neighborhood characteristics.

As shown in Figure C-6, Carmel-by-the-Sea is within the 0-20 range, indicating residents are less likely to have health problems resulting from poor environmental conditions. The City has demonstrated commitment to reducing negative environmental conditions through its 2021 adopted Climate Action Plan (CAP), which is further prioritized through policies and programs developed through the Housing Element that align with the City's mission to reduce greenhouse gas emissions.

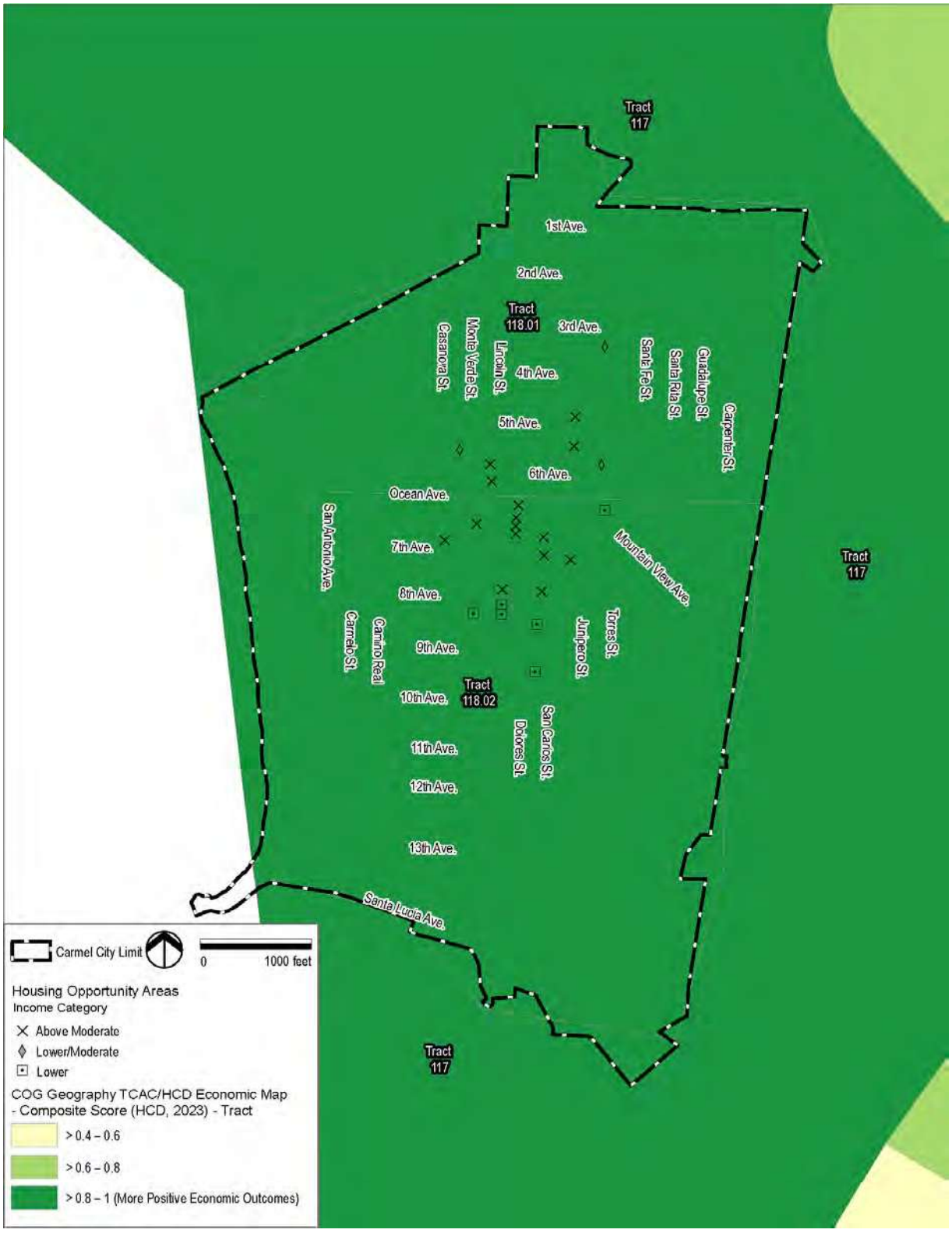
Overall, residents across the city experience similar access to educational opportunities, economic mobility, and low levels of pollution burden. Therefore, the distribution of housing opportunity sites and units at each affordability level will not create a discrepancy in access or perpetuate existing barriers to access. Rather, the increase in housing supply is intended to create more balanced living patterns in Carmel-by-the-Sea.

Figure C-4 Sites Inventory Analysis by TCAC/HCD Education Domain, 2021



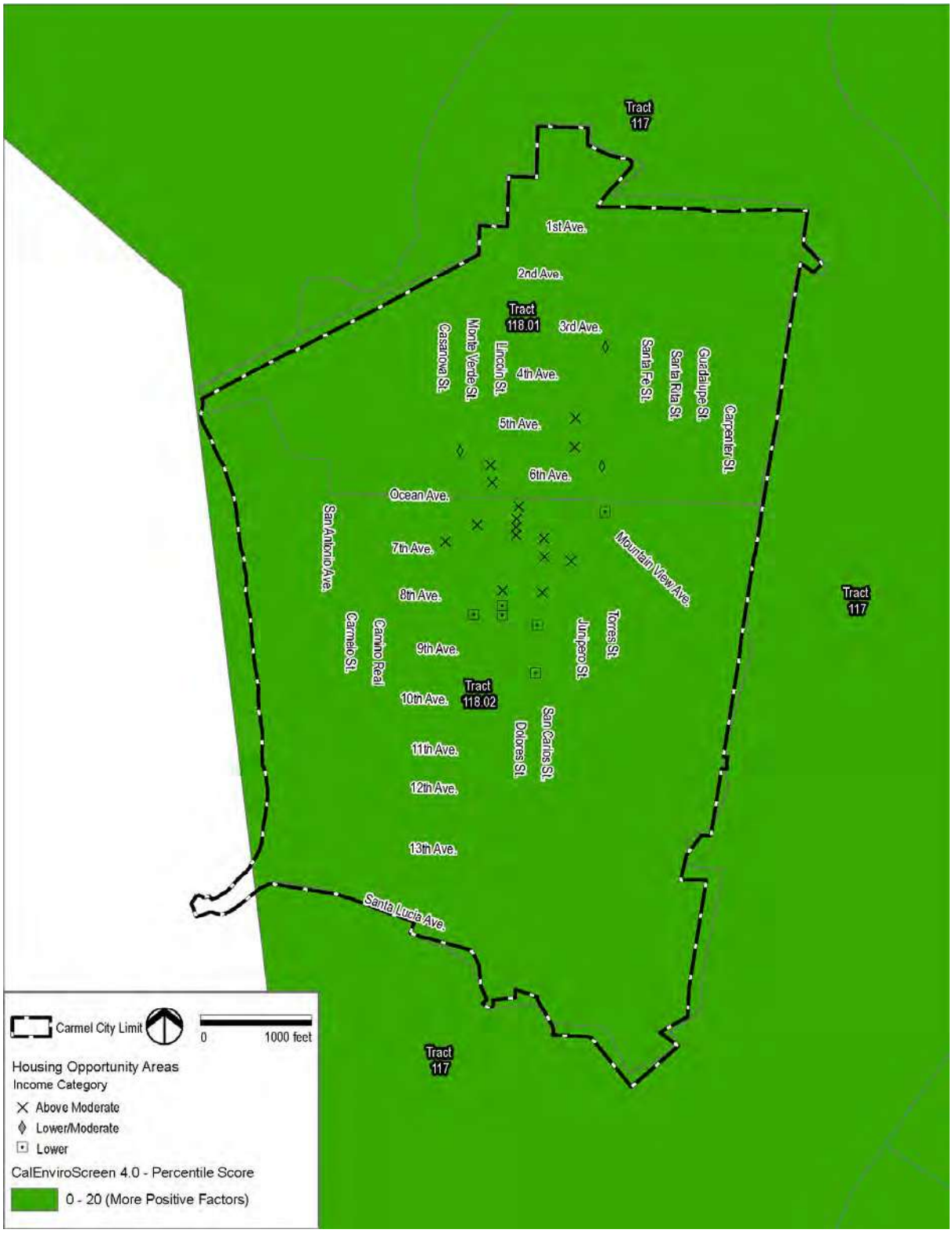
SOURCE: HCD AFFH Data Viewer; City of Carmel-by-the-Sea

Figure C-5 Sites Inventory Analysis by TCAC/HCD Economic Domain, 2023



SOURCE: HCD AFFH Data Viewer; City of Carmel-by-the-Sea

Figure C-6 Sites Inventory Analysis by CalEnviroScreen 4.0, 2021



SOURCE: HCD AFFH Data Viewer; City of Carmel-by-the-Sea

Potential Effect on Patterns of Integration and Segregation

Diversity

As discussed in the Housing Needs and Fair Housing Report (Appendix A), non-Hispanic White residents comprise the largest racial group in Carmel-by-the-Sea (86.5 percent of population), followed by Hispanic/Latino (8.2 percent), Asian/Pacific Islander (5.2 percent), and Black or African American populations (less than 1 percent). Figure C-7 shows the distribution of anticipated housing opportunity units at each income level according to predominant populations. When analyzing predominant populations in Carmel-by-the-Sea, there is no geographic variation at the census tract or block group level, non-Hispanic White residents makeup the majority across the city.

Table C-60 reports the distribution of units at each income level by the Diversity Index score developed by ESRI in 2023, and the percent of non-Hispanic White population present according to census tract. The Diversity Index represents the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups.

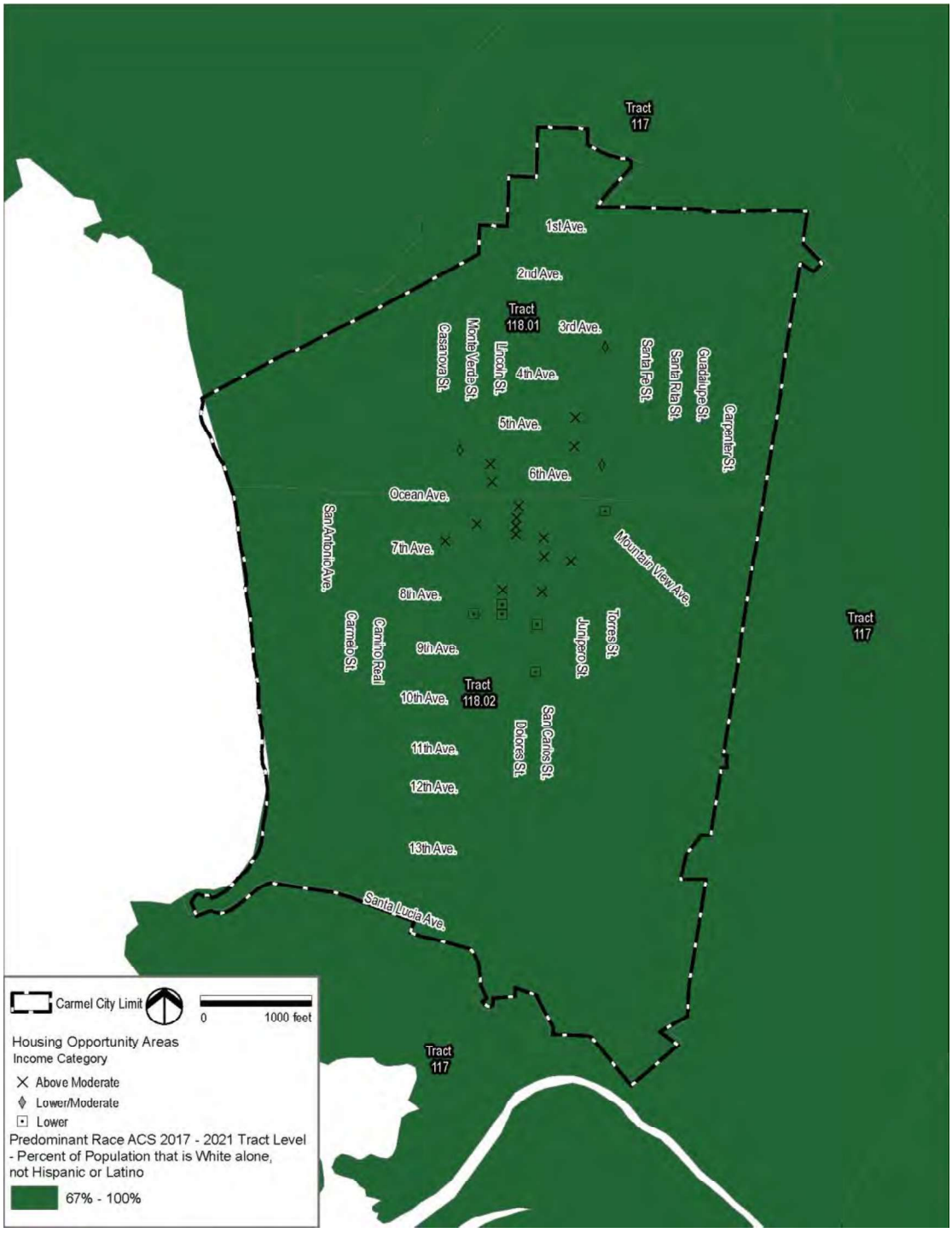
Overall, diversity in Carmel-by-the-Sea is low and only slightly varies according to census tract. As shown in Table C-60, Census Tract 118.01, located north of Ocean Avenue, has a slightly lower proportion of non-Hispanic White residents (86.5 percent), compared to Census Tract 118.02, located south of Ocean Avenue (96.7 percent non-Hispanic White). This aligns with the City's Diversity Index for each census tract. Census Tract 118.01 has a diversity score of 37.8, whereas Census Tract 118.02 has a diversity score of 24.6, indicating that in both census tracts, there is a probability of approximately 38 percent of 25 percent, respectively, that two people randomly chosen from Carmel-by-the-Sea would belong to different race or ethnic groups.

Table C-60 Site Inventory Unit Count by Diversity Index, 2023

Income Group	Census Tract 118.01 (37.8 Diversity Score and 86.5% Non-Hispanic White Population)	Percent	Census Tract 118.02 (24.6 Diversity Score and 96.7% Non-Hispanic White Population)	Percent
Very Low-Income	30	23%	66	30%
Low Income	12	9%	52	24%
Moderate-Income	25	20%	8	4%
Above Moderate-Income	61	48%	91	42%
Total	**128**	**100%**	**217**	**100%**

SOURCE: HCD AFFH Data Viewer, 2023; U.S. Census Bureau, ACS 5-Year Estimate 2021, Table B03002, Census Tract level

Figure C-7 Sites Inventory Analysis by Predominant Population, 2021



SOURCE: HCD AFFH Data Viewer; City of Carmel-by-the-Sea; EMC Planning Group

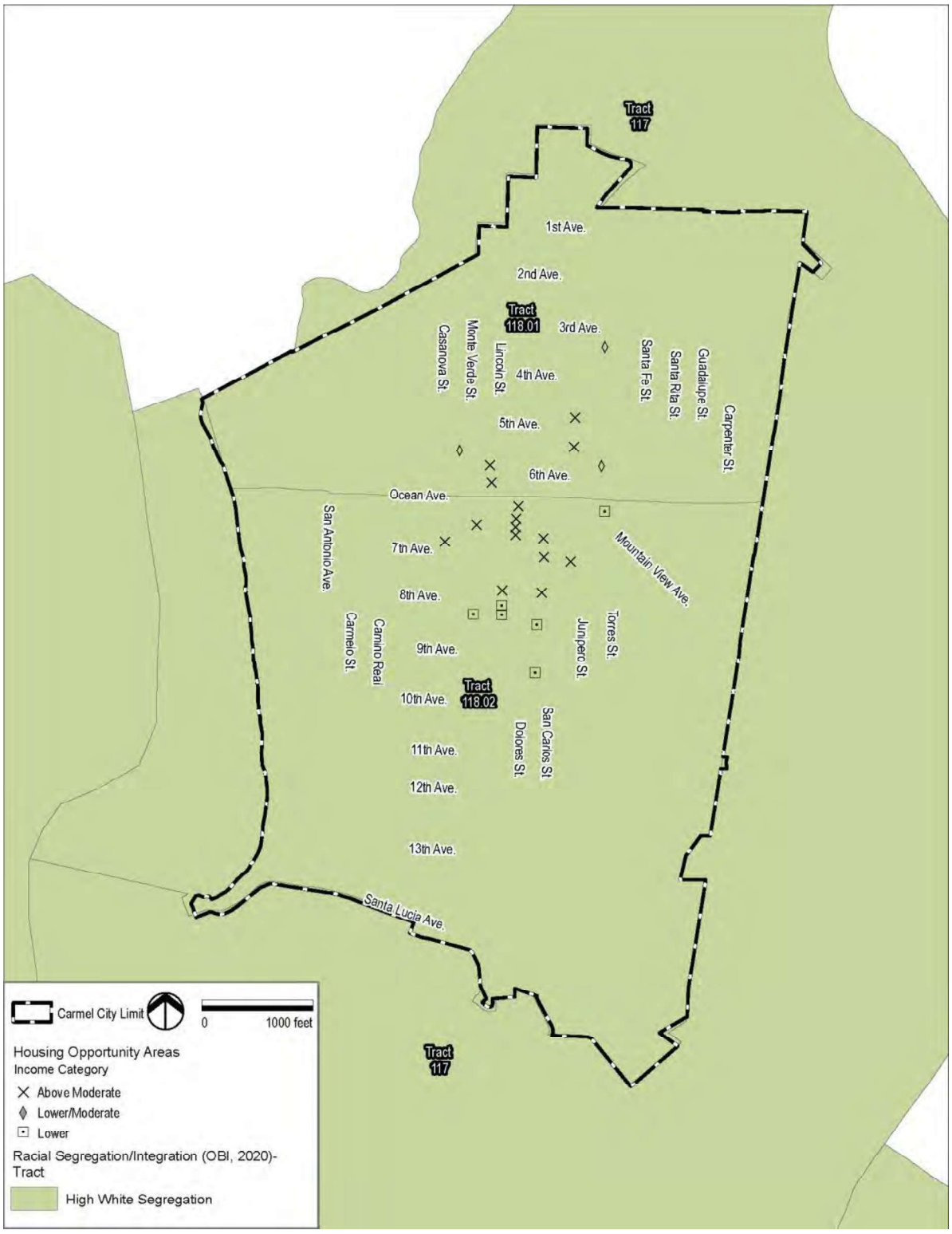
As shown in Table C-60, Census Tract 118.01 is anticipated to accommodate 128 housing opportunity units, of which approximately 33 percent are lower-income. Census Tract 118.02 is anticipated to accommodate 217 housing opportunity units, of which approximately 54 percent are lower-income. This distribution of units is intended to increase the level of diversity in the area. Increasing the supply of housing affordable to a range of income categories is intended to mitigate further segregation between racial and ethnic groups, while also providing an opportunity for lower-income households with economic connections to the area to obtain adequate and affordable housing.

To support households in need of assistance, the City has partnered with several service organizations in the region to connect residents with the appropriate assistance (I.e., housing, employment, in-home care, etc.) The City's demographic makeup includes a large senior population. The Carmel Foundation provides a myriad of services for senior citizens including affordable housing, in-home support, meal delivery, and daily activities to cultivate community. Additionally, the City coordinates with the County and State to provide fair housing resources to ensure that all residents are aware of the processes to file a complaint, receive counseling on housing and employment, and mediate landlord/tenant disputes. These efforts to affirmatively further fair housing for all ages, races, and ethnicities are rooted in enabling a range of households to secure housing in Carmel-by-the-Sea.

Figure C-8 shows the distribution of anticipated housing opportunity units at each income level according to racial segregation. As shown, the City of Carmel-by-the-Sea has a high level of White segregation. This aligns with data reported for the Diversity Index and predominant populations in Carmel-by-the-Sea. Despite the City's small size of one-square-mile, there is little racial and ethnic integration.

The City's historic land use and zoning has primarily enabled the development of single-family homes, which coupled with high land values, construction costs, and tedious design and review processes can pose financial barriers for lower income households attempting to move into the City. This may have been a contributing factor to the lack of racial and ethnic integration within the City. In reviewing potential governmental constraints to development, the City has acknowledged that current design review and permitting processes should be updated to provide a more expedient and objective review process. A suite of programs has been established to monitor the implementation of improving the development review and approval process, including Program 1.4.A – Eliminate Unnecessary Use Permits; Program 1.4.B – Objective Design and Development Standards; and Program 3.1.F – Expedited Processing Procedures (see Chapter 2). Additionally, the City is committed to enabling employee housing through the use of transfer of development rights for hotel/motels in the City, as well as incentivizing hotel/motel owners to provide on-site affordable employee housing. These incentives are established and monitored by Program 1.3.B and Program 1.3.D (see Chapter 2). Through the use of these programs, the City intends to facilitate the development of new affordable residential units available to lower-income households.

Figure C-8 Site Inventory Analysis by Racial Segregation, 2020



SOURCE: HCD AFFH Data Viewer; City of Carmel-by-the-Sea; EMC Planning Group

Median Household Income

Figure C-9 and Figure C-10 illustrate the distribution of anticipated housing opportunity units at each income level according to median household income and poverty status, respectively.

As shown in Figure C-9 and Figure C-10, according to census tract, the median household income in Carmel-by-the-Sea ranges from less than $90,100 to $120,000 and coincides with a low rate of poverty (less than 10 percent). Census Tract 118.01 has the highest median household income with households earning approximately $101,042. Whereas, households located in Census Tract 118.02 earn a slightly lower median household income of $98,849.

Table C-61 reports the distribution of housing opportunity sites by income category according to median income and poverty status. All anticipated housing units are located in census tracts that have a poverty rate of less than 5 percent and earn more than the Monterey County median household income of $81,600.[3] Approximately 74 percent of anticipated lower-income sites are located in Census Tract 118.02, which has a median income of $98,839 and approximately 26 percent are located in Census Tract 118.01, which has a median income of $101.042. The distribution of units is intended to prevent segregated living patterns based on income, while also alleviating existing affordability pressures for lower-income households.

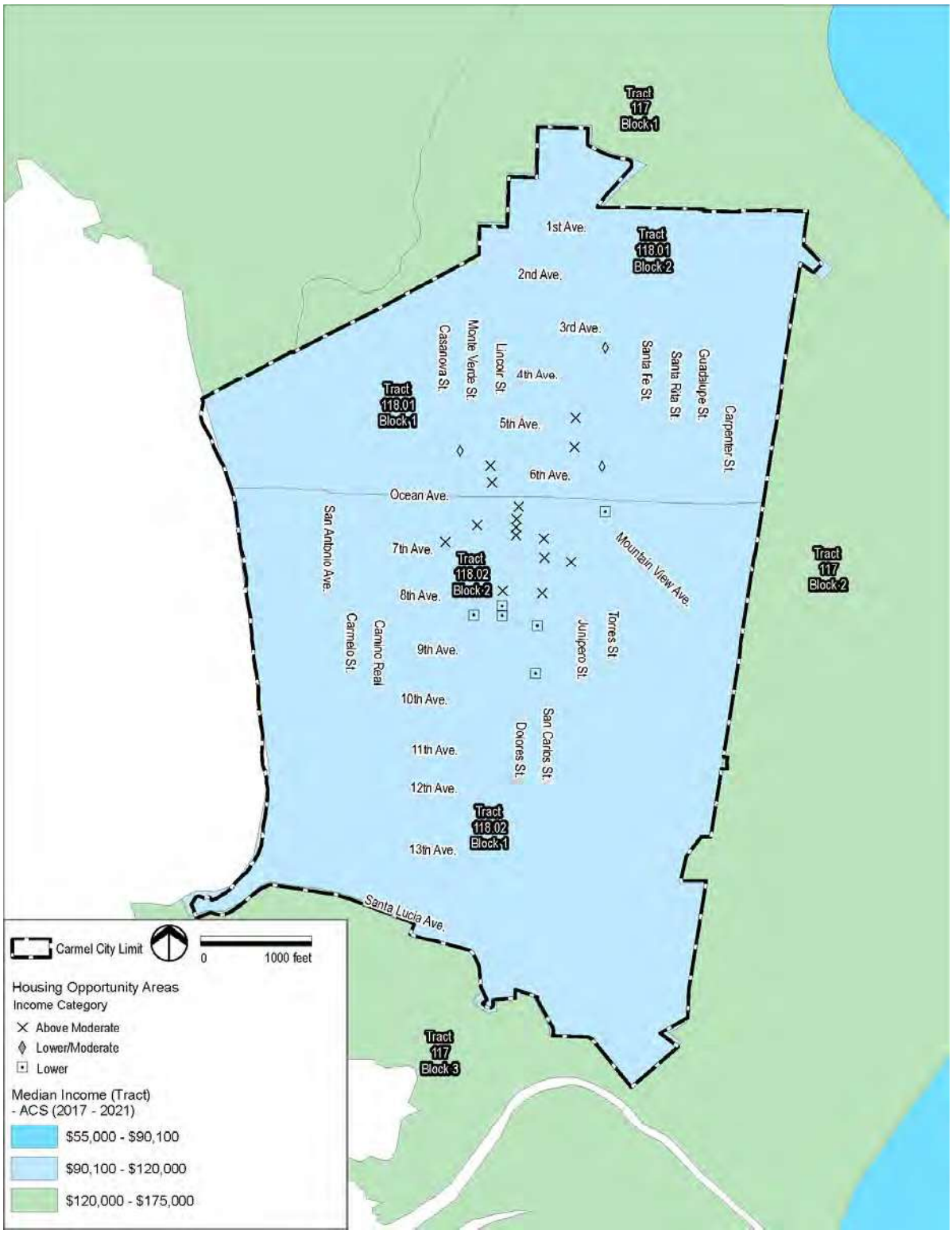
Table C-61 Site Inventory Unit Count by Median Income and Poverty Status, 2021

Income Group	Poverty Level Less Than 5%			
	Census Tract 118.01 $101,042		Census Tract 118.02 $98,839	
Very Low-Income	30	23%	66	30%
Low Income	12	9%	52	24%
Moderate-Income	25	20%	8	4%
Above Moderate-Income	61	48%	91	42%
Total	**128**	**100%**	**217**	**100%**

SOURCE: U.S. Census Bureau ACS 5-Year Estimate, 2021, Table S1701; City of Carmel-by-the-Sea

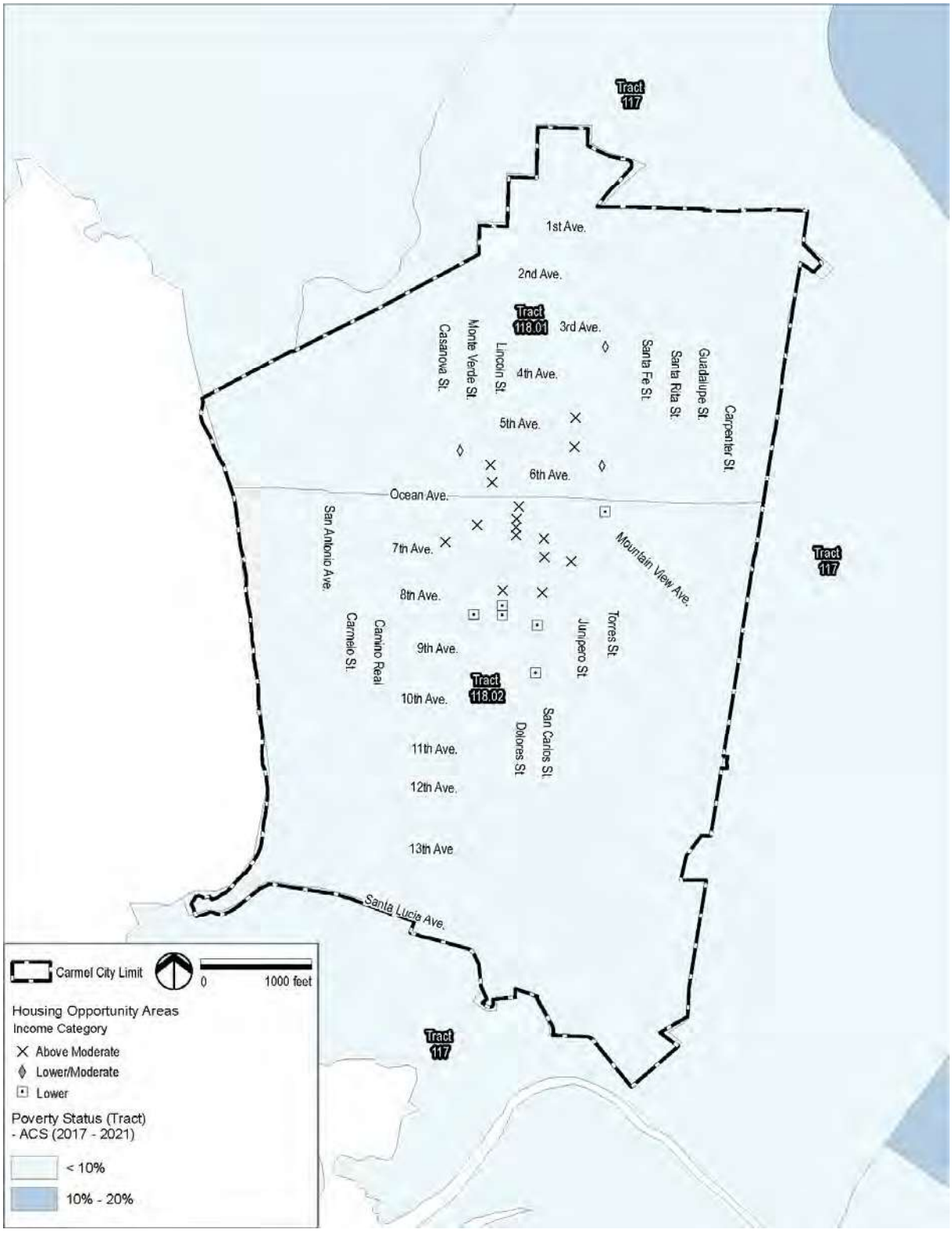
[3] California Revised State Income Limits December 31, 2021.

Figure C-9 Sites Inventory Analysis by Median Income, 2021



SOURCE: HCD AFFH Data Viewer; City of Carmel-by-the-Sea

Figure C-10 Sites Inventory Analysis by Poverty Status, 2021



SOURCE: HCD AFFH Data Viewer; City of Carmel-by-the-Sea

The slight geographical variation in median household income by census tract may be linked to the affordability of housing types in the City. Census Tract 118.02, Block Group 2, encompasses the portion of the City located south of Ocean Avenue and north of 11th Avenue. This includes part of the City's downtown Commercial District, which allows medium density residential uses. All newly constructed second story floor area, including area in new buildings, remodeled buildings and replacement, rebuilt or reconstructed buildings, must be occupied by residential dwellings only and cannot not be used for any commercial land use (CMC 17.14.050F). While this has enabled the development of more dense residential uses in the largely built-out community, it may have also contributed to the isolation of lower-income households.

To mitigate existing and future segregated living patterns, the City identified housing opportunity sites that are dispersed throughout the city. However, due to the small size of the city, being less than one-square-mile, and it's built out nature, most units are located in the central region of the City where higher densities and mixed uses are allowed. In the last five years, the City has seen several remodeling and redevelopment projects within the Commercial District, and has engaged in discussions with several property owners who are interested in developing residential units. Based on recent projects and property owner interest, the City believes the most developable sites for housing are located within the City's Commercial District.

To facilitate the development of residential units, the City has committed to amending its Municipal Code to enable higher residential densities (establishing a minimum density for the base zoning of 33 dwelling units per acre) in the Commercial Districts (SC, CC, RC) and Multi-Family Residential District (R-4) (Program 3.1.G); requires residential uses for any new second story floor area in the Commercial District (CMC 17.14.050F); and is incentivizing hotel/motel owners to provide on-site affordable employee housing (Program 1.3.D) and/or to engage in a transfer of development rights process to convert existing accommodations to provide affordable multi-family residential units (Program 1.3.B). All programs are listed in full in Chapter 2.

Female-Headed, Single-Parent Households

According to 2021 ACS data, female-headed households comprise 3.6 percent of all households in Carmel-by-the-Sea. Table C-62 reports the distribution of anticipated housing opportunity units at each income level according to the concentrations of single-parent families with a female-headed householder.

As shown in Table C-62, all anticipated housing opportunity units are located in census tracts where female-headed households makeup less than 5 percent of all households. Census Tract 118.01 has a slightly lower percentage of female-headed households (2.7 percent) compared to Census Tract 118.02 (4.6 percent). Census Tract 118.01 is anticipated to accommodate approximately 128 units ranging from very low- to above moderate-income. Census Tract 118.02 is anticipated to accommodate approximately 217 units ranging from very low- to above moderate-income.

Table C-62 Sites Inventory Unit Count by Female-Headed Households, 2021

Income Group	Census Tract 118.01 Female-Headed Households 2.7%	Percent	Census Tract 118.02 Female-Headed Households 4.6%	Percent
Very Low-Income	30	23%	66	30%
Low Income	12	9%	52	24%
Moderate-Income	25	20%	8	4%
Above Moderate-Income	61	48%	91	42%
Total	**128**	**100%**	**217**	**100%**

SOURCE: U.S. Census Bureau ACS 5-Year Estimate, 2021, Table B11001; City of Carmel-by-the-Sea

Both census tracts coincide with low rates of poverty (less than 2 percent) and are designated highest resource areas with adequate access to public goods, services, transportation, educational institutions, and economic opportunities. The distribution of lower-income units in areas with lower concentrations of female-headed households is intended to mitigate current and future concentrations of female-headed households. Additionally, increasing housing supply across the city is expected to mitigate the overpayment, housing scarcity, and displacement that lower-income persons and single-parent households are susceptible to. Increasing housing supply will be coupled with programs to incentivize the development of affordable housing for lower-income and special needs households (Programs 3.1.B, 5.1.A, 5.1.B, 5.1.C, see Chapter 2).

Due to a lack of available mapping data, a map illustrating female-headed households across Carmel-by-the-Sea is not provided.

Population with a Disability

According to 2021 ACS data, approximately 12.3 percent of Carmel-by-the-Sea's population live with at least one disability. Table C-63 and Figure C-11 show the distribution of anticipated housing opportunity units at each income level according the population with a disability.

As shown in Figure C-11, less than 10 percent of residents located in Census Tract 118.02 live with a disability. Whereas, approximately 17 percent of residents located in Census Tract 118.01 live with a disability.

As shown in Table C-63, approximately 63 percent of the anticipated housing opportunity units are located in census tracts where approximately 8 percent of the population live with a disability, and 37 percent of the units are located in census tracts where approximately 17 percent of the population live with a disability. Census Tract 118.01 has a higher proportion of residents living with a disability (17 percent) compared to Census Tract 118.02 (7.7 percent). There is no correlation

between disability rates and resource areas in Carmel-by-the-Sea, as both census tracts are highest resource areas, coinciding with low poverty rates (less than 2 percent), and median incomes greater than Monterey County.

As previously mentioned, Carmel-by-the-Sea houses a large proportion of senior citizens, likely contributing to the percentage of residents living with a disability. The Carmel Foundation is located in Census Tract 118.02, south of Ocean Avenue. The Foundation provides 50 affordable residential units for seniors aged 55 and older. In addition to providing affordable housing, the Foundation offers a myriad of services to seniors from meal delivery to daily social activities.

Table C-63 Sites Inventory Unit Count by Population with a Disability, 2021

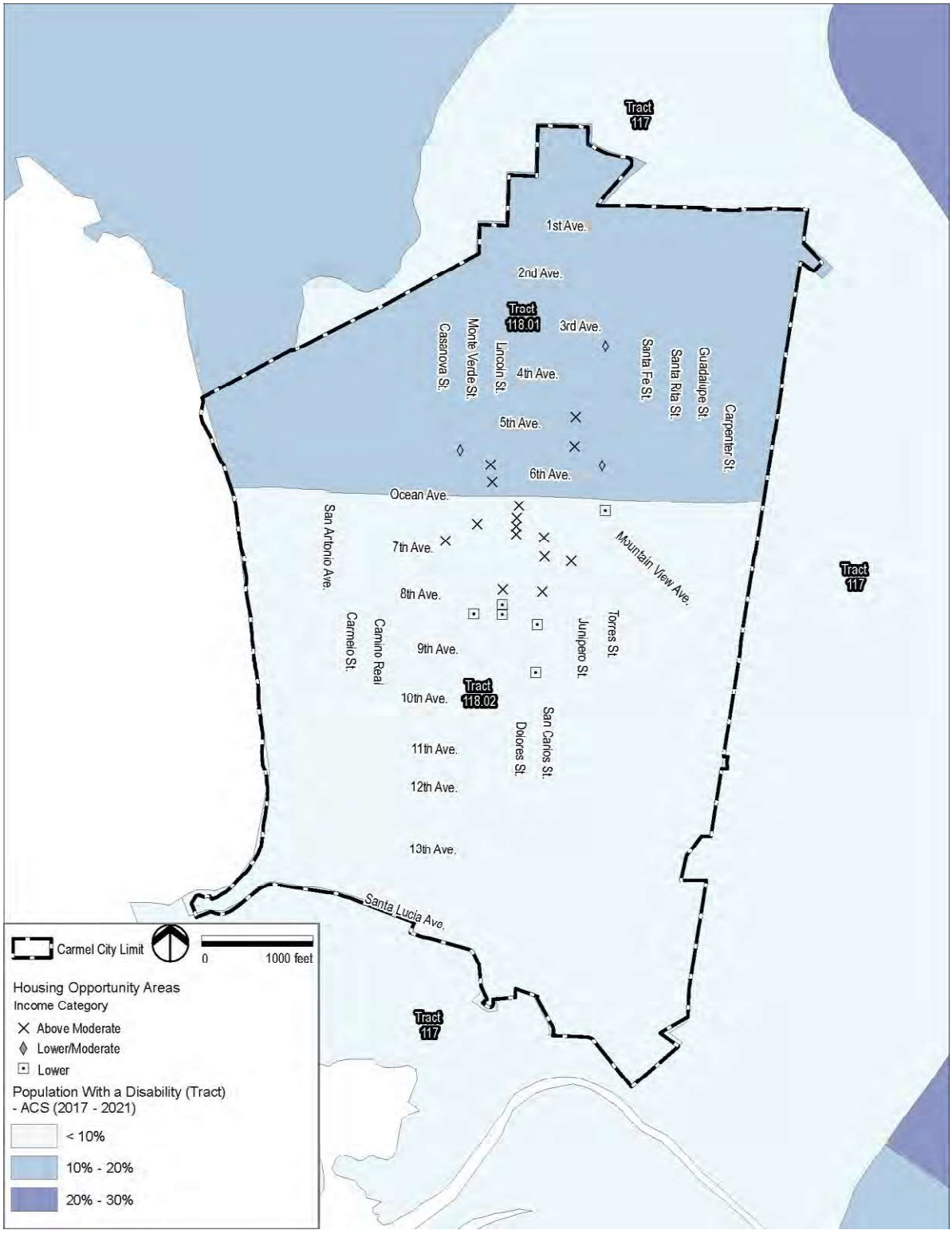
Income Group	Census Tract 118.02 Population with a Disability 7.7%	Percent	Census Tract 118.01 Population with a Disability 17.1%	Percent
Very Low-Income	66	30%	30	23%
Low Income	52	24%	12	9%
Moderate-Income	8	4%	25	20%
Above Moderate-Income	91	42%	61	48%
Total	**217**	**100%**	**128**	**100%**

SOURCE: U.S. Census Bureau ACS 5-Year Estimate, 2021, Table S1810; City of Carmel-by-the-Sea

Census Tract 118.02 is anticipated to accommodate 217 units ranging from very low- to above moderate-income. Of the 217 units, approximately 54 percent are lower-income. Census Tract 118.01 is anticipated to accommodate 128 units ranging from very low- to above moderate-income. Of the 128 units, approximately 33 percent are lower-income. The distribution of units is intended to meet existing housing needs, while also mitigating concentrations of residents living with a disability. Increasing the housing supply throughout the city is expected to mitigate the overpayment, housing scarcity, and displacement that lower-income persons with disabilities are susceptible to.

To address barriers to obtaining accessible and affordable housing for residents/households living with a disability, the City has included Program 3.2.A, which commits the City to revising procedures for reasonable accommodation, as well as reducing and/or waiving permit fees for persons with a disability (see Chapter 2).

Figure C-11 Sites Inventory Analysis by Population with a Disability, 2021



SOURCE: HCD AFFH Data Viewer; City of Carmel-by-the-Sea

Potential Effect on Disproportionate Housing Needs & Displacement Risk

Overcrowding

Overcrowding is defined as a household with more than one occupant per room excluding bathrooms and kitchens. Units with more than 1.5 persons per room are considered severely overcrowded. According to 2021 ACS data, approximately 1.6 percent of households in Carmel-by-the-Sea experience some level of overcrowded living conditions. Table C-64 and Figure C-12 show the distribution of housing opportunity units at each income level according to overcrowding.

As shown in Table C-64, approximately 63 percent of anticipated housing opportunity units are located in Census Tract 118.02 where no households experience overcrowding. In Census Tract 118.01, approximately 3 percent of households experience overcrowding. Census Tract 118.01 is anticipated to accommodate 128 units ranging from very low- to above moderate-income. As discussed in Appendix A – Housing Needs and Fair Housing Report, the level of overcrowding in Carmel-by-the-Sea is lower than Monterey County and nearby jurisdictions, ranging from 1 to 14 percent.

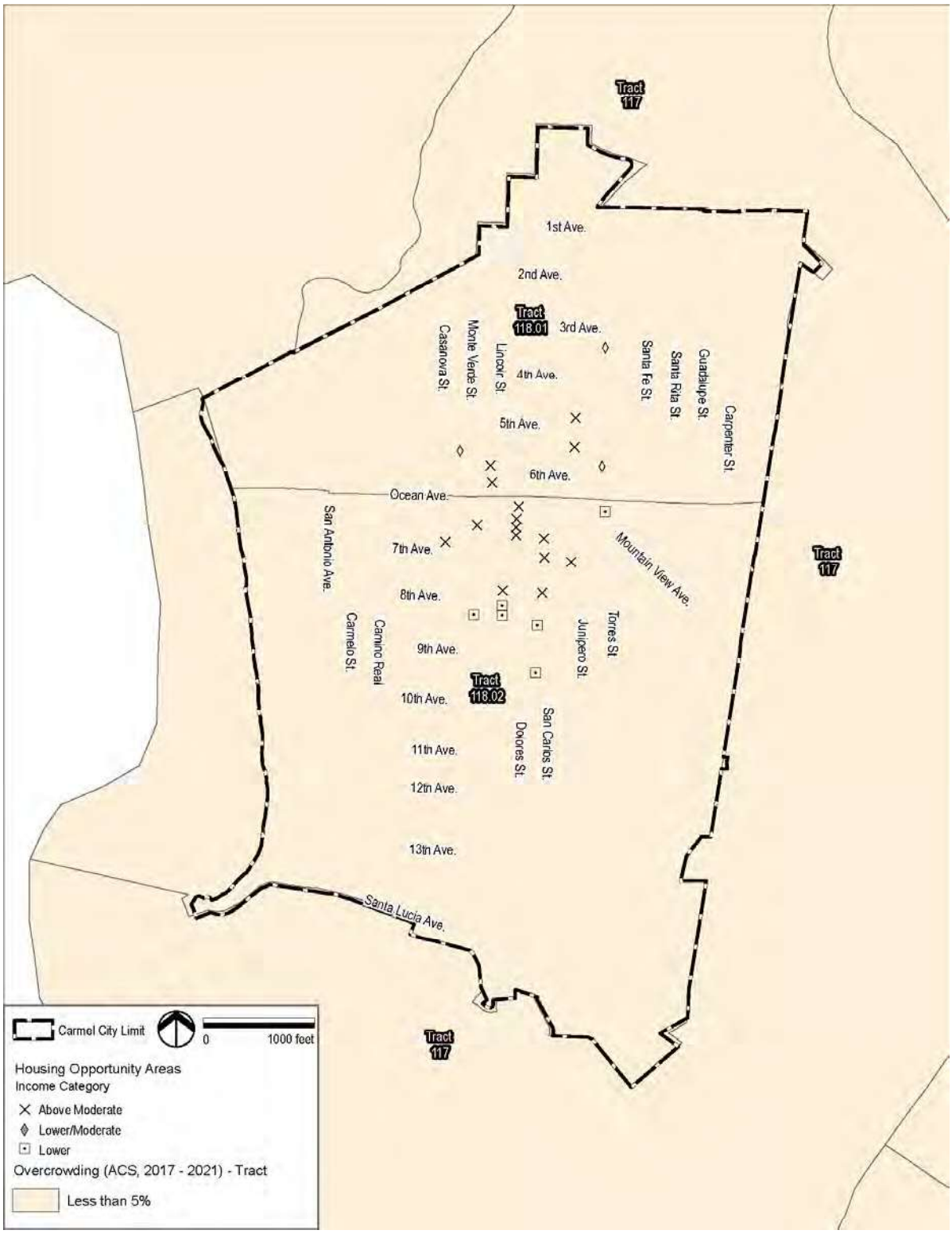
The distribution of housing opportunity units is anticipated to reduce overcrowding by increasing housing supplying throughout the city. A total of 42 lower-income units are anticipated in Census Tract 118.01 to meet the existing need for affordable residential units and mitigate future concentrations. The City has developed a suite of programs to facilitate the development of a variety of housing types for all income levels (Programs 1.3.A, 1.3.C, 1.3.D, 1.3.F, 1.3.G, 1.3.J, 3.3.A, 3.3.B, 3.3.C, 3.3.D, see Chapter 2).

Table C-64 Sites Inventory Unit Count by Overcrowding, 2021

Income Group	Census Tract 118.02 Household Overcrowding 0%	Percent	Census Tract 118.01 Household Overcrowding 3.3%	Percent
Very Low-Income	66	30%	30	23%
Low Income	52	24%	12	9%
Moderate-Income	8	4%	25	20%
Above Moderate-Income	91	42%	61	48%
Total	**217**	**100%**	**128**	**100%**

SOURCE: HCD AFFH Data Viewer, 2017-2021; City of Carmel-by-the-Sea

Figure C-12 Sites Inventory Analysis by Overcrowding, 2021



SOURCE: HCD AFFH Data Viewer; City of Carmel-by-the-Sea

Cost Burden & Displacement Risk

Cost burden is measured as households spending more than 30 percent of their gross income including utilities for housing. Consistent with the region, households throughout Carmel-by-the-Sea are overpaying for housing due to rapidly increasing market conditions that outpace wage increases. Table C-65 and Figure C-13 show the distribution of housing opportunity units at each income level according to the percentage of cost burdened renter households.

As shown in Figure C-13, between 40 to 80 percent of households experience cost burden in Carmel-by-the-Sea. In Census Tract 118.01, located north of Ocean Avenue, approximately 52 percent of renter households experience cost burden. Whereas, in Census Tract 118.02, located south of Ocean Avenue, approximately 62 percent of renter households experience cost burden.

As shown in Table C-65, approximately 63 percent of the anticipated housing opportunity units are located in Census Tract 118.02, where approximately 62 percent of renter households experience cost burden. Thirty-seven (37) percent of anticipated housing opportunity units are located in Census Tract 118.01, where approximately 52 percent of renter households experience cost burden. There is no correlation between cost burden rates and resource areas in Carmel-by-the-Sea, as all census tracts are designated highest resource areas, coinciding with low poverty rates (less than 2 percent), and median incomes greater than Monterey County.

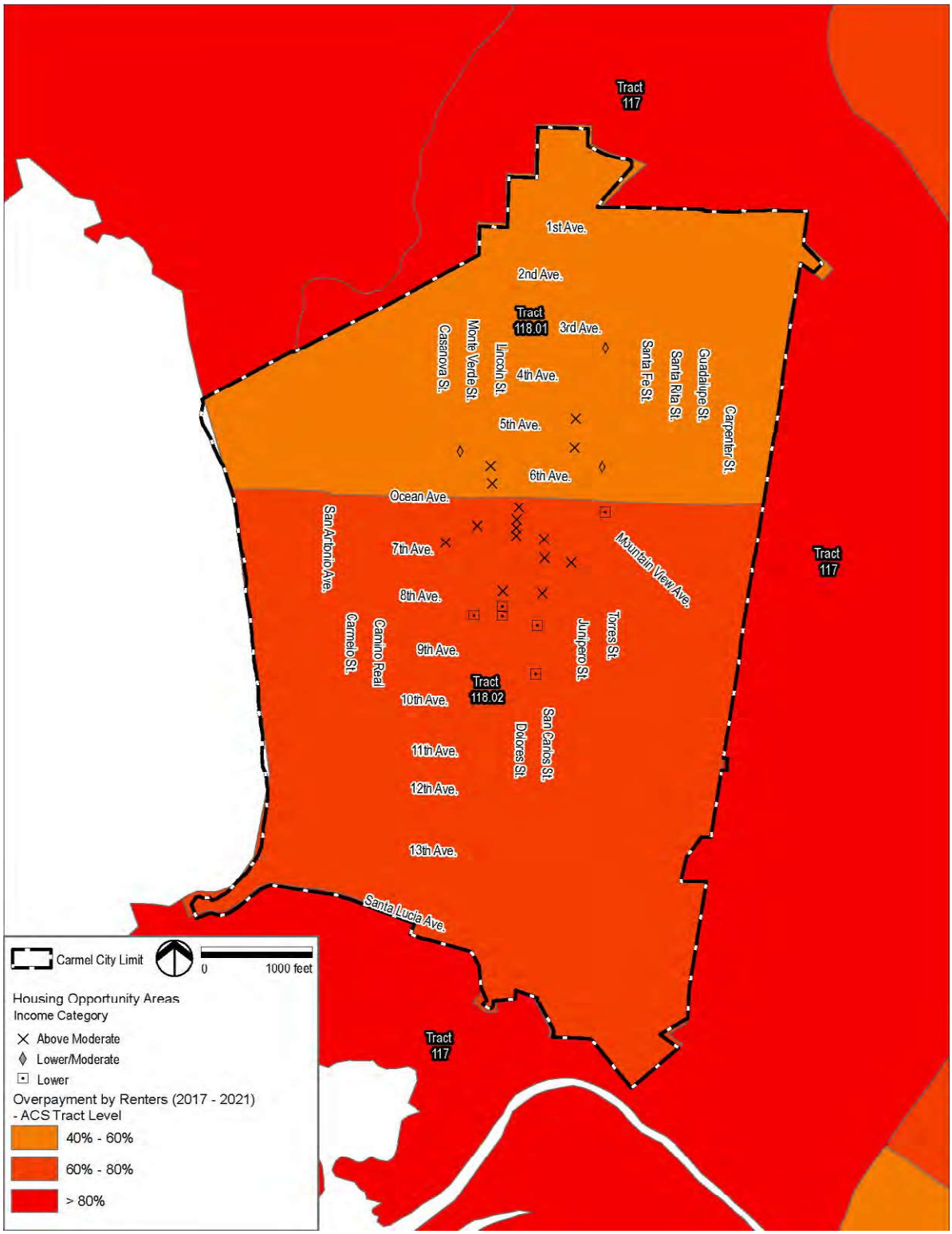
Table C-65 Site Inventory Unit Count by Cost Burdened Renter Households, 2021

Income Group	Census Tract 118.01 Household Overcrowding 52%	Percent	Census Tract 118.02 Household Overcrowding 62%	Percent
Very Low-Income	30	23%	66	30%
Low Income	12	9%	52	24%
Moderate-Income	25	20%	8	4%
Above Moderate-Income	61	48%	91	42%
Total	**128**	**100%**	**217**	**100%**

SOURCE: HCD AFFH Data Viewer, 2021; City of Carmel-by-the-Sea

Census Tract 118.02 is anticipated to accommodate approximately 74 percent of the City's anticipated lower-income units, and Census Tract 118.01 is anticipated to accommodate approximately 26 percent. The distribution of housing units is intended to alleviate existing conditions of cost burden among renter households by increasing the supply of affordable housing in areas where it is needed most, while also acting as a mitigation measure against segregated living patterns based on income. The City intends the housing site inventory distribution to encourage a balanced environment for future housing development.

Figure C-13 Sites Inventory Analysis by Cost Burdened Renter Households, 2021



SOURCE: HCD AFFH Data Viewer; City of Carmel-by-the-Sea

To address barriers to obtaining affordable housing for lower-income and special needs households, the City has developed a suite of programs to facilitate the construction of housing affordable to lower-income households and support lower-income households through continued education (Programs 1.4.A, 3.1.B, 3.1.C, 3.1.D, 3.1.E, 3.1.F, 5.1.A, 5.1.B, 5.1.C, see Chapter 2).

Summary of AFFH Analysis of Sites

Generally, Carmel-by-the-Sea is designated a highest resource area with a low level of diversity, low levels of poverty, and predominantly comprised of non-Hispanic White households. The household median income varies slightly according to census tract, ranging from $90,100 to $120,000 annually. Household overcrowding also slightly varies according to census tract, ranging from 0 to 5 percent across the city. Additionally, cost burden among renter households varies according to census tract, ranging from 52 to 62 percent of renter households. Residents living with a disability vary according to census tract, ranging from 7 to 17 percent. Lastly, female headed-households comprise a total of 3.6 percent of all households in Carmel-by-the-Sea.

The selected sites for the housing opportunity sites inventory are distributed throughout the city and are anticipated to mitigate segregated patterns of development and increase opportunities through the integration of all affordability levels for housing units. The City has developed a suite of programs to facilitate the construction of housing affordable to lower-income and special needs households, and to support lower-income households. For a comprehensive discussion of the City's goals, policies, and programs to support the development of affordable housing, see Chapter 2.

C.7 Conclusion

The underutilized sites, on-site hospitality employee housing, accessory dwelling units, and pipeline projects identified in this report are sufficient to accommodate approximately 117 percent of the City of Carmel-by-the-Sea's Regional Housing Needs Allocation for the 6th Cycle planning period. Many of the sites identified in this report have existing uses that would need to be temporarily relocated, remodeled, or replaced before new housing could be constructed. Several sites have property owner interest.

Carmel-by-the-Sea has successfully produced the variety of housing types projected to meet RHNA with this 6th Cycle Housing Element update. Examples can be found with Figure C-14, Example Development Map. Further, the incumbent staff, Marnie Waffle, has led four out of the five example projects shared with this image.

Nonetheless, for communities like Carmel-by-the-Sea that are largely built out and surrounded on all sides by natural resources and other communities, redevelopment and densification is the only practical solution to providing its share of housing for the Monterey Bay Area RHNA. By its nature, such redevelopment is more costly and more time consuming than building new units on vacant land.

Figure C-14 Example Development Map

Appendix C
Housing Sites Inventory Analysis

C.1 Introduction

The Association of Monterey Bay Area Governments (AMBAG) forecasts that the two-county (Monterey and Santa Cruz) Monterey Bay Area will add 32,867 new households between 2020 and 2045[1]. For the eight-year time frame covered by this 6th Cycle Housing Element Update, the State Department of Housing and Community Development (HCD) has identified the region's housing need as 33,274 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to above-moderate income (market rate) housing. This calculation, known as the Regional Housing Needs Allocation (RHNA), is based on population projections produced by the California Department of Finance (DOF) as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from the California Department of Finance in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding, and the share of cost burdened households, and seek to bring the region more in line with comparable ones. These new laws governing the methodology for how HCD calculates the 6th cycle RHNA resulted in a significantly higher number of housing units for which the Monterey Bay Area must plan compared to previous Housing Element cycles.

Revised Sites Inventory Strategy

In April 2024, the City of Carmel-by-the-Sea adopted the 6th cycle Housing Element, which was found to be compliant with State law by the California Department of Housing and Community Development (HCD) on April 25, 2024. In pursuing the implementation of its adopted Housing Element, the City has come to realize that certain sites may be challenging to develop and that the community desires to diversify its housing stock and to spread affordable housing opportunities throughout the community. In response, a group of resident volunteers came together called the Affordable Housing Alternatives Group, or "AHA". AHA is composed of a highly motivated group of residents that have devoted their energy and talents to crafting policies tailored to Carmel that will address the City's housing needs. In partnership with City staff, the AHA Group provided thousands of volunteer hours, met with City staff on a weekly basis (often more frequently), leveraged community connections to identify property owners interested in adding new housing on their

[1] Source: Final 2022 Regional Growth Forecast, AMBAG, November 18, 2020

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properties, attended meetings with HCD, and genuinely dedicated themselves to help finding housing solutions with the best chance of becoming reality. One of the many benefits that grew out of this collaboration was the development of an alternative sites strategy for meeting the City's RHNA that provides a more viable path to the creation of affordable housing opportunities within the village. This new Appendix C replaces the previously adopted Appendix C and represents the culmination of efforts by AHA members, the Carmel community, and City staff to refine the Housing Element in a way that maximizes the potential for affordable housing development in the City.

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C.2 Regional Housing Needs Allocation

RHNA Summary

AMBAG adopted its Final 6th Cycle Regional Housing Needs Allocation Plan 2023-2031 on October 12, 2022. The plan was approved by HCD on November 8, 2022. For Carmel-by-the-Sea, the RHNA to plan for in this cycle is 349 units. Details are provided below.

Carmel-by-the-Sea's share of the regional housing need for the eight-year period from 2023 to 2031 is 349 units, which is a 1,125 percent increase over the 31 units required during the 2014 to 2023 RHNA cycle. The housing need is divided into four income categories of affordability: Extremely Low Income, Very Low Income, Low Income and Moderate Income. Table C-1 shows Carmel-by-the-Sea's RHNA for the 2023 – 2031 planning period.

Table C-1 Regional Housing Needs Allocation (RHNA) – 2023-2031

Income Group	Carmel-by-the-Sea Units	Percent	Monterey County Units	Percent	Monterey Bay Area Units	Percent
Extremely Low Income (<30% of AMI)	57	16.3%	2,206	10.9%	3,934	11.8%
Very Low Income (30% - 50% of AMI)	56	16.0%	2,206	10.9%	3,934	11.8%
Low Income (50%-80% of AMI)	74	21.2%	2,883	14.2%	5,146	15.5%
Moderate Income 80%-120% of AMI)	44	12.6%	4,028	19.8%	6,167	18.5%
Above Moderate Income (>120% of AMI)	118	33.9%	8,972	44.2%	14,093	42.4%
Total	**349**	**100.0%**	**20,295**	**100.0%**	**33,274**	**100.0%**

SOURCE: AMBAG 2021

NOTE: The Association of Monterey Bay Area Governments (AMBAG) Executive Board adopted the 2023-2031 Regional Housing Needs Allocation Plan (RHNA) on October 12, 2022 (Resolution No. 2022-24). The plan was approved by the California Housing and Community Development on November 8, 2022.

Progress Toward RHNA

The RHNA planning period for the 2023-2031 Housing Element (6th Cycle) is June 30, 2023 through December 15, 2031. The statutory adoption date for the 6th Cycle Housing Element is December 15, 2023 – six months after the beginning of the RHNA planning period. To account for this discrepancy, the City of Carmel-by-the-Sea can receive credits for the number of housing units

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entitled, permitted, or under construction since the beginning of the projection period, up to the data cutoff date for the writing of this Housing Element (December 31, 2024) and apply these to the RHNA. Accordingly, the units permitted in this 18-month period count toward the 2023-2031 Housing Element (6th Cycle) and are subtracted from the City's RHNA of 349 units.

Table C-2 provides a summary of the City's remaining RHNA obligations after accounting for eligible credits. Table C-3 lists "pipeline" projects, and includes three housing projects (totaling 23 units) and 45 ADUs that have earned approval for entitlements and/or permits and will begin construction during the 6th Cycle Housing Element. Therefore, the City has a remaining RHNA of 281 units for which the City must identify adequate sites.

Table C-2 Remaining RHNA

	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
2023–2031 RHNA	113	74	44	118	349
Units permitted between June 30, 2023 and December 31, 2024	13	13	13	29	68
Remaining RHNA	100	61	31	89	281

SOURCE: City of Carmel-by-the-Sea, Community Planning & Building Department

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Table C-3 Pipeline Projects

APN	Project Name	Zoning	General Plan	Area	Min. Density (du/ac)	VLI	LI	MI	AM	Tenure	Entitlement Status
010138003000 010138021000	Ulrika Plaza	SC	Core Commercial	0.37	33	--	--	--	12	Rental	Approved
010145012000 010145024000 010145023000	JB Pastor	SC	Core Commercial	0.27	33	--	--	--	8	Rental	Approved
010146010000	Scandia Lopez	CC	Core Commercial	0.09	33	--	--	--	3	Rental	Permitted
					Subtotal	**0**	**0**	**0**	**23**		
					ADUs	**13**	**13**	**13**	**6**	Rental	Approved/ Permitted/ Constructed
					Grand Total	**13**	**13**	**13**	**29**	**68**	

SOURCE: City of Carmel-by-the-Sea, 2025

NOTES: VLI = very low-income; LI = low-income; MI = moderate-income; AM = above moderate-income.

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Pipeline Projects

Ulrika Plaza

The Planning Commission approved the Ulrika Plaza project on August 9, 2023. On December 13, 2024, a building permit application was received for the project, which is slated to begin construction by the end of 2025. The 16,000-square-foot (0.37 acre) project site includes a 22,400 square foot mixed-use building with 9,000 square feet of ground-floor retail, 12 market rate residential units, and 28 parking spaces in an underground garage. The project density is 33 dwelling units per acre.

The project, previously known as Del Dono and Del Dono II, resulted from merging two 8,000-square-foot lots. In this first incarnation of the project, the original developer planned to construct a mixed-use building containing ground-floor commercial space and 16 residential units total (at a density of 44 dwelling units per acre). The project was approved and broke ground in 2019.A two-story commercial building with underground parking was demolished on the north lot, and a one-story commercial building with a surface parking lot was demolished on the south lot. The developer lost their funding during construction and the property was subsequently sold and redesigned as Ulrika Plaza.

This project is an example of the redevelopment of underutilized commercial buildings and a surface parking lot in the Service Commercial (SC) District. All land use entitlements have been obtained.

JB Pastor Building

The Planning Commission approved the JB Pastor project on April 9, 2025. The project site is a 12,000-square-foot (0.27 acre) commercial parcel. The site is composed of three (3) legal lots of record and is currently developed with a two-story, historic community room building, surface parking, a one-story commercial building, and a two-story mixed-use building (office & residential). The developer proposes demolishing all existing site improvements, excluding the historic community room, and constructing two (2), 2-story mixed use buildings totaling approximately 12,900 -square-feet with ground floor commercial space, eight (8) market rate second-floor apartments, and 12 on-site parking spaces. The project density is 29 dwelling units per acre.

This project is an example of the redevelopment of underutilized commercial properties, including a surface parking lot in the Service Commercial (SC) District.

Scandia Lopez/Hakim

The Planning Commission approved additions to the historic Percy Parkes Building for three (3) new residential units on July 13, 2022. The 4,000-square-foot (0.09 acres) project site includes a 2,750 square foot one-story historic commercial building. The project consists of a second floor

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addition to the existing commercial building and the construction of a two-story building in the courtyard behind the existing building. The project density is 33 dwelling units per acre.

This project is an example of additions to a one-story historic commercial building in the Central Commercial (CC) District to provide housing. The commercial tenant relocated to another retail space within the village prior to approval of the project. All land use entitlements have been obtained. No appeals of the project were filed. A building permit was issued in April 2025.

Accessory Dwelling Units

Between July 1, 2023 and December 31, 2024, the City has issued certificates of occupancy and building permits, and is in the process of reviewing additional ADU applications, for a total of 45 ADUs and JADUs as documented in the City's Housing Element Annual Progress Reports submitted to HCD. The City continues to see a strong interest in ADUs and expects that trend to continue throughout the planning period.

C.3 Regulatory Framework for Meeting the RHNA

The purpose of the Sites Inventory is to identify and analyze specific sites that are available and suitable for residential development in order to accommodate Carmel-by-the-Sea's assigned 349 housing units. The City is not responsible for building the housing, but must provide adequate capacity through land use policies and zoning regulation to accommodate the remaining RHNA.

Sites to Accommodate Lower-Income RHNA

Sites Used in Previous Planning Periods Housing Elements

Government Code Section 65583.2(c)

Each site includes information about whether it was used in a prior housing element planning period, if it is currently vacant, and the number of anticipated housing units by income category.

Appropriate Zoning

Government Code Section 65583.2(c)(3)

Under state law, the "default density" for suburban jurisdictions such as Carmel-by-the-Sea, is at least 20 dwelling units per acre. At this density a project site is deemed appropriate to accommodate lower-income housing. The General Plan designation that meets this prerequisite is Multi-Family Residential (and/or zoning at R-4), with a maximum density of 33 dwelling units per acre, or 44 dwelling units per acre with a local density bonus when affordable units are provided.

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Residential uses are also permitted in the City's CC, SC, and RC zones, up to 22 units per acre by right. Projects meeting the local Bonus Density incentive may reach 44 units per acre. A 100 percent affordable housing project may reach 88 units per acre, inclusive of all state and local bonuses

The City is implementing Program 3.1.G to change the maximum allowable density of 33 dwelling units per acre to a minimum density of 22 dwelling units per acre and a maximum allowable density of 40 units per acre in the Commercial (CC, SC, and RC) Districts and the Multi-Family Residential (R-4) District. Combining local and State density bonuses, the total capacity can reach 88 units per acre, representing a total combined local and State bonus of 120 percent. This will enable a higher yield of residential units, rather than larger units at a lower yield, which is likely to result in increased financial feasibility for the development of affordable units. In addition, the City is modifying the Municipal Code to broaden the eligibility for receiving up to a total of 88 du per acre, inclusive of all state and local bonuses, in commercial zones from 100 percent affordable housing projects to projects that qualify for the Mixed-Income Incentive Program.

Site Size

Government Code Section 65583.2(c)(2)(A), (B), and (C)

Several factors outside of the City of Carmel-by-the-Sea's control impact the availability and developability of land throughout the village. The incorporated area of Carmel-by-the-Sea is one-square-mile, bordered by Pescadero Canyon to the north and Carmel Bay to the west. The City is located entirely within the Coastal Zone and has a certified Local Coastal Program that complies with the policies of the California Coastal Act. It is also built-out and composed of small lot sizes. The original subdivision maps for the City (recorded in 1888 and 1902 established a grid pattern of commercial lots ranging in size from 2,500 square feet (0.057 acres) to 4,000 square feet (0.09 acres). While some parcels have been combined, many remain in their original configuration today.

No Net Loss

Government Code Section 65863

Through the eight-year RHNA planning period of the 6th Cycle Housing Element, pursuant to the State of California's No Net Loss Law, the City is required to identify an alternative site(s) if a site on the Sites Inventory is developed at a lesser ratio of lower-income units than planned. Program 1.1.A will regulate this requirement of No Net Loss for the 6th cycle (see Chapter 2).

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Reliance on Nonvacant Sites to Accommodate More than 50 Percent of the RHNA for Lower- Income Units

Government Code Section 65583.2(g)(2)

Per State law, when more than 50 percent of the sites intended to accommodate the RHNA for lower-income households are nonvacant sites, the resolution adopting the housing element must include findings stating that the uses on these sites are likely to be discontinued during the planning period and outline the factors used to make that determination.

C.4 Carmel-by-the-Sea Strategies for Meeting RHNA

To fully accommodate the remaining RHNA and to foster housing opportunities throughout the community, the City is pursuing the following strategies:

- Promote the development of Accessory Dwelling Units (ADUs)
- Facilitate the conversion of underperforming hotels into affordable housing
- Pursue the development of affordable housing on religious facility sites
- Facilitate conversion of underutilized commercial spaces into affordable live/work housing
- Incentivize mixed-income affordable projects downtown

Accessory Dwelling Units (ADUs)

Assumptions and Analysis

ADUs represent a significant opportunity for Carmel-by-the-Sea to provide affordable housing throughout the community. Pursuant to State law, local jurisdictions are able to project the number of ADUs over the eight-year planning period based on the demonstrated trend of recent ADU production. Between 2019 and 2024, the City issued building permits for 61 ADUs, with a sharply rising trend over the past two years, yielding an annual average of 10.2 units.

Table C-4 ADU Development Trends

	2019	2020	2021	2022	2023	2024	Average
Permitted ADUs	4	8	9	8	13	19	10.2

SOURCE: City of Carmel-by-the-Sea, Community Planning & Building Department

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Capacity During 6th Cycle Planning Period

Based on a historical average of 10 ADUs per year, the City estimates that 70 ADUs could be constructed over the remaining seven years (2025-2031) of the eight-year planning period. Using the HCD-approved income distribution of 30 percent very low income, 30 percent low income, 30 percent moderate income, and 10 percent above moderate income, ADUs are projected to contribute 21 very low income, 21 low income, 21 moderate income, and 7 above moderate income units to the City's future housing stock over the course of the planning period.

Proactive Efforts to Accelerate Affordable ADU Development

The City recognizes the significant potential role that ADUs can play in providing affordable housing. This Housing Element includes a program to accelerate the development of ADUs, particularly affordable ADUs, during the planning period. These efforts are designed to accelerate the City's ADU trend, which has already risen sharply in recent years. The City anticipates that this program will generate a potential 10 percent boost to its trends, resulting in an additional 7 ADUs, for a total of 77 ADUs over the remaining seven years (2025-2031) of the eight-year planning period.

Hotel Conversion to Affordable Housing

Assumptions and Analysis

Hotel-to-Residential Conversion Program (Hotel 'Key' Transfer) – How it Works

As noted in the description in Chapter 2, the goal of the Hotel-to-Residential Conversion Program is to incentivize hotel owners to convert underperforming hotels into mixed-income multifamily residential by allowing them to sell the "hotel keys" associated with the converted hotel rooms (which are particularly valuable in light of the cap on the number of hotel rooms in the City). The intention is to provide property owners that undertake conversion projects with an above market return by allowing them to "sell the property twice" – i.e., by combining the residual market value of the converted hotel and the market value of the hotel keys. The sample proforma below illustrates the mechanics.

Consider a hypothetical 19-room hotel property with an average daily rate (ADR) of $211 and a 68% occupancy rate, equating to $143 in revenue per available room (RevPAR). In relation to other hotels in Carmel-by-the-Sea, such a hotel would operate below the 16th percentile in terms of performance (see the following section), making it a prime candidate for the Hotel-to-Residential Conversion Program. Assume further that the hotel's 19 rooms are converted into 16mixed-income apartment units (a roughly 85% conversion ratio) with the following income distribution: 4very low, 4low, 4moderate, and 4 above moderate income. If a developer were to acquire the hotel from the existing

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hotel owner at a 6.00% cap rate for $5,887,283 and invest $1,600,000 in capital expenditures to convert the hotel rooms into apartments ($100,000 per unit), the developer's total cost basis would be $7,487,283. Assuming a projected net operating income of $302,717 and a cap rate of 6.00%, the former hotel (now apartments) would sell for $5,045,280, which would result in an approximately $2.4 million loss for the developer. However, when the proceeds from the sale of the 19 hotel keys is taken into consideration (an assumed $300,000 per key multiplied by 19 keys equals $5,700,000), the gross proceeds from the overall investment rises to $10,745,280, resulting in a total profit of $3.3 million and a return on investment (ROI)of approximately 44%. Such a return is substantially above market for a commercial real estate investment with this risk profile, and will generate a high degree of interest in the program on the part of developers and local hotel owners.

Table C-5 Proforma of Sample Hotel-to-Residential Conversion

	Project	Per Unit
Purchase price of hotel	$5,887,283	
Conversion costs	$1,600,000	$100,000
Total developer investment	**$7,487,283**	
Sale of converted hotel (now apartments)	$5,045,280	
Sale of hotel keys	$5,700,000	$300,000
Total developer return	**$10,745,280**	
Profit	**$3,257,997**	
Return on Investment (ROI)	**44%**	

Capacity During the 6th Cycle Planning Period

Identification of Hotel Room Opportunities

Based on data collected by the City from Transient Occupancy Tax (TOT) returns for Fiscal Year 2023-24, hospitality properties were graded on a curve (norm-referenced grading), based on revenue per available room or "RevPAR" **(**Table C-6**).**

Table C-6 Carmel Hotels Grouped by Performance (RevPAR)

	RevPAR	Hotels	Rooms	Rooms % of Total
Group 1	$331 - $466	7	117	12%
Group 2	$287 - $313	12	287	30%
Group 3	$188 - $231	8	169	18%
Group 4	$155 - $184	8	239	25%
Group 5	$100 - $140	7	140	15%
Total		**42**	**952**	

Groups 4 and 5 in the table above include properties whose revenue per available room (RevPAR) falls between 0.5 and 1.5 standard deviations below the market average. Specifically, with a market average RevPAR of $231.31 and a standard deviation of $87.56, this range encompasses properties with RevPARs between approximately $100 and $184. These hotels are considered underperformers relative to the broader market and operate below the 16th percentile of market performance. All told, there are 15 hotels that are underperforming (i.e., in groups 4 and 5). These underperforming hotels have 379 total rooms, representing approximately 40 percent of Carmel's total hotel room inventory.

Table C-7 Carmel Hotels and Hotel Room Inventory

APN	Address	Overnight Visitor Accommodation Establishment Name	No. of Rooms
010148015000	Dolores & 8th	Adobe Inn	20
010095010000	Junipero between 5th & 6th	Best Western Carmel Bay View Inn	56
010136023000	5th & San Carlos	Best Western Carmel's Townhouse Lodge	28
010131011000	San Carlos between 4th & 5th	Briarwood Inn	12
010131013000	E/S San Carlos between 4th & 5th	Briarwood Inn II/Holland Court Inn	11
010136022000	San Carlos between 4th & 5th	Candle Light Inn	20
010286015000	San Antonio & 13th	Carmel Beach Hotel & Spa	22
010268008000	San Antonio & 8th	Carmel Cottage Inn LLC	5
010124009000	SE Dolores & 3rd	Carmel Country Inn LLC	12
010136021000	San Carlos @ 4th	Carmel Fireplace Inn	22
010104002000	4th & Torres	Carmel Garden Inn	10
010195501500	7th & Casanova	Carmel Green Lantern Inn	17
010097007000	Junipero & 5th	Carmel Inn & Suites	20
010097018000	Mission & 5th	Carmel Oaks	17

APN	Address	Overnight Visitor Accommodation Establishment Name	No. of Rooms
010021024000 010021025000 010021002000 010021003000 010021026000 010021027000 010021028000 010021029000	Carpenter between 1st & 2nd	Carmel Resort Inn	30
010094002000	Ocean & Junipero	Carmel Village Inn/Le Petit Pali	34
010123005000	4th @ Mission Street	Carmel Wayfarer Inn	17
010087002000	Junipero between 7th & 8th	Carriage House Inn	13
010142002000	San Carlos @ 7th	Coachman's Inn	30
010094001000	Torres & Ocean Ave	Comfort Inn Carmel by the Sea	19
010147008000	7th & Lincoln Ave	Cypress Inn	44
010287008000	San Antonio, 4 SE of 13th	Edgemere Cottages	Closed
010085005000	SW Ocean/Torres	Forest Lodge	4
010124001000 010124014000	2 NW of 4th on San Carlos	Hofsas House	37
010109015000	SWC 3rd & Junipero	Horizon Inn	20
010123014000	4th & San Carlos	Hotel Carmel	27
010191005000	Monte Verde @ 7th	L'Auberge Carmel	20
010264006000	8th & Camino Real	La Playa Hotel	75
010261014000	SE Camino Real & Ocean	Lamplighter Inn	6
010214032000	Ocean @ Monte Verde	Lobos Lodge	30
010196027000	Monte Verde & 7th	Monte Verde Inn	10
010201013000	Monte Verde @ 7th	Monte Verde Inn East	7
010019061000	Ocean & Monte Verde	Normandy Inn	48
010104005000	SEC 3rd & Junipero	Ocean View Lodge	6
010273014000	Camino Real between 11th & 12th	Sea View Inn	8*** see note
010131025000	San Carlos at 5th	Stilwell Hotel	42** see note
010261015000	Camino Real 2 SE of Ocean	Sunset House	5
010124012000	4th & San Carlos	Svendsgaard's Inn	35
010214029000	Monte Verde & 6th	Tally-Ho Inn	12
010087003000	Junipero between 7th & 8th	The Hideaway/Le Petit Pali @ 8th	24
010148007000	NE Corner Lincoln & 8th	The Homestead	12
010213003000	Ocean between Lincoln/Monte Verde	The Pine Inn	49
010109016000	Mission @ 3rd Ave	Tradewinds Carmel	28
010136016000	Dolores & 7th	Vagabond House	13
010087013000	7th & Mission	Wayside Inn	22

Note:Hotels organized in alphabetical order.

**Closed for remodel to Stilwell hotel during data gathering and not included in program analysis.

***B&B – not included in program analysis.

Developer Interest

In recent months the City and members of the AHA Group have conducted several meetings with hotel owners, affordable housing developers, and hotel developers. These groups have expressed strong interest in this program. The following is a recap of some of those meetings:

10/22/24 - Met with an affordable housing developer who has extensive experience developing, building, owning, and operating low income housing. This company was involved in the development of Trevvett Court, a 14-unit affordable development located across from the Post Office in downtown Carmel, and managed by the Carmel Foundation. More recently this developer has completed an affordable housing project in Monterey. The developer provided input on the City's proposed incentives and expressed interest in participating in the program.

11/14/24 - Met with an affordable housing developer who has in-depth experience with affordable employee housing in the agricultural industry. Similarities between agricultural employee housing and our Hotel-to-Residential Conversion Program were discussed. The developer also provided input on which types of incentives were most attractive and expressed interest in the program

12/19/24 - We met with a real estate investment and development firm that specializes in hospitality. Their business model is to identify, purchase, and reposition an existing hotel, and then build affordable employee housing as part of the property. They invest in local affordable housing for the community workforce. The firm stated that they are very interested in the program, and are actively looking for projects in Carmel-by-the-Sea for when the program comes online.

Capacity Calculations

Overall, there are 379 hotel rooms in the 15 underperforming hotels in Groups 4 and 5 in **Table C-6**. The City anticipates that some hotel rooms may need to be merged when converting to apartments, particularly in order to create higher bedroom count units. Assuming a 15-percent discount when converting from hotel rooms to apartments, the 379 hotel rooms could potentially yield 322 total units.

The City's proposed program would require that at least 75 percent of the converted units become deed-restricted affordable units. More specifically, the proposed income distribution is: 25 percent very low income; 25 percent low income; 25 percent moderate income; and 25 percent above moderate income.

While initial outreach efforts have generated overwhelming support and interest, the City recognizes that not all hotels within Groups 4 and 5 would pursue this option during this Housing Element cycle.. Based on discussions with market rate and affordable housing developers, hotel operators, and commercial brokers, a more conservative estimate is that 50 percent of the hotel rooms would be converted to mixed-income housing through this program. Therefore, with the conservative assumptions of a 15 percent reduction in the number of hotel rooms with potential to convert to

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housing units (379 to 322), and then a further 50 percent reduction on those expected to convert during the 6th cycle Housing Element planning period (322 to 161), the City is assuming that 161 housing units could result from this program in the 6th cycle.

Table C-7 Hotel Room Conversion Potential

	Rooms/Units
Hotel Rooms within Groups 4 and 5	379
Hotel Rooms to Housing Units Conversion (85 percent)	322
Hotel Conversions During 6th Cycle Planning Period (50 percent)	**161**
Income Mix	
Very Low Income (25 percent)	40
Low Income (25 percent)	40
Moderate Income (25 percent)	40
Above Moderate Income (25 percent)	41

Affordable Housing on Religious Facility Properties

Capacity During 6th Cycle Planning Period

Owner Interest

The City engaged with the five churches in the community and received strong interest in exploring opportunities to develop affordable housing.

On November 19, 2024, the Affordable Housing Alternatives (AHA) Group hosted the Faith & Homes community meeting at the Sunset Center. Representatives from all five Carmel-by-the-Sea churches attended the meeting and showed interest in the group's effort to integrate workforce housing throughout the community. Also in attendance were architects and developers interested in partnering with AHA and the church community to facilitate housing in Carmel. The program included presenters from various backgrounds and disciplines, all speaking with a focus on the goal of finding ways to make development of affordable housing on church sites easier.

Following the meeting, the AHA Group reached out via email to provide church representatives with additional resources and offered to meet again with representatives from individual churches to answer follow-up questions.

Two members of the AHA group formed a subcommittee to focus on engagement with the church community. In coordination with City staff, a regulatory analysis of the five church properties was undertaken to provide churches with a better understanding of the opportunities available for housing development on their sites. The analysis included a summary of state legislation and local regulations applicable to properties owned by religious institutions. The goal was to give local

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churches a head start on their planning efforts as they approach design professionals to start sketching out possibilities.

On March 5, 2025, AHA and city staff met with representatives of the First Church of Christ Scientist to provide a tailored regulatory analysis of their 0.64 acre property to facilitate the development of a housing project under Senate Bill 4. The church's existing sanctuary is too large for their congregation's current needs and they are looking to downsize their facility. They would like to give back to the community by developing the underutilized portions of their property as housing.

On March 7, 2025, AHA and City staff met with representatives of the All Saints Episcopal Church to provide a tailored regulatory analysis of their 1 acre property to facilitate the development of a housing project under Senate Bill 4. The church currently operates a day school in Monterey County and has considered building housing for its teachers, as well as other local workers, on a portion of its property.

On April 1, 2025, AHA and City staff met with representatives of the Church of the Wayfarer to provide a tailored regulatory analysis of their 0.37-acre property. This religious institution is located in a commercial zoning district and is permitted a higher density of up to a total of 88 du/ac, inclusive of all state and local bonuses, than what is possible under SB 4. The church is considering both adaptive reuse of existing buildings and demolition and reconstruction of portions of its site.

To assist the churches in understanding their potential for development, the City conducted a preliminary site analysis for each church property. Churches may choose to pursue any of these options, other related options, or any combination thereof:

- Multifamily housing
- Transitional housing
- Supportive housing
- Single-room occupancy housing

To qualify for SB 4, 100 percent of the units must be affordable and deed-restricted for 55 years. Up to 20 percent of the units may be rented to moderate-income households, and up to 5 percent (per State law) may be occupied by church staff.

Capacity Calculation

For residentially zoned properties, SB 4 allows the church properties to develop housing at the State-established default density for lower income housing (20 units per acre for Carmel), without the need to rezone or amend the General Plan. The City estimates capacity based on gross density,

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allowing a flexible approach to accommodating housing. The churches could pursue a combination of infilling, and adaptive reuse to maximize the number of units on site.

Table C-8 Affordable Housing Potential on Church Properties

Church Address	APNs	Site Size	Zoning	Allowable Density	Height	Estimated Capacity (Excluding Density Bonus)
All Saints' Episcopal SWC Dolores Street & 9th Avenue	010-157-013	1.01	R1	20 du/acc	2-Story 24 feet	20
First Church of Christian Science Monte Verde 2 NE of 6th Ave	010-212-004 010-212-021 010-212-026 010-212-027 010-212-028 010-212-029 010-212-030	0.64	R1	20 du/ac	2-Story 24 feet	13
Church of the Wayfarer NWC Lincoln & 7th Avenue	010-191-002	0.37	RC	88 du/ac	2-Story 26 feet	32
Total		**2.02**				**65**

Downtown Carmel

Characteristics and Underutilization

Affordable Housing on Small Lots

While State law assumes sites 0.5 acre or larger are feasible for the development of affordable housing for lower income households, Carmel, by virtue of its original street grid, is primarily composed of small 4,000-square-foot lots. However, downtown Carmel does have a large number of 8,000 square feet lots (0.18 acre), which have been formed over the years through the merging of two 4,000-square-foot lots. As illustrated in Table C-9, excluding hotels, existing multifamily housing, and cultural and recreational facilities, Carmel has 36 lots of 8,000 square feet in size.

Table C-9 Distribution of Lot Sizes

Lot Size	# of Parcels
<4,000 sf	120
4,001 to 7,999 sf	50
8,000 to 8,700 sf	36
10,000 to 12,000 sf	4
12,001 to 16,000 sf	3
>21,780 sf (0.5 acre)	1

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Carmel, along with many similar communities, has achieved affordable housing on sites smaller than 0.5 acre. In exploring the feasibility of building affordable housing on small lots, the City has reviewed numerous Housing Elements of:

- Small communities of similar size as Carmel
- Coastal communities with similar market conditions and characteristics

This search yielded many examples of affordable housing projects on sites smaller than 0.5 acre. However, in citing these examples in the Carmel Housing Element, the City only considered projects that are:

- Recent projects (within five years) that can demonstrate recent development trends
- Projects that received credits toward the 6th RHNA for the respective jurisdictions
- Projects on small sites that approximate typical Carmel parcel sizes

As shown in **Table C-10**, affordable housing has been achieved on small sites in the region. For those projects that most closely approximate Carmel lot sizes, an average of 32 percent affordable units was achieved. The density range of these projects span a wide spectrum from fairly low density (15 units per acre) to higher high densities at about 100 units per acre.

Table C-10 Affordable Housing Projects on Small Sites

City	Project	Site Size (Acres)	Estimated Density	Very Low/ Low	Moderate	Above Moderate	% Lower Income
Monterey	480 Cannery Row	0.15	407	11	0	50	22%
Monterey	449 Alvarado St	0.30	90	7	0	27	21%
Santa Cruz	2120 Mission St	0.22	64	3	0	11	21%
Santa Barbara	21 E. Anapamu	0.10	120	12	0	0	100%
Santa Barbara	116 E. Cota	0.25	116	28	0	1	97%
Pacific Grove	301 Grand Ave	0.17	65	3	0	8	27%
St. Helena	963 Hope St	0.19	26	4	1	0	80%
Ojai	408-410 Montgomery St	0.20	15	3	0	0	100%

In Carmel, a project called "Trevvett Court" was built in 2010 on an 8,000-square-foot lot at a density of 76 units per acre and an FAR of 1.09 to achieve 14 affordable units. The project is owned and managed by the Carmel Foundation and was developed without any public funding. However, the requirement for 100 percent affordable housing to qualify for the enhanced density at 88 units per acre represents an obstacle for affordable housing development. To address this impediment, the City will be amending the Municipal Code to reduce the affordable housing requirement (tentatively proposed to be 30 percent) .

Figure C-2 Trevvett Court

Methodology for Identifying Underutilized Properties in Downtown

Downtown Safari

To identify properties with potential to introduce housing in downtown Carmel via adaptive reuse/conversion, infilling, or redevelopment, AHA mobilized its members to conduct a detailed "safari" of all properties in downtown Carmel. The safaris were a highly organized, boots on the ground undertaking that saw 17 volunteers canvassing the entire commercial district of the City to collect a specific set of property data. These volunteers, utilizing a mobile app, catalogued 218 properties and nearly 1,000 leasable spaces, collecting unique data for each site including things like current use, vacancy status, and property condition to help better understand housing development potential.

Objective Criteria for Identifying Underutilized Properties

The City uses a number of characteristics to narrow down properties with redevelopment and adaptive reuse potential. These include:

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- *Owner Interest:* Expressed interest of property owners to pursue residential uses. This represents a key consideration for redevelopment or adaptive reuse to include residential uses.
- *Utilization:* Vacancy is >10 percent of total leasable spaces OR vacancy + underutilized spaces >20 percent of total leasable spaces.
- *Age of Structure:* Buildings older than 35 years (built prior to 1990) typically require major system upgrades and are not ADA-compliant. Retrofitting existing structures to meet current ADA standards is usually cost prohibitive or even physically not feasible. Buildings that face such financial or physical constraints rarely invest significantly for modernization or systems upgrades, rendering the buildings progressively not suitable for current trends.
- *Conditions of Structure:* AHA members conducted a visual survey of building conditions. Structures that are rated C4, C5, and C6 are considered in less than desirable conditions:
    - *C4 (Maintained, But Requires Minor Repairs)* - The property improvements show slight deferred maintenance and minor physical decline from regular wear and tear. The structure has been fairly well-kept but needs cosmetic and/or minor repairs.
    - *C5 (Functional, But Requires Repairs or Rehabilitation)* – Property has not been adequately maintained but is functional. Does not have any significant safety concerns. The structure shows noticeable deferred maintenance and needs substantial repairs. While the functional utility and overall livability are somewhat diminished, the structure remains usable and functional as a residential dwelling.
    - *C6 (Poorly Maintained with Significant Damage)* – Property has been poorly maintained. The improvements suffer from significant damage or deferred maintenance, with defects severe enough to impact safety, soundness, or structural integrity. Substantial repairs and rehab are required, encompassing many or most major building components.
- *FAR or Building Height Index:* <=50 percent of allowable FAR, indicating a substantial potential for increasing the leasable/saleable areas
- *Improvement to Land Value Ratio:* <1.0, indicating the value of improvements (structures) is less than the value of land.

Communities often use similar factors in identifying nonvacant sites with potential for redevelopment. The factors used by Carmel are similar to those used by other communities in the coastal region.

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Table C-11 Regional Redevelopment Trends

	Carmel	Capitola	Santa Barbara	Seaside
Vacancy	>10%	---	---	---
Building Conditions	Requiring repairs to significant damage	---	---	---
Age of Structure	35+ Years	---	---	30+ Years
FAR	<=50%	<=50%	---	<= 30%
Improvement to Land Value Ratio	<1.0	<1.0	<2.01	<0.5

Based on location, the City further identifies the viable properties based on opportunities for live/work units versus the City's new Mixed Income Incentive Program, which allows projects to reach up to a total of 88 du/ac inclusive of all state and local bonuses if affordable components are included (tentatively proposed at 30 percent).

In selecting sites that are feasible for additional residential uses (either redevelopment or adaptive reuse), the City follows these rules:

- *Live/Work Units* – This unit type is created primarily from the conversion of existing space. As such, among the factors discussed above, FAR or Building Height Index is not critical because the City's methodology for projecting the potential unit yield does not assume increasing building space. Therefore, a property meeting three of the four factors would qualify a property as a viable site.
- *MIIP (Redevelopment)* – In contrast to live/work units, for redevelopment projects, the ability for the developer to double the building square footage or height is an attractive factor. Therefore, FAR or Building Height Index is included as one of the factors for consideration. A property meeting three of the five factors would qualify a property as a viable site.

Downtown Live/Work Units

Assumptions and Analysis

In cataloguing leasable spaces downtown, the resident volunteers on the Safari teams identified 266 off-street, upper story, or peripherally located storefronts that were either vacant or under-utilized. The lack of demand for this off-street space translates into surprisingly low rents. The market for commercial space in downtown Carmel has two tiers: the spaces with frontage on main streets, such as Ocean Avenue, which command eye-popping rents (often in excess of $7.00 per square foot NNN), and these less desirable off-street spaces, which have surprisingly low rents (typically $1.50 to $2.00 per square foot NNN). Carmel does not currently allow a live/work use–i.e., a dual purpose space where someone lives and operates a business in the same unit–but if it did, the commercial rents for these off-street commercial spaces are so low, that in most cases, a property owner could

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actually command a higher rent by renting these spaces as deed-restricted affordable live/work units than as strictly commercial space.

As an example, consider a 350 square foot off-street or upper story commercial space. As a purely commercial use, that space would rent for $1.50 to $2.00 per square foot. For the purposes of this illustration, let us assume the more conservative $2.00 per square foot figure, which equates to $700 per month. By contrast, if that same space were converted into a live/work space and deed restricted at a rental rate affordable to a low-income household, the property owner could charge approximately $1,629 per month, or 233% more. Even if the space were converted into a live/work unit affordable to a very low-income household, the property owner would still be able to charge a meaningfully higher rent–$934 vs. $700. The conclusion is striking: a property owner could make more money renting a small, impaired commercial space in downtown Carmel as an affordable live/work unit than as a strictly commercial space. **Table C-12** extends this analysis to commercial spaces of various sizes, demonstrating the overall economic viability of the proposed program.

Table C-12 Rent Comparison – Residential versus Commercial

Downtown Carmel-by-the-Sea Live / Work Feasibility Analysis	1 Person Household			
	250 sf	350 sf	450 sf	550 sf
Moderate Income				
Max affordable live/work rent ***(net of Utility Allowance)***	**$1,943**	**$1,943**	**$1,922**	**$1,922**
Current market rate commercial rent @ $2/sf	$500	$700	$900	$1,100
Low Income				
Max affordable live/work rent ***(net of Utility Allowance)***	**$1,629**	**$1,629**	**$1,608**	**$1,608**
Current market rate commercial rent @ $2/sf	$500	$700	$900	$1,100
Very Low Income				
Max affordable live/work rent ***(net of Utility Allowance)***	**$934**	**$934**	**$913**	**$913**
Current market rate commercial rent @ $2/sf	$500	$700	$900	$1,100

The Housing Element includes a program to incentivize the conversion of these underutilized spaces into work/live units, provided that the units would be deed restricted as affordable housing for lower income households. Figure C-3 provides examples of underutilized commercial spaces in Carmel and Figure C-4 illustrates the conversion potential of such spaces into work/live units. These illustrations were developed by local architects who are familiar the City's development regulations. This particular case study is located in the CC zone. The property is a two-story building on a 4,000-square-foot lot, with 3,963 square feet of building area. Eight live/work units could be achieved by converting about 3,200 square feet into units between 350 and 430 square feet, while retaining a portion of the existing commercial space.

Figure C-3 Examples of Underutilized Commercial Spaces

Capacity During 6th Cycle Planning Period

Downtown Carmel has a number of examples of an unusual building type that contains multiple, compact, commercial spaces, often arrayed along a narrow passageway or courtyard off the main pedestrian sidewalk. These Carmel compact commercial types would be suitable for full conversion of all their units from work to live/work – making them a live/work site. Downtown Carmel also has a number of conventional commercial or mixed-use buildings that have one or more compact commercial units within the larger building and these, too, would be suitable for conversion from work to live/work – making them scattered live/work units.

Overall, the safari efforts identified 20 properties appropriate for work/live sites, and many more properties that could host live/work units. A total of 259 vacant or underutilized spaces were identified. Specifically, five of the identified sites have expressed owner interest to pursue housing by

converting the existing leasable commercial spaces into work/live units. Based on the number of leasable spaces, excluding spaces with prime street frontage, existing residences, and local knowledge of feasibility/probability by AHA members, the City estimates at least 148 work/live units can be achieved. Conservatively, the City anticipates only 50 percent of these spaces (85 units, rounding up at each property) would be converted during the 6th cycle Housing Element planning period. Such converted units would be required to be deed restricted as housing affordable to lower income households (43 very low income and 42 low income).

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Figure C-4 Work/Live Adaptive Re-Use Case Study

Table C-13 Properties with Live/Work Potential

APN	Property Name	GP/ Zoning	Property Owner Interest	Condition	Year Built	Improvement Land Value Ratio	Potential Live/Work Spaces	Conversion Rate Applied	Total Potential Units
010-132-003	Tejido Building	CC	No	C4	1973	1.26	10	50%	5
010-135-012	Hogsbreath passage	CC	No	C5	1963	0.88	6	50%	3
010-135-026	**Serena Court**	**CC**	**Yes**	**C4**	**1972**	**0.69**	**7**	100%	7
010-142-005	Heather Glen Court	RC	NO	C4	1983	2.01	6	50%	3
010-145-021	**Adam Jeselnick Architecture Building**	**RC**	**Yes**	**C4**	**1977**	**0.66**	**5**	100%	5
010-146-017	Doud Arcade	CC	No	C5	1930	2.02	12	50%	6
010-131-027	**Villa Carmel mixed use**	**RC**	**Yes**	**C4**	**1987**	**0.66**	**13**	100%	13
010-142-006	**Sunset Terrace**	**RC**	**Yes**	**C5**	**1973**	**0.54**	**10**	100%	10
010-132-006	May Court	CC	No	C5	1949	1.09	6	50%	3
010-135-007	Faux tudor with private courtyard	CC	No	C4	1984	2.11	9	50%	5
010-135-028	**Eastwood Building**	**SC**	**Yes**	**C4**	**1972**	**0.69**	**8**	100%	8
010-138-010	El Prado de Su Vecino	SC	Yes	C4	1968	1.07	10	50%	10
010-138-011	Cortile San Remo	SC	No	C5	1978	0.89	8	50%	4
010-145-001	Hampton Court	SC	No	C4	1982	0.86	6	50%	3
Totals							116		85

Note: The discounted number of units for conversion potential is purely for RHNA purposes. Each property can pursue conversion of all spaces.

Opportunities for the Mixed Income Incentives Program

Overall, the Safari efforts identified 20 properties at least 8,000 square feet in size and appropriate for redevelopment/infill to provide housing units on site. These properties meet at least three of the factors used to determine suitability, and at 88 units per acre, these properties have a potential yield of 385 units. If following the Trevvett Court model (at 76 units per acre), these properties could accommodate 320 units.

However, to diversify the City's strategies for the 6th cycle RHNA, this Housing Element includes only the three properties with expressed owner interest for redevelopment. These three properties have a combined capacity of 27 units at 40 units per acre (the maximum allowable density, excluding density bonus), with an income distribution of 3 very low income, 3 low income, 3 moderate income, and 21 above moderate income units (30 percent lower and moderate income).

Case Study Analysis

Trevvett Court (a recent 100% affordable housing site on a 8,000 square feet lot with 14 units – for a density of 76du/acre) is a single-use senior residence. Both to test the feasibility of even higher densities on similar lots and the feasibility of introducing street-front commercial uses, which are mandatory in some downtown areas, local architects volunteered pro bono analytical services. They studied typical midblock and corner lots both with and without considering parking facilities, as new-builds or re-use projects, and with an eye toward providing a mix of apartment sizes, including family units. Their research showed that within current allowable building envelopes, densities of up to 88 du/acre are possible throughout all downtown zones, even when including street front commercial space (See Figure C-5).

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Table C-14 Mixed Income Incentive Program Sites

APN	Property Name	GP/ Zoning	Property Owner Interest	Utilization (% Vacant or Under-utilized)	Condition	Year Built	Improvement-Land Value Ratio	FAR or Height Index	Units (40 du/ac)
010-138-020	Su Vecino Court	CC	Yes	0%	C4	1963	55	No	9
010-191-001	Cottage Restaurant Complex	CC	Yes	0%	C6	1940	.72	Yes	9
010-142-001	GBG building	SC	Yes	0%	C3	1975	.51	Yes	9
	Total								**27**

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Additional Opportunities for Housing

In addition to the various opportunities presented in previous sections, the City also has a number of scattered sites where additional housing could be accommodated. These sites total 56 additional units, including 2 low income and 54 above moderate income units. Detailed descriptions of these sites are included in subsection C.6.

Nonvacant Site Analysis Methodology

Government Code Section 65583.2(g)(2)

Existing Uses

Each site included in the Site Inventory has been selected by the City based on its perceived developability and/or expressed interest by a property owner. All zoning districts within the city allow residential uses.

Many sites included in the Sites Inventory are zoned commercial. This is in part, a result of the City's Municipal Code requirement that all newly constructed second-story floor area, including area in new buildings, remodeled buildings and replacement, rebuilt or reconstructed buildings, to be occupied by residential dwellings only and shall not be used for any commercial land use (CMC 17.14.050F). Currently, the Commercial District has a number of vacant spaces in need of remodeling and building code updates. Timing is ripe for redevelopment and/or second story additions to accommodate residential units, as remodels and repairs are currently being undertaken and are expected to continue.

These residential unit requirements have not been an impediment to development in the commercial district, and have successfully resulted in two-story structures that support residential development on the second floor and commercial on the ground floor. The City has not received applications or requests for single-story developments in the commercial district. This is in part due to land value and the cost of construction, which does not support the development of single-story commercial buildings in Carmel-by-the-Sea. The City's effort to support mixed-use development has been a strategy to encourage the development of housing, despite its built-out nature. Many commercial property owners have expressed interest in converting underutilized second floor office space to residential use or constructing a second story to accommodate residential units. To this end, there are several programs in Chapter 2 that seek to take advantage of this emerging opportunity by leveraging the in-depth analytical data collected by the AHA safari efforts including Programs 1.1.C (Live/Work Housing), 1.1.D (Mixed Income Incentive), and 1.1.E (Affordable Housing on Religious Facility Properties).

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A goal in selecting sites has been to minimize displacement. For many sites, the expectation that housing will be developed in the future is based on receipt of property owner interest in adding a second story to existing commercial structures to develop residential units. Conversion of overnight visitor serving units either through redeveloped housing sites (Program 1.1.F: Hotel to Residential Development) or construction of on-site employee housing (Program 1.1.G: Employee Housing) is another viable strategy that the City is employing to develop residential units due to actual interest. In addition, the conversion of downtown office space and parking lots appears to have a strong possibility of yielding residential units (Program 2.1.A: Incentives for Mixed Use Development and Program 2.3.A: Preserve and Increase Upper Floor Residential Use).

While the City does not anticipate the displacement of low- or very low-income households, the City is prepared to comply with the requirements of Government Code section 65915, subdivision (c)(3). Program 2.1.C in Chapter 2 will be in effect to require replacement housing units subject to the requirements of the Government Code. Additionally, CMC 17.14.050.A prohibits the conversion or demolition of an existing residential unit unless replacement housing is provided subject to the findings in 17.64.070.

Development Trends

Historically, residential development in Carmel-by-the-Sea has been most feasible using densities ranging between 22-33 dwelling units per acre. Development trends in the City reveal successful residential development in the commercial district primarily through office conversion and second- story additions for residential units. In the last 10 years, the City has not had any one-story developments in the commercial districts. All new construction in the commercial districts has consisted of two- story buildings with second-floor residential use (as required in CMC Section 17.14.050.F).

This has been a successful strategy utilized by the City to enable the development of residential units within the constraints of limited developable land. The following projects are examples of 5th cycle residential development in Carmel-by-the-Sea, which have been considered in determining the realistic capacity of sites identified in the Site Inventory.

Some of the most recent mixed-use development projects include:

Great Valley Holdings/Clark Apartments: In 2020, the Planning Commission approved the construction of a new two-story mixed-use building. The 3,600-square-foot site contained a 2,200- square-foot two-story commercial building with surface parking. The project consisted of demolishing the existing building and constructing a new 3,500-square-foot two-story mixed-use building for a ground-floor restaurant and two second-floor rental apartment units. The building was previously occupied on both floors by a restaurant and had been vacant for a few years. The project density is 25 dwelling units per acre.

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This project is an example of redeveloping an underutilized site with a new two-story mixed-use building in the Service Commercial (SC) District. No appeals of the project were filed. The project has been constructed and received final occupancy.

Schultz: In 2020 the Community Planning & Building Director approved an interior and exterior remodel of a commercial space in a 4,500-square-foot multi-tenant two-story mixed-use building in the Service Commercial (SC) District for the conversion of second-floor commercial space to a 1,160-square-foot apartment. The property is 4,000 square feet (0.09 acres). The residential density on this mixed-use parcel is 22 du/acre.

Parashis: In 2020 the Community Planning & Building Director approved minor exterior alterations to a 6,700-square-foot two-story commercial building in the Central Commercial (CC) District to facilitate the conversion of second-floor office space to a 2,118-square-foot apartment. The property is 6,400 square feet (0.15 acres). The residential density on this mixed-use parcel is 7 du/acre. Other past mixed-use development projects are shown in **Table C-15**.

Table C-15 Past Mixed-Use Development Projects

Project Name	Year Approved	Zoning District	Lot Size (s.f.)	Residential Spaces	Units Per Acre
Del Dono	2016	SC	8,000	8	44
Fink Condominium	2017	CC	4,000	1	11
Lincoln Lane	2018	SC	8,000	2	11
Marliz Estate	2018	CC	2,750	1	17
Brigantino	2018	RC	3,500	2	25
MDC Real Estate	2018	CC	4,000	1	11
Brosche Building	2019	CC	3,470	2	28
Flint-Herman Residence	2019	RC	3,500	1	25
Der Ling Building	2019	CC	3,000	1	16

While many of the projects listed above utilized densities between 22-33 dwelling units per acre, some developed at 44 dwelling units per acre (Del Dono I and Del Dono II) and a few developed below 20 dwelling units per acre (Fink Condominium; Lincoln Lane; MDC Real Estate; Marliz Estate; Der Ling Building; and Parashis). Additionally, all but one of the projects listed above are less than 0.5 acres. These factors were taken into consideration when determining appropriate densities to apply to the Sites Inventory, and supports the City's decision to amend the base zoning for the commercial zoning districts (SC, RC, and CC) and the multi-family residential district (R-4) to

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establish a minimum density of 33 dwelling units per acre. The intention of this zoning code amendment is to facilitate the development of residential units at a higher yield, rather than enabling the development of larger units at a lower yield.

Considerations for Capacity Analysis

Dry Utilities and Water Capacity

Current or planned availability and accessibility of sufficient water, sewer, and dry utilities has also been considered and reported for each site. All sites have sufficient dry utilities. Program 1.2.A has been included to grant priority water and sewer services to proposed developments that include units affordable to lower-income households now that On January 27, 2025, the Monterey Peninsula Water Management District (MPWMD) adopted Ordinance 197 allocating 14 acre feet of water to the City (see Chapter 2).

Site Typology

Government Code Section 65583.2 (c)

This housing plan and Site Inventory provides capacity for a variety of housing types; including multi-family rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. The Zoning Ordinance and General Plan for the sites allow the housing types listed above. Figure C-2 illustrates the anticipated housing development types included in this site inventory.

To enable the development of a variety of housing types, the City has expanded possible options for property owners to construct, rehabilitate, convert, or add to an existing single-story structure including:

- Zoning changes included with Program 1.1.F in Chapter 2 that incentivize existing overnight visitor accommodation sites to be converted into multi-family housing units; and
- Zoning changes with Program 1.1.G in Chapter 2 that incentivize the constriction of employee housing units at overnight visitor accommodation sites
- Zoning changes with Program 1.1.C in Chapter 2 that incentivize the development of "Live/Work" units in underutilized commercial spaces.

Adjustment Factors for Realistic Capacity

Government Code Section 65583.2(c)(2)

Land use controls and site improvement requirements have been analyzed for constraints within

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Appendix B – Housing Constraints, and necessary changes to the review process are included as programs within Chapter 2 – Goals, Policies and Programs. Additionally, the City will amend the Municipal Code base zoning for the commercial zoning districts (SC, RC, and CC) and the multi-family residential (R-4) zoning district to establish a minimum density of 22 dwelling units per acre and a maximum allowable density of 40 units per acre, with a total capacity of 88 units per acre inclusive of local and State density bonuses, to increase the potential yield of residential units. The realistic development capacity for the sites begins with assuming those process changes to be in place by or prior to July 2025. Generally, the following adjustment factors have been considered for determining realistic capacity of the sites:

- Site geometry and on-site improvements;
- Age of structures and building conditions
- Vacancy and under-utilization;
- Improvement-to-land value ratio; and
- Building height and FAR index.

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Table C-16 Additional Scattered Siteus

Site #	Location (Reference to ECO NW Study)	APN	Zoning	General Plan	Acreage	Applied Density (DU/AC)	Minimum Capacity	Very Low	Low	Moderate	Above Moderate
Primary Underutilized Sites											
11	Forest Cottages Specific Plan, NE Corner of Ocean & Mountain View	010085004000 010085005000 010085003000	R-1	SFR	0.30	20	6	--	2	--	4
		Subtotal Primary Underutilized Sites			**0.30**		**6**	**0**	**2**	**0**	**4**
Sites Recycled from 5th Cycle											
12	Court of the Fountains NW Corner Mission & 7th	010141003000	CC	CC	0.37	33	12	--	--	--	12
13	First American Title 7th 2 SW of Mission	010142013000	SC	CC	0.07	33	2	--	--	--	2
14	Office building NE Corner Monte Verde & 7th	010191004000	RC	RC	0.07	33	2	--	--	--	2
15	Yafa NW Corner Junipero & 5th	010097007000	SC	CC	0.18	33	5	--	--	--	5
16	Three Garages Site (#7)	010098004000	SC	CC	0.11	33	3	--	--	--	3
17	Carmel Realty Office Site (#4) NE Corner 8th & Delores	010145008000	RC	RC	0.19	33	6	--	--	--	6
18	(Parashis) Millard Building NW Corner Dolores & 6th	010138006000	CC	CC	0.13	33	4	--	--	--	4
19	The Agency NW Corner Ocean & Dolores	010139001000	CC	CC	0.09	33	2	--	--	--	2
21	Enzo's San Carlos 2 SW of Ocean	010146001000	CC	CC	0.15	33	4	--	--	--	4
24	Paseo San Carlos Square #1 San Carlos 2 NW of 7th Ave	010146004000	CC	CC	0.09	33	2	--	--	--	2

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Site #	Location (Reference to ECO NW Study)	APN	Zoning	General Plan	Acreage	Applied Density (DU/AC)	Minimum Capacity	Very Low	Low	Moderate	Above Moderate
25	Carmel Office Supply & Business Center Lincoln SE of Ocean	010147010000	CC	CC	0.09	33	2	--	--	--	2
Subtotal Recycled Sites					**1.54**		**44**	**0**	**0**	**0**	**44**
Total					**1.84**		**48**	**0**	**2**	**0**	**48**

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C.5 Summary of RHNA Strategies

The revised Housing Element provides a comprehensive strategy to meet the City's RHNA through diverse housing options and locations.

Table C-17 Summary of Sites Inventory

	Very Low-Income Units	Low- Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
RHNA Figures					
Total RHNA	113	74	44	118	**349**
Credits (ADUs and Pipeline Projects)	13	13	13	29	**68**
Remaining RHNA	**100**	**61**	**31**	**89**	**281**
Production by Program					
ADUs	**23**	**23**	**23**	**8**	**77**
Hotel Conversion	**40**	**40**	**40**	**41**	**161**
Church Properties	**33**	**32**	**0**	**0**	**65**
All Saints' Episcopal	10	10	0	0	20
First Church of Christian Science	7	6	0	0	13
Church of the Wayfarer	16	16	0	0	32
Live/Work Units	**43**	**42**	**0**	**0**	**85**
Mixed-Income Incentive Program	**3**	**3**	**3**	**18**	**27**
Other Housing Opportunities	**0**	**2**	**0**	**52**	**54**
Forest Cottages Specific Plan	0	2	0	4	6
Other Market Rate Scatttered Sites	0	0	0	48	48
Total Capacity	**142**	**142**	**66**	**119**	**469**
Over Remaining RHNA	42	81	35	30	**188**
% Over Remaining RHNA	42%	133%	113%	34%	**67%**

SOURCE: City of Carmel-by-the-Sea, Community Planning & Building Department

C.6 Technical Background Documents

Hotel Conversion Proforma - FORTHCOMING

Legal Analyses for Church Properties - FORTHCOMING

Descriptions of Scattered Sites - FORTHCOMING

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

May 14, 2025
ORDERS OF BUSINESS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Anna Ginette, AICP, Community Planning and Building Director
APPROVED BY:	Anna Ginette, AICP, Community Planning and Building Director
SUBJECT:	Receive a presentation on findings, evidence and conditions of approval in the decision-making process.

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

Executive Summary:

The Planning Commission acts in a quasi-judicial capacity during the decision-making process for land use applications. This process includes a public hearing, consideration of staff's report -including a recommendation, and taking public testimony in order to render a decision. The Commission's action on a project must be based on the facts of the situation and applicable rules. Findings, supported by evidence, are crucial to demonstrate that the decision-maker has considered relevant factors and that the approval is consistent with all applicable policies and regulations, a key part of the administrative record. These findings ensure transparency and accountability in the decision-making process.

Conditions of approval are often incorporated in project approval to ensure implementation of a project is consistent with adopted policies and regulations. A decision making body has the authority to adopt such conditions provided there is a proper nexus. In addition, rough proportionality should be taken into account.

Recommendation:

Staff recommends the Planning Commission:

1. Find that receiving a presentation is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378; and
2. Receive staff's presentation on the topic of findings and evidence and adopting conditions of approval.

Background and Project Description:

This report facilitates staff's training on findings, evidence and conditions of approval.

Staff Analysis:

Planning Commissioners play an important role in the public process. Not only are they charged with upholding Carmel-by-the-Sea's land use laws, their public hearings provide residents of the village and the general public the ability to be part of the process.

Land use development applications begin at the staff level. A project proposal is submitted to Community Planning and Building along with the required information needed for staff to fully analyze project consistency with applicable policies contained in the City's General Plan (GP) and Local Coastal Program (LCP) and the implementing regulations contained in the Carmel-by-the-Sea Municipal Code (CMC).
The major role of staff is to provide the technical information and analysis needed for the appropriate authority to make well-informed decisions. Subsequent to reviewing a project and prior to a Planning Commission hearing, staff prepares a report describing the project and location, identifying any applicable issues uncovered and providing the necessary findings, evidence and conditions of approval for the commission's consideration.

Before approving an application, the commission should be able to answer the following questions in the affirmative: Is the proposal consistent with the general plan? Does it meet all applicable zoning and subdivision requirements? Are the environmental impacts reduced or eliminated by the conditions of approval, or are there overriding considerations? Is the commission's decision supported by findings of fact based on substantial evidence in the record?

Decisions of the Planning Commission must demonstrate the relationship between findings and evidence and how the findings support the commission's decision; it must document the "analytic route the administrative agency [Planning Commission] traveled from evidence to action." (*Topanga Assn. for a Scenic Community v. County of Los Angeles, 11 Cal. 3d 506, 515 (1974)*)

What is a Finding?
Findings are required for all quasi-judicial decisions. They provide written documentation explaining reasons for the hearing authority's ultimate decision. Findings are legally relevant sub-conclusions, supported by evidence, that support the authority's decision. The intent of findings are to "facilitate orderly analysis and minimize the likelihood that the agency will randomly leap from evidence to conclusions." (*Topanga Assn. for a Scenic Community v. County of Los Angeles, 11 Cal. 3d 506, 515 (1974)*)

Title 17 – Zoning Ordinance, of the CMC identifies specific findings for numerous land use decisions. These findings may not be limited to the plain text of the code but must also show the vertical consistency of a project and the applicable GP/LCP policies and CMC regulations.

In order for findings to be legally adequate, they cannot be conclusory. They must include specific facts for which they are based upon. These facts are typically case, site and situation specific. Findings must bridge the analytical gap between "raw" evidence (e.g. project plans, technical reports, etc.) and a decision. Findings must be substantiated by fact, not opinion.

What is Evidence?

Evidence are specific facts that demonstrate whether a project is consistent or inconsistent with the GP, LCP, and/or CMC. Ultimately, the evidence must support the finding. Evidence can come in many forms.

Project Plans. These plans typically include many sheets depicting specific aspects of a project:

- *Site plan. This is an illustrative graphic, from a bird's eye view, showing the subject property, existing trees, required setbacks, proposed development. Additional relevant information can be included such as easements and topography.*
- *Floor plans. This plan shows all existing and proposed layouts for every floor of a structure from exterior wall to exterior wall. Changes in window and door sizes and/or location are also indicated on a floor plan.*
- *Exterior elevations. This plan shows all sides of an existing and/or proposed building, clearly indicating the structure's size and height. Colors and materials are often identified on this plan.*
- *Civil plan. The plan includes the existing topography, proposed grading and resulting topography, infrastructure locations and vegetation.*
- *Landscape plan. This plans shows existing vegetation and areas where new plants and irrigation will be installed. A planting list/legend, irrigation location and information, water use calculation, and vegetation management for wildfire prevention is also part of this plan.*

Expert opinions. These often come in the form of a technical report prepared by a qualified professional. GP/LUP policies and CMC regulations require submittal of specific reports depending on the development's location. Below are a few examples:

- *Historical reports.*
- *Archaeological reports.*
- *Soils/geotechnical reports.*
- *Geological reports.*
- *Biological reports.*

Hearing records. Permit process requirements in the CMC often require multiple hearing bodies to render a decision on a single project. In these cases, the Planning Commission must consider applicable decisions made by the Historic Resources Board, Forest and Beach Commission, and/or previous Planning Commission decisions (e.g. Planning Commission decision on a Design Concept).

<u>How Conditions of Approval Apply</u>

Conditions of approval often are applied for two specific reasons: 1) ensure consistency with code and 2) imposing exactions.

Examples of the first instance would be incorporating conditions requiring submittal of a final landscape plan, exterior lighting plan or drainage plan for review and approval prior to issuance of construction permits. Regulations within the CMC require these actions without the need for a condition. Although not legally required, incorporating the requirement as a condition helps to remind the applicant of a necessary and required step imposed later in the development process.

The legal authority for the City to impose exactions is through the express authorization under state law (statute) and the police power held by the city. The intent of imposing an exaction is to ensure a development essentially pays for itself, and is not a burden to, or subsidized by, the public. Exactions fall within three main categories: dedication requirements (e.g. conservation and access easements, parkland, etc.), impact fees (e.g. school, traffic, etc.) and on- and off-site improvements (installation of infrastructure typically required for standard subdivisions or large-scale developments).

The type and amount of exactions must take into account nexus and rough proportionality to ensure there is no abuse of police power.

Nexus

In its decision on Nollan v. California Coastal Commission (483 U.S. 825, 1987), the United States Supreme Court determined what constitutes a required nexus, "no precise mathematical calculation is required, but the city must make some sort of individualized determination that the required dedication is related both in nature and extent to the impact of the proposed development." Simply put, there must be a reasonable relationship between a project and the need for an exaction.

Rough Proportionality

In its decision on Dolan v. City of Tigard (512 U.S. at 374, 1994), the United States Supreme Court held that when a condition of approval is applied, the burden on the applicant (property owner) must be roughly proportionate to the benefit for the government. For example, if a jurisdiction required the dedication of 50 acres to create a public park in order to approve a 6 lot residential subdivision, would that be roughly proportional? Standards of the Quimby Act allows a ratio of 3 acres of park area per 1,000 residents. Therefore, the example above would not be roughly proportionate and would be an abuse of police power.

Other Project Components:

This agenda item before the Planning consists of presenting information to facilitate a discussion on the role of the Planning Commission relative to the decision making process. Therefore, it is not an activity that would result in either a direct or indirect physical change to the environment. As such, it is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378.

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

May 14, 2025
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Katherine Wallace, AICP, Associate Planner
APPROVED BY:	Anna Ginette, AICP, Director of Planning & Building
SUBJECT:	**UP 25090 (Sea Shack Candy Co.):** Consideration of a Use Permit, UP 25090 (The Sea Shack), for the establishment of a new Specialty Food Store selling Scandinavian sweets at San Carlos between Ocean and 7th Avenue (Carmel Square, Unit #2) in the Central Commercial (CC) District. APN: 010-141-005-000. **Proposed CEQA Action:** Find the Project categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301 and that none of the exceptions to the exemptions can be made in this case

Application: UP 25090 (Sea Shack Candy Co.) **APN:** 010-141-005-000
Block: 77 **Lot:** 16, 18
Location: San Carlos between Ocean and 7th Avenue (San Carlos Square, Unit #2)
Applicant: Tiffany and Richard Bufkin **Property Owner:** WHITE JOHANNA C TR ET AL

Executive Summary:

The applicant is seeking approval of a Use Permit to allow for the establishment of a Specialty Food Store, "Sea Shack Candy Co.," at San Carlos Street between Ocean and 7th Avenues (Carmel Square, Unit #2), selling Scandinavian sweets with a focus on pre-packaged candies from Sweden.

Recommendation:

Staff recommends that the Planning Commission adopt a resolution (Attachment 1):

1. Finding that the establishment of retail candy store within an existing commercial space is Categorically Exempt from environmental review pursuant CEQA Guidelines Section 15301 – Existing Facilities; and
2. Approving a Use Permit application UP 25090 (Sea Shack Candy Co.) for the establishment of a Specialty Food Store selling Scandinavian sweets. The property is located at Carmel Square, Unit #2, San Carlos Street between Ocean and 7th Avenues, in the Central Commercial District,

APN 010-141-005-000.

Background and Project Description:

Unit #2 in Carmel Square is a 275 square foot commercial space, previously occupied by Le Coupe Susan De Nicolo Art Gallery (approved March 2, 2023). A retail gift boutique occupied the space before Le Coupe Gallery.

Sea Shack Candy Co. will be a retail candy store specializing in imported Scandinavian sweets, with a focus on pre-packaged candies from Sweden. The applicant's business description (Attachment 2) highlights the following characteristics about the products and the proposed store aesthetic:

- Vibrant, bright flavors with chewy and soft textures.
- High-quality – Candies will be sourced from Sweden containing premium ingredients.
- Healthier Ingredients – All products are non-GMO, free of high-fructose corn syrup, trans fats, and artificial dyes like Red 40.
- Customizable Experience – Customers can choose pre-packaged candy options or opt for a customizable self-serve mix-and-match bag.
- Bright, Colorful, Modern Space – Minor renovations will include new interior paint, new cabinetry for candy displays, and a new cash wrap station for point-of-sale checkout.

Sea Shack Candy Co. is proposed to be open seven days a week, with weekday hours of operation between 11:00AM and 7:00PM, and weekend hours of operation between 11:00AM and 9:00PM. Staffing will include one to two employees per shift, depending on demand. The specialty foods proposed are limited to candy products. The applicant proposes displaying specialty food items throughout the front area of the store (approximately 207 square feet), while the back area (approximately 67.50 square feet) will be reserved for storage and employee use. Unit #2 already features a small sink to ensure proper handwashing for employees. Customer restroom access is available via a private bathroom in the Carmel Square courtyard, with a key provided by employees. No exterior changes are proposed.

Staff Analysis:

The primary use of the commercial space will be a Specialty Food Store. As a primary use, Specialty Food Stores require a Use Permit in the Central Commercial (CC) zoning district pursuant to Carmel-by-the-Sea Municipal Code (CMC) Section 17.14.030, Schedule II-B. No ancillary uses are proposed. The Specialty Food Store will not be a drive-in, fast food, or formula food establishment. The definitions of these terms are included in Attachment 3. The applicant is not proposing to prepare any candy on-site (such as fudge); all food items will be sold and wrapped for off-site consumption. There will be no cooking equipment for the on-site preparation of food and no on-site food service. Adequate trash storage is provided on-site. Staff finds the project meets all requirements for Specialty Food Stores. Detailed analysis is provided below.

Specialty Food Store: According to CMC Section 17.68.050 (Commercial Use Classifications), a specialty food store is a *"retail food market with no seating on the site that provides a specialized and limited range of food items sold primarily for home preparation and consumption."*

The following is a list of specialty food store standards – CMC Section 17.14.040.J.3.

1. No specialty food store shall be permitted that is classified as a drive-in, fast food or formula food establishment as defined in the Code.

Analysis: The proposed specialty food store, as represented by the applicant, would not exhibit characteristics of a drive-in, formula food, or fast food establishment.

2. All food sold for consumption off the premises shall be placed in covered containers or wrappings.

Analysis: All food items would be sold in sealed or individually packaged for off-site consumption.

3. The use may be combined with liquor stores and beer in the CC and SC districts upon meeting the requirements of subsection (J)(4) of this section, Liquor.

Analysis: The use is not proposed to be combined with a liquor store.

4. Maximum number of food stores and/or restaurants within structures fronting Ocean Avenue: 15.

Analysis: The location is not on Ocean Avenue.

5. See also subsection (J)(1) of this section, All Food and Beverage Sales.

Analysis: Subsection (J)(1), All Food and Beverage Sales, requires: *Adequate facilities shall be provided on the site for the closed storage of trash and garbage generated by the use. The on-site storage shall be designed so that the area can be cleaned and the refuse removed without creating a public nuisance and without being placed on the sidewalks or other public ways.*

Staff anticipates minimal trash and garbage will be generated from the use. The applicant shall be responsible for ensuring any trash and garbage generated by the use is disposed of in accordance with subsection (J)(1). The Carmel Square garbage storage area is located at the southeast corner of the property.

6. A maximum of 12 seats may be provided indoors or outdoors on the site.

Analysis: Neither indoor nor outdoor seating is proposed.

7. Cooking equipment shall be limited to indoor stoves and ovens.

Analysis: Cooking or cooking equipment of any type is not proposed.

Use Permit Findings. In accordance with CMC Section 17.64.010.A, in its review of applications for use permits, the Planning Commission shall evaluate each proposed use in order to consider its impact on the City. No use permit shall be granted unless all of these general findings can be made:

1. That the proposed use will not be in conflict with the City's General Plan.

Supporting Evidence: The project is limited to utilizing an existing commercial space, zoned as commercial, for retail. There are no proposed changes to the exterior. It is consistent with General Plan (Land Use & Community Character Element) Policy P1-59 as it preserves the existing land use patterns, and Policies P1-80, P1-81 and P1-82 as signage shall comply with the standards in CMC Section 17.40.030, Commercial District Signage, and CMC Section 17.40.040, Commercial Interior Signs. Prior to installation of an exterior sign, the Applicant shall submit a sign application which shall be reviewed and approved by Staff.

2. That the proposed use will comply with all zoning standards applicable to the use and zoning district.

Supporting Evidence: As demonstrated in the discussion above, the project is an allowed use within the CC zoning district with a use permit and complies with the standards of a Specialty Food Store.

3. That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan.

Supporting Evidence: As demonstrated in the evidence provided under Findings 1 and 2, the project consists of utilizing existing commercial space, is consistent with the General Plan and is an allowed use withing the zoning district.

4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.

Supporting Evidence: The project will utilize an existing sink and is limited to reuse of an existing commercial space. No excessive demands on services or infrastructure is anticipated.

5. That the proposed use will not be injurious to public health, safety or welfare.

Supporting Evidence: The project is an allowed use (see Finding 2) and any tenant improvements will require issuance and final of a construction permit to ensure public health and safety.

6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.

Supporting Evidence: See Findings 1 and 2.

7. That the proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.

Supporting Evidence: See all findings and supporting evidence above.

Commercial Use Permit findings. In accordance with CMC Section 17.64.020, in addition to the general findings required for all use permits listed above (CMC Section 17.64.010.A), no use permit shall be granted for commercial or business uses unless all of these general findings can be made:

1. That allowing the proposed use will not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and non-local populations.

Supporting Evidence: The proposed use meets the findings outlined in CMC Section 17.64.010. The proposed use is a conditionally permitted use in the Central Commercial (CC) zoning district and the additional zoning requirements for the use have been made in the affirmative.

2. That proposed use will provide adequate ingress and egress to and from the proposed location.

Supporting Evidence: The use will be located within an existing business space and shall be required to

comply with all applicable building and fire codes related to building occupancy.

3. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

Supporting Evidence: The surrounding streets have adequate capacity for automobile and delivery truck traffic generated by the proposed use.

The project meets the findings outlined in CMC Section 17.64.010.

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 under Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include the operation, maintenance, permitting, and minor alterations to existing private structures involving negligible or no expansion of an existing or former use. The project consists of establishing a specialty food store within an existing commercial space. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Applicant Package
Attachment 3 - Food Use Definitions

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2025-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THAT THE ESTABLISHMENT OF A RETAIL CANDY STORE WITHIN AN EXISTING COMMERCIAL SPACE IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15301 – EXISTING FACILITIES AND THAT NO EXCEPTIONS TO THE EXEMPTIONS FOUND IN SECTION 15300.2 APPLY IN THIS CASE AND APPROVING A CONDITIONAL USE PERMIT (UP 25090, SEA SHACK CANDY CO.) FOR THE ESTABLISHMENT OF A SPECIALTY FOOD STORE SPECIALIZING IN THE SALE OF SCANDINAVIAN SWEETS. THE PROPERTY IS LOCATED AT CARMEL SQUARE, UNIT #2, ON SAN CARLOS STREET BETWEEN OCEAN AND 7TH AVENUES IN THE CENTRAL COMMERCIAL (CC) ZONING DISTRICT; APN: 010-141-005.

WHEREAS, business owner Tiffany and Richard Bufkin ("Applicant"), on behalf of property owner, WHITE JOHANNA C TR ET AL, submitted an application requesting approval of Use Permit application UP 25090, "Sea Shack Candy Co." described herein ("Application"); and

WHEREAS, the applicant is proposing to establish a Specialty Food Store to be located in a 275 square foot commercial space located on San Carlos Street between Ocean and 7th Avenues (Carmel Square, Unit #2) in the Central Commercial (CC) Zoning District; and

WHEREAS, Specialty Food Stores are permitted in the CC zoning district upon issuance of a Conditional Use Permit by the Planning Commission; and,

WHEREAS, in accordance with Carmel-by-the-Sea Municipal Code (CMC) Section 17.52.090, a Coastal Development Permit is not required; and

WHEREAS, a notice of the May 14, 2025 public hearing was published in the Carmel Pine Cone on May 2, 2025, in compliance with State law (California Government Code 65091), as well as 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 on or before May 4, 2025; and

WHEREAS, on May 14, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Use Permit application, including without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

DRAFT

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

WHEREAS, the project proposes the establishment of a Specialty Restaurant within an existing commercial space. Therefore, pursuant to CEQA regulations, the project is categorically exempt under Section 15301 (Existing Facilities). Class 1 exemptions include the operation, maintenance, permitting, and minor alterations to existing private structures involving negligible or no expansion of an existing or former use. The project consists of establishing a specialty food store within an existing commercial space; and

WHEREAS, pursuant to Section 15300.2 of the CEQA Guidelines, the proposed use does not present any unusual circumstances that would result in a potentially significant environmental impact, and there are no exceptions to the exemption; and

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

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

FINDINGS REQUIRED FOR USE PERMIT APPROVAL (CMC Chapter 17.64) For each of the required findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
Municipal Code Findings – CMC Section 17.64.010 General Findings Required for All Use Permits	YES	NO
1. That the proposed use will not be in conflict with the City's General Plan.	✓	
2. That the proposed use will comply with all zoning standards applicable to the use and zoning district.	✓	
3. That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan.	✓	

4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection	✓	
5. That the proposed use will not be injurious to public health, safety or welfare.	✓	
6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.	✓	
7. That the proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.	✓	
Municipal Code Findings – CMC Section 17.64.020 General Findings Required for Commercial Use Permits		
1. That allowing the proposed use will not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and nonlocal populations.	✓	
2. That proposed use will provide adequate ingress and egress to and from the proposed location.	✓	
3. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby FIND that the establishment of retail candy store within an existing commercial space is Categorically Exempt from environmental review pursuant CEQA Guidelines Section 15301 – Existing Facilities and APPROVE the Use Permit (UP 25090, Sea Shack Candy Co.) for establishment of a Specialty Food Store specializing in the sale of Scandinavian sweets, located on San Carlos Street between Ocean and 7th Avenues in the Central Commercial (CC) Zoning District (APN: 010-141-005-000) subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	**Authorization.** This approval Use Permit (UP 25090, Sea Shack Candy Co.) authorizes the establishment a new specialty food store specializing in the sale of Scandinavian sweets, with a focus on prepackaged candies from Sweden.	✓
2.	**Codes and Ordinances.** The business shall operate consistent with the requirements for Specialty Food Stores as established in CMC 17.14.040.J.3	
3.	**Health Permits.** The applicant shall obtain any necessary permits from the Monterey County Health Department prior to commencement of business operation.	✓
4.	**Occupancy.** The maximum occupancy shall not exceed the standards in the State Uniform Building and Fire Codes.	✓
5.	**Public Restroom**. At least one restroom shall be available for use by all persons within, or conveniently adjacent to, the specific business premises and on the same property	✓

	on which the full-line restaurant is located. The restroom shall comply with all provisions of the California Building and Plumbing Codes as to the required size, location and accessibility standards, and shall be available for use by both the employees and patrons of the business.	
6.	Alcoholic Beverage Sales. Alcoholic beverage sales are prohibited.	✓
7.	Formula and Fast Food Establishments Not Permitted. The restaurant shall not operate as a "Drive-in, Formula Food or Fast Food" establishment as defined in CMC Section 17.70.	✓
8.	Business Operation. The use shall be conducted in a manner consistent with the presentations and statements submitted in the application and at the public hearing. Any change in the use which would alter the findings or conditions adopted as part of this permit shall require approval of a new Use Permit by the City.	✓
9.	Permit Validity. This Use Permit approval shall be valid for six (6) months following final action by the Planning Commission, or by the City Council on appeal. If the use is not established pursuant to CMC Section 17.52.170 (Time Limits on Approvals and Denials) the approval shall become null and void.	✓
10.	Business License. A business license shall be obtained prior to the commencement of business operation.	
11.	Permit Revocation. Violations of the terms of this Use Permit or other ordinances of the City may constitute grounds for revocation of this Use Permit and the associated business license by the Planning Commission pursuant to CMC Section 17.66.050 (Revocation).	✓
12.	Use Permit Summary. A summary sheet of basic Use Permit requirements (allowed days, allowed hours, special mitigations) shall be posted on the premises or shall be available upon request by any enforcement officer of the City	✓
13.	Indemnification. The applicant agrees, at its sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
14.	Serving Samples. All food shall be sold for consumption off-site, however, a limited number of samples may be provided to customers on-site. Samples shall not be provided outside of the building or on the sidewalk.	✓
15.	Covered Containers. All food shall be placed in covered containers or wrappings.	✓
16.	Hours of Operation. The business is permitted to operate weekdays from 11:00AM	✓

	to 7:00PM and weekends from 11:00AM to 9:00PM.	
17.	**Business Signage.** The Applicant shall submit a sign permit application which shall be reviewed and approved by the Planning Division prior to installation of one exterior sign. All signage shall comply with applicable standards in CMC Sections 17.40.030 and 17.40.040.	✓

*Acknowledgement and acceptance of conditions of approval.

_____ _____ _____
Applicant's Signature Printed Name Date

_____ _____ _____
Property Owner Signature Printed Name Date

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

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 14th day of May, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____
Michael LePage Shelby Gorman
Chair Planning Commission Secretary

To the Carmel-by-the-Sea Planning Commission,

In preparation for the May meeting I wanted to share a few more details as I continue working out the interior design of the store, aiming to maximize every inch of our little jewel box.

Sea Shack Candy Co. will introduce a one-of-a-kind retail candy store experience specializing in imported Scandinavian sweets alongside beloved childhood favorites—all presented with a true coastal vibe. The name "Sea Shack" holds deep meaning for our family, as it was the name we gave our first home in downtown Carmel back in 2001. We've raised our three children here and have strong roots in the community, which is why we're so passionate about creating something joyful and lasting. Given the small size of the space, we plan to feature a large selection of pre-packaged Swedish candy, complemented by a small, curated Pick n' Mix section. Swedish candy is celebrated for its vibrant flavors, chewy textures, and emphasis on quality ingredients—often made without GMOs and free from Red Dye No. 40. Inspired by the Swedish tradition of *Lördagsgodis* ("Saturday Candy"), our goal is to bring that joyful, colorful experience to the heart of Carmel.

When customers enter the store, they will be warmly greeted and guided on how our process works. For the Pick n' Mix experience, all self-serve guests will be asked to use hand sanitizer before selecting an eco-friendly bag and using a pair of tongs to create their own custom mix. Their selections will then be sealed for enjoyment outside the store—whether that's relaxing in the charming Carmel Square courtyard or strolling the beautiful streets of Carmel-by-the-Sea.

I am also in the process of obtaining my food safety certification and actively sourcing the appropriate food-safe, sealable containers for candy display, which may include a combination of glass and food-grade acrylic. Our goal is to create a thoughtfully designed boutique experience—this will not resemble a traditional bulk candy store. In addition to Swedish sweets, we will offer a premium selection of other unique candies curated to delight visitors of all ages.

For your reference, the interior build-out will include the following fixture plan:

- South Elevation Fixtures – Lower cabinets with a bookcase on top
- North Elevation Fixtures – Lower cabinets with white oak floating shelves
- West Elevation Fixtures – Lower cabinets with white oak floating shelves
- East Elevation – Currently has no fixtures

Please also note the following are attached for your review:

- A site map of the store's location
- A few mood boards to convey the intended coastal feel of the interior a few of the fixtures have since changed from bookcases to floating shelves. We will also only have one fixture on casters which will be our cash wrap. (These boards are purely for visual

inspiration as we will not be selling home furnishings but wanted you all to see the coastal vibe)
- Interior elevations from our contractor showing the planned build-out of the space

I hope this is helpful as we prepare for the May 14th meeting. Once again, we are so looking forward to becoming part of the wonderful business community here in Carmel-by-the-Sea.

Warm regards,
Tiffany Bufkin
Sea Shack Candy Co.
[redacted]

Docusign Envelope ID: 33B24CA6-DADF-464F-8A9E-A2712EBA36A7

Sea Shack Candy Co.
Tiffany & Richard Bufkin
[redacted]
Carmel, CA 93923

March 17, 2025

Jake Olander
Community Planning and Building
City of Carmel-by-the-Sea
Direct: (831) 620-2027
Dept. Main: (831) 620-2010

Re: Conditional Use Permit Application – Sea Shack Candy Co., Carmel Square Unit 2

Dear Jake,

We are excited to submit our application for a **Conditional Use Permit** to bring a **unique retail candy experience** to **Carmel Square on San Carlos Street in downtown Carmel-by-the-Sea**.

Business Concept

Sea Shack Candy Co. will introduce a **one-of-a-kind candy store** specializing in **imported Scandinavian sweets**, with a focus on **pre-packaged candies from Sweden**.

What makes **Sea Shack Candy Co.** different from other candy stores in Carmel?

- **Higher Quality** – Swedish candies are **known for their superior ingredients** compared to traditional American sweets.
- **Healthier Ingredients** – All products are **non-GMO, free of high fructose corn syrup, trans fats, and artificial dyes like Red 40**.
- **Customizable Experience** – Customers can **mix and match pre-packaged varieties** for a grab-and-go treat unlike any other in the area.

This concept offers a **fresh and modern twist on the local candy market**, catering to both health-conscious consumers and those seeking a unique, high-quality indulgence.

Aesthetic & Store Design

The store will feature a **bright, colorful, and modern** design, creating a **fun and immersive sensory experience** that appeals to visitors from around the world.

Minimal renovations are needed to prepare the space. Planned improvements include:

- **Fresh paint** to revitalize and brighten the interior
- **New cabinetry** for an elegant and functional candy display
- **A high-end cash wrap station** for an elevated point-of-sale and checkout experience

Docusign Envelope ID: 33B24CA6-DADF-464F-8A9E-A2712EBA36A7

Operations & Staffing

- **Hours of Operation:**
  - **Weekdays:** 11:00 AM – 7:00 PM
  - **Weekends:** 11:00 AM – 9:00 PM
- **Staffing:** 1–2 employees per shift, depending on demand
- **Facilities:**
  - A **small sink** already exists to insure proper handwashing for employees
  - **Customer restroom access** available via a private bathroom in Carmel Courtyard, with a key provided by employees

We are eager to bring this **exciting new retail concept** to **Carmel-by-the-Sea** and look forward to working with the city to make this vision a reality. Attached is the site plan and images for your review. We welcome the opportunity to answer any questions you may have in regard to the following proposal.

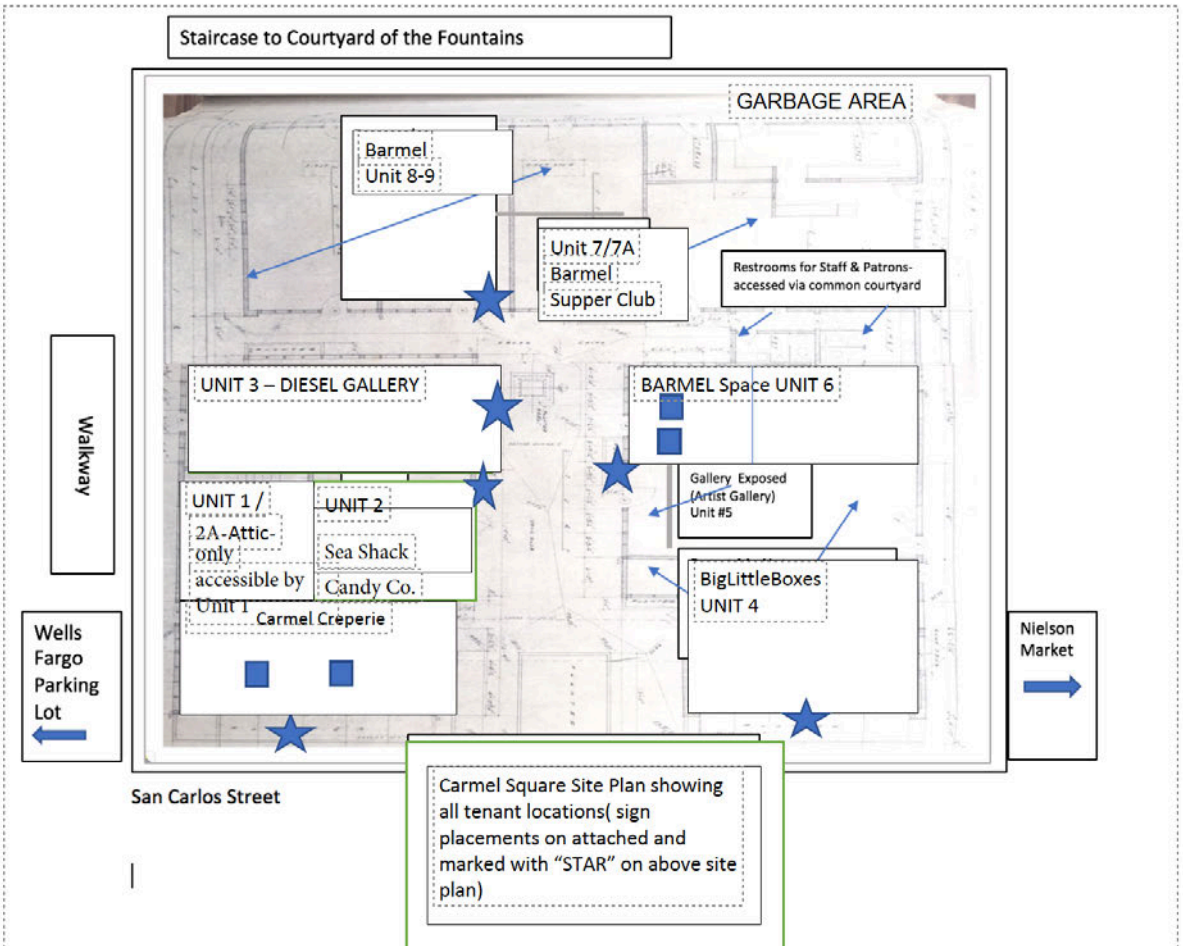
Thank you for your time and consideration. We look forward to working with you.

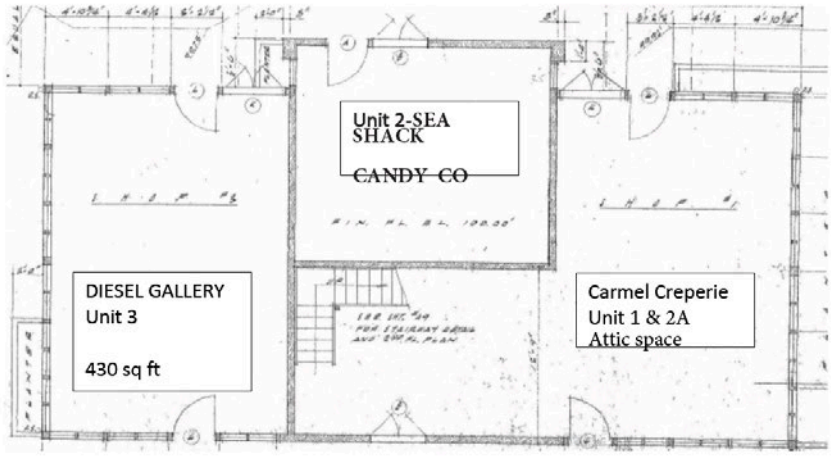
DocuSigned by:
Tiffany Bufkin
F259B8A800C3403...

DocuSigned by:
Richard Bufkin
83F5FC4988C74DC...

Best regards,

Tiffany & Richard Bufkin
Sea Shack Candy Co.
831-869-8667





Unit 2:
18.5 X 16
Approx 300 Square Feet

Attachment 2

Current Space

Sea Shack Candy Co.
CARMEL-BY-THE-SEA, CA.

Attachment 2

Sea Shack
CANDY CO

August 12th 2015

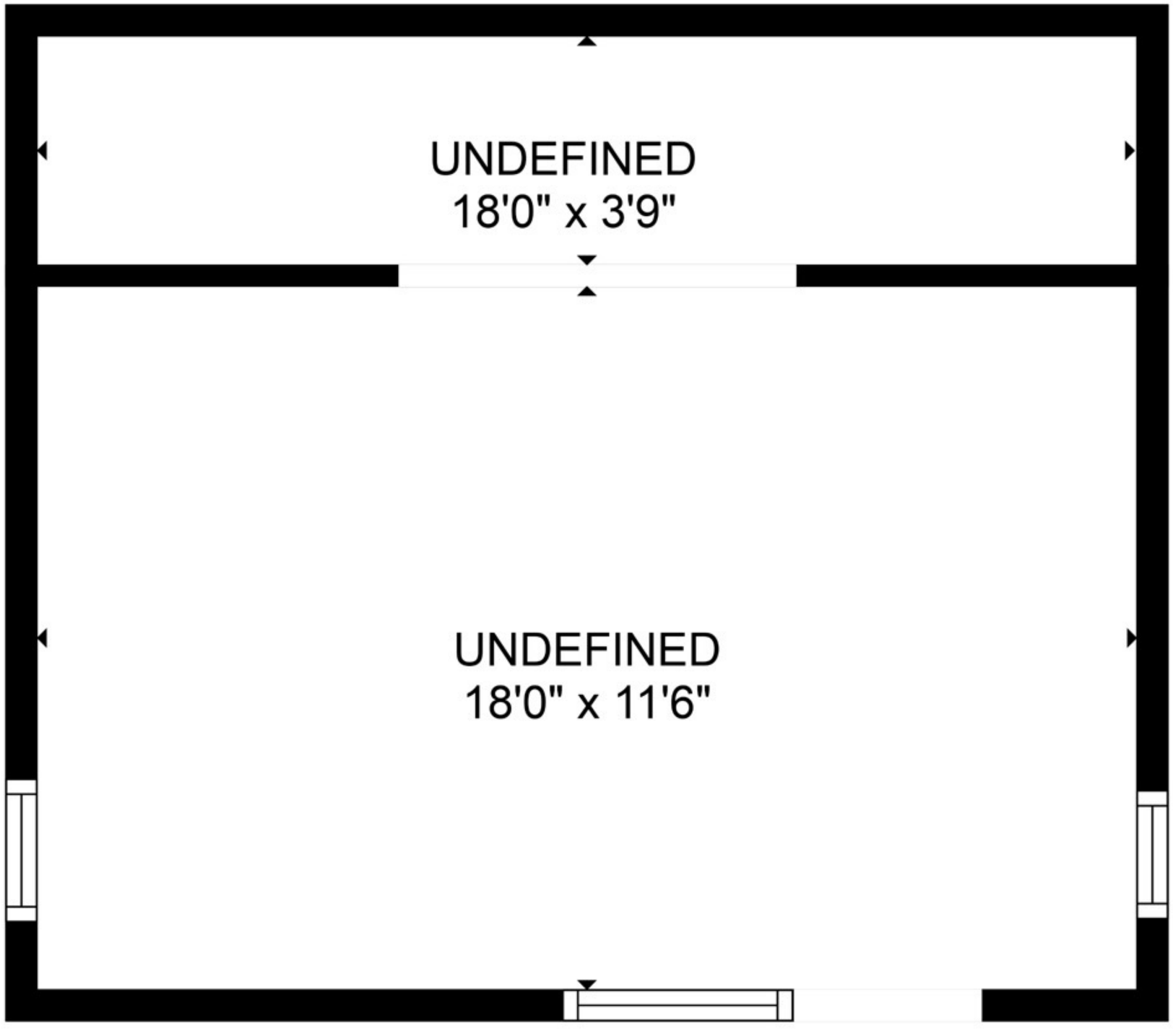
Sea Shack
CANDY CO
DIESEL

Attachment 2

Sea Shack Candy Co.

Z
X

Attachment 2



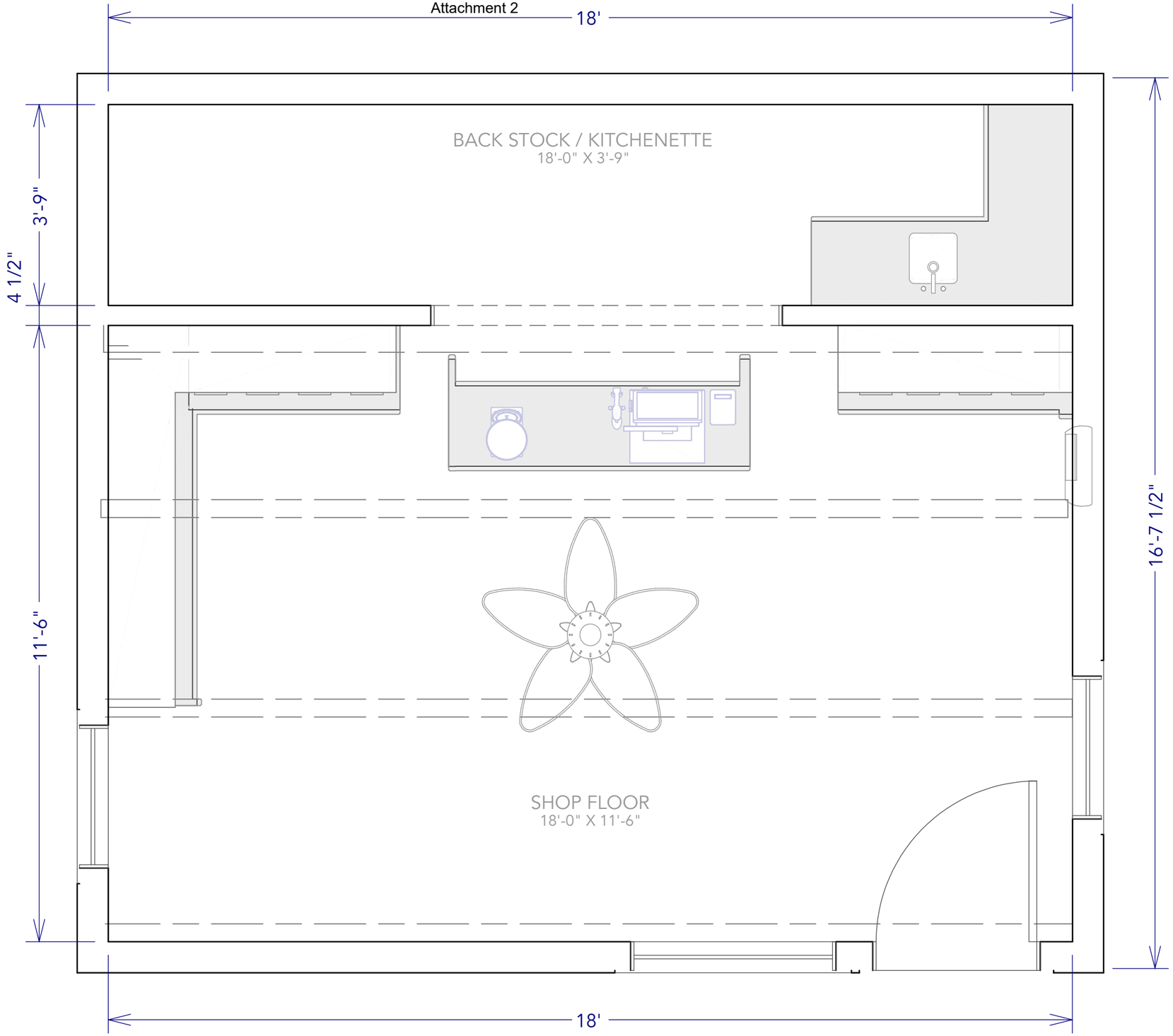
NO. 2

SEA SHACK V1 27 APRIL 2025

SEA SHACK CANDY
CARMEL BY THE SEA

BLANK FLOOR PLAN

CIEL studios



Floor Plan View Shell
1/2 in = 1 ft

NO. 3

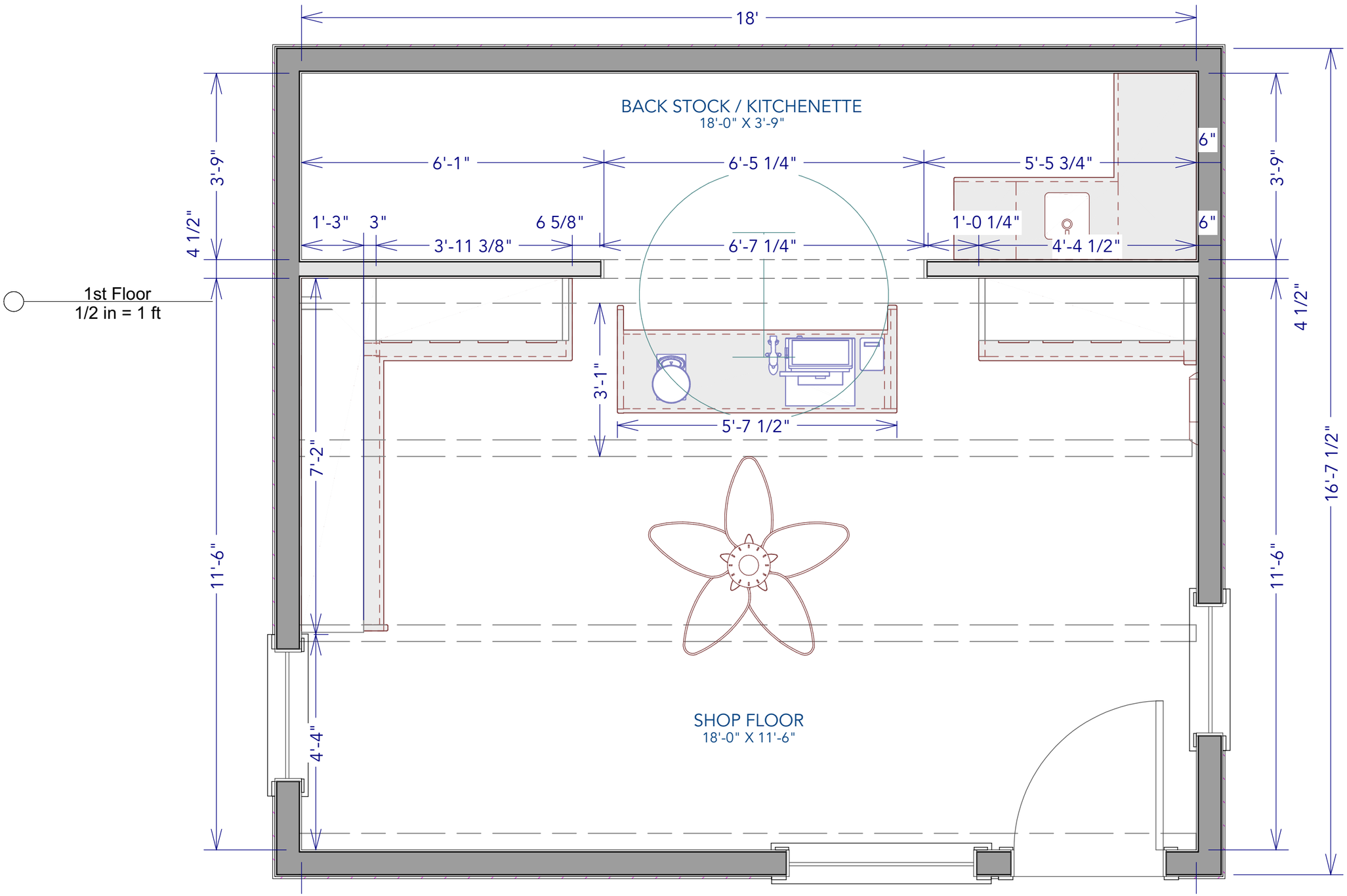
SEA SHACK V1 27 APRIL 2025

SEA SHACK CANDY
CARMEL BY THE SEA

FLOOR PLAN CABINETRY SHELL

CIEL studios

Attachment 2



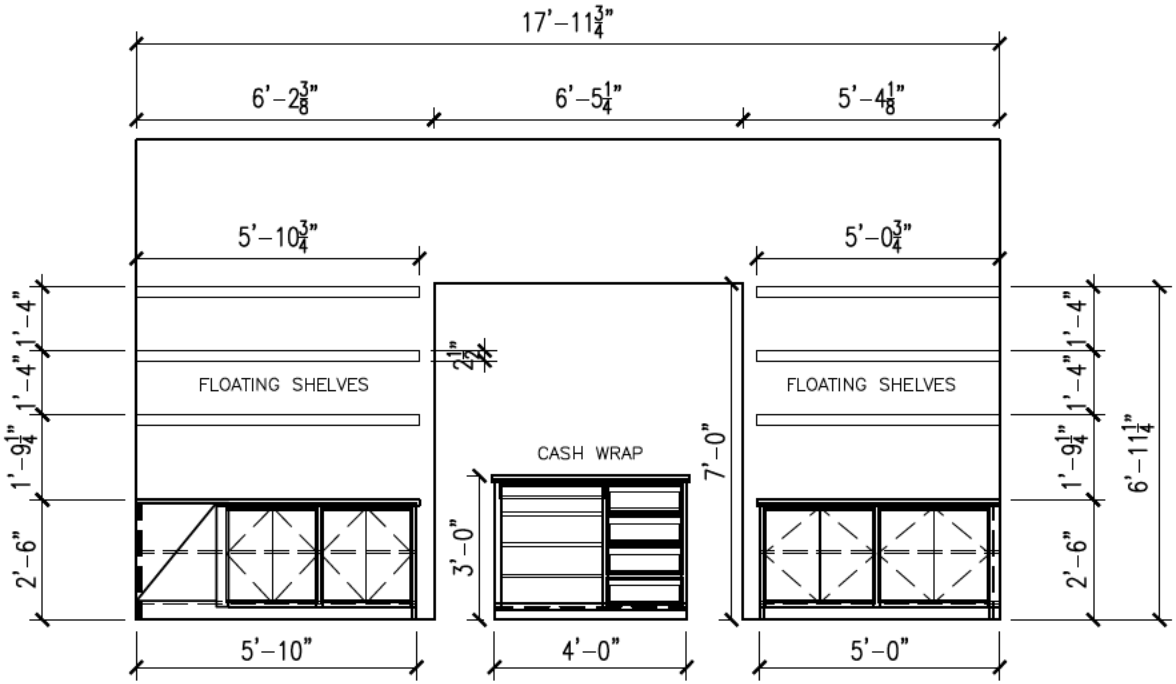
NO. 4

SEA SHACK V1 27 APRIL 2025

SEA SHACK CANDY
CARMEL BY THE SEA

FLOOR PLAN CABINETRY

CIEL studios



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

NE

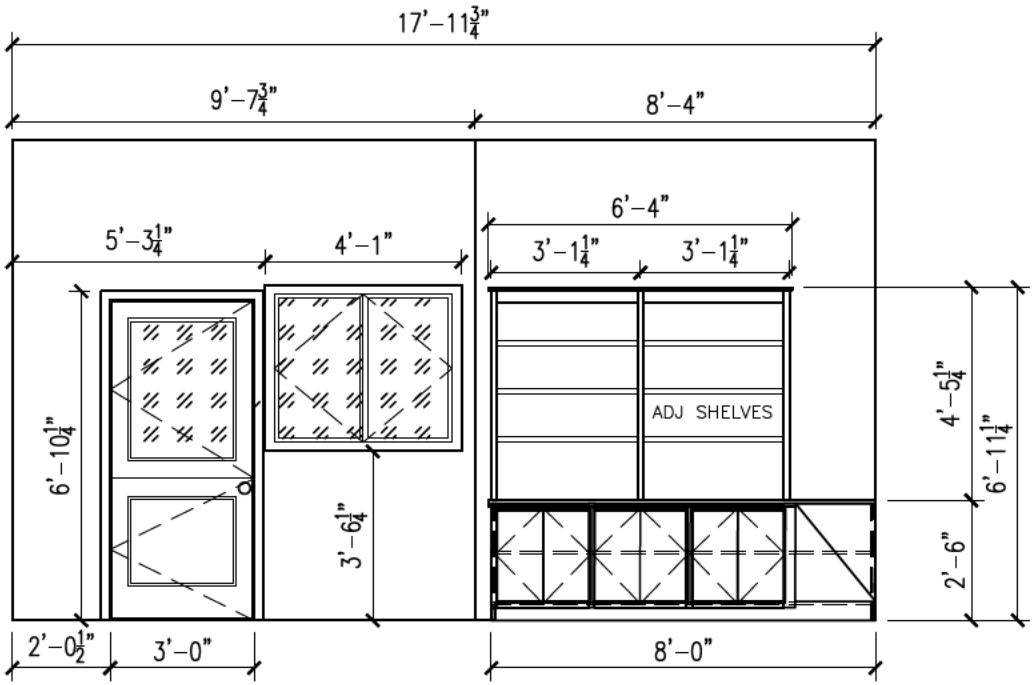
Scale:	1/4"=1'-0"
Drawn By:	RAD
Checked By:	RAD
Job No.:	2504

SAN CARLOS BETWEEN OCEAN & 7TH. CARMEL SQUARE

SEA SHACK CANDY CO.
TIFFANY BUFFKIN

DESTEFANO
CONSTRUCTION AND DESIGN
LIC. NO. 621252
2074 SUNSET DRIVE, PACIFIC GROVE, CA. 93950
(831) 6556519

THE DRAWINGS, SPECIFICATIONS AND DESIGN, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF DESTEFANO CONSTRUCTION AND DESIGN AND NOT PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF DESTEFANO CONSTRUCTION. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



SE SOUTH ELEVATION
SCALE: 1/4" = 1'–0"

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SE

Scale:	1/4"=1'–0"
Drawn By:	RAD
Checked By:	RAD
Job No.:	2504

SAN CARLOS BETWEEN OCEAN & 7TH. CARMEL SQUARE

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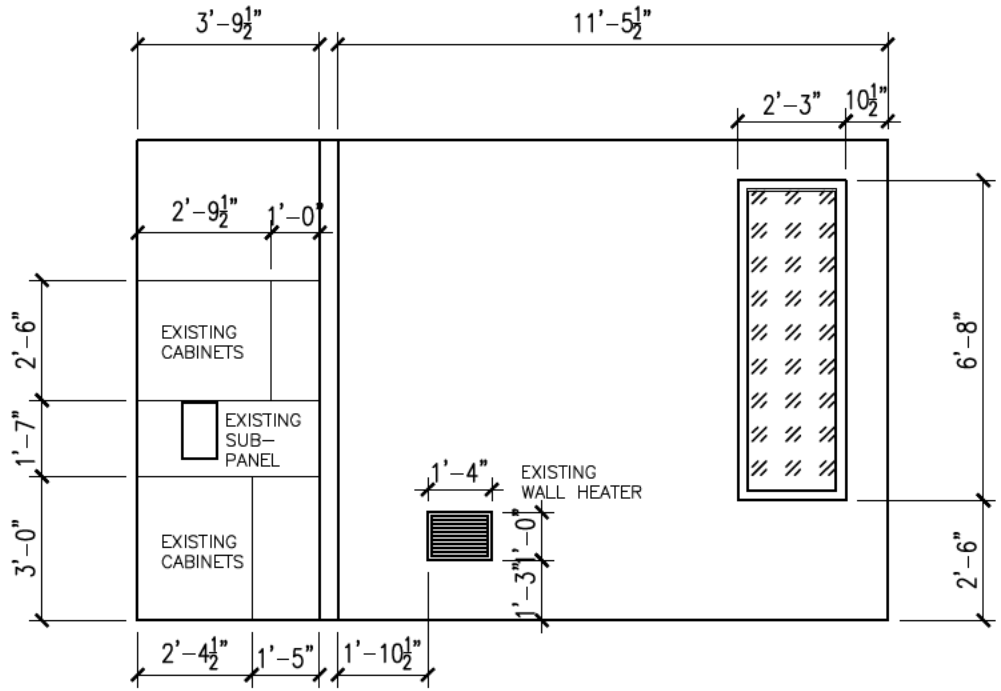

EE EAST ELEVATION

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

EE

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

Drawn By: RAD

Checked By: RAD

Job No.: 2504

SAN CARLOS BETWEEN OCEAN & 7TH. CARMEL SQUARE

SEA SHACK CANDY CO.
TIFFANY BUFFKIN

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2074 SUNSET DRIVE, PACIFIC GROVE, CA. 93950
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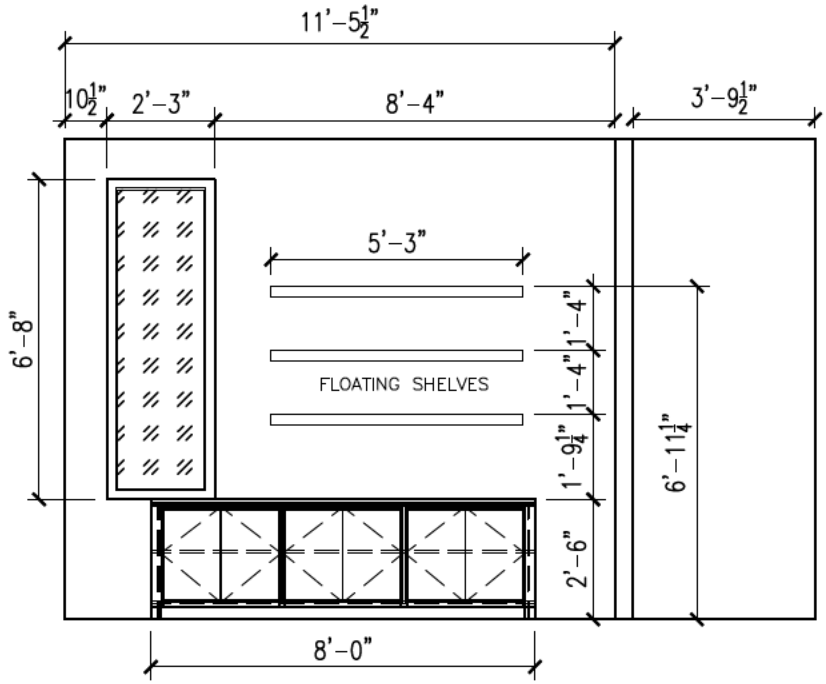

WE WEST ELEVATION
SCALE: 1/4" = 1'-0"

WE

Scale:	1/4"=1'-0"
Drawn By:	RAD
Checked By:	RAD
Job No.:	2504

SAN CARLOS BETWEEN OCEAN & 7TH. CARMEL SQUARE

SEA SHACK CANDY CO.
TIFFANY BUFFKIN

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COLOR PALETTE

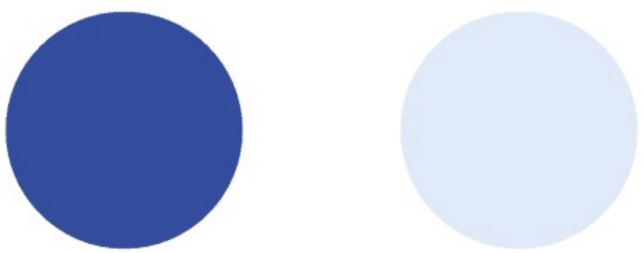
Creating a distinct and complimentary color palette is going to be an important part of building brand recognition.

Attachment 2

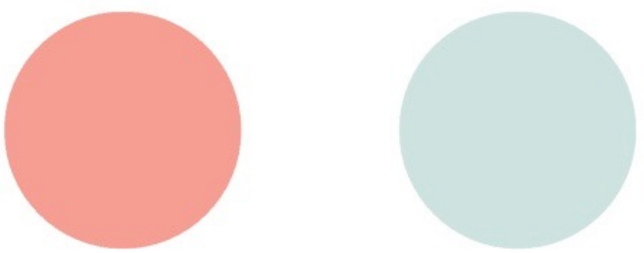
Your color palette will be used across your socials, stationary, website, and so much more.

On the next page is your chosen color palette and why its been chosen for your business.

primary colors



accent colors



Attachment 2

INTERIOR MOODBOARD

Food Use Terms.

Drive-In Establishment. A business that (1) prepares food intended for consumption in vehicles that may or may not be parked on the site; or (2) provides for the ordering of food while the customers are seated in vehicles.

Formula Food Establishment. A business that (1) is required by contractual or other arrangements to offer standardized menus, ingredients, food preparation, employee uniforms, interior decor, signage, or exterior design; or (2) adopts a name, appearance, or food presentation format that causes it to be substantially identical to another restaurant regardless of ownership or location.

Fast Food Establishment. A business where food is consumed on or off the site and food is (1) pre-made and wrapped before customers place orders, and/or (2) served with disposable tableware for on-site food consumption. A fast-food establishment also exhibits two or more of the following characteristics:

1. Food is ordered from a wall menu at a service counter;

2. Food consumed on the premises is ordered while customers are standing;

3. Payment is made by customers before food is consumed;

4. The service counter is closer to an entry/exit than is the seating/dining area; and/or

5. The business interior is brightly illuminated (greater than eight candle foot power as measured in a horizontal plane three feet above the floor).

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

May 14, 2025
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Jacob Olander, Associate Planner
APPROVED BY:	Anna Ginette, AICP, Community Planning And Building Director
SUBJECT:	**DS 24207 (Hermle-Collins):** Consideration of a Final Design Study, DS 24207 (Hermle-Collins), associated Coastal Development Permit, and associated Lot Line Adjustment for the demolition of an existing 1,321-square-foot, one-story single-family residence and the construction of a 1,818-square-foot, two-story single-family residence, inclusive of a 246-square-foot attached garage at Mission Street 4 northeast of 1st Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Very High Fire Severity Zone. APN: 010-112-012-000. **Proposed CEQA Action:** Find the Project categorically exempt from environmental review pursuant to CEQA Guidelines Sections 15302 and 15303 and that none of the exceptions to the exemptions can be made in this case

Application: DS 24207, 24208, 2409 (Hermle-Collins)
APN: 010-112-012-000
Block: 8
Lot: 6
Location: Mission Street 4 NE of First Ave
Applicant: Erik Dyar
Property Owner: Collins Hermle Family Trust

Executive Summary:

The applicant is proposing to demolish three existing single-family residences on two 4,000-square-foot lot and one 6,000-square-foot lot and construct three new two-story single-family residences with associated site improvements. The projects also includes lot line adjustments to create a 4150-square-foot lot, a 4950-square-foot lot, and a 4900-square-foot lot. Parcel 010-112-012-000 and 010-112-007-000 were evaluated for historical significance and determined to not be eligible for the Carmel Historic Inventory. Parcel 010-112-013-000 was not evaluated for historical significance because it was not 50 years old and did not qualify for evaluation. The City Forester reviewed the trees on and around all three parcels. All trees were found significant except for one in the right-of-way in front of parcel 010-112-013-000, which is proposed to be removed.

Recommendation:

Staff recommends the Planning Commission adopt the following:

1) A resolution (Attachment 1 – Lot Line Adjustment):
   a. Finding that the lot line adjustment is minor alteration in land use limitation which qualifies as Categorically Exempt pursuant to CEQA Guidelines Section 15305(a) and none of the exceptions pursuant to Section 15300.2 can be made; and

   b. Approving a lot line adjustment between three legal lots of record consisting of: one 4,000 square foot parcel (APN: 010-112-012-000), one 4,000 square foot parcel (APN: 010-112-013-000), and one 6,000 square foot parcel (010-112-007-000) resulting in one 4,150 square foot parcel (Hapuna), one 4,950 square foot parcel (Kailea), and one 4,900 square foot parcel (Ahana), respectively.

2) A resolution (Attachment 2 – DS 24207 Hapuna):
   a. Finding that the demolition and rebuild of the single family dwelling is a replacement or reconstruction of an existing structure located on the same site and for the same purpose and capacity which qualifies as Categorically Exempt pursuant to CEQA Guidelines Sections 15302 and 15303 and none of the exceptions pursuant to Section 15300.2 can be made;
   b. Approving a Coastal Development Permit to allow the demolition of a 1,064-square-foot single-family residence, a 257-square-foot carport and associated decking and the replacement of a two-story single-family residence; and
   c. Approving the Final Design Study to allow a rebuild resulting in an 1,818-square-foot, two-story single-family residence, inclusive of a 246-square-foot attached garage. The property is located on Mission Street 4 NE of First Avenue in the Single-Family Residential (R-1) District, APN: 010-112-012-000.

3) A resolution (Attachment 3 – DS 24208/Kailea):
   a. Finding that the demolition and rebuild of the single-family dwelling is a replacement or reconstruction of an existing structure located on the same site and for the same purpose and capacity which qualifies as Categorically Exempt pursuant to CEQA Guidelines Sections 15302 and 15303 and none of the exceptions pursuant to Section 15300.2 can be made;
   b. Approving a Coastal Development Permit to allow the demolition of a 1,384-square-foot single-family residence, a 209-square-foot carport and associated decking and the replacement of a two-story single-family residence; and
   c. Approving the Final Design Study to allow a rebuild resulting in a 2,102-square-foot, two-story single-family residence, inclusive of a 250-square-foot detached garage. The property is located on Mission Street 3 NE of First Avenue in the Single-Family Residential (R-1) District, APN: 010-112-013-000.

4) A resolution (Attachment 4 – DA 24209/Ahana):
   a. Finding that the demolition and rebuild of the single-family dwelling is a replacement or reconstruction of an existing structure located on the same site and for the same purpose and capacity which qualifies as Categorically Exempt pursuant to CEQA Guidelines Sections 15302 and 15303 and none of the exceptions pursuant to Section 15300.2 can be made;
   b. Approving a Coastal Development Permit to allow the demolition of a 1,091-square-foot single-family residence and 270-square-foot detached garage and the replacement of a two-story single-family residence; and
   c. Approving the Final Design Study to allow a rebuild resulting in a 2,116-square-foot, two-story single-family residence, inclusive of a 264-square-foot detached garage. The property is located at Mission Street 2 NE of First Avenue in the Single-Family Residential (R-1) District, APN: 010-112-007-000.

Background and Project Description:

Hapuna (010-112-012-000**):** The 1,321-square-foot existing single-story home was constructed in 1935 as a 264-square-foot studio. Through multiple additions and alterations, the house increased in size from 1935 – 1976. The house is not associated with any important events or people as described in the Carmel Historic Context Statement, nor does it reflect an important architectural style as described in the Carmel Historic Context Statement. On June 14, 2024, the Department of Community Planning and Building determined that the property on Mission 4 NE of 1st Avenue does not constitute a historic resource and is, therefore, ineligible for the Carmel Inventory of Historic Resources.

The applicant is proposing to demolish the existing home and construct a new two-story single-family residence. The new home will have the second story set back further from the right-of-way to work with the topography and avoid blocking neighboring properties views and access to light. The applicant is proposing to build an 1,818-square-foot two-story single-family residence with stained wood windows, horizontal shiplap wood siding, and a varying width standing seam metal roof. A roof deck accessed through the primary suite is proposed on the single-story section of the main house in the middle of the parcel. The applicant requests a lot line adjustment between the subject property and the adjacent parcel (APN 010-112-013-000) that would expand the subject parcel from 4,000-square-feet to 4150-square-feet in size.

At the time of writing this report, the city has received one letter of support for the proposed project from a Monterey County Resident living just outside town in the Carmel Woods neighborhood. No previous opposition or supporters have reached out to staff regarding the projects at this time.

Kailea (010-112-013-000**):** The 1,595-square-foot existing single-story home was constructed 1978. The property was not old enough to be reviewed for historical significance because it is not yet 50 years old. The existing property is a single-story with an attached carport at the northeast corner of the lot.

The applicant is proposing to demolish the existing home and construct a new two-story single-family residence. The new home is designed to follow the topography of the gentle slope it is situated upon. The second story has been sited at the rear of the property to reduce the appearance of bulk and mass from Mission Street. The applicant proposes to build a 2,102-square-foot two-story single-family residence with an associated lot line adjustment that would expand the parcel from 4,000-square-feet to 4,950-square-feet. The project will have natural weathered vertical wood board and batten siding and clear stained wood windows. The roof material consists of a standing seam metal roof for the dormer and slate for the second story roof. A drought resistant green roof is proposed on the front part of the main house in the middle of the parcel. The applicant is proposing to construct a stone paver roof deck on the single-story section of the main house in the middle of the parcel.

At the time of writing this report, the city has received one letter of support for the proposed project from a Monterey County Resident living just outside town in the Carmel Woods neighborhood. No previous opposition or supporters have reached out to staff regarding the projects at this time.

Ahana (010-112-007-000**):** The 1,362-square-foot single-story residence was constructed in 1941 and has undergone few alterations. On June 14, 2024, it was determined that the property does not constitute a historic resource and is, therefore, ineligible for the Carmel Inventory of Historic Resources. It was determined to be ineligible because it is not associated with any important themes, events, people, architectural styles, or property types identified in Carmel's Historic Context Statement.

The applicant is proposing to demolish the existing home and garage to construct a new two-story single-family residence. The new

The applicant is proposing to demolish the existing home and garage to construct a new two-story single-family residence. The new residence follows the topography of the site, stepping down the slope at the rear of the parcel. The applicant is proposing to build a 2,116-square-foot two-story single-family residence with an associated lot line adjustment that would reduce the parcel from 6,000-square-feet to 4,900-square-feet. The project will have clear stained vertical wood batten siding and aluminum windows. The roof material will consist of a gravel ballast. A drought resistant green roof is proposed on the rear part of the main house. The applicant is proposing to construct a stone paver roof deck on the two-story section of the main house at the rear of the parcel.

At the time of writing this report, the city has received one letter of support for the proposed project from a Monterey County Resident living just outside town in the Carmel Woods neighborhood. No previous opposition or supporters have reached out to staff regarding the projects at this time.

Staff Analysis:

Previous Hearing: The following items were discussed at the October 9, 2024, and April 9, 2025, Planning Commission hearing. Appropriate conditions of approval of the Design Concept have been incorporated and implemented to address these concerns.

> ***1. Volume Study.*** *The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review.*
>
> Staff Analysis:
> (Hapuna) The required volume study was completed and the project has successfully passed. The development is allowed 19,998 cubic feet of volume and as designed, is proposed at 13,273.25 cubic feet.
>
> (Kailea) The required volume study was completed and the project has successfully passed. The development is allowed 22,671 cubic feet of volume and as designed, is proposed at 21,384.65 cubic feet.
>
> (Ahana) The required volume study was completed and the project has successfully passed. The development is allowed 23,505 cubic feet of volume and as designed, is proposed at 23,266.69 cubic feet.
>
> ***2. Reduce Opening (Hapuna).*** *Prior to Final Details Review, the applicant shall reduce the size of the windows and doors at the entry of the subject site to a human scale to conform to the Carmel Residential Design Guidelines.*
>
> Staff Analysis (Hapuna): The applicant has reduced the size of the front window and door to address the condition of approval. The front door has been reduced from 8' to 6'-8" and reduced the height of the front windows by approximately 6 inches. The proposed changes by the applicant meet the conditions set forth by the Planning Commission.

Finish Details:
Hapuna: The applicant is proposing tight knot cedar, stained wood shiplap siding. The siding will have 6 3/4" board faces with 3/4" gaps throughout. The west and south elevations will also feature Carmel Stone cladding below the living room windows. The doors are proposed to be paint-grade wood, and the windows will be tan stained wood. The proposed roofing will be a synthetic slate with flat metal roofing for the overhangs. The roofing at the rear of the property will be a vertical standing seam metal roof. The decking for the second-story bedroom deck/balcony will use Ipe wood spaced boards with a black metal railing.

Kailea: The applicant is proposing vertical grey, stained wood siding that appears like naturally weathered wood. The siding will be 3 5/8" board and batten throughout. The south elevations will also feature Carmel Stone cladding below the living room windows. The doors are proposed to be clear stained grade Douglas Fir wood. The proposed windows will be tan stained wood. The proposed roofing will be a synthetic slate on the two-story element and a drought resistant green roof on the garage and one-story element of the residence. The first-floor decking will be Ipe wood spaced boards. The rooftop deck will be stone pavers.

Ahana: The applicant is proposing vertical clear-stained Port Orford Cedar wood siding that has the appearance of natural wood. The siding will be board and batten with alternating 1 ½" battens and 3" boards throughout. The exterior of the chimney will be board-formed architectural concrete. The doors and windows will be clear, anodized coated aluminum (helping to protect the aluminum from scratches and weathering). The proposed roofing will be gravel ballast and drought resistant green roofs. The ground floor decking will be Ipe wood spaced boards and the roof deck will be stone pavers. The proposed recessed hot tub at the rear of the property will be stainless steel.

***Fencing/Gate/Arbor*:**
Hapuna: A new gate is being proposed on the north side of the site to create a trash enclosure. A new 6' tall wood picket fence is being proposed for the rear (east) property line and along the side (south) property line at the rear of the parcel to enclose the backyard. Carmel stone garden walls between 2' and 2'-6" tall are proposed at the front of the property. There are no other fences, gates, arbors, or walls being proposed.

Kailea: A new fenced area with a gate is being proposed behind the detached garage to create a trash enclosure. A new 6' tall wood picket fence is being proposed for the rear property line and along the north and south property lines at the rear of the parcel to enclose the

backyard. There are no other fences, gates, arbors, or walls being proposed.

Ahana: A new fenced area with a gate is being proposed on the north side of the attached garage to create a trash enclosure. A new 6' tall wood picket fence is being proposed at the rear property line and along the north and south property lines at the rear of the property to enclose the backyard. The fencing extends along the south property line to the west property line. The fencing extends north along the west property line enclosing a portion of the front yard. There are no other fences, gates, arbors, or walls being proposed.

***Site Coverage*:** Land Use Plan (LUP) Policy P1-49 states that site coverage shall not exceed 45% and Carmel-by-the-Sea Municipal

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

If at least 50 percent of the property's site coverage is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the site area, 160 square feet, 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:
Hapuna: The 4,150 square foot lot is allowed 574 square feet of site coverage if at least half of the coverage is semi- or fully permeable. The applicant proposes a total of 572 square feet of site coverage with over half being semi-permeable. Semi-permeable materials proposed include the stone paver driveway and walkway, and the wood deck. The project meets the requirements for site coverage.

Kailea: The 4,950 square foot lot is allowed 667 square feet of site coverage if at least half of the coverage is semi- or fully permeable. The applicant proposes a total of 567 square feet of site coverage with over half being semi-permeable. Semi-permeable materials proposed include the permeable wood paver driveway and walkway, stone paver walkway, and the wood deck. The project meets the requirements for site coverage

Ahana: The 4,900 square foot lot is allowed 662 square feet of site coverage if at least half of the coverage is semi- or fully permeable. The applicant proposes a total of 657 square feet of site coverage with over half being semi-permeable. Semi-permeable materials proposed include the permeable wood pave driveway and walkway, and the wood decks. The project meets the requirements for site coverage.

Right-of-Way Character: Both LUP Policy P1-43 and Section 1.5-1.7 of the Residential Design Guidelines encourages maintaining the forest character of the right-of-way by using natural materials for street parking, maintaining informal, natural vegetation, and maintaining trees. Section 2.0 of the Residential Design Guideline's objectives further encourage properties and development to maintain the meandering character of streets, the rustic street drainage, and to maintain the existing street widths. Section 10.2-10.4 of the Residential Design Guidelines encourages the use of green, native plant species that continue the feel of the forest character of Carmel.

Staff Response:
For Hapuna, the applicant is proposing to extend the stone paver tire paths driveway to the street edge and a mulch pathway in the right-of-way. For **Kailea**, the applicant is proposing a wood paver driveway and a mulch pathway in the right-of-way. For **Ahana**, the applicant is proposing a wood paver tire path driveway and a mulch pathway in the right-of-way. The proposed landscaping in the front of all three properties and the right-of-way is a mix of ground cover (Dymondia and Yerba Buena) and small vegetation (sword fern and creeping sage). All trees on **Hapuna** and **Ahana** are being retained, maintaining the forest feel of the lot from the street. One Monterey Pine in the right-of-way is being removed as part of the **Kailea** project because the tree was deemed not significant and was determined to be unhealthy. The applicant is required to plant three upper canopy trees as part of the **Kailea** project and one at **Hapuna to meet minimum tree density**. The proposed projects are consistent with LUP policy, design guidelines, and municipal code standards for the right-of-way.

Skylights: No skylights are proposed for **Hapuna** and **Kailea**. There is one skylight proposed at the rear of **Ahana**, which meets all guidelines as it is at the rear of the property and is not visible from the right-of-way or neighboring properties.

Chimney: Section 9.15 of the Residential Design Guidelines encourages chimneys that integrate into the building, are an appropriate size, and avoid blocking views.

Staff Response:
Hapuna: The project does not include a chimney. However, the floorplans include a gas insert fireplace with an exhaust vent instead of a chimney.

Kailea: The project has a gas fireplace with a small chimney that meets the standards for chimney height and size. The chimney is only as large as is required by manufacturer specifications and does not create any view issues. The lower section of the chimney connects to the ground as is encouraged by the design guidelines. The lower part of the chimney is vineyard rock quarry stone and it follows the stonework recommendations of the design guidelines by terminating on interior edges and not being installed in a decorative, ornate manner.

Ahana: The project has a gas fireplace with a small chimney that meets the standards for chimney height and size. The chimney is only as

Ahana: The project has a gas fireplace with a small chimney that meets the standards for chimney height and size. The chimney is only as large as is required by manufacturer specifications and does not create any view issues. The lower section of the chimney connects to the ground as is encouraged by the design guidelines. The lower part of the chimney is board form architectural concrete and that fits with the architectural style of the building.

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

Staff Response:
The landscaping for all three projects were designed together with the intention of retaining and accentuating the Coastal Oak and Monterey Pine trees that exist on the parcels. The intention was to create the feel of the structures nestled into a grove of trees. The landscaping includes native, drought resistant species that would be found in an oak/pine grove. The projects were designed so that the landscaping blends together and flows between the parcels. The applicant included native, drought resistant green roofs on **Kailea** and **Ahana** to help them fit and blend into the natural environment more cohesively. The existing and proposed landscaping is being used to screen the structures from the street and the neighboring homes.

Other Project Components:

Public Resources Code (PRC) Section 21080.a states that the California Environmental Quality Act (CEQA) applies to discretionary projects proposed to be carried out or approved by public agencies unless the project is found exempt. Pursuant to PRC Section 21084, the CEQA Guidelines provide a list of classes of projects (Sections 15300-15332) which have been determined not to have a significant effect on the environment and are therefore exempt from the provisions of CEQA.

Lot Line Adjustment
CEQA Guidelines Section 15305 – Minor Alterations in Land Use Limitations, is a Class 5 exemption consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including minor lot line adjustments. The proposed lot line adjustment is considered minor in nature as it does not change the rectangular configuration of the lots, the resulting lot sizes meet the minimum and maximum building site, and the general location of development does not change. At it's current configuration, the Hapuna lot has an average slope of 7.47%, the Kailea lot has an average slope of 10.28%, and the Ahana lot has an average slope of 10.34%. The total average slope between the three properties is 9.36%. Individually and in total, the properties are below the 20% threshold. Therefore, staff recommends the Planning Commission find the lot line adjustment exempt from environmental review pursuant to CEQA Guidelines Section 15305. Approval of the lot line adjustment does not trigger any of the exceptions to the exemptions listed in Section 15300.2 of the CEQA Guidelines.

Final Design and Coastal Development Permit
All three projects consist of the demolition and reconstruction of a single-family dwelling on properties zoned for residential use. Therefore, as a result of project implementation, there would be no change in baseline use. All three projects individually qualify for categorical exemptions pursuant to CEQA Guidelines Sections 15302 (Class 2) and 15303 (Class 3). The discussion below describes how each individual project qualifies for the exemptions listed and how no exceptions to the exemptions exists pursuant to Section 15300.2 of the CEQA Guidelines. Staff has determined and the applicant has demonstrated that these are three separate projects with independent utility and even if they were required to be considered as parts of a single project they still fall under the Class 3 categorical exemption as CEQA Guidelines Section 15303(a) covers up to 3 single-family residences in urbanized areas.

(Hapuna): The project qualifies for a categorical exemption under CEQA Guidelines Section 15302 – Replacement or Reconstruction.

This Class 2 exemption consists of the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the replaced structure and will have substantially the same purpose and capacity as the structure replaced. Although the examples listed under subsections "a" through "d" only include public/quasi-public, commercial and utility structures, the examples are not exhaustive and are not limiting.

The project also qualifies for a categorical exemption under CEQA Guidelines Section 15303 – New construction or conversion of small structures. This Class 3 exemption consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of this exemption include but are not limited to: one single-family residence or a second dwelling unit in a zone which permits residential uses. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The project consists of the demolition of an existing single-family residence and construction of a new single-family residence which meets this exemption.

None of the exceptions to exemptions listed in CEQA Guidelines Section 15300.2 apply in this case. Class 3 projects are qualified by consideration of where the project is located. However, a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. The site is not known to contain or support environmental resources of hazardous or critical concern designated, precisely mapped and officially adopted pursuant to federal, state or local law. The subject property is located within an Archaeological Significance Overlay district. As such, a Phase I Archaeological Assessment was prepared (Achasta Archaeological Services, April 2005) and submitted as part of the application. The report concluded that the site experienced moderate to high ground disturbance and the results of the assessment were negative. The project would not result in a cumulative significant impact. During

disturbance and the results of the assessment were negative. The project would not result in a cumulative significant impact. During previous Design Concept hearings, staff received correspondence asserting that the construction of 3 adjacent single-family dwellings would result in impacts cumulatively considerable. Monterey Bay Air Resources District CEQA Air Quality Guidelines (updated February 2008) establishes thresholds of significance relative to construction impacts. Construction activities that generate 82 pounds per day or more of PM_{10} (inhalable particulate matter with a diameter of 10 micrometer or less) would have a significant impact on local air quality. Earthmoving (grading/excavation) below 2.2 acres per day are assumed to be below the 82 pound per day threshold of significance. The project plans for the Hapuna project indicate the development would require 245 cubic yards of grading with a total site disturbance of 4,150 square feet, well below the threshold. The Hapuna, Kailea and Ahana developments are separate projects and have independent utility. For example, approval of one project is not dependent on approval of another. Therefore, they are not reasonably foreseeable consequences of each other. That said, the project plans for Kailea indicate that total site disturbance would be 4,915 square feet and the total site disturbance for Ahana would be 4,880 square feet. If each project were approved by the Planning Commission, all conditions of approval were complied with and construction permits were approved and issued at the same time; and if grading for all three projects occurred at the same time and over a one-day period, the total disturbance would be 13,945 square feet, or less than 1/3rd of an acre. Although unlikely, and not reasonably foreseeable, this would be below the threshold of significance. The is no reasonable possibility that the project would have a significant effect on the environment due to an unusual circumstance. The project includes the demolition and rebuild of a single family dwelling which is a permitted use within the site's designated residential zoning district. The project in itself is not an unusual development in the city. Further, due to the size of the city, it is not usual for construction projects to occur in proximity to other active projects. The proposed project does not request a variance and remains in context and consistent with the existing conditions in the neighborhood. The project is consistent with all applicable General Plan policies, zoning requirements, and design guidelines. The project does not involve a site that results in damage to scenic resources within a highway officially designated as a state scenic highway, a hazardous waste site, or designated historic resource (see **Figure 1**, the project sites are outlined in red and historic resources noted with gray striping).

(Kailea): The project qualifies for a categorical exemption under CEQA Guidelines Section 15302 – Replacement or Reconstruction. This Class 2 exemption consists of the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the replaced structure and will have substantially the same purpose and capacity as the structure replaced. Although the examples listed under subsections "a" through "d" only include public/quasi-public, commercial and utility structures, the examples are not exhaustive and are not limiting.

The project also qualifies for a categorical exemption under CEQA Guidelines Section 15303 – New construction or conversion of small structures. This Class 3 exemption consists of construction and location of limited numbers of new, small facilities or structures; installation

of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of this exemption include but are not limited to: one single-family residence or a second dwelling unit in a zone which permits residential uses. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The project consists of the demolition of an existing single-family residence and construction of a new single-family residence which meets this exemption.

None of the exceptions to exemptions listed in CEQA Guidelines Section 15300.2 apply in this case. Class 3 projects are qualified by consideration of where the project is located. However, a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. The site is not known to contain or support environmental resources of hazardous or critical concern designated, precisely mapped and officially adopted pursuant to federal, state or local law. The subject property is located within an Archaeological Significance Overlay district. As such, a Phase I Archaeological Assessment was prepared (Achasta Archaeological Services, April 2005) and submitted as part of the application. The report concluded that the site experienced moderate to high ground disturbance and the results of the assessment were negative. The project would not result in a cumulative significant impact. During previous Design Concept hearings, staff received correspondence asserting that the construction of 3 adjacent single-family dwellings would result in impacts cumulatively considerable. Monterey Bay Air Resources District CEQA Air Quality Guidelines (updated February 2008) establishes thresholds of significance relative to construction impacts. Construction activities that generate 82 pounds per day or more of PM_{10} (inhalable particulate matter with a diameter of 10 micrometer or less) would have a significant impact on local air quality. Earthmoving (grading/excavation) below 2.2 acres per day are assumed to be below the 82 pound per day threshold of significance. The project plans for the Kailea project indicate the development would require grading consisting of 270 cubic yards of cut and 65 cubic yards of fill, with a total site disturbance of 4,915 square feet, well below the threshold. The Hapuna, Kailea and Ahana developments are separate projects and have independent utility. For example, approval of one project is not dependent on approval of another. Therefore, they are not reasonably foreseeable consequences of each other. That said, the project plans for Hapuna indicate that total site disturbance would be 4,150 square feet and the total site disturbance for Ahana would be 4,880 square feet. If each project were approved by the Planning Commission, all conditions of approval were complied with and construction permits were approved and issued at the same time; and if grading for all three projects occurred at the same time and over a one-day period, the total disturbance would be 13,945 square feet, or less than 1/3rd of an acre. Although unlikely, and not reasonably foreseeable, this would be below the threshold of significance. The is no reasonable possibility that the project would have a significant effect on the environment due to an unusual circumstance. The project includes the demolition and rebuild of a single-family dwelling which is a permitted use within the site's designated residential zoning district. The project in itself is not an unusual development in the city. Further, due to the size of the city, it is not usual for construction projects to occur in proximity to other active projects. The proposed project does not request a variance and remains in context and consistent with the existing conditions in the neighborhood. The project is consistent with all applicable General Plan policies, zoning requirements, and design guidelines. The project does not involve a site that results in damage to scenic resources within a highway officially designated as a state scenic highway, a hazardous waste site, or designated historic resource (see **Figure 1**, the project sites are outlined in red and historic

resources noted with gray striping).

(Ahana): The project qualifies for a categorical exemption under CEQA Guidelines Section 15302 – Replacement or Reconstruction. This Class 2 exemption consists of the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the replaced structure and will have substantially the same purpose and capacity as the structure replaced. Although the examples listed under subsections "a" through "d" only include public/quasi-public, commercial and utility structures, the examples are not exhaustive and are not limiting.

The project also qualifies for a categorical exemption under CEQA Guidelines Section 15303 – New construction or conversion of small structures. This Class 3 exemption consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of this exemption include but are not limited to: one single-family residence or a second dwelling unit in a zone which permits residential uses. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The project consists of the demolition of an existing single-family residence and construction of a new single-family residence which meets this exemption.

None of the exceptions to exemptions listed in CEQA Guidelines Section 15300.2 apply in this case. Class 3 projects are qualified by

consideration of where the project is located. However, a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. The site is not known to contain or support environmental resources of hazardous or critical concern designated, precisely mapped and officially adopted pursuant to federal, state or local law. The subject property is located within an Archaeological Significance Overlay district. As such, a Phase I Archaeological Assessment was prepared (Achasta Archaeological Services, April 2025) and submitted as part of the application. The report concluded that the site experienced moderate to high ground disturbance and the results of the assessment were negative. The project would not result in a cumulative significant impact. During previous Design Concept hearings, staff received correspondence asserting that the construction of 3 adjacent single-family dwellings would result in impacts cumulatively considerable. Monterey Bay Air Resources District CEQA Air Quality Guidelines (updated February 2008) establishes thresholds of significance relative to construction impacts. Construction activities that generate 82 pounds per day or more of PM_{10} (inhalable particulate matter with a diameter of 10 micrometer or less) would have a significant impact on local air quality. Earthmoving (grading/excavation) below 2.2 acres per day are assumed to be below the 82 pound per day threshold of significance. The project plans for the Ahana project indicate the development would require grading consisting of 200 cubic yards of cut and 30 cubic yards of fill with a total site disturbance of 4,880 square feet, well below the threshold. The Hapuna, Kailea and Ahana developments are separate projects and have independent utility. For example, approval of one project is not dependent on approval of another. Therefore, they are not reasonably foreseeable consequences of each other. That said, the project plans for Kailea indicate that total site disturbance would be 4,915 square feet and the total site disturbance for Hapuna would be 4,150 square feet. If each project were approved by the Planning Commission, all conditions of approval were complied with and construction permits were approved and issued at the same time; and if grading for all three projects occurred at the same time and over a one-day period, the total disturbance would be 13,945 square feet, or less than 1/3rd of an acre. Although unlikely, and not reasonably foreseeable, this would be below the threshold of significance. The is no reasonable possibility that the project would have a significant effect on the environment due to an unusual circumstance. The project includes the demolition and rebuild of a single-family dwelling which is a permitted use within the site's designated residential zoning district. The project in itself is not an unusual development in the city. Further, due to the size of the city, it is not usual for construction projects to occur in proximity to other active projects. The proposed project does not request a variance and remains in context and consistent with the existing conditions in the neighborhood. The project is consistent with all applicable General Plan policies, zoning requirements, and design guidelines. The project does not involve a site that results in damage to scenic resources within a highway officially designated as a state scenic highway, a hazardous waste site, or designated historic resource (see **Figure 1**, the project sites are outlined in red and historic resources noted with gray striping).

Figure 1. Site context (outlined in red) and locations of designated historic structures (gray hatch)

Conclusion: Based on the evidence provided above, the proposed project would not result in any significant environmental impacts. Staff recommends the Planning Commission find the lot line adjustment and project applications exempt from environmental review pursuant to the CEQA Guidelines sections listed in the discussion above.

Attachment 1 - Lot Line Adjustment Reso
Attachment 2 -DS 24207 Resolution
Attachment 3 - DS 24207 Data Table
Attachment 4 - DS 24207 Project Plans
Attachment 5 - DS 24207 Landscape Plans
Attachment 6 - Neighbor Correspondence
Attachment 7 - Mission Sisters Narrative
Attachment 8 - Arch Report

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2025-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THE PROJECT QUALIFIES AS A CLASS 5 CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELNES SECTION 15303(a) AND THAT NONE OF THE EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 APPLY IN THIS CASE AND APPROVING AN ASSOCIATED LOT LINE ADJUSTMENT BETWEEN THREE LEGAL LOTS OF RECORD CONSISTING OF: ONE 4,000 SQUARE FOOT PARCEL (APN: 010-112-012-000), ONE 4,000 SQUARE FOOT PARCEL (APN: 010-112-013-000), AND ONE 6,000 SQUARE FOOT PARCEL (010-112-007-000) RESULTING IN ONE 4,150 SQUARE FOOT PARCEL (HAPUNA), ONE 4,950 SQUARE FOOT PARCEL (KAILEA), AND ONE 4,900 SQUARE FOOT PARCEL (AHANA), RESPECTIVELY. THE PROPERTIES ARE LOCATED AT MISSION STREET 2, 3, AND 4 NORTHEAST OF 1st AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, APNS 010-112-012-000, 010-112-013-000, AND 010-112-007-000.

WHEREAS, on July 9, 2024, Erik Dyar ("Applicant") submitted an application on behalf of Collins Hermle Family Trust ("Owners") requesting approval of an Associated Lot Line Adjustment application DS 24207, 24208, and 24209 (Hermle-Collins) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a affected parcels located at Mission Street 2, 3, and 4 northeast of 1st Avenue in the Single-Family Residential (R-1) District (Block 6, Lot 6, 8, 10, and 12); and

WHEREAS, the Applicant is requesting approval of the lot line adjustment associated with three Final Design Studies; and

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

WHEREAS, on October 9, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the DS 24208 and 24209 (Hermle-Collins), including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, on March 12, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the DS 24207 (Hermle-Collins), including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, on May 2, 2025, a notice of public hearing was published in the Carmel Pine Cone for the May 14, 2025, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before May 4, 2025, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before May 9, 2025, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on May 14, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

WHEREAS, the Planning Commission found that the Project for the lot line adjustment is minor in nature, on parcels with an average slope of less than 20% and does not result in any changes in land use or density and the Project is categorically exempt under Section 15305(a) (Class 5) – Minor Alterations in Land Use Limitations 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 **Lot Line Adjustment**:

FINDINGS REQUIRED FOR LOT LINE ADJUSTMENT APPROVAL (CMC 17.44.030 and LUP Policy P1-29 - P1-36) **The following conditions and standards and criteria for review shall be considered when evaluating all lot line adjustment applications**. 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 17.44.030 Standards and Criteria for Review	**YES**	**NO**
A. Only legal lots may be subdivided or the subject of a lot line adjustment. No subdivision or lot line adjustment shall be approved which increases or creates a zoning nonconformity or is inconsistent with the policies of the certified Local Coastal Land Use Plan. All lots and sites	✓	

created shall comply with minimum standards established for the zoning district which the property is located and with any other relevant requirements of the certified Local Coastal Implementation Plan.		
B. No subdivision or lot line adjustment shall be approved which increases or creates a zoning violation or any other kind of illegality.	✓	
C. No lot line adjustment shall be approved that could lead to the creation of an additional building site unless a parcel map is prepared. For example, if the minimum lot size is 4,000 square feet and there are two adjoining lots, one of which is 7,000 square feet and another of 5,000 square feet, no lot line adjustment shall be allowed which would result in one lot of 8,000 square feet and one lot of 4,000 square feet because the newly created lot of 8,000 square feet could possibly be divided into two lots of 4,000 square feet.	✓	
D. Until there is sufficient water allocated in the City's water management program to provide for development of all existing lots of record within the City no subdivision or lot line adjustment application shall be approved that would result in the creation an additional lot of record, parcel, or building site if such creation would increase the demand for water resources.	✓	
E. Approval of a subdivision or lot line adjustment shall be conditioned upon all zoning requirements being met on all lots involved in the subdivision or lot line adjustment. The Planning Commission may expect preexisting zoning nonconformities from this requirement if compliance is determined not to be in the public interest or contrary to the General Plan.	✓	
F. If, when curing a nonconformity or illegality that would be created by a lot line adjustment, one side of a building must be moved because it is too close to the proposed new line, another side of the building which is nonconforming shall not be required to be conformed unless the building is moved, demolished, or rebuilt.	✓	
G. Lot line adjustments increasing the average length of frontage on public streets for each lot involved in the lot line adjustment shall be encouraged.	✓	
H. Lot line adjustments tending to straighten lot lines shall be encouraged.	N/A	N/A
I. Lot line adjustments tending to cause lots to be more rectangular in shape shall be encouraged.	N/A	N/A
J. Where, in the opinion of the Planning Commission, curing of existing nonconformities is deemed reasonable when considering the public health, safety and welfare as well as the financial cost, the cure of such nonconformities shall be required.	N/A	N/A
K. Other conditions may be required as the City deems reasonable and proper for the protection of the public health, safety and welfare.	N/A	N/A
L. Where a subdivision or lot line adjustment will result in or lead to the relocation of driveways or parking places on private property, the effect of such relocation on existing trees shall be taken into consideration and conditions reasonably related to the protection of existing trees and the location of driveways and parking places shall be established. No subdivision or lot line adjustment shall be approved that would require removal of a significant tree or create a building site that would not be viable without removing one or more significant trees.	✓	
M. All subdivisions and lot line adjustments approved shall comply with the minimum lot or parcel sizes established for the zoning district where the property is located.	✓	
N. Subdivisions and lot line adjustments resulting in the creation of additional building sites shall be approved only when consistent with the general pattern of lot sizes found in the immediate neighborhood (within 300 feet of the site) and when significant vegetation and other environmental resources on the site will be protected.	N/A	N/A

O. When determined to be consistent with the General Plan/Coastal Land Use Plan, approval of subdivisions and lot line adjustments shall include easements for protection of natural resources and/or coastal resources, including but not limited to, scenic views, sensitive habitats, wetlands and coastal accessways. When establishing new lots and/or lot boundaries the decision-making body shall consider the physical constraints and biological constraints of the property and ensure that there will be sufficient buildable area to allow reasonable development on each lot affected after deducting areas limited by easements, slopes and other factors.	N/A	N/A
LUP Policy P1-29 – P1-36	**YES**	**NO**
P1-29 Prevent the creation of new lots of less than 4,000 square feet in area. Encourage the formation of larger lots with proportionately lower allowable site coverage and floor area and with greater potential for open space. (LUP)	✓	
P1-30 Prohibit any further subdivision and/or creation of new building sites west of San Antonio Avenue and within any block fronting on North San Antonio Avenue or Scenic Road. (LUP)	✓	
P1-31 Discourage any future subdivision of land or lot-line adjustment unless it can be demonstrated that the character of the block and neighborhood will be maintained. (LUP)	✓	
P1-32 Preserve significant areas of vegetation and open space when approving subdivisions and lot line adjustments through the appropriate siting of buildings and other allowed improvements. (LUP)	✓	
P1-33 Evaluate and minimize the impacts of proposed lot line adjustments and subdivisions on traffic, access, trees, topography, utilities and public services through the approval process. (LUP)	✓	
P1-34 Inventory all building sites that contain portions of lots or lot fragments left over from previous subdivisions. Consolidate all lots or portions of lots with adjoining lands within the same building site through the filing of lot merger or lot line adjustment documents when additional development is proposed. (LUP)	N/A	N/A
P1-35 Establish criteria for evaluating lot line adjustments and subdivisions that will protect environmental resources, and ensure that proposed lots will be consistent with the pattern of existing parcel sizes within the surrounding neighborhood. (LUP)	✓	✓
P1-36 Avoid the creation of land use and design nonconformities through approvals of lot line adjustments, subdivisions and the creation of building sites.	✓	✓

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** the project qualifies as a class 5 categorical exemption pursuant to CEQA guidelines section 15305(a) and **APPROVE** the lot line adjustment between three legal lots of record consisting of: one 4,000 square foot parcel (APN: 010-112-012-000), one 4,000 square foot parcel (APN: 010-112-013-000), and one 6,000 square foot parcel (010-112-007-000) resulting in one 4,150 square foot parcel (Hapuna), one 4,950 square foot parcel (Kailea), and one 4,900 square foot parcel (Ahana), respectively. The properties are located at Mission Street 2, 3, and 4 northeast of 1st Avenue (APN 010-112-012-000, 010-112-013-000, and 010-112-007-000). Approval of the lot line adjustment is subject to the following Recommendations/Draft Conditions:

CONDITIONS OF APPROVAL

No.	Standard Conditions
1.	**Authorization.** The approval of the associated lot line adjustment between three legal lots of record consisting of: one 4,000 square foot parcel (APN: 010-112-012-000), one 4,000 square foot parcel (APN: 010-112-013-000), and one 6,000 square foot parcel (010-112-007-000) resulting in one 4,150 square foot parcel (Hapuna), one 4,950 square foot parcel (Kailea), and one 4,900 square foot parcel (Ahana), respectively at Mission Street 2, 3, and 4 northeast of 1st Avenue in the Single-Family Residential (R-1) Archaeological Significance (AS) Overlay, and Very High Fire Severity Zone APN: 010-112-012-000 as depicted in the plans prepared by Dyar Architecture as approved by City of Carmel-by-the-Sea Planning Commission on May 14, 2025 unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
4.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
5.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
	Special Conditions
6.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
7.	**Certificate of Compliance.** Prior to building permit application, the Owner(s)/Applicant(s) shall prepare, execute, and record deeds that reflect the lot line adjustment as required by California Government Code §66412(d) and request an unconditional Certificate of Compliance for each of the adjusted parcels.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 14th day of May 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2025-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THE PROJECT QUALIFIES AS A CLASS 2 CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELNES SECTION 15302 AND A CLASS 3 CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELNES SECTION 15303 AND THAT THE EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 DO NOT APPLY IN THIS CASE, AND APPROVING A COASTAL DEVELOPMENT PERMIT AND FINAL DESIGN STUDYALLOWING THE DEMOLITION OF AN EXISTING 1,321-SQUARE-FOOT ONE-STORY SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF A NEW 1,818-SQUARE-FOOT TWO-STORY SINGLE-FAMILY RESIDENCE, INCLUSIVE OF A 246-SQUARE-FOOT ATTACHED GARAGE. THE PROPERTY IS LOCATED AT MISSION STREET 4 NORTHEAST OF 1st AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, APN 010-112-012-000.

WHEREAS, on July 9, 2024, Erik Dyar ("Applicant") submitted an application on behalf of Collins Hermle Family Trust ("Owners") requesting approval of Track 2 Design Study application DS 24207 (Hermle-Collins) and associated lot line adjustment described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at Mission Street 4 northeast of 1st Avenue in the Single-Family Residential (R-1) District (Block 6, Lot 6); and

WHEREAS, the Applicant is requesting approval of a Final Design Study and Coastal Development Permit for the demolition of an existing 1,321-square-foot, one-story single-family residence and the construction of an 1,818-square-foot, two-story single-family residence, inclusive of a 246-square-foot attached garage; and

WHEREAS, on June 14, 2024, the Department of Community Planning and Building determined that the property located at Mission Street 4 northeast of 1st Avenue does not constitute a historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources; and

WHEREAS, on June 14, 2024, the Department of Community Planning and Building provided the applicant with a Preliminary Site Assessment for the property located at Mission Street 4 northeast of 1st Avenue outlining zoning and Land Use Plan standards; and

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

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

WHEREAS, on October 9, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, on October 9, 2024, the Planning Commission continued the consideration of the Design Concept and directed the applicant to return with a modified design; and

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

WHEREAS, on November 13, 2024, the Planning Commission continued the consideration of the Design Concept and directed the applicant to make additional design modifications and meet with the community; and

WHEREAS, on February 26, 2025 and March 6, 2025, the project applicant held two community meetings to present the proposed design, as modified, to neighbors and interested parties; and

WHEREAS, on March 12, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project and accepted the Concept Design through adoption of Resolution 2025-013-PC; and

WHEREAS, on May 2, 2025, a notice of public hearing was published in the Carmel Pine Cone for the May 14, 2025, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before May 4, 2025, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before May 9, 2025, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on May 14, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

WHEREAS, discussion, analysis and supporting evidence demonstrate that the projects fall under both the Class 2 and Class 3 categorical exemptions in CEQA Guidelines sections 15302 and 15303; and

WHEREAS, Planning Commission found that there are three separate projects with independent utility and even if they were required to be considered as parts of a single project they still fall under the Class 3 categorical exemption as CEQA Guidelines Section 15303(a) covers up to 3 single-family residences in urbanized areas; and

WHEREAS, the Planning Commission found that pursuant to CEQA regulations, the Application is categorically exempt under Section 15302 (Class 2) – Replacement or Reconstruction and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; 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 cumulative impact, unusual circumstances and historical resources exceptions do not apply due to the fact the project is a permitted use within the site's designated residential zoning district and due to the size of the city, it is not usual for construction projects to occur in proximity to other active projects or historic resources; 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 ACCEPTANCE (CMC 17.64.80 and LUP Policy P1-45)

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

CMC Section 17.64.080.B – Final Details Phase Approval Findings	**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.	✓	
LUP Policy P1-45	**YES**	**NO**
1. The design uses simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages consistent with the City's Design Objectives.	✓	
2. Mass of the building relates to the context of other homes in the vicinity	✓	
3. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood.	✓	
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 and structures will be setback a minimum of 6 feet from significant trees.	✓	

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

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** the project qualifies as a Class 2 categorical exemption pursuant to CEQA Guidelines Section 15302 and a Class 3 categorical exemption pursuant to CEQA Guidelines Section 15303 and none of the exceptions to the exemptions contained in Section 15300.2 apply in this case, and **APPROVE** the Final Design Study and Coastal Development Permit (DS 24207, Hermle-Collins) for the demolition of an existing 1,321-square-foot, one-story single-family residence and the construction of a 1,818-square-foot, two-story single-family residence, inclusive of a 246-square-foot attached garage and associated site improvements. The property is located on Mission Street 4 northeast of 1st Avenue (APN 010-112-012-000). Approval of the Final Design Study and Coastal Development Permit is subject to the following Recommendations/Draft Conditions:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** The approval of Design Study (DS 24207) and associated lot line adjustment for the demolition of an existing 1,321-square-foot, one-story single-family residence and the construction of a 1,818-square-foot, two-story single-family residence, inclusive of a 246-square-foot attached garage and associated site improvements located on Mission Street 4 northeast of 1st Avenue in the Single-Family Residential (R-1) Archaeological Significance (AS) Overlay, and Very High Fire Severity Zone APN: 010-112-012-000 as depicted in the plans prepared by Dyar Architecture as approved by City of Carmel-by-the-Sea Planning Commission on May 14, 2025 unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC Section 17.52.170.C.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	**Service Laterals.** Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC Section 15.36.020).

7.	**Utility Meter Locations.** The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.
8.	**Fire Sprinklers - Residential.** Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC Section 15.08.135).
9.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
10.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
11.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
12.	**Exterior Lighting.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface.

	Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
13.	**Skylights & Skylight Shades.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights (new and/or replaced) and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
14.	**Stone Facades (including chimneys).** Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee. Brickwork shall be finished the same manner as stonework described above.
15.	**Windows and Doors.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved windows and doors.
16.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
17.	**Driveway.** Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
18.	**Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
19.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the

	Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
20.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
21.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
22.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
	Landscape Conditions
23.	**Tree Planting Requirements.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.
24.	**Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
25.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Section 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil

	line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
26.	**Foundation Work Near Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
Environmental Compliance Conditions	
27.	**Drainage Plan.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
28.	**BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
29.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
30.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall

	submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
Special Conditions	
31.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
32.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.
33.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 14th day of May 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

DS 24207 (Hermle-Collins)
May 14, 2025
Project Data Table

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,856 SF (45%)	1321	1818 SF
Site Coverage	408 SF/574 SF	1003	572 SF
Trees (Upper/Lower)	3/1	2/6	2/6
Ridge Height (1st/2nd)	18’/24’	14'-2 3/8"	10’-9 1/2”/ 17’-8”
Plate Height (1st/2nd)	12’/18’	11'-7"	9'-11" / 13'-10 3/4"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	32'-11 1/2"	22'-7"
Composite Side Yard	10’ (25%)	8'-11 1/2"	15'-0 1/2"
Side Yard	3’	2'-10" north 6'-1 1/2" south	3'-8 1/2" north 11'-4" south
Rear	15’/3’**	14'- 8"	15'-7" / 11'-9 1/2"

*Includes 100 square foot basement bonus.

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

HAPUNA RESIDENCE

PROJECT DATA

Attachment 4

PROPERTY OWNER:	Collins Hermle Family Trust 155 San Rafael Way San Francisco, CA 94127
ARCHITECT/ APPLICANT:	DYAR ARCHITECTURE P.O. BOX 4709 CARMEL, CA. 93921 CONTACT: ERIK DYAR PH: 831-915-5602
PROJECT ADDRESS:	Mission Street 4 NE OF FIRST AVE. CARMEL-BY-THE-SEA, CA. 93923
APN:	010-112-012
ZONING:	R-1
PROJECT CODE COMPLIANCE:	2022 CBC, CRC, CPC, CEC, CMC, CFC, CALIFORNIA ENERGY CODE & CALIFORNIA GREEN BUILDING CODE
OCCUPANCY GROUP:	R-1
CONSTRUCTION TYPE:	VB
TOPOGRAPHY:	SLOPING TO SOUTH
MAX BUILDING HEIGHT:	2-STORY PLATE: 18 FT. ROOF: 24 FT.
TREE REMOVAL:	NONE

Floor Area	ALLOWED	EXISTING	PROPOSED
LOT AREA =		4,000 sq. ft.	4,150 sq. ft.
ALLOWABLE BASE FLOOR AREA 4,150 sf x 0.45 - ((150) x .02) / 1,000	1,856 SF	1,321 SF	1,818 SF Main 1,180 SF Upper 392 SF Garage 246 SF

Site Coverage	ALLOWED	EXISTING	PROPOSED
IMPERMEABLE:			
PAVED DRIVEWAY/ CARPORT		448 SF	
CONCRETE ENTRY LANDING/ DECK LANDING/ LANDSCAPE WALLS/ FIREPLACE		42 SF	125 SF
GARAGE EXIT DOOR SAND FINISH CONCRETE SLAB AND STEPS			42 SF
DECOMPOSED GRANITE PATH			88 SF
TOTAL		490 SF	255 SF
PERMEABLE and SEMI PERMEABLE:			
SIDE YARD PAVERS		5 SF	
GRAVEL PATH		293 SF	
SPACED-BOARD DECKS		435 SF	
DRIVEWAY PAVERS			140 SF
PAVER ENTRY WALKWAY			177 SF
TOTAL		733 SF	317 SF
PERCENTAGE PERMEABLE:	>50%	73%	58%
TOTAL SITE COVERAGE * (1,856 sf x 0.22) + 166 sf Bonus	574 SF*	1,003 SF	572 SF

Building Heights	ALLOWED	EXISTING	PROPOSED
RIDGE HEIGHTS (1st / 2nd)	18' / 24'	14'-2 3/8" / 0'	10'-9 1/2" / 16-8"
PLATE HEIGHTS (1st / 2nd)	12' / 18'	11'-7" / 0'	9'-11" / 13'-10 3/4"

Building Setbacks	ALLOWED	EXISTING	PROPOSED
FRONT	15'	32'-11 1/2"	22'-7"
COMPOSITE	10'-4 1/2" (25%)	8'-11 1/2"	15'-0 1/2"
SIDE YARD	3'	2'-10"	3'-8 1/2"
SIDE YARD	3'	6'-1 1/2"	11'-4"
REAR	15'/ ** 3'	14'- 8"	15'-7" / 11'-9 1/2"

**Rear setback is 3' for portions of structures less than 15' in height

PROJECT DESCRIPTION

Demolition of Existing 1,064 sq. ft. Single-Family Residence, 257 sq. ft. Carport, and Existing Decks.

Project includes a Lot-Line Adjustment of the Existing 40' x 100' (4,000 sq. ft.) Lot. The South Property Line is Shifted to the South by 18" to create the Proposed 41.5' x 100' (4,150 sq. ft.) Lot.

Construction of a New Two-Story, 1,818 sq. ft., Single-Family Residence with 246 sq. ft. attached garage and Includes:

- New Driveway to Replace Existing
- New Stone Garden Walls
- New Stone Paver Entry Walk
- New Stone Outdoor Gas Fireplace
- New 89 sq. ft. Upper Level Deck
- New Wood Fencing
- New Landscaping

SHEET INDEX

Architectural

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A2 - Project Renderings
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Topographic Site Survey
A3 - Preliminary Site Assessment Report
A4 - Combined Main Floor Site Plan
A5 - Combined Upper Floor Site Plan
A6 - Existing and Demolition Plan
A7 - Site and Roof Plan
A8 - Main Floor Plan
A9 - Upper Floor Plan
A10 - Elevations
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A15 - Wall Sections
A16 - Wall Sections
A17 - Materials and Exterior Lighting
A18 - Window and Door Schedules

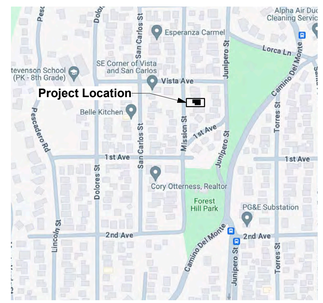
Civil Engineering

C1 - Conceptual Grading, Drainage, Utility Plan and Sections
C2 - Erosion and Sediment Control Plan
C3 - Construction Management Plan

Landscape Architectural

L1.00 - Overall Site Plan
L1.01 - Hapuna Site Plan
L3.00 - Hapuna Lighting Plan

VICINITY MAP



DYAR ARCHITECTURE
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f: 831.309.9999
Email:
info@dyararchitecture.com

© 2025
The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By The Owner Or Others On Other Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner:
Collins Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Hapuna Residence

Mission Street 4 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-012

Job No.

Date:
Tract 2 Design Study
July 1, 2024

Tract 2 Design Study Resubmittal
September 4, 2024

Track 2 Design Study Revised
October 18, 2024

Track 2 Design Study Resubmittal
January 21, 2025

February 4, 2025

Track 2 Design Study Resubmittal
February 18, 2025

Track 2 Design Study Details Review
April 23, 2025

Cover Sheet and Project Data

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2027
STATE OF CALIFORNIA

Sheet No.
A1
Hapuna

Rendering of Hapuna Residence from Mission Street / Southwest

Rendering of Hapuna Residence from Mission Street / Northwest

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Hapuna Residences
Mission Street 4 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-012

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Track 2 Design Study Resubmittal
February 18, 2025
Track 2 Design Study Details Review
April 23, 2025

Renderings

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2027
STATE OF CALIFORNIA

Sheet No.
A2
Hapuna

Rendering of Hapuna Residence at Front Entry Courtyard

DYAR
ARCHITECTURE

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Owner:
Collins Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Hapuna Residences
Mission Street 4 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-012

Job No.

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February 18, 2025

Track 2 Design Study Details Review
April 23, 2025

Renderings

LICENSED ARCHITECT
ERIK D. DYAR
No. 26518
Expires
February 2027
STATE OF CALIFORNIA

Sheet No.
A2B
Hapuna

LEGEND:

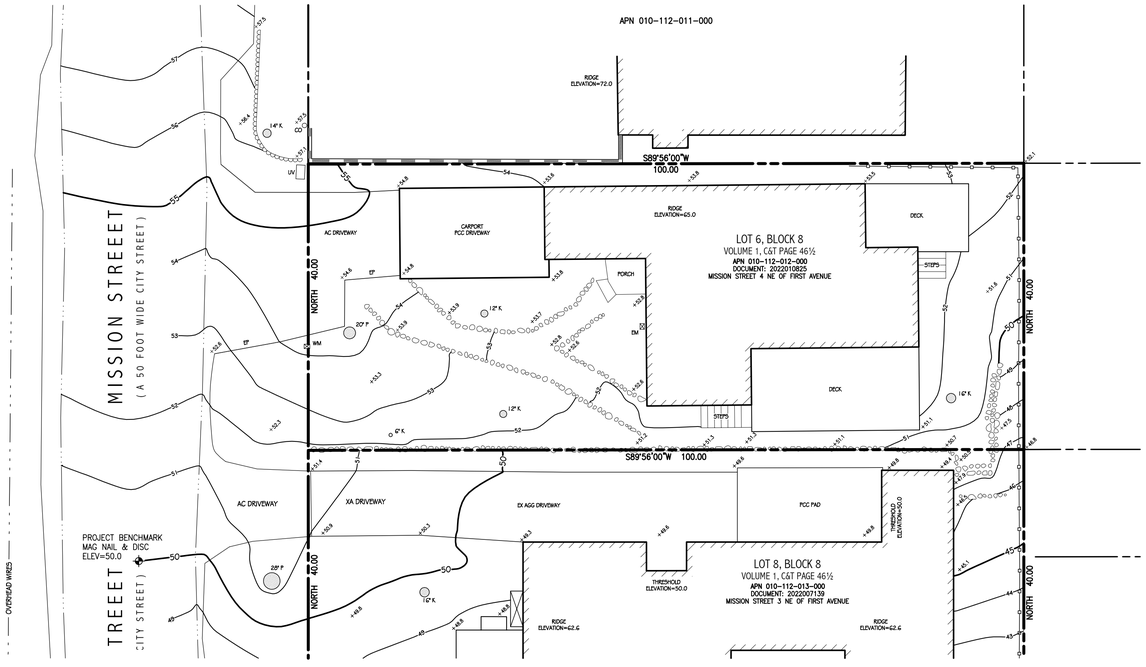
- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- RECORD EASEMENT LINE
- RECORD SETBACK
- OLD RECORD LINE
- PROJECT BENCHMARK
- 50 CONTOUR (MAJOR)
- 49 CONTOUR (MINOR)
- GB GRADEBREAK
- EP EDGE OF PAVEMENT
- LIP OF GUTTER
- FACE OF CURB
- CURB AND GUTTER BACK OF CURB
- SIDEWALK BACK OF SIDEWALK
- DRIVEWAY EDGE OF DRIVEWAY
- FLOWLINE FLOWLINE
- BUILDING APPROXIMATE BUILDING OUTLINE
- CHIMNEY
- THRESHOLD ELEVATION APPROXIMATE FLOOR ELEVATION
- DECK DECK
- CONC PAD CONCRETE PAD
- STEP STEP
- PLANTER PLANTER
- W WATER LINE
- WV WATER VALVE
- WM WATER METER
- FH FIRE HYDRANT
- HB HOSE BIB
- ICV IRRIGATION CONTROL VALVE
- SS SANITARY SEWER LINE
- MH SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEAN-OUT
- SD STORM DRAIN
- MH STORM DRAIN MANHOLE
- AD AREA DRAIN
- CB STORM DRAIN CATCH BASIN
- E ELECTRIC LINE
- UP UTILITY POLE
- GW GUY WIRE
- EV ELECTRIC VAULT
- UV UTILITY VAULT
- UB UTILITY BOX
- EM ELECTRIC METER
- LP LAMP POST
- G GAS LINE
- GM GAS METER
- T TELEPHONE LINE
- TS TELEPHONE STANDARD
- TV CABLE TELEVISION LINE
- CTVB CABLE TELEVISION BOX

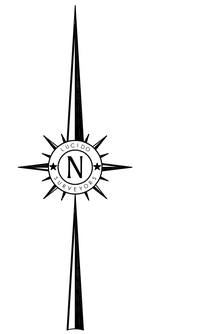
- WOOD FENCE WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- STS STREET SIGN
- SP SIGN POST
- MB MAIL BOX
- B BOLLARD
- P PILLAR
- BLOCK WALL BLOCK RETAINING WALL
- ROCK WALL ROCK RETAINING WALL
- STACKED BLOCK WALL
- BRICK WALKWAY/PATIO
- CARMEL STONE WALL OR WALKWAY
- PCC WALKWAY/PATIO

- 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
- PCC PORTLAND CEMENT CONCRETE
- PS PAVER STONE
- PVC POLY VINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- TE TRASH ENCLOSURE

- EDGE OF FOLIAGE
- 12" T TREE WITH SIZE AND TYPE
- A ACACIA
- C CYPRESS
- K OAK
- P PINE
- R REDWOOD
- T TREE

- 49.9 SPOT ELEVATION





BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A MAG NAIL & DISC SET IN THE PAVEMENT NEAR THE WESTERLY BOUNDARY LINE OF LOT 8, BLOCK 8 PER VOLUME 1, C&T PAGE 46 ½ (APN 010-112-013-000) AS SHOWN HEREON.

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS.
2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES (IF ANY) ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN MARCH OF 2023.

TOPOGRAPHIC SITE SURVEY

OF

LOT 6 IN BLOCK 8

PER VOLUME 1, C&T PAGE 46 ½

APN 010-112-012

Records of Monterey County

PREPARED FOR

Craig J. Collins

BY

LUCIDO SURVEYORS

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

2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940

info@lucidosurveyors.com
(831) 620-5032

THIRD DRAFT
IN PROGRESS DRAWING
FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION
THIS DRAWING IS SUBJECT TO REVISION

PROFESSIONAL LAND SURVEYOR
FRANK LUCIDO JR.
No. 8368
STATE OF CALIFORNIA

SCALE: 1"=10'	PROJECT No. 3181	APRIL 2022
CITY OF CARMEL	COUNTY OF MONTEREY	STATE OF CALIFORNIA

ONE SHEET ONLY

Attachment 4

PRELIMINARY SITE ASSESSMENT REPORT

Date of Site Visit: March 15, 2024
Planner: Marnie R. Waffle
Forester: Justin Ono
Block/Lot: 8 / 6
APN: 010-112-012
Property Owner: Collins Hermle Family Trust
Street Location: Mission Street 4 NE of 1st Avenue

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

Location:

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

Street and Neighborhood Character:

- Style and materials of the existing residence:
- Style and materials of the neighboring residences: The Residential Design Guidelines encourage diversity of architectural styles while maintaining compatibility with the 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 the 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. Gravel is not permitted in the right-of-way.

Site Conditions & Development Standards:

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

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

- 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.

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 17.10.030(A)(1) and 17.06.022, Rules of Measurement.

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

Table 17.10-C: Maximum Height Standards

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

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

Table 17.10-E: Exterior Volume Factors for R-1 District

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

- Parking: One parking space per primary dwelling is required on sites 8,000 square feet or less. Required parking shall be provided by a garage, carport or parking pad measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle. All required parking shall be provided on-site and shall be counted as floor area and exterior volume. On each site, a minimum of 200 square feet of base floor area and 2,200 cubic feet of exterior volume shall be reserved for each required parking space whether provided by means of a garage, carport or parking pad.
- Garage: To encourage variety and diversity in neighborhood design, detached garages and carports may be authorized by the Planning Commission within the front setback and/or side yard setback facing a street. Garages permitted to be located within a setback are limited to a single-car, detached structure not exceeding 12 feet in width, 250 square feet in floor area and 15 feet in height. Detached garages may encroach into an interior side yard setback, rear yard setbacks, or both, if limited to 15 feet in height, the setback encroachment would not impact significant or moderately significant trees, and the garage location/design complies with design guidelines.

- Accessory Structures: 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. A preliminary grading and drainage plan is required to be submitted with the Design Study application and will be reviewed by the Environmental Compliance Manager. Feedback on potential drainage issues and solutions will be provided.

  Following design approval, plans that are submitted for a building permit must include a complete storm water drainage plan. The drainage plan shall include applicable Best Management Practices and all drainage shall be retained on-site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Properties located in areas with poor soil drainage will be required to have systems designed by an engineer.

- 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 utilized. Permeable and semi-permeable materials include, gravel, spaced decking and exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

- Fences: Fences 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 17.10.030(E)(4).

Potential Neighbor Impacts:

- Privacy: 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.
- Solar Access: The Residential Design Guidelines encourage maintaining solar access for adjacent properties. The Carmel Municipal Code states, *"Designs should preserve the rights to reasonable solar access on neighboring parcels. Excessively tall buildings, particularly those near a north property line, which would block the free passage of the sun onto neighboring solar collectors or south-facing windows on neighboring sites, should be avoided."*
- Mass and Bulk: The Residential Design Guidelines encourage thoughtful design when it comes to bulk and massing. The Carmel Municipal Code states, *"Residential designs shall maintain Carmel's enduring principles of modesty and simplicity and preserve the City's tradition of simple homes set amidst a forest landscape. Buildings shall not present excess visual mass or bulk to public view or to adjoining properties. Large box-like buildings and buildings with large, continuous, unrelieved surfaces can appear massive. Designing building and roof planes with just a few, simple forms and keeping floor levels and plate heights close to grade help reduce mass and bulk. The use of natural materials such as*

wood or stone and the creative use of landscaping can also help to avoid excess mass by introducing texture, variety and screening."

- Views: 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: Refer to the annotated tree survey and Significant Tree Evaluation Worksheet prepared by the City Forester.

Historic Status: The property was reviewed for historical significance and the staff determination is that the property is not eligible for the historic inventory. A determination of ineligibility will be provided under separate cover.

Design Study Application: The next step is to submit a General Planning Application Form for a Track 2 Design Study. Applications can be submitted online at https://carmel.portal.iworq.net/portalhome/carmel or by emailing your application materials to planning@ci.carmel.ca.us.

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

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

https://ci.carmel.ca.us/community-planning-and-building

Attachment 4

Significant Tree Evaluation Worksheet

APN: 010-112-012-000
Street Location: Mission St 4 NW 1st Ave
Planner: Marnie Waffle
City Forester: Justin Ono
Property Owner: Hermle-Collins
Recommended Tree Density: 3 upper, 1 lower

Part One: Initial Screening:

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

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

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

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

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

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

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

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

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

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

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

Part Two: Assessment For Tree Significance

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

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

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

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

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

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

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

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

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

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

G. Are environmental conditions favorable to the tree?

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

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

Part Three: Final Assessment

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

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

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

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

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

Yes _____

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

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

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

Items to note:

Required Structural Root Zone

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

Required Tree Protection Zone

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

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

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

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

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

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

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

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

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

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

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Owner:
Collins Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Hapuna Residence
Mission Street 4 NE of First Avenue
Carmel-By-The-Sea, CA 93923
APN: 010-112-012

Job No.

Date:
Tract 2 Design Study Resubmittal September 4, 2024
Track 2 Design Study Revised October 18, 2024
Track 2 Design Study Resubmittal January 21, 2025
Track 2 Design Study Resubmittal February 18, 2025
Track 2 Design Study Details Review April 23, 2025

Preliminary Site Assessment Report

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires February 2027
STATE OF CALIFORNIA

Sheet No.
A3
Hapuna

HAPUNA KAILEA AHANA

Overall Main Floor Site Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CARMEL STONE GARDEN WALL
- CORTEN STEEL RETAINING WALL
- WOOD PAVERS
- STONE PAVER DECK
- PROPOSED TREE
- EXISTING TREE
- SPACED-BOARD WOOD DECK
- NEW FENCE
- NEW PLANTING OR LANDSCAPE AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ACCENT BOULDER
- STEP BOULDER
- STONE PAVERS
- DRYLAID FLAGSTONE PAVING

NORTH

0' 8' 16'

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San Francisco, CA 94127

Hapuna Residence

Mission Street 4 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-012

Job No.

Date:

Track 2 Design Study
July 1, 2024

Track 2 Design Resubmittal
September 4,2024

Track 2 Design Study Revised
October 18, 2024

Track 2 Design Study Resubmittal
January 21, 2025

February 4, 2025

Track 2 Design Study Resubmittal
February 18, 2025

Track 2 Design Study Details Review
April 23, 2025

Mission Sisters Properties Main Level Site Plan and Street Elevation

1/8" = 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires February 2027
STATE OF CALIFORNIA

Sheet No.

A4
Hapuna

HAPUNA KAILEA AHANA

Overall Upper Floor Site Plan

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

LEGEND

- FLAT SEAM ZINC ROOF
- STONE PAVER DECK
- GREEN ROOF
- EXISTING CONTOUR
- PROPOSED CONTOUR

NORTH

0' 8' 16'

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Owner:
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155 San Rafael Way
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Hapuna Residence

Mission Street x NE 4 First Avenue
Carmel-by-the-Sea, CA 93922
APN: 010-112-012

Job No.

Date:

Track 2 Design Study
July 1, 2024

Track 2 Design Resubmittal
September 4,2024

Track 2 Design Study Revised
October 18, 2024

Progress Set
January 17, 2025

Track 2 Design Study Resubmittal
January 21, 2024

February 4, 2025

Track 2 Design Study Resubmittal
February 18, 2025

Track 2 Design Study Details Review
April 23, 2025

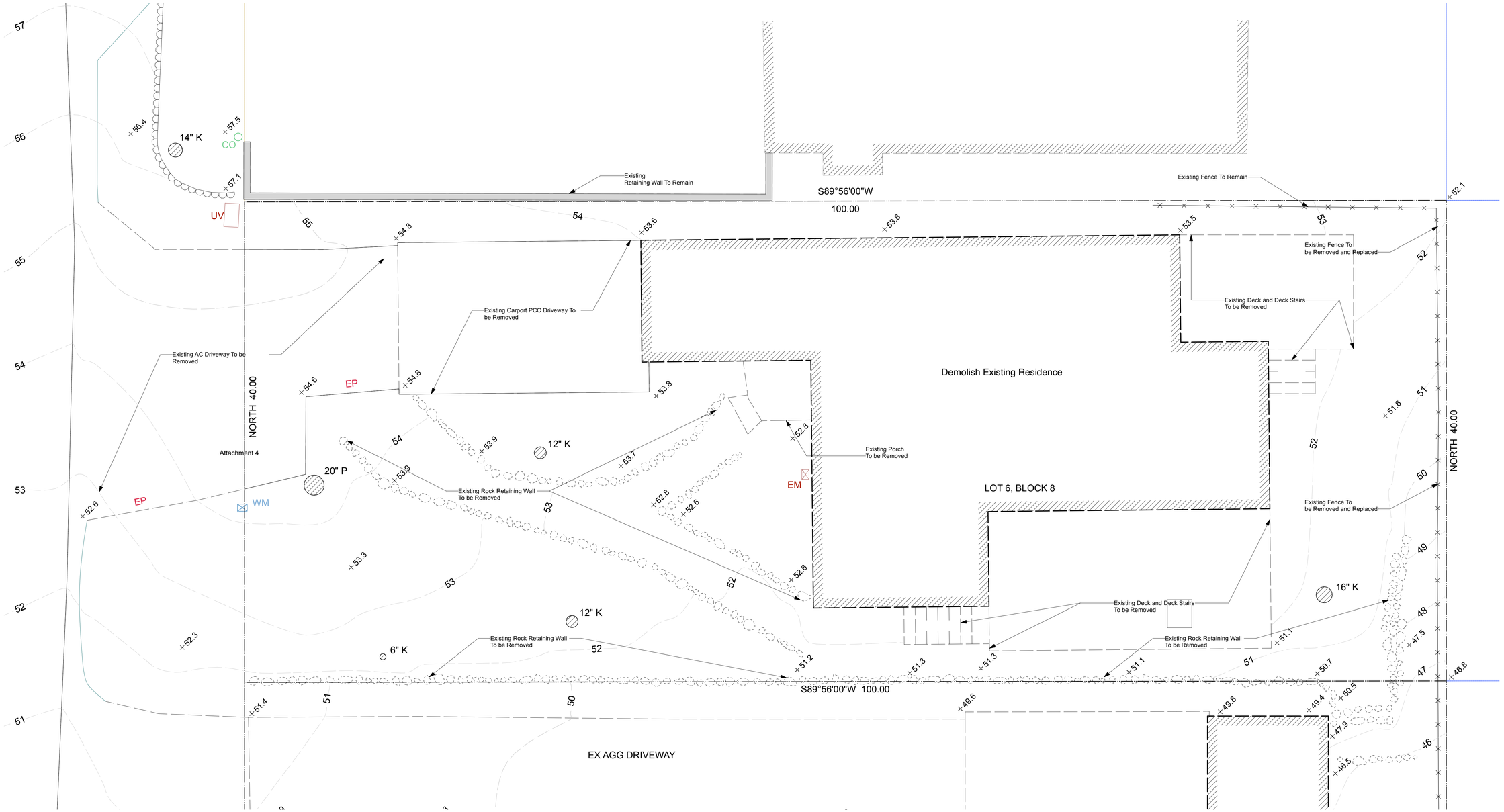
Mission Sisters Properties Upper Level Site Plan and Street Elevation

1/8" = 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2027
STATE OF CALIFORNIA

Sheet No.

A5
Hapuna



Existing + Demolition Site Plan

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

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Hapuna Residence

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Track 2 Design Study
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October 18, 2024

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January 21, 2025

Track 2 Design Study Resubmittal
February 18, 2025

Track 2 Design Study Details Review
April 23, 2025

Existing and Demolition Site Plan

1/4" = 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2027
STATE OF CALIFORNIA

Sheet No.

A6

Hapuna

Adjacent Structure

Juliette Balcony

65'-7 1/2"

61'-9 1/2"

22'-7"

Proposed Front Yard Setback

11'-9 1/2"

Proposed Rear Yard Setback

15'-7"

Proposed Rear Yard Setback For Structure Over 15' In Height

Living Room Windows

14" Oak

Existing Retaining Wall to Remain

New 4' Tall Wood Fence

New 6' Tall Wood Fence

Existing Fence

S 89° 56' 00" W 100.0'

+ 53.29'

53.54' +

Up

+ 53.95'

+53.8

+53.5

Outline Of Original Idea

Outline of Wall Below

Gravel Ballast

Solar Panels

Outline of Existing Residence to be Removed

Gravel Ballast

Outline of Wall Below

Gravel Ballast

4:12 Slope

4:12 Slope

3/4:12 Slope

3'-8 1/2"

Proposed Side Yard Setback

26'-4 7/8"

Stone Paver Driveway

20" Pine

12" Oak

+ T.O.W. = 55.25'

North 41.5'

Stone Paver Pathway

Attachment 4

11'-4"

Proposed Side Yard Setback

12" Oak

+El. 52.5

+El. 51.5'

Gas Fireplace

6" Oak

Original Property Proposed for Adjustment

+ T.O.W. = 54.00'

+ T.O.W. = 56.67'

+ T.O.W. = 54.00'

S 89° 56' 00" W 100.0'

T.O.W. Flow Well = 49.92'

Deck

16" Oak

7'-0 1/4"

6'-0"

New 6' Tall Wood Fence

T.O.W. 50.5'

T.O.W. 49.0'

4'-0 1/4"

T.O.W. Flow Well = 48.0'

3'-0"

T.O.W. 51.0' B.O.W. 50.0'

+ F.G = 49.0'

F.G = 50.50'

T.O.W. 50.0' T.O.St. 48.83'

+ F.G = 47.67'

T.O.W. 49.0' B.O.W. 48.0'

Rebuild Existing Landscape Wall

T.O.W. 47.0' B.O.W. 46.0'

Adjacent Structure

New 6' Tall Wood Fence

+ El. 46.76

AD

+ El. 47.21

El. 48.17 +

Adjacent Structure

2'-11 1/2"

11'-1 1/2"

7'-4 1/2"

3'-5 1/2"

Proposed Side Yard Setback

8'-6"

Proposed Side Yard Setback

2'-9"

18'-4"

34'-3"

North 41.5'

63'-11 1/2"

36'-0 1/2"

22'-7"

Proposed Front Yard Setback

65'-7 1/2"

11'-9 1/2"

Proposed Rear Yard Setback

Proposed Site Plan + Roof Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CARMEL STONE GARDEN WALL
- STONE PAVERS
- CLASS 'A' COMPOSITE SLATE ROOF
- CLASS 'A' FLAT SEAM METAL ROOFING AT EAVES
- CLASS 'A' TPO ROOFING WITH GRAVEL BALLAST
- SPACED-BOARD WOOD DECK
- NEW FENCE
- NEW CORTEN STEEL LANDSCAPE WALL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- NEW PLANTING OR LANDSCAPE AREA
- PROPOSED TREE
- EXISTING TREE
- ACCENT BOULDER
- STEP BOULDER

NORTH

0' 4' 8'

DYAR ARCHITECTURE

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Hapuna Residence

Mission Street 4 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-012

Job No.

Date:

Track 2 Design Study
July 1, 2024

Track 2 Design Study Resubmittal
September 4, 2024

Track 2 Design Study Revised
October 18, 2024

Track 2 Design Study Resubmittal
January 21, 2025

Track 2 Design Study Resubmittal
February 18, 2025

Track 2 Design Study Details Review
April 23, 2025

Site and Roof Plan

1/4" = 1'-0"

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No. 28518
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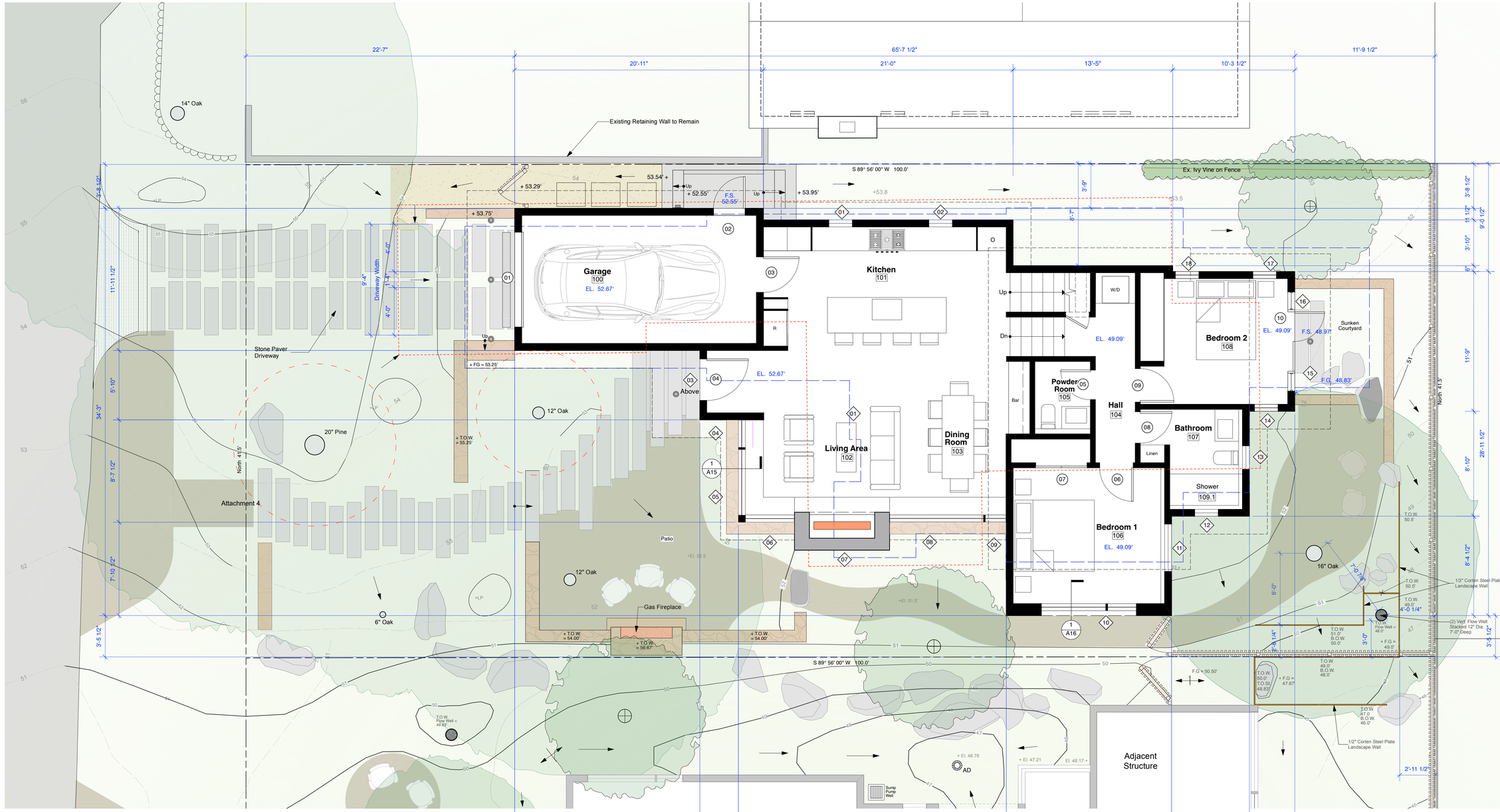
Sheet No.

A7

Hapuna



Proposed Main Floor Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CARMEL STONE GARDEN WALL
- STONE PAVERS
- NEW WOOD FENCE
- CORTEN STEEL RETAINING WALL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SOFFIT DOWNLIGHT
- STEP LIGHT
- NEW PLANTING OR LANDSCAPE AREA
- PROPOSED TREE
- EXISTING TREE
- ACCENT BOULDER

NORTH

0' 4' 8'

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April 23, 2025

Main Floor Plan

1/4" = 1'-0"

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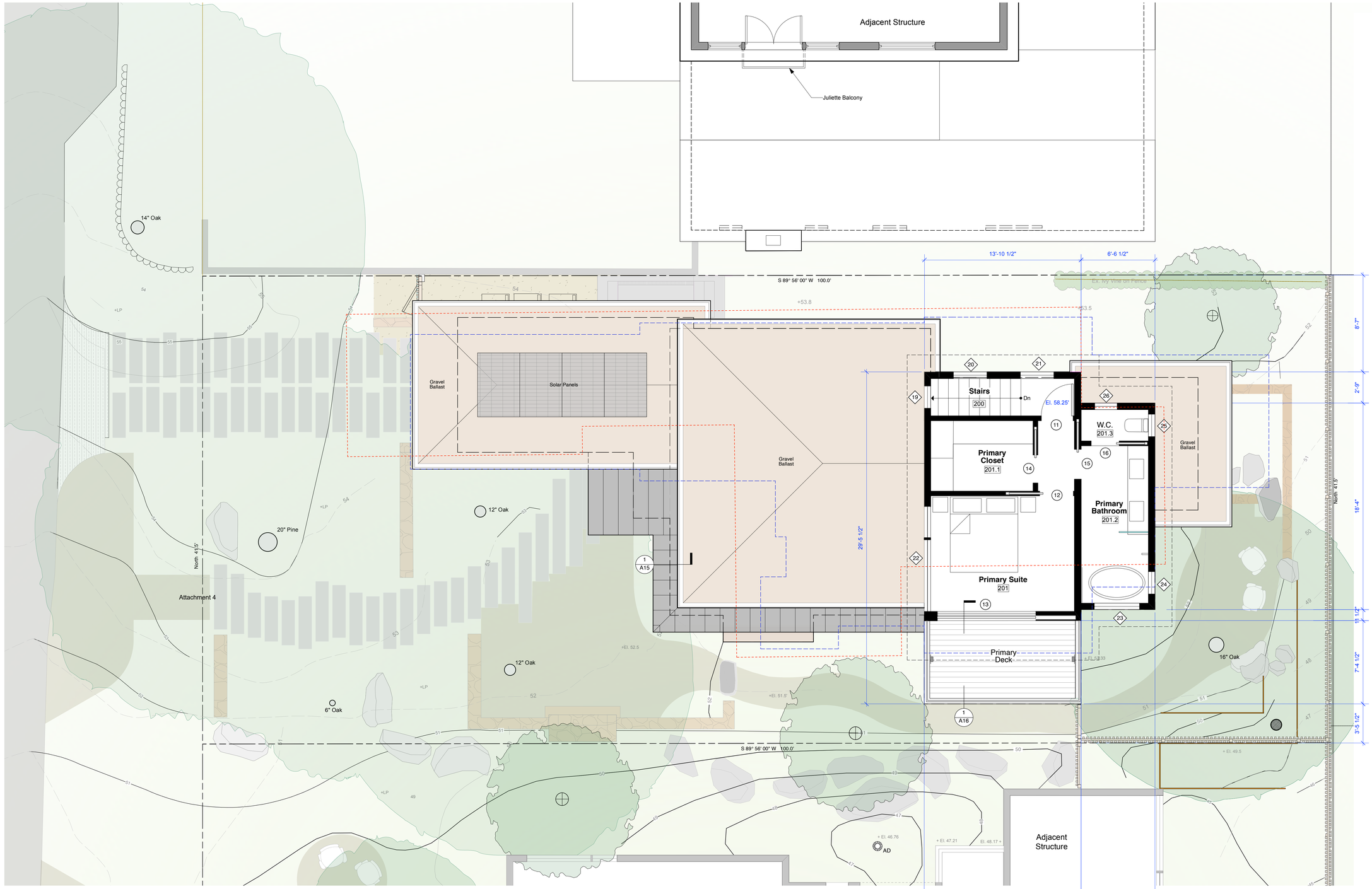

Proposed Upper Floor Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CARMEL STONE GARDEN WALL
- STONE PAVERS
- CLASS 'A' FLAT SEAM METAL ROOFING AT EAVES
- CLASS 'A' TPO ROOFING WITH GRAVEL BALLAST
- SPACED-BOARD WOOD DECK
- NEW FENCE
- NEW CORTEN STEEL LANDSCAPE WALL
- STEP LIGHT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- NEW PLANTING OR LANDSCAPE AREA
- PROPOSED TREE
- EXISTING TREE
- ACCENT BOULDER
- STEP BOULDER

NORTH

0' 4' 8'

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Upper Floor Plan

1/4" = 1'-0"

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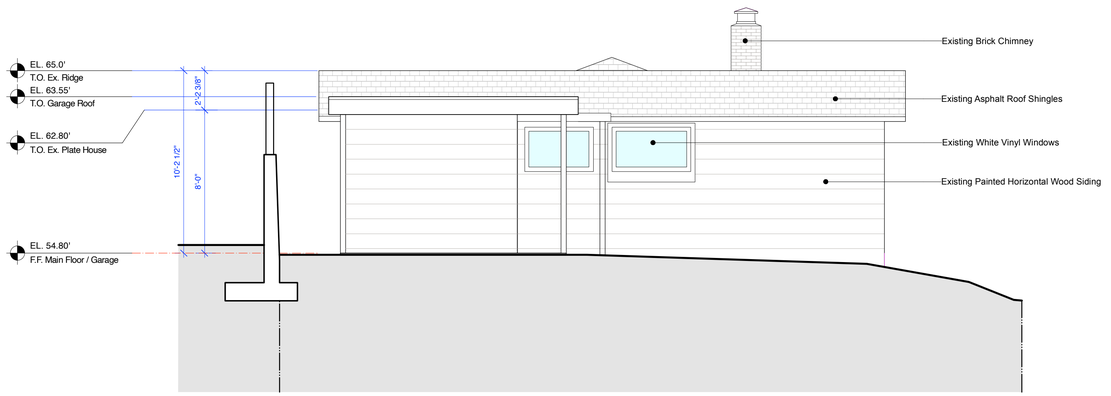
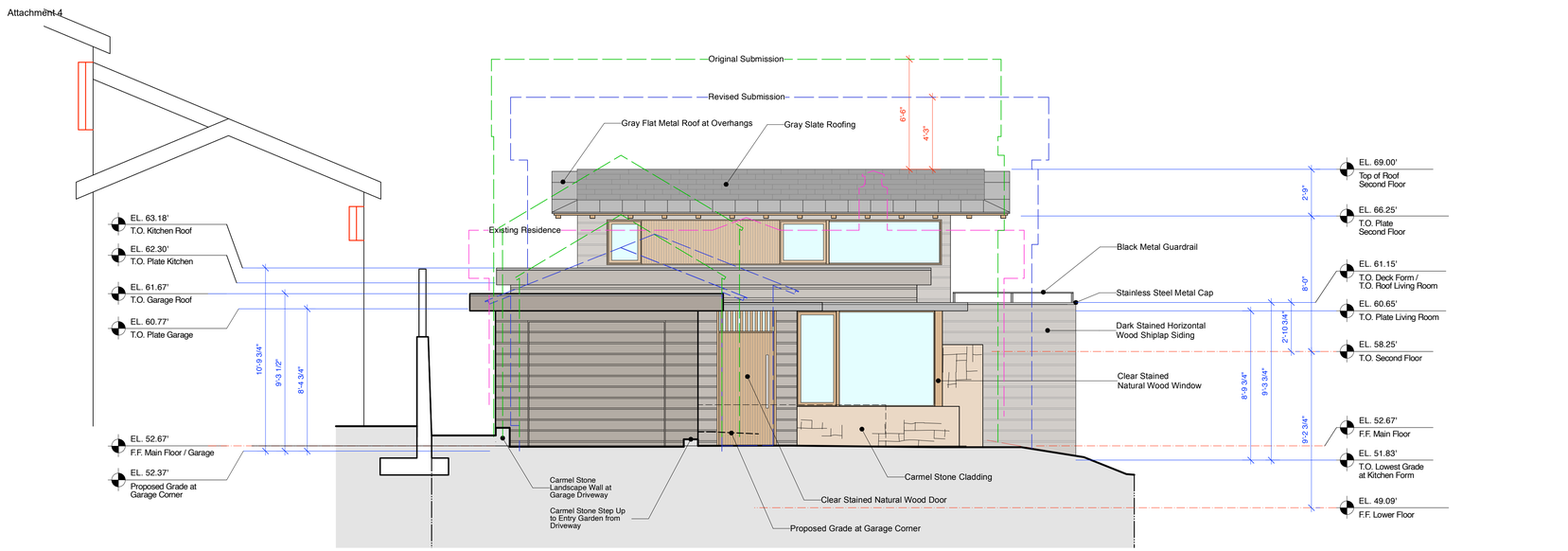


Existing West Elevation

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



Proposed Hapuna West Elevation

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

LEGEND

- Original Submission
- Revised Submission
- Existing Residence

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Track 2 Design Study
Revised
October 18, 2024

Progress Set
January 15, 2024

Track 2 Design Study
Resubmittal
January 21, 2024

Revised North Elevation
Grades
January 27, 2025

Track 2 Design Study
Resubmittal
February 18, 2025

Track 2 Design Study
Details Review
April 23, 2025

Existing and Proposed Hapuna West Elevations

1/4" = 1'-0"

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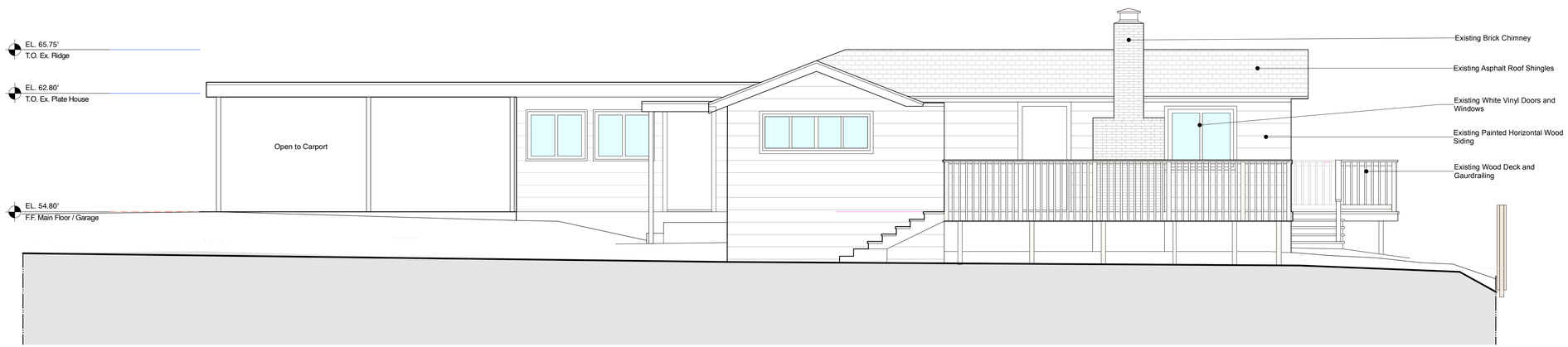
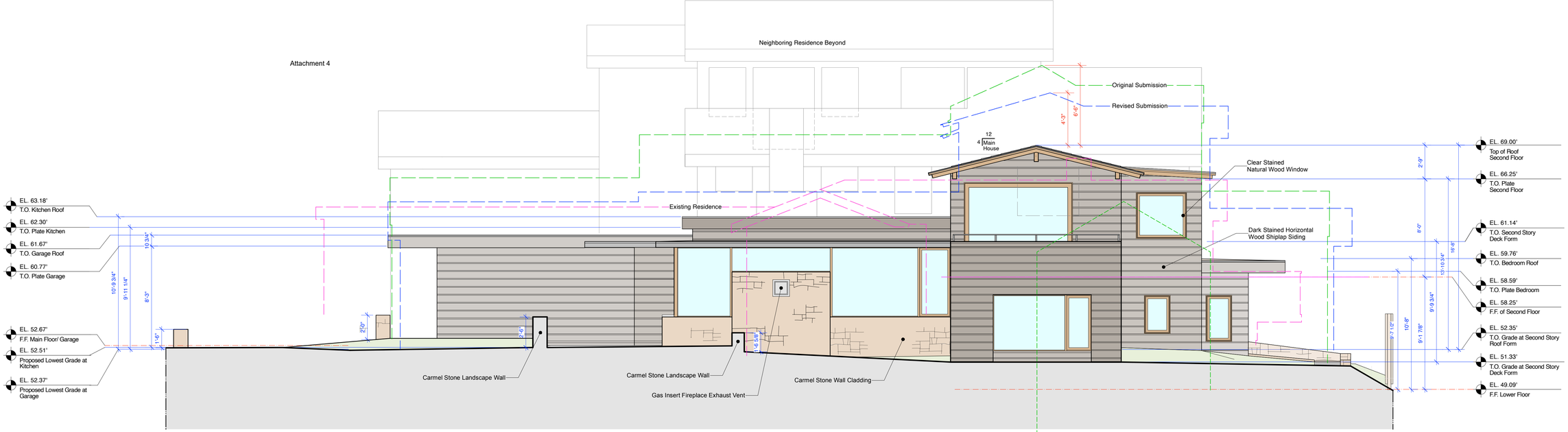
A10
Hapuna



Existing South Elevation

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

Attachment 4



Proposed Hapuna South Elevation

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

LEGEND

- Original Submission
- Revised Submission
- Existing Residence

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Existing and Proposed Hapuna South Elevations

1/4" = 1'-0"

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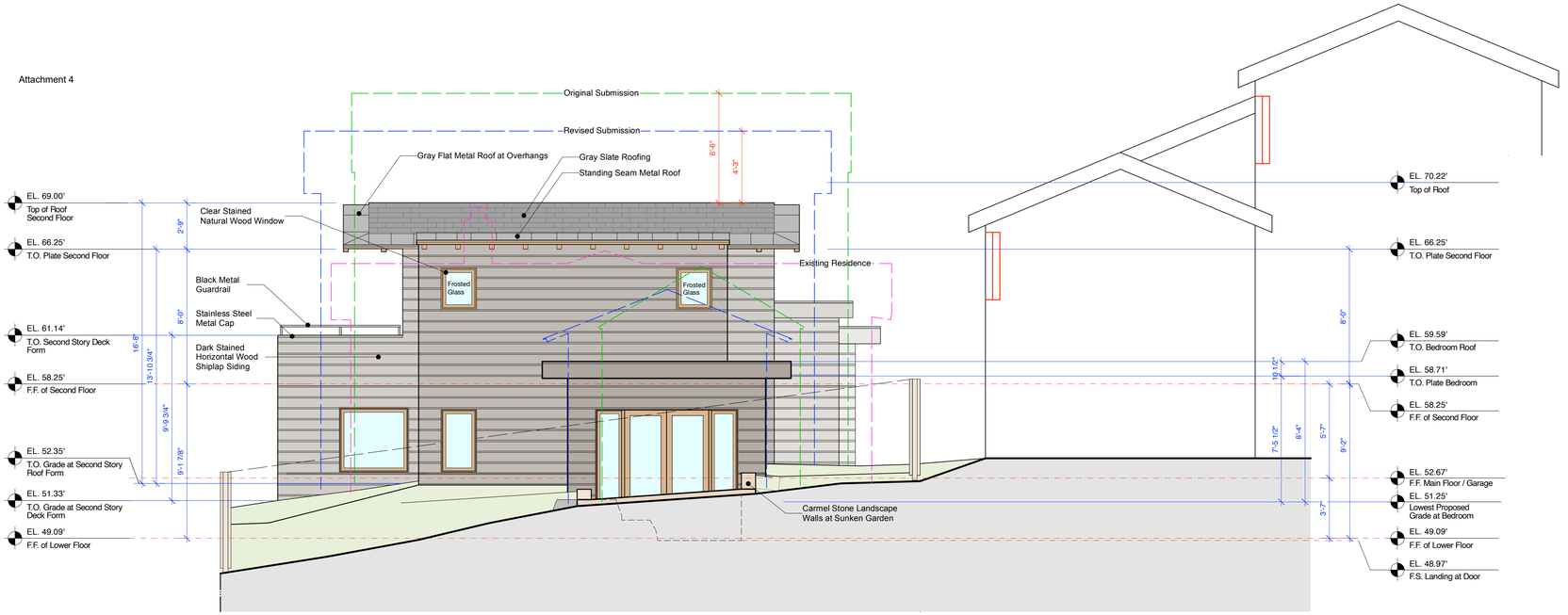
A11

Hapuna

Existing East Elevation

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

Attachment 4



Proposed Hapuna East Elevation

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

LEGEND

- Original Submission
- Revised Submission
- Existing Residence

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Existing and Proposed Hapuna East Elevations

1/4" = 1'-0"

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A12

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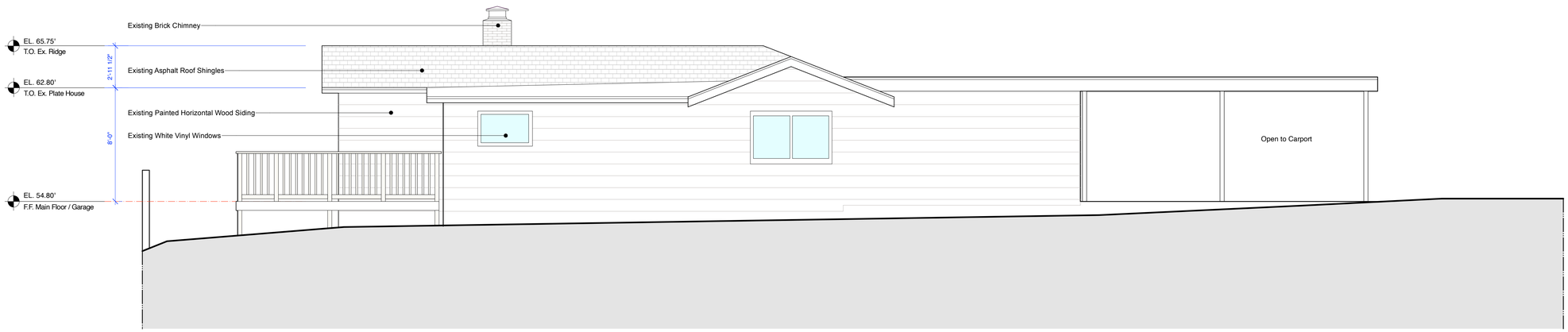
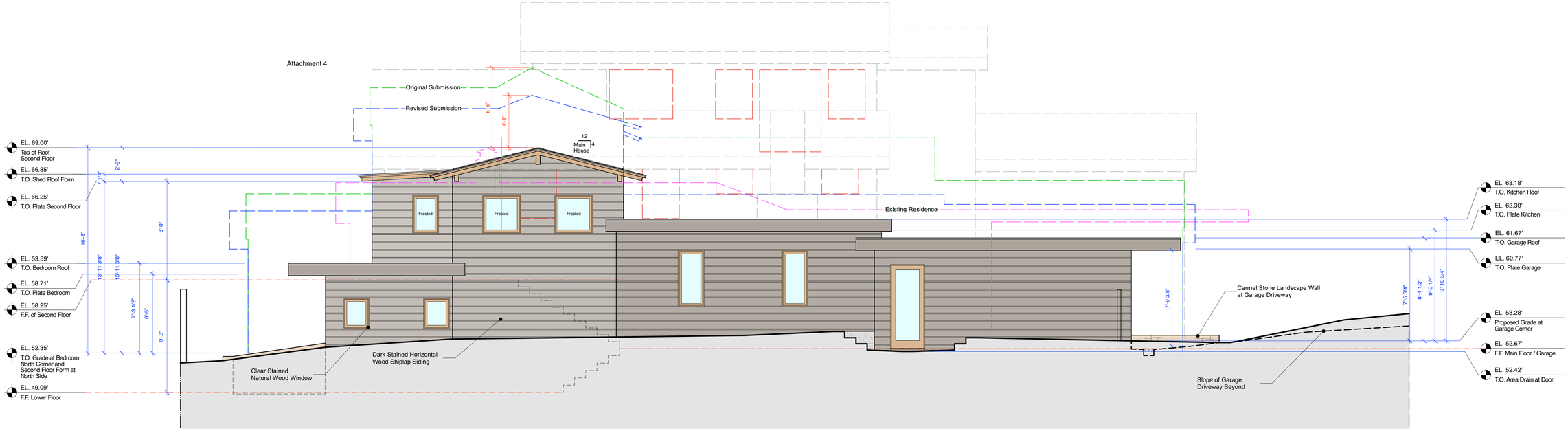


Existing North Elevation

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

Attachment 4



Proposed Hapuna North Elevation

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

LEGEND

- Original Submission
- Revised Submission
- Existing Residence

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APN: 010-112-012

Job No.

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Resubmittal
January 21, 2024

Revised North Elevation
Grades
January 27, 2025

Track 2 Design Study
Resubmittal
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Track 2 Design Study
Details Review
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Existing and Proposed Hapuna North Elevations

1/4" = 1'-0"

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A13

Hapuna

Proposed Street Elevation

Attachment 4

Photographs of Existing Street Elevation

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Hapuna Existing and Proposed Street Elevations

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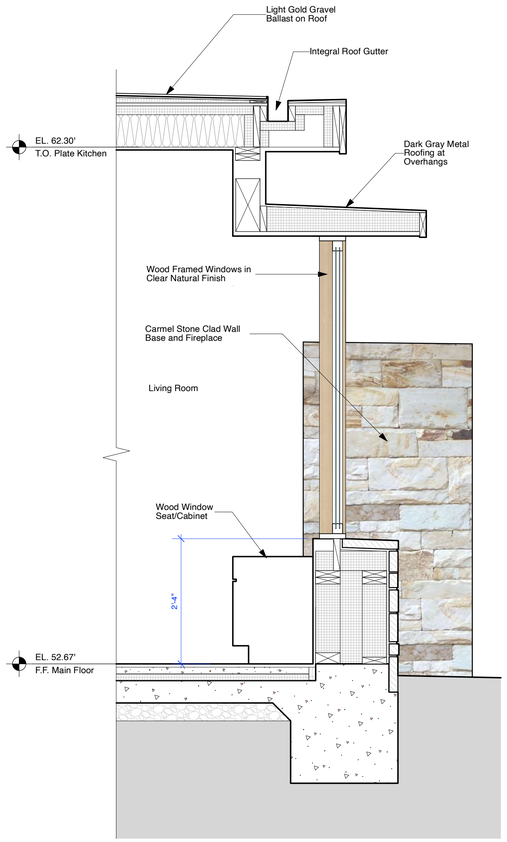
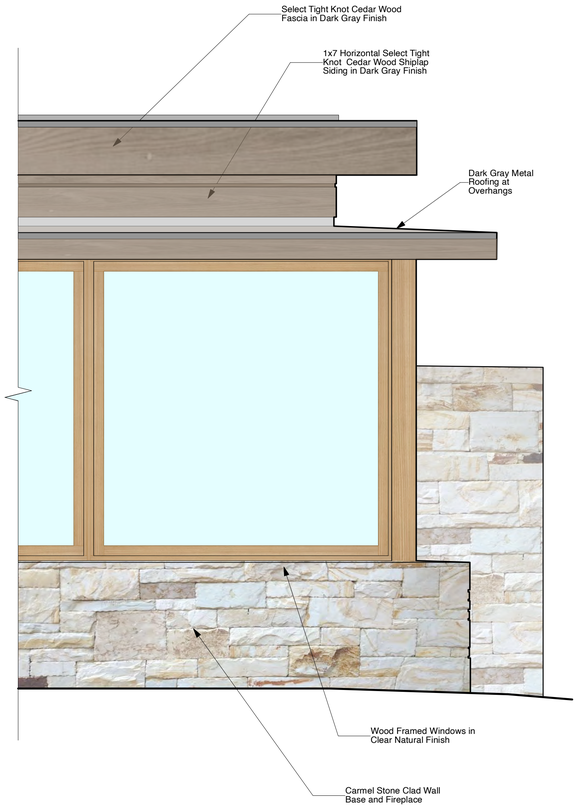
Attachment 4



Section



Elevation

1 Wall Section at Living Room Window

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

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Hapuna Wall Sections

1/4" = 1'-0"

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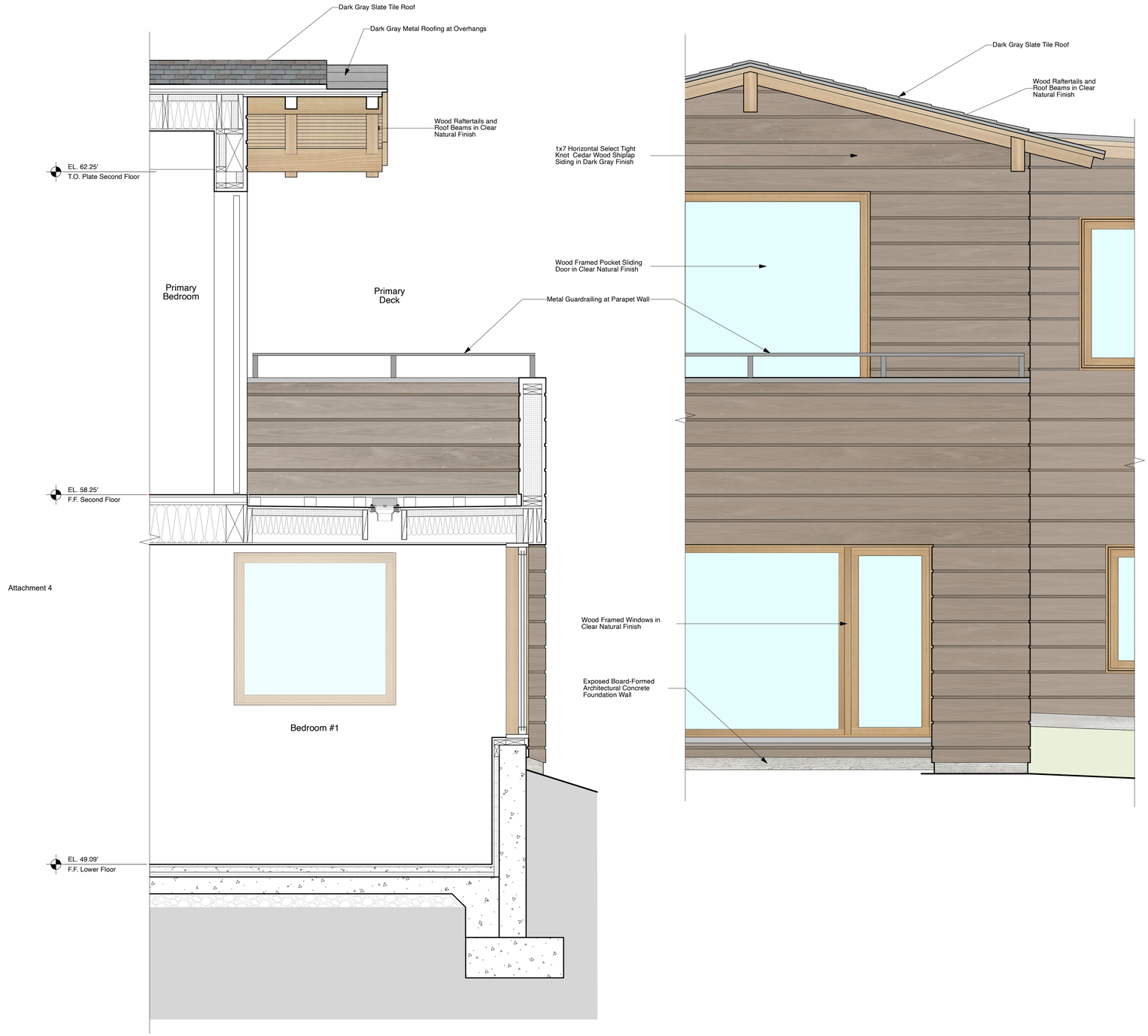

Attachment 4

1 Wall Section At Primary Bedroom and Bedroom #1

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

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Hapuna Wall Sections

1/4" = 1'-0"

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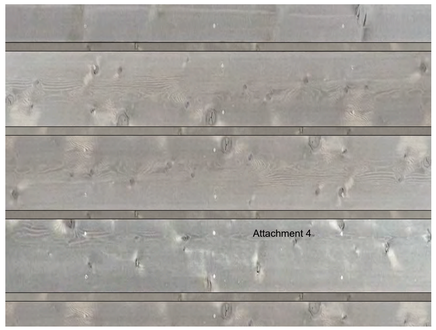
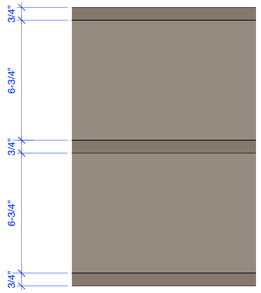
RECESSED SOFFIT LIGHT
55822, Bega, LED Recessed ceiling down light
#4 Brushed aluminum 316 stainless steel finish
4.2 Watt : 299 Lumen

Exterior Recessed Soffit Light

Step Light



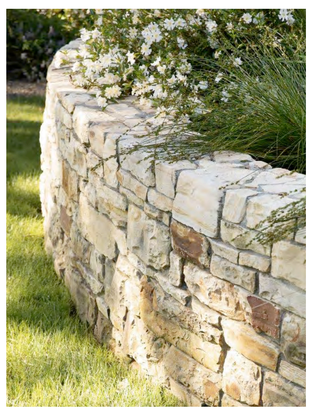
Wood Shiplap Siding
Select Tight Knot Cedar Stained Natural Wood Siding



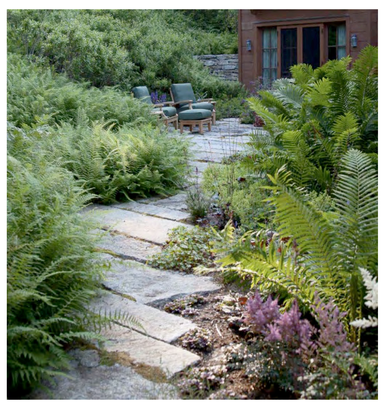
Siding Width
Siding Width: 6-3/4" Horizontal Board Face with 3/4" Gap

Roofing
Class 'A' Composite Slate Roof in Light Gray Color with Flat Seam Zinc Eaves

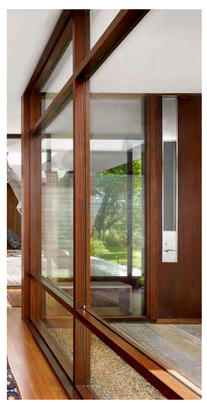
Gravel Roof Ballast
Typical Flat Roof: Class 'A' Rated TPO with Gravel Ballast
Gravel To Be 3/8" Aggregate - Desert Gold Color



Stone Garden Walls

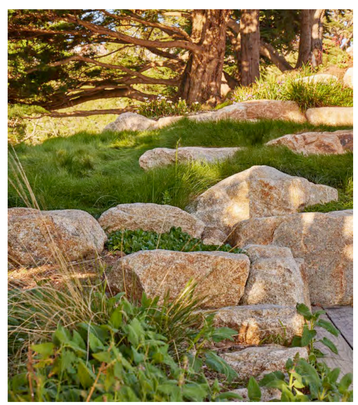


Stone Pavers



Exterior Windows + Doors
Sapele Wood

Spaced-Board Wood Deck
Ipe Wood



Landscape Boulders
Accent and Retaining Boulders

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Materials and Exterior Lighting

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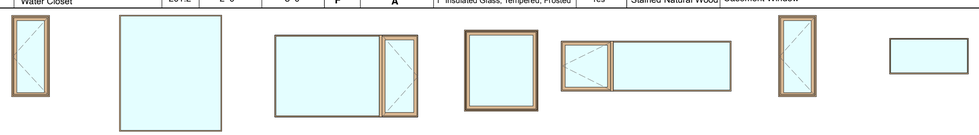
A17
Hapuna

Window Schedule

Window No.	Location	Rm. No.	Frame Width	Frame Height	Type	Operation	Glass Type	Tempered	Frame Material	Remarks
Main Residence										
1	Kitchen	101	2'-0"	4'-5"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
2	Kitchen	101	2'-0"	4'-5"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
3	Living Area	102	3'-6"	1'-2 1/2"	G	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed Transom
4	Living Area	102	2'-2 1/2"	5'-7 1/2"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
5	Living Area	102	5'-7 1/2"	5'-7 1/2"	B	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
6	Living Area	102	4'-1 1/2"	5'-7 1/2"	B	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
7	Living Area	102	8'-0"	2'-0"	B	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
8	Dining Area	103	7'-10 1/2"	5'-7 1/2"	B	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
9	Dining Area	103	1'-9"	5'-7 1/2"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
10	Bedroom 1	106	8'-0"	4'-7"	C	OX	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed,Casement ; CASEMENT EGRESS WINDOW: Min. Net Clear Opening Width = 20" ; Min. Net Clear Opening Height = 24" ; Height from Finish Floor to bottom of Clear Opening = 44"
11	Bedroom 1	106	4'-0"	4'-4"	D	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Awning
12	Bathroom	107	2'-0"	3'-0"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
13	Bedroom 1	108	2'-0"	3'-0	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
14	Bathroom	108	2'-0"	4'-4"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
15	Bedroom 2	108	1'-6"	7'-7 1/2"	B	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
16	Bedroom 2	108	1'-6"	7'-7 1/2"	B	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
17	Bedroom 2	108	2'-0"	2'-4 1/2"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
18	Bedroom 2	108	2'-0"	2'-4 1/2"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
19	Stairs	200	2'-0"	2'-9 1/2"	B	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed Window
20	Stairs	200	3'-0"	3'-0"	F	O	1" Insulated Glass, Tempered, Frosted	Yes	Stained Natural Wood	Casement Window
21	Stairs	200	3'-0"	3'-0"	F	O	1" Insulated Glass, Tempered, Frosted	Yes	Stained Natural Wood	CasementWindow
22	Primary Suite	201	9'-3 1/2"	2'-9 1/2"	E	XO	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement, Fixed Window
23	Primary Bathroom	201.1	4'-0"	3'-8"	D	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Awning Window
24	Primary Bathroom	201.1	2'-0"	2'-4 1/2"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement Window
25	Water Closet	201.2	2'-0"	2'-4 1/2"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement Window
26	Water Closet	201.2	2'-0"	3'-0"	F	A	1" Insulated Glass, Tempered, Frosted	Yes	Stained Natural Wood	Casement Window



Type 'A' Casement Window

Type 'B' Fixed Window

Type 'C' Fixed/ Casement Window

Type 'D' Awning Window

Type 'E' Casement / Fixed

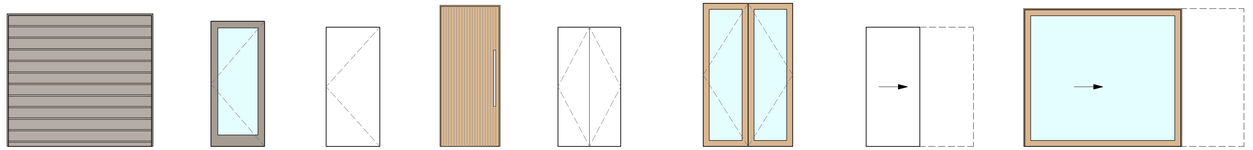
Type 'F' Casement/ Frosted Window

Type 'G' Fixed Transom Window

Attachment 4

Door Schedule

Door No.	Location	Room No.	Frame Width	Frame Height	Door Thickness	Type	Door Material	Glazing Type	Frame / Jamb Material	Manufacturer	Remarks
Main House											
1	Garage	100	8'-0"	7'-0"	1-3/4"	A	Stain-Grade Wood		Stain-Grade Wood		Garage Door - Roll Up Door with Remote Control; Horizontyal Wood Siding to Match Proposed Siding
2	Garage	100	3'-0"	6'-8"	1-3/4"	B	Stain-Grade Wood		Stain-Grade Wood		Exterior Swing Door with Insulated Tempered Glass
3	Kitchen	101	3'-0"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
4	Living Room	102	3'-6"	6'-8"	1-3/4"	D	Stain-Grade Wood		Stain-Grade Wood		Exterior Swing Door
5	Powder Room	105	2'-6"	6'-8"	1-3/4"	C	Stain-Grade Wood		Stain-Grade Wood		Interior Swing Door
6	Bedroom 1	106	2'-10"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
7	Bedroom 1	106	4'-4"	6'-8"	1-3/4"	E	Paint-Grade Wood		Paint-Grade Wood		Double Swing Door
8	Bathroom	107	2'-8"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
9	Bathroom	107	2'-10"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
10	Bedroom 2	108	5'-0"	8'-0"	1-3/4"	F	Paint-Grade Wood, Tempered Glass	1" Insulated Glass, Tempered	Paint-Grade Wood		Exterior Solid Core Double Swing Door with Tempered Glass
11	Primary Suite	201	2'-10"	6'-8"	1-3/4"	C	Stain-Grade Wood		Stain-Grade Wood		Interior Swing Door
12	Primary Suite	201	3'-0"	6'-8"	1-3/4"	G	Paint-Grade Wood		Paint-Grade Wood		Pocket Door
13	Primary Suite	201	8'-8 1/2"	7'-7 1/2"	1-3/4"	H	Paint-Grade Wood	1" Insulated Glass, Tempered	Paint-Grade Wood		Exterior Solid Core Pocket Door with Insulated Tempered Glass; Pocket Depth = 3'-6"
14	Primary Closet	201.1	2'-6"	6'-8"	1-3/4"	G	Paint-Grade Wood		Paint-Grade Wood		Interior Pocket Door
15	Primary Bathroom	201.2	2'-8"	6'-8"	1-3/4"	G	Paint-Grade Wood		Paint-Grade Wood		Interior Pocket Door
16	Primary Bathroom: Water Closet	202.3	2'-6"	6'-8"	1-3/4"	G	Paint-Grade Wood		Paint-Grade Wood		Interior Pocket Door



Type 'A' Garage Door

Type 'B' Exterior Solid Core Swing Door with Insulated Tempered Glass

Type 'C' Interior Solid Core Swing Door

Type 'D' Exterior Solid Core Swing Door

Type 'E' Interior Solid Core Double Swing Door

Type 'F' Exterior Solid Core Double Swing Door with Tempered Glass

Type 'G' Interior Solid Core Pocket Door

Type 'H' Exterior Solid Core Pocket Door with Insulated Tempered Glass

D A
DYAR ARCHITECTURE
P.O. BOX 4709
CARMEL, CALIFORNIA 93921
v: 831.915.5602
f: 831.309.9999
Email: info@dyararchitecture.com

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The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By The Owner Or Other On Another Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner:
Collins Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Hapuna Residence

Mission Street 4 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-012

Job No.

Date:
Tract 2 Design Study
July 1, 2024

Track 2 Design Resubmittal
September 4, 2024

Track 2 Design Study Revised
October 18, 2024

Track 2 Design Study Resubmittal
January 21, 2024

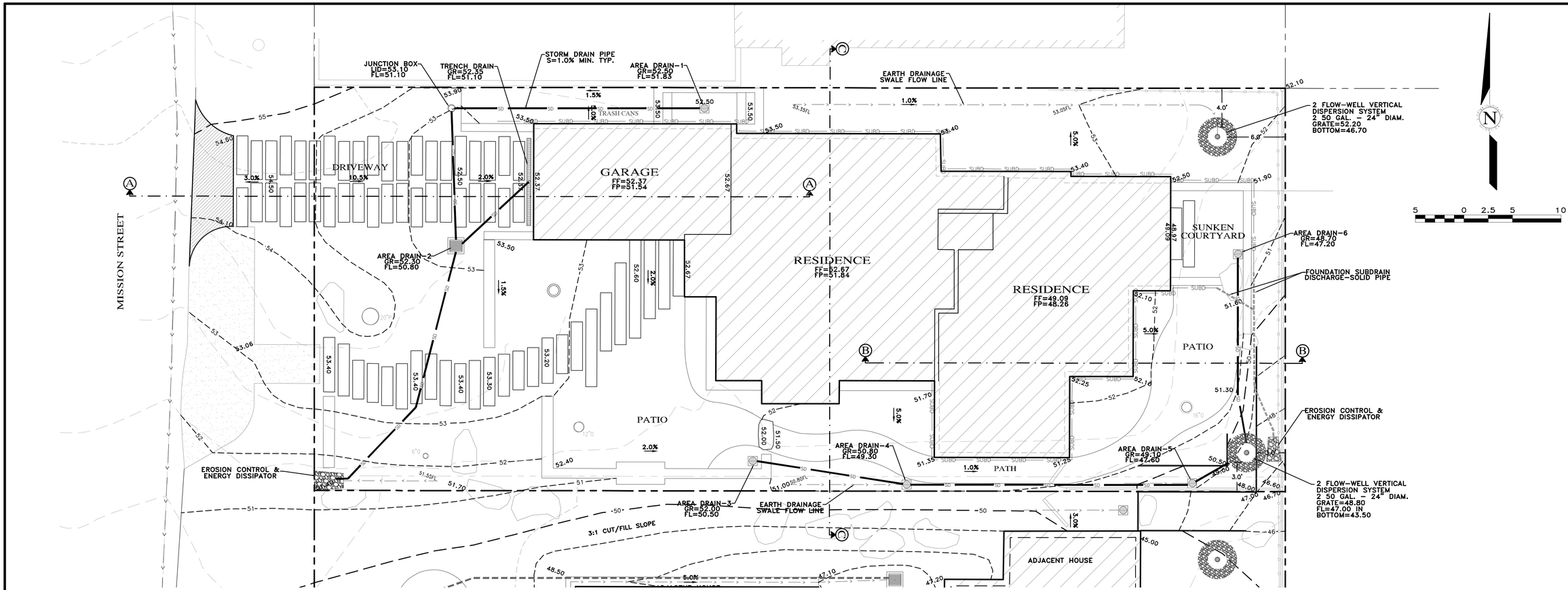
Track 2 Design Study Resubmittal
February 18, 2025

1 Track 2 Design Study Details Review
April 25, 2025

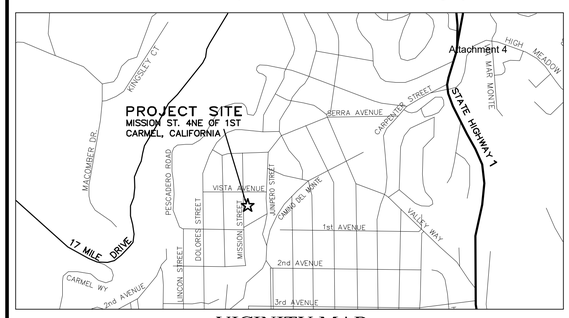
Door and Window Schedules

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires February 2027
STATE OF CALIFORNIA

Sheet No.
A18
Hapuna



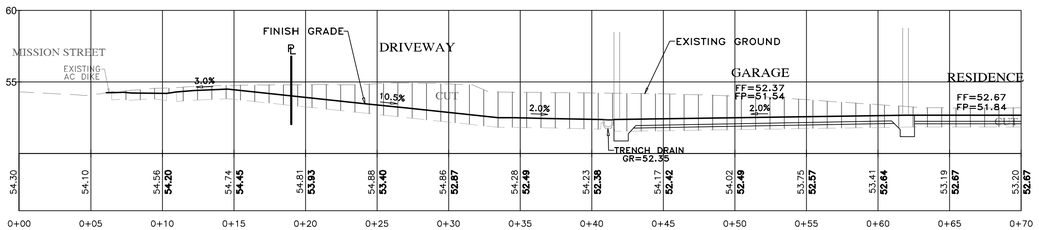
PLAN VIEW
SCALE: 1"=5'



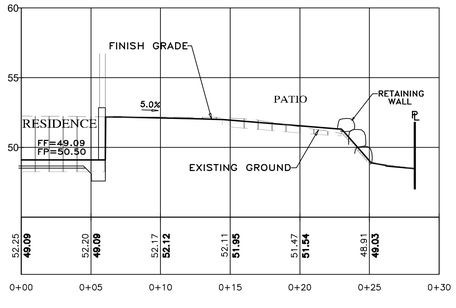
VICINITY MAP
NOT TO SCALE

TOTAL LOT AREA = 4,150 SQ.FT.
TOTAL IMPERVIOUS AREA = 1,729 SQ.FT.
TOTAL AREA OF DISTURBANCE = 4,150 SQ.FT.

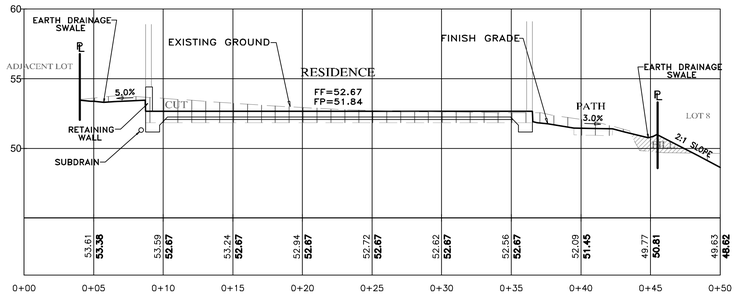
GRADING QUANTITIES:
CUT = 245 C.Y.
FILL = 0 C.Y.
NET = 245 C.Y. EXPORT



SECTION A-A
SCALE: 1"=5' H&V



SECTION B-B
SCALE: 1"=5' H&V



SECTION C-C
SCALE: 1"=5' H&V

STORM WATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.

2) ALL DRAINAGE SHALL CONFORM TO THE STANDARD OPERATING GUIDANCE FOR 17-07 PRIVATE STORM WATER SYSTEMS PER THE CITY OF CARMEL-BY-THE-SEA.

INDEX TO SHEETS

SHEET C1	GRADING, DRAINAGE, UTILITY PLAN & SECTIONS
SHEET C2	EROSION CONTROL PLAN
SHEET C3	CONSTRUCTION MANAGEMENT PLAN

REGISTERED PROFESSIONAL ENGINEER * GUY R. GIRAUDO No. 58569 Exp. 06-30-25 CIVIL * STATE OF CALIFORNIA

APPROVED BY:
GUY R. GIRAUDO

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

" CONCEPTUAL GRADING, DRAINAGE, UTILITY PLAN & SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

MISSION SISTERS - LOT 6 HAPUNA RESIDENCE

A.P.N.: 010-112-012

CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA

FOR

COLLINS HERMLE FAMILY TRUST

CONTACT INFORMATION:

PRIMARY: OWNER
COLLINS HERMLE FAMILY TRUST
155 SAN RAFAEL WAY
SAN FRANCISCO, CA 94127

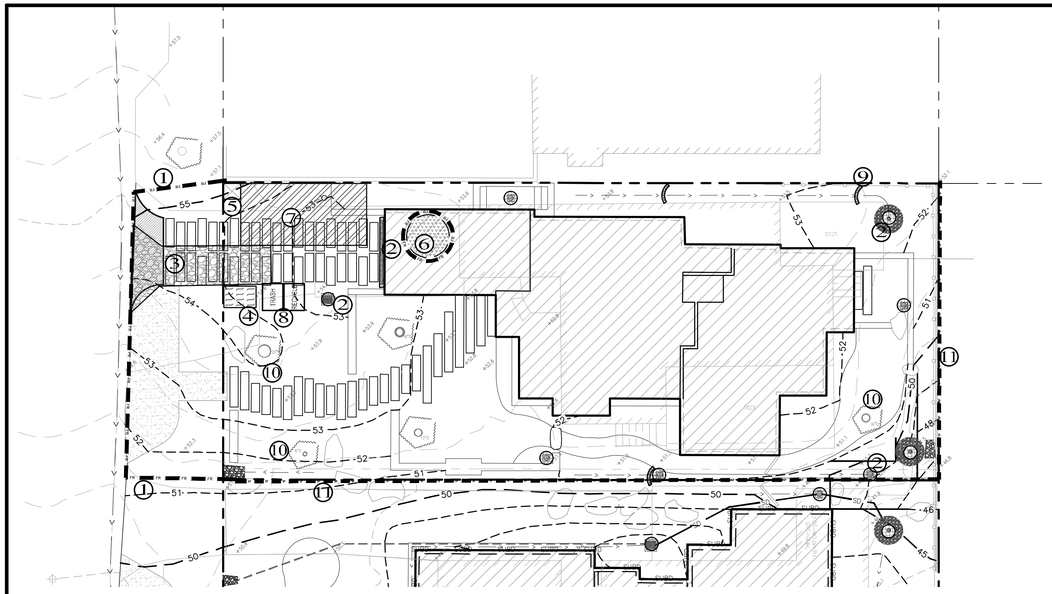
SECONDARY: ARCHITECT
DYAR ARCHITECTURE
ATTN: MR. ERIK DYAR
P.O. BOX 4709
CARMEL, CA 93921
PH (831)915-5602

SITE LOCATION:
MISSION STREET
4 NE OF 1ST AVENUE
CARMEL, CA 93921

SCALE: 1"=5'
DATE: AUGUST 2024
JOB NO. 2816-01

No.	DATE	BY	REVISION
	02/25/25	AMS	SITE PLAN UPDATE
	02/07/25	AMS	SITE PLAN UPDATE
	08/16/24	AMS	RELEASED TO CLIENT

SHEET C1
OF 3 SHEETS



PLAN
SCALE: 1"=10'

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL-BY-THE-SEA EROSION CONTROL ORDINANCE.

2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.

3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.

4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

6) 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.

7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.

9) 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.

10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED 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.

11) 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.

12) 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 SEEDED 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 RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.

13) 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.

14) 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.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift sicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

CONSTRUCTION INSPECTION REQUIREMENTS

A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP's INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

LEGEND:

1. FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, 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.
2. DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER - SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
3. 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.
4. 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.
5. SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE 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
6. 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..
7. 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.
8. TRASH / RECYCLE
   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 ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
9. GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH ¾" - 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
10. 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.
11. 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.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials
- ❑ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials
- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Construction Entrances and Perimeter
- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Waste Management
- ❑ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking
- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ❑ Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

Spill Prevention and Control
- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management Districts' guidelines for accepting hazardous waste materials).
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.

EARTHWORK & CONTAMINATED SOILS

Erosion Control
- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filter, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
  - Unusual soil conditions, discoloration, or odor
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt or concrete pavement.

Sawcutting & Asphalt/Concrete Removal
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

PAINTING & PAINT REMOVAL

Painting cleanup
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- ❑ Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adopted with permission from the San Mateo Countywide Water Pollution Prevention Program

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

APPROVED BY:
GUY R. GIRAUDO

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

GRADING, DRAINAGE & EROSION CONTROL PLAN

" EROSION & SEDIMENT CONTROL PLAN "

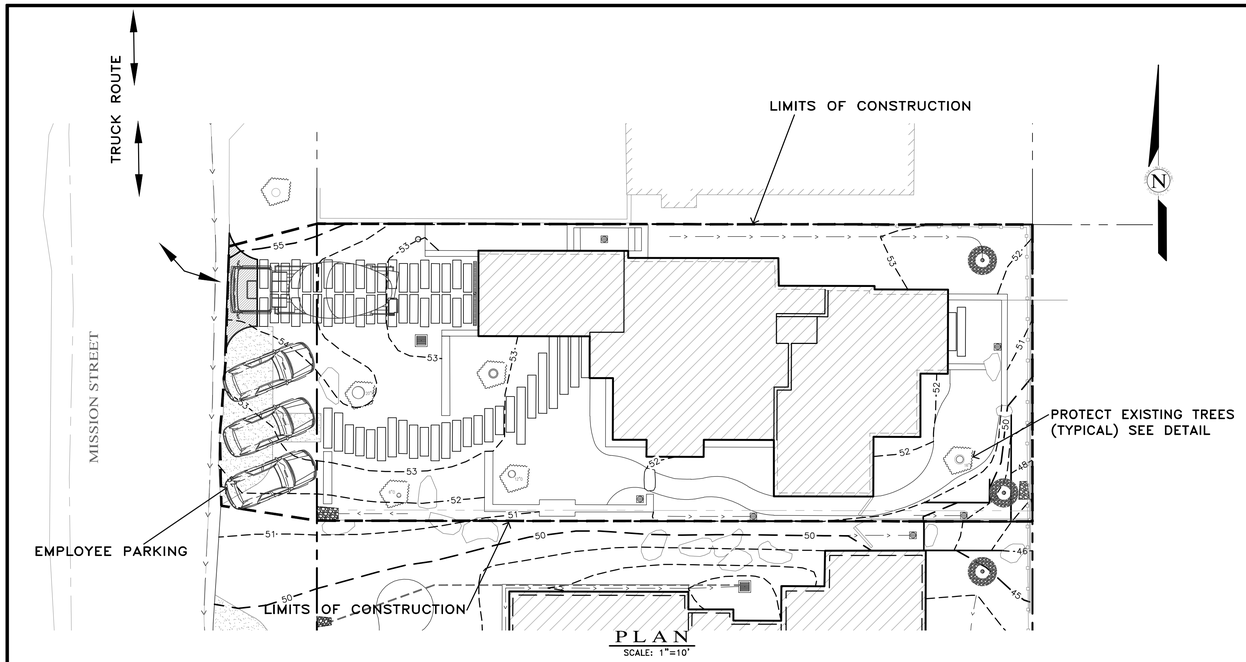
OF
MISSION SISTERS - LOT 6 HAPUNA RESIDENCE
A.P.N.: 010-112-012
CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA
FOR
COLLINS HERMLE FAMILY TRUST

SCALE: AS SHOWN
DATE: AUGUST 2024
JOB NO. 2816-01

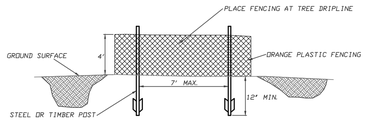
SHEET C2
OF 3 SHEETS

No.	DATE	BY	REVISION
	02/25/25	AMS	SITE PLAN UPDATE
	02/07/25	AMS	SITE PLAN UPDATE
	08/16/24	AMS	RELEASED TO CLIENT

LICENSED PROFESSIONAL ENGINEER * GUY R. GIRAUDO * No. 68569 * Exp. 06-30-25 * CIVIL * STATE OF CALIFORNIA



PLAN
SCALE: 1"=10'



FENCING (ESA) DETAIL
Scale: NTS

Attachment 4

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
245 CY CUT
0 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS: EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM MINOR GRADING, CONSTRUCT STRUCTURE ADDITIONS, AND INSTALL UNDERGROUND UTILITIES: EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW PAVERS DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON MISSION STREET AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO CARPENTER STREET TO SERRA AVENUE TO ALTA AVENUE TO MISSION STREET. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON MISSION STREET. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/ CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG MISSION STREET, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION/CLKEARING	4	4
GRADING & SOIL REMOVAL (EXPORT)	12	3
ENGINEERING MATERIALS (IMPORT)	3	4
TOTALS	19	11

TRUCK TRIP GENERATION NOTES:

1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE ARE 245 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 10 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 4-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 24 MARCH 2025, 7 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

Ⓐ CONSTRUCTION STAGING PLAN

Ⓑ NEIGHBORHOOD TRUCK ROUTING PLAN

Ⓒ OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

" CONSTRUCTION MANAGEMENT PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

MISSION SISTERS - LOT 6 HAPUNA RESIDENCE

A.P.N.: 010-112-012

FOR

COLLINS HERMLE FAMILY TRUST

CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA

APPROVED BY:
GUY R. GIRARDO

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SCALE: AS SHOWN
DATE: AUGUST 2024
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No.	DATE	BY	REVISION
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	08/16/24	AMS	RELEASED TO CLIENT

SHEET C3
OF 3 SHEETS

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

MISSION SISTERS - LOT 6 HAPUNA

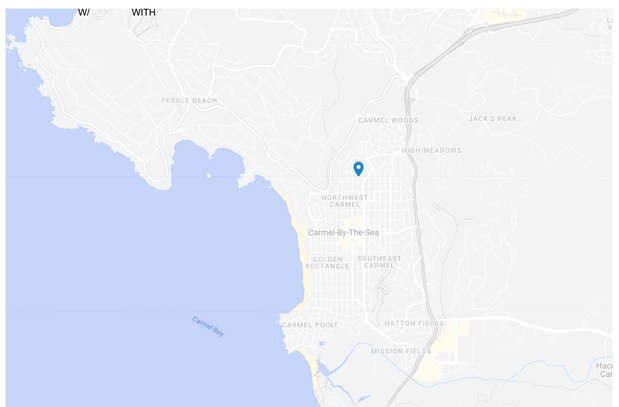
MISSION STREET 4 NE OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-012

FRONT ELEVATION

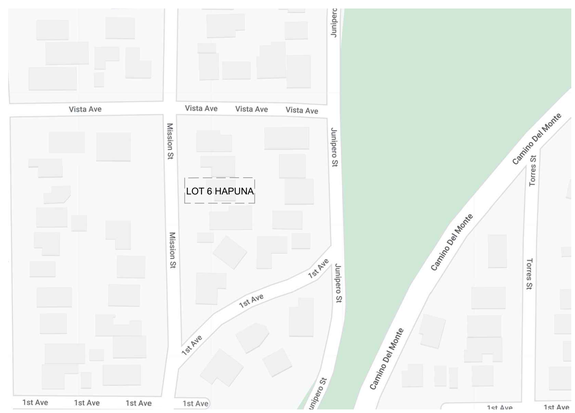
ABBREVIATIONS

@	AT
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJACENT
CBC	CALIFORNIA BUILDING CODE
CL	CENTER LINE
CLR	CLEAR
CONC	CONCRETE
DI	DRAIN INLET
(E)	EXISTING
EJ	EXPANSION JOINT
EQ	EQUAL
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FS	FINISH SURFACE
HP	HIGH POINT
INV	INVERT
LOW	LIMIT OF WORK
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
ML	MAINLINE
OC	ON CENTER
PB	PULL BOX
QCV	QUICK COUPLER VALVE
RC	RELATIVE COMPACTION
RIM	RIM ELEVATION
SD	STORM DRAIN
TS	TOP OF SURFACE
TPZ	TREE PROTECTION ZONE
TW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD

VICINITY MAP



PROJECT MAP



PROJECT DESCRIPTION

THE LANDSCAPE FOR THE PROPOSED RESIDENCE WILL REVIVE THE FRACTURED OAK WOODLAND THAT IS ALREADY PRESENT ON THE SITE. BY ADDING LAYERS OF (MOSTLY) NATIVE OAK WOODLAND PLANTS IN THEIR NATURAL PATTERNS OF GROWTH, THE WOODLAND WILL COME TO LIFE AGAIN AND BRING BEAUTY TO BOTH THE NEW OWNERS AND THE NEIGHBORHOOD ALIKE. ALL PAVING AND HARDSCAPE MATERIALS HAVE BEEN SELECTED TO MAINTAIN THIS NATURAL AESTHETIC.

INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
L0.00	LOT 6 HAPUNA COVER SEET
L1.00	OVERALL SITE PLAN
L1.01	LOT 6 HAPUNA SITE PLAN
L2.00	LOT 6 HAPUNA PLANTING PLAN
L2.01	LOT 6 HAPUNA PLANTING LEGEND AND NOTES
L3.00	LOT 6 HAPUNA LIGHTING PLAN

NOT FOR CONSTRUCTION

IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH DISCREPANCIES AND BIDDERS SHALL BE RESPONSIBLE FOR ANY AND ALL CONSEQUENTIAL DAMAGES. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.

ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT. WILD LAND WORKSHOP WILL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THESE DRAWING ELECTRONICALLY OR OTHERWISE. THE USE OF ELECTRONIC COPIES OF DRAWINGS AND THE TRANSFER OF ELECTRONIC FILES SHALL BE GOVERNED BY A WRITTEN AGREEMENT BETWEEN THE PARTIES.

WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

seal

ARCHITECT
DYAR ARCHITECTURE
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CARMEL, CA 93921
831.250.7378

CIVIL ENGINEER
LANDSET ENGINEERS, INC.
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA
831.443.6970

team

LYNNE HERMLE
+
CRAIG J. COLLINS

owner

MISSION SISTERS
MISSION STREET 2, 3, & 4 NE
OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-012, 010-112-013,
010-112-007

project

no.	description	
4	TRACK 2 DESIGN STUDY RESUBMITTAL	04.23.2025
3	TRACK 2 DESIGN STUDY RESUBMITTAL	01.21.2025
2	TRACK 2 DESIGN STUDY RESUBMITTAL	09.04.2024
1	PLANNING APPLICATION	07.01.2024

date: 02.20.2025

LOT 6 HAPUNA COVER SEET

sheet title

L0.00

sheet no.

-- of

4/23/2025 4:22 PM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

LEGEND

- ASPHALT PAVING
- DECOMPOSED GRANITE PAVING
- DECK
- MULCH PATH
- PLANTING AREA
- NO MOW LAWN AREA
- DRIVEWAY / ENTRY STONES: 14" x 48"
- STONE WALL
- WOOD STEP
- CORTEN STEEL WALL
- BOULDER
- SONOMA BUFF 18" WIDE FLAGSTONE W/ SONOMA BUFF MONOLITHIC STONE STEPS
- ROBI PERMEABLE WOOD PAVER
- EXISTING TREE
- PROPOSED TREE
- PROPOSED FENCE
- HEADERBOARD
- EXISTING CONTOURS
- 11 PROPOSED CONTOURS
- PROPERTY LINE
- +FS 53.5 PROPOSED SPOT ELEVATIONS

NUMBERED NOTES

1. DECK
2. SINGLE PEDESTRIAN GATE
3. MULCH PATH
4. DINING AREA
5. BBQ AREA
6. ENTRY
7. TRASH AREA
8. SCULPTURE / FOUNTAIN / FOCAL POINT
9. DRIVEWAY
10. GUEST PARKING
11. ENTRY WALKWAY
12. RAINGARDEN / SWALE
13. LOW STONE WALLS
14. STONE FIREPLACE - 4' TALL
15. (E) WALL TO REMAIN

DESCRIPTION OF WORK

THE FULLY REDESIGNED LANDSCAPE SURROUNDING THE NEW RESIDENCE IS DESIGNED TO BLEND THE ARCHITECTURE INTO THE EXISTING AND ENHANCED NATIVE OAK/ PINE WOODLAND WHILE CREATING OUTDOOR ROOMS CONNECTED TO THE ARCHITECTURE FOR DINING AND RELAXATION. DENSE AND LAYERED NATIVE PLANTINGS PROVIDE YEAR ROUND INTEREST AND PROVIDE PRIVACY FROM NEIGHBORS. STORMWATER IS DIRECTED TO PLANTED BIOSWALES AND RAIN GARDENS.

0' 4' 8' 16'
1/8" = 1' - 0"

NOT FOR CONSTRUCTION

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ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT. WILD LAND WORKSHOP WILL NOT BE RESPONSIBLE FOR ANY MISTAKES THAT OCCUR DURING THE USE OF ELECTRONIC FILES. ALL ELECTRONIC FILES MUST BE CHECKED BY THE USER AGAINST A HARD COPY OF THE SAME DRAWING.

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1	PLANNING APPLICATION	07.01.2024

date: 02.20.2025

OVERALL SITE PLAN

sheet title

L1.00

sheet no.
-- of

4/23/2025 4:22 PM

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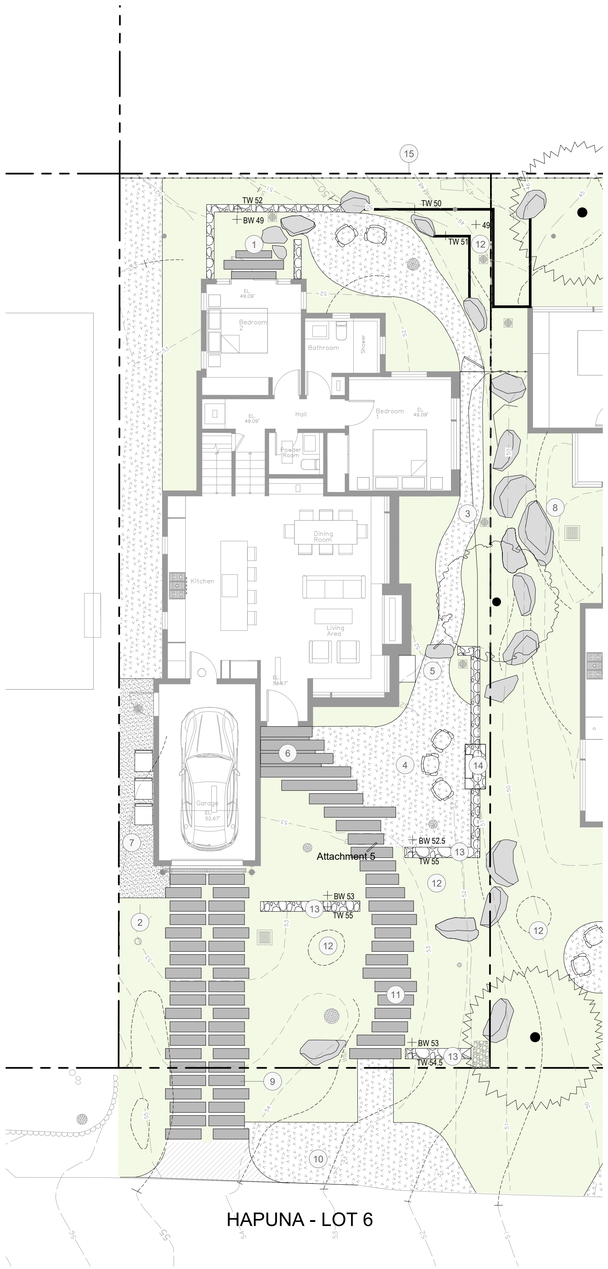

HAPUNA - LOT 6

LEGEND

- ASPHALT PAVING
- DECOMPOSED GRANITE PAVING
- DECK
- MULCH PATH
- PLANTING AREA
- NO MOW LAWN AREA
- DRIVEWAY / ENTRY STONES: 14" x 48"
- STONE WALL
- CORTEN STEEL WALL
- BOULDER
- EXISTING TREE
- PROPOSED TREE
- PROPOSED FENCE
- HEADERBOARD
- EXISTING CONTOURS
- 11 PROPOSED CONTOURS
- PROPERTY LINE
- +FS 53.5 PROPOSED SPOT ELEVATIONS
- FLOWLINE

NUMBERED NOTES

1. SUNKEN GARDEN
2. SINGLE PEDESTRIAN GATE
3. MULCH PATH
4. PATIO WITH FIREPLACE
5. BBQ AREA
6. ENTRY
7. TRASH ENCLOSURE
8. SCULPTURE / FOUNTAIN / FOCAL POINT
9. DRIVEWAY
10. GUEST PARKING
11. ENTRY WALKWAY
12. RAINGARDEN / SWALE
13. LOW STONE WALLS
14. STONE FIREPLACE - 4' TALL
15. (E) WALL TO REMAIN

DESCRIPTION OF WORK

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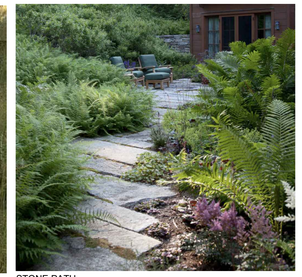
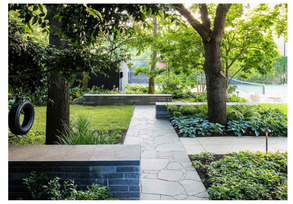
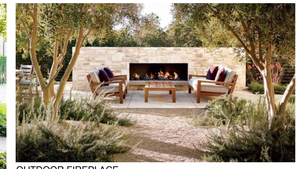
PRECEDENT IMAGES

CORTEN STEEL WALL


STONE PATH


ENTRY WALLS


OUTDOOR FIREPLACE

PROPOSED FENCE PRECEDENT, 4' AVERAGE HEIGHT

OUTDOOR PATIO

PERSPECTIVE RENDERING

0' 4' 8' 16'

1/8" = 1' - 0"

NOT FOR CONSTRUCTION

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WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

REGISTERED LANDSCAPE ARCHITECT MARIE S. GOULET 6335 06/30/2026 04/25/2025 STATE OF CALIFORNIA

seal

ARCHITECT
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PO BOX 4709
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team

LYNNE HERMLE
+
CRAIG J. COLLINS

owner

MISSION SISTERS
MISSION STREET 2, 3, & 4 NE
OF FIRST AVE
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APN # 010-112-012, 010-112-013,
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project

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1	PLANNING APPLICATION	07.01.2024

date: 02.20.2025

LOT 6 HAPUNA SITE PLAN

sheet title

L1.01

sheet no.

-- of

4/23/2025 4:22 PM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

LOT 6 HAPUNA

SHRUB AND GROUND COVER LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
AC	ACANTHUS MOLLIS	BEAR'S BREECHES	5 GAL	2' OC	6
A	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	1'-6" OC	3
AQ	AQUILEGIA CAERULEA	COLORADO COLUMBINE	1 GAL	2' OC	68
AD	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	15 GAL	4' OC	3
AH	ARCTOSTAPHYLOS HOOKERI 'WAYSIDE'	MONTEREY MANZANITA	15 GAL	4' OC	6
+	ARMERIA MARITIMA SSP CALIFORNICA	SEA THRIFT	1 GAL	1' OC	34
AR	ARTEMISIA 'DAVID'S CHOICE'	SAND HILL SAGE	5 GAL	2' OC	2
B	BLECHNUM SPICANT	DEER FERN	1 GAL	1' OC	52
CN	CALAMAGROSTIS NUTKAENSIS	PACIFIC REED GRASS	5 GAL	3' OC	3
CP	CAREX PANSA	DUNE SEDGE	1 GAL	1' OC	751
CR	CEANOTHUS 'RAY HARTMAN'	CALIFORNIA LILAC	15 GAL	4' OC	25
CD	CLINOPODIUM DOUGLASII	YERBA BUENA	1 GAL	1'-0"	21
D	DYMONDIA MARGARETAE	SILVER CARPET	1 GAL	1' OC	116
FC	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	1'-6" OC	5
HM	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	2' OC	18
IC	IRIS DOUGLASIANA 'CANYON SNOW'	CANYON SNOW DOUGLAS IRIS	1 GAL	1'-6" OC	64
PM	POLYSTICHUM MUNITUM	SWORD FERN	5 GAL	2' OC	16
P	PRUNELLA VULGARIS	COMMON SELFHEAL	1 GAL	8" OC	92
RA	RIBES AUREUM	GOLDEN CURRANT	5 GAL	3' OC	3
RW	RIBES 'WHITE ICICLE'	WHITE WINTER CURRANT	15 GAL	6' OC	1
SD	SALVIA 'DARA'S CHOICE'	CREEPING SAGE	FLATS	2'-6" OC	17
SS	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	2' OC	1
T	THYMUS PSEUDOLANUGINOSUS	WOOLLY THYME	PLUGS	6" OC	359
WF	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	15 GAL	4' OC	3

VINE LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
V	VITIS CALIFORNICA 'ROGER'S RED'	CALIFORNIA WILD GRAPE	1 GAL	AS SHOWN	2

PLANTING NOTES:

PLANTING DESIGN AND IRRIGATION DESCRIPTION:
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SOIL AMENDMENT
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NOTE: SEE SHEET L2.01 FOR LEGEND AND NOTES

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LANDSCAPE ARCHITECTURE

seal

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LOT 6 HAPUNA PLANTING PLAN

sheet title

L2.00

sheet no.
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MATRIX PLANTS:

CLINOPODIUM DOUGLASII

CAREX PANSA

HEUCHERA MAXIMA

POLYSTICHUM MINUTUM

PRUNELLA VULGARIS

HAPUNA ACCENT PLANTS:

AQUILEGIA CAERULEA

ARCTOSTAPHYLOS HOOKERI 'WAYSIDE'

IRIS DOUGLASIANA 'CANYON SNOW'

RIBES SANGUINEUM 'WHITE ICICLE'

SALVIA 'DARA'S CHOICE'

HAPUNA SCREENING PLANTS:

ARCTOSTAPHYLOS 'HOWARD MCMINN'

CALAMAGROSTIS NUTKAENSIS

CEANOTHUS 'RAY HARTMAN'

CEANOTHUS 'SNOW FLURRY'

VITUS CALIFORNICA 'RODGER'S RED'

HAPUNA TREES:

ARCTOSTAPHYLOS 'DR. HURD'

Attachment 5

LOT 6 HAPUNA

SHRUB AND GROUND COVER LEGEND

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WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT
MARIE S. GOULET
6335
06/30/2026
04/23/2025
STATE OF CALIFORNIA

seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
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LOT 6 HAPUNA PLANTING LEGEND AND NOTES

sheet title

L2.01

sheet no.

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4/23/2025 4:23 PM

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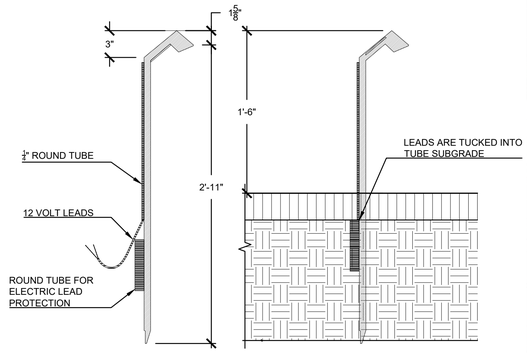
LEGEND

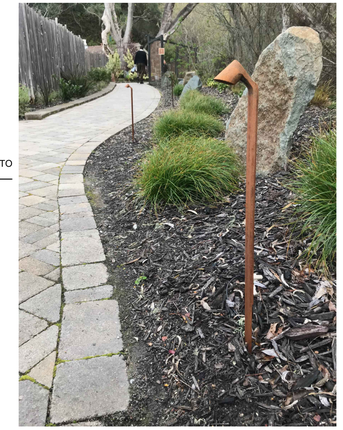
	TYPE	WATTS	MANUF - MODEL
	PATH LIGHT	1.5	STEEL - PATH LIGHT 2700 K. 18" TALL. AVAILABLE FROM ALLEN BUBAR, ALLENKEYELECTRIC@ICLOUD.COM, (831) 484-560
	WALL LIGHT	4.2	FX - RH LED 2700 K
	PENDANT LIGHT	4.0	FX - VE - ZD - 3LED - PS
	BBQ WALL LIGHT	2.0	FX - BQ
	LED STRIP LIGHT	.6 / FT	FX - SRP STRIP LIGHT 2700 K
	WALL SCONCE		SEE ARCHITECTURAL DRAWINGS
T	TRANSFORMER		CONFIRM LOCATION IN FIELD
	GFCI OUTLET		110 V GFCI OUTLET IN WATERPROOF BOX, LOCATIONS TO BE REVIEWED AND APPROVED PRIOR TO TRENCHING AND INSTALLATION

GENERAL NOTES:

1) SEE ELECTRICAL DRAWINGS
2) CONTRACTOR TO PROVIDE ALL CONDUIT, WIRING, SWITCHES, AND TRANSFORMERS NECESSARY TO INSTALL LIGHTS IN A MANNER CONSISTENT WITH THE MANUFACTURERS SPECIFICATIONS AND ALL LOCAL AND STATE CODES AND ORDINANCES.CONTRACTOR IS RESPONSIBLE FOR ROUTING AND WIRING CIRCUITS AS NECESSARY FOR OPTIMUM SYSTEM PERFORMANCE, AND DETERMINING LOADS FOR TRANSFORMERS
3) ELECTRICAL CONTRACTOR TO INSTALL IRRIGATION CLOCK AND TO COORDINATE WIRING FOR IRRIGATION CONTRACTOR
4) ACCENT AND AREA LIGHTS TO BE INSTALLED WITH 3' OF EXTRA WIRE FOR ADJUSTMENT IN FIELD.
5) POSITION LIGHTS IN FIELD. ADJUST TO MINIMIZE LIGHT SPILLAGE AND GLARE AND TO ACHIEVE DESIGN INTENT. FINAL LAYOUT AND LOCATIONS OF LIGHTS AND TRANSFORMER LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.
6) FINAL ADJUSTMENTS SHALL BE MADE AT NIGHT WITH OWNER PRESENT FOR APPROVAL.
7) CONTRACTOR TO PROVIDE SUBMITTAL SHEETS OF ALL PROPOSED FIXTURES TO LANDSCAPE ARCHITECT FOR APPROVAL
8) IN CASE OF FIELD MODIFICATIONS, ELECTRICAL CONTRACTOR TO PROVIDE A SKETCH OF AS BUILT WIRING OVERLAID ON THIS DRAWING



STEEL PATH LIGHT LOCALLY MADE BY ALLEN BUBAR



FXLuminaire.

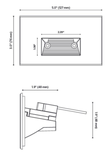
RH Recessed Wall/Step Light **DESIGNER** PLUS

PROJECT
CATALOG #
TYPE
NOTES

Designed for sleek, seamless installation, the fully recessed RH Step Light is a modern upgrade to lighting walkways and stairs. The fixtures are available with 1LED, 3LED, and ZDC configurations. The recessed integrated LED light sources are diffused for soft illumination on steps and walkways and maximum glare control, critical for applications where grade changes are inevitable and safety is a top priority. Fully potted with robust mechanical sealing and compatible with standardized single-gang junction boxes, the RH fixture is ideal for near-grade installations.

Quick Facts

- Die-cast aluminum
- Two-layer marine-grade anodization and powder coat finish
- Compatible with standardized single-gang junction boxes
- Input voltage: 10-15 V
- Lumileds® integrated LEDs
- Compatible with Luxor® technology
- Phase dimmable



FXLuminaire.

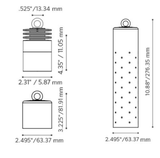
VE LED Down Light **DESIGNER** PREMIUM

PROJECT
CATALOG #
TYPE
NOTES

The VE softly illuminates areas from above when hung from trees or architectural elements. Perfect for producing a moonlighting effect for seating areas, focal points, or landscaping features in 1 or 3 LED.

Quick Facts

- Die-cast aluminum with optional copper sleeve
- Natural, powder coated, or antiqued copper finishes
- Compatible with Luxor® technology
- Input voltage: 10-15V
- Two-layer marine-grade anodization and powder coat finish
- Lumileds® Integrated LEDs
- Phase and PWM dimmable



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WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

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LOT 6 HAPUNA LIGHTING PLAN

sheet title

L3.00

sheet no.

-- of

4/23/2025 4:23 PM

From: **Charles Murphy** <[redacted]>
Date: Thu, Apr 24, 2025 at 3:48 PM
Subject: Mission Sisters Residences (DS24207, DS 24208, DS24209) East side of Mission Street between First and Vista
To: <jolander@ci.carmel.ca.us>

Mr. Olander,

My name is Charles Murphy. I have lived in Carmel Woods on San Marcos Road for 48 years, close to Carmel-by-the-Sea and close to the proposed site of the project. I also know Erik Dyar and am aware of his stellar reputation as an architect.

I have been to his office and viewed the plans and visual representations of the project. They are very impressive, using stone and wood, presenting a natural, clean look. I have been to the site. That area would be greatly improved with this design. No trees would be sacrificed and Mr. Dyar has taken care to preserve the views of a neighbor. The three proposed houses, as a group, would make a lovely addition to that neighborhood.

I urge you to approve this project.

Sincerely,

Charles J. Murphy

Mission Sisters Residences Narrative

DYAR Architecture

March 6, 2025

Dear Chair LePage and Members of the Planning Commission:

This letter is to give an introduction and description of what we are calling the Mission Sisters Residences, located on Mission Street (2, 3, and 4) Northeast of First Avenue. The projects consist of three, new, single-family residences on directly adjacent lots in the 'Carmel Woods' neighborhood, replacing three unremarkable homes.

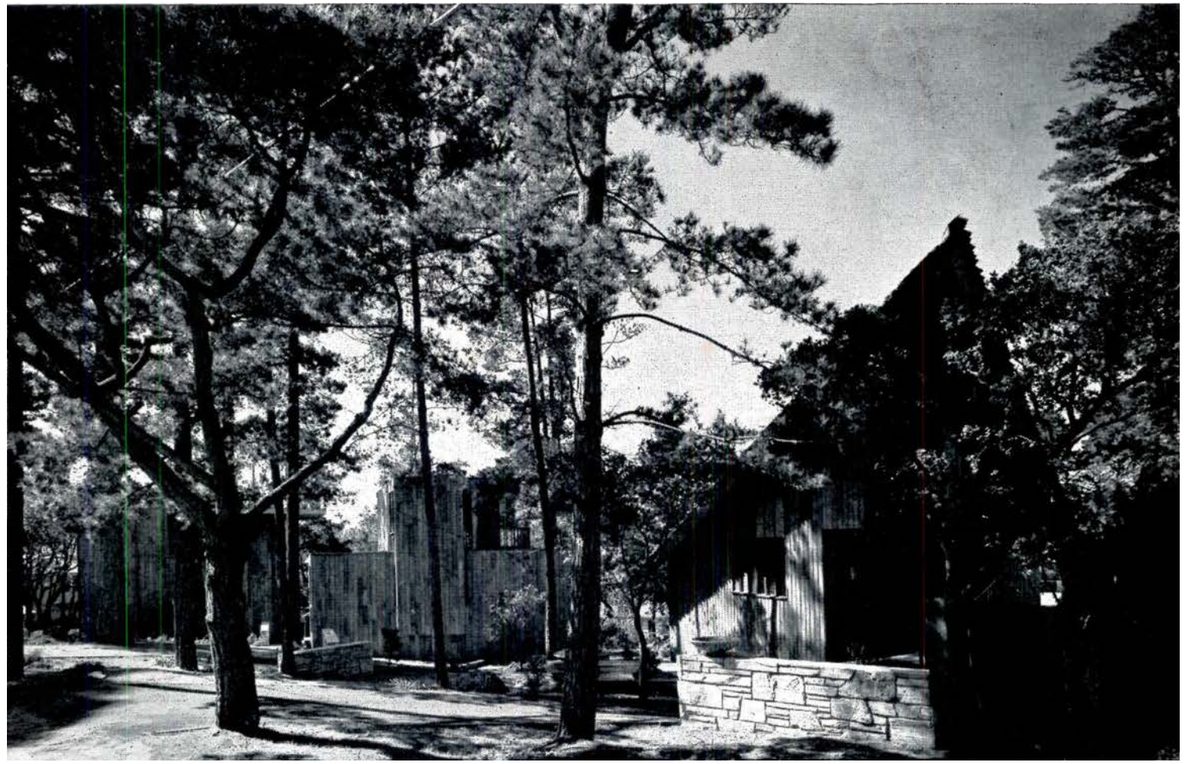
Designing three homes together provided wonderful opportunities to address, respond and manifest the residential principles and character of the village in a way designing a single home on a one lot can never do. There are some stellar examples in town of multiple homes being designed and built together, perhaps most notably Hugh Comstock's development on 'Comstock Hill' (fives homes together) and the Three Sisters by Henry Hill on Lopez where the relationship of connection and difference between the buildings is explored and connective, shared landscapes are created. We take these historic examples as inspiration, but the design process really began and was very much guided by the principles and objectives laid out in Carmel's Residential Design Guidelines. Below, we'll use the guidelines as a format to describe these projects:

Preserving the Forest Character (1.0, 2.0)
These designs absolutely began with understanding the existing forest character and preserving and enhancing the existing Oak and Pine woodland which stretches across the front of these properties. We worked to establish a continuity of the existing urban forest across lot lines, so that it was the forest character and not man-made demarcations which defined especially this street facing edge of the sites. By doing so, the architecture is, exactly per the guideline objective, filtered by the forest and landscape reducing its 'scale and prominence' from the street.

Another guiding principle for the site and architectural designs is creating an informality with no imposition of 'grandiosity' whether in scale or the layout of the architecture in the landscape. More to be discussed on this this later, but the emphasis on informality certainly extends to the treatment of the public right-of-way where the natural woodland landscape spills across the property line blending and integrating the property site and the area to the pavement. Existing edges of the street pavement and drainage are maintained.

Topography (3.0)
While there is a fairly gentle slope down from North to South across the front of the properties, the middle and Southern-most lots slope more steeply down from Northwest to Southeast. The design for each of the properties seeks to maintain the sense of the natural, existing slopes of the lots and each takes advantage of the slope to reduce the bulk and mass, especially as seen from the street. What we are referring to as the Hapuna residence at the North, has the least slope, but the narrow, two-story element of the building is kept towards the lower section of the property, away from the oak/pine woodland and back from the upper-level windows of the Primary Bedroom of the neighbor's house to the North. Additionally, in the revised design, the bottom floor of the two-story element is below grade, creating a split level and keeping the maximum height of the two-story slate roof lower than the maximum allowed height for a one-story home. This lower the roof 6'-6" down from the original design. An existing, low retaining wall between North lot and the Middle lot (Hapuna and Kailea) is proposed for removal in lieu of a planted slope, where landscape screening is installed. (3.3, 3.4). The Kailea house follows the topography and its entrance is lower than the street. As it moves East into the site, it steps down to a hallway directly off a courtyard terrace at grade. It again steps down to the bedroom wing which is two-story. This taller, two-story element is purposely located at the lowest area of the site to minimize mass. At Ahana (the Southern property), there is more of a topographic drop from West to East. In this design, we take advantage of that to provide the look of a low one-story house at the street and locate a lower level just slightly below grade at the bottom rear of the property. (3.3)

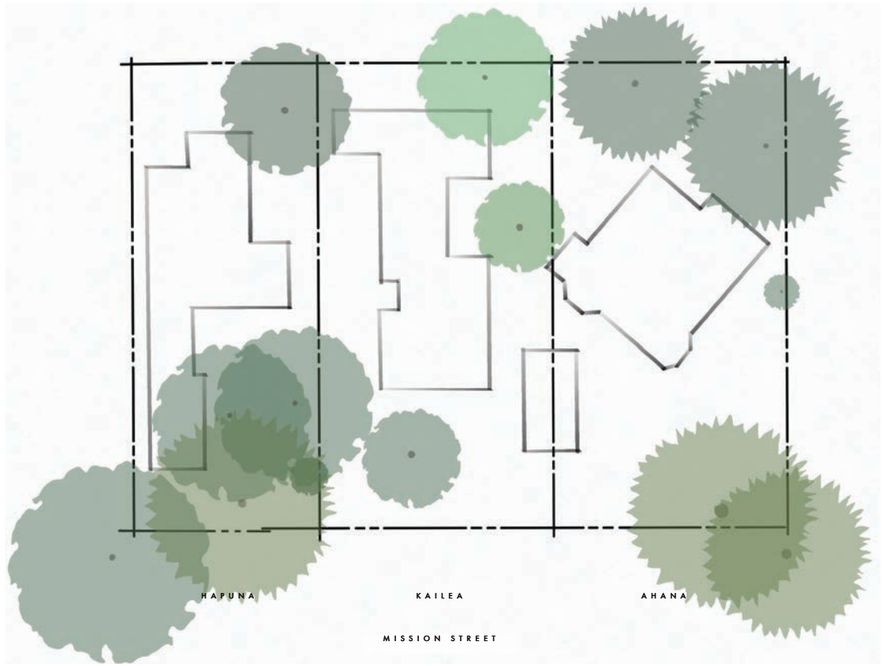
All storm water is proposed to be retained on site with natural swales, augmented by percolation pits. Kailea and Ahana both have extensive green roofs which will also increase stormwater retention. (3.5)



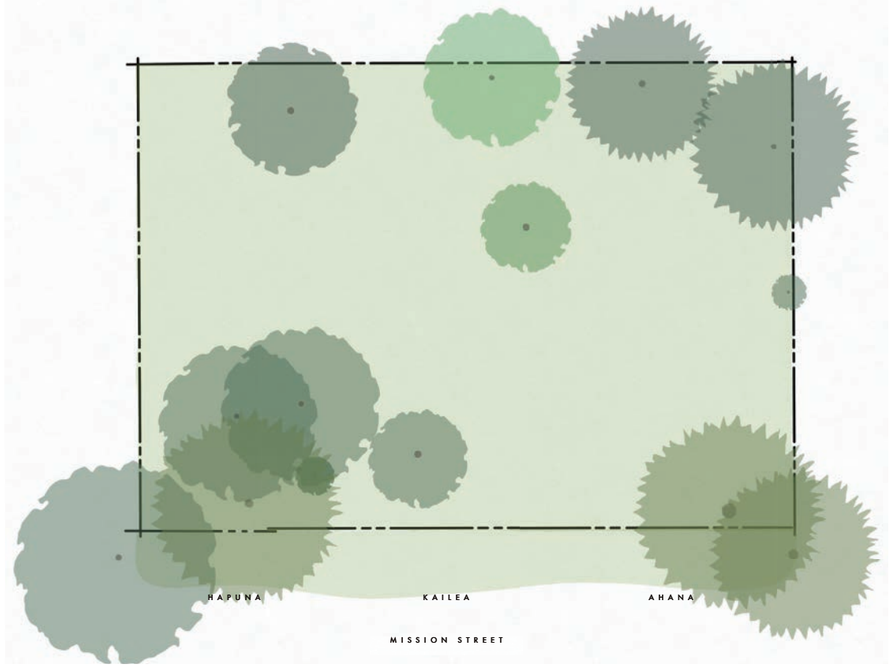
Three Sisters By Henry Hill

Comstock Hill By Hugh Comstock

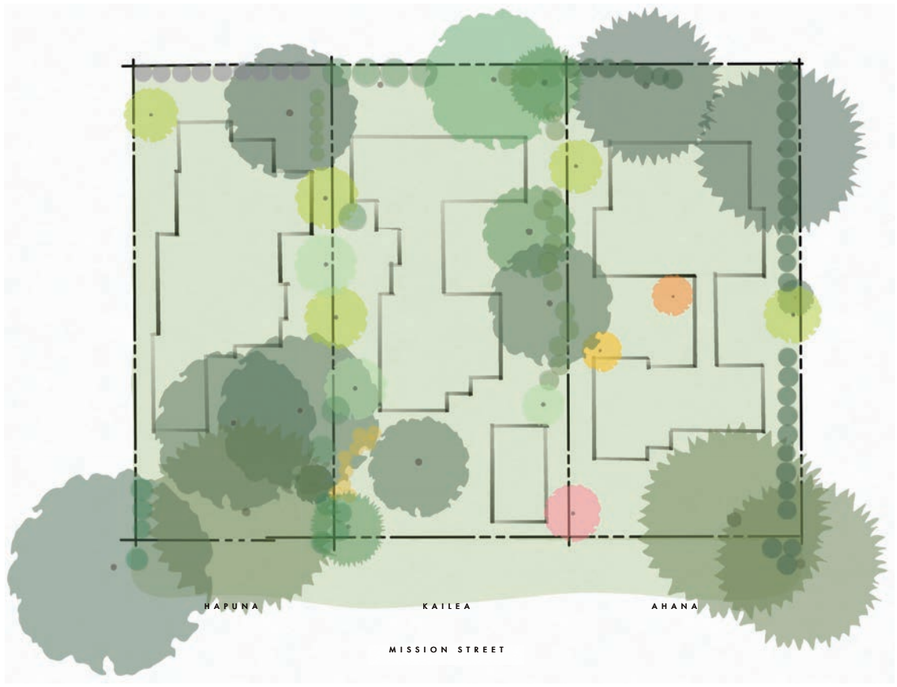
EXISTING HOUSES AND TREES



OAK/PINE FOREST UNIFIES THE SITE



PROPOSED SITE - NATURAL SCREENING

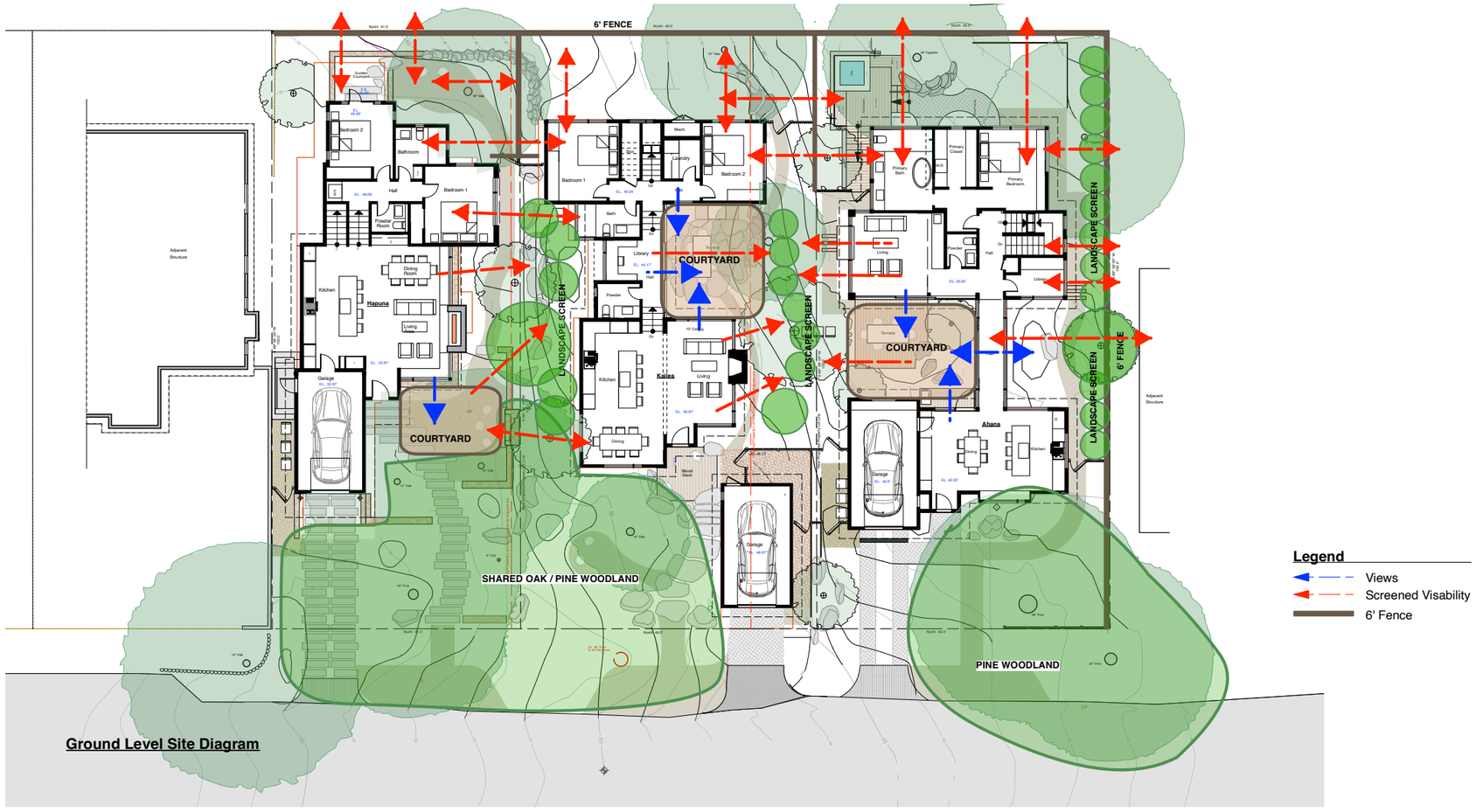


Shared Landscape and Open Space (4.0)
It was important to us to create a shared landscape and large open space with the oak/pine woodland which extends across the fronts of the properties to enhance the views and experience from the street. This maintains the forest character of the streetscape and provides a thick buffer or layer between the private homes and the street. A shared, forest woodland is emphasized while (what unfortunately is NOT often the case in Carmel) the property line demarcations are very much obscured and blurred. We designed this so that it is not the repeated, typical 40' lot widths, one after another that are conspicuous. We even have used more varied, non-standard lot widths for the three properties which also deemphasizes this artificial demarcation.

We also created usable, open space courtyards for each of the homes. Each of the courtyards acts as an outdoor room with strong visual connections from interior to exterior. They are also well insulated from the street and the adjacent properties. Hapuna, at the North, because of the configuration of its woodland, has its courtyard as an entry court under the oaks, but is still 25-feet back from the front property line and 35-feet back from the street pavement. Both the middle lot, Kailea, and the Southern lot, Ahana, have their open courtyards separated from the street by parts of the structure. The houses both open to their respective courtyards and the courtyards are heavily screened with landscaping from the adjacent property. These courtyards are staggered from one property to the other for privacy but also to create irregular, informal side yards as encouraged in the guidelines. (4.3, 4.4). The layered landscape screening also deemphasizes the side property lines creating visual 'penetrations' from one property to the other and limiting the use of fencing.

The structures themselves, based on the existing oak/pine woodland, shared landscapes and open space, provide varied setbacks along the street frontage. (4.3). We also are proposing one detached garage closer to the street on the middle lot, which adds to the variability of streetscape.

Progression of Spaces (4.5)
Hapuna, the Northern property, progresses from informal, planted right-of-way, through layered plantings getting taller as you move into the site through a couple of low stone walls which lead to an entrance courtyard well in from the street, enclosed by a low stone wall. Kailea, the middle lot, goes from the informal right-of-way, stepping down with the topography into the site on natural stone steps to an entrance deck, below the street level. Ahana, on the South, goes from the informal right-of-way, into the site on natural wood square pavers, passing by a fence-enclosed garden to the entry porch.



Ground Level Site Diagram

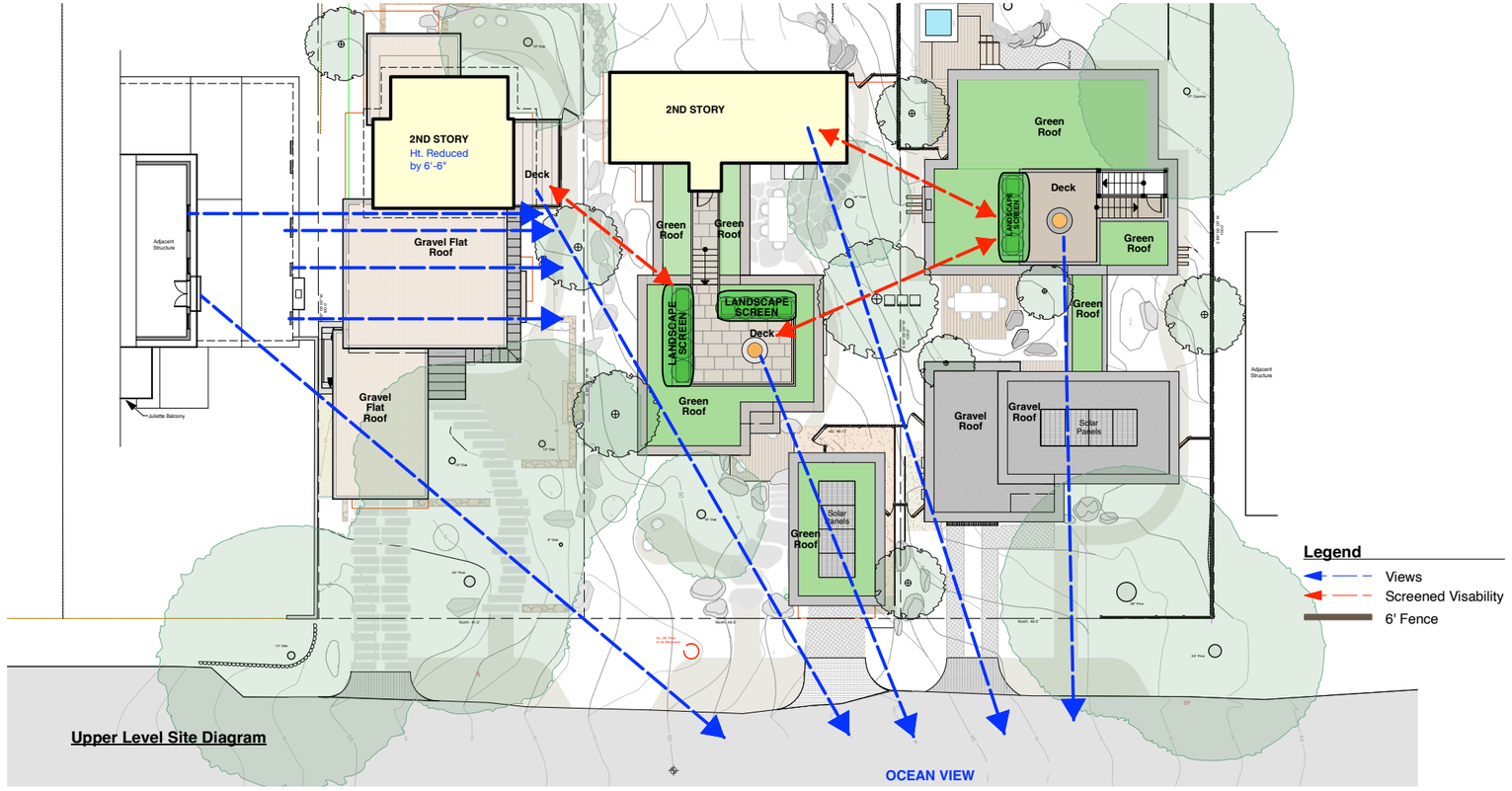
Privacy, Views, Light and Air (5.0).
This section of the guidelines, as it was prioritized from the very beginning of the design process, we feel these projects are particularly successful at addressing. These properties are fortunate to have a view of the ocean through the trees out towards the Southwest. We worked to locate usable outdoor spaces with small, upper level decks on each home to allow opportunities to view this beautiful natural feature, (5.2) while screening them from each other and adjacent properties and the street (5.3).

The siting and massing of the different houses was significantly generated from the need to maintain (from one property to the other) light, air, and privacy, as well, as, views across to the Ocean View beyond. Thus, lower building forms are positioned towards the street and two-story elements back farther and downslope-all per the design guidelines. These considerations also led to the configuration of the two-story elements being narrow and slim in the East-West Direction, so light, air and views are protected North to South across the properties. We enable views from second floors and from one property across the other (including from the neighbor to the North) by using low flat-roofs on the higher West sides of the lots.

As the Commission is well aware, whenever very small, single-story homes are replaced in town, it's very difficult to satisfy all the neighbors, as they usually prefer no change. We did try hard to balance ALL the respective neighbor impacts with the rights to be able to fairly use the City's development standards and design guidelines. It must be said, however, that the proposed new roof heights barely exceed the existing roofs and are often lower.

From the beginning of the design process, we focused on the impacts of the Hapuna House which has much less topography than the other two properties and thus less potential to lower the different building masses. Listening carefully to the neighbors to the North who do have some views to maintain across the Hapuna property to the South and Southwest, and the neighbors to the East and Northeast, who wanted to see as little of the new structure as possible, we went back to the drawing board and redesigned the home keeping the front part of the home actually lower than the existing house, still keeping the two-story element back from the South windows of the neighbor's house to the North and reducing the height by 6'-6" from the original submission. Additionally, we shifted the two-story element away from the North property providing even more light and air to the neighbor.

Because of the view issues for the neighbor to the North and a significant tree in the rear property line, the two-story element really cannot be located anywhere else to minimize impacts, but it is still over 60-feet from the homes to the East, and the lower Kailea's two-story will be 45-feet from its Easterly neighbor. Also, existing trees to remain screen most of the Hapuna house from its East neighbor and help screen Kailea as well. Objectively, there are no significant impacts to privacy, view, light or air to the East. The property behind Ahana is actually built almost on the rear property line. This condition, along with the fence and existing trees to remain, eliminates any views from this property to the Ahana property. Any views from the Ahana property to this neighbor will just extend over the neighbor's existing roof. (5.1)



Upper Level Site Diagram

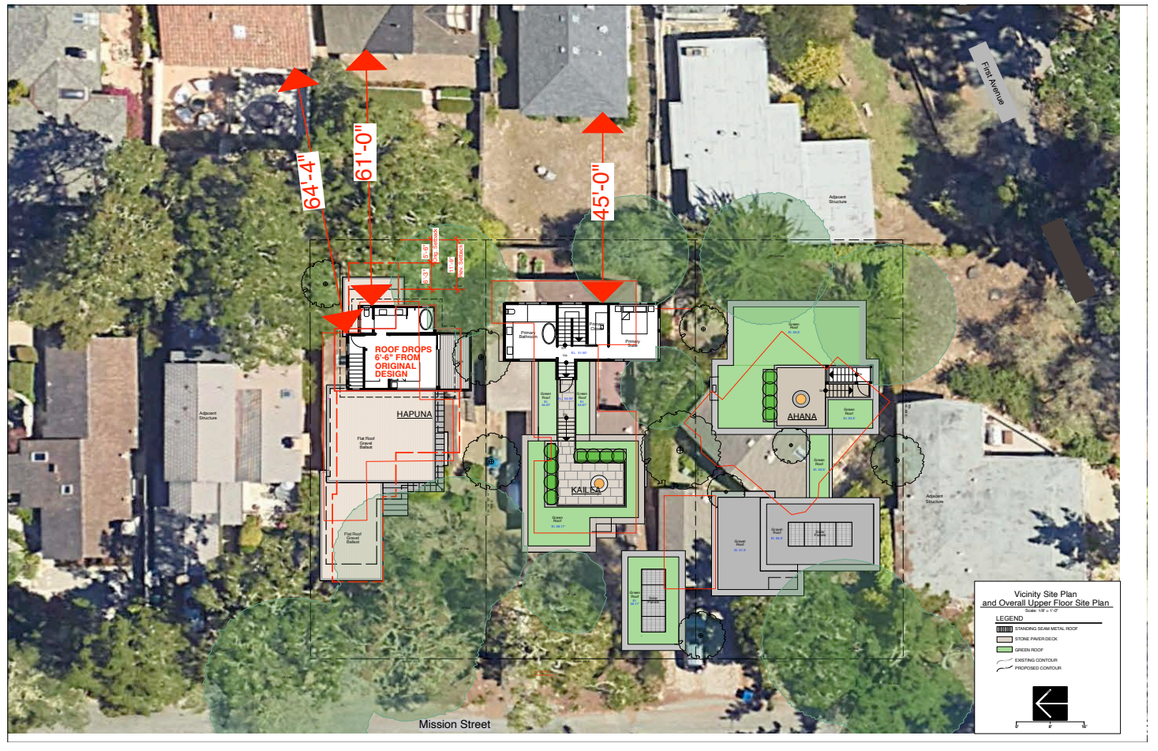
Kailea locates its 2-story bedroom element also as a narrow, pitched roof form at the lower, rear of the property. The building forms toward the West of that are flat, living roofs (as well as the detached garage), so the views from the properties higher to the North are to natural landscape. The small, upper deck on Kailea has a deep planter located along its North and East sides so that taller screening plants can be installed to block views to and from anyone sitting at the location. The small deck is also located at the center of a roof at the approximate center of the lot, to minimize privacy impacts. It is over 38-feet to the property line and almost 53-feet to the pavement. It also has a large existing lower canopy Oak tree screening it from the street, as well, as the detached garage with its own living roof. A new Tree will be planted to the south to screen it from Ahana.

As discussed previously, the design for Ahana utilizes the steeper topography to locate a second floor below, instead of above the entrance level, thus being the least impactful towards the street, as well as maintaining views across it. The small, upper deck here is also set below the level of the roof to additionally obscure anyone sitting here. As with Kailea, a deep planter is located at the north of the deck to provide natural landscape screening. Here again, the deck is located at the center of the property and is 55'-7" to the front property line and almost 68-feet to the street. It is also well set back from the rear property line with an extensive living roof between it and the eave.

Parking and Access (6.0)
All three garages are small and for a single car. They are all integrated into the respective building designs and subordinated to the overall main homes. (6.1). Each of the garages are clad in, along with the garage doors themselves in the respective siding style of the house of which it is connected. To enhance variety along the street edge (6.2), the setbacks to the garages and main houses are staggered. Hapuna, at the North, is a single-car, simple, traditional flat-roof form setback 22'-7" from the property line, leaving room for the oak/pine woodland to the South. At the Middle lot, Kailea, we are proposing a detached garage (6.2) with living roof in the front setback and pulled toward the South to provide room for the Oak/Pine Woodland shared with Hapuna. Not only is this critical to providing the varied front yard setbacks, it allows the main portion of the house to be lowered and made less massive from the street. The Southern lot, Ahana, has the garage well integrated into the overall building form, including using a flush-mount garage door where the board and batten wood siding is in the same plane as the siding surrounding it.

Driveways are all kept minimal with Hapuna using stone-paver tire strips, Ahana using wood-paver tire strips, and Kailea with a decomposed granite drive which is very short as the garage is within 18" of the property line. (6.3)

All front pedestrian walks are separated from the driveway. (6.4).



Building Mass and Scale (7.0)
As part of the design process, we started with designing building forms/blocks which contained the different functions in narrow widths to minimize scale of the pieces and then augment that with smaller elements for a particular function, like a single-door entrance way. We found this overall keeps the scale of the building elements minimal. (7.6)

The other extremely effective strategy was to keep the building forms nearer the street, on the higher side of the lot, low, while locating 2-story elements down slope. The two-story elements are also narrow, all below the maximum height and we keep the second stories to less than 25% of the overall floor area. The Ahana house reveals the least mass to the street of all three projects and appears to be a single-story home. We found the strategy of keeping the large majority of the floor area as a single-level balanced with a smaller upper level to work exceedingly well to balance the need to mitigate bulk and mass, while providing necessary open space for the site. (7.2)(7.7)

The northern Hapuna house, with the least topography of the three properties, requires the flat roof forms near the street to maintain neighbor views and has a low pitched, narrow, gable form for the two-story element. Its two-story element has its narrowest side at the North and South, avoiding the 'tall canyon' effect.(7.3). The middle property, Kailea, as discussed, by using a detached garage at the street and lowering the home, nestling it into the hill, as well as, stepping the building down with the natural topography very much keeps its mass and scale down to all the properties around it. (7.4)

Building Form (8.0)
The forms of all the buildings are traditional and simple. Hapuna uses low, flat roofs and a minimally pitched roof with natural stained wood overhangs. Kailea uses the slate-clad gable for the 2-story element (no overhangs) with traditional, mid-century flat roof, here done as a living roof. Ahana uses the traditional, mid-century modern roof. These flat roofs are similar to the work of Koningsofer and connected to the Bay Area Modern style as identified in the Historic Context statement.(8.1, 8.3)

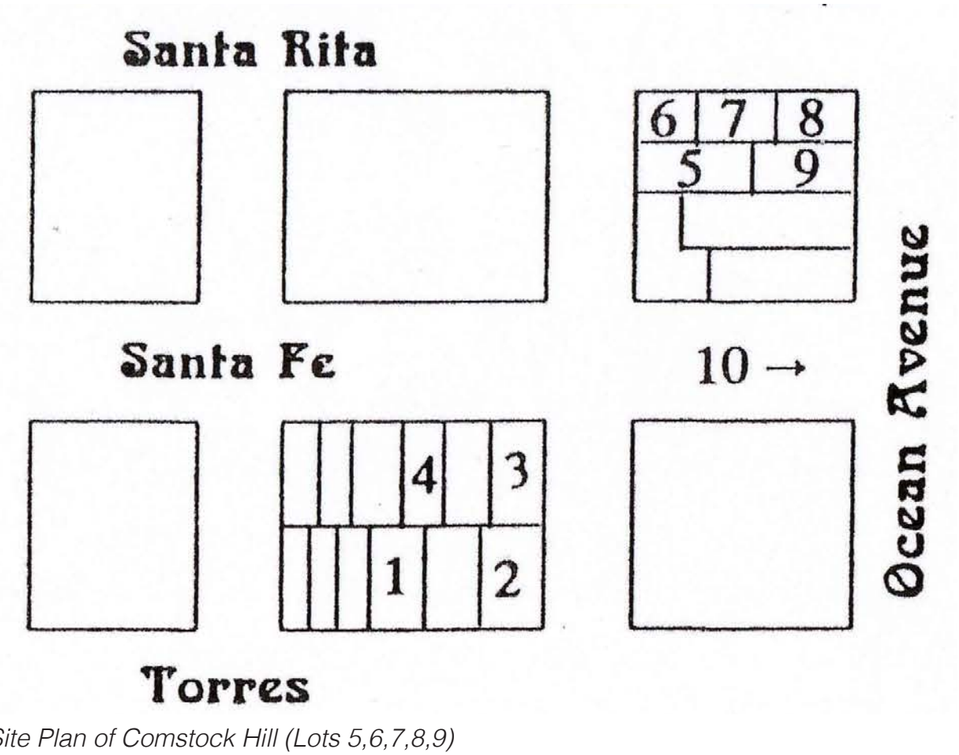
The forms all emphasize an informality and natural elegance. Entries are small, human scale and deemphasized.

Connection and Difference (9.1)
The Mission Sisters Residences draw from a rich tradition of Carmel homes built together or as a group, such as with the storybook style of Comstock Hill (Five homes), the original Sand and Sea development by Koningsofer, and Henry Hill's Three Sisters. The Mission Sisters, as did these other groupings, seek to create connection between the houses, as well as, differentiating themselves amongst the urban forest which extends across all three. These historic examples and what we are proposing on Mission Street, take a more nuanced, subtle approach to the idea of diversity and style, which helps emphasize the shared landscape and open space between them. It has to be said that exceedingly different architectural styles directly juxtaposed can be more jarring and conflictive. As with the older examples, the Mission Sisters relate and engage in a dialog with each other with landscape as the connective tissue. Perhaps, most importantly each home is positioned and sited based on its individual situation between each other, on the topography of the hillside and based on nestling each into the woodland. This automatically creates difference, interest, responsiveness and appropriateness to each other, the neighborhood and the setting. These designs are really the opposite of a tract home development. It is also true that just style difference does not necessarily create diversity that is compatible with the city in a forest concept. Each of these homes has very different organization, layout, and general character from each other while still relating. The use of living roofs, modern interpretations on wood siding, and general innovative craftmanship is used throughout each project. They are each individual and each has its own unique elements. (9.1). The architectural language and detailing of each home stays consistent to itself. (9.2). The detailing is simple and emphasizes the informality of the overall designs- nothing is grandiose. (9.3)

Materially, it was decided that each would be finished in warm, natural materials and predominantly be wood cottages, but each would be a different type of wood, stain and siding pattern. Hapuna is a warm brown, wood, horizontal shiplap siding with slate on the sloping roof, Carmel stone garden walls and pavers. Kailea is a naturally greyed board and batten siding with a slate on the pitched roof form, natural boulders and stone for walkways and site retaining slopes, granite for house accents like the fireplace, natural, ipe wood spaced board decks as well as an extensive living roof. Ahana is a warm, natural wood finished tight board and batten siding, living roofs, board-formed concrete for accents and natural wood spaced board decking. (9.5, 9.6, 9.7, 9.8)

Each home has its own magic and character yet are linked together by a similar sensibility on connecting to landscape, light, and openness.

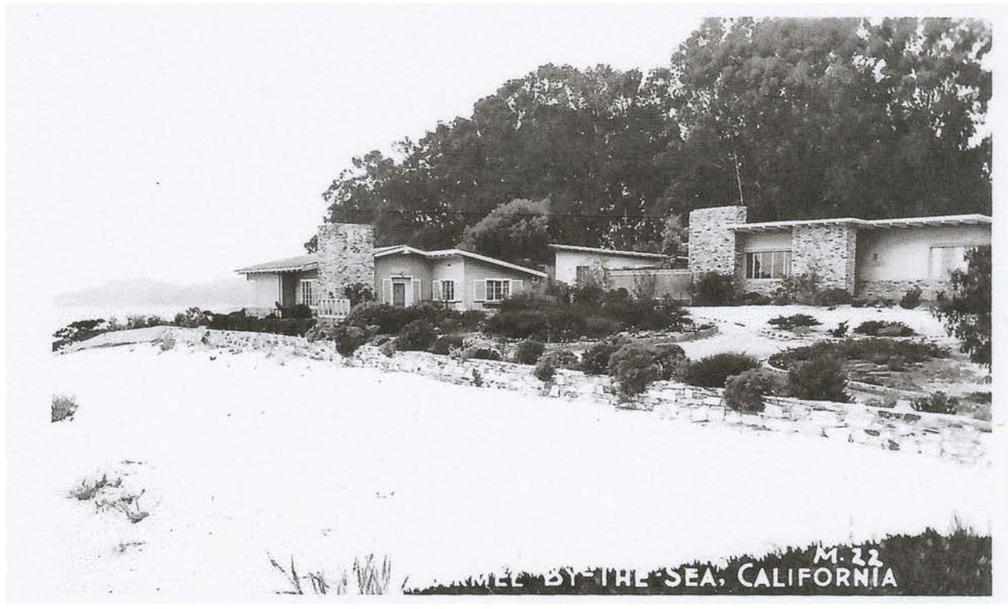
Comstock Hill Tudor Revival By Hugh Comstock from 1924 to 1928. Photo from Santa Rita Street



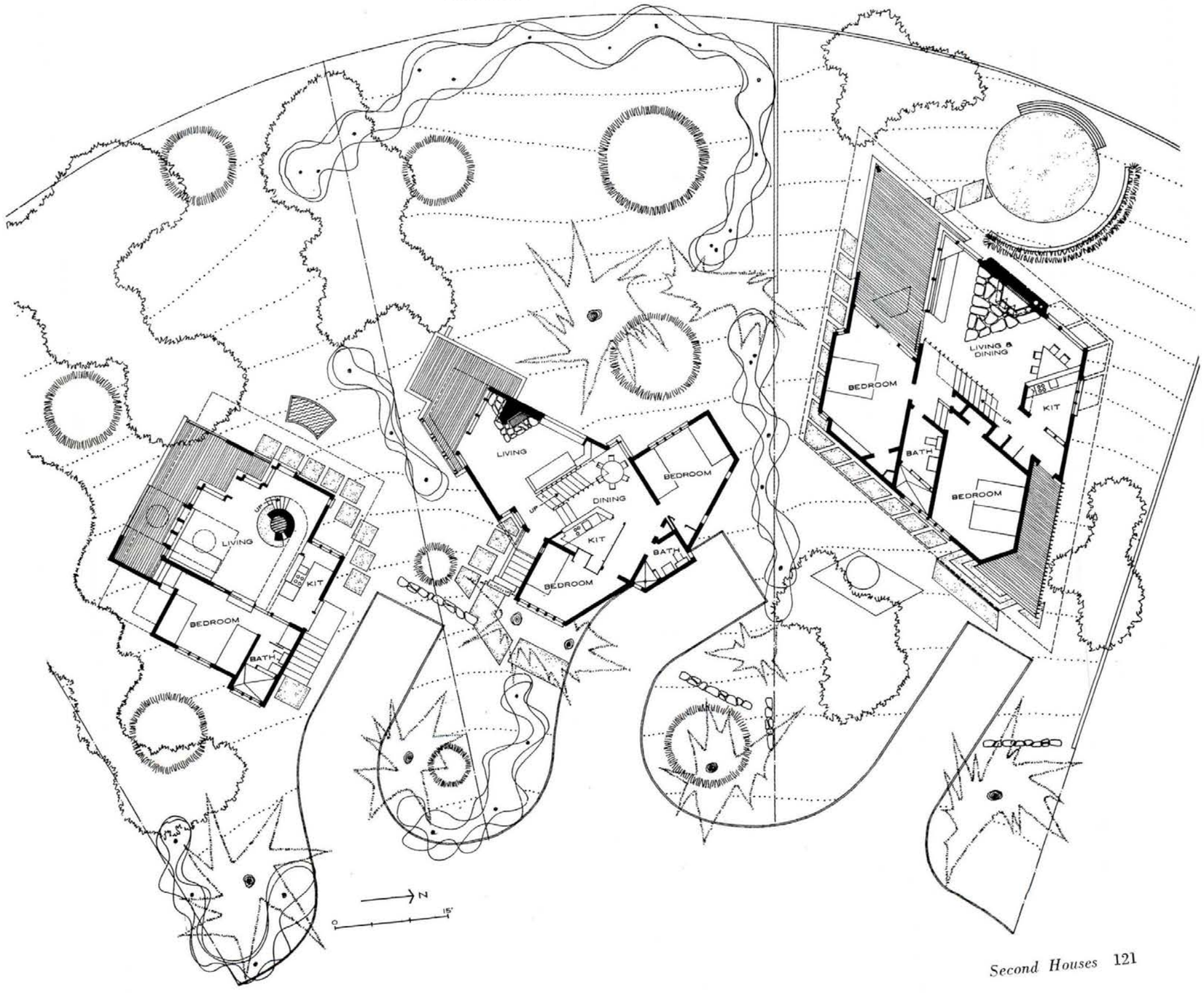
Site Plan of Comstock Hill (Lots 5,6,7,8,9)

Scenic House By David Allen Smith with Shared Landscape

Three Houses of Different Styles Lacking Diversity



Modern-style “Sand and Sea” house cluster by Jon Konigshofer From 1941



AUGUST 1962 P/A

Three Sister Site Plan By Henry Hill

Glass (9.11, 9.12)
I would like to differentiate between glass/glazing and windows. As these designs are all of a modern sensibility, linked to the Bay Area Modern tradition, the glass used is appropriate to the style. One of the character defining elements of any modern style is creating an inside/outside connection with glass. The character defining element of the Bay Area Modern style from the Historic Context Statement' states, "wide expanses of glass set within wood frames'. In the modern idiom, glass needs to be seen as a system of solid and voids, with glass defining the spaces BETWEEN the mass. The use of glass in the modern tradition is wholly different from what the guidelines refer to as "windows". Windows are located within a wall and are appropriate to more traditional architectural styles. Large expanses of glass in the modern style, actually reduce the sense of mass and scale as they dissolve the materiality of a structure and act as a 'space between' the masses. Additionally, glass used under overhangs and under a dense tree canopy appears darker and dematerialized.

In these homes, the use of glass, is reduced toward the street for privacy and is primarily opened up into interior courtyards screened by landscape. Each of these homes makes strong inside- outside connections to connect the inhabitants to the forest and landscape of this wonderful natural environment. Landscaping is used for layering and screening.

The frames for the glass in each of the homes is different: Hapuna uses Douglas Fir wood, Kailea uses Mahogony, and Ahana uses aluminium consistent with the more modern style.

Landscape (10.0)
The landscape designs closely follow the design guidelines objectives. All trees will remain (except for an unsafe Pine on City property). Plantings are native and drought-tolerant. The shared landscapes reinforce visual continuity along the street while maintaining a sense of informality and discovery.

Sincerely,

Erik D. Dyar, AIA

Adjacent Clarence Mayhew and Jon Koningsofer houses

Archaeological Resource Management Report: Phase I Archaeological Assessment of the Mission Sisters Residences Project, Carmel-By-The-Sea, Monterey County, California (APNs: 010-112-007, -012, & -013)

Prepared for:

Craig Collins
C/O Erik D. Dyar
DYAR Architecture
P.O. Box 4709
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Image Source: DYAR Architecture, Ahana Residence Design Plan Sheet A1, © 2025

Prepared by:

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3059 Bostick Avenue ◊ Marina, California 93933
(831) 262-2300

April 2025
(Project No. 25-0029)

Evidence of Native American Remains on Site?	No
Evidence of Anything of Archaeological Significance?	No
Positive Findings of Historical Significance?	No

CONFIDENTIAL: NOT FOR PUBLIC DISSEMINATION
This is not an official city document.

Keywords: CEQA, Carmel-By-The-Sea Land Use/Community Character Element, Negative Phase I

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Introduction

On April 3, 2025, Craig Collins authorized Achasta Archaeological Services (Achasta) to prepare an Archaeological Resource Management Report (ARMR) documenting the Phase I archaeological assessment of three contiguous parcels located at Mission Street 2, 3, and 4 northeast of 1st Avenue, located in the City of Carmel-By-The-Sea, Monterey County, California (APNs: 010-112-007, -012, & -013). The subject parcels are located within the City of Carmel-by-the-Sea's Archaeological Significance Overlay District (ASO), in an area determined to have moderate archaeological sensitivity. The proposed project (Project) involves the demolition of each parcel's existing single family dwelling (n=3) and the construction of three new single family dwellings, totaling one new dwelling per parcel, and associated site improvements. Project design plans for each parcel are located in Appendix A. The Project is subject to the California Environmental Quality Act and the Carmel-By-The-Sea General Plan's Land Use and Community Character Element (LUP/CCE) regulatory contexts. The Carmel-by-the-Sea Community Planning and Building Department is the lead agency for the Project.

In accordance with CEQA, an archival records search was conducted by staff of the California Historic Resources Inventory System's (CHRIS) Northwest Information Center (NWIC) at Sonoma State University in Rohnert Park, California (File # 24-1588). The NWIC records search was negative for archaeological resources within the Project area and within 750-ft of the Project area. A Sacred Lands File (SLF) search request was submitted to staff of the California Native American Heritage Commission (NAHC). The results of the SLF search were positive for the Project area and nearby vicinity. A Phase I pedestrian survey of the Project area was conducted on April 18, 2025. The results of the Phase I survey were negative. This ARMR summarizes the subject parcel location and description, the regulatory contexts guiding future projects, the environmental, cultural, and ethnographic contexts for the Monterey County region and the City of Carmel-By-The-Sea, a site-specific setting, the results of the NWIC and NAHC SLF records searches, the methods and results of the Phase I survey, and our conclusions and professional recommendations.

Pursuant to the California Code of Regulations Section 15064.5(c)(4), if surveys and site evaluations determine that an archaeological resource is neither a unique archaeological nor an historical resource, the effects of a project on those resources shall not be considered a significant effect on the environment. The results of the Phase I assessment indicate the proposed Project will have no effect on cultural resources resulting in no impact on the environment. Additional archaeological assessments are not necessary for future development projects to proceed. This ARMR was prepared in compliance with CEQA and the LUP/CCE.

Project Location and Description

The Project area located at Mission Street 2, 3, and 4 northeast of 1st Avenue, in the City of Carmel-By-The-Sea, in Township 16 South, Range 1 West as depicted on the United States Geological Survey's 7.5-minute Monterey quadrangle map. The Universal Transverse Mercator (UTM) coordinates for the approximate center of the Project area are UTM: 10 0596575 E / 40 46895 N (NAD83). The Project area ranges in elevation from 356-ft above mean sea level (msl) in the south to 373-ft msl in the north. The Project area is bounded by developed parcels to the north, south and east, and Mission Street to the west. Figures 1 and 2 below depict the Project location and area.

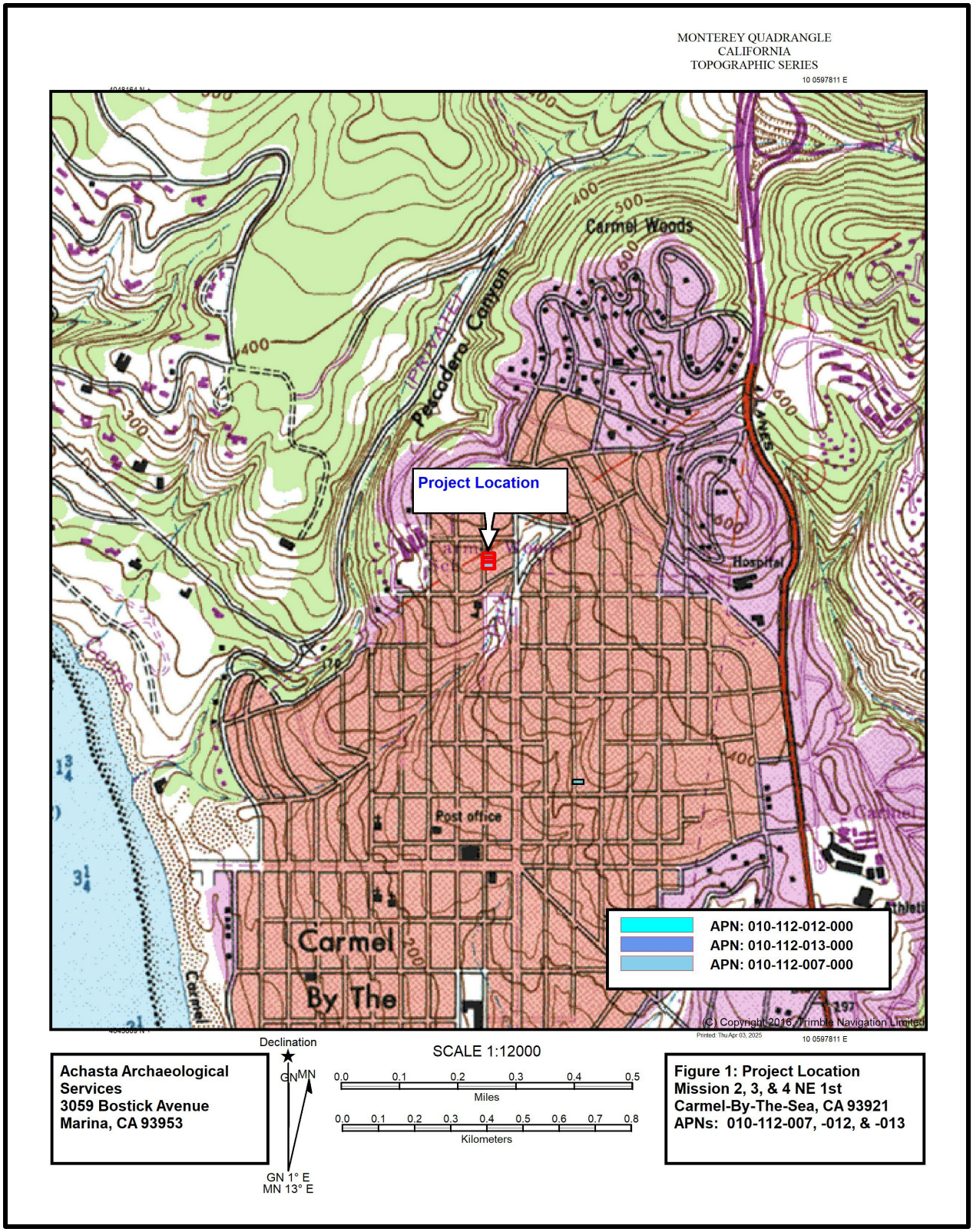

Figure 1: Parcel Location

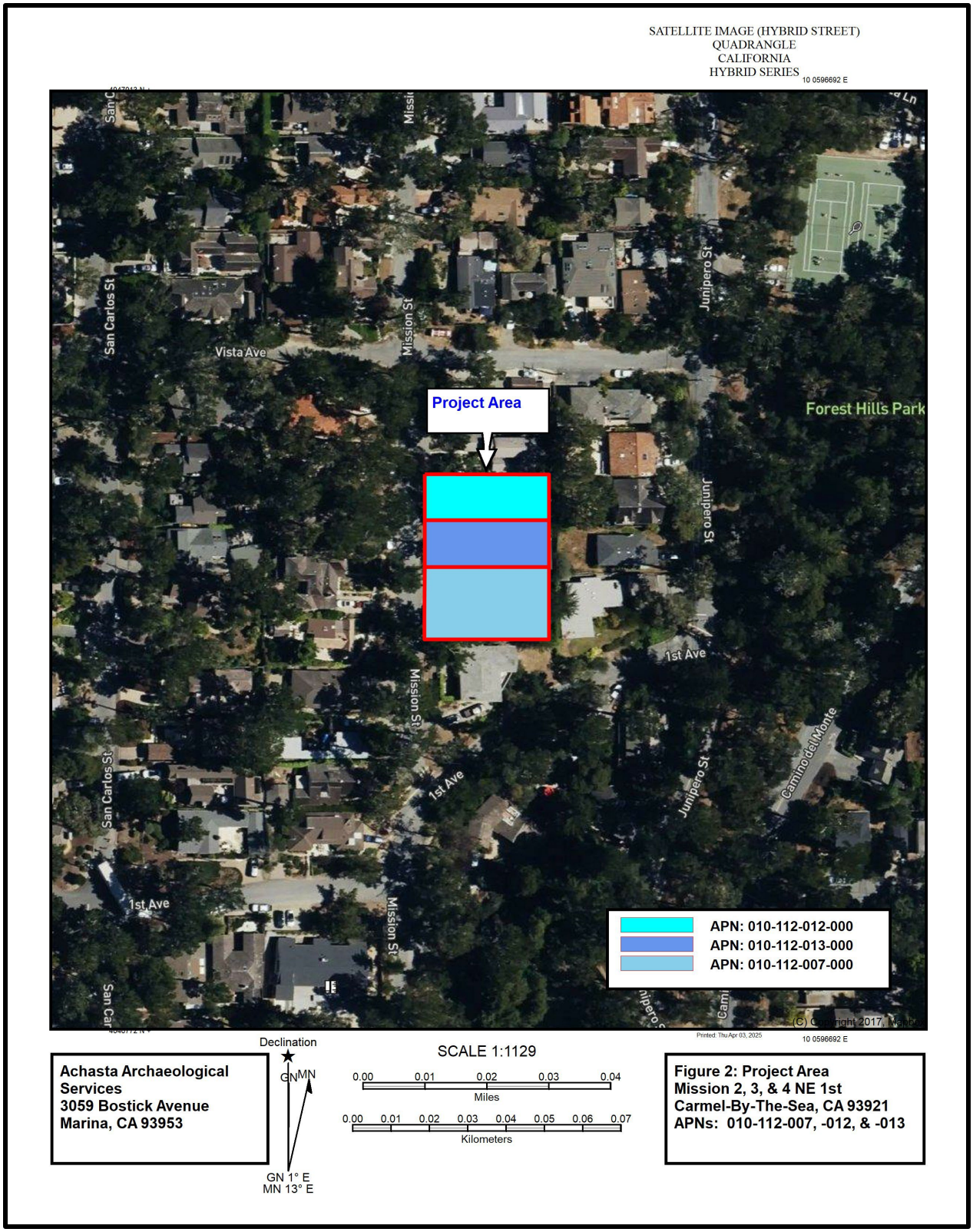

Figure 2: Parcel Area

The proposed Project involves the demolition of each parcel's existing single family dwelling (n=3) and the construction of three new single-family dwellings, totaling one new single-family dwelling per parcel, and associated site improvements. At the time of our Phase I assessment, parcel -007 contained one single-family dwelling built in 1946 with a detached garage. Landscaping features were minimal and included low profile granite and Carmel stone retained garden beds containing sparce, low and medium profile foliage. Medium height wooden fencing bounded the front yard, grape stake fencing bounded the southern parcel boundary and a short portion of the northern parcel boundary, and high profile fencing dominated by English ivy bounded the eastern parcel boundary. Hardscaping features were limited to a concrete and Carmel stone walkway and narrow patio south of the dwelling.

Parcel -012 contained one single-family dwelling, reportedly constructed in 1936, with an attached carport and redwood decking. Landscaping features were minimal and included stone retained garden beds with medium to tall profile ornamental hedges, medium profile ground level garden beds, and pebbled walkways. Hardscaping features included the asphalt paved driveway ingress and concrete paved parking pad. Privacy fencing dominated by English ivy bound the southern parcel boundary. Although records with the Monterey County Assessor's office indicate parcel -012 was initially developed in 1936, the structure's exterior appears to have undergone substantial redevelopment and/or reconstruction ca. 1970's.

Parcel -013 contained one single-family dwelling built in 1978 with an attached carport. Landscaping features were minimal and included a small, ground level garden bed west of the dwelling's entrance and north of the driveway ingress. Hardscaping features included the concrete paved driveway ingress and parking pad, an adobe brick retaining wall on the southern parcel boundary, and a Carmel stone retaining wall on the northern parcel boundary. Redwood privacy fencing bounded the eastern parcel boundary. Although plant foliage was present on each of the subject parcels, ground visibility was improved by minor shoveling and troweling and soil visibility was considered optimal for the purpose of our assessment.

Regulatory Context

California Environmental Quality Act

The Project is subject to compliance with the California Environmental Quality Act (CEQA), as amended. Compliance with CEQA statutes and guidelines requires both public and private projects with financing or approval from a public agency to assess the project's impact on cultural resources (Public Resources Code Section 21082, 21083.2 and 21084 and California Code of Regulations 10564.5). The first step in the process is to identify cultural resources that may be impacted by the project and then determine whether the resources are "historically significant" resources. CEQA defines historically significant resources as "resources listed or eligible for listing in the California Register of Historical Resources (CRHR)" (Public Resources Code Section 5024.1). A cultural resource may be considered historically significant if the resource is 45 years old or older, possesses integrity of location, design, setting, materials, workmanship, feeling, and association, and meets any of the following criteria for listing on the CRHR:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or,

4. Has yielded, or may be likely to yield, information important in prehistory or history (Public Resources Code Section 5024.1).

Cultural resources are buildings, sites, humanly modified landscapes, traditional cultural properties, structures, or objects that may have historical, architectural, cultural, or scientific importance. CEQA states that if a project will have a significant impact on important cultural resources, deemed "historically significant," then mitigation measures must be considered. Pursuant to the California Code of Regulations Section 15064.5(c)(4), if surveys and site evaluations determine that an archaeological resource is neither a unique archaeological nor an historical resource, the effects of a project on those resources shall not be considered a significant effect on the environment.

California Assembly Bill 52

Signed into law in September 2014, California Assembly Bill 52 (AB 52) created a new class of resources – tribal cultural resources – for consideration under CEQA. Tribal cultural resources may include sites, features, places, cultural landscapes, sacred places, or objects with cultural value to a California Native American tribe that are listed or determined to be eligible for listing in the CRHR, included in a local register of historical resources, or a resource determined by the lead CEQA agency, in its discretion and supported by substantial evidence, to be significant and eligible for listing on the CRHR. AB 52 requires that the lead CEQA agency consult with California Native American tribes that have requested consultation for projects that may affect tribal cultural resources. The lead CEQA agency shall begin consultation with participating Native American tribes prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report. Under AB 52, a project that has the potential to cause a substantial adverse change to a tribal cultural resource constitutes a significant effect on the environment unless mitigation reduces such effects to a less than significant level. The City of Carmel-by-the-Sea's Community Planning and Building Department is responsible for implementing the required AB 52 consultation for the Project. The results of AB 52 consultation is confidential and is not available for inclusion in this report.

Carmel-by-the-Sea General Plan: Land Use and Community Character Element

Cultural Resources

The Project falls under the resource management of the Carmel-by-the-Sea General Plan's Land Use and Community Character Element's (GP/LUCCE) as adopted in June 2003. The City's LUP requires the protection of precolonial and historic archaeological resources from planning and development impacts. The historic resource management goal of the GP/LUCCE is to identify and preserve the historic resources pertinent to the precolonial and historic identity of Carmel-by-the-Sea (1-43). The specific language of the GP/LUCCE pertaining to archaeological resources is as follows:

Archaeological Resources

- **O1-18** Identify and protect archaeological resources within Carmel. (LUP)
- **P1-108** Maintain an Archaeological Overlay District in the Carmel Zoning Ordinance. Include the area of potential archaeological significance and the commercial and R-4 Districts within the Overlay District. Establish the Archaeological Resources Management Report (AMAR

Preservation Bulletin) as the standard report format for all documentation. Accept reports only from Registered Professional Archaeologists (RPA). (LUP)

- **P1-109** Require a Phase I Archaeological Study performed by a Registered Professional Archaeologist to determine whether significant archaeological resources may be present when excavation activity is proposed within the Overlay District. (LUP)
- **P1-110** All available measures, including redesign and obtaining archaeological easements, shall be pursued to avoid development on sensitive archaeological sites. Site preservation shall be preferred over excavation of the resource. (LUP)
- **P1-111** If archaeological resources are discovered during construction, work shall cease immediately, and the resource shall be preserved, or the impact mitigated according to these policies. This policy shall apply Citywide.

City of Carmel-By-The-Sea Municipal Code Chapter 17 Article II: AS Archaeological Significance Overlay District

The City's Archaeological Significance Overlay District defines the pre-determined archaeological sensitivity boundaries within the City's planning areas. The purpose of this overlay is to implement the City's General Plan/Coastal Plan Land Use Plan in order to identify sites significant to the understanding of Carmel's earliest inhabitants and to set forth best management practices. The specific Language for the City's Municipal Code chapter 17 Article II is as follows:

17.20.020 Purposes.

The purposes of the AS archaeological significance overlay district are to implement the General Plan/Coastal Plan Land Use Plan and to:

- Protect archaeological sites in Carmel that can provide evidence of the area's earliest human habitation, help to document the cultural history of the City, and are often highly significant to Native American descendants as burial grounds or because of their connection to sacred traditions.
- B. Provide for the designation of archeological resources and establish explicit guidance for the protection of archeological resources, especially when they are subterranean.
- C. Create a clear process and standards for evaluating projects that may affect archaeological resources, and for identifying appropriate measures to mitigate the effects of such projects. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

17.20.040 Minimum Standards

The following standards shall apply to all building sites located in the AS district or within any commercial or R-4 district.

- Applications for new construction or additions, alterations and remodels involving excavation of undisturbed earth shall include an Archaeological Resource Management Report, prepared pursuant to the guidelines established in CMC17.32.060.

17.20.050 Additional Requirements

All projects subject to this section shall be subject to the following additional requirements:

- If any human remains are found at any time during construction, work shall stop and the applicant or his/her agent on the site shall immediately notify the Monterey County Coroner in compliance with applicable State requirements.

- B. Exceptions. This section does not apply to emergency repairs that the City Administrator determines necessary to avoid disruption of existing utility service. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

17.20.060 Report Guidelines

The "Archaeological Resource Management Reports (ARMR): Recommended Contents and Format" shall be used as guidelines for preparation of reports required by this article. The Planning Commission and the Department of Community Planning and Building shall use these ARMR Guidelines to review proposed construction and mitigation for potential impacts on archaeological resources. Project plans that fail to achieve reasonable compliance with these ARMR Guidelines shall not be approved. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

Environmental Setting

Approximately 22,000 years before present (YBP) during the last glacial maximum (LGM), sea levels were approximately 330-ft lower than the present day (Byrd et al 2017, Caffrey et al 2002). The California coastline was approximately 15 to 30-miles west of its current position (Byrd et al 2017). Expansive glacial ice sheets covered the northern parts of the North American continent. The melting of the ice sheets approximately 16,000 YBP and concurrent rising of the oceans pushed the California coastline eastwards (Byrd et al 2017). Rapid sea level rise in the Terminal Pleistocene and Early Holocene approximately 13,500 and 11,000 YBP coincides with the earliest known human occupation in the California region (Byrd et al 2017). The California coastline was subsequently inundated by a 230-ft rise in sea level approximately 11,000 and 7,000 YBP (Byrd et al 2017).

The newly formed hydrographic landscape supported the earliest Indigenous populations in the Monterey Bay region (Jones et al 1996). Radiometric dating sequences yielded from coastal occupation sites in the vicinity of the subject parcel coincide with the early Holocene, ranging from 8,000 to 9,000 YBP. (Jones and Jones 1992; Breschini and Haversat 1995; Jones et al 1996). Though coastal sites in the lower Carmel River, Salinas River, and Elkhorn Slough drainages yield very early dates for the region, buried landforms resulting from sea level rise makes it difficult if not impossible to determine the earliest settlements of California's Central Coast (Byrd et al 2017; Jones 1991, 422). The natural capping of Late Pleistocene and Early Holocene landforms has decreased the probability of positively identifying archaeological sites through surficial investigations alone (Byrd et al 2017).

The subject parcel is located in a forested coastal zone of the Monterey Peninsula, classified as a temperate Mediterranean climate with annual precipitation averaging 19.73 inches. Average temperatures range from 61 degrees Fahrenheit (F) in the winter to 72 degrees F in the summer. The region's shorelines are characterized by granitic rock outcrops and intertidal zones, bounded by fine to coarse granular sandy shorelines and coves. The closest freshwater resource is the unnamed seasonal creek drainage originating in the Forest Hills Park, located approximately 425-ft west of the Project area.

The Carmel area features diverse terrestrial environments, including coastal scrub, grassland, and oak woodland. Woodland tree species include Monterey Cypress (*Cupressus macrocarpa)* Coast Live Oak (*Quercus agrifolia*) and Monterey Pine (*Pinus radiata)*. Shrub species include ceanothus *(Ceanothus spp.)*, coyote brush (*Baccharis pilularis)*, huckleberry (*Vaccinium ovatum)* and manzanitas *(Arctostaphylos spp.)*. The woodland environments support a variety of fauna, including black-tailed deer (*Odocoileus hemonius*), bobcat (*Lynx rufus*), coyote (*Canis latrans*), gray fox (*Urocyon cinereoargentus*), cottontail rabbit (*Syvilagus audubonii*), and jack

rabbit (*Lepus californicus*) (Jones 2007, p. 207). Grizzly bear (*Ursus horribilis*) and Tule Elk (*Cervus canadensis nannodes*) historically ranged through the area. Black Bear (*Ursus americanus*) and mountain lion (*Puma concolor*) are current occasional visitors to the region.

The region's rocky coastlines are rookery and habitation sites for large marine mammals. Marine mammals native and migratory to the area include harbor seals (*Phoca vitulina*), California sea lions (*Zalophus californianus*), Stellars sea lion *Eumetopias jubata*), and California sea otters (*Enhydra lutris*). The northern fur seals once traveled as far south as Pacific Grove; their current territorial boundary terminates at the Farallon Islands. Elephant seals (*Mirounga angustirostris*) populate seasonal rookery sites in the northern reaches of Monterey Bay and Año Nuevo.

Edible species found in the coastal intertidal habitats include California mussel (*Mytilus californianus*), barnacle (*Balanus spp.),* various limpet (*Collisella spp*.), chiton (*Nuttalina californica*), black abalone (*Haliotis cracherodii*), black turban snail (*Tegula funebralis*, slipper snail (*Crepidula adunca),* purple sea urchin (*Strongylocentrotus purpuratus*), and red abalone (*Haliotis rufescens*). Fish species found in Monterey Bay include cabezon (*Scorpaenichtys marmoratus*), surf perch (*Embiotocidae*), rockfish (*Sebastes spp.),* and lingcod (*Ophiodon elongates*).

Cultural Setting

Precolonial Period

Archaeological sites in California are presently categorized as either historic or prehistoric. Lee Panich and Tsim Schneider (2019), focusing on sites from Marin County, suggest the cultural lines drawn by the terms “prehistoric, protohistoric, and historic”, or “triad”, perpetuates the myth that Indigenous societies and lifeways disappeared after European contact (2019, 664). Panich and Schnieder (2019, 664) argue the use of the triad terms fail to recognize the persistence of Indigenous lifeways after European contact and diminishes the violent and disruptive entanglements experienced by Tribal communities during their colonial and capitalist encounters. To restore Indigenous experiences in the “historic” narrative, Panich and Schnieder (2019) recommend archaeologists refer to temporal events and cultural transitions with chronological dates and discontinue the use of the triad system. This report adopts the terms “precolonial” to refer to Indigenous settings prior to European and Western colonial encounters, and “postcolonial” to refer to Indigenous settings after colonial encounters. This report also briefly presents the revised taxonomic framework developed by David Fredrickson, and the related framework and cultural system developed for the Central Coast region by Jones and colleagues (2002; 2007) to discuss the temporal and cultural shifts in lifeways with the regions original inhabitants. The temporal framework developed by Jones and colleagues (2002; 2007) references the Archaic, Millingstone-Early Archaic, Early, Middle, Late, and Postcolonial periods to discuss broad adaptive culture chronologies for the Central Coast region. Portions of this section are adapted from Wheelis, Estes, and Fino (2019) and Estes and Wheelis (2020).

Prior to the development of Fredrickson’s North Coast sequence, regional archaeologists largely based Indigenous cultural patterns and temporal sequences on classifications devised by Jeremiah B. Lillard and William K. Purves (1936) from their investigations in the Sacramento and San Joaquin valleys, and Richard Beardsley’s (1948; 1954) investigations in the San Francisco Bay region. Lillard and Purves (1936) created a three-phase cultural sequence: the Early, Intermediate, and Recent. Richard Beardsley modified Lillard and Purves culture

sequences to include the San Francisco Bay region and classified precolonial culture patterns as Early, Middle, and Late Horizons. This classification system, labeled the Central California Taxonomic System (CCTS) (Lillard et al 1939; Beardsley 1948, 1954; Moratto 1984), became the standard Central California's cultural chronologies. As more data were acquired through continued fieldwork, local exceptions to the CCTS were discovered. The accumulation of these exceptions, coupled with the development of radiocarbon dating in the 1950s and obsidian hydration analysis in the 1970s, opened up the possibility of dating deposits more accurately. Much of the subsequent archaeological investigation in central California focused on the creation and refinement of local versions of the CCTS.

Fredrickson (1973; 1974) would later introduce the idea of localized cultural patterns, a concept that focuses on local variations of widespread cultural traits. His patterns are defined by characteristic behaviors, which include technology, economic forms, exchange networks, and ceremonial practices. Fredrickson's (1973; 1974) development of the pattern as a classification scheme for shared cultural attributes within a defined geographic area resulted in the identification of six general cultures for the North Coast Ranges, San Francisco Bay, and the lower Sacramento Valley (Fredrickson 1973; 1974).

On the central coast specifically, recent archaeological studies have adapted Fredrickson's (1973, 1974) model to focus on the interaction of human political economy as reflected by subsistence patterns and the environment, a human ecology approach. Breschini and Haversat (2012) generated temporal sequences based on radiometric dating while Jones and colleagues (2007) and Jones and Ferneau (2002) based their sequence on bead typologies and climate data. As a result, archaeologists working on the Central California coast have developed two general temporal frameworks. A table outlining the corresponding temporal references and chronological dates are listed below. The currently accepted temporal frameworks for California's Central Coast are as follows:

Temporal Framework (Breschini and Haversat 2012):
Archaic Period: pre 6,000 YBP
Early Period: 6,000 YBP to 2,500 YBP
Middle Period: 2,500 YBP to 1,100 YBP
Late Period: 1,100 YBP to 250 YBP
Colonial/Historic (formerly referred to as post-contact): 250 YBP

Temporal Framework (Jones et al 2007; Jones and Ferneau 2002):
Paleoindian Period: 12,000 – 10,000 YBP
Early/Millingstone Period: 10,000 YBP to 5,500 YBP
Early Period: 5,500 YBP to 2,600 YBP
Middle Period, 2,600 YBP to 1,000 YBP
Middle/Late Transition Period: 1,000 YBP to 750 YBP
Late Period: 750 YBP to 250 YBP

Table 1: Central Coast Chronological System (Jones et al 2002; 2007, from Fredrickson [1973])

Period and Time Range	Subsistence Strategies	Artifact Assemblage	Organization
Paleoindian 12,000-10,000 YBP	Foraging. Hunting emphasis not clearly demonstrated, likely due to deeply buried contexts and poor or no preservation of bone and plant-based tools.	Fluted projectile points	Social units are primarily extended family members. Little emphasis on wealth
Early Period 10,000 YBP to 5,500 YBP Millingstone Culture	Broad spectrum hunting and gathering of plants, shellfish, fish, mammal, and bird.	Milling slabs, milling stones, hammerstones, core and cobble core tools, large side notched projectiles, contracting stem points.	Social units are primarily extended family members. Little emphasis on wealth. Cairn burials.
Early Period 5,500 YBP to 2,600 YBP Hunting Culture	Foraging pattern continues. Mortars and pestles indicate acorn economy. Hunting continues.	Thick rectangular (Class L) olivella beads, Rossi square stemmed points, fish gorges, use of milling technologies continues.	Extended family and development of sedentism. The population begins to grow and expand.
Middle Period 2,600 YBP to 1,000 YBP Hunting Culture	Foraging and increased hunting of larger terrestrial mammals. Mortars and pestles suggest acorn economy. Shell fishhooks indicate exploitation of marine fisheries.	Normal saucer (G2) beads, contracting stemmed points, reduction of square stemmed and side notched points, continued use of milling slabs, hand stones, and portable mortars. Bone tubes, Circular shell fishhooks appear	Growth in sociopolitical complexity; evidence of status distinctions based on wealth; shell bead emphasis also indicates trade and wealth. Group-oriented religions Territories are not yet firmly established.
Middle/Late Transition Period 1,000 YBP to 750 YBP	Bow and arrow technology replaces atl-atl darts, shifts in resource intensification from large game to smaller game,	bow and arrow, decreased size of projectile points; mortars, pestles; tule balsas,	Status distinctions more pronounced; established territories
Late Period 750 YBP to 250 YBP	Collecting dominates, some foraging; exploitation of acorns, pine nut, buckeye, seeds, berries, fish and shellfish, deer, antelope, rabbit, and quail. Some accounts of controlled burning, increased interior range occupation	Clam disk beads indicate development of currency; Desert Side Notched projectile points, small bifacial bead drills, bone tools, projectile points, bedrock and portable mortars, regional specialization of technologies (olivella bead currency), emergence of pottery on the south coast (Chumash)	Status distinctions more pronounced; established and highly populated territories, hierarchical and chiefdom political structures especially among the Northern Chumash, craft specialization, and intensive trading.

The earliest known Indigenous sites in the Central Coast region that correspond with the Paleoindian Indian and Early Period/Millingstone Cultures include the Cross Creek site (~9050 YBP) and the Diablo Canyon site (~8400 +/-250 YBP) (Mills et al 2005; Fitzgerald 2004) in San Luis Obispo County, and resource CA-MNT-17 on Carmel Point (~9,420 YBP) (Breschini et al. 2012). These sites provide evidence for human occupation on the California coast near the beginning of the Holocene period (~11,700 YBP) with indications that occupation could date to as early as 13,000 YBP (Fitzgerald 1995). Jones and colleagues (2002) argue such dating

sequences support evidence of an earlier migration of people to the central coast. Current literature indicates the earliest inhabitants of coastal California utilized alternative subsistence strategies and technologies from inland populations (Fitzgerald and Jones 1999). While Jones and colleagues (2007, 141) suggest that the initial colonization of the of the Central Coast by Indigenous communities began at the coastline and spread inland, recent discoveries of fluted projectiles at Nipomo, Santa Margarita, and Paso Robles that are associated with the Paleoindian period predate coastal contexts and indicate colonization from the interior to the coast may have also occurred (Jones 2007, 141).

Research indicates Early Period/Millingstone Culture sites in Central California relied heavily on gathering and trapping subsistence activities from 10,000 YBP to approximately 5,500 YBP (Jones et al 2007). Technologies utilized in the Millingstone Period are notably different from other known subsistence strategies of the Pleistocene/Holocene transition period, such as the Clovis and Folsom complexes (Jones et al 2002, 214). Millingstone sites contain large amounts of refined hand stones, milling slabs, and cobble core tools with a decreased frequency of flaked stone tools and side notched projectiles (Jones et al 2007,135). Regionally, Millingstone sites occur on rocky coastlines, interior valleys with proximity to shorelines, and paleo lakeshores and estuaries (Jones et al 2007, 135). Subsistence strategies were diverse and included exploitation of mammals, fish, birds, and shellfish (Jones et al 2007, 135). Jones and colleagues (2007, 137) note that dense dietary faunal assemblages of bone and shell are not common for Millingstone Culture sites, likely due to poor preservation conditions.

The Early Period (5,500 YBP to 2,600 YBP) coincides with the emergence of the Hunting Culture (Jones et al 1996). The Early Period/Hunting Culture sees the emergence of artifacts associated with hunting larger terrestrial mammals and a decreased reliance on marine resources. Coastal sites on the southern Central Coast near Morro Bay show a higher dependency on rabbits than Hunting Culture sites near Monterey Bay which have higher frequencies of deer and sea otter remains (Jones et al 2007). Flaked stone artifacts associated with this period include the Anö Nuevo long-stemmed projectile points and large side notched points, such as the Jalama and Rossi Square Stemmed points (Jones et al 1996). Specialized bone tools also appear with more frequency during this period, including fish gouges. Large rectangular Class L olivella beads are also produced during the early period (Jones et al 2007).

The Hunting Culture persists within the Middle Period (2,600 YBP to 1,000 YBP) which is characterized by the growth in plant foraging and increased hunting of larger terrestrial mammals (Jones et al 2007). Contracting stemmed points replace the of square stemmed and side notched points (Jones et al 2007). Specialized tools associated with organized group religions/practices and fishing, including bone sucking tubes and circular shell fishhooks, appear during the Early Period (Jones et al 2007). The manufacture and use of Millingstone and Early Period technologies such as milling slabs, hand stones, and portable mortars associated with plant foraging also persists and indicates the emergence of an acorn economy (Jones et al 2007). The Middle Period also sees an increase of hunting of larger terrestrial mammals. Mortars and pestles suggest an acorn economy. Shell fishhooks indicate exploitation of marine fisheries. Mortuary contexts within the Middle Period also show the emergence of stratified social organization with increased grave good inclusions (Jones 2002).

The Middle Late Transition Period (1,000 YBP to 750 YBP) is punctuated by a modification of subsistence strategies and coincides with a dramatic shift in the environment known as the Medieval Climatic Anomaly (MCA). Scott Stine introduced his thesis of the MCA at the 1994 Society for California Archaeology annual meeting at the Asilomar Conference Grounds (Stine 1994). Stine's investigations were based upon dendrochronological studies of trees in the Mono

Lake region. His research indicates there was a prolonged and severe drought from 1,170 to 670 YBP that encompassed much of North America. Dramatic shifts in the environment resulted in resource intensification, adapted migration patterns, and modified subsistence strategies (Jones et al 2007, 204). The MCA is evident in the archaeological record during the Middle-Late Transition Period, and is punctuated by regional abandonment of sites, occurrences of intergroup violence (Gamble 2005, Arnold & Walsh 2012). Resource intensification and dietary patterns shift during this temporal sequence including the reduction of large game exploitation and increased exploitation of less calorie dense foods and small game (Jones et al 1996). These shifts are evidenced by Middle Late Transition Period faunal and artifact assemblages that show increased frequencies of small animal remains and shellfish, and the adoption of bow and arrow technologies by the Esselen and Costanoan/Rumsen societies (Jones et al 1996).

The Late Period (750 YBP to 250 YBP) on the Central Coast is characterized as a period of cultural complexity related to population and resource stress (Jones 2002). Increased resource intensification develops as access to hunting and foraging sites decreases due to population densities and enforcement of territorial boundaries (Jones 2002). This period is also punctuated by increased conflict and warfare with neighboring Tribes (Jones 2002; Jones 2007). The Late Period is socially characterized by hierarchical political structures, division of labor, and the development of elaborate crafts and technologies, and extensive trade networks throughout California's Central Coast and the Great Basin (Jones 2002). Acorn economies persisted into the Late Period and colonial transition period, as evidenced by early 18th century observations.

Near the end of the Late Period, and prior to the Spanish missionary's arrival to what is now known as Monterey County in 1770, the recent ancestors of contemporary Esselen and Rumsen Citizens subsisted as hunter-gatherers. They crafted mortars and pestles, hand stones and milling slabs from local granite, mudstone, and sandstone to process plants and animals for foods, medicines, and pigments. Wild tobacco was also managed and utilized (Eerkens *et al*. 2018). Based on 18th century observations, the Esselen and Costanoan/Rumsen Tribes were semisedentary and maintained seasonal coastal and inland hunting-gathering, ceremonial, and village sites within their established territories. These sites are regularly found along streams and stream confluences, lakes, and marshes, and in the vicinity of natural springs and seeps; however, the original location of these drainages may have been altered due to natural or human impacts to landscapes (Brandoff-Kerr 1982, 66-72).

Historic Period

The Central Coast's Tribal communities were catastrophically impacted by the arrival of the Spanish missionaries and Europeans as early as 1542 with Juan Rodriguez Cabrillo's expedition of the California coast (Lightfoot 2005). Cabrillo and his crew initially disembarked in San Diego and Monterey Bay within the extensive trade and cultural sphere of the Esselen and Costanoan/Rumsen societies. Further direct contact with the Esselen and Costanoan/Rumsen cultural sphere would occur in 1602 when Sebastián Vizcaíno laid anchor in Monterey Bay during their exploratory survey of Alta California's coast. However, European settlement of the region would not occur for almost two more centuries. From 1769 to 1770, the land expedition to relocate Vizcaíno's Monterey Bay, led by Captain Don Gaspar de Portolá and the Franciscan Father Junípero Serra, skirted the Coast Range with no extensive inland exploration into the Esselen's cultural landscape. Broad cultural entanglements occurred with the Esselen and Costanoan/Rumsen in 1770 when Serra established the first colonial settlement in the region with the founding of the Presidio and Mission San Carlos Borromeo de Monterey.

Significant changes for the Monterey region, including the opportunity to engage in international trade, began when Mexico achieved independence from Spain in 1822. Spanish land control practices were replaced with private land grants given or sold to prominent Californio families after the secularization of the California missions. In 1848 after the end of the Mexican-American War, the United States annexed nearly all of the territory of the present states of New Mexico, Utah, Nevada, Arizona, California, Texas, and western Colorado.

Although the Californio's had intended to grant Indigenous families mission lands during the Mexican period of secularization, those grants and gestures were not recognized by the American government. The Land Act of 1851 resulted in the incorporation of the U.S. Land Commission and the review of land grants given during the Mexican period. During this process, the United States Congress authorized Special Agents McKee, Barbour and Wozencraft to meet and treat with the California Tribes. Eighteen treaties were negotiated between the California Tribes and the special agents (Phillips 1997). The treaties were established to accomplish two basic goals: 1) to cede the majority of Aboriginal lands of California to the United States Government; and 2) to reserve 8.5 million acres of land in the interior of the state to be used by the California Tribes as reservation lands. Today, the eighteen treaties remain unratified (Lipps, 1932).

Ethnographic Background

The Project area is located within the contemporary and ancestral boundaries of the Esselen and Costanoan/Rumsen Tribes. At the time of the Spanish arrival, the Costanoan/Rumsen speaking polities; one of eight Penutian-root linguistic groups of Indigenous people that resided on the Central California Coast, also occupied the region. The precise timing of the Penutian speaker's arrival to the California coast is disputed, however it is generally accepted they arrived in the Monterey region between approximately 1,500 to 2,500 YBP (Breschini and Haversat 1980; Moratto 1984; Dietz 1978; Dietz and Jackson 1981; Jones et al. 1996). The earliest settlers of the Monterey County region were likely the Esselen people who spoke a Hokan rooted language. The Esselen are thought to have inhabited the Central Coast for approximately 10,000 years before the arrival of the Penutian/Utian speaking Costanoan/Ohlone/Rumsen peoples (Shaul 2019, Breschini and Haversat 2004). Prior to the arrival of the Penutian-root language speakers, the Hokan-root language speakers' cultural territory is thought to have extended broadly throughout California (Shaul 2019).

> *"Golla's observation shows an earlier core area of Yukian, Yanan, Esselen and Chumashan probably in the San Francisco Bay area south to the historic territory of Chumashan. (The Costanoan words for marine animals are borrowed from Esselen or a closely related language and show the slow advance of Costanoan speech to the south from the Bay Area.) The Bay area is also the closest area where Yukian and Yanan could be members of the /pVk(V)/ diffusion area, with the Esselen speech community in the Bay area stretching south to Chumashan in along the Santa Barbara Channel."* (Shaul 2019, 204).

Throughout California, Tribal communities were historically classified by anthropologists based on the unique linguistic dialects of their spoken language. Early researchers failed to document how Tribal communities referred to themselves, and whether those identities were reflective of separate, sovereign Tribal entities. The 20th century anthropologist, John P. Harrington (1981/1991), provided some insight to the region's Tribal sovereign references through his conversations with Isabelle Meadows, a Rumsen member from Carmel Valley:

> *"Isabelle: When I asked what language they spoke at the Big Sur rancheria, she says they already stopped speaking the Eselen language and they used the pure idiom of the mission here, such as Isabelle's immediate ancestors talked. (So don't be too sure that the coast south of Carmelo was not Eselen in language.) Isabelle March 24, 1932 (JPH R72:48B) [Emphasis is author's]" (Escobar et al. 1999, 6).*

The Indigenous peoples of the Central Coast continue to be identified by anthropologists according to linguistic groups, including the Esselen. Hokan-root languages, including Esselen, are thought to be among the oldest linguistic groups so far identified in California (Shaul 2019). Contemporary linguistic evidence indicates Hokan-root languages were spoken as far north as the San Francisco Bay region (Shaul 2019; Breschini and Haversat 2004, 58). Hokan-root languages, in addition to the Esselen, include the Pomoan, Yana/Yuki, Karuk, and Washoe Tribes in the north, and the Salinan, Chumash, and Yuman Tribes in the south (Lightfoot 2005, 34). As Tribal populations in the San Francisco Bay Area and Southern Central Coast area swelled during the Late Period, the Hokan-speaking Tribes in the northern and southern regions of California were gradually displaced or absorbed by the Penutian-root speaking populations (Shaul 2019; Breschini and Haversat 2004, 58).

Previous ethnographic maps drawn by anthropologists suggested the Esselen traditional landscapes were limited to the upper Carmel River and Sierra de Salinas ridge in the north to Palo Colorado Canyon to the south (Breschini and Haversat 2004; Milliken 1997). It is noteworthy that these boundaries were created by archaeologists, largely based on Spanish colonial records, who neglected to seek input from Esselen and Costanoan/Rumsen Tribal elders and citizens. The reclamation of Tribal narratives through Local Indigenous Knowledge movements has helped Esselen and Costanoan/Rumsen Tribal citizens to redraw the boundaries of their traditional landscapes. Current Esselen ethnographic boundaries include the Gabilan Range terminus in the southeast, the western slopes of To-ya-tak (Fremont Peak) to the northeast, the Pajaro River corridor in the north and west, and Salmon Creek near the present-day San Luis Obispo County-Monterey County boundary. Current Costanoan/Rumsen ethnographic boundaries include Palo Colorado Canyon north to Moss Landing, east through the San Andreas Rift Zone to Panoche Valley in San Benito County, and south to the Pinnacles National Park.

Traditional Indigenous villages and rancherias throughout the Monterey County region are known by several different names, due to variability in the transcription of these locations by different priests, as recorded in the Mission records. Notable Esselen and Costanoan/Rumsen villages and districts in the Monterey County inland and coastal areas identified by Breschini and colleagues (2004), and Milliken (1990) include:

- Calendaruc/Guachirron (Moss Landing, Castroville, Watsonville area)
- Ensen (interior side of Fort Ord and Salinas Valley)
- Tamo-tk (Lighthouse Tunnel/Presidio of Monterey)
- Ixchenta (Point Lobos)
- Tucutnut (Mid-Lower Carmel River drainage)
- Capanay (Chupines/Rana/Agua Mala Creek drainages)
- Soccoronda/Jummis/Sepponet (upper Mid to Upper Carmel River drainage)
- Echilat/Tebityilat (upper San Jose and Las Garzas Creek drainages)
- Excelen/Excelemach (Santa Lucia Mountains/Ventana Wilderness)
- Sargentaruc/Jojopan/Pixchi (Palo Colorado Canyon south to Big Sur)

The arrival of Spanish colonialists in the late 18th century altered the Indigenous landscapes of the California Tribes in the Central Coast region (Lightfoot 2005). Unlike Russian colonialists in northern California, the goal of the Spanish mission institution was to convert the Indigenous populations into a class of gente de razón; a Hispanicized class of Spanish citizens loyal to the church and crown in order to support Spain's colonial industries (Lightfoot 2005). This effort required the cultural assimilation of Indigenous communities and their citizens, and disrupted the generational transmission of traditional lifeways, customs, religions, and belief systems (Lightfoot 2005). With the exception of the lasting baptismal and marriage records recorded by the missionaries, many surviving Indigenous citizens lost knowledge of their village origins, family names, and linguistic identities.

Recent Indigenous based research on Native California cultural resilience during Spanish colonial entanglements indicate Tribal lifeways and traditions persisted in public and private settings throughout the Spanish and Mexican occupation, and into the 20th and 21st centuries (Schneider 2015). Cultural friction and social entanglements persisted for the Central Coast's Indigenous community upon the arrival of American capitalists in the mid-19th century. Tribal communities already experiencing disruptions from their traditional lifeways during the brief Spanish and Mexican period of colonialism were violently displaced from their spiritual and cultural landscapes by homesteaders, ranchers, and mineral speculators (Lightfoot 2005). Tribal communities were deliberately massacred by American settlers and the United States Cavalry with the support of local and state and federal government officials (Lightfoot 2005). During this period, the Costaños label was colloquially used to describe the regions Indigenous community members throughout the 19th and 20th centuries. The term was later anglicized to Costanoan by Alfred Kroeber in 1925 as he declared the physical and cultural extinction of the Esselen people (Kroeber 1925, 544). Kroeber's declarations and terminologies were subsequently codified in anthropological and historic literature and continue to contribute to the cultural erasure and false narratives of the Central Coast's Indigenous peoples (Milliken 1990).

Contemporary Tribal polities throughout the state and Monterey County have begun engaging in public outreach to remove Kroeber's false narratives from planning documents in an effort to revitalize their cultural identities and traditions in the public sphere. These outreach efforts have resulted in reconciliation acts by the Roman Catholic Diocese of Monterey and by California State Governor's Jerry Brown and Gavin Newsom. In 2019, Governor Newsom established the Truth and Healing Council to help clarify experiences of California's Native population in the historical record and to promote the healing of the contemporary Tribal community's generational trauma.

Carmel Specific Setting

The Project area lies immediately north of the historic boundaries of Honoré Escolle's *Las Manzanitas Rancho*, which extended north from Mission San Carlos Borromeo del Rio Carmel, west to Monte Verde Street, and east to Junipero Street (Grimes and Heumann 1994, 12). In 1888, Escolle sold 324-acres of their land to Santiago J. Duckworth to establish Carmel City, an area bounded by Monte Verde Street to the west, Monterey and Carpenter Streets to the east, Twelfth Avenue to the south, and First Avenue to the north (Grimes and Heumann 1994, 15). Modeling his community after Pacific Grove's Methodist Retreat, Duckworth envisioned Carmel City as a summer resort for Catholics with lots ranging in price from $20 for interior lots, to $25 for corner lots, and $50 dollars for commercial lots (Grimes and Heumann 1994, 15). The City was formerly established in 1902 during the Arts and Crafts movement when Frank H. Powers

and James F. Devendorf acquired Duckworth's unsold parcels and filed a map of Carmel-by-the-Sea with the Monterey County Recorder's office (Grimes and Heumann 1994, 15). The City was formally incorporated by the County Board of Supervisors in October 1916 (Grimes and Heumann 1994, 28).

Carmel's economic industries, from the Spanish and Mexican periods through the early American period, were primarily agrarian focused and included beef cattle ranches, dairy farms, and orchards (Grimes and Heumann 1994, 12-13). Whaling and fishing industries debuted during the mid-nineteenth century, including Chinese fishing villages at Pescadero Point and Stillwater Cove (Grimes and Heumann 1994, 13). Extraction industries in the area included sand and gravel mining, coal, and precious metals (Grimes and Heumann 1994, 14). By the time the City of Carmel-by-the-Sea was established in 1902, most heavy industry was limited to the building industry associated with the Carmel Thermotite Company (1922-1931) located at Santa Fe Street and Third Avenue (Grimes and Heumann 1994, 15). The City's present-day industries are predominately tourist oriented and continue to complement the summer resort/retreat visions of Duckworth, Powers and Devendorf.

Results of the Records Search

On April 10, 2025, a records search was conducted on behalf of the Phase I assessment by staff of the California Historic Resources Information System's (CHRIS) Northwest Information Center (NWIC) located at Sonoma State University in Rohnert Park, California (File No. 24-1588). The records search included a review of cultural resource studies within the Project area and within a 750-ft radius of the Project area. The objective of the records search was to identify whether any cultural resources have been recorded in the Project area, whether Project area has been subject to previous investigations, and to determine the proximity of the Project area to previously recorded sites and archaeological investigations nearby. The results memo and maps depicting the resource and study locations are located in Appendix B.

Previously Recorded Resources

The NWIC records search was negative. No resources were reported for the Project area No resources were reported within 750-ft of the Project area.

Previous Cultural Resources Studies

Resource Studies Reported within the Project Area

The NWIC reported two previous cultural resource studies have been conducted within the Project Area. These studies, S-024471 and S-025092, were broad historic built environment inventories conducted on behalf of the City and were not specific to the Project Area. Table 2 below outlines the studies reported by the NWIC for the Project area and their results.

Table 2: Resource Studies Reported within the Project Area

Report Number	Authors	Year	Result of Study	Title	Publisher
S-024471	Kent L. Seavey	2001	Positive (Broad Built Environment Study)	Final Report: Carmel-by-the Sea, Historic Resources Survey, 2001	Kent Seavey

Report Number	Authors	Year	Result of Study	Title	Publisher
S-025092	No Authors Listed	1996	Positive (Broad Built Environment Study)	Final Report: Historic Resources Survey for the City of Carmel-by-the-Sea	Carmel Preservation Foundation; Archives & Architecture

Resource Studies Reported within 750-ft of the Project Area

The NWIC reported forty-one previous cultural resource studies have been conducted within 750-ft of the Project area. One of these studies, S-024134, was a cultural resource assessment of the Stevenson Lower and Middle School, conducted in 2000 by Archaeological Resource Management. Although the 2000 study partially intersected this study's 750-ft search boundary, the resource identified by the 2000 study lies outside of this study's 750-ft search boundary and will not be impacted by the proposed Project. All remaining studies within this study's 750-ft search boundary yielded negative results. Table 3 below outlines the resource studies reported by the NWIC within 750-ft of the Project area and their results.

Table 3: Resource Studies Reported within 750-ft of the Project Area

Report Number	Authors	Year	Result of Study	Title	Publisher
S-009823	R. Paul Hampson and Gary S. Breschini	1988		Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-114-08, Carmel, Monterey County, California	Archaeological Consulting
S-010639	Anna Runnings and Trudy Haversat	1988		Preliminary Cultural Resources Reconnaissance for APN 009-102-30, Lot 6, and 009-102-031, Lots 7 and 8, Carmel Woods, Monterey County, California	Archaeological Consulting
S-010912	Anna Runnings and Trudy Haversat	1989		Preliminary Cultural Resources Reconnaissance of a Portion of A.P.N. 010-111-18, Carmel, Monterey County, California	Archaeological Consulting
S-012345	Anna Runnings and Gary S. Breschini	1990		Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-127-27, Carmel, Monterey County, California	Archaeological Consulting
S-014018	Anna Runnings and Gary S. Breschini	1992		Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-116-21, Carmel, Monterey County, California	Archaeological Consulting
S-014463	Anna Runnings and Trudy Haversat	1992		Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-116-12, Carmel, Monterey County, California	Archaeological Consulting
S-016241	Anna Runnings and Trudy Haversat	1994		Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 009-103-11, Carmel, Monterey County, California	Archaeological Consulting

Report Number	Authors	Year	Result of Study	Title	Publisher
S-016303	Anna Runnings and Trudy Haversat	1993	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-111-03, Carmel, Monterey County, California	Archaeological Consulting
S-017006	Anna Runnings and Trudy Haversat	1994	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-126-03, Carmel, Monterey County, California	Archaeological Consulting
S-017420	Anna Runnings and Trudy Haversat	1995	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-113-03, Carmel, Monterey County, California	Archaeological Consulting
S-018085	Anna Runnings and Trudy Haversat	1995	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel Number 010-115-016, Carmel, Monterey County, California	Archaeological Consulting
S-018842	Anna Runnings and Trudy Haversat	1996	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel Number 010-121-016, Carmel, Monterey County, California	Archaeological Consulting
S-019626	Mary Doane and Trudy Haversat	1997	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel Number 010-114-003, Carmel, Monterey County, California	Archaeological Consulting
S-021244	Larry F. Bourdeau	1998	Negative	Results of Phase I Archaeological Reconnaissance With Recommendations For Cultural Resource Management APN 009-103-009, 24759 Dolores Street, Carmel, Monterey County, California	Pacific Museum Consultants
S-022793	Mary Doane and Trudy Haversat	2000	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel Number 010-127-019, Carmel, Monterey County, California	Archaeological Consulting
S-023328	Anna Runnings and Trudy Haversat	2000	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel Number 009-121-003, Carmel, Monterey County, California	Archaeological Consulting
S-024134	Robert Cartier	2000	Positive (resource outside of 750-ft search boundary)	Cultural Resource Evaluation for the Stevenson Lower and Middle School Project in the City of Carmel	Archaeological Resource Management
S-026531	Mary Doane and Trudy Haversat	2003	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel 010-111-010, in Carmel, Monterey County, California	Archaeological Consulting
S-027982	Susan Morley	2004	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-122-016, City of Carmel-By-The Sea, County of Monterey	Achasta Archaeological Services
S-028075	Mary Doane and Trudy Haversat	2004	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel 010-116-015 in Carmel, Monterey County, California	Archaeological Consulting

Report Number	Authors	Year	Result of Study	Title	Publisher
S-029115	Mary Doane and Trudy Haversat	2004	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel 010-116-006, in Carmel, Monterey County, California	Archaeological Consulting
S-029276	Susan Morley	2004	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel Number 010 121 006, City of Carmel-by-the-Sea, Monterey County, California.	Achasta Archaeological Services
S-030135	Mary Doane and Trudy Haversat	2005	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel 010-116-017, In Carmel, Monterey County, California.	Archaeological Consulting
S-034360	Mary Doane and Gary S. Breschini	2007	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel 009-102-008 in Carmel, Monterey County, California. Project 4117	Archaeological Consulting
S-034801	Susan Morley	2008	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-116-011, Carmel-By-The-Sea, County of Monterey, California	Achasta Archaeological Services
S-036399	Gary S. Breschini	2009	Negative	Stevenson School, Carmel Campus Sign (letter report)	Archaeological Consulting
S-036727	Susan Morley	2009	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 009 111 006, Carmel Woods, an Unincorporated Area in the County of Monterey, California	Achasta Archaeological Services
S-037164	Mary Doane and Gary S. Breschini	2010	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel 010-11-014, Carmel, Monterey County, California	Archaeological Consulting
S-037357	Susan Morley	2009	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-115-023, Carmel Woods, an Unincorporated Area in the County of Monterey, California	Achasta Archaeological Services
S-038528	Mary Doane and Gary S. Breschini	2011	Negative	Preliminary Archaeological Assessment for APN 009-102-007, In Carmel, Monterey County, California	Archaeological Consulting
S-042897	Mary Doane and Gary S. Breschini	2013	Negative	Preliminary Archaeological Assessment of APN 010-126-021, in Carmel-By-The-Sea, Monterey County, California	Archaeological Consulting
S-045037	Mary Doane and Gary S. Breschini	2014	Negative	Preliminary Archaeological Assessment of APN 009-111-002 in Carmel, Monterey County, California	Archaeological Consulting
S-045907	Mary Doane and Gary S. Breschini	2014	Negative	Preliminary Archaeological Assessment of APN 009-103-016, in Carmel, Monterey County, California	Archaeological Consulting
S-048627	Gary S. Breschini	2016	Negative	Preliminary Archaeological Assessment of APN 010-114-009, Carmel, Monterey County, California	Archaeological Consulting

Report Number	Authors	Year	Result of Study	Title	Publisher
S-048874	Susan Morley	2016	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel (APN) 010-115-021, City of Carmel-By-The-Sea, County of Monterey, California	Achasta Archaeological Services
S-049147	Susan Morley	2017	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-126-007, the City of Carmel-By-the-Sea, County of Monterey, California	Achasta Archaeological Services
S-049734	Gary S. Breschini	2017	Negative	Preliminary Archaeological Assessment of Assessor's Parcel 009-103-022, Carmel, Monterey County, California	Archaeological Consulting
S-049810	Gary S. Breschini	2017	Negative	Preliminary Archaeological Assessment of Assessor's Parcel 010-121-024, Carmel, Monterey County, California	Archaeological Consulting
S-052131	Susan Morley	2018	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number APN 010-111-012, the City of Carmel-By-the-Sea, County of Monterey, California	
S-057319	Reilly Murphy	2021	Negative	Phase I Cultural Resources Inventory for San Carlos 2 SW 1st, Carmel, Monterey County, California	Albion Environmental, Inc.
S-057935	Susan Morley and Brenna Wheelis	2023	Negative	Archaeological Resource Management Report in Support of the San Carlos 2 NE of 2nd Avenue Project, Carmel-by-the-Sea, Monterey County, California (APN (APN: 010-121-005-000)	Achasta Archaeological Services

Sacred Lands File Request

We contacted Native American Heritage Commission (NAHC) by email to request information on known Native American Sacred Lands (SLF) within the subject parcel locations and nearby vicinity. On April 16, 2025, Cultural Analyst Cody Campagne responded advising the results of the SLF search were positive and provided a list of Tribal stakeholders affiliated with the area who may have additional information on Sacred Lands and Traditional Landscapes overlaying the subject parcel and nearby vicinity. The NAHC SLF results were received at the time of this report finalization. Therefore, outreach efforts and Tribal responses are not available for inclusion in this report. Appendix C contains the NAHC SLF response and contact list.

Site Specific Setting

The Project area has undergone moderate use resulting in moderate ground disturbance from at least 1936 through 1978 until the present. At the time of our Phase I assessment, parcel -007 contained one single-family dwelling built in 1946 with a detached garage. Landscaping features were minimal and included low profile granite and Carmel stone retained garden beds containing sparce, low and medium profile foliage. Medium height wooden fencing bounded the front yard, grape stake fencing bounded the southern parcel boundary and a short portion of the northern parcel boundary, and high profile fencing dominated by English ivy bounded the

eastern parcel boundary. Hardscaping features were limited to a concrete and Carmel stone walkway and narrow patio south of the dwelling.

Parcel -012 contained one single-family dwelling, reportedly constructed in 1936, with an attached carport and redwood decking. Landscaping features were minimal and included stone retained garden beds with medium to tall profile ornamental hedges, medium profile ground level garden beds, and pebbled walkways. Hardscaping features included the asphalt paved driveway ingress and concrete paved parking pad. Privacy fencing dominated by English ivy bound the southern parcel boundary. Although records with the Monterey County Assessor's office indicate parcel -012 was initially developed in 1936, the structure's exterior appears to have undergone substantial redevelopment and/or reconstruction ca. 1970's.

Parcel -013 contained one single-family dwelling built in 1978 with an attached carport. Landscaping features were minimal and included a small, ground level garden bed west of the dwelling's entrance and north of the driveway ingress. Hardscaping features included the concrete paved driveway ingress and parking pad, an adobe brick retaining wall on the southern parcel boundary, and a Carmel stone retaining wall on the northern parcel boundary. Redwood privacy fencing bounded the eastern parcel boundary. Although plant foliage was present on each of the subject parcels, ground visibility was improved by minor shoveling and troweling and soil visibility was considered optimal for the purpose of our assessment.

The soils of the subject parcel, as classified by the United States Department of Agriculture's Soil Survey (websoilsurvey.sc.egov.usda.gov), are described as Narlon loamy fine sand 2 to 9 percent slopes. Narlon loamy find sand soils occur at elevations ranging from 20 to 800-ft msl on marine terrace footslopes and are derived from clayey marine deposits derived from sedimentary rock. Typical soil profiles for Narlon loamy fine sand soils are loamy fine sand (0 to 13-inches bgs) underlain by clay (13 to 53-inches bgs), underlain by bedrock. These soil characteristics are consistent with the soils observed during the Phase I pedestrian survey. Exposed ground surfaces were largely absent of ground cover and soil visibility was considered optimal for the purpose of our assessment.

Results of the Fieldwork

Phase I Pedestrian Survey

Survey Methods

On April 18, 2025, we conducted a pedestrian survey of the subject parcel's accessible areas in transects of no less than 5-meters. The subject parcel was recorded with digital photographs, including general views of the topography and vegetation density, and other relevant images. Trowel scrapes were performed to improve visibility in areas with vegetation to inspect soils immediately below ground surface. Photos depicting the Project area and soil conditions are located in Appendix D.

Exposed ground surface within the subject parcel were examined for the presence of historical or precolonial site indicators. Historic-era site indicators include foundations, fence lines, ditches, standing buildings, objects, or structures such as sheds, or concentrations of materials at least 45-years in age. Common items include domestic refuse (e.g., glass bottles, ceramics, toys, buttons, or leather shoes), refuse from other pursuits such as agriculture (e.g., metal tanks, farm machinery parts, horseshoes), or structural materials (e.g., nails, glass windowpanes, corrugated metal, wood posts or planks, metal pipes and fittings). Precolonial site indicators include areas of darker soil with concentrations of ash, charcoal, fragments of animal bone (burned or unburned), shell, flaked stone, ground stone, or even human bone.

Survey Results

The results of the Phase I survey were negative. No site indicators of precolonial cultural activity, such as bone, dense midden soils, dense shell concentrations, stone tools or flaked stone material, charcoal, or fire-affected rocks were observed in the Project area. No indicators of historical activity, such as glass, ceramic, bricks, or other building debris, farming or ranching equipment, or structural remnants were observed in the Project area.

Conclusion and Recommendations

The Project area has undergone moderate use resulting in moderate to high ground disturbance from at least 1936 through 1978 until the present. The results of the Phase I assessment were negative. The NWIC reported no previously recorded archaeological resources were present within the Project area or within 750-ft of the Project area. The results of the Phase I pedestrian survey were also negative. No indicators of precolonial or historic activity were observed anywhere in the Project area. Based on regional studies and studies conducted in the vicinity of the Project area, evidence of precolonial and historic site indicators would be readily apparent on the ground surface to depths of 30-cm below ground surface. The results of the NAHC SLF search were positive however, and those results should be conveyed to Tribal stakeholders by the lead agency during any required AB 52 consultation for the Project.

Pursuant to the California Code of Regulations Section 15064.5(c)(4), if surveys and site evaluations determine that an archaeological resource is neither a unique archaeological nor an historical resource, the effects of a project on those resources shall not be considered a significant effect on the environment. The results of the Phase I assessment indicate the proposed Project have no effect on cultural resources resulting in no adverse impact on the environment. Additional archaeological assessments are not necessary for this Project to proceed. This ARMR was prepared in compliance with CEQA and the LUP/CCE.

In order to address potential impacts made to unknown resources through inadvertent discoveries, we recommend the following standard language is included on any permits issued for the Project:

- In the event cultural resources are impacted during construction, work shall stop within 150-ft of the find until a qualified archaeologist has an opportunity to evaluate the find and provide treatment recommendations. If the resource is considered significant, ground disturbance shall be halted until an archaeological consultant has been retained, and a comprehensive Archaeological Research Design and Treatment Plan is developed and approved by the Lead Agency and project proponent.

- In the event that human remains are encountered on site, ground disturbing activities on site shall immediately halt. The remains shall be covered with steel plates (where feasible) and the location shall be kept confidential among project personnel to prevent vandalism and additional disturbance. The Monterey County Sheriff-Coroner shall be notified immediately, and no work shall resume in within a 150-ft radius of the find until a Most Likely Descendent (MLD) has been assigned to the Project and provided the project proponent with treatment recommendations. Photographs of remains shall be prohibited, unless requested by the coroner and permitted by the MLD.

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Appendix A
Project Design Plans

Overall Main Floor Site Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CARMEL STONE GARDEN WALL
- CORTEN STEEL RETAINING WALL
- WOOD PAVERS
- STONE PAVER DECK
- PROPOSED TREE
- EXISTING TREE
- SPACED-BOARD WOOD DECK
- NEW FENCE
- NEW PLANTING OR LANDSCAPE AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ACCENT BOULDER
- STEP BOULDER
- STONE PAVERS
- DRYLAID FLAGSTONE PAVING

NORTH

0' 8' 16'

DYAR
ARCHITECTURE
P.O. BOX 4709
CARMEL, CALIFORNIA 93921
v: 831.915.5602
f: 831.309.9999
Email:
info@dyararchitecture.com

© 2025
The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By The Owner Or Other On Another Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner:
Colina Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Ahana Residence

Mission Street, 2 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-007

Job No.

Date:

Track 2 Design Study
July 1, 2024

Track 2 Design Resubmittal
September 4, 2024

Design Development
February 19, 2025

Mission Sisters Properties Main Level Site Plan and Street Elevation

1/8" = 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2027
STATE OF CALIFORNIA

Sheet No.

A4
Ahana

Appendix B
NWIC Results

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA, COLUSA, CONTRA COSTA, DEL NORTE, HUMBOLDT, LAKE, MARIN, MENDOCINO, MONTEREY, NAPA, SAN BENITO, SAN FRANCISCO, SAN MATEO, SANTA CLARA, SANTA CRUZ, SOLANO, SONOMA, YOLO

Northwest Information Center
Sonoma State University
1400 Valley House Drive, Suite 210
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
https://nwic.sonoma.edu

4/10/2025 NWIC File No.: 24-1588

Susan Morley
Achasta Archaeological Services
3059 Bostick Avenue
Marina, CA 93933

Re: Mission Sisters Residence

The Northwest Information Center received your record search request for the project area referenced above, located on the Monterey USGS 7.5' quad(s). The following reflects the results of the records search for the project area and a 750ft radius:

Resources within project area:	None
Resources within 750ft radius:	None
Reports within project area:	S-024471; S-025092
Reports within 750ft radius:	[41: See list below]

Resource Database Printout (list):	☐ enclosed	☒ not requested	☐ nothing listed
Resource Database Printout (details):	☐ enclosed	☒ not requested	☐ nothing listed
Resource Digital Database Records:	☐ enclosed	☐ not requested	☒ nothing listed
Report Database Printout (list):	☐ enclosed	☒ not requested	☐ nothing listed
Report Database Printout (details):	☐ enclosed	☒ not requested	☐ nothing listed
Report Digital Database Records:	☒ enclosed	☐ not requested	☐ nothing listed
Resource Record Copies:	☐ enclosed	☐ not requested	☒ nothing listed
Report Copies:	☐ enclosed	☒ not requested	☐ nothing listed
OHP Built Environment Resources Directory:	☐ enclosed	☒ not requested	☐ nothing listed
OHP Archaeological Resources Directory:	☐ enclosed	☒ not requested	☐ nothing listed
CA Inventory of Historic Resources (1976):	☐ enclosed	☒ not requested	☐ nothing listed
Caltrans Bridge Survey:	☐ enclosed	☒ not requested	☐ nothing listed
Ethnographic Information:	☐ enclosed	☒ not requested	☐ nothing listed
Historical Literature:	☐ enclosed	☒ not requested	☐ nothing listed
Historical Maps:	☐ enclosed	☒ not requested	☐ nothing listed
Local Inventories:	☐ enclosed	☒ not requested	☐ nothing listed
GLO and/or Rancho Plat Maps:	☐ enclosed	☒ not requested	☐ nothing listed
Shipwreck Inventory:	☐ enclosed	☒ not requested	☐ nothing listed

Soil Survey Maps: ☐ enclosed ☒ not requested ☐ nothing listed

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System (CHRIS).

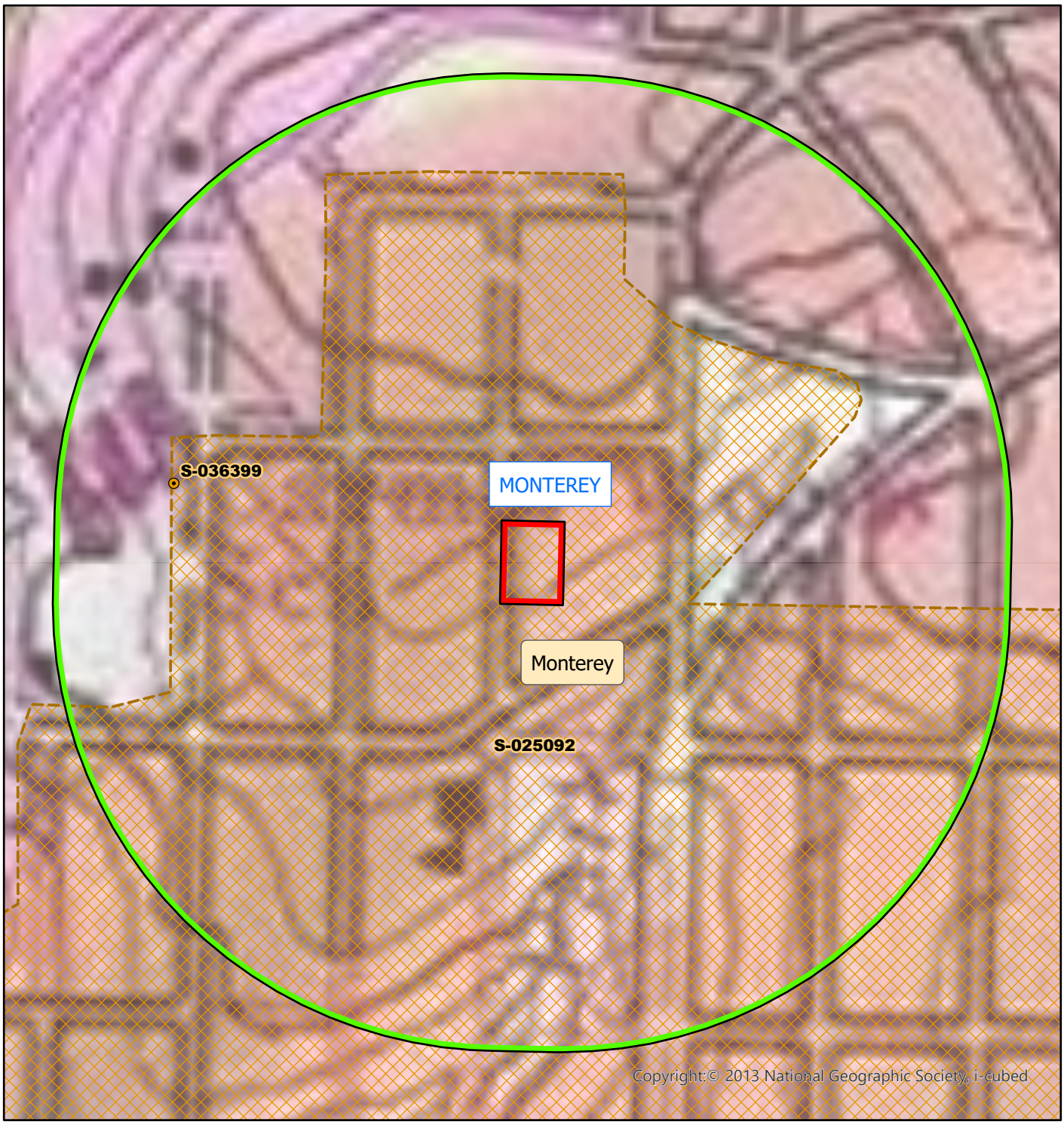
Sincerely,

Justin Murazzo

Justin Murazzo, Researcher

Reports Outside of Project Location
9823
10639
10912
12345
14018
14463
16241
16303
17006
17420
18085
18842
19626
21244
22793
23328
24134
26531
27982
28075
29115
29276
30135
34360
34801
36399
36727
37164
37357
38528
42897
45037
45907
48627
48874
49147
49734
49810
52131
57319
57935

Report Map 1
Mission Sisters Residence



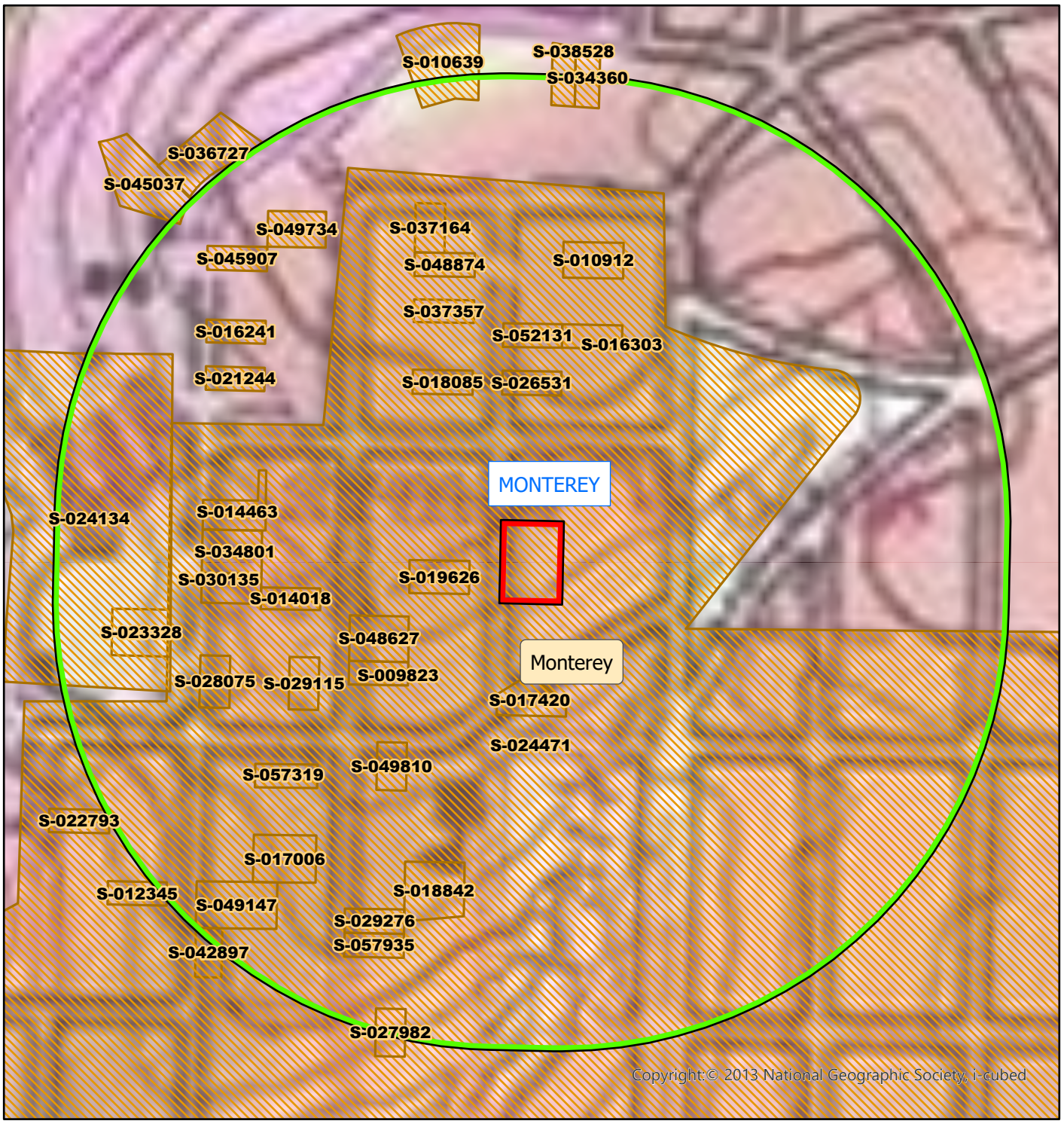
Northwest Information Center
File #24-1588 10 March 2025 J. Murazzo
May depict confidential cultural resource locations.
Do not distribute.

Feet
0 125 250 375 500
Meters
0 10 20 30 40 50

N

- Project location
- 750 foot buffer
- Reports (points)
- Reports approx loc
- Counties
- 7.5' Quads

Report Map 2
Mission Sisters Residence



Northwest Information Center
File #24-1588 10 March 2025 J. Murazzo
May depict confidential cultural resource locations.
Do not distribute.

Feet: 0, 125, 250, 375, 500
Meters: 0, 10, 20, 30, 40, 50

N

Project location
750 foot buffer
Reports (polygons)
Counties
7.5' Quads

Appendix C
NAHC SLF Results

STATE OF CALIFORNIA Gavin Newsom, *Governor*

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Bennae Calac
Pauma-Yuima Band of Luiseño Indians

COMMISSIONER
Vacant

ACTING EXECUTIVE SECRETARY
Steven Quinn

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

April 16, 2025

Brenna Wheelis
Achasta Archaeological Services

Via Email to: bwheelis@achastaservices.com

Re: Mission Sisters Residences Project, Monterey County

To Whom It May Concern:

As requested, a record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed based on information submitted for the above referenced project. The results were positive. Please contact the tribes on the attached list for more information. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. As such, a SLF search is not a substitute for consultation with all tribes that are traditionally and culturally affiliated with a project's geographic area.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. Please contact all of those listed; if they cannot supply information, they may recommend others with specific knowledge. If within two weeks of notification, a response has not been received, the Commission requests that you follow-up with a telephone call or email to ensure that the project information was received.

If you receive notification of a change of address or phone number from a tribe, please notify the NAHC so that we can assure that our lists contain current information.

In addition to engaging in tribal consultation, you should consult the appropriate regional California Historical Research Information System (CHRIS) archaeological Information Center to determine whether it has information regarding the presence of recorded archaeological sites within the project area.

If you have any questions or need additional information, please contact me at Cody.Campagne@nahc.ca.gov.

Sincerely,

Cody Campagne

Cody Campagne
Cultural Resources Manager

Attachment

Native American Heritage Commission
Native American Contact List
Monterey County
4/16/2025

County	Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
Monterey	Amah Mutsun Tribal Band	N	Ed Ketchum, Vice-Chairperson		(530) 578-3864		aerieways@aol.com	Costanoan Northern Valley Yokut	Alameda,Calaveras,Contra Costa,Fresno,Madera,Mariposa,Merced,Mont	7/20/2023
	Amah Mutsun Tribal Band	N	Valentin Lopez, Chairperson	P.O. Box 5272 Galt, CA, 95632	(916) 743-5833		vjltestingcenter@aol.com	Costanoan Northern Valley Yokut	Alameda,Calaveras,Contra Costa,Fresno,Madera,Mariposa,Merced,Monterey,San Benito,San Francisco,San	7/20/2023
	Amah Mutsun Tribal Band of Mission San Juan Bautista	N	Michelle Zimmer, Senior Cultural Monitor & Consultant	PO Box 214211, 2929 Fulton Ave Unit 19 Sacramento, CA, 95821	(916) 730-9468		michellezimmer1966@gmail.com	Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa Clara,Santa Cruz,Stanislaus	10/8/2024
	Amah Mutsun Tribal Band of Mission San Juan Bautista	N	Garry Zimmer, Senior Cultural Monitor & Consultant	PO Box 214211, 2929 Fulton Ave Unit 19 Sacramento, CA, 95821	(408) 771-8901		garryzimmer@gmail.com	Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa Clara,Santa Cruz,Stanislaus	10/8/2024
	Amah Mutsun Tribal Band of Mission San Juan Bautista	N	Christopher Zimmer, Senior Cultural Monitor & Consultant, Councilman	PO Box 214211, 2929 Fulton Ave Unit 19 Sacramento, CA, 95821	(650) 520-8418		cdzimmer93@gmail.com	Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa Clara,Santa Cruz,Stanislaus	10/8/2024
	Amah Mutsun Tribal Band of Mission San Juan Bautista	N	Shelby Brown, Senior Cultural Monitor & Consultant, Councilwoman	2451 Tyrolean Way Sacramento, CA, 95821	(916) 276-8380		shelbyzimmer1997@gmail.com	Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa Clara,Santa Cruz,Stanislaus	10/8/2024
	Amah MutsunTribal Band of Mission San Juan Bautista	N	Irenne Zwierlein, Chairperson	3030 Soda Bay Road Lakeport, CA, 95453	(916) 730-9468		amahmutsuntribalcommunications@gmail.com	Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa Clara,Santa Cruz,Stanislaus	10/8/2024
	Costanoan Ohlone Rumsen-Mutsen Tribe	N	Patrick Orozco, Chairman	644 Peartree Drive Watsonville, CA, 95076	(831) 728-8471		yanapvoic97@gmail.com	Ohlone	Monterey,San Benito,Santa Cruz	4/4/2024
	Costanoan Rumsen Carmel Tribe	N	Carla Munoz, Tribal Council		(415) 690-3110		crct.crd@gmail.com	Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa	7/17/2024
	Costanoan Rumsen Carmel Tribe	N	Henry Muñoz, Cultural Resource Officer	108 South Acacia Rialto, CA, 92376	(909) 254-1610		crct.crd@gmail.com	Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa Clara,Santa Cruz,Stanislaus	7/17/2024
	Costanoan Rumsen Carmel Tribe	N	Samuel Rodriguez, Cultural Resource Officer	29539 Oakbridge Dr Menifee, CA, 92586	(760) 681-6860		crct.crd@gmail.com	Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa Clara,Santa Cruz,Stanislaus	7/17/2024
	Esselen Tribe of Monterey County	N	Susan Morley, Cultural Committee Chairwoman	3059 Bostick Avenue Marina, CA, 93933	(831) 262-2300		cultural-resources@esselentribe.org	Rumsen Esselen	Monterey	3/14/2024
	Esselen Tribe of Monterey County	N	Tom Little Bear Nason, Tribal Chairman	P. O. Box 95 Carmel Valley, CA, 93924	(831) 214-5345		tribalchairman@esselentribe.org	Rumsen Esselen	Monterey	3/14/2024
	Indian Canyon Mutsun Band of Costanoan	N	Kanyon Sayers-Roods, MLD Contact	1615 Pearson Court San Jose, CA, 95122	(408) 673-0626		kanyon@kanyonkonsulting.com	Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa Clara,Santa Cruz,Stanislaus	3/15/2024
	Indian Canyon Mutsun Band of Costanoan	N	Ann Marie Sayers, Chairperson	P.O. Box 28 Hollister, CA, 95024	(831) 637-4238			Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa Clara,Santa Cruz,Stanislaus	3/15/2024
	KaKoon Ta Ruk Band of Ohlone-Costanoan Indians of the Big Sur Rancheria	N	Lydia Bojorquez, Vice Chair	PO Box 8355 Woodland, CA, 95776	(530) 650-5943		vicechair@kakoontaruk.org	Ohlone	Monterey	3/22/2023
	KaKoon Ta Ruk Band of Ohlone-Costanoan Indians of the Big Sur Rancheria	N	Isaac Bojorquez, Chairman	PO Box 8355 Woodland, CA, 95776	(916) 572-8036		chairman@kakoontaruk.org	Ohlone	Monterey	3/22/2023
	Ohlone/Costanoan-Esselen Nation	N	Christanne Najera, Vice Chairperson	519 Viejo Gabriel Soledad, CA, 93960	(831) 235-4590		chris.johntmenold@gmail.com	Costanoan Esselen	Monterey	6/12/2023
	Ohlone/Costanoan-Esselen Nation	N	Louise Miranda-Ramirez, Chairperson	P.O. Box 1301 Monterey, CA, 93942	(408) 629-5189		ramirez.louise@yahoo.com	Costanoan Esselen	Monterey	6/12/2023
	Rumsen Am:a Tur:ataj Ohlone	N	Dee Dee Ybarra, Chairperson	14671 Farmington Street Hesperia, CA, 92345	(760) 403-1756		rumsenama@gmail.com	Costanoan	Monterey	8/2/2023
	Rumsen Am:a Tur:ataj Ohlone	N	Daniel Quiroga, Spiritual/Cultural Advisor	14671 Farmington Street Hesperia, CA, 92345	(760) 881-9019			Costanoan	Monterey	8/2/2023
	Wuksachi Indian Tribe/Eshom Valley Band	N	Kenneth Woodrow, Chairperson	1179 Rock Haven Ct. Salinas, CA, 93906	(831) 443-9702		kwood8934@aol.com	Foothill Yokut Mono	Alameda,Calaveras,Contra Costa,Fresno,Inyo,Kings,Madera,Marin,Mariposa,Merced,Mono,Monterey,San Benito,San	6/19/2023

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Mission Sisters Residences Project, Monterey County.

Record: PROJ-2025-002093
Report Type: List of Tribes
Counties: Monterey
NAHC Group: All

APPENDIX D
Fieldwork Photos

Photo 1: Overview of parcel -007, view east.

Photo 2: Overview of parcel -007, view east.

Photo 3: Overview of parcel -007, view west.

Photo 4: Overview of parcel -007, view south.

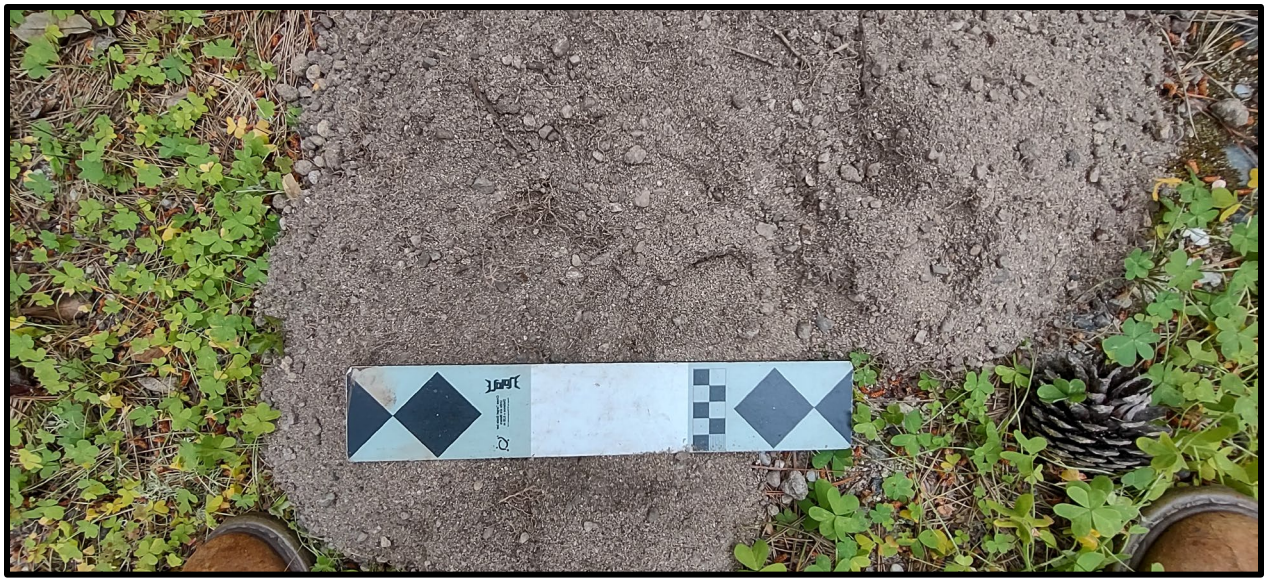


Photo 5: Plan view of parcel -007 soils, view south. Note sterile soils.

Photo 6: Plan view of parcel -007 soils. Note sterile soils.

Photo 7: Overview of parcel -012, view east.

Photo 8: Overview of parcel -012, view east.

Photo 9: Overview of parcel -012, view south.

Photo 10: Plan view of parcel -012 soils, view northwest. Note sterile soils.

Photo 11: Plan view of parcel -012 soils, view west. Note sterile soils.

Photo 12: Overview of parcel -013, view east.

Photo 13: Overview of parcel -013, view east.

Photo 14: Overview of parcel -013, view south.

Photo 15: Plan view of parcel -013 soils, view south. Note sterile soils.

Photo 16: Plan view of parcel -016 soils, view north. Note sterile soils.

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

May 14, 2025
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Jacob Olander, Associate Planner
APPROVED BY:	Anna Ginette, AICP, Community Planning And Building Director
SUBJECT:	**DS 24208 (Hermle-Collins):** Consideration of a Final Design Study, DS 24208 (Hermle-Collins), associated Coastal Development Permit, and associated Lot Line Adjustment for the demolition of an existing 1,595-square-foot, one-story single-family residence and the construction of a 2,102-square-foot, two-story single-family residence, inclusive of a 250-square-foot detached garage at Mission Street 3 northeast of 1st Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Very High Fire Severity Zone. APN: 010-112-013-000. **Proposed CEQA Action:** Find the Project categorically exempt from environmental review pursuant to CEQA Guidelines Sections 15302 and 15303 and that none of the exceptions to the exemptions can be made in this case

Application: DS 24208 (Hermle-Collins)
APN: 010-112-013-000
Block:8
Lot:8
Location: Mission Street 3 NE of First Ave
Applicant: Erik Dyar
Property Owner: Collins Hermle Family Trust

Executive Summary:

The applicant is proposing to demolish three existing single-family residences on two 4,000-square-foot lot and one 6,000-square-foot lot and construct three new two-story single-family residences with associated site improvements. The projects also includes lot line adjustments to create a 4150-square-foot lot, a 4950-square-foot lot, and a 4900-square-foot lot. Parcel 010-112-012-000 and 010-112-007-000 were evaluated for historical significance and determined to not be eligible for the Carmel Historic Inventory. Parcel 010-112-013-000 was not evaluated for historical significance because it was not 50 years old and did not qualify for evaluation. The City Forester reviewed the trees on and around all three parcels. All trees were found significant except for one in the right-of-way in front of parcel 010-112-013-000, which is proposed to be removed.

Recommendation:

Staff recommends the Planning Commission adopt the following:

1) A resolution (Attachment 1 – Lot Line Adjustment):
   a. Finding that the lot line adjustment is minor alteration in land use limitation which qualifies as Categorically Exempt pursuant to CEQA Guidelines Section 15305(a) and none of the exceptions pursuant to Section 15300.2 can be made; and

   b. Approving a lot line adjustment between three legal lots of record consisting of: one 4,000 square foot parcel (APN: 010-112-012-000), one 4,000 square foot parcel (APN: 010-112-013-000), and one 6,000 square foot parcel (010-112-007-000) resulting in one 4,150 square foot parcel (Hapuna), one 4,950 square foot parcel (Kailea), and one 4,900 square foot parcel (Ahana), respectively.

2) A resolution (Attachment 2 – DS 24207 Hapuna):
   a. Finding that the demolition and rebuild of the single family dwelling is a replacement or reconstruction of an existing structure located on the same site and for the same purpose and capacity which qualifies as Categorically Exempt pursuant to CEQA Guidelines Sections 15302 and 15303 and none of the exceptions pursuant to Section 15300.2 can be made;
   b. Approving a Coastal Development Permit to allow the demolition of a 1,064-square-foot single-family residence, a 257-square-foot carport and associated decking and the replacement of a two-story single-family residence; and
   c. Approving the Final Design Study to allow a rebuild resulting in an 1,818-square-foot, two-story single-family residence, inclusive of a 246-square-foot attached garage. The property is located on Mission Street 4 NE of First Avenue in the Single-Family Residential (R-1) District, APN: 010-112-012-000.

3) A resolution (Attachment 3 – DS 24208/Kailea):
   a. Finding that the demolition and rebuild of the single-family dwelling is a replacement or reconstruction of an existing structure located on the same site and for the same purpose and capacity which qualifies as Categorically Exempt pursuant to CEQA Guidelines Sections 15302 and 15303 and none of the exceptions pursuant to Section 15300.2 can be made;
   b. Approving a Coastal Development Permit to allow the demolition of a 1,384-square-foot single-family residence, a 209-square-foot carport and associated decking and the replacement of a two-story single-family residence; and
   c. Approving the Final Design Study to allow a rebuild resulting in a 2,102-square-foot, two-story single-family residence, inclusive of a 250-square-foot detached garage. The property is located on Mission Street 3 NE of First Avenue in the Single-Family Residential (R-1) District, APN: 010-112-013-000.

4) A resolution (Attachment 4 – DA 24209/Ahana):
   a. Finding that the demolition and rebuild of the single-family dwelling is a replacement or reconstruction of an existing structure located on the same site and for the same purpose and capacity which qualifies as Categorically Exempt pursuant to CEQA Guidelines Sections 15302 and 15303 and none of the exceptions pursuant to Section 15300.2 can be made;
   b. Approving a Coastal Development Permit to allow the demolition of a 1,091-square-foot single-family residence and 270-square-foot detached garage and the replacement of a two-story single-family residence; and
   c. Approving the Final Design Study to allow a rebuild resulting in a 2,116-square-foot, two-story single-family residence, inclusive of a 264-square-foot detached garage. The property is located at Mission Street 2 NE of First Avenue in the Single-Family Residential (R-1) District, APN: 010-112-007-000.

Background and Project Description:

Hapuna (010-112-012-000**):** The 1,321-square-foot existing single-story home was constructed in 1935 as a 264-square-foot studio. Through multiple additions and alterations, the house increased in size from 1935 – 1976. The house is not associated with any important events or people as described in the Carmel Historic Context Statement, nor does it reflect an important architectural style as described in the Carmel Historic Context Statement. On June 14, 2024, the Department of Community Planning and Building determined that the property on Mission 4 NE of 1st Avenue does not constitute a historic resource and is, therefore, ineligible for the Carmel Inventory of Historic Resources.

The applicant is proposing to demolish the existing home and construct a new two-story single-family residence. The new home will have the second story set back further from the right-of-way to work with the topography and avoid blocking neighboring properties views and access to light. The applicant is proposing to build an 1,818-square-foot two-story single-family residence with stained wood windows, horizontal shiplap wood siding, and a varying width standing seam metal roof. A roof deck accessed through the primary suite is proposed on the single-story section of the main house in the middle of the parcel. The applicant requests a lot line adjustment between the subject property and the adjacent parcel (APN 010-112-013-000) that would expand the subject parcel from 4,000-square-feet to 4150-square-feet in size.

At the time of writing this report, the city has received one letter of support for the proposed project from a Monterey County Resident living just outside town in the Carmel Woods neighborhood. No previous opposition or supporters have reached out to staff regarding the projects at this time.

Kailea (010-112-013-000**):** The 1,595-square-foot existing single-story home was constructed 1978. The property was not old enough to be reviewed for historical significance because it is not yet 50 years old. The existing property is a single-story with an attached carport at the northeast corner of the lot.

The applicant is proposing to demolish the existing home and construct a new two-story single-family residence. The new home is designed to follow the topography of the gentle slope it is situated upon. The second story has been sited at the rear of the property to reduce the appearance of bulk and mass from Mission Street. The applicant proposes to build a 2,102-square-foot two-story single-family residence with an associated lot line adjustment that would expand the parcel from 4,000-square-feet to 4,950-square-feet. The project will have natural weathered vertical wood board and batten siding and clear stained wood windows. The roof material consists of a standing seam metal roof for the dormer and slate for the second story roof. A drought resistant green roof is proposed on the front part of the main house in the middle of the parcel. The applicant is proposing to construct a stone paver roof deck on the single-story section of the main house in the middle of the parcel.

At the time of writing this report, the city has received one letter of support for the proposed project from a Monterey County Resident living just outside town in the Carmel Woods neighborhood. No previous opposition or supporters have reached out to staff regarding the projects at this time.

Ahana (010-112-007-000**):** The 1,362-square-foot single-story residence was constructed in 1941 and has undergone few alterations. On June 14, 2024, it was determined that the property does not constitute a historic resource and is, therefore, ineligible for the Carmel Inventory of Historic Resources. It was determined to be ineligible because it is not associated with any important themes, events, people, architectural styles, or property types identified in Carmel's Historic Context Statement.

The applicant is proposing to demolish the existing home and garage to construct a new two-story single-family residence. The new

The applicant is proposing to demolish the existing home and garage to construct a new two-story single-family residence. The new residence follows the topography of the site, stepping down the slope at the rear of the parcel. The applicant is proposing to build a 2,116-square-foot two-story single-family residence with an associated lot line adjustment that would reduce the parcel from 6,000-square-feet to 4,900-square-feet. The project will have clear stained vertical wood batten siding and aluminum windows. The roof material will consist of a gravel ballast. A drought resistant green roof is proposed on the rear part of the main house. The applicant is proposing to construct a stone paver roof deck on the two-story section of the main house at the rear of the parcel.

At the time of writing this report, the city has received one letter of support for the proposed project from a Monterey County Resident living just outside town in the Carmel Woods neighborhood. No previous opposition or supporters have reached out to staff regarding the projects at this time.

Staff Analysis:

Previous Hearing: The following items were discussed at the October 9, 2024, and April 9, 2025, Planning Commission hearing. Appropriate conditions of approval of the Design Concept have been incorporated and implemented to address these concerns.

> ***1. Volume Study.*** *The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review.*
>
> Staff Analysis:
> (Hapuna) The required volume study was completed and the project has successfully passed. The development is allowed 19,998 cubic feet of volume and as designed, is proposed at 13,273.25 cubic feet.
>
> (Kailea) The required volume study was completed and the project has successfully passed. The development is allowed 22,671 cubic feet of volume and as designed, is proposed at 21,384.65 cubic feet.
>
> (Ahana) The required volume study was completed and the project has successfully passed. The development is allowed 23,505 cubic feet of volume and as designed, is proposed at 23,266.69 cubic feet.
>
> ***2. Reduce Opening (Hapuna).*** *Prior to Final Details Review, the applicant shall reduce the size of the windows and doors at the entry of the subject site to a human scale to conform to the Carmel Residential Design Guidelines.*
>
> Staff Analysis (Hapuna): The applicant has reduced the size of the front window and door to address the condition of approval. The front door has been reduced from 8' to 6'-8" and reduced the height of the front windows by approximately 6 inches. The proposed changes by the applicant meet the conditions set forth by the Planning Commission.

Finish Details:
Hapuna: The applicant is proposing tight knot cedar, stained wood shiplap siding. The siding will have 6 3/4" board faces with 3/4" gaps throughout. The west and south elevations will also feature Carmel Stone cladding below the living room windows. The doors are proposed to be paint-grade wood, and the windows will be tan stained wood. The proposed roofing will be a synthetic slate with flat metal roofing for the overhangs. The roofing at the rear of the property will be a vertical standing seam metal roof. The decking for the second-story bedroom deck/balcony will use Ipe wood spaced boards with a black metal railing.

Kailea: The applicant is proposing vertical grey, stained wood siding that appears like naturally weathered wood. The siding will be 3 5/8" board and batten throughout. The south elevations will also feature Carmel Stone cladding below the living room windows. The doors are proposed to be clear stained grade Douglas Fir wood. The proposed windows will be tan stained wood. The proposed roofing will be a synthetic slate on the two-story element and a drought resistant green roof on the garage and one-story element of the residence. The first-floor decking will be Ipe wood spaced boards. The rooftop deck will be stone pavers.

Ahana: The applicant is proposing vertical clear-stained Port Orford Cedar wood siding that has the appearance of natural wood. The siding will be board and batten with alternating 1 ½" battens and 3" boards throughout. The exterior of the chimney will be board-formed architectural concrete. The doors and windows will be clear, anodized coated aluminum (helping to protect the aluminum from scratches and weathering). The proposed roofing will be gravel ballast and drought resistant green roofs. The ground floor decking will be Ipe wood spaced boards and the roof deck will be stone pavers. The proposed recessed hot tub at the rear of the property will be stainless steel.

***Fencing/Gate/Arbor*:**
Hapuna: A new gate is being proposed on the north side of the site to create a trash enclosure. A new 6' tall wood picket fence is being proposed for the rear (east) property line and along the side (south) property line at the rear of the parcel to enclose the backyard. Carmel stone garden walls between 2' and 2'-6" tall are proposed at the front of the property. There are no other fences, gates, arbors, or walls being proposed.

Kailea: A new fenced area with a gate is being proposed behind the detached garage to create a trash enclosure. A new 6' tall wood picket fence is being proposed for the rear property line and along the north and south property lines at the rear of the parcel to enclose the

backyard. There are no other fences, gates, arbors, or walls being proposed.

Ahana: A new fenced area with a gate is being proposed on the north side of the attached garage to create a trash enclosure. A new 6' tall wood picket fence is being proposed at the rear property line and along the north and south property lines at the rear of the property to enclose the backyard. The fencing extends along the south property line to the west property line. The fencing extends north along the west property line enclosing a portion of the front yard. There are no other fences, gates, arbors, or walls being proposed.

***Site Coverage*:** Land Use Plan (LUP) Policy P1-49 states that site coverage shall not exceed 45% and Carmel-by-the-Sea Municipal

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

If at least 50 percent of the property's site coverage is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the site area, 160 square feet, 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:
Hapuna: The 4,150 square foot lot is allowed 574 square feet of site coverage if at least half of the coverage is semi- or fully permeable. The applicant proposes a total of 572 square feet of site coverage with over half being semi-permeable. Semi-permeable materials proposed include the stone paver driveway and walkway, and the wood deck. The project meets the requirements for site coverage.

Kailea: The 4,950 square foot lot is allowed 667 square feet of site coverage if at least half of the coverage is semi- or fully permeable. The applicant proposes a total of 567 square feet of site coverage with over half being semi-permeable. Semi-permeable materials proposed include the permeable wood paver driveway and walkway, stone paver walkway, and the wood deck. The project meets the requirements for site coverage

Ahana: The 4,900 square foot lot is allowed 662 square feet of site coverage if at least half of the coverage is semi- or fully permeable. The applicant proposes a total of 657 square feet of site coverage with over half being semi-permeable. Semi-permeable materials proposed include the permeable wood pave driveway and walkway, and the wood decks. The project meets the requirements for site coverage.

Right-of-Way Character: Both LUP Policy P1-43 and Section 1.5-1.7 of the Residential Design Guidelines encourages maintaining the forest character of the right-of-way by using natural materials for street parking, maintaining informal, natural vegetation, and maintaining trees. Section 2.0 of the Residential Design Guideline's objectives further encourage properties and development to maintain the meandering character of streets, the rustic street drainage, and to maintain the existing street widths. Section 10.2-10.4 of the Residential Design Guidelines encourages the use of green, native plant species that continue the feel of the forest character of Carmel.

Staff Response:
For Hapuna, the applicant is proposing to extend the stone paver tire paths driveway to the street edge and a mulch pathway in the right-of-way. For **Kailea**, the applicant is proposing a wood paver driveway and a mulch pathway in the right-of-way. For **Ahana**, the applicant is proposing a wood paver tire path driveway and a mulch pathway in the right-of-way. The proposed landscaping in the front of all three properties and the right-of-way is a mix of ground cover (Dymondia and Yerba Buena) and small vegetation (sword fern and creeping sage). All trees on **Hapuna** and **Ahana** are being retained, maintaining the forest feel of the lot from the street. One Monterey Pine in the right-of-way is being removed as part of the **Kailea** project because the tree was deemed not significant and was determined to be unhealthy. The applicant is required to plant three upper canopy trees as part of the **Kailea** project and one at **Hapuna to meet minimum tree density**. The proposed projects are consistent with LUP policy, design guidelines, and municipal code standards for the right-of-way.

Skylights: No skylights are proposed for **Hapuna** and **Kailea**. There is one skylight proposed at the rear of **Ahana**, which meets all guidelines as it is at the rear of the property and is not visible from the right-of-way or neighboring properties.

Chimney: Section 9.15 of the Residential Design Guidelines encourages chimneys that integrate into the building, are an appropriate size, and avoid blocking views.

Staff Response:
Hapuna: The project does not include a chimney. However, the floorplans include a gas insert fireplace with an exhaust vent instead of a chimney.

Kailea: The project has a gas fireplace with a small chimney that meets the standards for chimney height and size. The chimney is only as large as is required by manufacturer specifications and does not create any view issues. The lower section of the chimney connects to the ground as is encouraged by the design guidelines. The lower part of the chimney is vineyard rock quarry stone and it follows the stonework recommendations of the design guidelines by terminating on interior edges and not being installed in a decorative, ornate manner.

Ahana: The project has a gas fireplace with a small chimney that meets the standards for chimney height and size. The chimney is only as

Ahana: The project has a gas fireplace with a small chimney that meets the standards for chimney height and size. The chimney is only as large as is required by manufacturer specifications and does not create any view issues. The lower section of the chimney connects to the ground as is encouraged by the design guidelines. The lower part of the chimney is board form architectural concrete and that fits with the architectural style of the building.

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

Staff Response:
The landscaping for all three projects were designed together with the intention of retaining and accentuating the Coastal Oak and Monterey Pine trees that exist on the parcels. The intention was to create the feel of the structures nestled into a grove of trees. The landscaping includes native, drought resistant species that would be found in an oak/pine grove. The projects were designed so that the landscaping blends together and flows between the parcels. The applicant included native, drought resistant green roofs on **Kailea** and **Ahana** to help them fit and blend into the natural environment more cohesively. The existing and proposed landscaping is being used to screen the structures from the street and the neighboring homes.

Other Project Components:

Public Resources Code (PRC) Section 21080.a states that the California Environmental Quality Act (CEQA) applies to discretionary projects proposed to be carried out or approved by public agencies unless the project is found exempt. Pursuant to PRC Section 21084, the CEQA Guidelines provide a list of classes of projects (Sections 15300-15332) which have been determined not to have a significant effect on the environment and are therefore exempt from the provisions of CEQA.

Lot Line Adjustment
CEQA Guidelines Section 15305 – Minor Alterations in Land Use Limitations, is a Class 5 exemption consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including minor lot line adjustments. The proposed lot line adjustment is considered minor in nature as it does not change the rectangular configuration of the lots, the resulting lot sizes meet the minimum and maximum building site, and the general location of development does not change. At it's current configuration, the Hapuna lot has an average slope of 7.47%, the Kailea lot has an average slope of 10.28%, and the Ahana lot has an average slope of 10.34%. The total average slope between the three properties is 9.36%. Individually and in total, the properties are below the 20% threshold. Therefore, staff recommends the Planning Commission find the lot line adjustment exempt from environmental review pursuant to CEQA Guidelines Section 15305. Approval of the lot line adjustment does not trigger any of the exceptions to the exemptions listed in Section 15300.2 of the CEQA Guidelines.

Final Design and Coastal Development Permit
All three projects consist of the demolition and reconstruction of a single-family dwelling on properties zoned for residential use. Therefore, as a result of project implementation, there would be no change in baseline use. All three projects individually qualify for categorical exemptions pursuant to CEQA Guidelines Sections 15302 (Class 2) and 15303 (Class 3). The discussion below describes how each individual project qualifies for the exemptions listed and how no exceptions to the exemptions exists pursuant to Section 15300.2 of the CEQA Guidelines. Staff has determined and the applicant has demonstrated that these are three separate projects with independent utility and even if they were required to be considered as parts of a single project they still fall under the Class 3 categorical exemption as CEQA Guidelines Section 15303(a) covers up to 3 single-family residences in urbanized areas.

(Hapuna): The project qualifies for a categorical exemption under CEQA Guidelines Section 15302 – Replacement or Reconstruction. This Class 2 exemption consists of the replacement or reconstruction of existing structures and facilities where the new structure will be

located on the same site as the replaced structure and will have substantially the same purpose and capacity as the structure replaced. Although the examples listed under subsections "a" through "d" only include public/quasi-public, commercial and utility structures, the examples are not exhaustive and are not limiting.

The project also qualifies for a categorical exemption under CEQA Guidelines Section 15303 – New construction or conversion of small structures. This Class 3 exemption consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of this exemption include but are not limited to: one single-family residence or a second dwelling unit in a zone which permits residential uses. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The project consists of the demolition of an existing single-family residence and construction of a new single-family residence which meets this exemption.

None of the exceptions to exemptions listed in CEQA Guidelines Section 15300.2 apply in this case. Class 3 projects are qualified by consideration of where the project is located. However, a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. The site is not known to contain or support environmental resources of hazardous or critical concern designated, precisely mapped and officially adopted pursuant to federal, state or local law. The subject property is located within an Archaeological Significance Overlay district. As such, a Phase I Archaeological Assessment was prepared (Achasta Archaeological Services, April 2005) and submitted as part of the application. The report concluded that the site experienced moderate to high ground disturbance and the results of the assessment were negative. The project would not result in a cumulative significant impact. During previous Design Concept hearings, staff received correspondence asserting that the construction of 3 adjacent single-family dwellings

previous Design Concept hearings, staff received correspondence asserting that the construction of 3 adjacent single-family dwellings would result in impacts cumulatively considerable. Monterey Bay Air Resources District CEQA Air Quality Guidelines (updated February 2008) establishes thresholds of significance relative to construction impacts. Construction activities that generate 82 pounds per day or more of PM_{10} (inhalable particulate matter with a diameter of 10 micrometer or less) would have a significant impact on local air quality. Earthmoving (grading/excavation) below 2.2 acres per day are assumed to be below the 82 pound per day threshold of significance. The project plans for the Hapuna project indicate the development would require 245 cubic yards of grading with a total site disturbance of 4,150 square feet, well below the threshold. The Hapuna, Kailea and Ahana developments are separate projects and have independent utility. For example, approval of one project is not dependent on approval of another. Therefore, they are not reasonably foreseeable consequences of each other. That said, the project plans for Kailea indicate that total site disturbance would be 4,915 square feet and the total site disturbance for Ahana would be 4,880 square feet. If each project were approved by the Planning Commission, all conditions of approval were complied with and construction permits were approved and issued at the same time; and if grading for all three projects occurred at the same time and over a one-day period, the total disturbance would be 13,945 square feet, or less than 1/3rd of an acre. Although unlikely, and not reasonably foreseeable, this would be below the threshold of significance. The is no reasonable possibility that the project would have a significant effect on the environment due to an unusual circumstance. The project includes the demolition and rebuild of a single family dwelling which is a permitted use within the site's designated residential zoning district. The project in itself is not an unusual development in the city. Further, due to the size of the city, it is not usual for construction projects to occur in proximity to other active projects. The proposed project does not request a variance and remains in context and consistent with the existing conditions in the neighborhood. The project is consistent with all applicable General Plan policies, zoning requirements, and design guidelines. The project does not involve a site that results in damage to scenic resources within a highway officially designated as a state scenic highway, a hazardous waste site, or designated historic resource (see **Figure 1**, the project sites are outlined in red and historic resources noted with gray striping).

(Kailea): The project qualifies for a categorical exemption under CEQA Guidelines Section 15302 – Replacement or Reconstruction. This Class 2 exemption consists of the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the replaced structure and will have substantially the same purpose and capacity as the structure replaced. Although the examples listed under subsections "a" through "d" only include public/quasi-public, commercial and utility structures, the examples are not exhaustive and are not limiting.

The project also qualifies for a categorical exemption under CEQA Guidelines Section 15303 – New construction or conversion of small structures. This Class 3 exemption consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only

minor modifications are made in the exterior of the structure. Examples of this exemption include but are not limited to: one single-family residence or a second dwelling unit in a zone which permits residential uses. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The project consists of the demolition of an existing single-family residence and construction of a new single-family residence which meets this exemption.

None of the exceptions to exemptions listed in CEQA Guidelines Section 15300.2 apply in this case. Class 3 projects are qualified by consideration of where the project is located. However, a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. The site is not known to contain or support environmental resources of hazardous or critical concern designated, precisely mapped and officially adopted pursuant to federal, state or local law. The subject property is located within an Archaeological Significance Overlay district. As such, a Phase I Archaeological Assessment was prepared (Achasta Archaeological Services, April 2005) and submitted as part of the application. The report concluded that the site experienced moderate to high ground disturbance and the results of the assessment were negative. The project would not result in a cumulative significant impact. During previous Design Concept hearings, staff received correspondence asserting that the construction of 3 adjacent single-family dwellings would result in impacts cumulatively considerable. Monterey Bay Air Resources District CEQA Air Quality Guidelines (updated February 2008) establishes thresholds of significance relative to construction impacts. Construction activities that generate 82 pounds per day or more of PM_{10} (inhalable particulate matter with a diameter of 10 micrometer or less) would have a significant impact on local air quality. Earthmoving (grading/excavation) below 2.2 acres per day are assumed to be below the 82 pound per day threshold of significance. The project plans for the Kailea project indicate the development would require grading consisting of 270 cubic yards of cut and 65 cubic yards of fill, with a total site disturbance of 4,915 square feet, well below the threshold. The Hapuna, Kailea and Ahana developments are separate projects and have independent utility. For example, approval of one project is not dependent on approval of another. Therefore, they are not reasonably foreseeable consequences of each other. That said, the project plans for Hapuna indicate that total site disturbance would be 4,150 square feet and the total site disturbance for Ahana would be 4,880 square feet. If each project were approved by the Planning Commission, all conditions of approval were complied with and construction permits were approved and issued at the same time; and if grading for all three projects occurred at the same time and over a one-day period, the total disturbance would be 13,945 square feet, or less than 1/3rd of an acre. Although unlikely, and not reasonably foreseeable, this would be below the threshold of significance. The is no reasonable possibility that the project would have a significant effect on the environment due to an unusual circumstance. The project includes the demolition and rebuild of a single-family dwelling which is a permitted use within the site's designated residential zoning district. The project in itself is not an unusual development in the city. Further, due to the size of the city, it is not usual for construction projects to occur in proximity to other active projects. The proposed project does not request a variance and remains in context and consistent with the existing conditions in the neighborhood. The project is consistent with all applicable General Plan policies, zoning requirements, and design guidelines. The project does not involve a site that results in damage to scenic resources within a highway officially designated as a state scenic highway, a hazardous waste site, or designated historic resource (see **Figure 1**, the project sites are outlined in red and historic resources noted with gray striping).

(Ahana): The project qualifies for a categorical exemption under CEQA Guidelines Section 15302 – Replacement or Reconstruction. This Class 2 exemption consists of the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the replaced structure and will have substantially the same purpose and capacity as the structure replaced. Although the examples listed under subsections "a" through "d" only include public/quasi-public, commercial and utility structures, the examples are not exhaustive and are not limiting.

The project also qualifies for a categorical exemption under CEQA Guidelines Section 15303 – New construction or conversion of small structures. This Class 3 exemption consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of this exemption include but are not limited to: one single-family residence or a second dwelling unit in a zone which permits residential uses. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The project consists of the demolition of an existing single-family residence and construction of a new single-family residence which meets this exemption.

None of the exceptions to exemptions listed in CEQA Guidelines Section 15300.2 apply in this case. Class 3 projects are qualified by consideration of where the project is located. However, a project that is ordinarily insignificant in its impact on the environment may in a

particularly sensitive environment be significant. The site is not known to contain or support environmental resources of hazardous or critical concern designated, precisely mapped and officially adopted pursuant to federal, state or local law. The subject property is located within an Archaeological Significance Overlay district. As such, a Phase I Archaeological Assessment was prepared (Achasta Archaeological Services, April 2025) and submitted as part of the application. The report concluded that the site experienced moderate to high ground disturbance and the results of the assessment were negative. The project would not result in a cumulative significant impact. During previous Design Concept hearings, staff received correspondence asserting that the construction of 3 adjacent single-family dwellings would result in impacts cumulatively considerable. Monterey Bay Air Resources District CEQA Air Quality Guidelines (updated February 2008) establishes thresholds of significance relative to construction impacts. Construction activities that generate 82 pounds per day or more of PM_{10} (inhalable particulate matter with a diameter of 10 micrometer or less) would have a significant impact on local air quality. Earthmoving (grading/excavation) below 2.2 acres per day are assumed to be below the 82 pound per day threshold of significance. The project plans for the Ahana project indicate the development would require grading consisting of 200 cubic yards of cut and 30 cubic yards of fill with a total site disturbance of 4,880 square feet, well below the threshold. The Hapuna, Kailea and Ahana developments are separate projects and have independent utility. For example, approval of one project is not dependent on approval of another. Therefore, they are not reasonably foreseeable consequences of each other. That said, the project plans for Kailea indicate that total site disturbance would be 4,915 square feet and the total site disturbance for Hapuna would be 4,150 square feet. If each project were approved by the Planning Commission, all conditions of approval were complied with and construction permits were approved and issued at the same time; and if grading for all three projects occurred at the same time and over a one-day period, the total disturbance would be 13,945 square feet, or less than 1/3rd of an acre. Although unlikely, and not reasonably foreseeable, this would be below the threshold of significance. The is no reasonable possibility that the project would have a significant effect on the environment due to an unusual circumstance. The project includes the demolition and rebuild of a single-family dwelling which is a permitted use within the site's designated residential zoning district. The project in itself is not an unusual development in the city. Further, due to the size of the city, it is not usual for construction projects to occur in proximity to other active projects. The proposed project does not request a variance and remains in context and consistent with the existing conditions in the neighborhood. The project is consistent with all applicable General Plan policies, zoning requirements, and design guidelines. The project does not involve a site that results in damage to scenic resources within a highway officially designated as a state scenic highway, a hazardous waste site, or designated historic resource (see **Figure 1**, the project sites are outlined in red and historic resources noted with gray striping).

Figure 1. Site context (outlined in red) and locations of designated historic structures (gray hatch)

Conclusion: Based on the evidence provided above, the proposed project would not result in any significant environmental impacts. Staff recommends the Planning Commission find the lot line adjustment and project applications exempt from environmental review pursuant to the CEQA Guidelines sections listed in the discussion above.

Attachment 1 - Lot Line Adjustment Reso
Attachment 2 - DS 24208 Resolution
Attachment 3 - DS 24208 Data Table
Attachment 4 - DS 24208 Project Plans
Attachment 5 - DS 24208 Landscape Plans
Attachment 6 - Neighbor Correspondence
Attachment 7 - Mission Sisters Narrative
Attachment 8 - Arch Report

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2025-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THE PROJECT QUALIFIES AS A CLASS 5 CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELNES SECTION 15303(a) AND THAT NONE OF THE EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 APPLY IN THIS CASE AND APPROVING AN ASSOCIATED LOT LINE ADJUSTMENT BETWEEN THREE LEGAL LOTS OF RECORD CONSISTING OF: ONE 4,000 SQUARE FOOT PARCEL (APN: 010-112-012-000), ONE 4,000 SQUARE FOOT PARCEL (APN: 010-112-013-000), AND ONE 6,000 SQUARE FOOT PARCEL (010-112-007-000) RESULTING IN ONE 4,150 SQUARE FOOT PARCEL (HAPUNA), ONE 4,950 SQUARE FOOT PARCEL (KAILEA), AND ONE 4,900 SQUARE FOOT PARCEL (AHANA), RESPECTIVELY. THE PROPERTIES ARE LOCATED AT MISSION STREET 2, 3, AND 4 NORTHEAST OF 1st AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, APNS 010-112-012-000, 010-112-013-000, AND 010-112-007-000.

WHEREAS, on July 9, 2024, Erik Dyar ("Applicant") submitted an application on behalf of Collins Hermle Family Trust ("Owners") requesting approval of an Associated Lot Line Adjustment application DS 24207, 24208, and 24209 (Hermle-Collins) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a affected parcels located at Mission Street 2, 3, and 4 northeast of 1st Avenue in the Single-Family Residential (R-1) District (Block 6, Lot 6, 8, 10, and 12); and

WHEREAS, the Applicant is requesting approval of the lot line adjustment associated with three Final Design Studies; and

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

WHEREAS, on October 9, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the DS 24208 and 24209 (Hermle-Collins), including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, on March 12, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the DS 24207 (Hermle-Collins), including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, on May 2, 2025, a notice of public hearing was published in the Carmel Pine Cone for the May 14, 2025, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before May 4, 2025, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before May 9, 2025, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on May 14, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

WHEREAS, the Planning Commission found that the Project for the lot line adjustment is minor in nature, on parcels with an average slope of less than 20% and does not result in any changes in land use or density and the Project is categorically exempt under Section 15305(a) (Class 5) – Minor Alterations in Land Use Limitations 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 **Lot Line Adjustment**:

FINDINGS REQUIRED FOR LOT LINE ADJUSTMENT APPROVAL (CMC 17.44.030 and LUP Policy P1-29 - P1-36) **The following conditions and standards and criteria for review shall be considered when evaluating all lot line adjustment applications**. 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 17.44.030 Standards and Criteria for Review	**YES**	**NO**
A. Only legal lots may be subdivided or the subject of a lot line adjustment. No subdivision or lot line adjustment shall be approved which increases or creates a zoning nonconformity or is inconsistent with the policies of the certified Local Coastal Land Use Plan. All lots and sites	✓	

created shall comply with minimum standards established for the zoning district which the property is located and with any other relevant requirements of the certified Local Coastal Implementation Plan.		
B. No subdivision or lot line adjustment shall be approved which increases or creates a zoning violation or any other kind of illegality.	✓	
C. No lot line adjustment shall be approved that could lead to the creation of an additional building site unless a parcel map is prepared. For example, if the minimum lot size is 4,000 square feet and there are two adjoining lots, one of which is 7,000 square feet and another of 5,000 square feet, no lot line adjustment shall be allowed which would result in one lot of 8,000 square feet and one lot of 4,000 square feet because the newly created lot of 8,000 square feet could possibly be divided into two lots of 4,000 square feet.	✓	
D. Until there is sufficient water allocated in the City's water management program to provide for development of all existing lots of record within the City no subdivision or lot line adjustment application shall be approved that would result in the creation an additional lot of record, parcel, or building site if such creation would increase the demand for water resources.	✓	
E. Approval of a subdivision or lot line adjustment shall be conditioned upon all zoning requirements being met on all lots involved in the subdivision or lot line adjustment. The Planning Commission may expect preexisting zoning nonconformities from this requirement if compliance is determined not to be in the public interest or contrary to the General Plan.	✓	
F. If, when curing a nonconformity or illegality that would be created by a lot line adjustment, one side of a building must be moved because it is too close to the proposed new line, another side of the building which is nonconforming shall not be required to be conformed unless the building is moved, demolished, or rebuilt.	✓	
G. Lot line adjustments increasing the average length of frontage on public streets for each lot involved in the lot line adjustment shall be encouraged.	✓	
H. Lot line adjustments tending to straighten lot lines shall be encouraged.	N/A	N/A
I. Lot line adjustments tending to cause lots to be more rectangular in shape shall be encouraged.	N/A	N/A
J. Where, in the opinion of the Planning Commission, curing of existing nonconformities is deemed reasonable when considering the public health, safety and welfare as well as the financial cost, the cure of such nonconformities shall be required.	N/A	N/A
K. Other conditions may be required as the City deems reasonable and proper for the protection of the public health, safety and welfare.	N/A	N/A
L. Where a subdivision or lot line adjustment will result in or lead to the relocation of driveways or parking places on private property, the effect of such relocation on existing trees shall be taken into consideration and conditions reasonably related to the protection of existing trees and the location of driveways and parking places shall be established. No subdivision or lot line adjustment shall be approved that would require removal of a significant tree or create a building site that would not be viable without removing one or more significant trees.	✓	
M. All subdivisions and lot line adjustments approved shall comply with the minimum lot or parcel sizes established for the zoning district where the property is located.	✓	
N. Subdivisions and lot line adjustments resulting in the creation of additional building sites shall be approved only when consistent with the general pattern of lot sizes found in the immediate neighborhood (within 300 feet of the site) and when significant vegetation and other environmental resources on the site will be protected.	N/A	N/A

O. When determined to be consistent with the General Plan/Coastal Land Use Plan, approval of subdivisions and lot line adjustments shall include easements for protection of natural resources and/or coastal resources, including but not limited to, scenic views, sensitive habitats, wetlands and coastal accessways. When establishing new lots and/or lot boundaries the decision-making body shall consider the physical constraints and biological constraints of the property and ensure that there will be sufficient buildable area to allow reasonable development on each lot affected after deducting areas limited by easements, slopes and other factors.	N/A	N/A
LUP Policy P1-29 – P1-36	**YES**	**NO**
P1-29 Prevent the creation of new lots of less than 4,000 square feet in area. Encourage the formation of larger lots with proportionately lower allowable site coverage and floor area and with greater potential for open space. (LUP)	✓	
P1-30 Prohibit any further subdivision and/or creation of new building sites west of San Antonio Avenue and within any block fronting on North San Antonio Avenue or Scenic Road. (LUP)	✓	
P1-31 Discourage any future subdivision of land or lot-line adjustment unless it can be demonstrated that the character of the block and neighborhood will be maintained. (LUP)	✓	
P1-32 Preserve significant areas of vegetation and open space when approving subdivisions and lot line adjustments through the appropriate siting of buildings and other allowed improvements. (LUP)	✓	
P1-33 Evaluate and minimize the impacts of proposed lot line adjustments and subdivisions on traffic, access, trees, topography, utilities and public services through the approval process. (LUP)	✓	
P1-34 Inventory all building sites that contain portions of lots or lot fragments left over from previous subdivisions. Consolidate all lots or portions of lots with adjoining lands within the same building site through the filing of lot merger or lot line adjustment documents when additional development is proposed. (LUP)	N/A	N/A
P1-35 Establish criteria for evaluating lot line adjustments and subdivisions that will protect environmental resources, and ensure that proposed lots will be consistent with the pattern of existing parcel sizes within the surrounding neighborhood. (LUP)	✓	✓
P1-36 Avoid the creation of land use and design nonconformities through approvals of lot line adjustments, subdivisions and the creation of building sites.	✓	✓

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** the project qualifies as a class 5 categorical exemption pursuant to CEQA guidelines section 15305(a) and **APPROVE** the lot line adjustment between three legal lots of record consisting of: one 4,000 square foot parcel (APN: 010-112-012-000), one 4,000 square foot parcel (APN: 010-112-013-000), and one 6,000 square foot parcel (010-112-007-000) resulting in one 4,150 square foot parcel (Hapuna), one 4,950 square foot parcel (Kailea), and one 4,900 square foot parcel (Ahana), respectively. The properties are located at Mission Street 2, 3, and 4 northeast of 1st Avenue (APN 010-112-012-000, 010-112-013-000, and 010-112-007-000). Approval of the lot line adjustment is subject to the following Recommendations/Draft Conditions:

CONDITIONS OF APPROVAL

No.	Standard Conditions
1.	**Authorization.** The approval of the associated lot line adjustment between three legal lots of record consisting of: one 4,000 square foot parcel (APN: 010-112-012-000), one 4,000 square foot parcel (APN: 010-112-013-000), and one 6,000 square foot parcel (010-112-007-000) resulting in one 4,150 square foot parcel (Hapuna), one 4,950 square foot parcel (Kailea), and one 4,900 square foot parcel (Ahana), respectively at Mission Street 2, 3, and 4 northeast of 1st Avenue in the Single-Family Residential (R-1) Archaeological Significance (AS) Overlay, and Very High Fire Severity Zone APN: 010-112-012-000 as depicted in the plans prepared by Dyar Architecture as approved by City of Carmel-by-the-Sea Planning Commission on May 14, 2025 unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
4.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
5.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
	Special Conditions
6.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
7.	**Certificate of Compliance.** Prior to building permit application, the Owner(s)/Applicant(s) shall prepare, execute, and record deeds that reflect the lot line adjustment as required by California Government Code §66412(d) and request an unconditional Certificate of Compliance for each of the adjusted parcels.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 14th day of May 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THE PROJECT QUALIFIES AS A CLASS 2 CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELNES SECTION 15302 AND A CLASS 3 CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELNES SECTION 15303 AND THAT NONE OF THE EXCEPTIONS TO THE EXEMPTION CONTAINED IN SECTION 15300.2 APPLY IN THIS CASE, AND APPROVING A COASTAL DEVELOPMENT PERMIT AND FINAL DESIGN STUDY ALLOWING THE DEMOLITION OF AN EXISTING 1595-SQUARE FOOT ONE-STORY SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF A NEW 2102-SQUARE FOOT TWO-STORY SINGLE-FAMILY RESIDENCE, INCLUSIVE OF A 250-SQUARE FOOT DETTACHED GARAGE. THE PROPERTY IS LOCATED AT MISSION STREET 3 NORTHEAST OF 1st AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT, APN 010-112-013-000.

WHEREAS, on July 9, 2024, Erik Dyar ("Applicant") submitted an application on behalf of Collins Hermle Family Trust ("Owners") requesting approval of Track 2 Design Study application DS 24208 (Hermle- Collins) and associated lot line adjustment described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at Mission Street 3 NE of First Avenue in the Single-Family Residential (R-1) Zoning District (Block 6, Lot 8); and

WHEREAS, the Applicant is requesting approval of a Final Design Study and Coastal Development Permit for the demolition of an existing 1,595-square-foot, one-story single-family residence and the construction of a 2,102-square-foot, two-story single-family residence, inclusive of a 250-square-foot detached garage; and

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

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

WHEREAS, on June 14, 2024, the Department of Community Planning and Building provided the applicant with a Preliminary Site Assessment for the property located at Mission Street 4 northeast of 1st Avenue outlining zoning and Land Use Plan standards; and

WHEREAS, on October 9, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project and accepted the Concept Design through adoption of Resolution 2024-085-PC; and

WHEREAS, on May 2, 2025, a notice of public hearing was published in the Carmel Pine Cone for the May 14, 2025, Planning Commission meeting in compliance with State law (California Government

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

WHEREAS, on or before May 4, 2025, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before May 9, 2025, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on May 14, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.,* "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.,* the "CEQA Guidelines") and City Environmental Regulations (CMC Section17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, discussion, analysis and supporting evidence demonstrate that the projects fall under both the Class 2 and Class 3 categorical exemptions in CEQA Guidelines sections 15302 and 15303; and

WHEREAS, Planning Commission found that there are three separate projects with independent utility and even if they were required to be considered as parts of a single project they still fall under the Class 3 categorical exemption as CEQA Guidelines Section 15303(a) covers up to 3 single-family residences in urbanized areas

WHEREAS, the Planning Commission found that pursuant to CEQA regulations, the Application is categorically exempt under Section 15302 (Class 2) – Replacement or Reconstruction and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; 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 cumulative impact, unusual circumstances and historical resources exceptions do

not apply due to the fact the project is a permitted use within the site's designated residential zoning district and due to the size of the city, it is not usual for construction projects to occur in proximity to other active projects or historic resources; 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 ACCEPTANCE (CMC 17.64.80 and LUP Policy P1-45) For each of the required design study findings listed below, staff has indicated whether the plans submitted, and/or as conditioned, support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.		
CMC Section 17.64.080.B – Final Details Phase Approval Findings	**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.	✓	
LUP Policy P1-45	**YES**	**NO**
1. The design uses simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages consistent with the City's Design Objectives.	✓	
2. Mass of the building relates to the context of other homes in the vicinity	✓	
3. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood.	✓	
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 and structures will be setback a minimum of 6 feet from significant trees.	✓	

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

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS For each of the required findings listed below, the staff has indicated whether the proposed project or the addition of conditions supports the adoption of the findings. For all findings checked "no," the staff report

discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.010.B, Coastal Development Permits	YES	NO
1. The project, as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.	✓	
2. If the project is located between the first public road and the sea, the project conforms with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** the project qualifies as a Class 2 categorical exemption pursuant to CEQA Guidelines Section 15302 and a Class 3 categorical exemption pursuant to CEQA Guidelines Section 15303 and none of the exceptions to the exemptions in Section 15300.2 apply in this case, and **APPROVE** the Final Design Study and Coastal Development Permit (DS 24208, Hermle-Collins) for the demolition of an existing 1,595-square-foot, one-story single-family residence and the construction of a 2,102-square-foot, two-story single-family residence, inclusive of a 250-square-foot detached garage and associated site improvements. The property is located on Mission Street 3 NE of 1st Avenue (APN 010-112-013-000). Approval of the Final Design Study and Coastal Development Permit is subject to the following Recommendations/Draft Conditions:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** The approval of Design Study (DS 24208) and associated lot line adjustment for the demolition of an existing 1,595-square-foot, one-story single-family residence and the construction of a 2,102-square-foot, two-story single-family residence, inclusive of a 250-square-foot detached garage and associated site improvements located on Mission Street 3 NE of 1st Avenue in the Single-Family Residential (R-1), Archaeological Significance (AS) Overlay, and Very High Fire Severity Zone, APN: 010-112-013-000 as depicted in the plans prepared by Dyar Architecture as approved by City of Carmel-by-the-Sea Planning Commission on May 14, 2025 unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC Section 17.52.170.C.

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

	incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
11.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
12.	**Exterior Lighting.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
13.	**Skylights & Skylight Shades.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights (new and/or replaced) and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
14.	**Stone Facades (including chimneys).** Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee. Brickwork shall be finished the same manner as stonework described above.

15.	**Windows and Doors.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved windows and doors.
16.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
17.	**Driveway.** Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
18.	**Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
19.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
20.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
21.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)

22.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
	Landscape Conditions
23.	**Tree Planting Requirements.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.
24.	**Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
25.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Section 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5’ above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit

	will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
26.	**Foundation Work Near Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
Environmental Compliance Conditions	
27.	**Drainage Plan.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
28.	**BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
29.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
30.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
Special Conditions	
31.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
32.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.
33.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 14th day of May 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____	_____
Michael LePage	Leah Young
Chair	Planning Commission Secretary

DS 24208 (Hermle-Collins)
May 14, 2025
Project Data Table

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	2,133 SF (45%)	1595	2102 SF
Site Coverage	469 SF/667 SF	873	567 SF
Trees (Upper/Lower)	3/1	1/2	0/2
Ridge Height (1st/2nd)	18’/24’	20'-4"	11'-8" / 23'-2 1/2"
Plate Height (1st/2nd)	12’/18’	16'-9 1/2"	10'-0" / 17'-10"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	30'-0 1/2"	26'-9 1/2"
Composite Side Yard	10’ (25%)	5'-11"	12'-5"
Side Yard	3’	2'-11" north 3'-0" south	4'-1" north 8'-4" south
Rear	15’/3’**	9'- 10"	15'-0 1/2"

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

Attachment 4

PROJECT DATA

PROPERTY OWNER:	Collins Hermle Family Trust 155 San Rafael Way San Francisco, CA 94127
ARCHITECT/ APPLICANT:	DYAR ARCHITECTURE P.O. BOX 4709 CARMEL, CA. 93921 CONTACT: ERIK DYAR PH: 831-915-5602
PROJECT ADDRESS:	Mission Street 3 NE OF FIRST AVE. CARMEL-BY-THE-SEA, CA. 93923
APN:	010-112-013
ZONING:	R-1
PROJECT CODE COMPLIANCE:	2022 CBC, CRC, CPC, CEC, CMC, CFC, CALIFORNIA ENERGY CODE & CALIFORNIA GREEN BUILDING CODE
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	VB
TOPOGRAPHY:	SLOPING DOWN SOUTH AND EAST
MAX BUILDING HEIGHT:	2-STORY PLATE: 18 FT. ROOF: 24 FT.
TREE REMOVAL:	NONE ON PROPERTY 1 HAZARDOUS EXISTING 28" PINE TO BE REMOVED IN PUBLIC RIGHT OF WAY APPROVED BY CITY FORESTER

Floor Area	ALLOWED	EXISTING	PROPOSED
LOT AREA =		4,000 SF	4,950 SF
EXISTING ALLOWABLE BASE FLOOR AREA (4000 sf x 0.45)	1,800 SF		
PROPOSED ALLOWABLE BASE FLOOR AREA 4950 sf x 0.45 - ((950) x .02) / 1,000	2,134 SF	1,595 SF Main 1,385 SF Carport 210 SF	2,102 SF Main 1,368 SF Upper 484 SF Garage 250 SF

Site Coverage	ALLOWED	EXISTING	PROPOSED
IMPERMEABLE:			
CONCRETE DRIVEWAY		568 SF	
RETAINING WALLS		48 SF	35 SF
DECOMPOSED GRANITE PATH			155 SF
TOTAL		616 SF	190 SF
PERMEABLE and SEMI PERMEABLE:			
SPACED BOARD DECK		257 SF	78 SF
WOOD DRIVEWAY PAVERS			12 SF
STONE PAVER WALKWAY			127 SF
COURTYARD PAVERS / BBQ			160 SF
TOTAL		257 SF	377 SF
PERCENTAGE PERMEABLE:	>50%	29%	66%
TOTAL SITE COVERAGE	*667 SF	873 SF	567 SF

*ALLOWABLE SITE COVERAGE
(2,134 sf x 0.22) + 198 sf Bonus

Building Heights	ALLOWED	EXISTING	PROPOSED
RIDGE HEIGHTS / TOP OF FLAT ROOF (1st / 2nd)	18' / 24'	20'-4" / 0'	11'-8" / 23'-2 1/2"
PLATE HEIGHTS (1st / 2nd)	12' / 18'	16'-9 1/2" / 0'	10'-0" / 17'-10"

Building Setbacks	ALLOWED	EXISTING	PROPOSED
FRONT	15'	30'-0 1/2"	26'-9 1/2"
COMPOSITE	12'-4 1/2" (25%)	5'-11"	12'-5"
SIDE YARD	3'	2'-11"	3'-1"
SIDE YARD	3'	3'-0"	9'-4"
REAR	15'/ ** 3'	9'- 10"	15'-0 1/2" / --

**Rear setback is 3' for portions of structures less than 15' in height

PROJECT DESCRIPTION

Demolition of Existing 1,384 sq. ft. Single-Family Residence, 209 sq. ft. Carport, and Existing Decks.

Project includes a Lot-Line Adjustment of the Existing 40' x 100' (4,000 sq. ft.) Lot. The North Property Line is Shifted to the South by 18" and the South Property Line is Shifted to the South 11'-0" to create the Proposed 49.5' x 100' (4,950 sq. ft.) Lot.

Construction of a New Two-Story, 1,852 sq. ft., Single-Family Residence with 250 sq. ft. Detached garage and Includes:

- New Driveway to Replace Existing
- New Flagstone Pavers
- New Wood Entry Deck
- New Green, Planted Roofs
- New 175 sq. ft. Roof Deck with Walkway
- New Wood Fencing
- New Landscaping

SHEET INDEX

Architectural

A1 - Cover Sheet and Project Data
A2 - Project Renderings
Topographic Site Survey
A3 - Preliminary Site Assessment Report
A4 - Combined Main Floor Site Plan
A5 - Combined Upper Floor Site Plan
A6 - Existing and Demolition Plan
A7 - Site and Roof Plan
A8 - Main Floor Plan
A9 - Upper Floor Plan
A10 - Elevations
A11 - Elevations
A12 - Elevations
A13 - Elevations
A14 - Section Elevations
A15 - Street Elevations
A16 - Wall Sections
A17 - Wall Sections
A18 - Materials and Exterior Lighting
A19 - Window and Door Schedules

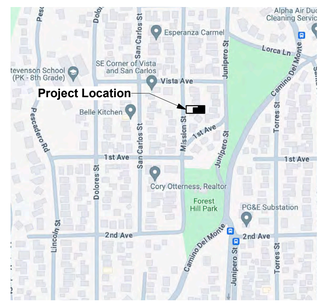
Civil Engineering

C1 - Conceptual Grading, Drainage, Utility Plan
C2 - Grading Sections
C3 - Erosion & Sediment Control Plan
C4 - Construction Management Plan

Landscape Architectural

L0.00 - Kailea Cover Sheet
L1.00 - Overall Site Plan
L1.01 - Kailea Site Plan
L2.00 - Kailea Planting Plan
L2.01 - Kailea Planting Legend and Notes
L2.02 - Kailea Green Roof Planting Plan
L3.00 - Kailea Lighting Plan

VICINITY MAP



DYAR
ARCHITECTURE
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Email:
info@dyararchitecture.com

© 2025
The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By The Owner Or Others On This Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner:
Collins Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Kailea Residence
Mission Street 3 NE of First Avenue
Carmel-by-the-Sea, CA 93923
APN:010-112-013

Job No.

Date:
Track 2 Design Study
July 1, 2024
Track 2 Design Study
Resubmittal
September 4, 2024
Design Development
February 19, 2025
Track 2 Design Study
Details Review
April 23, 2025

Cover Sheet and Project Data

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires February 2027
STATE OF CALIFORNIA

Sheet No.
A1
Kailea

Rendering of Kailea Residence from Mission Street / Northwest

Attachment 4

Rendering of Kailea Residence from Mission Street / Southwest

DYAR
ARCHITECTURE

P.O. BOX 4709
CARMEL, CALIFORNIA 93921
v: 831.915.5602
f: 831.309.9999
Email:
info@dyararchitecture.com

© 2025
The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By The Owner Or Others On This Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner:
Collins Hermle Family Trust
150 San Rafael Way
San Francisco, CA 94127

Kailea Residence
Mission Street 3 NE of First Avenue
Carmel-by-the-Sea, CA 93923
APN:010-112-013

Job No.

Date:
Track 2 Design Study
July 1, 2024

Track 2 Design Study
Resubmittal
September 4, 2024

Design Development
February 19, 2025

Renderings

LICENSED ARCHITECT
ERIK D. DYAR
No. 28516
Expires
February 2026
STATE OF CALIFORNIA

Sheet No.

A2
Kailea

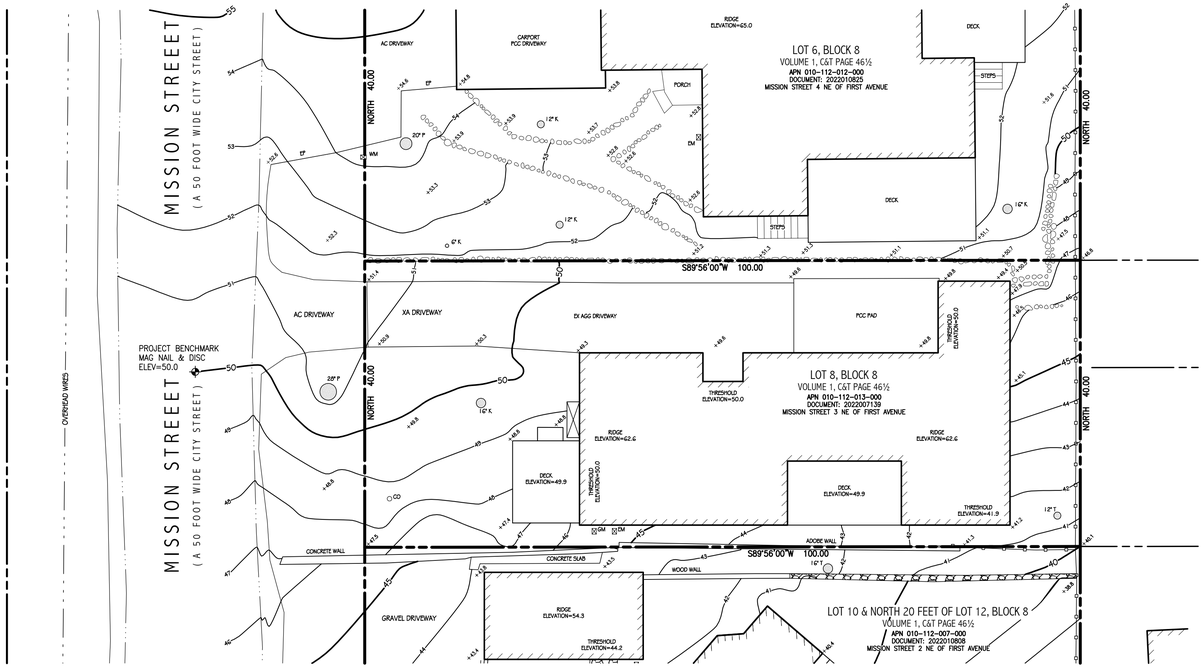
LEGEND:

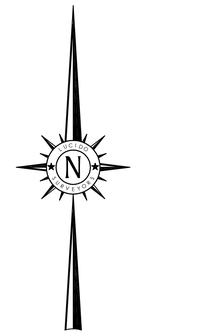
- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- RECORD EASEMENT LINE
- RECORD SETBACK
- OLD RECORD LINE
- PROJECT BENCHMARK
- 50 CONTOUR (MAJOR)
- 49 CONTOUR (MINOR)
- GB GRADEBREAK
- EP EDGE OF PAVEMENT
- LIP OF GUTTER
- FACE OF CURB
- CURB AND GUTTER BACK OF CURB
- SIDEWALK BACK OF SIDEWALK
- DRIVEWAY EDGE OF DRIVEWAY
- FLOWLINE FLOWLINE
- BUILDING APPROXIMATE BUILDING OUTLINE
- CHIMNEY
- THRESHOLD ELEVATION APPROXIMATE FLOOR ELEVATION
- DECK DECK
- CONC PAD CONCRETE PAD
- STEP STEP
- PLANTER PLANTER
- W WATER LINE
- WV WATER VALVE
- WM WATER METER
- FH FIRE HYDRANT
- HB HOSE BIB
- ICV IRRIGATION CONTROL VALVE
- SS SANITARY SEWER LINE
- MH SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEAN–OUT
- SD STORM DRAIN
- MH STORM DRAIN MANHOLE
- AD AREA DRAIN
- CB STORM DRAIN CATCH BASIN
- E ELECTRIC LINE
- UP UTILITY POLE
- GW GUY WIRE
- EV ELECTRIC VAULT
- UV UTILITY VAULT
- UB UTILITY BOX
- EM ELECTRIC METER
- LP LAMP POST
- G GAS LINE
- GM GAS METER
- T TELEPHONE LINE
- TS TELEPHONE STANDARD
- TV CABLE TELEVISION LINE
- CTVB CABLE TELEVISION BOX

- WOOD FENCE WOOD FENCE
- x x x WIRE FENCE
- o o o CHAIN LINK FENCE
- STS STREET SIGN
- SP SIGN POST
- MB MAIL BOX
- B BOLLARD
- P PILLAR
- BLOCK WALL BLOCK RETAINING WALL
- ROCK WALL ROCK RETAINING WALL
- STACKED BLOCK WALL
- BRICK WALKWAY/PATIO
- CARMEL STONE WALL OR WALKWAY
- 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
- PCC PORTLAND CEMENT CONCRETE
- PS PAVER STONE
- PVC POLY VINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- TE TRASH ENCLOSURE

- EDGE OF FOLIAGE
- 12" T TREE WITH SIZE AND TYPE
- A ACACIA
- C CYPRESS
- K OAK
- P PINE
- R REDWOOD
- T TREE
- 49.9 SPOT ELEVATION





BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A MAG NAIL & DISC SET IN THE PAVEMENT NEAR THE WESTERLY BOUNDARY LINE OF LOT 8, BLOCK 8 PER VOLUME 1, C&T PAGE 46 ½ (APN 010-112-013-000) AS SHOWN HEREON.

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS.
2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES (IF ANY) ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN MARCH OF 2023.

TOPOGRAPHIC SITE SURVEY

OF

LOT 8 IN BLOCK 8

PER VOLUME 1, C&T PAGE 46 ½

APN 010-112-013

Records of Monterey County

PREPARED FOR

Craig J. Collins

THIRD DRAFT
IN PROGRESS DRAWING
FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION
THIS DRAWING IS SUBJECT TO REVISION

PROFESSIONAL LAND SURVEYOR
FRANK LUCIDO JR
No. 8368
STATE OF CALIFORNIA

BY

LUCIDO SURVEYORS

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

2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940

info@lucidosurveyors.com
(831) 620-5032

SCALE: 1"=10' | PROJECT No. 3181 | APRIL 2022

CITY OF CARMEL | COUNTY OF MONTEREY | STATE OF CALIFORNIA

ONE SHEET ONLY

Attachment 4

PRELIMINARY SITE ASSESSMENT REPORT

Date of Site Visit: March 15, 2024
Planner: Marnie R. Waffle
Forester: Justin Ono
Block/Lot: 8 / 8
APN: 010-112-013
Property Owner: Collins Hermle Family Trust
Street Location: Mission Street 3 NE of 1st Avenue

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

Location:

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

Street and Neighborhood Character:

- Style and materials of the existing residence:

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

- Right-of-way characteristics: The Residential Design Guidelines encourage maintaining and enhancing the right-of-way's informal, vegetated, open-space character. Parking areas in the right-of-way shall be informal and unpaved and reinforce the forest image. Planting in the right-of-way should be predominantly green foliage plants. Native trees, ground covers, and low shrubs are preferred. Gravel is not permitted in the right-of-way.

Site Conditions & Development Standards:

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

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

- 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.

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 17.10.030(A)(1) and 17.06.020, Rules of Measurement.

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

Table 17.10-C: Maximum Height Standards

	R-1 District	R-1-BR District	R-1-PO 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*

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

Table 17.10-E: Exterior Volume Factors for R-1 District

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

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

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

- Accessory Structures: 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. A preliminary grading and drainage plan is required to be submitted with the Design Study application and will be reviewed by the Environmental Compliance Manager. Feedback on potential drainage issues and solutions will be provided.

  Following design approval, plans that are submitted for a building permit must include a complete storm water drainage plan. The drainage plan shall include applicable Best Management Practices and all drainage shall be retained on-site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Properties located in areas with poor soil drainage will be required to have systems designed by an engineer.

- 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 utilized. Permeable and semi-permeable materials include, gravel, spaced decking and exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

- Fences: Fences located within the front setback are limited to 4 feet in height. This limit cannot be increased through a Design Study. Side and/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 17.10.030(E)(4).

Potential Neighbor Impacts:

- Privacy: 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.

- Solar Access: The Residential Design Guidelines encourage maintaining solar access for adjacent properties. The Carmel Municipal Code states, *"Designs should preserve the rights to reasonable solar access on neighboring parcels. Excessively tall buildings, particularly those near a north property line, which would block the free passage of the sun onto neighboring solar collectors or south-facing windows on neighboring sites, should be avoided."*

- Mass and Bulk: The Residential Design Guidelines encourage thoughtful design when it comes to bulk and massing. The Carmel Municipal Code states, *"Residential designs shall maintain Carmel's enduring principles of modesty and simplicity and preserve the City's tradition of simple homes set amidst a forest landscape. Buildings shall not present excess visual mass or bulk to public view or to adjoining properties. Large box-like buildings and buildings with large, continuous, unrelieved surfaces can appear massive. Designing building and roof planes with just a few, simple forms and keeping floor levels and plate heights close to grade help reduce mass and bulk. The use of natural materials such as*

wood or stone and the creative use of landscaping can also help to avoid excess mass by introducing texture, variety and screening."

- Views: 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: Refer to the annotated tree survey and Significant Tree Evaluation Worksheet prepared by the City Forester.

Historic Status: The existing residence was constructed in 1978 and is 45 years old. If it reaches 50, a historic evaluation will be undertaken.

Design Study Application: The next step is to submit a General Planning Application Form for a Track 2 Design Study. Applications can be submitted on-line at, https://carmel.portal.iworq.net/portalhome/carmel or by emailing your application materials to, planning@ci.carmel.ca.us.

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

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

https://ci.carmel.ca.us/community-planning-and-building

Attachment 4

Significant Tree Evaluation Worksheet

APN: 010-112-013-000
Street Location: Mission St 3 NE of 1st Ave
Planner: Marnie Waffle
City Forester: Justin Ono
Property Owner: Hermle-Collins
Recommended Tree Density: 3 upper, 1 lower

Part One: Initial Screening:

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

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

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

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	Pitt												
YES	x	x													
NO			x												

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak
CI -- Catalina ironwood CS -- California sycamore BL -- big leaf maple Pitt -- Pittosporum 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	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	1	2	2												

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

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

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

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

G. Are environmental conditions favorable to the tree?

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

Items to note:

Required Structural Root Zone

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

Required Tree Protection Zone

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

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

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

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

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

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

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

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

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

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

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150 San Rafael Way
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Kailea Residence
Mission Street 3 NE of First Avenue
Carmel-by-the-Sea, CA 93923
APN:010-112-013

Job No.

Date:

Track 2 Design Study
July 1, 2024

Track 2 Design Study
Resubmittal
September 4, 2024

Design Development
February 19, 2025

Tract 2 Design Study
Details Review
April 23, 2025

Preliminary Site Assessment Report

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ERIK D. DYAR
No. 28518
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Kailea Residence

Mission Street 3 NE of First Avenue
Carmel by the Sea, CA 93923
APN:010-112-013

Job No.

Date:

Track 2 Design Study
July 1, 2024

Track 2 Design Resubmittal
September 4,2024

Track 2 Design Study Revised
October 18, 2024

Track 2 Design Study Resubmittal
January 21, 2025

February 4, 2025

Track 2 Design Study Resubmittal
February 18, 2025

Track 2 Design Study Details Review
April 23, 2025

Mission Sisters Properties Main Level Site Plan and Street Elevation

1/8" = 1'-0"

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No. 28518
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HAPUNA KAILEA AHANA

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Mission Street 3 NE of First Avenue
Carmel by the Sea, CA 93923
APN:010-112-013

Job No.

Date:

Track 2 Design Study
July 1, 2024

Track 2 Design Resubmittal
September 4,2024

Track 2 Design Study Revised
October 18, 2024

Progress Set
January 17, 2025

Track 2 Design Study Resubmittal
January 21, 2024

February 4, 2025

Track 2 Design Study Resubmittal
February 18, 2025

Track 2 Design Study Details Review
April 23, 2025

Mission Sisters Properties Upper Level Site Plan and Street Elevation

1/8" = 1'-0"

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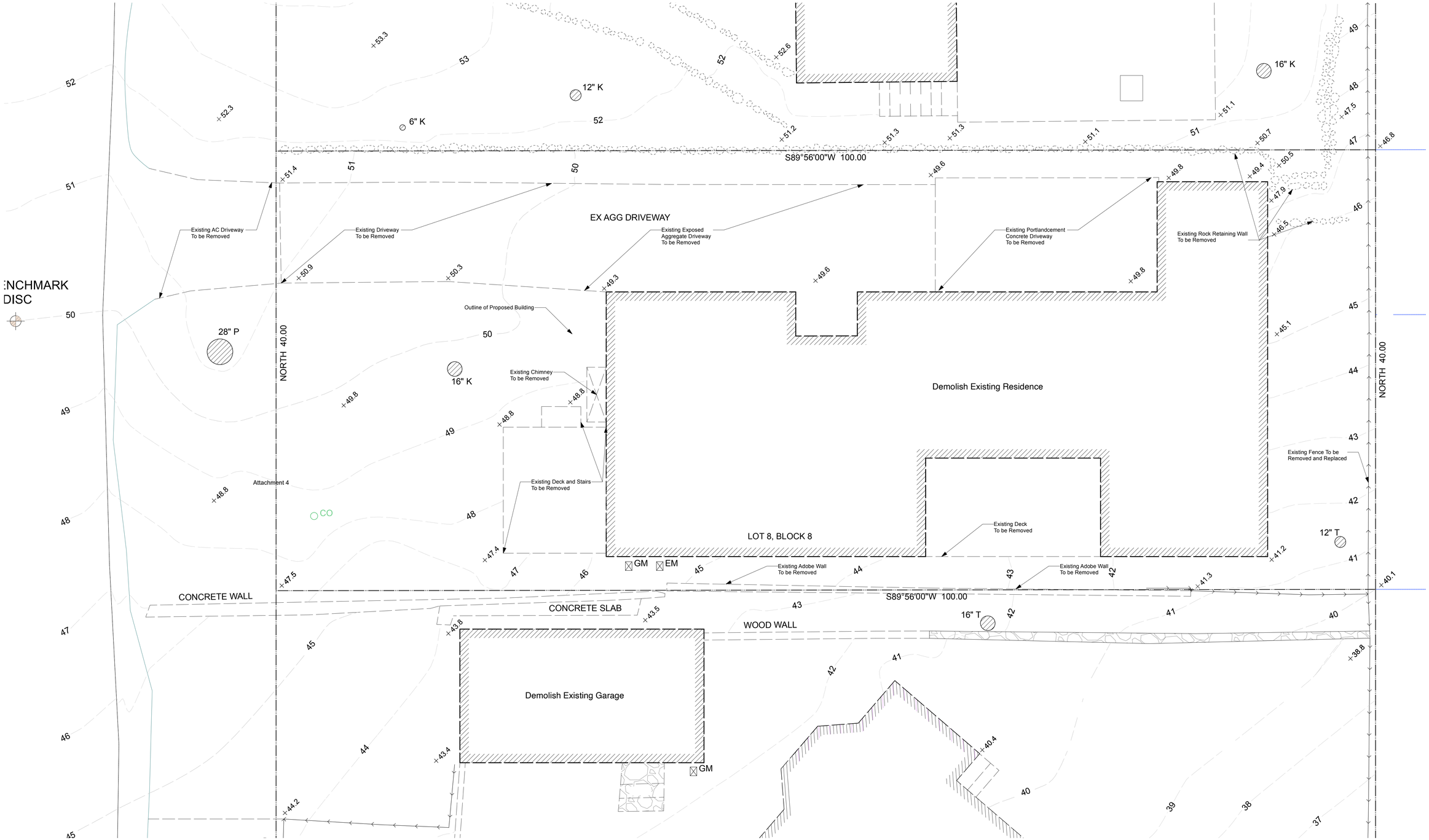

Existing + Demolition Site Plan

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

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Mission Street 3 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-012-010

Job No.

Date:

Track 2 Design Study
July 1, 2024

Track 2 Design Study
Resubmittal
September 4, 2024

Design Development
February 19, 2025

Track 2 Design Study
Details Review
April 23, 2025

Existing and Demolition Site Plan

1/8" = 1'-0"

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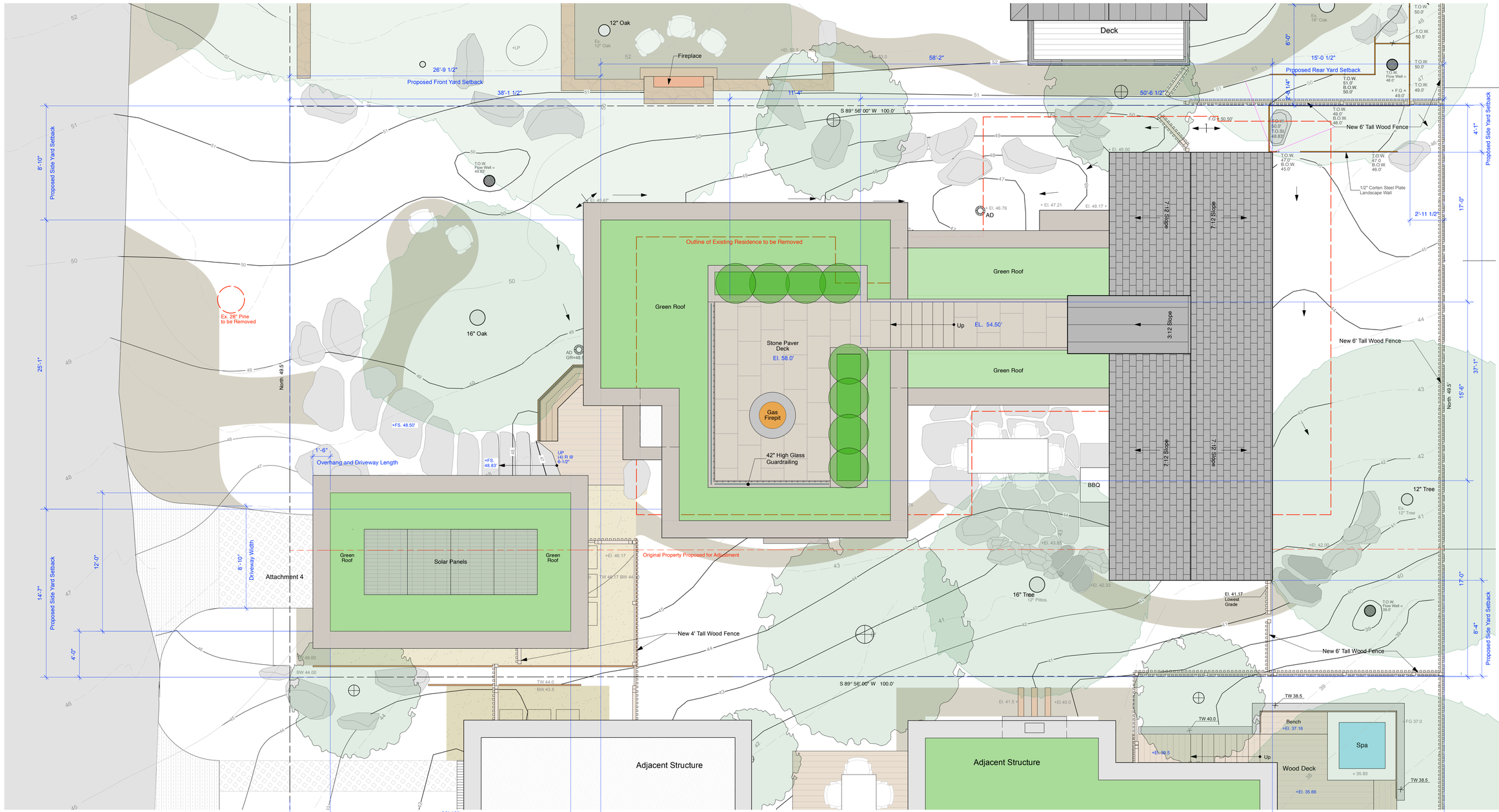

Proposed Site Plan + Roof Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CORTEN STEEL RETAINING WALL
- CARMEL STONE GARDEN WALL
- STONE PAVER DECK
- METAL CAP EAVE
- CLASS 'A' STANDING SEAM METAL ROOF
- CLASS 'A' COMPOSITE SLATE ROOF
- CLASS 'A' TPO ROOFING WITH GRAVEL BALLAST
- SPACED-BOARD WOOD DECK
- NEW FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STEP LIGHT
- DECK CURBING TAPE LIGHT
- NEW PLANTING OR LANDSCAPE AREA
- PROPOSED TREE
- EXISTING TREE
- ACCENT BOULDER
- STEP BOULDER
- DRYLAID FLAGSTONE PAVING

NORTH

0' 4' 8'

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APN: 010-112-013

Job No.

Date:
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July 1, 2024
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April 23, 2025

Site and Roof Plan

1/4" = 1'-0"

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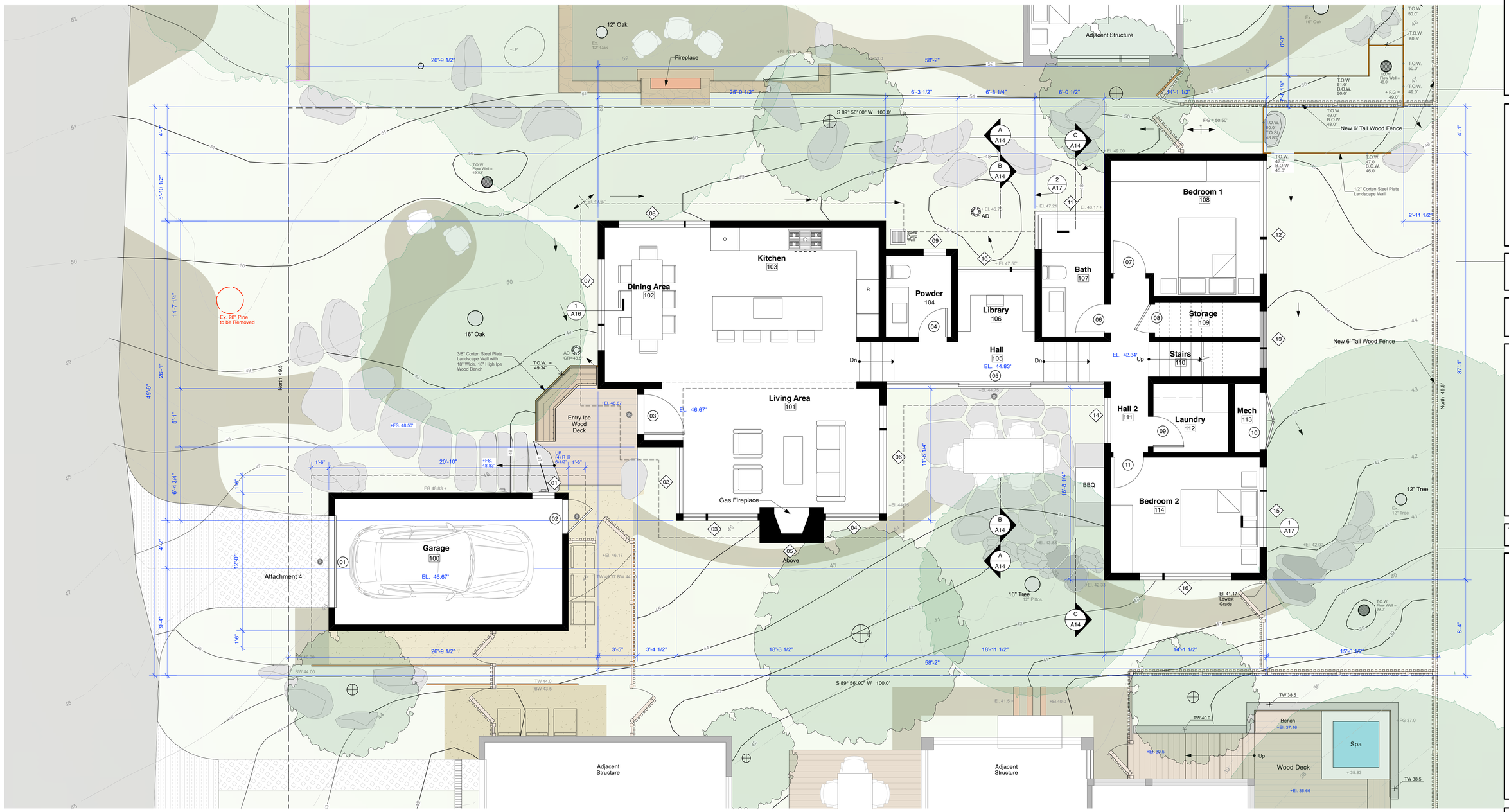

Proposed Main Floor Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CARMEL STONE GARDEN WALL
- STONE PAVER DECK
- SPACED-BOARD WOOD DECK
- WOOD PAVERS
- NEW FENCE
- CORTEN STEEL RETAINING WALL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SOFFIT DOWNLIGHT
- STEP LIGHT
- UNDER BENCH TAPE LIGHT
- NEW PLANTING OR LANDSCAPE AREA
- PROPOSED TREE
- EXISTING TREE
- ACCENT BOULDER
- STEP BOULDER
- DRYLAID FLAGSTONE PAVING

NORTH

0' 4' 8'

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Kailea Residence
Mission Street 2, 3, 4 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-013

Job No.

Date:
Track 2 Design Study July 1, 2024
Track 2 Design Study Resubmittal September 4, 2024
Track 2 Design Study Details Review April 23, 2025

Main Floor Plan

1/4" = 1'-0"

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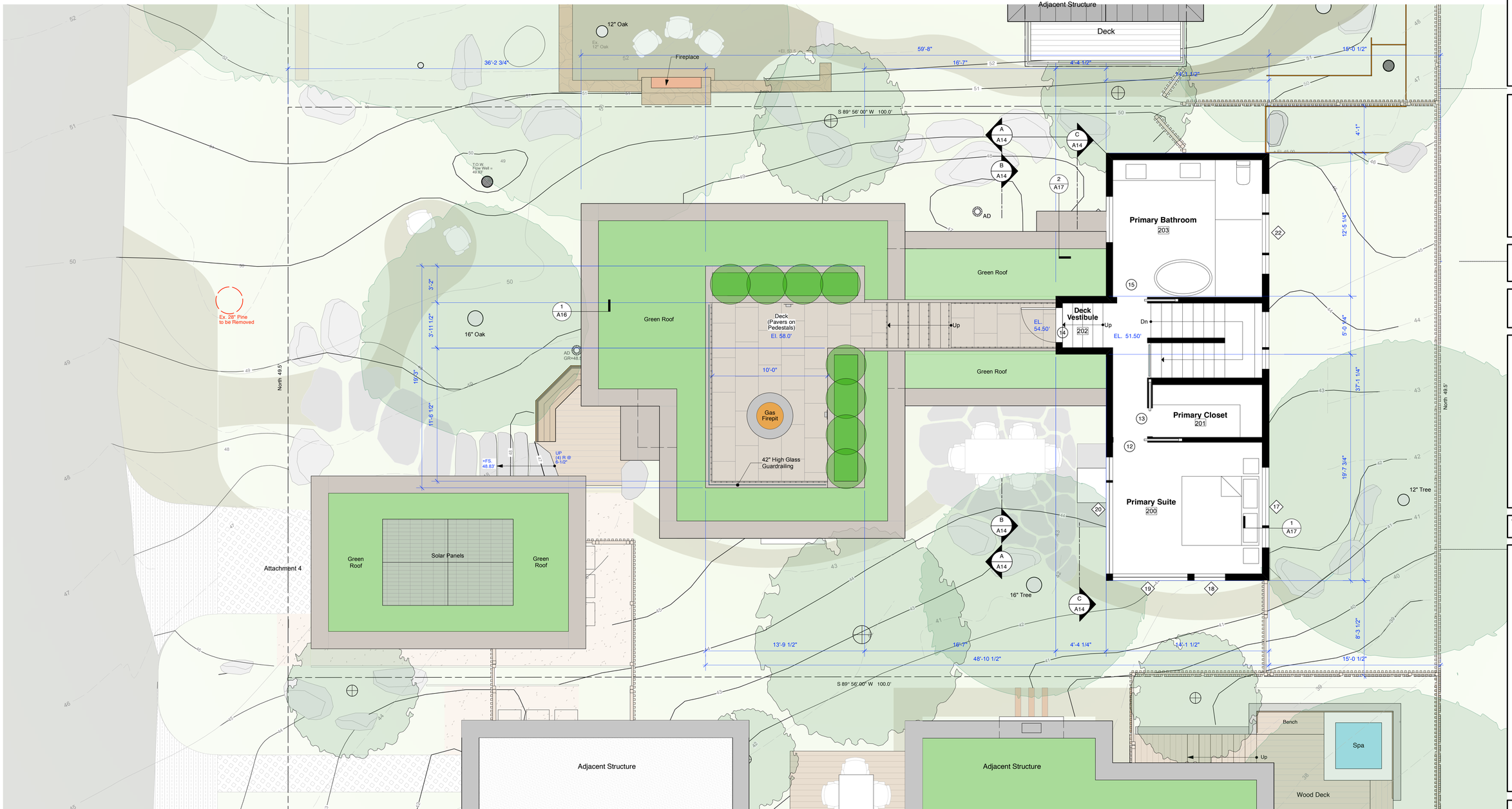

Proposed Upper Floor Plan

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

LEGEND

- STONE PAVER DECK
- GREEN ROOF
- METAL CAP EAVE
- WALL SCONCE LIGHT
- STEP LIGHT
- DECK CURBING TAPE LIGHT
- EXISTING CONTOUR
- PROPOSED CONTOUR

NORTH

0' 4' 8'

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Kailea Residence

Mission Street 3 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-013

Job No.

Date:
Track 2 Design Study
July 1, 2024

Track 2 Design Study
Resubmittal
September 4, 2024

Track 2 Design Study
Details Review
April 23, 2025

Upper Floor Plan

1/4" = 1'-0"

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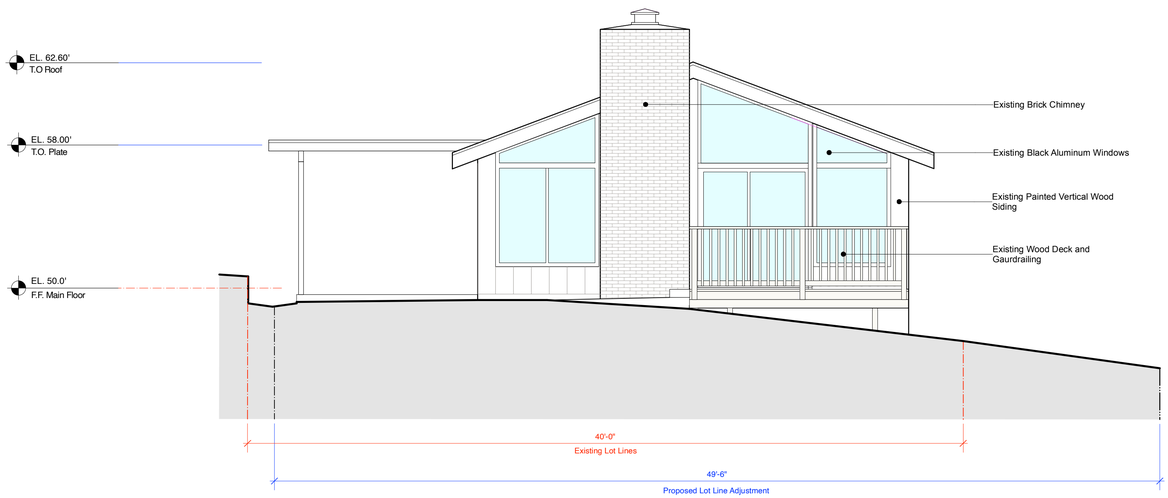
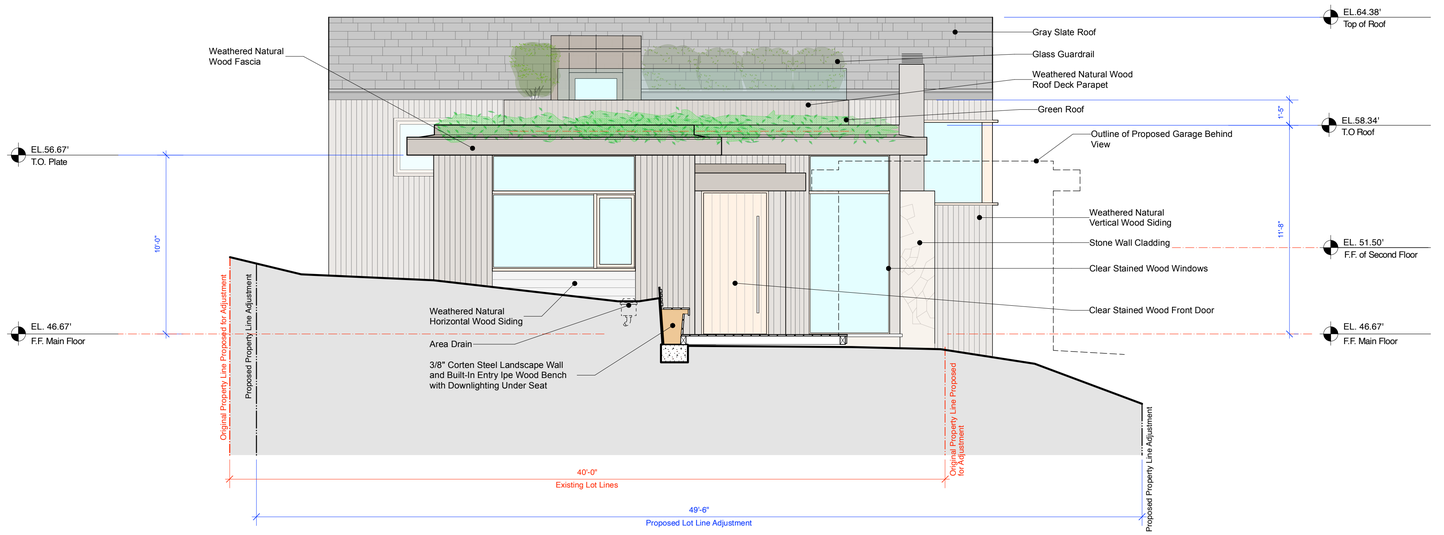
A9
Kailea



Existing West Elevation

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

Attachment 4



Proposed Kailea West Elevation

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

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155 San Rafael Way
San Francisco, CA 94127

Kailea Residence
Mission Street 3 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-010

Job No.

Date:
Tract 2 Design Study
July 1, 2024

Tract 2 Design Study
Resubmittal
September 4, 2024

Design Development
February 19, 2025

Tract 2 Design Study
Details Review
April 23, 2025

Existing and Proposed Kailea West Elevations

1/4" = 1'-0"

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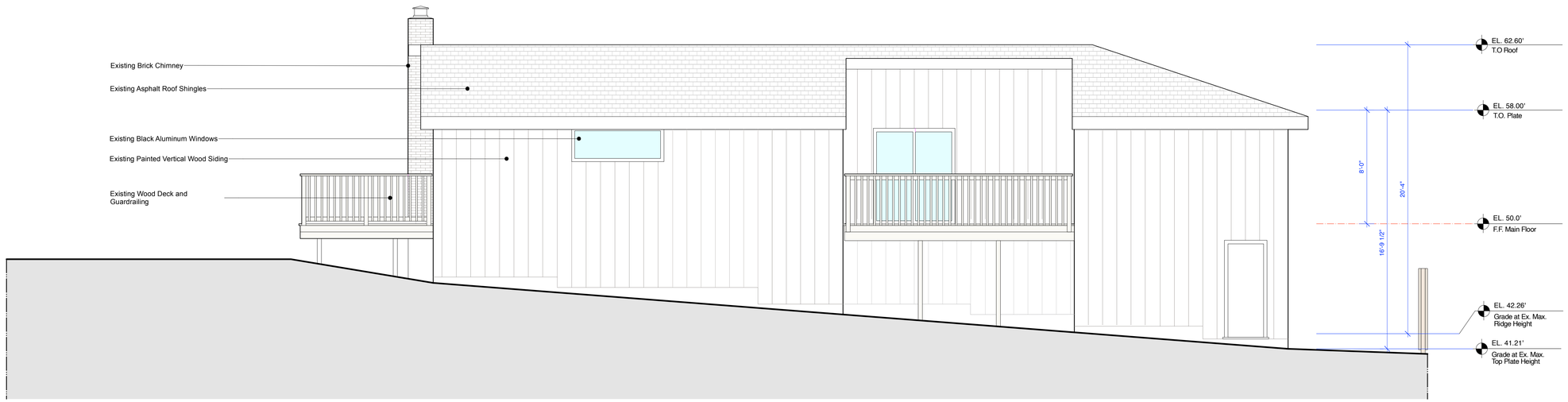
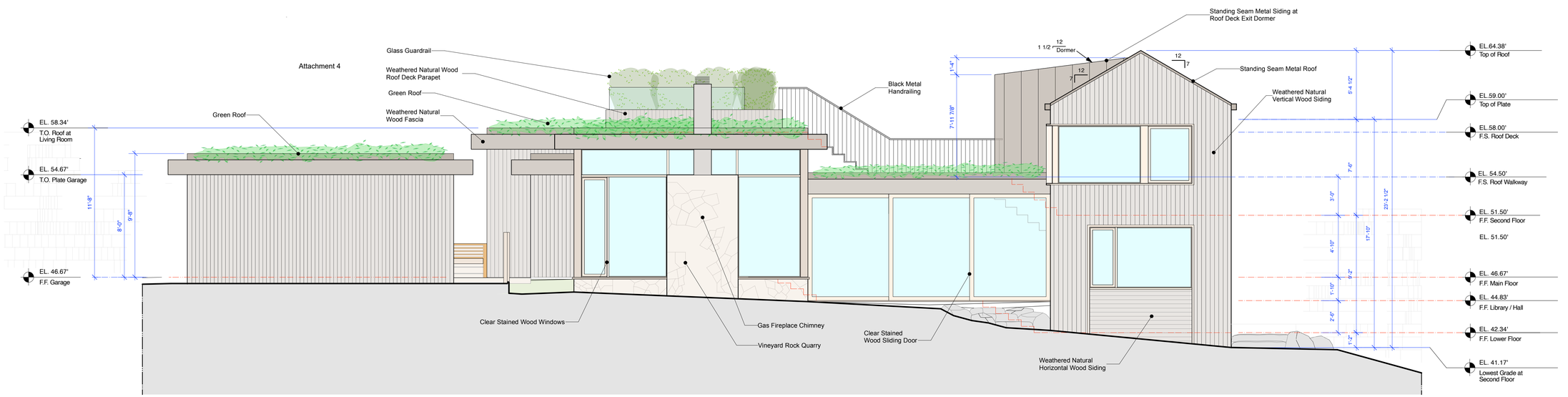
ERIK D. DYAR
No. 28518
Expires
February 2027
STATE OF CALIFORNIA

Sheet No.
A10
Kailea



Existing South Elevation

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



Proposed Kailea South Elevation

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

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Proposed and Existing Kailea South Elevations

1/4" = 1'-0"

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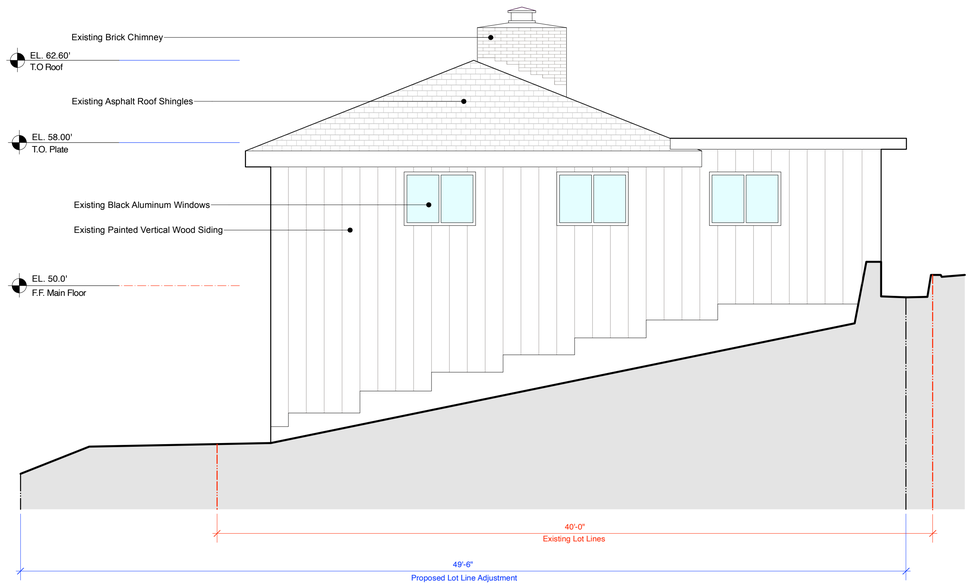
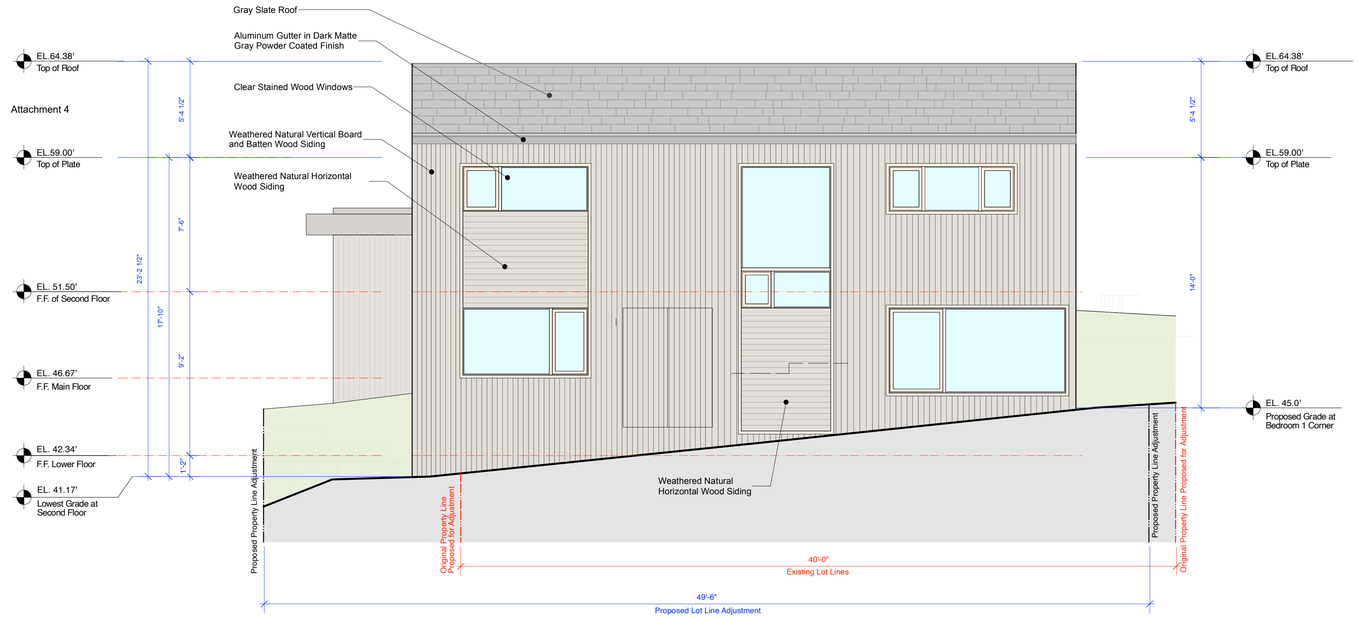
February 2027
STATE OF CALIFORNIA

Sheet No.
A11
Kailea



Existing East Elevation

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



Attachment 4

Proposed Kailea East Elevation

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

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Existing and Proposed Kailea East Elevations

1/4" = 1'-0"

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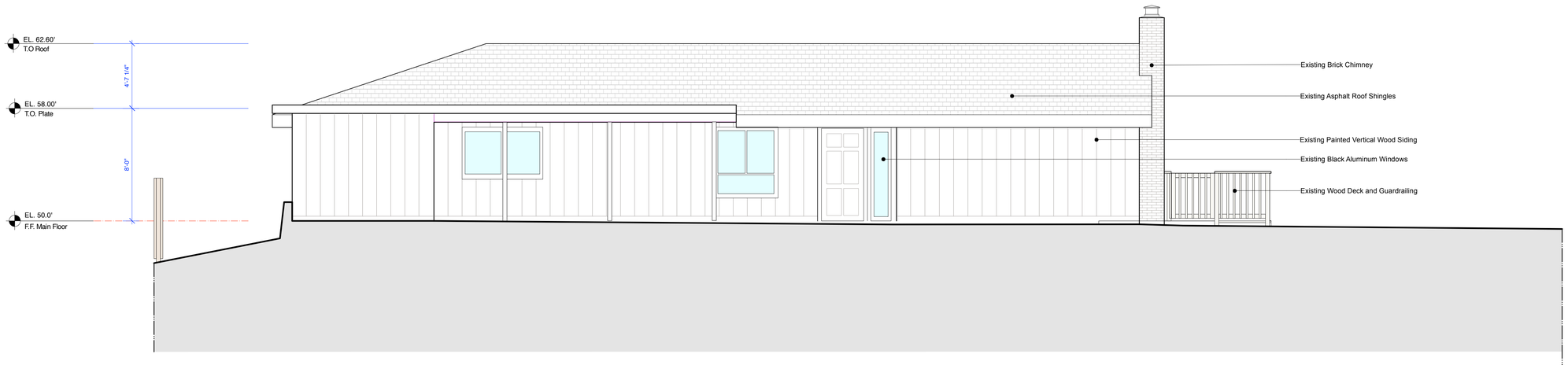
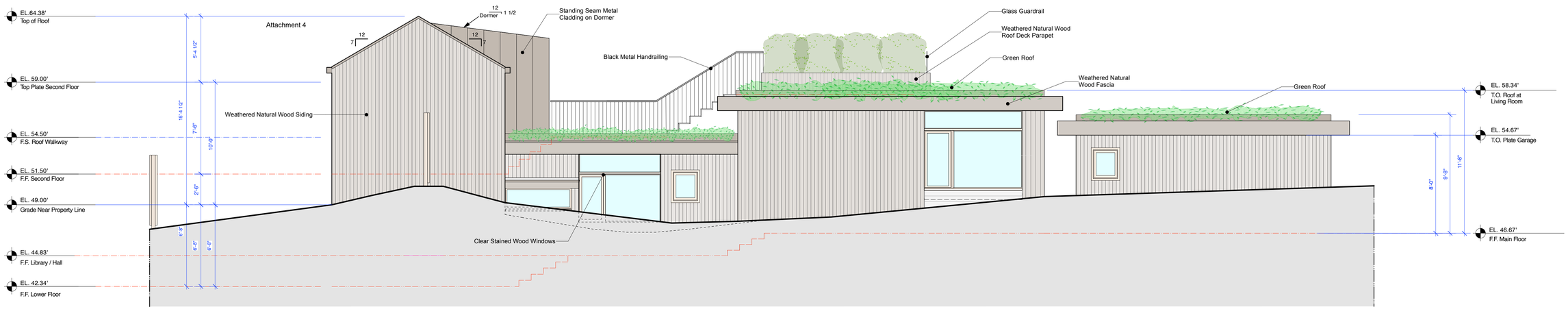
Sheet No.
A12
Kailea



Existing North Elevation

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



Proposed Kailea North Elevation

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

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Existing and Proposed Kailea North Elevations

1/4" = 1'-0"

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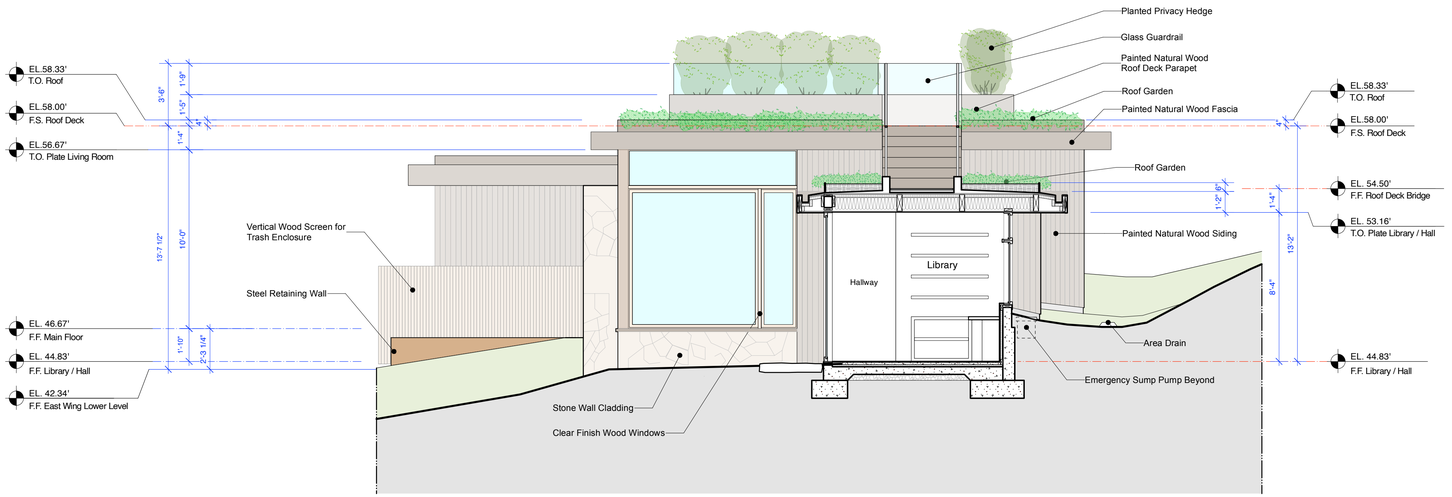
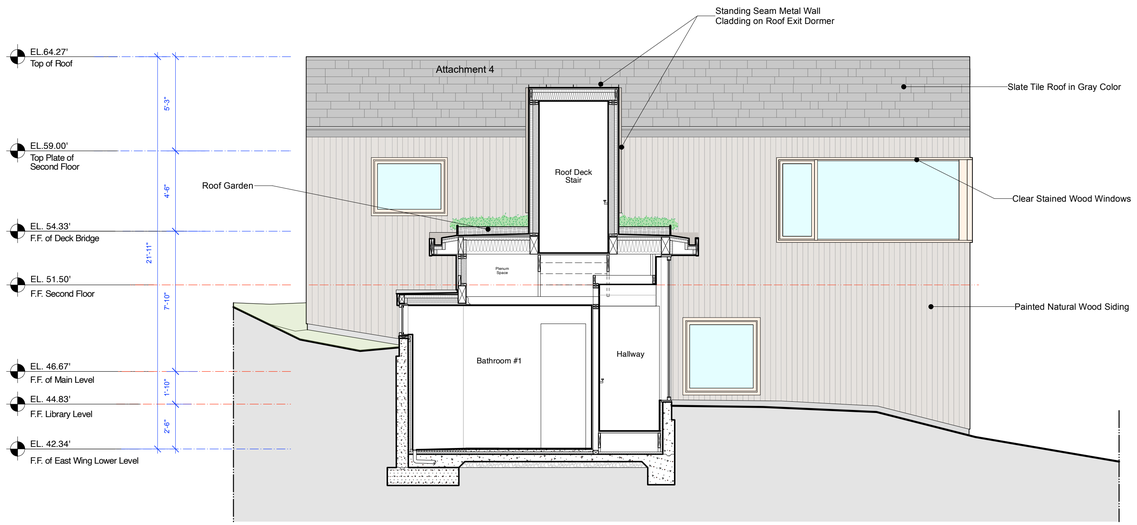
Sheet No.
A13
Kailea



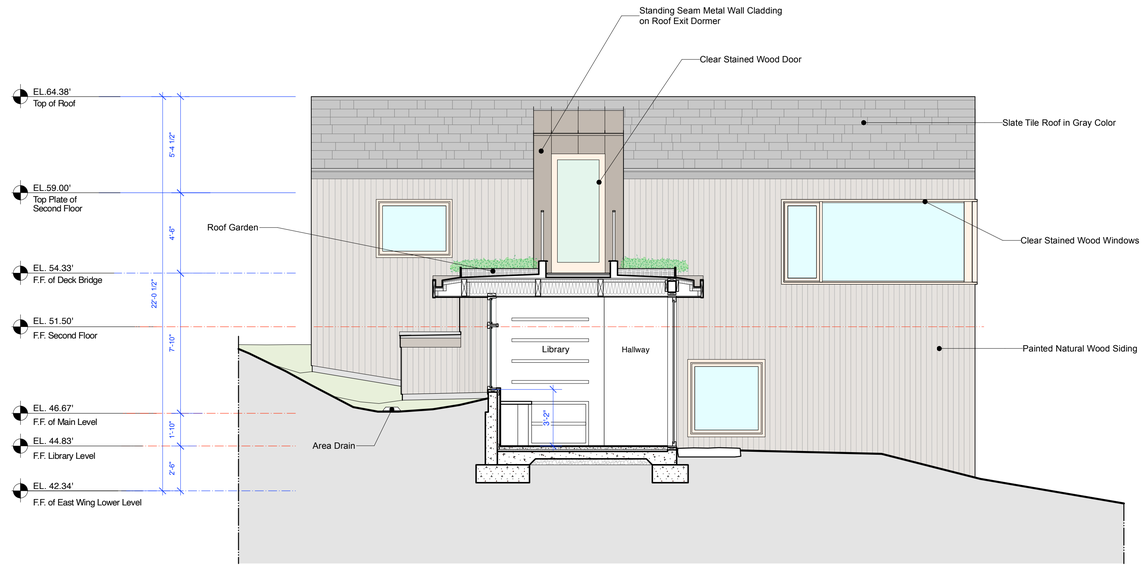
Kailea Building Section Elevation A-A'

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



Kailea Building Section Elevation C-C'

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



Kailea Building Section Elevation B-B'

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

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Job No.

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Tract 2 Design Study
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April 23, 2025

Kailea Section Elevations

1/4" = 1'-0"

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Sheet No.
A14
Kailea

Proposed Street Elevation

Attachment 4

Photographs of Existing Street Elevation

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Kailea Residence

Mission Street 3 NE of First Avenue
Carmel-by-the-Sea, CA 93923
APN: 010-112-013

Job No.

Date:

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July 1, 2024

Track 2 Design Study
Resubmittal
September 4, 2024

Design Development
February 19, 2025

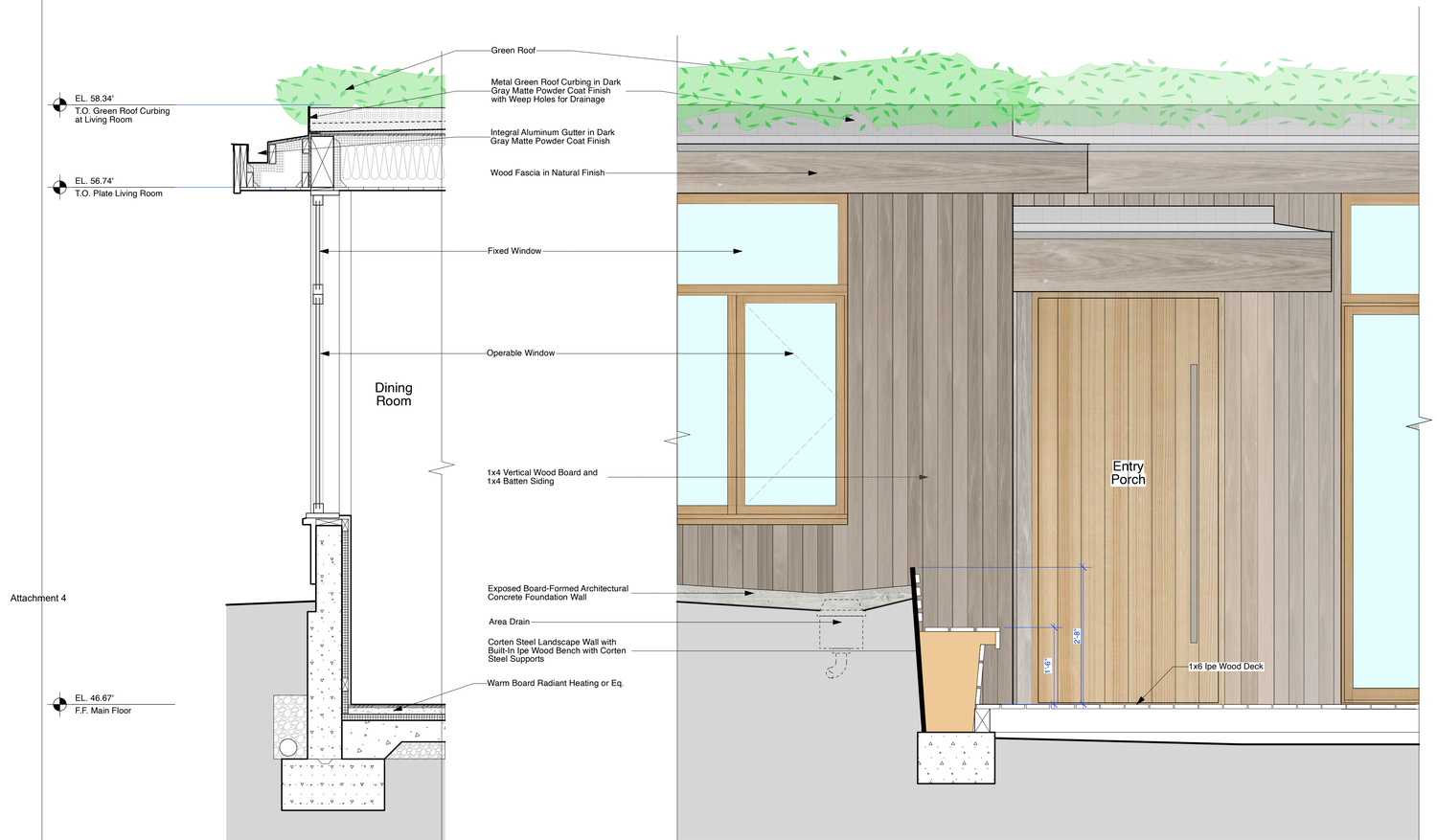
Track 2 Design Study
Details Review
April 23, 2025

Kailea
Existing and Proposed Street Elevations

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2027
STATE OF CALIFORNIA

Sheet No.

A15
Kailea



Section

Elevation

Attachment 4

1 Wall Section at Dining Room Window

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

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APN: 010-012-010

Job No.

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Details Review
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Kailea Wall Sections

1/4" = 1'-0"

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Sheet No.
A16
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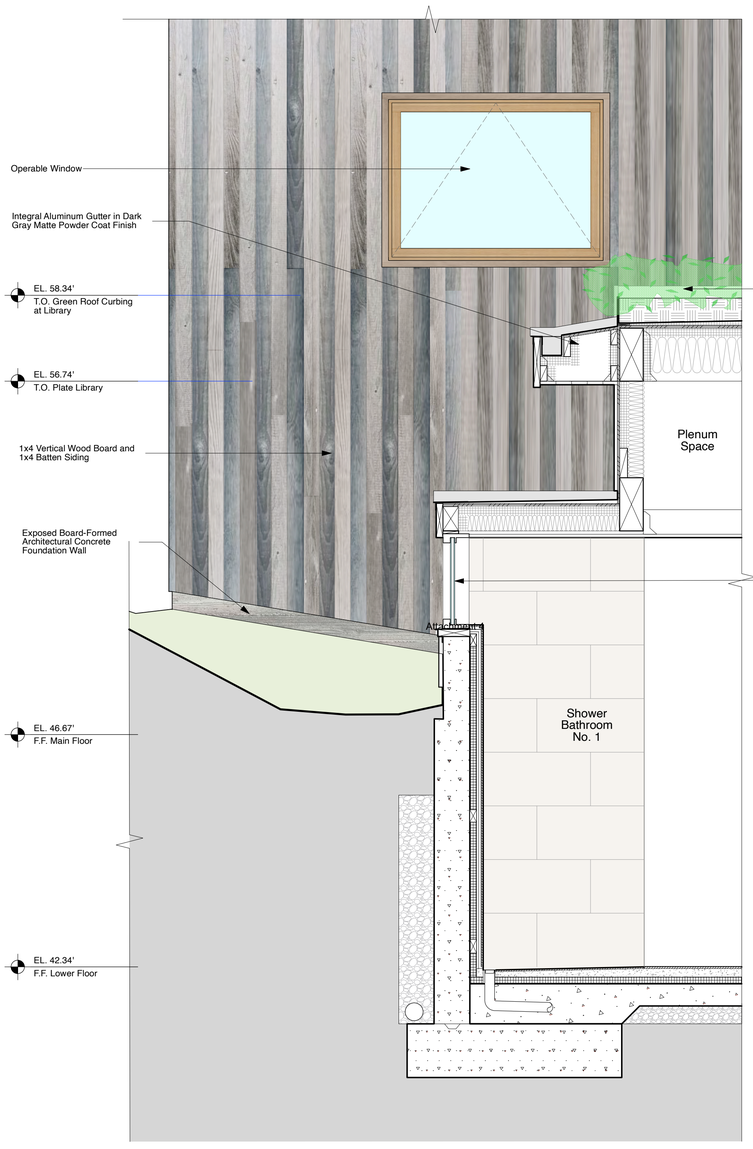
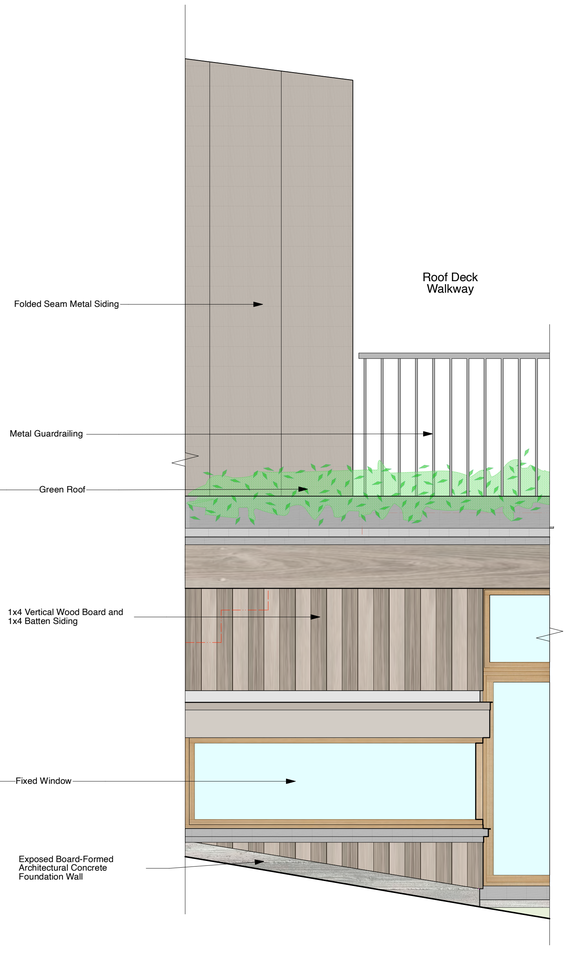


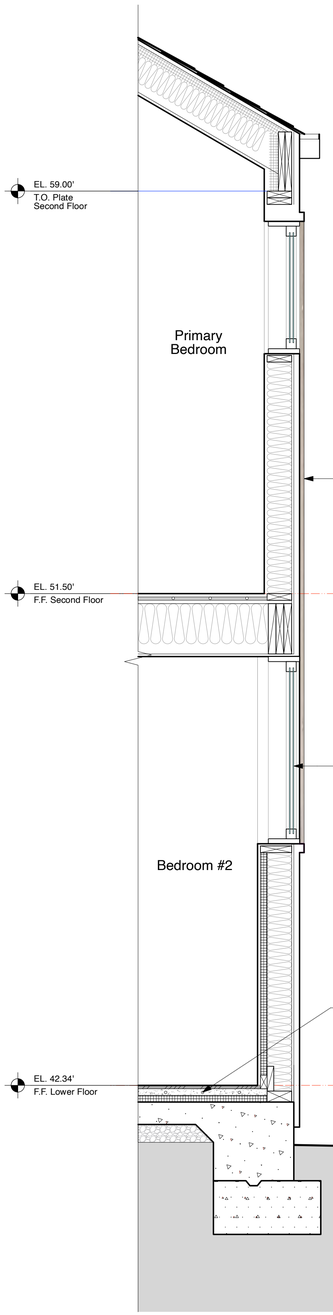
Section



Elevation

2 Wall Section At Bathroom #1

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



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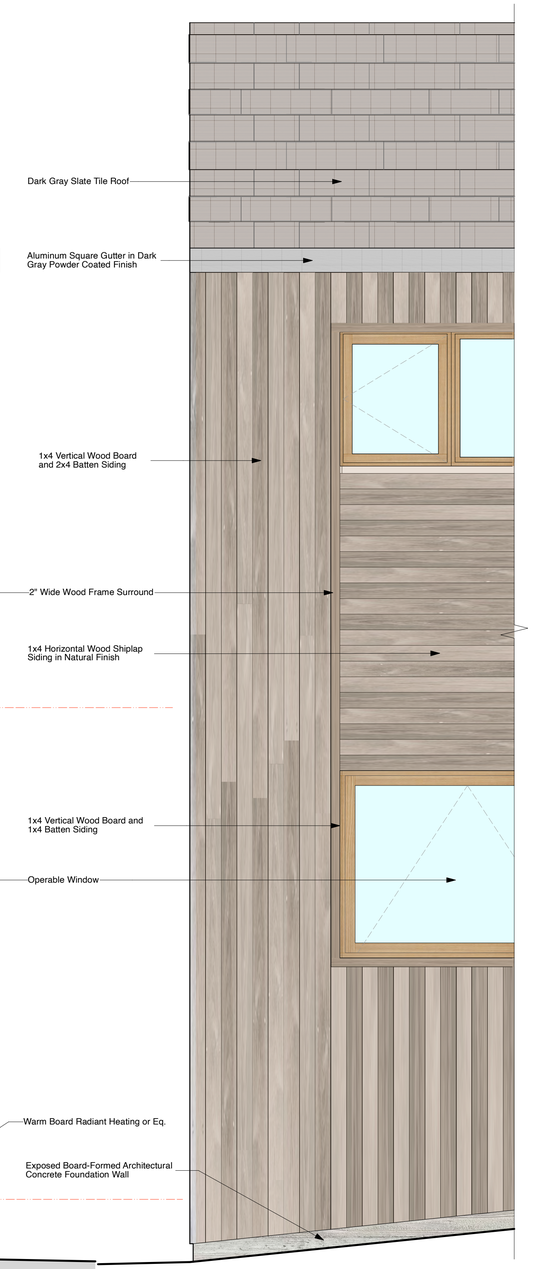

Elevation

1 Wall Section at Primary Bedroom and Bedroom #2

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

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Carmel by the Sea, CA 93923
APN: 010-012-010

Job No.

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Design Development
February 19, 2025

Tract 2 Design Study
Details Review
April 23, 2025

Kailea Wall Sections

1/4" = 1'-0"

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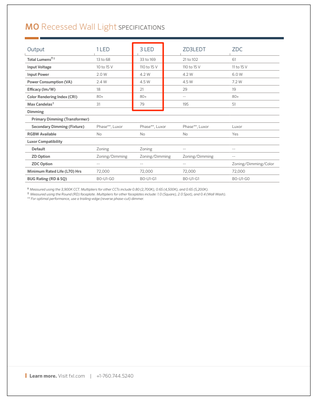
Sheet No.
A17
Kailea

Exterior Recessed Step Light



Exterior Recessed Step Light

RECESSED SOFFIT LIGHT
55822, Bega, LED Recessed ceiling down light
#4 Brushed aluminum 316 stainless steel finish
4.2 Watt : 299 Lumen

Exterior Recessed Soffit Light

WAC LIGHTING

Slant

11" Outdoor Wall Sconce 3000K

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W14911 11"	3000K	BK Black	7W	441	353

Example: **WS-W14911-BK**

For custom requests please contact customs@waclighting.com

DESCRIPTION

Cleverly designed, minimalistic lighting.

FEATURES

- ACLED driverless technology
- 5 year warranty

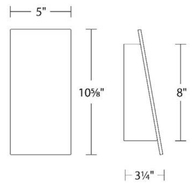
SPECIFICATIONS

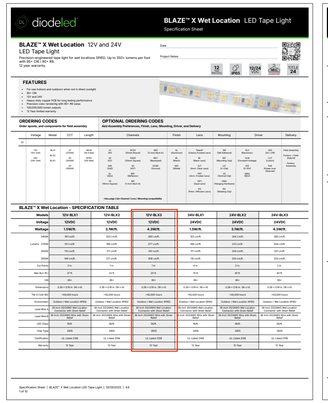
Color Temp:	3000K
Input:	120 VAC,50/60Hz
CRI:	90
Dimming:	ELV: 100-10%
Rated Life:	50000 Hours
Mounting:	Can be mounted on wall vertically or upside down
Standards:	ETL, cETLIP65,Title 24 JA8 Compliant Wet Location Listed
Construction:	Aluminum body with glass lens

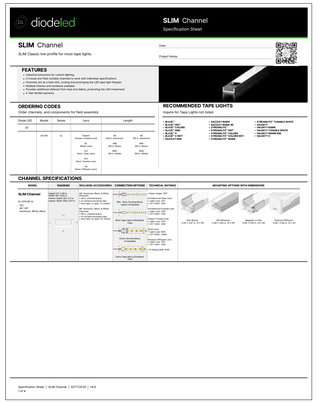
FINISHES:

Black

Exterior Wall Sconce



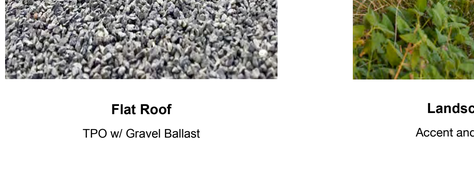




Exterior LED Tape Lighting

Wood Siding

Vertical Cedar Board & Batt - Natural Weathered Grey
Siding Width: Board = 5-1/2", Batt = 3-5/8"



Siding Width

Siding Width: Board = 5-1/2" & Batt is 3-1/2"

Attachment 4

Sloped Roof

Standing Seam Metal Roof

Exterior Doors + Windows

Clear Finish, Douglas Fir Wood

Slate Roofing

Class 'A' Composite Slate Roofing in Dark Gray Color

Stone Wall

Local Granite

Green Roof

Native, Drought-Resistant Living Roof

Flat Roof

TPO w/ Gravel Ballast

Landscape Boulders

Accent and Retaining Boulders

Low, Steel Garden Walls

Weathered Steel

Stone Pavers

Wood Decking

Ipe Wood Spaced Board

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Exterior Lighting and Materials

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No. 28518
Expires
February 2027
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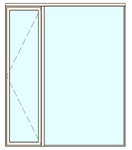
Sheet No.
A18
Kailea

Window Schedule

Window No.	Location	Rm. No.	Frame Width	Frame Height	Type	Operation	Glass Type	Tempered	Frame Material	Remarks
Main Residence										
1	Garage	100	2'-0"	3'-0"	**A**	**X**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement
2	Living Area	101	5'-9 3/4"	10'-0"	**B**	**O**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Transom/ Fixed Window
3	Living Area	101	6'-8 1/2"	7'-10"	**C**	**XO**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement, Fixed Window
4	Living Area	101	4'-10 1/2"	7'-10"	**D**	**O**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Fixed
5	Living Area	101	17'-1 1/2"	2'-0"	**E**	**O**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Fixed Transom
6	Living Area	101	9'-5 1/2"	7'-10"	**F**	**OOX**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Transom,Fixed,Casement
7	Dining Area	102	8'-0"	7'-3"	**G**	**OOX**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Transom,Fixed, Casement
8	Dining Area	102	8'-0"	7'-3"	**H**	**OXO**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Transom, Casement,Fixed
9	Powder Room	104	2'-0"	3'-0"	**A**	**X**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement
10	Library	106	6'-8 1/2"	5'-10"	**H**	**XO**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement,Fixed
11	Bathroom	107	Look @ Type	Look @ Type	**J**	**O**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Box Window
12	Bedroom 1	108	9'-10 1/2"	4'-9"	**K**	**XO**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement, Fixed; EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
13	Stairs	110	5'-0"	7'-11"	**H**	**OXO**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Fixed Transom/ Casement/ Fixed Window
14	Hall 2	111	4'-0"	4'-0"	**L**	**X**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Awning
15	Bedroom 2	114	7'-0"	3'-9"	**M**	**OX**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement, Fixed
16	Bedroom 2	114	8'-0"	4'-9"	**K**	**XO**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement, Fixed; EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
17	Primary Suite	200	7'-0"	2'-6"	**K**	**XO**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement/Fixed
18	Primary Suite	200	2'-8 1/2"	4'-6"	**L**	**X**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Awning
19	Primary Suite	200	6'-6"	4'-6"	**D**	**O**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Fixed
20	Primary Suite	200	10'-1 1/2"	4'-6"	**K**	**XO**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement, Fixed; EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
21	Primary Bathroom	203	4'-0"	3'-0"	**L**	**X**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Awning
22	Primary Bathroom	203	7'-0"	2'-6"	**N**	**XOX**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement, Fixed, Casement

Type 'A'
Casement Window

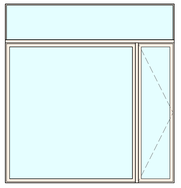
Type 'B'
Transom/Fixed Window



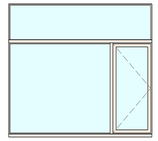
Type 'C'
Casement/Fixed Window

Type 'D'
Fixed Window

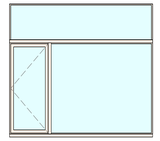
Type 'E'
Fixed Transom



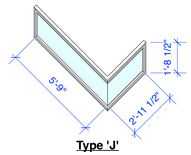
Type 'F'
Transom/ Fixed/ Casement Window



Type 'G'
Transom/ Fixed/ Casement Window



Type 'H'
Transom/ Casement/ Fixed Window



Type 'J'
Box Corner Window

Type 'K'
Casement/Fixed Window

Attachment 4

Type 'L'
Awning Window

Type 'M'
Fixed/ Casement Window

Type 'N'
Casement/ Fixed/ Casement Window

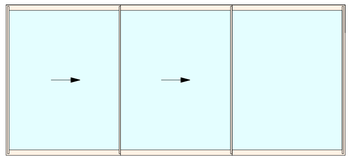
Door Schedule

Door No.	Location	Room No.	Frame Width	Frame Height	Door Thickness	Type	Door Material	Glazing Type	Frame / Jamb Material	Manufacturer	Remarks
Main House											
1	Garage	100	8'-0"	7'-0"	1-3/4"	**A**	Weathered-Grade Wood		Weathered-Grade Wood		Garage Door
2	Garage	100	3'-0"	6'-8"	1-3/4"	**B**	Weathered-Grade Wood		Weathered-Grade Wood		Exterior Swing Door
3	Living Area	101	3'-6"	8'-0"	1-3/4"	**B**	Clear Stained-Grade Wood		Clear Stained-Grade Wood		Exterior Swing Door
4	Powder Room	104	2'-6"	6'-8"	1-3/4"	**C**	Paint-Grade Wood		Paint-Grade Wood		Interior Solid Core Swing Door
5	Hall	105	18'-11 1/2"	8'-5"	1-3/4"	**D**	Clear Stained-Grade Wood	1" Insulated Glass, Tempered	Clear Stained-Grade Wood		Exterior Triple Slider Door
6	Bathroom	107	2'-6"	6'-8"	1-3/4"	**C**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
7	Bedroom 1	108	2'-10"	6'-8"	1-3/4"	**C**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
8	Storage	109	2'-6"	6'-8"	1-3/4"	**C**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
9	Laundry	112	2'-8"	6'-8"	1-3/4"	**C**	Paint-Grade Wood		Paint-Grade Wood		Garage Door
10	Mechanical	113	5'-0"	6'-8"	1-3/4"	**E**	Weathered-Grade Wood		Weathered-Grade Wood		Double Swing Door
11	Bedroom 2	114	2'-8"	6'-8"	1-3/4"	**C**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
12	Primary Suite	200	3'-0"	6'-8"	1-3/4"	**F**	Paint-Grade Wood		Paint-Grade Wood		Interior Pocket Door
13	Primary Closet	201	2'-6"	6'-8"	1-3/4"	**F**	Paint-Grade Wood		Paint-Grade Wood		Interior Pocket Door
14	Deck Vestibule	202	3'-0"	6'-8"	1-3/4"	**G**	Clear Stained-Grade Wood	1" Insulated Glass, Tempered	Clear Stained-Grade Wood		Exterior Swing Door with Tempered Insulated Glass
15	Primary Bathroom	203	2'-8"	6'-8"	1-3/4"	**F**	Paint-Grade Wood		Paint-Grade Wood		Interior Pocket Door

Type 'A'
Garage Door

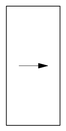
Type 'B'
Exterior Solid Core Swing Door

Type 'C'
Interior Solid Core Swing Door

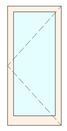


Type 'D'
Exterior Triple Slider Door

Type 'E'
Exterior Double Swing Door



Type 'F'
Interior Solid Core Pocket Door



Type 'G'
Exterior Swing Door with Insulated Tempered Glass

DYAR
ARCHITECTURE
P.O. BOX 4709
CARMEL, CALIFORNIA 93921
v: 831.915.5602
f: 831.309.9999
Email:
info@dyararchitecture.com

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The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By The Owner Or Others On Other Projects Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner:
Collins Hermle Family Trust
150 San Rafael Way
San Francisco, CA 94127

Kailea Residence
Mission Street 3 NE of First Avenue
Carmel By the Sea, CA 93923
APN:010-112-013

Job No.

Date:

Track 2 Design Study
July 1, 2024

Track 2 Design Study Resubmittal
September 4, 2024

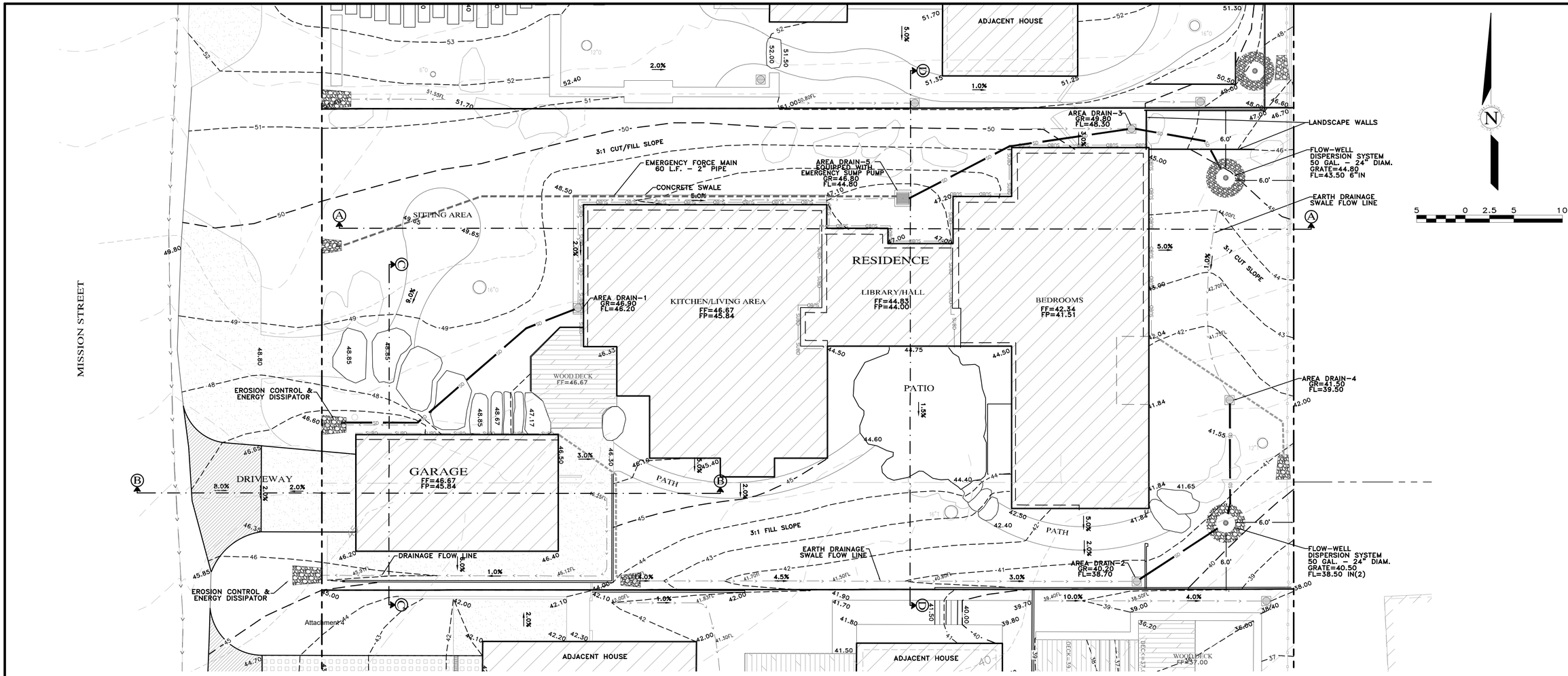
Design Development
February 19, 2025

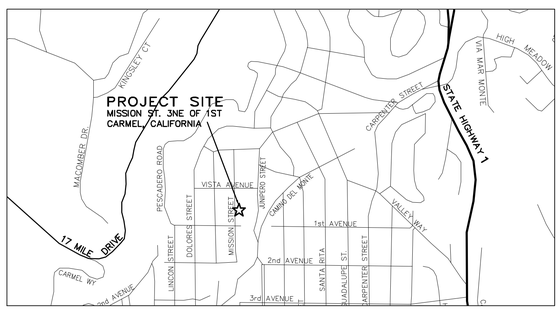
Track 2 Design Study Details Review
April 23, 2025

Door + Window Schedules

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2027
STATE OF CALIFORNIA

Sheet No.
A19
Kailea





VICINITY MAP
NOT TO SCALE

STORM WATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.

2) ALL DRAINAGE SHALL CONFORM TO THE STANDARD OPERATING GUIDANCE FOR 17-07 PRIVATE STORM WATER SYSTEMS PER THE CITY OF CARMEL-BY-THE-SEA.

TOTAL LOT AREA = 4,950 SQ.FT.
TOTAL IMPERVIOUS AREA = 1,740 SQ.FT.
TOTAL AREA OF DISTURBANCE = 4,915 SQ.FT.

GRADING QUANTITIES:
CUT = 270 C.Y.
FILL = 65 C.Y.
NET = 205 C.Y. EXPORT

INDEX TO SHEETS

SHEET C1	GRADING & DRAINAGE PLAN & SECTIONS
SHEET C2	GRADING SECTIONS
SHEET C3	EROSION CONTROL PLAN
SHEET C4	CONSTRUCTION MANAGEMENT PLAN

CONTACT INFORMATION:

PRIMARY: OWNER
COLLINS HERMLE FAMILY TRUST
155 SAN RAFAEL WAY
SAN FRANCISCO, CA 94127

SECONDARY: ARCHITECT
DYAR ARCHITECTURE
ATTN: MR. ERIK DYAR
P.O. BOX 4709
CARMEL, CA 93921
PH (831)915-5602

SITE LOCATION:
MISSION STREET
3 NE OF 1ST AVENUE
CARMEL, CA 93921

APPROVED BY:
GUY R. GIRAUDO

REGISTERED PROFESSIONAL ENGINEER * GUY R. GIRAUDO * No. 58569 * Exp. 06-30-25 * CIVIL * STATE OF CALIFORNIA

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

GRADING, DRAINAGE & EROSION CONTROL PLAN

" CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN "

OF

MISSION SISTERS - LOT 8 KAILEA RESIDENCE

A.P.N.: 010-112-013

CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA

FOR

COLLINS HERMLE FAMILY TRUST

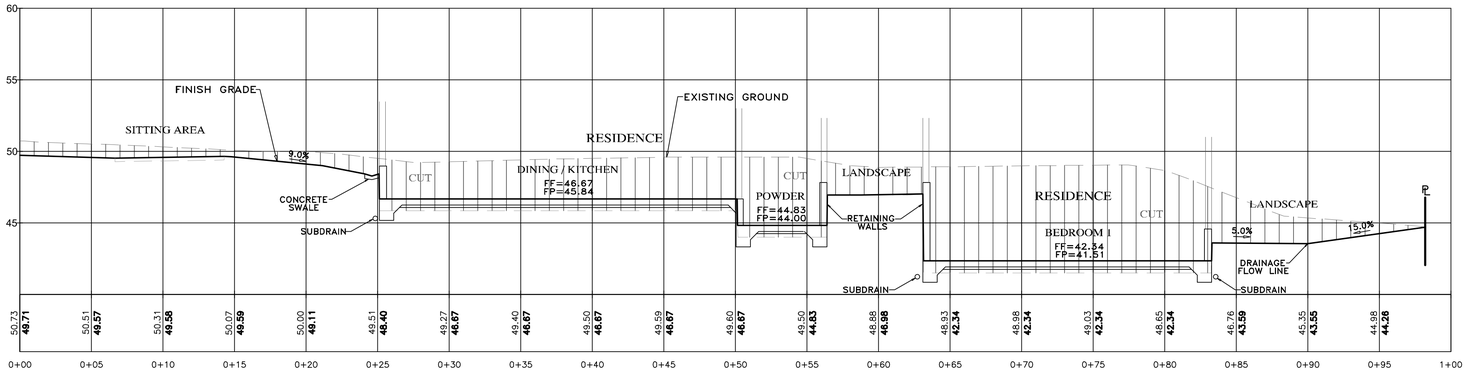
SCALE: 1"=5'
DATE: AUGUST 2024
JOB NO. 2816-01

No.	DATE	BY	REVISION
	04/22/25	AMS	ENTRY WOOD DECK REVIEW
	02/26/25	AMS	SITE PLAN UPDATE
	08/16/24	AMS	RELEASED TO CLIENT

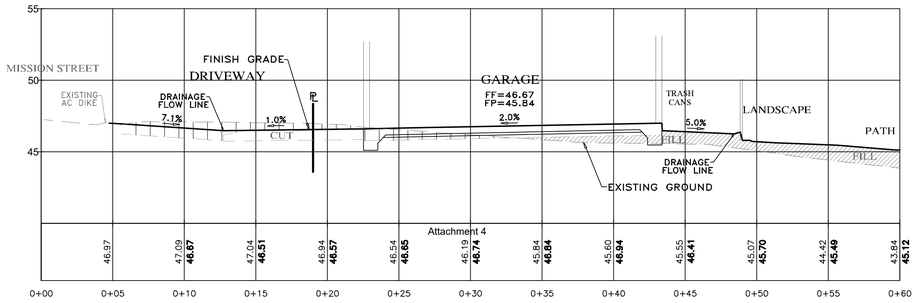
SHEET C1
OF 4 SHEETS

Attachment 4

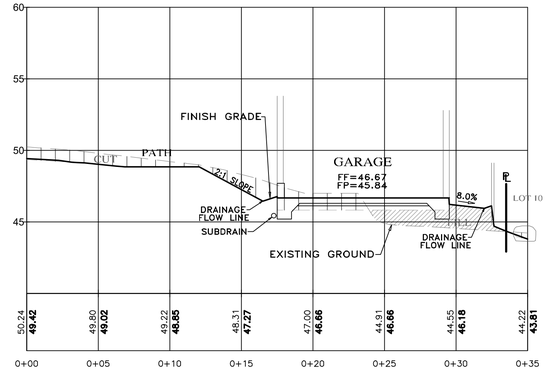
L:\PROJ\2816-MISSION SISTERS\2816-CIVIL\DWG\2816-GDECP-L8.DWG,24x36 C3



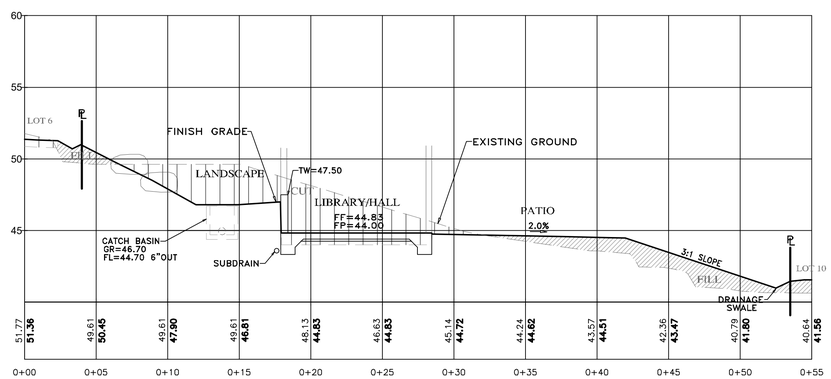
SECTION A-A
SCALE: 1"=5' H&V



SECTION B-B
SCALE: 1"=5' H&V



SECTION C-C
SCALE: 1"=5' H&V



SECTION D-D
SCALE: 1"=5' H&V

NOTES:
- ALL FILL MATERIAL SHALL BE STRUCTURAL FILL PER SOIL'S ENGINEERING INVESTIGATION REPORT
- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS.
- OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT
- FOR SECTION LOCATIONS, SEE SHEET C3 "GRADING, DRAINAGE & UTILITY PLAN".

" GRADING SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

MISSION SISTERS - LOT 8 OF KAILEA RESIDENCE

A.P.N.: 010-112-013

CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA

FOR

COLLINS HERMLE FAMILY TRUST

PROFESSIONAL ENGINEER * REGISTERED * GUY R. Giraudo No. 56569 Exp. 08-30-25 Civil * STATE OF CALIFORNIA

APPROVED BY:

GUY R. GIRAUDO

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9771 Fax (831) 443-3801
www.landseteng.com

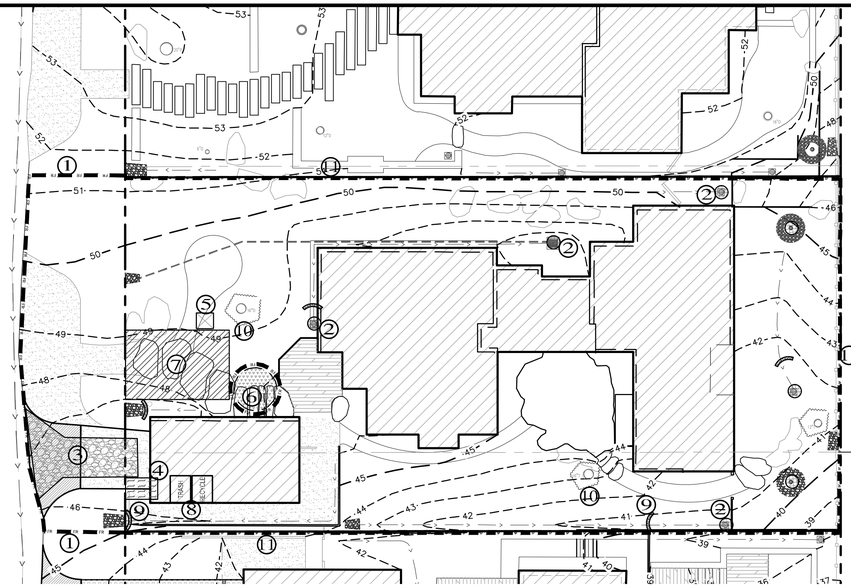
SCALE: 1"=5' H&V
DATE: AUGUST 2024
JOB NO. 2816-01

No.	DATE	BY	REVISION
	04/22/25	AMS	ENTRY WOOD DECK REVIEW
	02/26/25	AMS	SITE PLAN UPDATE
	08/16/24	AMS	RELEASED TO CLIENT

SHEET C2

OF 4 SHEETS

Attachment 4



PLAN
SCALE: 1"=10'

LEGEND:

1. FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, 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.
2. DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
3. 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.
4. 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.
5. SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE 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
6. 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..
7. 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.
8. TRASH / RECYCLE — 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 ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
9. GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH ¾" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
10. 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.
11. 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:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL-BY-THE-SEA EROSION CONTROL ORDINANCE.
2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
6) 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.
7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
9) 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.
10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED 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.
11) 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.
12) 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 SEEDED 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 RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
13) 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.
14) 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.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift sicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

CONSTRUCTION INSPECTION REQUIREMENTS

A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP's INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Waste Management

- ❑ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ❑ Inlet protection is the last line of spill defense. Drains/ inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management Districts' guidelines for accepting hazardous waste materials).
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.

EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filter, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
  - Unusual soil conditions, discoloration, or odor
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt or concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/ trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- ❑ Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

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

APPROVED BY:
GUY R. GIRARDO

PROFESSIONAL ENGINEER * REGISTERED * GUY R. Girardo * No. 58569 * Exp. 06-30-25 * CIVIL * STATE OF CALIFORNIA

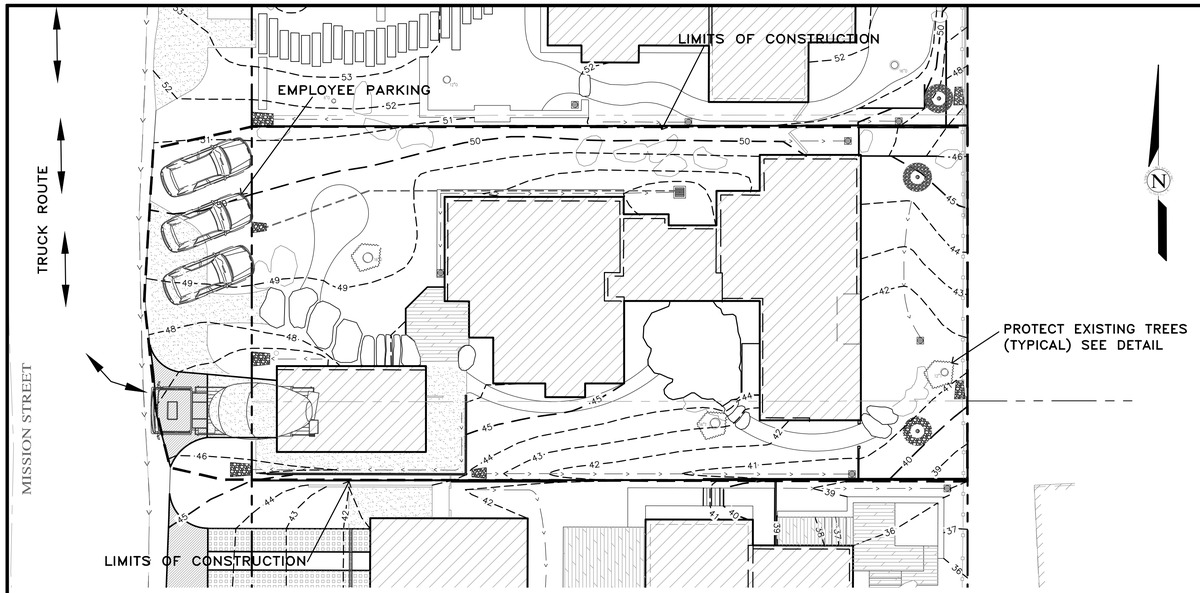
LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landsetengr.com

" EROSION & SEDIMENT CONTROL PLAN "
OF
MISSION SISTERS - LOT 8 KAILEA RESIDENCE
A.P.N.: 010-112-013
CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA
FOR
COLLINS HERMLE FAMILY TRUST

SCALE: AS SHOWN
DATE: AUGUST 2024
JOB NO. 2816-01

No.	DATE	BY	REVISION
	04/22/25	AMS	ENTRY WOOD DECK REVIEW
	02/26/25	AMS	SITE PLAN UPDATE
	08/16/24	AMS	RELEASED TO CLIENT

SHEET C3
OF 4 SHEETS



PLAN
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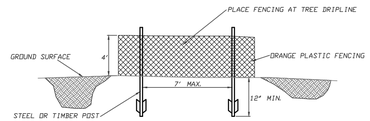


FENCING (ESA) DETAIL
Scale: NTS

Attachment 4

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
270 CY CUT
65 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS: EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM MINOR GRADING, CONSTRUCT STRUCTURE ADDITIONS, AND INSTALL UNDERGROUND UTILITIES: EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW PAVERS DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON MISSION STREET AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO CARPENTER STREET TO SERRA AVENUE TO ALTA AVENUE TO MISSION STREET. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON MISSION STREET. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/ CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG MISSION STREET, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION/CLKEARING	4	4
GRADING & SOIL REMOVAL (EXPORT)	10	2
ENGINEERING MATERIALS (IMPORT)	3	3
TOTALS	17	9

TRUCK TRIP GENERATION NOTES:

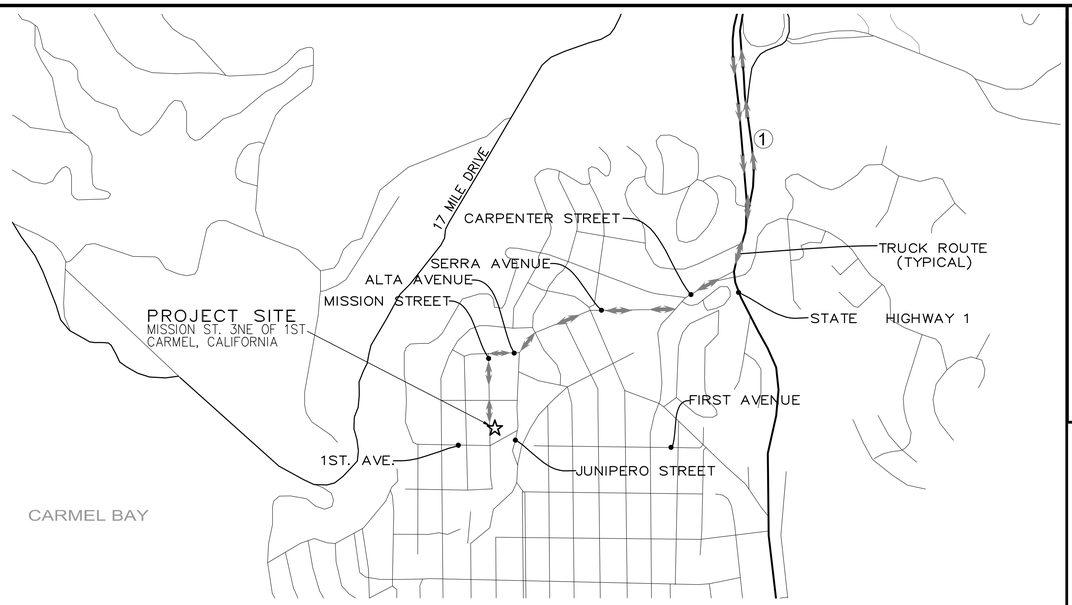
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE ARE 205 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 9 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 9 SEPTEMBER 2024, 9 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

Ⓐ CONSTRUCTION STAGING PLAN



Ⓑ NEIGHBORHOOD TRUCK ROUTING PLAN

Ⓒ OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

APPROVED BY:
GUY R. GIRARDO

LANDSET ENGINEERS, INC.
526-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

GRADING, DRAINAGE & EROSION CONTROL PLAN
" CONSTRUCTION MANAGEMENT PLAN "
OF
MISSION SISTERS - LOT 8 KAILEA RESIDENCE
A.P.N.: 010-112-013
CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA
FOR
COLLINS HERMLE FAMILY TRUST

SCALE: AS SHOWN
DATE: AUGUST 2024
JOB NO. 2816-01

SHEET C4
OF 4 SHEETS

No.	DATE	BY	REVISION
	04/22/25	AMS	ENTRY WOOD DECK REVIEW
	02/26/25	AMS	SITE PLAN UPDATE
	08/16/24	AMS	RELEASED TO CLIENT

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

MISSION SISTERS - LOT 8 KAILEA

MISSION STREET 3 NE OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-013

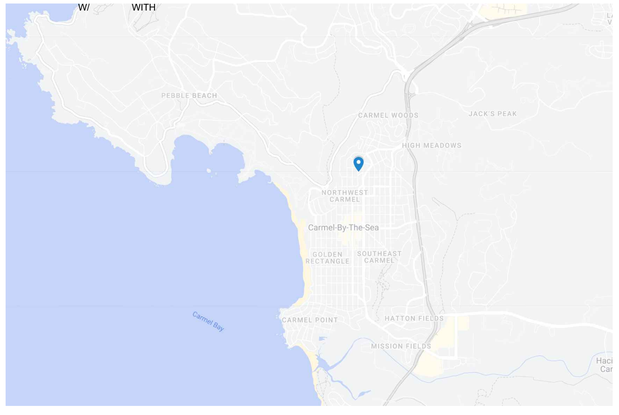
FRONT ELEVATION

Attachment 5

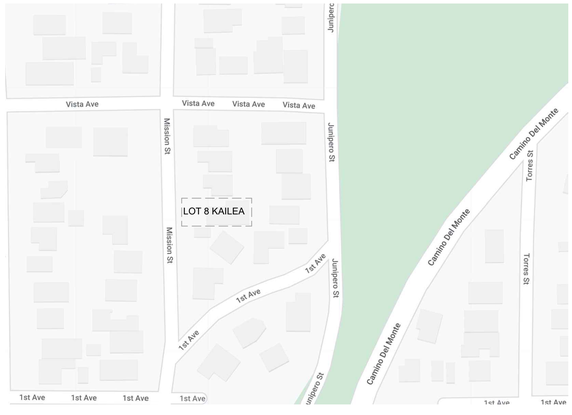
ABBREVIATIONS

@	AT
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJACENT
CBC	CALIFORNIA BUILDING CODE
CL	CENTER LINE
CLR	CLEAR
CONC	CONCRETE
DI	DRAIN INLET
(E)	EXISTING
EJ	EXPANSION JOINT
EQ	EQUAL
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FS	FINISH SURFACE
HP	HIGH POINT
INV	INVERT
LOW	LIMIT OF WORK
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
ML	MAINLINE
OC	ON CENTER
PB	PULL BOX
QCV	QUICK COUPLER VALVE
RC	RELATIVE COMPACTION
RIM	RIM ELEVATION
SD	STORM DRAIN
TS	TOP OF SURFACE
TPZ	TREE PROTECTION ZONE
TW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD

VICINITY MAP



PROJECT MAP



PROJECT DESCRIPTION

THE LANDSCAPE FOR THE PROPOSED RESIDENCE WILL REVIVE THE FRACTURED OAK WOODLAND THAT IS ALREADY PRESENT ON THE SITE. BY ADDING LAYERS OF (MOSTLY) NATIVE OAK WOODLAND PLANTS IN THEIR NATURAL PATTERNS OF GROWTH, THE WOODLAND WILL COME TO LIFE AGAIN AND BRING BEAUTY TO BOTH THE NEW OWNERS AND THE NEIGHBORHOOD ALIKE. ALL PAVING AND HARDSCAPE MATERIALS HAVE BEEN SELECTED TO MAINTAIN THIS NATURAL AESTHETIC.

INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
L0.00	LOT 8 KAILEA COVER SHEET
L1.00	OVERALL SITE PLAN
L1.01	LOT 8 KAILEA SITE PLAN
L2.00	LOT 8 KAILEA PLANTING PLAN
L2.01	LOT 8 KAILEA PLANTING LEGEND AND NOTES
L2.02	LOT 8 KAILEA GREEN ROOF PLANTING PLAN
L3.00	LOT 8 KAILEA LIGHTING PLAN

NOT FOR CONSTRUCTION

IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR STOP THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH DISCREPANCIES AND CONDITIONS AND SHALL NOT PROCEED WITH THE WORK WITHOUT WRITTEN DIRECTION FROM THE OWNER AND LANDSCAPE ARCHITECT. ANY WORK DONE AFTER SUCH DISCOVERY SHALL BE DONE AT THE CONTRACTOR'S RISK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC CODES DO NOT. WILD LAND WORKSHOP WILL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THIS DRAWING. ELECTRONIC FILE TRANSMITTAL SHALL NOT CONSTITUTE A SALE OF WILD LAND WORKSHOP'S INSTRUMENTS OF SERVICE.

WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
831.250.7378

CIVIL ENGINEER
LANDSET ENGINEERS, INC.
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA
831.443.6970

team

LYNNE HERMLE
+
CRAIG J. COLLINS

owner

MISSION SISTERS
MISSION STREET 2, 3, & 4 NE
OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-012, 010-112-013,
010-112-007

project

no.	description	
4	TRACK 2 DESIGN STUDY RESUBMITTAL	04.23.2025
3	TRACK 2 DESIGN STUDY RESUBMITTAL	01.21.2025
2	TRACK 2 DESIGN STUDY RESUBMITTAL	09.04.2024
1	PLANNING APPLICATION	07.01.2024

date: 02.20.2025

LOT 8 KAILEA COVER SHEET

sheet title

L0.00

sheet no.

-- of

4/23/2025 4:26 PM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

LEGEND

- ASPHALT PAVING
- DECOMPOSED GRANITE PAVING
- DECK
- MULCH PATH
- PLANTING AREA
- NO MOW LAWN AREA
- DRIVEWAY / ENTRY STONES: 14" x 48"
- STONE WALL
- WOOD STEP
- CORTEN STEEL WALL
- BOULDER
- SONOMA BUFF 18" WIDE FLAGSTONE W/ SONOMA BUFF MONOLITHIC STONE STEPS
- ROBI PERMEABLE WOOD PAVER
- EXISTING TREE
- PROPOSED TREE
- PROPOSED FENCE
- HEADERBOARD
- EXISTING CONTOURS
- 11 PROPOSED CONTOURS
- PROPERTY LINE
- +FS 53.5 PROPOSED SPOT ELEVATIONS

NUMBERED NOTES

1. DECK
2. SINGLE PEDESTRIAN GATE
3. MULCH PATH
4. DINING AREA
5. BBQ AREA
6. ENTRY
7. TRASH AREA
8. SCULPTURE / FOUNTAIN / FOCAL POINT
9. DRIVEWAY
10. GUEST PARKING
11. ENTRY WALKWAY
12. RAINGARDEN / SWALE
13. LOW STONE WALLS
14. STONE FIREPLACE - 4' TALL
15. (E) WALL TO REMAIN

DESCRIPTION OF WORK

THE FULLY REDESIGNED LANDSCAPE SURROUNDING THE NEW RESIDENCE IS DESIGNED TO BLEND THE ARCHITECTURE INTO THE EXISTING AND ENHANCED NATIVE OAK/ PINE WOODLAND WHILE CREATING OUTDOOR ROOMS CONNECTED TO THE ARCHITECTURE FOR DINING AND RELAXATION. DENSE AND LAYERED NATIVE PLANTINGS PROVIDE YEAR ROUND INTEREST AND PROVIDE PRIVACY FROM NEIGHBORS. STORMWATER IS DIRECTED TO PLANTED BIOSWALES AND RAIN GARDENS.

0' 4' 8' 16'
1/8" = 1' - 0"

NOT FOR CONSTRUCTION

IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR STOP THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES AND CONDITIONS. FAILURE TO NOTIFY CONSTITUTES ACCEPTANCE OF SITE CONDITIONS AND WORKMANSHIP. ANY WORK DONE AFTER THE DISCOVERY OF SUCH CONDITIONS, WITHOUT NOTIFICATION, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT. WILD LAND WORKSHOP WILL NOT BE RESPONSIBLE FOR ANY MISTAKES THAT OCCUR WHEN USING ELECTRONIC FILES OTHERWISE THAN AS EXPRESSLY PERMITTED BY A WRITTEN AGREEMENT WITH WILD LAND WORKSHOP.

WILD LAND
WORKSHOP
LANDSCAPE ARCHITECTURE

seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
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SALINAS, CA
831.443.6970

team

LYNNE HERMLE
+
CRAIG J. COLLINS

owner

MISSION SISTERS
MISSION STREET 2, 3, & 4 NE
OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-012, 010-112-013,
010-112-007

project

no.	description	date
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1	PLANNING APPLICATION	07.01.2024

date: 02.20.2025

OVERALL SITE PLAN

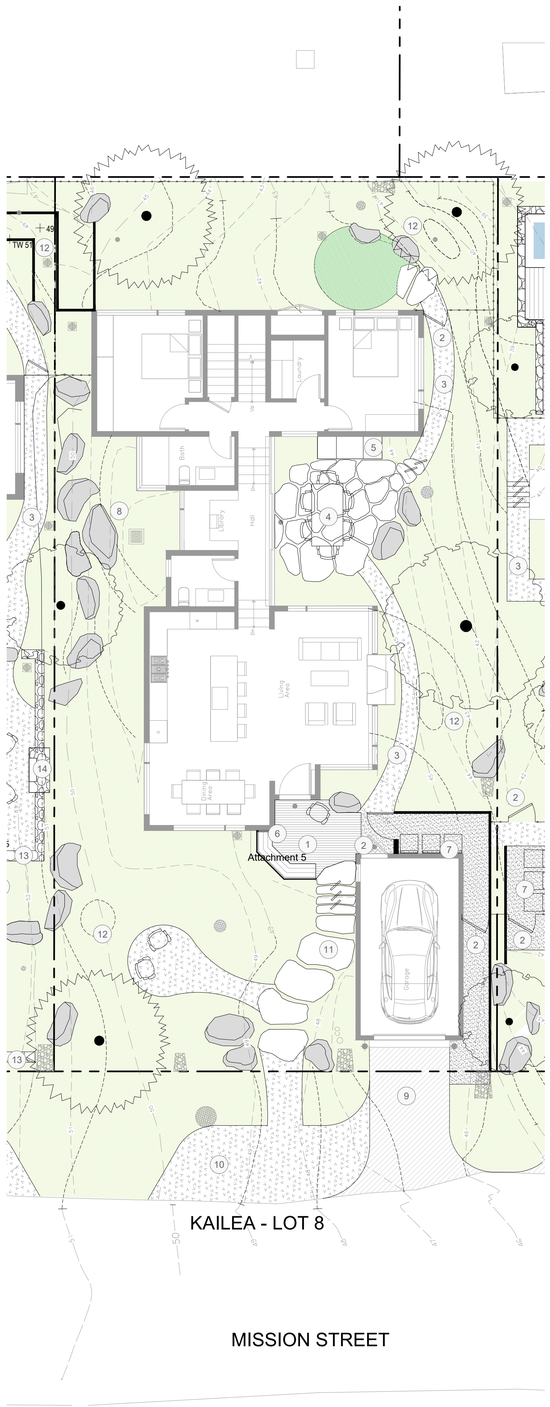
sheet title

L1.00

sheet no.
-- of

4/23/2025 4:28 PM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."



LEGEND

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- DECOMPOSED GRANITE PAVING
- DECK
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- DRIVEWAY / ENTRY STONES: 14" x 48"
- STONE WALL
- WOOD STEP
- CORTEN STEEL WALL
- BOULDER
- SONOMA BUFF 18" WIDE FLAGSTONE W/ SONOMA BUFF MONOLITHIC STONE STEPS
- EXISTING TREE
- PROPOSED TREE
- PROPOSED FENCE
- HEADERBOARD
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPERTY LINE

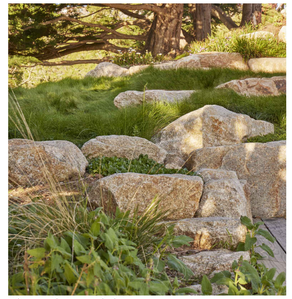
NUMBERED NOTES

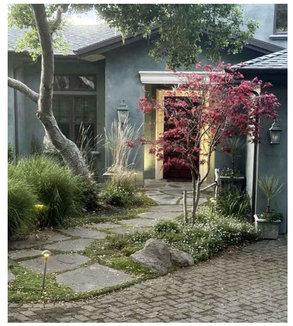
1. DECK
2. SINGLE PEDESTRIAN GATE
3. MULCH PATH
4. FLAGSTONE DINING AREA
5. BBQ AREA
6. ENTRY
7. TRASH AREA
8. SCULPTURE / FOUNTAIN / FOCAL POINT
9. DRIVEWAY
10. GUEST PARKING
11. ENTRY WALKWAY
12. RAINGARDEN / SWALE
15. (E) WALL TO REMAIN

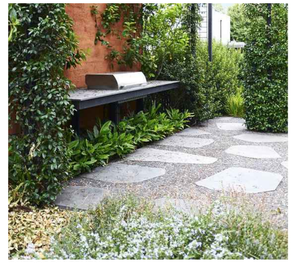
DESCRIPTION OF WORK

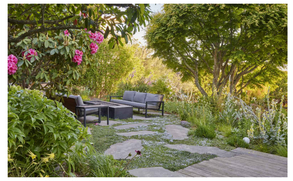
THE FULLY REDESIGNED LANDSCAPE SURROUNDING THE NEW RESIDENCE IS DESIGNED TO BLEND THE ARCHITECTURE INTO THE EXISTING AND ENHANCED NATIVE OAK/ PINE WOODLAND WHILE CREATING OUTDOOR ROOMS CONNECTED TO THE ARCHITECTURE FOR DINING AND RELAXATION. DENSE AND LAYERED NATIVE PLANTINGS PROVIDE YEAR ROUND INTEREST AND PROVIDE PRIVACY FROM NEIGHBORS. STORMWATER IS DIRECTED TO PLANTED BIOSWALES AND RAIN GARDENS. GREEN ROOFS HELP TO REDUCE RUNOFF WHILE ALSO PROVIDING ADDITIONAL HABITAT AND GARDEN SPACES WITHIN THE ARCHITECTURE.

PRECEDENT IMAGES

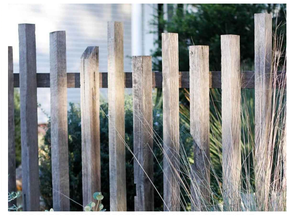

BOULDERS RETAIN SLOPE


FLAGSTONE PATH


OUTDOOR KITCHEN


FLAGSTONE PATIO

GREEN ROOF PLANTING


PROPOSED FENCE PRECEDENT, 4' AVERAGE HEIGHT

PERSPECTIVE RENDERING

0' 4' 8' 16'

1/8" = 1' - 0"

NOT FOR CONSTRUCTION

ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT. WILD LAND WORKSHOP WILL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THIS DRAWING. ELECTRONIC DRAWINGS SHALL NOT BE USED AS AS-BUILTS. THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, OMISSIONS AND DISCREPANCIES. IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, OMISSIONS AND DISCREPANCIES. IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, OMISSIONS AND DISCREPANCIES. IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, OMISSIONS AND DISCREPANCIES.

WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

seal

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DYAR ARCHITECTURE
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CIVIL ENGINEER
LANDSET ENGINEERS, INC.
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA
831.443.6970

team

LYNNE HERMLE
+
CRAIG J. COLLINS

owner

MISSION SISTERS
MISSION STREET 2, 3, & 4 NE
OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-012, 010-112-013,
010-112-007

project

no.	description	date:
4	TRACK 2 DESIGN STUDY RESUBMITTAL	04.23.2025
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2	TRACK 2 DESIGN STUDY RESUBMITTAL	09.04.2024
1	PLANNING APPLICATION	07.01.2024

date: 02.20.2025

LOT 8 KAILEA SITE PLAN

sheet title

L1.01

sheet no.
-- of

4/23/2025 4:27 PM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

LOT 8 KAILEA

TREE LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
AU	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	AS SHOWN	1
CS	CEANOTHUS THYRSIFLORUS 'SNOW FLURRY'	CALIFORNIA LILAC	24" BOX	AS SHOWN	1

SHRUB AND GROUND COVER LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
AC	ACANTHUS MOLLIS	BEAR'S BREECHES	5 GAL	2' OC	14
AT	ACHILLEA 'TERRA COTTA'	TERRA COTTA YARROW	1 GAL	2' OC	19
A	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	1'-6" OC	35
AD	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	15 GAL	4' OC	5
AH	ARCTOSTAPHYLOS HOOKERI 'WAYSIDE'	MONTEREY MANZANITA	15 GAL	4' OC	8
AT	ARCTOSTAPHYLOS PACIFIC MIST	MANZANITA	15 GAL	3' OC	8
AS	ARCTOSTAPHYLOS SILVICOLA	BONNY DOON MANZANITA	15 GAL	8' OC	5
AR	ARTEMISIA 'DAVID'S CHOICE'	SAND HILL SAGE	5 GAL	2' OC	18
B	BLECHNUM SPICANT	DEER FERN	1 GAL	1' OC	65
CK	CALOMOGROSTIS X ACUTIFOLIA 'KARL FOERSTER'	KARL FOERSTER'S FEATHER REED GRASS	5 GAL	2.5'	23
CP	CAREX PANSA	DUNE SEDGE	1 GAL	1' OC	340
CD	CLINOPODIUM DOUGLASII	YERBA BUENA	1 GAL	1'-0"	258
D	DYMONDIA MARGARETAE	SILVER CARPET	1 GAL	1' OC	80
ER	ESCHSCHOLZIA CALIFORNICA 'MARITIMA'	CALIFORNIA POPPY	4" POT	1' OC	19
EN	ESCHSCHOLZIA CALIFORNICA 'PINK CHAMPAGNE'	PINK CHAMPAGNE CALIFORNIA POPPY	4" POT	1' OC	17
FC	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	1'-6" OC	68
F	FESTUCA RUBRA	RED FESCUE	1 GAL	1' OC	76
HM	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	2' OC	2
IC	IRIS DOUGLASIANA 'CANYON SNOW'	CANYON SNOW DOUGLAS IRIS	1 GAL	1'-6" OC	17
IY	IRIS DOUGLASIANA 'YELLOW'	YELLOW DOUGLAS IRIS	1 GAL	1'-6" OC	65
J	JUNCUS PATENS	SPREADING RUSH	1 GAL	1' OC	1
L	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	PLATINUM BEAUTY MAT RUSH	1 GAL	2' OC	39
MC	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	15 GAL	6' OC	5
PM	POLYSTICHUM MUNITUM	SWORD FERN	5 GAL	2' OC	65
RM	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	15 GAL	4' OC	6
RG	RIBES SANGUINEUM VAR. GLUTINOSUM	PINK WINTER CURRANT	15 GAL	6' OC	1
RW	RIBES 'WHITE ICICLE'	WHITE WINTER CURRANT	15 GAL	6' OC	1
SA	SALVIA APIANA	WHITE SAGE	5 GAL	3' OC	6
SD	SALVIA 'DARA'S CHOICE'	CREEPING SAGE	FLATS	2'-6" OC	5
SS	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	2' OC	22
WF	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	15 GAL	4' OC	2

VINE LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
CL	CLEMATIS LASIANTHA	CHAPARRAL CLEMATIS	5 GAL	AS SHOWN	2

NATIVE NO-MOW FESCUE SAND ROOTED AND NETTED SOD LAWN, 67 SQUARE FEET

PLANTING NOTES:

PLANTING DESIGN AND IRRIGATION DESCRIPTION:
THE INTENT OF THIS DESIGN IS TO BLEND THE ARCHITECTURE INTO THE SURROUNDING LANDSCAPE WITH NATIVE SPECIES APPROPRIATE FOR THE AREA. THE NEW LANDSCAPE FOR THE RESIDENCE IS IN KEEPING WITH THE OAK WOODLAND ECOTYPE IN CARMEL. PLANTS SHALL BE MINIMALLY IRRIGATED WITH A DRIP SYSTEM ON THE PROPERTY, CONTROLLED WITH AN ET CONTROLLER AND RAIN SENSOR. PLANTING DESIGN ON ADJACENT LOTS SHOWN FOR REFERENCE ONLY.

SOIL AMENDMENT

1. ALL SHRUB PLANTING AREAS TO RECEIVE 3" DEEP MULCH, VERIFY SPEC WITH LANDSCAPE ARCHITECT.
2. AMEND SOIL BASED ON SITE SPECIFIC SOIL TESTING RECOMMENDATIONS, CONTRACTOR TO SEND SOIL SAMPLES OUT FOR TESTING AND PROVIDE RESULTS TO OWNER AND LANDSCAPE ARCHITECT.

NOTE: SEE SHEET L2.01 FOR LEGEND AND NOTES

NOTE: SEE SHEET L2.02 FOR GREEN ROOF PLANTING PLAN

0' 4' 8' 16'

1/8" = 1' - 0"

NOT FOR CONSTRUCTION

ANY IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ALL OF WHICH PRESENT OR STYLE THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, OMISSIONS, OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT, OR MAY PREVENT, THE CONSTRUCTION OF WORK AS INDICATED. IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR MAY PREVENT, THE CONSTRUCTION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, OMISSIONS, OR DISCREPANCIES. IF THE CONTRACTOR PROCEEDS WITH WORK WITHOUT NOTIFYING THE OWNER AND LANDSCAPE ARCHITECT OF SUCH CONDITIONS, HE ASSUMES ALL RISK AND RESPONSIBILITY FOR ANY AND ALL RESULTING CONFLICTS AND COSTS. ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT. WILD LAND WORKSHOP WILL NOT BE RESPONSIBLE FOR ANY UNAUTHORIZED ALTERATIONS OR MISUSE THAT MAY OCCUR WHILE USING ELECTRONIC FILES.

WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

MARIE S. GOULET
LANDSCAPE ARCHITECT
6335
06/30/2026
04/25/2025
STATE OF CALIFORNIA

seal

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DYAR ARCHITECTURE
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CIVIL ENGINEER
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MISSION SISTERS
MISSION STREET 2, 3, & 4 NE
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project

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LOT 8 KAILEA PLANTING PLAN

sheet title

L2.00

sheet no.

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4/23/2025 4:27 PM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

MATRIX PLANTS:

ARCTOSTAPHYLOS 'PACIFIC MIST'

BLECHNUM SPICANT

CLINOPODIUM DOUGLASII

CAREX PANSA

FESTUCA CALIFORNICA

KAILEA ACCENT PLANTS:

ACHILLEA 'TERRA COTTA'

CALAMAGROSTIS 'KARL FOERSTER'

ESCHSCHLOZIA CALIFORNICA 'PINK CHAMPAGNE'

IRIS DOUGLASIANA 'YELLOW'

SALVIA APIANA

KAILEA SCREENING PLANTS:

ARCTOSTAPHYLOS 'HOWARD MCMINN'

CLEMATIS LASIANTHA

MYRICA CALIFORNICA

RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'

KAILEA TREES:

ARBUTUS UNEDO

ARCTOSTAPHYLOS SILVICOLA

LOT 8 KAILEA

TREE LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
AU	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	AS SHOWN	1
CS	CEANOTHUS THYRSIFLORUS 'SNOW FLURRY'	CALIFORNIA LILAC	24" BOX	AS SHOWN	1

SHRUB AND GROUND COVER LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
AC	ACANTHUS MOLLIS	BEAR'S BREECHES	5 GAL	2' OC	14
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AD	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	15 GAL	4' OC	5
AH	ARCTOSTAPHYLOS HOOKERI 'WAYSIDE'	MONTEREY MANZANITA	15 GAL	4' OC	8
AT	ARCTOSTAPHYLOS PACIFIC MIST	MANZANITA	15 GAL	3' OC	8
AS	ARCTOSTAPHYLOS SILVICOLA	BONNY DOON MANZANITA	15 GAL	8' OC	5
AR	ARTEMISIA 'DAVID'S CHOICE'	SAND HILL SAGE	5 GAL	2' OC	18
B	BLECHNUM SPICANT	DEER FERN	1 GAL	1' OC	65
CK	CALOMOGROSTIS X ACUTIFOLIA 'KARL FOERSTER'	KARL FOERSTER'S FEATHER REED GRASS	5 GAL	2.5'	23
CP	CAREX PANSA	DUNE SEDGE	1 GAL	1' OC	340
CD	CLINOPODIUM DOUGLASII	YERBA BUENA	1 GAL	1'-0"	258
D	DYMONDIA MARGARETAE	SILVER CARPET	1 GAL	1' OC	80
ER	ESCHSCHOLZIA CALIFORNICA 'MARITIMA'	CALIFORNIA POPPY	4" POT	1' OC	19
EN	ESCHSCHOLZIA CALIFORNICA 'PINK CHAMPAGNE'	PINK CHAMPAGNE CALIFORNIA POPPY	4" POT	1' OC	17
FC	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	1'-6" OC	68
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J	JUNCUS PATENS	SPREADING RUSH	1 GAL	1' OC	1
L	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	PLATINUM BEAUTY MAT RUSH	1 GAL	2' OC	39
MC	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	15 GAL	6' OC	5
PM	POLYSTICHUM MUNITUM	SWORD FERN	5 GAL	2' OC	65
RM	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	15 GAL	4' OC	6
RG	RIBES SANGUINEUM VAR. GLUTINOSUM	PINK WINTER CURRANT	15 GAL	6' OC	1
RW	RIBES 'WHITE ICICLE'	WHITE WINTER CURRANT	15 GAL	6' OC	1
SA	SALVIA APIANA	WHITE SAGE	5 GAL	3' OC	6
SD	SALVIA 'DARA'S CHOICE'	CREEPING SAGE	FLATS	2'-6" OC	5
SS	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	2' OC	22
WF	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	15 GAL	4' OC	2

VINE LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
CL	CLEMATIS LASIANTHA	CHAPARRAL CLEMATIS	5 GAL	AS SHOWN	2

NATIVE NO-MOW FESCUE SAND ROOTED AND NETTED SOD LAWN, 67 SQUARE FEET

PLANTING NOTES:

PLANTING DESIGN AND IRRIGATION DESCRIPTION:
THE INTENT OF THIS DESIGN IS TO BLEND THE ARCHITECTURE INTO THE SURROUNDING LANDSCAPE WITH NATIVE SPECIES APPROPRIATE FOR THE AREA. THE NEW LANDSCAPE FOR THE RESIDENCE IS IN KEEPING WITH THE OAK WOODLAND ECOTYPE IN CARMEL. PLANTS SHALL BE MINIMALLY IRRIGATED WITH A DRIP SYSTEM ON THE PROPERTY, CONTROLLED WITH AN ET CONTROLLER AND RAIN SENSOR. PLANTING DESIGN ON ADJACENT LOTS SHOWN FOR REFERENCE ONLY.

SOIL AMENDMENT
1. ALL SHRUB PLANTING AREAS TO RECEIVE 3" DEEP MULCH. VERIFY SPEC WITH LANDSCAPE ARCHITECT.
2. AMEND SOIL BASED ON SITE SPECIFIC SOIL TESTING RECOMMENDATIONS. CONTRACTOR TO SEND SOIL SAMPLES OUT FOR TESTING AND PROVIDE RESULTS TO OWNER AND LANDSCAPE ARCHITECT.

NOT FOR CONSTRUCTION

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WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

CALIFORNIA LANDSCAPE ARCHITECT MARIE S. GOULET 6335 06/30/2026 04/25/2025 STATE OF CALIFORNIA

seal

ARCHITECT
DYAR ARCHITECTURE
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831.250.7378

CIVIL ENGINEER
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520-B CRAZY HORSE CANYON ROAD
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MISSION SISTERS
MISSION STREET 2, 3, & 4 NE
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date: 02.20.2025

LOT 8 KAILEA PLANTING LEGEND AND NOTES

sheet title

L2.01

sheet no.

-- of

Attachment E

4/23/2025 4:29 PM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

GREEN ROOF PLANT LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
A	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	1'-6" OC	27
CN	CALAMAGROSTIS NUTKAENSIS	PACIFIC REED GRASS	5 GAL	3' OC	9
C	CLINOPODIUM DOUGLASII	YERBA BUENA	1 GAL	1'-0"	42
ER	ESCHSCHOLZIA CALIFORNICA 'MARITIMA'	CALIFORNIA POPPY	4" POT	1' OC	48
F	FESTUCA RUBRA	RED FESCUE	1 GAL	1' OC	266
LB	LOTUS BERTHELOTII	PARROT'S BEAK	1 GAL	2' OC	18

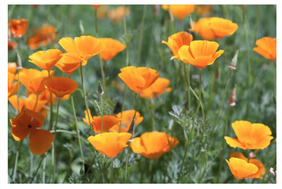
PLANTING NOTES:

PLANTING DESIGN DESCRIPTION:
THE INTENT OF THIS DESIGN IS TO SOFTEN THE ARCHITECTURE INTO THE SURROUNDING LANDSCAPE WITH NATIVE, SITE SPECIFIC GRASSLAND AND LOW MAINTENANCE SPECIES APPROPRIATE FOR THE AREA. THE RAISED CONTAINMENT PLANTING AREA ADJACENT TO THE SEATING IS INTENDED TO SCREEN THE VIEW FROM THE NEIGHBORING ROOF.

GREEN ROOF PRECEDENTS:

ACCENT PLANTS:

ACHILLEA MILLEFOLIUM



ESCHSCHLOZIA CALIFORNICA 'MARITIMA'

LOTUS BERTHELOTII

MATRIX PLANTS:

FESTUCA RUBRA

0' 4' 8' 16'

1/8" = 1' - 0"

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NOT FOR CONSTRUCTION

WILD LAND
WORKSHOP
LANDSCAPE ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT
MARIE S. GOULET
6335
06/30/2026
04/25/2025
STATE OF CALIFORNIA

seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
831.250.7378

CIVIL ENGINEER
LANDSET ENGINEERS, INC.
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA
831.443.6970

team

LYNNE HERMLE
+
CRAIG J. COLLINS

owner

MISSION SISTERS
MISSION STREET 2, 3, & 4 NE
OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-012, 010-112-013,
010-112-007

project

no.	description	date:
4	TRACK 2 DESIGN STUDY RESUBMITTAL	04.23.2025
3	TRACK 2 DESIGN STUDY RESUBMITTAL	01.21.2025
2	TRACK 2 DESIGN STUDY RESUBMITTAL	09.04.2024
1	PLANNING APPLICATION	07.01.2024

date: 02.20.2025

LOT 8 KAILEA GREEN ROOF PLANTING PLAN

sheet title

L2.02

sheet no.
-- of

4/23/2025 4:28 PM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

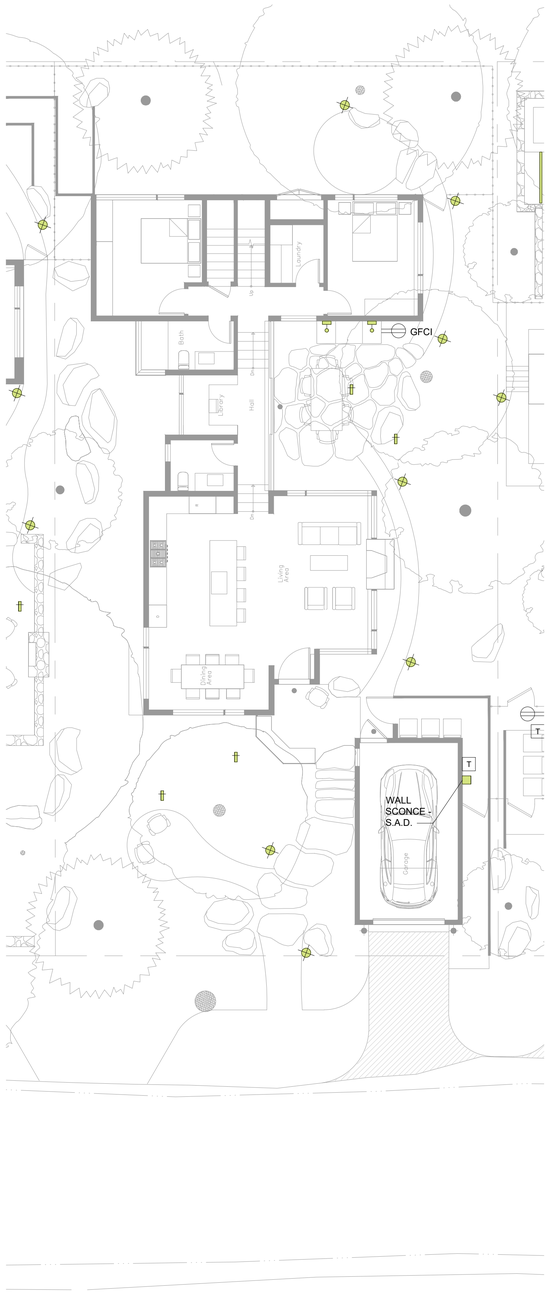
LEGEND

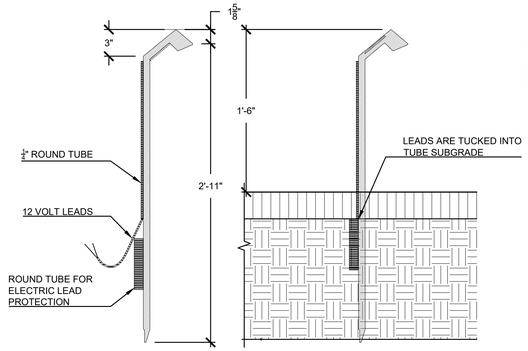
	TYPE	WATTS	MANUF - MODEL
	PATH LIGHT	1.5	STEEL - PATH LIGHT 2700 K. 18" TALL. AVAILABLE FROM ALLEN BUBAR, ALLENKEYELECTRIC@ICLOUD.COM, (831) 484-560
	WALL LIGHT	4.2	FX - RH LED 2700 K
	PENDANT LIGHT	4.0	FX - VE - ZD - 3LED - PS
	BBQ WALL LIGHT	2.0	FX - BQ
	LED STRIP LIGHT	.6 / FT	FX - SRP STRIP LIGHT 2700 K
	WALL SCONCE		SEE ARCHITECTURAL DRAWINGS
T	TRANSFORMER		CONFIRM LOCATION IN FIELD
	GFCI OUTLET		110 V GFCI OUTLET IN WATERPROOF BOX, LOCATIONS TO BE REVIEWED AND APPROVED PRIOR TO TRENCHING AND INSTALLATION

GENERAL NOTES:

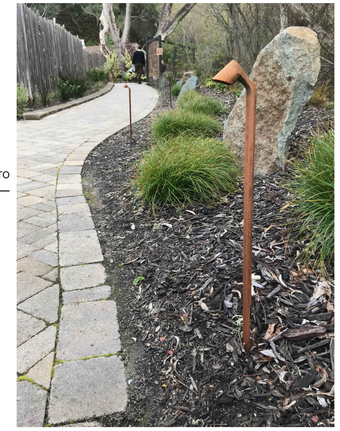
1) SEE ELECTRICAL DRAWINGS
2) CONTRACTOR TO PROVIDE ALL CONDUIT, WIRING, SWITCHES, AND TRANSFORMERS NECESSARY TO INSTALL LIGHTS IN A MANNER CONSISTENT WITH THE MANUFACTURERS SPECIFICATIONS AND ALL LOCAL AND STATE CODES AND ORDINANCES.CONTRACTOR IS RESPONSIBLE FOR ROUTING AND WIRING CIRCUITS AS NECESSARY FOR OPTIMUM SYSTEM PERFORMANCE, AND DETERMINING LOADS FOR TRANSFORMERS
3) ELECTRICAL CONTRACTOR TO INSTALL IRRIGATION CLOCK AND TO COORDINATE WIRING FOR IRRIGATION CONTRACTOR
4) ACCENT AND AREA LIGHTS TO BE INSTALLED WITH 3' OF EXTRA WIRE FOR ADJUSTMENT IN FIELD.
5) POSITION LIGHTS IN FIELD. ADJUST TO MINIMIZE LIGHT SPILLAGE AND GLARE AND TO ACHIEVE DESIGN INTENT. FINAL LAYOUT AND LOCATIONS OF LIGHTS AND TRANSFORMER LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.
6) FINAL ADJUSTMENTS SHALL BE MADE AT NIGHT WITH OWNER PRESENT FOR APPROVAL.
7) CONTRACTOR TO PROVIDE SUBMITTAL SHEETS OF ALL PROPOSED FIXTURES TO LANDSCAPE ARCHITECT FOR APPROVAL
8) IN CASE OF FIELD MODIFICATIONS, ELECTRICAL CONTRACTOR TO PROVIDE A SKETCH OF AS BUILT WIRING OVERLAID ON THIS DRAWING

Attachment 5





STEEL PATH LIGHT LOCALLY MADE BY ALLEN BUBAR



0' 4' 8' 16'

1/8" = 1' - 0"

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WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

REGISTERED LANDSCAPE ARCHITECT MARIE S. GOULET 6335 06/30/2026 04/25/2025 STATE OF CALIFORNIA

seal

ARCHITECT
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PO BOX 4709
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1	PLANNING APPLICATION	07.01.2024

date: 02.20.2025

LOT 8 KAILEA LIGHTING PLAN

sheet title

L3.00

sheet no.

-- of

From: **Charles Murphy** <[redacted]>
Date: Thu, Apr 24, 2025 at 3:48 PM
Subject: Mission Sisters Residences (DS24207, DS 24208, DS24209) East side of Mission Street between First and Vista
To: <jolander@ci.carmel.ca.us>

Mr. Olander,

My name is Charles Murphy. I have lived in Carmel Woods on San Marcos Road for 48 years, close to Carmel-by-the-Sea and close to the proposed site of the project. I also know Erik Dyar and am aware of his stellar reputation as an architect.

I have been to his office and viewed the plans and visual representations of the project. They are very impressive, using stone and wood, presenting a natural, clean look. I have been to the site. That area would be greatly improved with this design. No trees would be sacrificed and Mr. Dyar has taken care to preserve the views of a neighbor. The three proposed houses, as a group, would make a lovely addition to that neighborhood.

I urge you to approve this project.

Sincerely,

Charles J. Murphy

Mission Sisters Residences Narrative

DYAR Architecture

March 6, 2025

Dear Chair LePage and Members of the Planning Commission:

This letter is to give an introduction and description of what we are calling the Mission Sisters Residences, located on Mission Street (2, 3, and 4) Northeast of First Avenue. The projects consist of three, new, single-family residences on directly adjacent lots in the 'Carmel Woods' neighborhood, replacing three unremarkable homes.

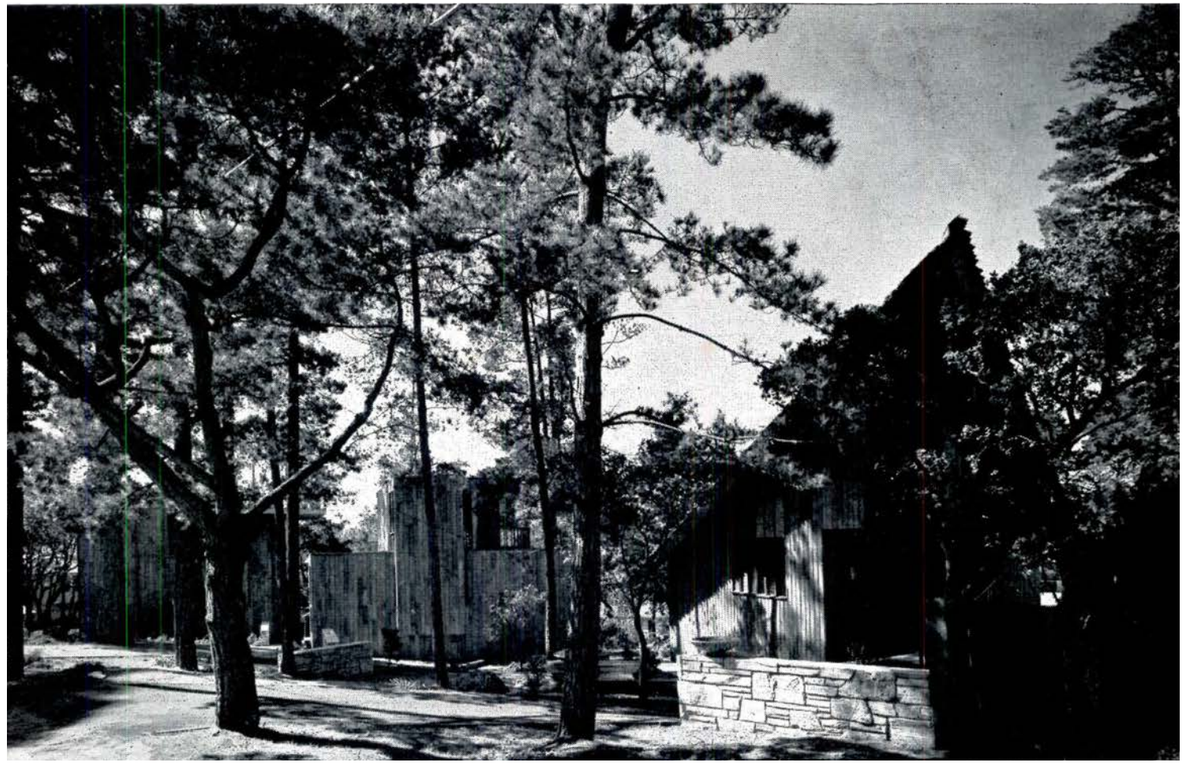
Designing three homes together provided wonderful opportunities to address, respond and manifest the residential principles and character of the village in a way designing a single home on a one lot can never do. There are some stellar examples in town of multiple homes being designed and built together, perhaps most notably Hugh Comstock's development on 'Comstock Hill' (fives homes together) and the Three Sisters by Henry Hill on Lopez where the relationship of connection and difference between the buildings is explored and connective, shared landscapes are created. We take these historic examples as inspiration, but the design process really began and was very much guided by the principles and objectives laid out in Carmel's Residential Design Guidelines. Below, we'll use the guidelines as a format to describe these projects:

Preserving the Forest Character (1.0, 2.0)
These designs absolutely began with understanding the existing forest character and preserving and enhancing the existing Oak and Pine woodland which stretches across the front of these properties. We worked to establish a continuity of the existing urban forest across lot lines, so that it was the forest character and not man-made demarcations which defined especially this street facing edge of the sites. By doing so, the architecture is, exactly per the guideline objective, filtered by the forest and landscape reducing its 'scale and prominence' from the street.

Another guiding principle for the site and architectural designs is creating an informality with no imposition of 'grandiosity' whether in scale or the layout of the architecture in the landscape. More to be discussed on this this later, but the emphasis on informality certainly extends to the treatment of the public right-of-way where the natural woodland landscape spills across the property line blending and integrating the property site and the area to the pavement. Existing edges of the street pavement and drainage are maintained.

Topography (3.0)
While there is a fairly gentle slope down from North to South across the front of the properties, the middle and Southern-most lots slope more steeply down from Northwest to Southeast. The design for each of the properties seeks to maintain the sense of the natural, existing slopes of the lots and each takes advantage of the slope to reduce the bulk and mass, especially as seen from the street. What we are referring to as the Hapuna residence at the North, has the least slope, but the narrow, two-story element of the building is kept towards the lower section of the property, away from the oak/pine woodland and back from the upper-level windows of the Primary Bedroom of the neighbor's house to the North. Additionally, in the revised design, the bottom floor of the two-story element is below grade, creating a split level and keeping the maximum height of the two-story slate roof lower than the maximum allowed height for a one-story home. This lower the roof 6'-6" down from the original design. An existing, low retaining wall between North lot and the Middle lot (Hapuna and Kailea) is proposed for removal in lieu of a planted slope, where landscape screening is installed. (3.3, 3.4). The Kailea house follows the topography and its entrance is lower than the street. As it moves East into the site, it steps down to a hallway directly off a courtyard terrace at grade. It again steps down to the bedroom wing which is two-story. This taller, two-story element is purposely located at the lowest area of the site to minimize mass. At Ahana (the Southern property), there is more of a topographic drop from West to East. In this design, we take advantage of that to provide the look of a low one-story house at the street and locate a lower level just slightly below grade at the bottom rear of the property. (3.3)

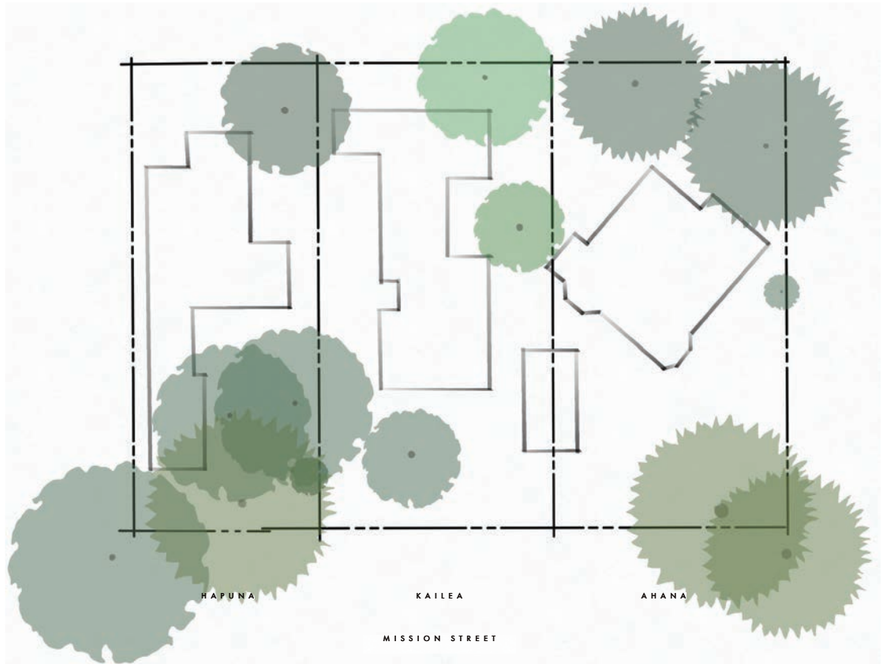
All storm water is proposed to be retained on site with natural swales, augmented by percolation pits. Kailea and Ahana both have extensive green roofs which will also increase stormwater retention. (3.5)



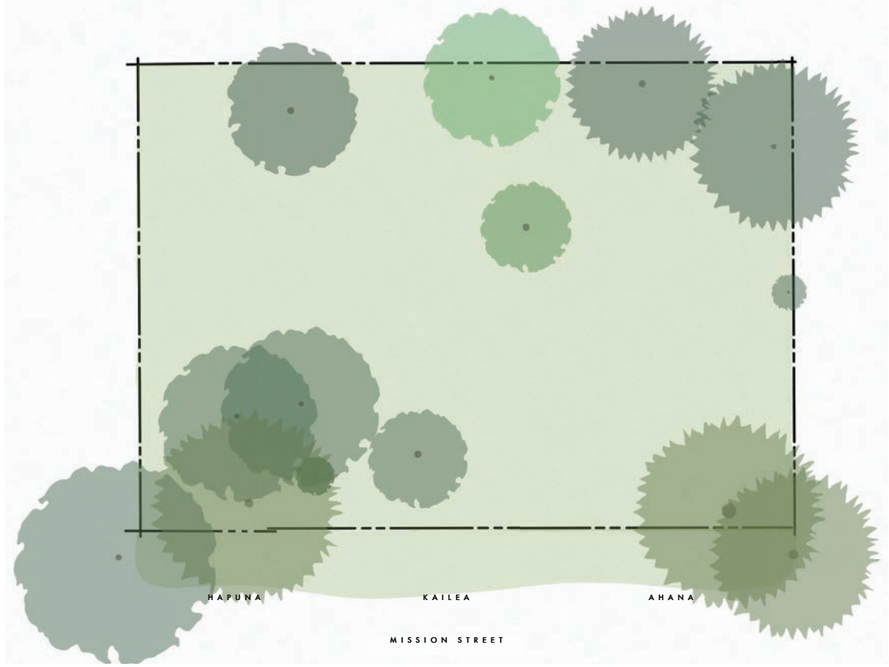
Three Sisters By Henry Hill

Comstock Hill By Hugh Comstock

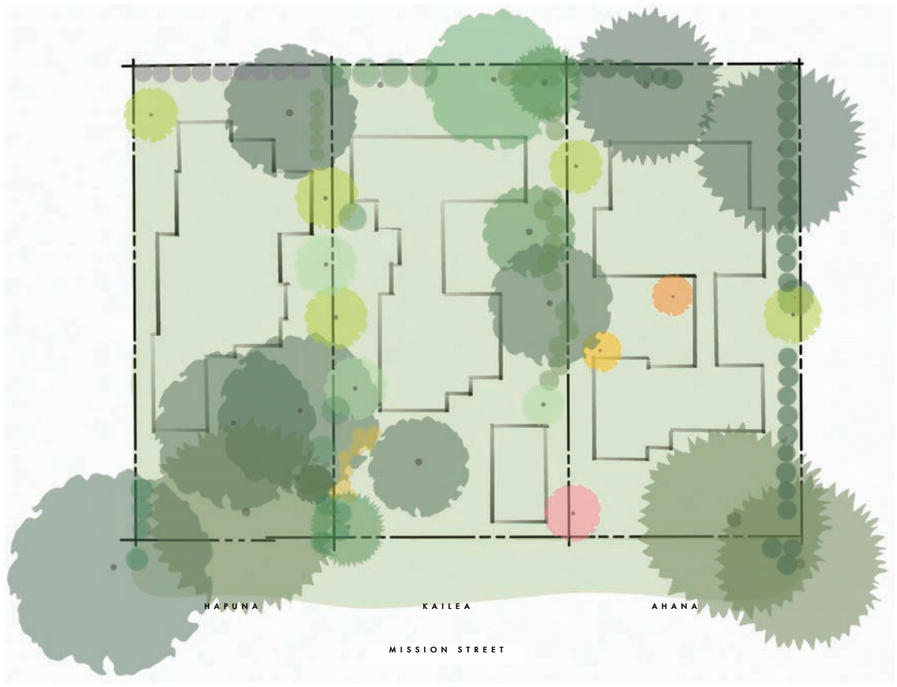
EXISTING HOUSES AND TREES



OAK/PINE FOREST UNIFIES THE SITE



PROPOSED SITE - NATURAL SCREENING

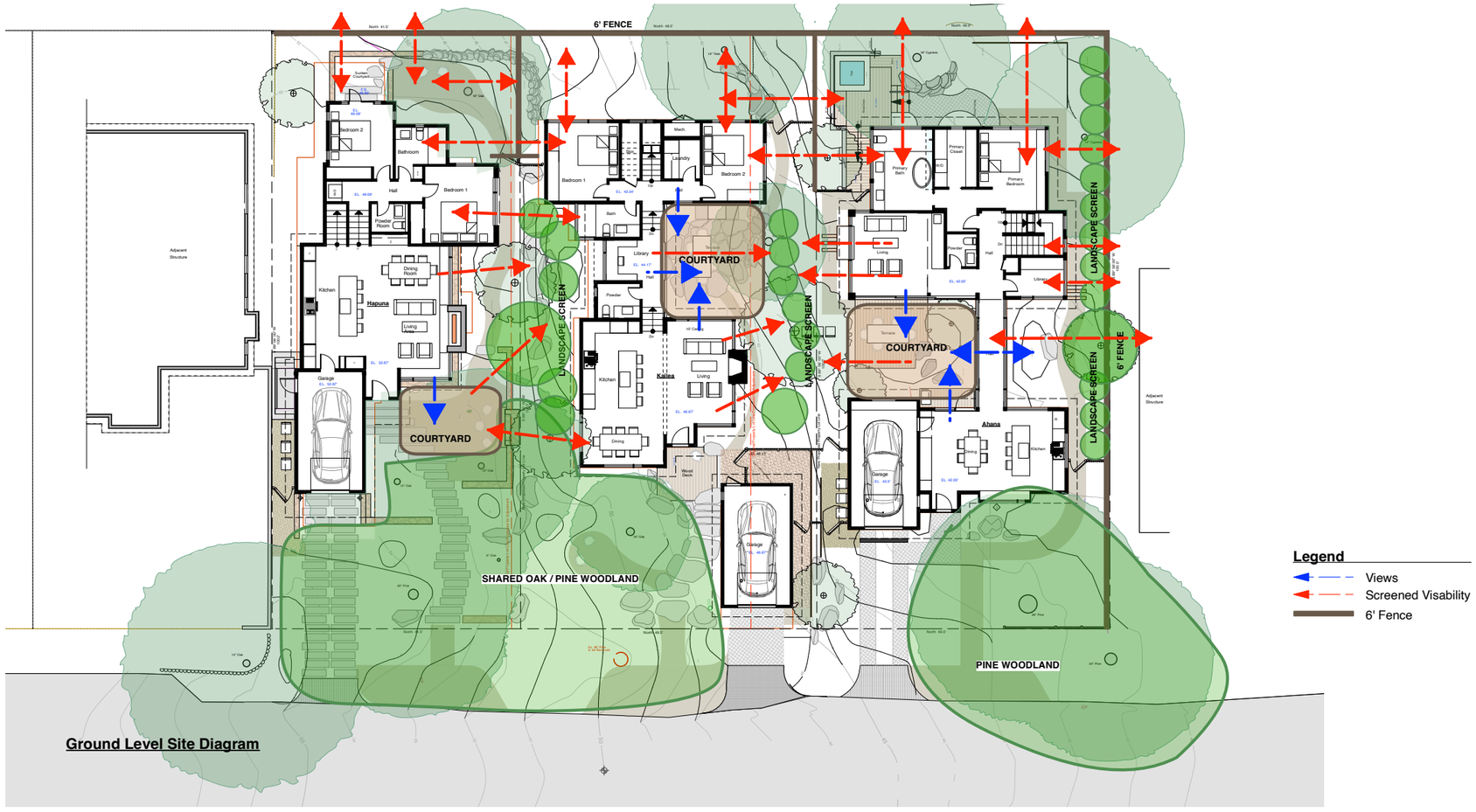


Shared Landscape and Open Space (4.0)
It was important to us to create a shared landscape and large open space with the oak/pine woodland which extends across the fronts of the properties to enhance the views and experience from the street. This maintains the forest character of the streetscape and provides a thick buffer or layer between the private homes and the street. A shared, forest woodland is emphasized while (what unfortunately is NOT often the case in Carmel) the property line demarcations are very much obscured and blurred. We designed this so that it is not the repeated, typical 40' lot widths, one after another that are conspicuous. We even have used more varied, non-standard lot widths for the three properties which also deemphasizes this artificial demarcation.

We also created usable, open space courtyards for each of the homes. Each of the courtyards acts as an outdoor room with strong visual connections from interior to exterior. They are also well insulated from the street and the adjacent properties. Hapuna, at the North, because of the configuration of its woodland, has its courtyard as an entry court under the oaks, but is still 25-feet back from the front property line and 35-feet back from the street pavement. Both the middle lot, Kailea, and the Southern lot, Ahana, have their open courtyards separated from the street by parts of the structure. The houses both open to their respective courtyards and the courtyards are heavily screened with landscaping from the adjacent property. These courtyards are staggered from one property to the other for privacy but also to create irregular, informal side yards as encouraged in the guidelines. (4.3, 4.4). The layered landscape screening also deemphasizes the side property lines creating visual 'penetrations' from one property to the other and limiting the use of fencing.

The structures themselves, based on the existing oak/pine woodland, shared landscapes and open space, provide varied setbacks along the street frontage. (4.3). We also are proposing one detached garage closer to the street on the middle lot, which adds to the variability of streetscape.

Progression of Spaces (4.5)
Hapuna, the Northern property, progresses from informal, planted right-of-way, through layered plantings getting taller as you move into the site through a couple of low stone walls which lead to an entrance courtyard well in from the street, enclosed by a low stone wall. Kailea, the middle lot, goes from the informal right-of-way, stepping down with the topography into the site on natural stone steps to an entrance deck, below the street level. Ahana, on the South, goes from the informal right-of-way, into the site on natural wood square pavers, passing by a fence-enclosed garden to the entry porch.



Ground Level Site Diagram

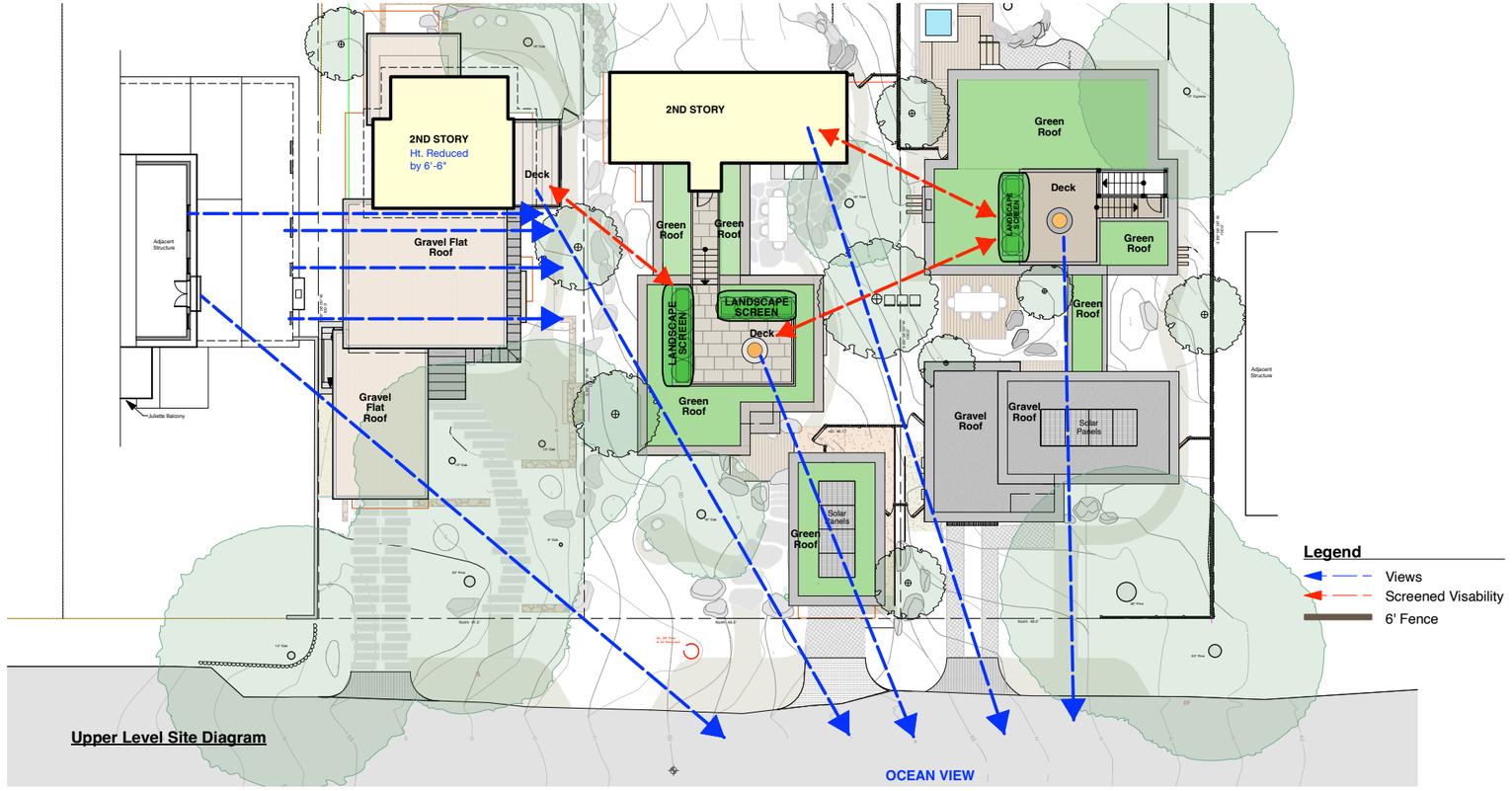
Privacy, Views, Light and Air (5.0).
This section of the guidelines, as it was prioritized from the very beginning of the design process, we feel these projects are particularly successful at addressing. These properties are fortunate to have a view of the ocean through the trees out towards the Southwest. We worked to locate usable outdoor spaces with small, upper level decks on each home to allow opportunities to view this beautiful natural feature, (5.2) while screening them from each other and adjacent properties and the street (5.3).

The siting and massing of the different houses was significantly generated from the need to maintain (from one property to the other) light, air, and privacy, as well, as, views across to the Ocean View beyond. Thus, lower building forms are positioned towards the street and two-story elements back farther and downslope-all per the design guidelines. These considerations also led to the configuration of the two-story elements being narrow and slim in the East-West Direction, so light, air and views are protected North to South across the properties. We enable views from second floors and from one property across the other (including from the neighbor to the North) by using low flat-roofs on the higher West sides of the lots.

As the Commission is well aware, whenever very small, single-story homes are replaced in town, it's very difficult to satisfy all the neighbors, as they usually prefer no change. We did try hard to balance ALL the respective neighbor impacts with the rights to be able to fairly use the City's development standards and design guidelines. It must be said, however, that the proposed new roof heights barely exceed the existing roofs and are often lower.

From the beginning of the design process, we focused on the impacts of the Hapuna House which has much less topography than the other two properties and thus less potential to lower the different building masses. Listening carefully to the neighbors to the North who do have some views to maintain across the Hapuna property to the South and Southwest, and the neighbors to the East and Northeast, who wanted to see as little of the new structure as possible, we went back to the drawing board and redesigned the home keeping the front part of the home actually lower than the existing house, still keeping the two-story element back from the South windows of the neighbor's house to the North and reducing the height by 6'-6" from the original submission. Additionally, we shifted the two-story element away from the North property providing even more light and air to the neighbor.

Because of the view issues for the neighbor to the North and a significant tree in the rear property line, the two-story element really cannot be located anywhere else to minimize impacts, but it is still over 60-feet from the homes to the East, and the lower Kailea's two-story will be 45-feet from its Easterly neighbor. Also, existing trees to remain screen most of the Hapuna house from its East neighbor and help screen Kailea as well. Objectively, there are no significant impacts to privacy, view, light or air to the East. The property behind Ahana is actually built almost on the rear property line. This condition, along with the fence and existing trees to remain, eliminates any views from this property to the Ahana property. Any views from the Ahana property to this neighbor will just extend over the neighbor's existing roof. (5.1)



Upper Level Site Diagram

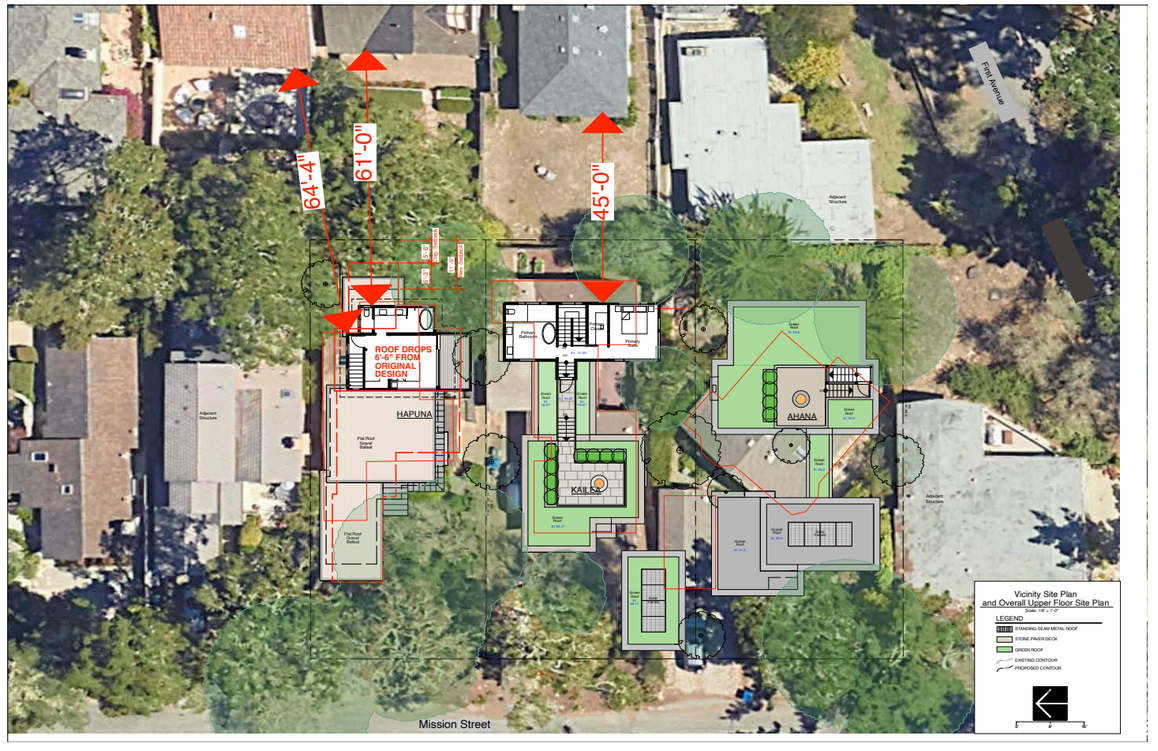
Kailea locates its 2-story bedroom element also as a narrow, pitched roof form at the lower, rear of the property. The building forms toward the West of that are flat, living roofs (as well as the detached garage), so the views from the properties higher to the North are to natural landscape. The small, upper deck on Kailea has a deep planter located along its North and East sides so that taller screening plants can be installed to block views to and from anyone sitting at the location. The small deck is also located at the center of a roof at the approximate center of the lot, to minimize privacy impacts. It is over 38-feet to the property line and almost 53-feet to the pavement. It also has a large existing lower canopy Oak tree screening it from the street, as well, as the detached garage with its own living roof. A new Tree will be planted to the south to screen it from Ahana.

As discussed previously, the design for Ahana utilizes the steeper topography to locate a second floor below, instead of above the entrance level, thus being the least impactful towards the street, as well as maintaining views across it. The small, upper deck here is also set below the level of the roof to additionally obscure anyone sitting here. As with Kailea, a deep planter is located at the north of the deck to provide natural landscape screening. Here again, the deck is located at the center of the property and is 55'-7" to the front property line and almost 68-feet to the street. It is also well set back from the rear property line with an extensive living roof between it and the eave.

Parking and Access (6.0)
All three garages are small and for a single car. They are all integrated into the respective building designs and subordinated to the overall main homes. (6.1). Each of the garages are clad in, along with the garage doors themselves in the respective siding style of the house of which it is connected. To enhance variety along the street edge (6.2), the setbacks to the garages and main houses are staggered. Hapuna, at the North, is a single-car, simple, traditional flat-roof form setback 22'-7" from the property line, leaving room for the oak/pine woodland to the South. At the Middle lot, Kailea, we are proposing a detached garage (6.2) with living roof in the front setback and pulled toward the South to provide room for the Oak/Pine Woodland shared with Hapuna. Not only is this critical to providing the varied front yard setbacks, it allows the main portion of the house to be lowered and made less massive from the street. The Southern lot, Ahana, has the garage well integrated into the overall building form, including using a flush-mount garage door where the board and batten wood siding is in the same plane as the siding surrounding it.

Driveways are all kept minimal with Hapuna using stone-paver tire strips, Ahana using wood-paver tire strips, and Kailea with a decomposed granite drive which is very short as the garage is within 18" of the property line. (6.3)

All front pedestrian walks are separated from the driveway. (6.4).



Building Mass and Scale (7.0)
As part of the design process, we started with designing building forms/blocks which contained the different functions in narrow widths to minimize scale of the pieces and then augment that with smaller elements for a particular function, like a single-door entrance way. We found this overall keeps the scale of the building elements minimal. (7.6)

The other extremely effective strategy was to keep the building forms nearer the street, on the higher side of the lot, low, while locating 2-story elements down slope. The two-story elements are also narrow, all below the maximum height and we keep the second stories to less than 25% of the overall floor area. The Ahana house reveals the least mass to the street of all three projects and appears to be a single-story home. We found the strategy of keeping the large majority of the floor area as a single-level balanced with a smaller upper level to work exceedingly well to balance the need to mitigate bulk and mass, while providing necessary open space for the site. (7.2)(7.7)

The northern Hapuna house, with the least topography of the three properties, requires the flat roof forms near the street to maintain neighbor views and has a low pitched, narrow, gable form for the two-story element. Its two-story element has its narrowest side at the North and South, avoiding the 'tall canyon' effect.(7.3). The middle property, Kailea, as discussed, by using a detached garage at the street and lowering the home, nestling it into the hill, as well as, stepping the building down with the natural topography very much keeps its mass and scale down to all the properties around it. (7.4)

Building Form (8.0)
The forms of all the buildings are traditional and simple. Hapuna uses low, flat roofs and a minimally pitched roof with natural stained wood overhangs. Kailea uses the slate-clad gable for the 2-story element (no overhangs) with traditional, mid-century flat roof, here done as a living roof. Ahana uses the traditional, mid-century modern roof. These flat roofs are similar to the work of Koningsofer and connected to the Bay Area Modern style as identified in the Historic Context statement.(8.1, 8.3)

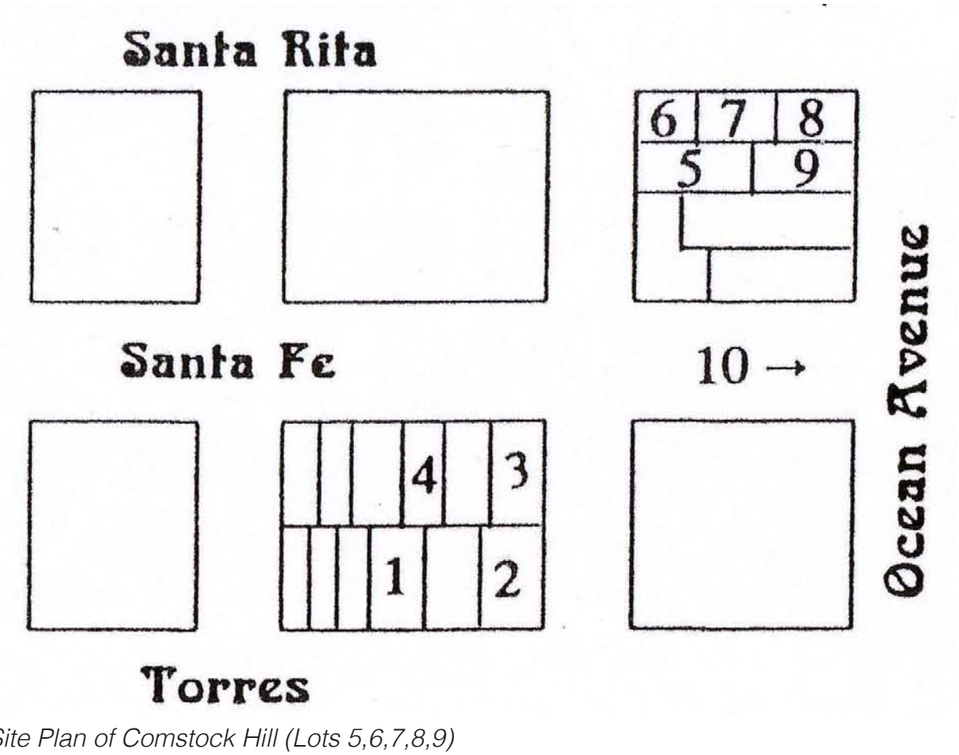
The forms all emphasize an informality and natural elegance. Entries are small, human scale and deemphasized.

Connection and Difference (9.1)
The Mission Sisters Residences draw from a rich tradition of Carmel homes built together or as a group, such as with the storybook style of Comstock Hill (Five homes), the original Sand and Sea development by Koningsofer, and Henry Hill's Three Sisters. The Mission Sisters, as did these other groupings, seek to create connection between the houses, as well as, differentiating themselves amongst the urban forest which extends across all three. These historic examples and what we are proposing on Mission Street, take a more nuanced, subtle approach to the idea of diversity and style, which helps emphasize the shared landscape and open space between them. It has to be said that exceedingly different architectural styles directly juxtaposed can be more jarring and conflictive. As with the older examples, the Mission Sisters relate and engage in a dialog with each other with landscape as the connective tissue. Perhaps, most importantly each home is positioned and sited based on its individual situation between each other, on the topography of the hillside and based on nestling each into the woodland. This automatically creates difference, interest, responsiveness and appropriateness to each other, the neighborhood and the setting. These designs are really the opposite of a tract home development. It is also true that just style difference does not necessarily create diversity that is compatible with the city in a forest concept. Each of these homes has very different organization, layout, and general character from each other while still relating. The use of living roofs, modern interpretations on wood siding, and general innovative craftmanship is used throughout each project. They are each individual and each has its own unique elements. (9.1). The architectural language and detailing of each home stays consistent to itself. (9.2). The detailing is simple and emphasizes the informality of the overall designs- nothing is grandiose. (9.3)

Materially, it was decided that each would be finished in warm, natural materials and predominantly be wood cottages, but each would be a different type of wood, stain and siding pattern. Hapuna is a warm brown, wood, horizontal shiplap siding with slate on the sloping roof, Carmel stone garden walls and pavers. Kailea is a naturally greyed board and batten siding with a slate on the pitched roof form, natural boulders and stone for walkways and site retaining slopes, granite for house accents like the fireplace, natural, ipe wood spaced board decks as well as an extensive living roof. Ahana is a warm, natural wood finished tight board and batten siding, living roofs, board-formed concrete for accents and natural wood spaced board decking. (9.5, 9.6, 9.7, 9.8)

Each home has its own magic and character yet are linked together by a similar sensibility on connecting to landscape, light, and openness.

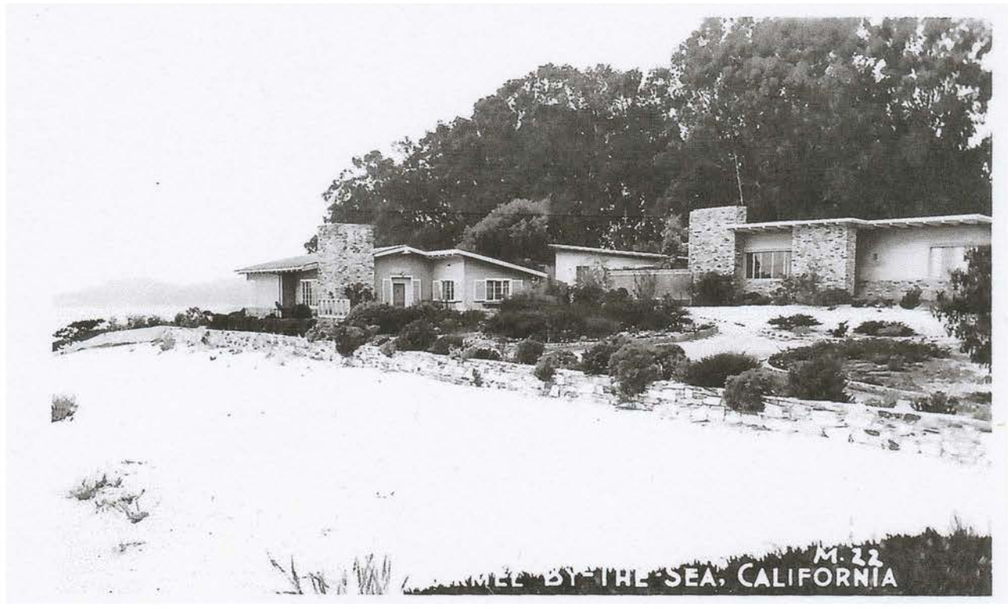
Comstock Hill Tudor Revival By Hugh Comstock from 1924 to 1928. Photo from Santa Rita Street



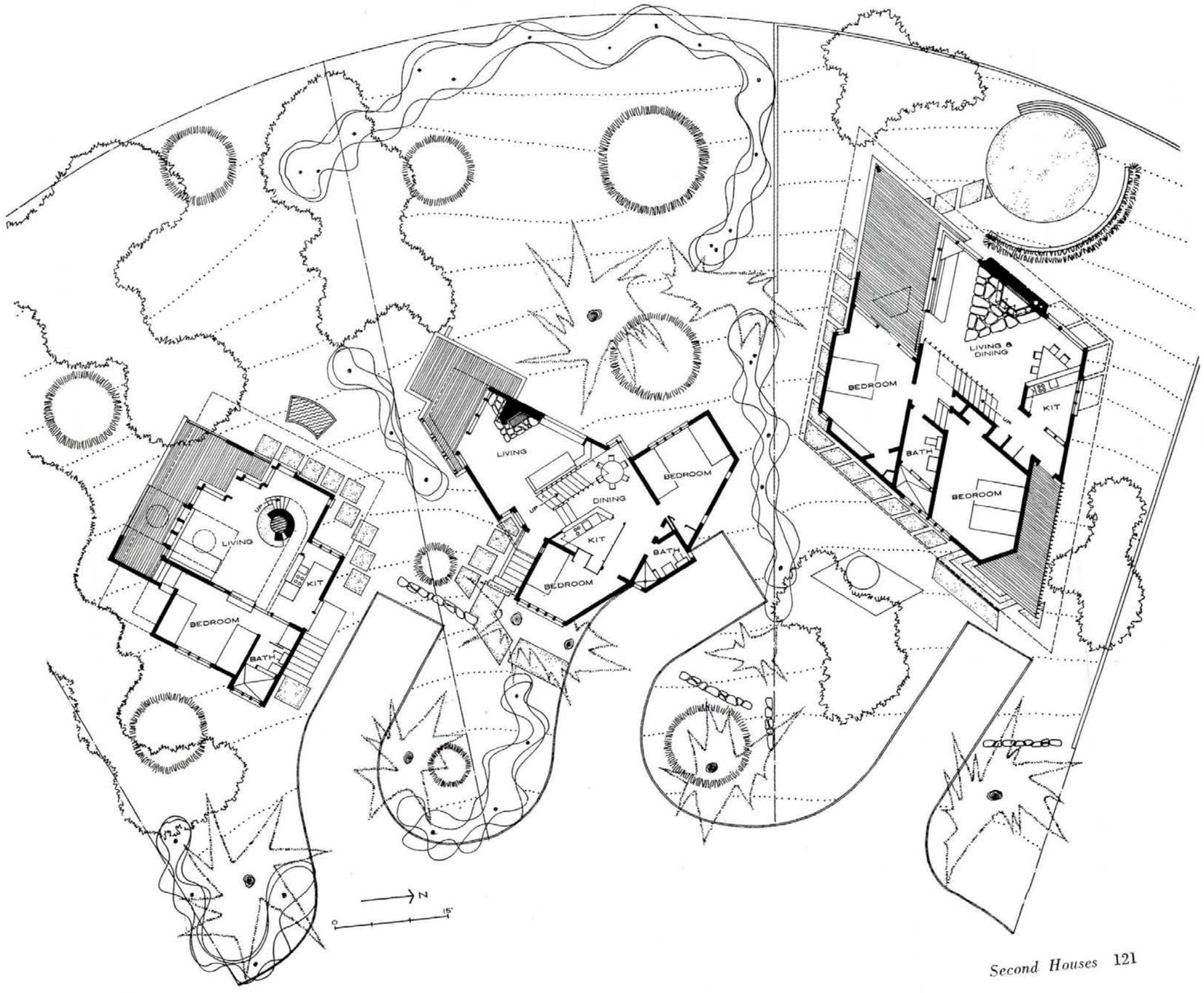
Site Plan of Comstock Hill (Lots 5,6,7,8,9)

Scenic House By David Allen Smith with Shared Landscape

Three Houses of Different Styles Lacking Diversity



Modern-style “Sand and Sea” house cluster by Jon Konigshofer From 1941



AUGUST 1962 P/A

Three Sister Site Plan By Henry Hill

Glass (9.11, 9.12)
I would like to differentiate between glass/glazing and windows. As these designs are all of a modern sensibility, linked to the Bay Area Modern tradition, the glass used is appropriate to the style. One of the character defining elements of any modern style is creating an inside/outside connection with glass. The character defining element of the Bay Area Modern style from the Historic Context Statement' states, "wide expanses of glass set within wood frames'. In the modern idiom, glass needs to be seen as a system of solid and voids, with glass defining the spaces BETWEEN the mass. The use of glass in the modern tradition is wholly different from what the guidelines refer to as "windows". Windows are located within a wall and are appropriate to more traditional architectural styles. Large expanses of glass in the modern style, actually reduce the sense of mass and scale as they dissolve the materiality of a structure and act as a 'space between' the masses. Additionally, glass used under overhangs and under a dense tree canopy appears darker and dematerialized.

In these homes, the use of glass, is reduced toward the street for privacy and is primarily opened up into interior courtyards screened by landscape. Each of these homes makes strong inside- outside connections to connect the inhabitants to the forest and landscape of this wonderful natural environment. Landscaping is used for layering and screening.

The frames for the glass in each of the homes is different: Hapuna uses Douglas Fir wood, Kailea uses Mahogony, and Ahana uses aluminium consistent with the more modern style.

Landscape (10.0)
The landscape designs closely follow the design guidelines objectives. All trees will remain (except for an unsafe Pine on City property). Plantings are native and drought-tolerant. The shared landscapes reinforce visual continuity along the street while maintaining a sense of informality and discovery.

Sincerely,

Erik D. Dyar, AIA

Adjacent Clarence Mayhew and Jon Koningsofer houses

Archaeological Resource Management Report: Phase I Archaeological Assessment of the Mission Sisters Residences Project, Carmel-By-The-Sea, Monterey County, California (APNs: 010-112-007, -012, & -013)

Prepared for:

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Image Source: DYAR Architecture, Ahana Residence Design Plan Sheet A1, © 2025

Prepared by:

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3059 Bostick Avenue ◊ Marina, California 93933
(831) 262-2300

April 2025
(Project No. 25-0029)

Evidence of Native American Remains on Site?	No
Evidence of Anything of Archaeological Significance?	No
Positive Findings of Historical Significance?	No

CONFIDENTIAL: NOT FOR PUBLIC DISSEMINATION
This is not an official city document.

Keywords: CEQA, Carmel-By-The-Sea Land Use/Community Character Element, Negative Phase I

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Introduction

On April 3, 2025, Craig Collins authorized Achasta Archaeological Services (Achasta) to prepare an Archaeological Resource Management Report (ARMR) documenting the Phase I archaeological assessment of three contiguous parcels located at Mission Street 2, 3, and 4 northeast of 1st Avenue, located in the City of Carmel-By-The-Sea, Monterey County, California (APNs: 010-112-007, -012, & -013). The subject parcels are located within the City of Carmel-by-the-Sea's Archaeological Significance Overlay District (ASO), in an area determined to have moderate archaeological sensitivity. The proposed project (Project) involves the demolition of each parcel's existing single family dwelling (n=3) and the construction of three new single family dwellings, totaling one new dwelling per parcel, and associated site improvements. Project design plans for each parcel are located in Appendix A. The Project is subject to the California Environmental Quality Act and the Carmel-By-The-Sea General Plan's Land Use and Community Character Element (LUP/CCE) regulatory contexts. The Carmel-by-the-Sea Community Planning and Building Department is the lead agency for the Project.

In accordance with CEQA, an archival records search was conducted by staff of the California Historic Resources Inventory System's (CHRIS) Northwest Information Center (NWIC) at Sonoma State University in Rohnert Park, California (File # 24-1588). The NWIC records search was negative for archaeological resources within the Project area and within 750-ft of the Project area. A Sacred Lands File (SLF) search request was submitted to staff of the California Native American Heritage Commission (NAHC). The results of the SLF search were positive for the Project area and nearby vicinity. A Phase I pedestrian survey of the Project area was conducted on April 18, 2025. The results of the Phase I survey were negative. This ARMR summarizes the subject parcel location and description, the regulatory contexts guiding future projects, the environmental, cultural, and ethnographic contexts for the Monterey County region and the City of Carmel-By-The-Sea, a site-specific setting, the results of the NWIC and NAHC SLF records searches, the methods and results of the Phase I survey, and our conclusions and professional recommendations.

Pursuant to the California Code of Regulations Section 15064.5(c)(4), if surveys and site evaluations determine that an archaeological resource is neither a unique archaeological nor an historical resource, the effects of a project on those resources shall not be considered a significant effect on the environment. The results of the Phase I assessment indicate the proposed Project will have no effect on cultural resources resulting in no impact on the environment. Additional archaeological assessments are not necessary for future development projects to proceed. This ARMR was prepared in compliance with CEQA and the LUP/CCE.

Project Location and Description

The Project area located at Mission Street 2, 3, and 4 northeast of 1st Avenue, in the City of Carmel-By-The-Sea, in Township 16 South, Range 1 West as depicted on the United States Geological Survey's 7.5-minute Monterey quadrangle map. The Universal Transverse Mercator (UTM) coordinates for the approximate center of the Project area are UTM: 10 0596575 E / 40 46895 N (NAD83). The Project area ranges in elevation from 356-ft above mean sea level (msl) in the south to 373-ft msl in the north. The Project area is bounded by developed parcels to the north, south and east, and Mission Street to the west. Figures 1 and 2 below depict the Project location and area.

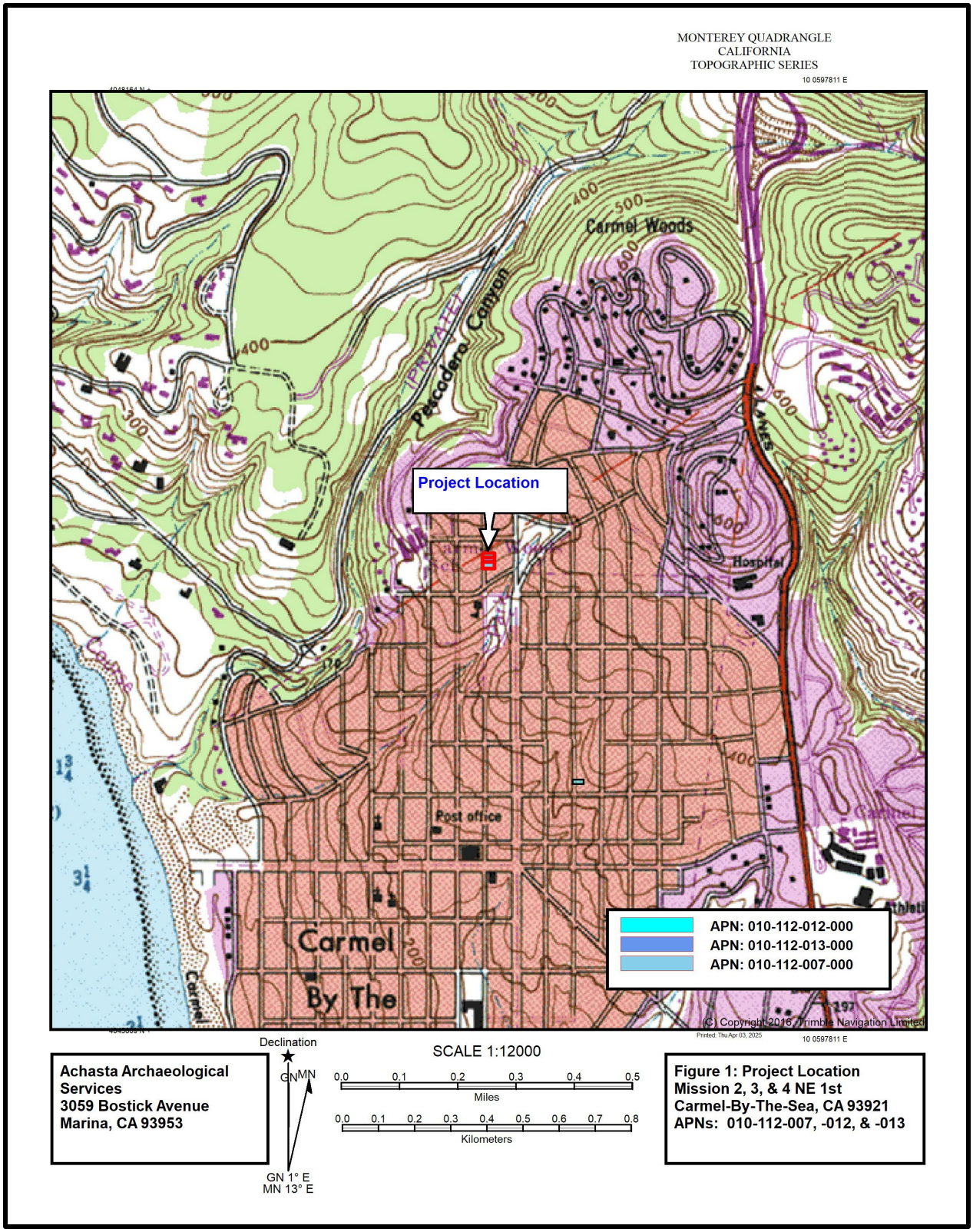

Figure 1: Parcel Location

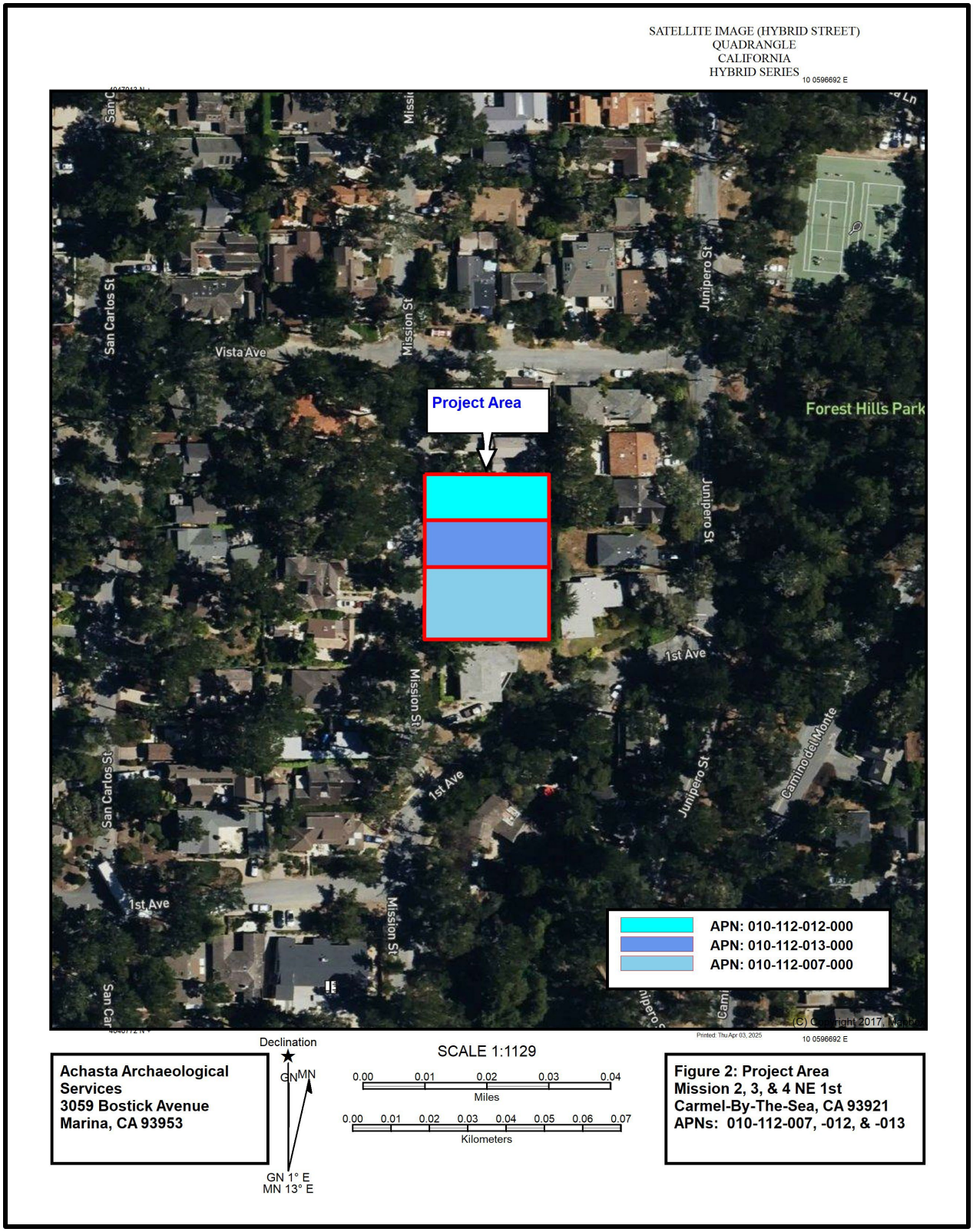

Figure 2: Parcel Area

The proposed Project involves the demolition of each parcel's existing single family dwelling (n=3) and the construction of three new single-family dwellings, totaling one new single-family dwelling per parcel, and associated site improvements. At the time of our Phase I assessment, parcel -007 contained one single-family dwelling built in 1946 with a detached garage. Landscaping features were minimal and included low profile granite and Carmel stone retained garden beds containing sparce, low and medium profile foliage. Medium height wooden fencing bounded the front yard, grape stake fencing bounded the southern parcel boundary and a short portion of the northern parcel boundary, and high profile fencing dominated by English ivy bounded the eastern parcel boundary. Hardscaping features were limited to a concrete and Carmel stone walkway and narrow patio south of the dwelling.

Parcel -012 contained one single-family dwelling, reportedly constructed in 1936, with an attached carport and redwood decking. Landscaping features were minimal and included stone retained garden beds with medium to tall profile ornamental hedges, medium profile ground level garden beds, and pebbled walkways. Hardscaping features included the asphalt paved driveway ingress and concrete paved parking pad. Privacy fencing dominated by English ivy bound the southern parcel boundary. Although records with the Monterey County Assessor's office indicate parcel -012 was initially developed in 1936, the structure's exterior appears to have undergone substantial redevelopment and/or reconstruction ca. 1970's.

Parcel -013 contained one single-family dwelling built in 1978 with an attached carport. Landscaping features were minimal and included a small, ground level garden bed west of the dwelling's entrance and north of the driveway ingress. Hardscaping features included the concrete paved driveway ingress and parking pad, an adobe brick retaining wall on the southern parcel boundary, and a Carmel stone retaining wall on the northern parcel boundary. Redwood privacy fencing bounded the eastern parcel boundary. Although plant foliage was present on each of the subject parcels, ground visibility was improved by minor shoveling and troweling and soil visibility was considered optimal for the purpose of our assessment.

Regulatory Context

California Environmental Quality Act

The Project is subject to compliance with the California Environmental Quality Act (CEQA), as amended. Compliance with CEQA statutes and guidelines requires both public and private projects with financing or approval from a public agency to assess the project's impact on cultural resources (Public Resources Code Section 21082, 21083.2 and 21084 and California Code of Regulations 10564.5). The first step in the process is to identify cultural resources that may be impacted by the project and then determine whether the resources are "historically significant" resources. CEQA defines historically significant resources as "resources listed or eligible for listing in the California Register of Historical Resources (CRHR)" (Public Resources Code Section 5024.1). A cultural resource may be considered historically significant if the resource is 45 years old or older, possesses integrity of location, design, setting, materials, workmanship, feeling, and association, and meets any of the following criteria for listing on the CRHR:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or,

4. Has yielded, or may be likely to yield, information important in prehistory or history (Public Resources Code Section 5024.1).

Cultural resources are buildings, sites, humanly modified landscapes, traditional cultural properties, structures, or objects that may have historical, architectural, cultural, or scientific importance. CEQA states that if a project will have a significant impact on important cultural resources, deemed "historically significant," then mitigation measures must be considered. Pursuant to the California Code of Regulations Section 15064.5(c)(4), if surveys and site evaluations determine that an archaeological resource is neither a unique archaeological nor an historical resource, the effects of a project on those resources shall not be considered a significant effect on the environment.

California Assembly Bill 52

Signed into law in September 2014, California Assembly Bill 52 (AB 52) created a new class of resources – tribal cultural resources – for consideration under CEQA. Tribal cultural resources may include sites, features, places, cultural landscapes, sacred places, or objects with cultural value to a California Native American tribe that are listed or determined to be eligible for listing in the CRHR, included in a local register of historical resources, or a resource determined by the lead CEQA agency, in its discretion and supported by substantial evidence, to be significant and eligible for listing on the CRHR. AB 52 requires that the lead CEQA agency consult with California Native American tribes that have requested consultation for projects that may affect tribal cultural resources. The lead CEQA agency shall begin consultation with participating Native American tribes prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report. Under AB 52, a project that has the potential to cause a substantial adverse change to a tribal cultural resource constitutes a significant effect on the environment unless mitigation reduces such effects to a less than significant level. The City of Carmel-by-the-Sea's Community Planning and Building Department is responsible for implementing the required AB 52 consultation for the Project. The results of AB 52 consultation is confidential and is not available for inclusion in this report.

Carmel-by-the-Sea General Plan: Land Use and Community Character Element

Cultural Resources

The Project falls under the resource management of the Carmel-by-the-Sea General Plan's Land Use and Community Character Element's (GP/LUCCE) as adopted in June 2003. The City's LUP requires the protection of precolonial and historic archaeological resources from planning and development impacts. The historic resource management goal of the GP/LUCCE is to identify and preserve the historic resources pertinent to the precolonial and historic identity of Carmel-by-the-Sea (1-43). The specific language of the GP/LUCCE pertaining to archaeological resources is as follows:

Archaeological Resources

- **O1-18** Identify and protect archaeological resources within Carmel. (LUP)
- **P1-108** Maintain an Archaeological Overlay District in the Carmel Zoning Ordinance. Include the area of potential archaeological significance and the commercial and R-4 Districts within the Overlay District. Establish the Archaeological Resources Management Report (AMAR

Preservation Bulletin) as the standard report format for all documentation. Accept reports only from Registered Professional Archaeologists (RPA). (LUP)

- **P1-109** Require a Phase I Archaeological Study performed by a Registered Professional Archaeologist to determine whether significant archaeological resources may be present when excavation activity is proposed within the Overlay District. (LUP)
- **P1-110** All available measures, including redesign and obtaining archaeological easements, shall be pursued to avoid development on sensitive archaeological sites. Site preservation shall be preferred over excavation of the resource. (LUP)
- **P1-111** If archaeological resources are discovered during construction, work shall cease immediately, and the resource shall be preserved, or the impact mitigated according to these policies. This policy shall apply Citywide.

City of Carmel-By-The-Sea Municipal Code Chapter 17 Article II: AS Archaeological Significance Overlay District

The City's Archaeological Significance Overlay District defines the pre-determined archaeological sensitivity boundaries within the City's planning areas. The purpose of this overlay is to implement the City's General Plan/Coastal Plan Land Use Plan in order to identify sites significant to the understanding of Carmel's earliest inhabitants and to set forth best management practices. The specific Language for the City's Municipal Code chapter 17 Article II is as follows:

17.20.020 Purposes.

The purposes of the AS archaeological significance overlay district are to implement the General Plan/Coastal Plan Land Use Plan and to:

- Protect archaeological sites in Carmel that can provide evidence of the area's earliest human habitation, help to document the cultural history of the City, and are often highly significant to Native American descendants as burial grounds or because of their connection to sacred traditions.
- B. Provide for the designation of archeological resources and establish explicit guidance for the protection of archeological resources, especially when they are subterranean.
- C. Create a clear process and standards for evaluating projects that may affect archaeological resources, and for identifying appropriate measures to mitigate the effects of such projects. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

17.20.040 Minimum Standards

The following standards shall apply to all building sites located in the AS district or within any commercial or R-4 district.

- Applications for new construction or additions, alterations and remodels involving excavation of undisturbed earth shall include an Archaeological Resource Management Report, prepared pursuant to the guidelines established in CMC17.32.060.

17.20.050 Additional Requirements

All projects subject to this section shall be subject to the following additional requirements:

- If any human remains are found at any time during construction, work shall stop and the applicant or his/her agent on the site shall immediately notify the Monterey County Coroner in compliance with applicable State requirements.

- B. Exceptions. This section does not apply to emergency repairs that the City Administrator determines necessary to avoid disruption of existing utility service. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

17.20.060 Report Guidelines

The "Archaeological Resource Management Reports (ARMR): Recommended Contents and Format" shall be used as guidelines for preparation of reports required by this article. The Planning Commission and the Department of Community Planning and Building shall use these ARMR Guidelines to review proposed construction and mitigation for potential impacts on archaeological resources. Project plans that fail to achieve reasonable compliance with these ARMR Guidelines shall not be approved. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

Environmental Setting

Approximately 22,000 years before present (YBP) during the last glacial maximum (LGM), sea levels were approximately 330-ft lower than the present day (Byrd et al 2017, Caffrey et al 2002). The California coastline was approximately 15 to 30-miles west of its current position (Byrd et al 2017). Expansive glacial ice sheets covered the northern parts of the North American continent. The melting of the ice sheets approximately 16,000 YBP and concurrent rising of the oceans pushed the California coastline eastwards (Byrd et al 2017). Rapid sea level rise in the Terminal Pleistocene and Early Holocene approximately 13,500 and 11,000 YBP coincides with the earliest known human occupation in the California region (Byrd et al 2017). The California coastline was subsequently inundated by a 230-ft rise in sea level approximately 11,000 and 7,000 YBP (Byrd et al 2017).

The newly formed hydrographic landscape supported the earliest Indigenous populations in the Monterey Bay region (Jones et al 1996). Radiometric dating sequences yielded from coastal occupation sites in the vicinity of the subject parcel coincide with the early Holocene, ranging from 8,000 to 9,000 YBP. (Jones and Jones 1992; Breschini and Haversat 1995; Jones et al 1996). Though coastal sites in the lower Carmel River, Salinas River, and Elkhorn Slough drainages yield very early dates for the region, buried landforms resulting from sea level rise makes it difficult if not impossible to determine the earliest settlements of California's Central Coast (Byrd et al 2017; Jones 1991, 422). The natural capping of Late Pleistocene and Early Holocene landforms has decreased the probability of positively identifying archaeological sites through surficial investigations alone (Byrd et al 2017).

The subject parcel is located in a forested coastal zone of the Monterey Peninsula, classified as a temperate Mediterranean climate with annual precipitation averaging 19.73 inches. Average temperatures range from 61 degrees Fahrenheit (F) in the winter to 72 degrees F in the summer. The region's shorelines are characterized by granitic rock outcrops and intertidal zones, bounded by fine to coarse granular sandy shorelines and coves. The closest freshwater resource is the unnamed seasonal creek drainage originating in the Forest Hills Park, located approximately 425-ft west of the Project area.

The Carmel area features diverse terrestrial environments, including coastal scrub, grassland, and oak woodland. Woodland tree species include Monterey Cypress (*Cupressus macrocarpa)* Coast Live Oak (*Quercus agrifolia*) and Monterey Pine (*Pinus radiata)*. Shrub species include ceanothus *(Ceanothus spp.)*, coyote brush (*Baccharis pilularis)*, huckleberry (*Vaccinium ovatum)* and manzanitas *(Arctostaphylos spp.)*. The woodland environments support a variety of fauna, including black-tailed deer (*Odocoileus hemonius*), bobcat (*Lynx rufus*), coyote (*Canis latrans*), gray fox (*Urocyon cinereoargentus*), cottontail rabbit (*Syvilagus audubonii*), and jack

rabbit (*Lepus californicus*) (Jones 2007, p. 207). Grizzly bear (*Ursus horribilis*) and Tule Elk (*Cervus canadensis nannodes*) historically ranged through the area. Black Bear (*Ursus americanus*) and mountain lion (*Puma concolor*) are current occasional visitors to the region.

The region's rocky coastlines are rookery and habitation sites for large marine mammals. Marine mammals native and migratory to the area include harbor seals (*Phoca vitulina*), California sea lions (*Zalophus californianus*), Stellars sea lion *Eumetopias jubata*), and California sea otters (*Enhydra lutris*). The northern fur seals once traveled as far south as Pacific Grove; their current territorial boundary terminates at the Farallon Islands. Elephant seals (*Mirounga angustirostris*) populate seasonal rookery sites in the northern reaches of Monterey Bay and Año Nuevo.

Edible species found in the coastal intertidal habitats include California mussel (*Mytilus californianus*), barnacle (*Balanus spp.),* various limpet (*Collisella spp*.), chiton (*Nuttalina californica*), black abalone (*Haliotis cracherodii*), black turban snail (*Tegula funebralis*, slipper snail (*Crepidula adunca),* purple sea urchin (*Strongylocentrotus purpuratus*), and red abalone (*Haliotis rufescens*). Fish species found in Monterey Bay include cabezon (*Scorpaenichtys marmoratus*), surf perch (*Embiotocidae*), rockfish (*Sebastes spp.),* and lingcod (*Ophiodon elongates*).

Cultural Setting

Precolonial Period

Archaeological sites in California are presently categorized as either historic or prehistoric. Lee Panich and Tsim Schneider (2019), focusing on sites from Marin County, suggest the cultural lines drawn by the terms “prehistoric, protohistoric, and historic”, or “triad”, perpetuates the myth that Indigenous societies and lifeways disappeared after European contact (2019, 664). Panich and Schnieder (2019, 664) argue the use of the triad terms fail to recognize the persistence of Indigenous lifeways after European contact and diminishes the violent and disruptive entanglements experienced by Tribal communities during their colonial and capitalist encounters. To restore Indigenous experiences in the “historic” narrative, Panich and Schnieder (2019) recommend archaeologists refer to temporal events and cultural transitions with chronological dates and discontinue the use of the triad system. This report adopts the terms “precolonial” to refer to Indigenous settings prior to European and Western colonial encounters, and “postcolonial” to refer to Indigenous settings after colonial encounters. This report also briefly presents the revised taxonomic framework developed by David Fredrickson, and the related framework and cultural system developed for the Central Coast region by Jones and colleagues (2002; 2007) to discuss the temporal and cultural shifts in lifeways with the regions original inhabitants. The temporal framework developed by Jones and colleagues (2002; 2007) references the Archaic, Millingstone-Early Archaic, Early, Middle, Late, and Postcolonial periods to discuss broad adaptive culture chronologies for the Central Coast region. Portions of this section are adapted from Wheelis, Estes, and Fino (2019) and Estes and Wheelis (2020).

Prior to the development of Fredrickson’s North Coast sequence, regional archaeologists largely based Indigenous cultural patterns and temporal sequences on classifications devised by Jeremiah B. Lillard and William K. Purves (1936) from their investigations in the Sacramento and San Joaquin valleys, and Richard Beardsley’s (1948; 1954) investigations in the San Francisco Bay region. Lillard and Purves (1936) created a three-phase cultural sequence: the Early, Intermediate, and Recent. Richard Beardsley modified Lillard and Purves culture

sequences to include the San Francisco Bay region and classified precolonial culture patterns as Early, Middle, and Late Horizons. This classification system, labeled the Central California Taxonomic System (CCTS) (Lillard et al 1939; Beardsley 1948, 1954; Moratto 1984), became the standard Central California's cultural chronologies. As more data were acquired through continued fieldwork, local exceptions to the CCTS were discovered. The accumulation of these exceptions, coupled with the development of radiocarbon dating in the 1950s and obsidian hydration analysis in the 1970s, opened up the possibility of dating deposits more accurately. Much of the subsequent archaeological investigation in central California focused on the creation and refinement of local versions of the CCTS.

Fredrickson (1973; 1974) would later introduce the idea of localized cultural patterns, a concept that focuses on local variations of widespread cultural traits. His patterns are defined by characteristic behaviors, which include technology, economic forms, exchange networks, and ceremonial practices. Fredrickson's (1973; 1974) development of the pattern as a classification scheme for shared cultural attributes within a defined geographic area resulted in the identification of six general cultures for the North Coast Ranges, San Francisco Bay, and the lower Sacramento Valley (Fredrickson 1973; 1974).

On the central coast specifically, recent archaeological studies have adapted Fredrickson's (1973, 1974) model to focus on the interaction of human political economy as reflected by subsistence patterns and the environment, a human ecology approach. Breschini and Haversat (2012) generated temporal sequences based on radiometric dating while Jones and colleagues (2007) and Jones and Ferneau (2002) based their sequence on bead typologies and climate data. As a result, archaeologists working on the Central California coast have developed two general temporal frameworks. A table outlining the corresponding temporal references and chronological dates are listed below. The currently accepted temporal frameworks for California's Central Coast are as follows:

Temporal Framework (Breschini and Haversat 2012):
Archaic Period: pre 6,000 YBP
Early Period: 6,000 YBP to 2,500 YBP
Middle Period: 2,500 YBP to 1,100 YBP
Late Period: 1,100 YBP to 250 YBP
Colonial/Historic (formerly referred to as post-contact): 250 YBP

Temporal Framework (Jones et al 2007; Jones and Ferneau 2002):
Paleoindian Period: 12,000 – 10,000 YBP
Early/Millingstone Period: 10,000 YBP to 5,500 YBP
Early Period: 5,500 YBP to 2,600 YBP
Middle Period, 2,600 YBP to 1,000 YBP
Middle/Late Transition Period: 1,000 YBP to 750 YBP
Late Period: 750 YBP to 250 YBP

Table 1: Central Coast Chronological System (Jones et al 2002; 2007, from Fredrickson [1973])

Period and Time Range	Subsistence Strategies	Artifact Assemblage	Organization
Paleoindian 12,000-10,000 YBP	Foraging. Hunting emphasis not clearly demonstrated, likely due to deeply buried contexts and poor or no preservation of bone and plant-based tools.	Fluted projectile points	Social units are primarily extended family members. Little emphasis on wealth
Early Period 10,000 YBP to 5,500 YBP Millingstone Culture	Broad spectrum hunting and gathering of plants, shellfish, fish, mammal, and bird.	Milling slabs, milling stones, hammerstones, core and cobble core tools, large side notched projectiles, contracting stem points.	Social units are primarily extended family members. Little emphasis on wealth. Cairn burials.
Early Period 5,500 YBP to 2,600 YBP Hunting Culture	Foraging pattern continues. Mortars and pestles indicate acorn economy. Hunting continues.	Thick rectangular (Class L) olivella beads, Rossi square stemmed points, fish gorges, use of milling technologies continues.	Extended family and development of sedentism. The population begins to grow and expand.
Middle Period 2,600 YBP to 1,000 YBP Hunting Culture	Foraging and increased hunting of larger terrestrial mammals. Mortars and pestles suggest acorn economy. Shell fishhooks indicate exploitation of marine fisheries.	Normal saucer (G2) beads, contracting stemmed points, reduction of square stemmed and side notched points, continued use of milling slabs, hand stones, and portable mortars. Bone tubes, Circular shell fishhooks appear	Growth in sociopolitical complexity; evidence of status distinctions based on wealth; shell bead emphasis also indicates trade and wealth. Group-oriented religions Territories are not yet firmly established.
Middle/Late Transition Period 1,000 YBP to 750 YBP	Bow and arrow technology replaces atl-atl darts, shifts in resource intensification from large game to smaller game,	bow and arrow, decreased size of projectile points; mortars, pestles; tule balsas,	Status distinctions more pronounced; established territories
Late Period 750 YBP to 250 YBP	Collecting dominates, some foraging; exploitation of acorns, pine nut, buckeye, seeds, berries, fish and shellfish, deer, antelope, rabbit, and quail. Some accounts of controlled burning, increased interior range occupation	Clam disk beads indicate development of currency; Desert Side Notched projectile points, small bifacial bead drills, bone tools, projectile points, bedrock and portable mortars, regional specialization of technologies (olivella bead currency), emergence of pottery on the south coast (Chumash)	Status distinctions more pronounced; established and highly populated territories, hierarchical and chiefdom political structures especially among the Northern Chumash, craft specialization, and intensive trading.

The earliest known Indigenous sites in the Central Coast region that correspond with the Paleoindian Indian and Early Period/Millingstone Cultures include the Cross Creek site (~9050 YBP) and the Diablo Canyon site (~8400 +/-250 YBP) (Mills et al 2005; Fitzgerald 2004) in San Luis Obispo County, and resource CA-MNT-17 on Carmel Point (~9,420 YBP) (Breschini et al. 2012). These sites provide evidence for human occupation on the California coast near the beginning of the Holocene period (~11,700 YBP) with indications that occupation could date to as early as 13,000 YBP (Fitzgerald 1995). Jones and colleagues (2002) argue such dating

sequences support evidence of an earlier migration of people to the central coast. Current literature indicates the earliest inhabitants of coastal California utilized alternative subsistence strategies and technologies from inland populations (Fitzgerald and Jones 1999). While Jones and colleagues (2007, 141) suggest that the initial colonization of the of the Central Coast by Indigenous communities began at the coastline and spread inland, recent discoveries of fluted projectiles at Nipomo, Santa Margarita, and Paso Robles that are associated with the Paleoindian period predate coastal contexts and indicate colonization from the interior to the coast may have also occurred (Jones 2007, 141).

Research indicates Early Period/Millingstone Culture sites in Central California relied heavily on gathering and trapping subsistence activities from 10,000 YBP to approximately 5,500 YBP (Jones et al 2007). Technologies utilized in the Millingstone Period are notably different from other known subsistence strategies of the Pleistocene/Holocene transition period, such as the Clovis and Folsom complexes (Jones et al 2002, 214). Millingstone sites contain large amounts of refined hand stones, milling slabs, and cobble core tools with a decreased frequency of flaked stone tools and side notched projectiles (Jones et al 2007,135). Regionally, Millingstone sites occur on rocky coastlines, interior valleys with proximity to shorelines, and paleo lakeshores and estuaries (Jones et al 2007, 135). Subsistence strategies were diverse and included exploitation of mammals, fish, birds, and shellfish (Jones et al 2007, 135). Jones and colleagues (2007, 137) note that dense dietary faunal assemblages of bone and shell are not common for Millingstone Culture sites, likely due to poor preservation conditions.

The Early Period (5,500 YBP to 2,600 YBP) coincides with the emergence of the Hunting Culture (Jones et al 1996). The Early Period/Hunting Culture sees the emergence of artifacts associated with hunting larger terrestrial mammals and a decreased reliance on marine resources. Coastal sites on the southern Central Coast near Morro Bay show a higher dependency on rabbits than Hunting Culture sites near Monterey Bay which have higher frequencies of deer and sea otter remains (Jones et al 2007). Flaked stone artifacts associated with this period include the Anö Nuevo long-stemmed projectile points and large side notched points, such as the Jalama and Rossi Square Stemmed points (Jones et al 1996). Specialized bone tools also appear with more frequency during this period, including fish gouges. Large rectangular Class L olivella beads are also produced during the early period (Jones et al 2007).

The Hunting Culture persists within the Middle Period (2,600 YBP to 1,000 YBP) which is characterized by the growth in plant foraging and increased hunting of larger terrestrial mammals (Jones et al 2007). Contracting stemmed points replace the of square stemmed and side notched points (Jones et al 2007). Specialized tools associated with organized group religions/practices and fishing, including bone sucking tubes and circular shell fishhooks, appear during the Early Period (Jones et al 2007). The manufacture and use of Millingstone and Early Period technologies such as milling slabs, hand stones, and portable mortars associated with plant foraging also persists and indicates the emergence of an acorn economy (Jones et al 2007). The Middle Period also sees an increase of hunting of larger terrestrial mammals. Mortars and pestles suggest an acorn economy. Shell fishhooks indicate exploitation of marine fisheries. Mortuary contexts within the Middle Period also show the emergence of stratified social organization with increased grave good inclusions (Jones 2002).

The Middle Late Transition Period (1,000 YBP to 750 YBP) is punctuated by a modification of subsistence strategies and coincides with a dramatic shift in the environment known as the Medieval Climatic Anomaly (MCA). Scott Stine introduced his thesis of the MCA at the 1994 Society for California Archaeology annual meeting at the Asilomar Conference Grounds (Stine 1994). Stine's investigations were based upon dendrochronological studies of trees in the Mono

Lake region. His research indicates there was a prolonged and severe drought from 1,170 to 670 YBP that encompassed much of North America. Dramatic shifts in the environment resulted in resource intensification, adapted migration patterns, and modified subsistence strategies (Jones et al 2007, 204). The MCA is evident in the archaeological record during the Middle-Late Transition Period, and is punctuated by regional abandonment of sites, occurrences of intergroup violence (Gamble 2005, Arnold & Walsh 2012). Resource intensification and dietary patterns shift during this temporal sequence including the reduction of large game exploitation and increased exploitation of less calorie dense foods and small game (Jones et al 1996). These shifts are evidenced by Middle Late Transition Period faunal and artifact assemblages that show increased frequencies of small animal remains and shellfish, and the adoption of bow and arrow technologies by the Esselen and Costanoan/Rumsen societies (Jones et al 1996).

The Late Period (750 YBP to 250 YBP) on the Central Coast is characterized as a period of cultural complexity related to population and resource stress (Jones 2002). Increased resource intensification develops as access to hunting and foraging sites decreases due to population densities and enforcement of territorial boundaries (Jones 2002). This period is also punctuated by increased conflict and warfare with neighboring Tribes (Jones 2002; Jones 2007). The Late Period is socially characterized by hierarchical political structures, division of labor, and the development of elaborate crafts and technologies, and extensive trade networks throughout California's Central Coast and the Great Basin (Jones 2002). Acorn economies persisted into the Late Period and colonial transition period, as evidenced by early 18th century observations.

Near the end of the Late Period, and prior to the Spanish missionary's arrival to what is now known as Monterey County in 1770, the recent ancestors of contemporary Esselen and Rumsen Citizens subsisted as hunter-gatherers. They crafted mortars and pestles, hand stones and milling slabs from local granite, mudstone, and sandstone to process plants and animals for foods, medicines, and pigments. Wild tobacco was also managed and utilized (Eerkens *et al*. 2018). Based on 18th century observations, the Esselen and Costanoan/Rumsen Tribes were semisedentary and maintained seasonal coastal and inland hunting-gathering, ceremonial, and village sites within their established territories. These sites are regularly found along streams and stream confluences, lakes, and marshes, and in the vicinity of natural springs and seeps; however, the original location of these drainages may have been altered due to natural or human impacts to landscapes (Brandoff-Kerr 1982, 66-72).

Historic Period

The Central Coast's Tribal communities were catastrophically impacted by the arrival of the Spanish missionaries and Europeans as early as 1542 with Juan Rodriguez Cabrillo's expedition of the California coast (Lightfoot 2005). Cabrillo and his crew initially disembarked in San Diego and Monterey Bay within the extensive trade and cultural sphere of the Esselen and Costanoan/Rumsen societies. Further direct contact with the Esselen and Costanoan/Rumsen cultural sphere would occur in 1602 when Sebastián Vizcaíno laid anchor in Monterey Bay during their exploratory survey of Alta California's coast. However, European settlement of the region would not occur for almost two more centuries. From 1769 to 1770, the land expedition to relocate Vizcaíno's Monterey Bay, led by Captain Don Gaspar de Portolá and the Franciscan Father Junípero Serra, skirted the Coast Range with no extensive inland exploration into the Esselen's cultural landscape. Broad cultural entanglements occurred with the Esselen and Costanoan/Rumsen in 1770 when Serra established the first colonial settlement in the region with the founding of the Presidio and Mission San Carlos Borromeo de Monterey.

Significant changes for the Monterey region, including the opportunity to engage in international trade, began when Mexico achieved independence from Spain in 1822. Spanish land control practices were replaced with private land grants given or sold to prominent Californio families after the secularization of the California missions. In 1848 after the end of the Mexican-American War, the United States annexed nearly all of the territory of the present states of New Mexico, Utah, Nevada, Arizona, California, Texas, and western Colorado.

Although the Californio's had intended to grant Indigenous families mission lands during the Mexican period of secularization, those grants and gestures were not recognized by the American government. The Land Act of 1851 resulted in the incorporation of the U.S. Land Commission and the review of land grants given during the Mexican period. During this process, the United States Congress authorized Special Agents McKee, Barbour and Wozencraft to meet and treat with the California Tribes. Eighteen treaties were negotiated between the California Tribes and the special agents (Phillips 1997). The treaties were established to accomplish two basic goals: 1) to cede the majority of Aboriginal lands of California to the United States Government; and 2) to reserve 8.5 million acres of land in the interior of the state to be used by the California Tribes as reservation lands. Today, the eighteen treaties remain unratified (Lipps, 1932).

Ethnographic Background

The Project area is located within the contemporary and ancestral boundaries of the Esselen and Costanoan/Rumsen Tribes. At the time of the Spanish arrival, the Costanoan/Rumsen speaking polities; one of eight Penutian-root linguistic groups of Indigenous people that resided on the Central California Coast, also occupied the region. The precise timing of the Penutian speaker's arrival to the California coast is disputed, however it is generally accepted they arrived in the Monterey region between approximately 1,500 to 2,500 YBP (Breschini and Haversat 1980; Moratto 1984; Dietz 1978; Dietz and Jackson 1981; Jones et al. 1996). The earliest settlers of the Monterey County region were likely the Esselen people who spoke a Hokan rooted language. The Esselen are thought to have inhabited the Central Coast for approximately 10,000 years before the arrival of the Penutian/Utian speaking Costanoan/Ohlone/Rumsen peoples (Shaul 2019, Breschini and Haversat 2004). Prior to the arrival of the Penutian-root language speakers, the Hokan-root language speakers' cultural territory is thought to have extended broadly throughout California (Shaul 2019).

> *"Golla's observation shows an earlier core area of Yukian, Yanan, Esselen and Chumashan probably in the San Francisco Bay area south to the historic territory of Chumashan. (The Costanoan words for marine animals are borrowed from Esselen or a closely related language and show the slow advance of Costanoan speech to the south from the Bay Area.) The Bay area is also the closest area where Yukian and Yanan could be members of the /pVk(V)/ diffusion area, with the Esselen speech community in the Bay area stretching south to Chumashan in along the Santa Barbara Channel."* (Shaul 2019, 204).

Throughout California, Tribal communities were historically classified by anthropologists based on the unique linguistic dialects of their spoken language. Early researchers failed to document how Tribal communities referred to themselves, and whether those identities were reflective of separate, sovereign Tribal entities. The 20th century anthropologist, John P. Harrington (1981/1991), provided some insight to the region's Tribal sovereign references through his conversations with Isabelle Meadows, a Rumsen member from Carmel Valley:

> *"Isabelle: When I asked what language they spoke at the Big Sur rancheria, she says they already stopped speaking the Eselen language and they used the pure idiom of the mission here, such as Isabelle's immediate ancestors talked. (So don't be too sure that the coast south of Carmelo was not Eselen in language.) Isabelle March 24, 1932 (JPH R72:48B) [Emphasis is author's]" (Escobar et al. 1999, 6).*

The Indigenous peoples of the Central Coast continue to be identified by anthropologists according to linguistic groups, including the Esselen. Hokan-root languages, including Esselen, are thought to be among the oldest linguistic groups so far identified in California (Shaul 2019). Contemporary linguistic evidence indicates Hokan-root languages were spoken as far north as the San Francisco Bay region (Shaul 2019; Breschini and Haversat 2004, 58). Hokan-root languages, in addition to the Esselen, include the Pomoan, Yana/Yuki, Karuk, and Washoe Tribes in the north, and the Salinan, Chumash, and Yuman Tribes in the south (Lightfoot 2005, 34). As Tribal populations in the San Francisco Bay Area and Southern Central Coast area swelled during the Late Period, the Hokan-speaking Tribes in the northern and southern regions of California were gradually displaced or absorbed by the Penutian-root speaking populations (Shaul 2019; Breschini and Haversat 2004, 58).

Previous ethnographic maps drawn by anthropologists suggested the Esselen traditional landscapes were limited to the upper Carmel River and Sierra de Salinas ridge in the north to Palo Colorado Canyon to the south (Breschini and Haversat 2004; Milliken 1997). It is noteworthy that these boundaries were created by archaeologists, largely based on Spanish colonial records, who neglected to seek input from Esselen and Costanoan/Rumsen Tribal elders and citizens. The reclamation of Tribal narratives through Local Indigenous Knowledge movements has helped Esselen and Costanoan/Rumsen Tribal citizens to redraw the boundaries of their traditional landscapes. Current Esselen ethnographic boundaries include the Gabilan Range terminus in the southeast, the western slopes of To-ya-tak (Fremont Peak) to the northeast, the Pajaro River corridor in the north and west, and Salmon Creek near the present-day San Luis Obispo County-Monterey County boundary. Current Costanoan/Rumsen ethnographic boundaries include Palo Colorado Canyon north to Moss Landing, east through the San Andreas Rift Zone to Panoche Valley in San Benito County, and south to the Pinnacles National Park.

Traditional Indigenous villages and rancherias throughout the Monterey County region are known by several different names, due to variability in the transcription of these locations by different priests, as recorded in the Mission records. Notable Esselen and Costanoan/Rumsen villages and districts in the Monterey County inland and coastal areas identified by Breschini and colleagues (2004), and Milliken (1990) include:

- Calendaruc/Guachirron (Moss Landing, Castroville, Watsonville area)
- Ensen (interior side of Fort Ord and Salinas Valley)
- Tamo-tk (Lighthouse Tunnel/Presidio of Monterey)
- Ixchenta (Point Lobos)
- Tucutnut (Mid-Lower Carmel River drainage)
- Capanay (Chupines/Rana/Agua Mala Creek drainages)
- Soccoronda/Jummis/Sepponet (upper Mid to Upper Carmel River drainage)
- Echilat/Tebityilat (upper San Jose and Las Garzas Creek drainages)
- Excelen/Excelemach (Santa Lucia Mountains/Ventana Wilderness)
- Sargentaruc/Jojopan/Pixchi (Palo Colorado Canyon south to Big Sur)

The arrival of Spanish colonialists in the late 18th century altered the Indigenous landscapes of the California Tribes in the Central Coast region (Lightfoot 2005). Unlike Russian colonialists in northern California, the goal of the Spanish mission institution was to convert the Indigenous populations into a class of gente de razón; a Hispanicized class of Spanish citizens loyal to the church and crown in order to support Spain's colonial industries (Lightfoot 2005). This effort required the cultural assimilation of Indigenous communities and their citizens, and disrupted the generational transmission of traditional lifeways, customs, religions, and belief systems (Lightfoot 2005). With the exception of the lasting baptismal and marriage records recorded by the missionaries, many surviving Indigenous citizens lost knowledge of their village origins, family names, and linguistic identities.

Recent Indigenous based research on Native California cultural resilience during Spanish colonial entanglements indicate Tribal lifeways and traditions persisted in public and private settings throughout the Spanish and Mexican occupation, and into the 20th and 21st centuries (Schneider 2015). Cultural friction and social entanglements persisted for the Central Coast's Indigenous community upon the arrival of American capitalists in the mid-19th century. Tribal communities already experiencing disruptions from their traditional lifeways during the brief Spanish and Mexican period of colonialism were violently displaced from their spiritual and cultural landscapes by homesteaders, ranchers, and mineral speculators (Lightfoot 2005). Tribal communities were deliberately massacred by American settlers and the United States Cavalry with the support of local and state and federal government officials (Lightfoot 2005). During this period, the Costaños label was colloquially used to describe the regions Indigenous community members throughout the 19th and 20th centuries. The term was later anglicized to Costanoan by Alfred Kroeber in 1925 as he declared the physical and cultural extinction of the Esselen people (Kroeber 1925, 544). Kroeber's declarations and terminologies were subsequently codified in anthropological and historic literature and continue to contribute to the cultural erasure and false narratives of the Central Coast's Indigenous peoples (Milliken 1990).

Contemporary Tribal polities throughout the state and Monterey County have begun engaging in public outreach to remove Kroeber's false narratives from planning documents in an effort to revitalize their cultural identities and traditions in the public sphere. These outreach efforts have resulted in reconciliation acts by the Roman Catholic Diocese of Monterey and by California State Governor's Jerry Brown and Gavin Newsom. In 2019, Governor Newsom established the Truth and Healing Council to help clarify experiences of California's Native population in the historical record and to promote the healing of the contemporary Tribal community's generational trauma.

Carmel Specific Setting

The Project area lies immediately north of the historic boundaries of Honoré Escolle's *Las Manzanitas Rancho*, which extended north from Mission San Carlos Borromeo del Rio Carmel, west to Monte Verde Street, and east to Junipero Street (Grimes and Heumann 1994, 12). In 1888, Escolle sold 324-acres of their land to Santiago J. Duckworth to establish Carmel City, an area bounded by Monte Verde Street to the west, Monterey and Carpenter Streets to the east, Twelfth Avenue to the south, and First Avenue to the north (Grimes and Heumann 1994, 15). Modeling his community after Pacific Grove's Methodist Retreat, Duckworth envisioned Carmel City as a summer resort for Catholics with lots ranging in price from $20 for interior lots, to $25 for corner lots, and $50 dollars for commercial lots (Grimes and Heumann 1994, 15). The City was formerly established in 1902 during the Arts and Crafts movement when Frank H. Powers

and James F. Devendorf acquired Duckworth's unsold parcels and filed a map of Carmel-by-the-Sea with the Monterey County Recorder's office (Grimes and Heumann 1994, 15). The City was formally incorporated by the County Board of Supervisors in October 1916 (Grimes and Heumann 1994, 28).

Carmel's economic industries, from the Spanish and Mexican periods through the early American period, were primarily agrarian focused and included beef cattle ranches, dairy farms, and orchards (Grimes and Heumann 1994, 12-13). Whaling and fishing industries debuted during the mid-nineteenth century, including Chinese fishing villages at Pescadero Point and Stillwater Cove (Grimes and Heumann 1994, 13). Extraction industries in the area included sand and gravel mining, coal, and precious metals (Grimes and Heumann 1994, 14). By the time the City of Carmel-by-the-Sea was established in 1902, most heavy industry was limited to the building industry associated with the Carmel Thermotite Company (1922-1931) located at Santa Fe Street and Third Avenue (Grimes and Heumann 1994, 15). The City's present-day industries are predominately tourist oriented and continue to complement the summer resort/retreat visions of Duckworth, Powers and Devendorf.

Results of the Records Search

On April 10, 2025, a records search was conducted on behalf of the Phase I assessment by staff of the California Historic Resources Information System's (CHRIS) Northwest Information Center (NWIC) located at Sonoma State University in Rohnert Park, California (File No. 24-1588). The records search included a review of cultural resource studies within the Project area and within a 750-ft radius of the Project area. The objective of the records search was to identify whether any cultural resources have been recorded in the Project area, whether Project area has been subject to previous investigations, and to determine the proximity of the Project area to previously recorded sites and archaeological investigations nearby. The results memo and maps depicting the resource and study locations are located in Appendix B.

Previously Recorded Resources

The NWIC records search was negative. No resources were reported for the Project area No resources were reported within 750-ft of the Project area.

Previous Cultural Resources Studies

Resource Studies Reported within the Project Area

The NWIC reported two previous cultural resource studies have been conducted within the Project Area. These studies, S-024471 and S-025092, were broad historic built environment inventories conducted on behalf of the City and were not specific to the Project Area. Table 2 below outlines the studies reported by the NWIC for the Project area and their results.

Table 2: Resource Studies Reported within the Project Area

Report Number	Authors	Year	Result of Study	Title	Publisher
S-024471	Kent L. Seavey	2001	Positive (Broad Built Environment Study)	Final Report: Carmel-by-the Sea, Historic Resources Survey, 2001	Kent Seavey

Report Number	Authors	Year	Result of Study	Title	Publisher
S-025092	No Authors Listed	1996	Positive (Broad Built Environment Study)	Final Report: Historic Resources Survey for the City of Carmel-by-the-Sea	Carmel Preservation Foundation; Archives & Architecture

Resource Studies Reported within 750-ft of the Project Area

The NWIC reported forty-one previous cultural resource studies have been conducted within 750-ft of the Project area. One of these studies, S-024134, was a cultural resource assessment of the Stevenson Lower and Middle School, conducted in 2000 by Archaeological Resource Management. Although the 2000 study partially intersected this study's 750-ft search boundary, the resource identified by the 2000 study lies outside of this study's 750-ft search boundary and will not be impacted by the proposed Project. All remaining studies within this study's 750-ft search boundary yielded negative results. Table 3 below outlines the resource studies reported by the NWIC within 750-ft of the Project area and their results.

Table 3: Resource Studies Reported within 750-ft of the Project Area

Report Number	Authors	Year	Result of Study	Title	Publisher
S-009823	R. Paul Hampson and Gary S. Breschini	1988		Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-114-08, Carmel, Monterey County, California	Archaeological Consulting
S-010639	Anna Runnings and Trudy Haversat	1988		Preliminary Cultural Resources Reconnaissance for APN 009-102-30, Lot 6, and 009-102-031, Lots 7 and 8, Carmel Woods, Monterey County, California	Archaeological Consulting
S-010912	Anna Runnings and Trudy Haversat	1989		Preliminary Cultural Resources Reconnaissance of a Portion of A.P.N. 010-111-18, Carmel, Monterey County, California	Archaeological Consulting
S-012345	Anna Runnings and Gary S. Breschini	1990		Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-127-27, Carmel, Monterey County, California	Archaeological Consulting
S-014018	Anna Runnings and Gary S. Breschini	1992		Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-116-21, Carmel, Monterey County, California	Archaeological Consulting
S-014463	Anna Runnings and Trudy Haversat	1992		Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-116-12, Carmel, Monterey County, California	Archaeological Consulting
S-016241	Anna Runnings and Trudy Haversat	1994		Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 009-103-11, Carmel, Monterey County, California	Archaeological Consulting

Report Number	Authors	Year	Result of Study	Title	Publisher
S-016303	Anna Runnings and Trudy Haversat	1993	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-111-03, Carmel, Monterey County, California	Archaeological Consulting
S-017006	Anna Runnings and Trudy Haversat	1994	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-126-03, Carmel, Monterey County, California	Archaeological Consulting
S-017420	Anna Runnings and Trudy Haversat	1995	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-113-03, Carmel, Monterey County, California	Archaeological Consulting
S-018085	Anna Runnings and Trudy Haversat	1995	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel Number 010-115-016, Carmel, Monterey County, California	Archaeological Consulting
S-018842	Anna Runnings and Trudy Haversat	1996	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel Number 010-121-016, Carmel, Monterey County, California	Archaeological Consulting
S-019626	Mary Doane and Trudy Haversat	1997	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel Number 010-114-003, Carmel, Monterey County, California	Archaeological Consulting
S-021244	Larry F. Bourdeau	1998	Negative	Results of Phase I Archaeological Reconnaissance With Recommendations For Cultural Resource Management APN 009-103-009, 24759 Dolores Street, Carmel, Monterey County, California	Pacific Museum Consultants
S-022793	Mary Doane and Trudy Haversat	2000	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel Number 010-127-019, Carmel, Monterey County, California	Archaeological Consulting
S-023328	Anna Runnings and Trudy Haversat	2000	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel Number 009-121-003, Carmel, Monterey County, California	Archaeological Consulting
S-024134	Robert Cartier	2000	Positive (resource outside of 750-ft search boundary)	Cultural Resource Evaluation for the Stevenson Lower and Middle School Project in the City of Carmel	Archaeological Resource Management
S-026531	Mary Doane and Trudy Haversat	2003	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel 010-111-010, in Carmel, Monterey County, California	Archaeological Consulting
S-027982	Susan Morley	2004	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-122-016, City of Carmel-By-The Sea, County of Monterey	Achasta Archaeological Services
S-028075	Mary Doane and Trudy Haversat	2004	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel 010-116-015 in Carmel, Monterey County, California	Archaeological Consulting

Report Number	Authors	Year	Result of Study	Title	Publisher
S-029115	Mary Doane and Trudy Haversat	2004	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel 010-116-006, in Carmel, Monterey County, California	Archaeological Consulting
S-029276	Susan Morley	2004	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel Number 010 121 006, City of Carmel-by-the-Sea, Monterey County, California.	Achasta Archaeological Services
S-030135	Mary Doane and Trudy Haversat	2005	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel 010-116-017, In Carmel, Monterey County, California.	Archaeological Consulting
S-034360	Mary Doane and Gary S. Breschini	2007	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel 009-102-008 in Carmel, Monterey County, California. Project 4117	Archaeological Consulting
S-034801	Susan Morley	2008	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-116-011, Carmel-By-The-Sea, County of Monterey, California	Achasta Archaeological Services
S-036399	Gary S. Breschini	2009	Negative	Stevenson School, Carmel Campus Sign (letter report)	Archaeological Consulting
S-036727	Susan Morley	2009	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 009 111 006, Carmel Woods, an Unincorporated Area in the County of Monterey, California	Achasta Archaeological Services
S-037164	Mary Doane and Gary S. Breschini	2010	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel 010-11-014, Carmel, Monterey County, California	Archaeological Consulting
S-037357	Susan Morley	2009	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-115-023, Carmel Woods, an Unincorporated Area in the County of Monterey, California	Achasta Archaeological Services
S-038528	Mary Doane and Gary S. Breschini	2011	Negative	Preliminary Archaeological Assessment for APN 009-102-007, In Carmel, Monterey County, California	Archaeological Consulting
S-042897	Mary Doane and Gary S. Breschini	2013	Negative	Preliminary Archaeological Assessment of APN 010-126-021, in Carmel-By-The-Sea, Monterey County, California	Archaeological Consulting
S-045037	Mary Doane and Gary S. Breschini	2014	Negative	Preliminary Archaeological Assessment of APN 009-111-002 in Carmel, Monterey County, California	Archaeological Consulting
S-045907	Mary Doane and Gary S. Breschini	2014	Negative	Preliminary Archaeological Assessment of APN 009-103-016, in Carmel, Monterey County, California	Archaeological Consulting
S-048627	Gary S. Breschini	2016	Negative	Preliminary Archaeological Assessment of APN 010-114-009, Carmel, Monterey County, California	Archaeological Consulting

Report Number	Authors	Year	Result of Study	Title	Publisher
S-048874	Susan Morley	2016	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel (APN) 010-115-021, City of Carmel-By-The-Sea, County of Monterey, California	Achasta Archaeological Services
S-049147	Susan Morley	2017	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-126-007, the City of Carmel-By-the-Sea, County of Monterey, California	Achasta Archaeological Services
S-049734	Gary S. Breschini	2017	Negative	Preliminary Archaeological Assessment of Assessor's Parcel 009-103-022, Carmel, Monterey County, California	Archaeological Consulting
S-049810	Gary S. Breschini	2017	Negative	Preliminary Archaeological Assessment of Assessor's Parcel 010-121-024, Carmel, Monterey County, California	Archaeological Consulting
S-052131	Susan Morley	2018	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number APN 010-111-012, the City of Carmel-By-the-Sea, County of Monterey, California	
S-057319	Reilly Murphy	2021	Negative	Phase I Cultural Resources Inventory for San Carlos 2 SW 1st, Carmel, Monterey County, California	Albion Environmental, Inc.
S-057935	Susan Morley and Brenna Wheelis	2023	Negative	Archaeological Resource Management Report in Support of the San Carlos 2 NE of 2nd Avenue Project, Carmel-by-the-Sea, Monterey County, California (APN (APN: 010-121-005-000)	Achasta Archaeological Services

Sacred Lands File Request

We contacted Native American Heritage Commission (NAHC) by email to request information on known Native American Sacred Lands (SLF) within the subject parcel locations and nearby vicinity. On April 16, 2025, Cultural Analyst Cody Campagne responded advising the results of the SLF search were positive and provided a list of Tribal stakeholders affiliated with the area who may have additional information on Sacred Lands and Traditional Landscapes overlaying the subject parcel and nearby vicinity. The NAHC SLF results were received at the time of this report finalization. Therefore, outreach efforts and Tribal responses are not available for inclusion in this report. Appendix C contains the NAHC SLF response and contact list.

Site Specific Setting

The Project area has undergone moderate use resulting in moderate ground disturbance from at least 1936 through 1978 until the present. At the time of our Phase I assessment, parcel -007 contained one single-family dwelling built in 1946 with a detached garage. Landscaping features were minimal and included low profile granite and Carmel stone retained garden beds containing sparce, low and medium profile foliage. Medium height wooden fencing bounded the front yard, grape stake fencing bounded the southern parcel boundary and a short portion of the northern parcel boundary, and high profile fencing dominated by English ivy bounded the

eastern parcel boundary. Hardscaping features were limited to a concrete and Carmel stone walkway and narrow patio south of the dwelling.

Parcel -012 contained one single-family dwelling, reportedly constructed in 1936, with an attached carport and redwood decking. Landscaping features were minimal and included stone retained garden beds with medium to tall profile ornamental hedges, medium profile ground level garden beds, and pebbled walkways. Hardscaping features included the asphalt paved driveway ingress and concrete paved parking pad. Privacy fencing dominated by English ivy bound the southern parcel boundary. Although records with the Monterey County Assessor's office indicate parcel -012 was initially developed in 1936, the structure's exterior appears to have undergone substantial redevelopment and/or reconstruction ca. 1970's.

Parcel -013 contained one single-family dwelling built in 1978 with an attached carport. Landscaping features were minimal and included a small, ground level garden bed west of the dwelling's entrance and north of the driveway ingress. Hardscaping features included the concrete paved driveway ingress and parking pad, an adobe brick retaining wall on the southern parcel boundary, and a Carmel stone retaining wall on the northern parcel boundary. Redwood privacy fencing bounded the eastern parcel boundary. Although plant foliage was present on each of the subject parcels, ground visibility was improved by minor shoveling and troweling and soil visibility was considered optimal for the purpose of our assessment.

The soils of the subject parcel, as classified by the United States Department of Agriculture's Soil Survey (websoilsurvey.sc.egov.usda.gov), are described as Narlon loamy fine sand 2 to 9 percent slopes. Narlon loamy find sand soils occur at elevations ranging from 20 to 800-ft msl on marine terrace footslopes and are derived from clayey marine deposits derived from sedimentary rock. Typical soil profiles for Narlon loamy fine sand soils are loamy fine sand (0 to 13-inches bgs) underlain by clay (13 to 53-inches bgs), underlain by bedrock. These soil characteristics are consistent with the soils observed during the Phase I pedestrian survey. Exposed ground surfaces were largely absent of ground cover and soil visibility was considered optimal for the purpose of our assessment.

Results of the Fieldwork

Phase I Pedestrian Survey

Survey Methods

On April 18, 2025, we conducted a pedestrian survey of the subject parcel's accessible areas in transects of no less than 5-meters. The subject parcel was recorded with digital photographs, including general views of the topography and vegetation density, and other relevant images. Trowel scrapes were performed to improve visibility in areas with vegetation to inspect soils immediately below ground surface. Photos depicting the Project area and soil conditions are located in Appendix D.

Exposed ground surface within the subject parcel were examined for the presence of historical or precolonial site indicators. Historic-era site indicators include foundations, fence lines, ditches, standing buildings, objects, or structures such as sheds, or concentrations of materials at least 45-years in age. Common items include domestic refuse (e.g., glass bottles, ceramics, toys, buttons, or leather shoes), refuse from other pursuits such as agriculture (e.g., metal tanks, farm machinery parts, horseshoes), or structural materials (e.g., nails, glass windowpanes, corrugated metal, wood posts or planks, metal pipes and fittings). Precolonial site indicators include areas of darker soil with concentrations of ash, charcoal, fragments of animal bone (burned or unburned), shell, flaked stone, ground stone, or even human bone.

Survey Results

The results of the Phase I survey were negative. No site indicators of precolonial cultural activity, such as bone, dense midden soils, dense shell concentrations, stone tools or flaked stone material, charcoal, or fire-affected rocks were observed in the Project area. No indicators of historical activity, such as glass, ceramic, bricks, or other building debris, farming or ranching equipment, or structural remnants were observed in the Project area.

Conclusion and Recommendations

The Project area has undergone moderate use resulting in moderate to high ground disturbance from at least 1936 through 1978 until the present. The results of the Phase I assessment were negative. The NWIC reported no previously recorded archaeological resources were present within the Project area or within 750-ft of the Project area. The results of the Phase I pedestrian survey were also negative. No indicators of precolonial or historic activity were observed anywhere in the Project area. Based on regional studies and studies conducted in the vicinity of the Project area, evidence of precolonial and historic site indicators would be readily apparent on the ground surface to depths of 30-cm below ground surface. The results of the NAHC SLF search were positive however, and those results should be conveyed to Tribal stakeholders by the lead agency during any required AB 52 consultation for the Project.

Pursuant to the California Code of Regulations Section 15064.5(c)(4), if surveys and site evaluations determine that an archaeological resource is neither a unique archaeological nor an historical resource, the effects of a project on those resources shall not be considered a significant effect on the environment. The results of the Phase I assessment indicate the proposed Project have no effect on cultural resources resulting in no adverse impact on the environment. Additional archaeological assessments are not necessary for this Project to proceed. This ARMR was prepared in compliance with CEQA and the LUP/CCE.

In order to address potential impacts made to unknown resources through inadvertent discoveries, we recommend the following standard language is included on any permits issued for the Project:

- In the event cultural resources are impacted during construction, work shall stop within 150-ft of the find until a qualified archaeologist has an opportunity to evaluate the find and provide treatment recommendations. If the resource is considered significant, ground disturbance shall be halted until an archaeological consultant has been retained, and a comprehensive Archaeological Research Design and Treatment Plan is developed and approved by the Lead Agency and project proponent.

- In the event that human remains are encountered on site, ground disturbing activities on site shall immediately halt. The remains shall be covered with steel plates (where feasible) and the location shall be kept confidential among project personnel to prevent vandalism and additional disturbance. The Monterey County Sheriff-Coroner shall be notified immediately, and no work shall resume in within a 150-ft radius of the find until a Most Likely Descendent (MLD) has been assigned to the Project and provided the project proponent with treatment recommendations. Photographs of remains shall be prohibited, unless requested by the coroner and permitted by the MLD.

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Appendix A
Project Design Plans

Overall Main Floor Site Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CARMEL STONE GARDEN WALL
- CORTEN STEEL RETAINING WALL
- WOOD PAVERS
- STONE PAVER DECK
- PROPOSED TREE
- EXISTING TREE
- SPACED-BOARD WOOD DECK
- NEW FENCE
- NEW PLANTING OR LANDSCAPE AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ACCENT BOULDER
- STEP BOULDER
- STONE PAVERS
- DRYLAID FLAGSTONE PAVING

NORTH

0' 8' 16'

DYAR
ARCHITECTURE
P.O. BOX 4709
CARMEL, CALIFORNIA 93921
v: 831.915.5602
f: 831.309.9999
Email:
info@dyararchitecture.com

© 2025
The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By The Owner Or Other On Another Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner:
Colina Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Ahana Residence

Mission Street, 2 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-007

Job No.

Date:

Track 2 Design Study
July 1, 2024

Track 2 Design Resubmittal
September 4, 2024

Design Development
February 19, 2025

Mission Sisters Properties Main Level Site Plan and Street Elevation

1/8" = 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2027
STATE OF CALIFORNIA

Sheet No.

A4
Ahana

Appendix B
NWIC Results

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA, COLUSA, CONTRA COSTA, DEL NORTE, HUMBOLDT, LAKE, MARIN, MENDOCINO, MONTEREY, NAPA, SAN BENITO, SAN FRANCISCO, SAN MATEO, SANTA CLARA, SANTA CRUZ, SOLANO, SONOMA, YOLO

Northwest Information Center
Sonoma State University
1400 Valley House Drive, Suite 210
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
https://nwic.sonoma.edu

4/10/2025 NWIC File No.: 24-1588

Susan Morley
Achasta Archaeological Services
3059 Bostick Avenue
Marina, CA 93933

Re: Mission Sisters Residence

The Northwest Information Center received your record search request for the project area referenced above, located on the Monterey USGS 7.5' quad(s). The following reflects the results of the records search for the project area and a 750ft radius:

Resources within project area:	None
Resources within 750ft radius:	None
Reports within project area:	S-024471; S-025092
Reports within 750ft radius:	[41: See list below]

Resource Database Printout (list):	☐ enclosed	☒ not requested	☐ nothing listed
Resource Database Printout (details):	☐ enclosed	☒ not requested	☐ nothing listed
Resource Digital Database Records:	☐ enclosed	☐ not requested	☒ nothing listed
Report Database Printout (list):	☐ enclosed	☒ not requested	☐ nothing listed
Report Database Printout (details):	☐ enclosed	☒ not requested	☐ nothing listed
Report Digital Database Records:	☒ enclosed	☐ not requested	☐ nothing listed
Resource Record Copies:	☐ enclosed	☐ not requested	☒ nothing listed
Report Copies:	☐ enclosed	☒ not requested	☐ nothing listed
OHP Built Environment Resources Directory:	☐ enclosed	☒ not requested	☐ nothing listed
OHP Archaeological Resources Directory:	☐ enclosed	☒ not requested	☐ nothing listed
CA Inventory of Historic Resources (1976):	☐ enclosed	☒ not requested	☐ nothing listed
Caltrans Bridge Survey:	☐ enclosed	☒ not requested	☐ nothing listed
Ethnographic Information:	☐ enclosed	☒ not requested	☐ nothing listed
Historical Literature:	☐ enclosed	☒ not requested	☐ nothing listed
Historical Maps:	☐ enclosed	☒ not requested	☐ nothing listed
Local Inventories:	☐ enclosed	☒ not requested	☐ nothing listed
GLO and/or Rancho Plat Maps:	☐ enclosed	☒ not requested	☐ nothing listed
Shipwreck Inventory:	☐ enclosed	☒ not requested	☐ nothing listed

Soil Survey Maps: ☐ enclosed ☒ not requested ☐ nothing listed

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System (CHRIS).

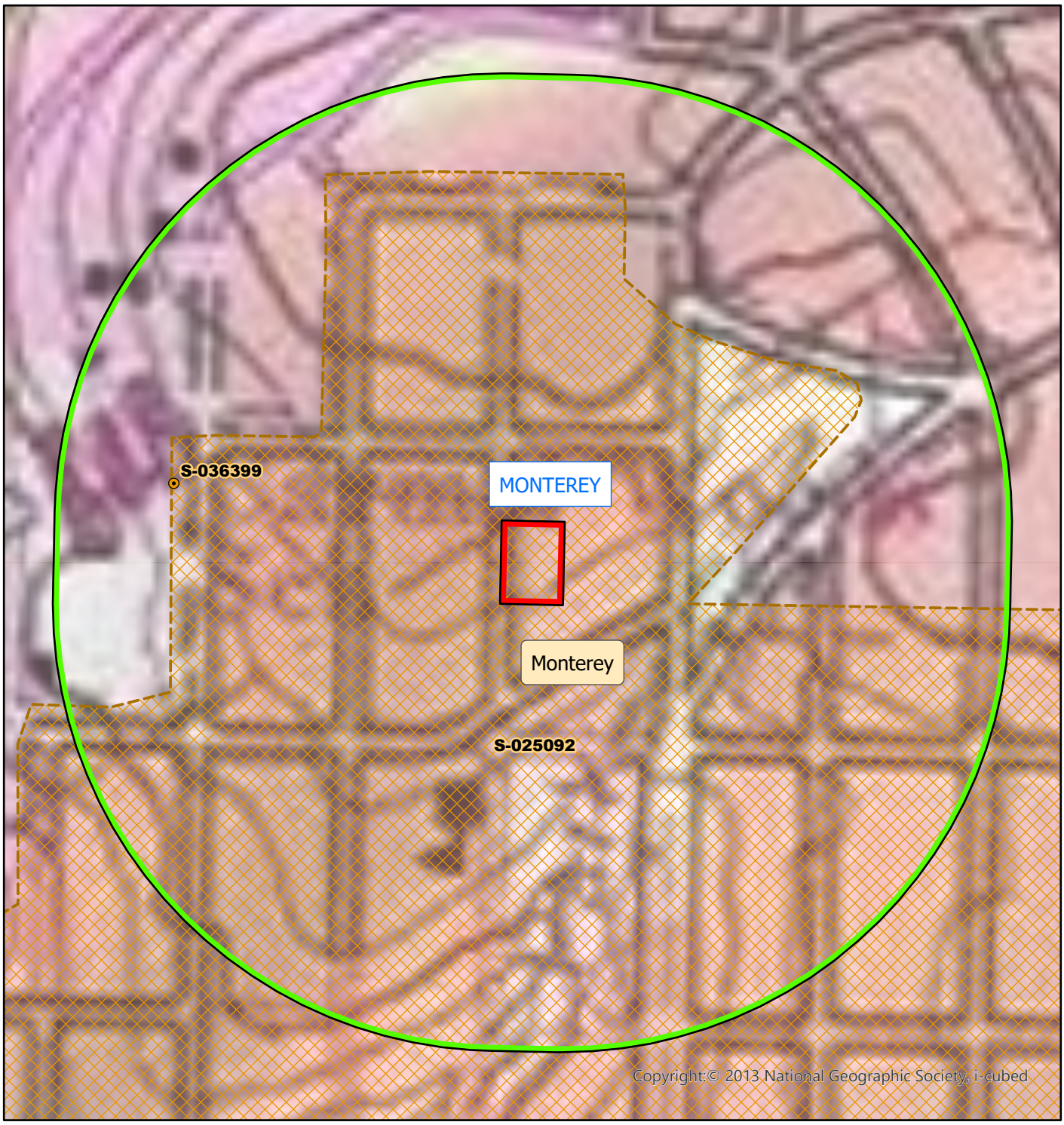
Sincerely,

Justin Murazzo

Justin Murazzo, Researcher

Reports Outside of Project Location
9823
10639
10912
12345
14018
14463
16241
16303
17006
17420
18085
18842
19626
21244
22793
23328
24134
26531
27982
28075
29115
29276
30135
34360
34801
36399
36727
37164
37357
38528
42897
45037
45907
48627
48874
49147
49734
49810
52131
57319
57935

Report Map 1
Mission Sisters Residence



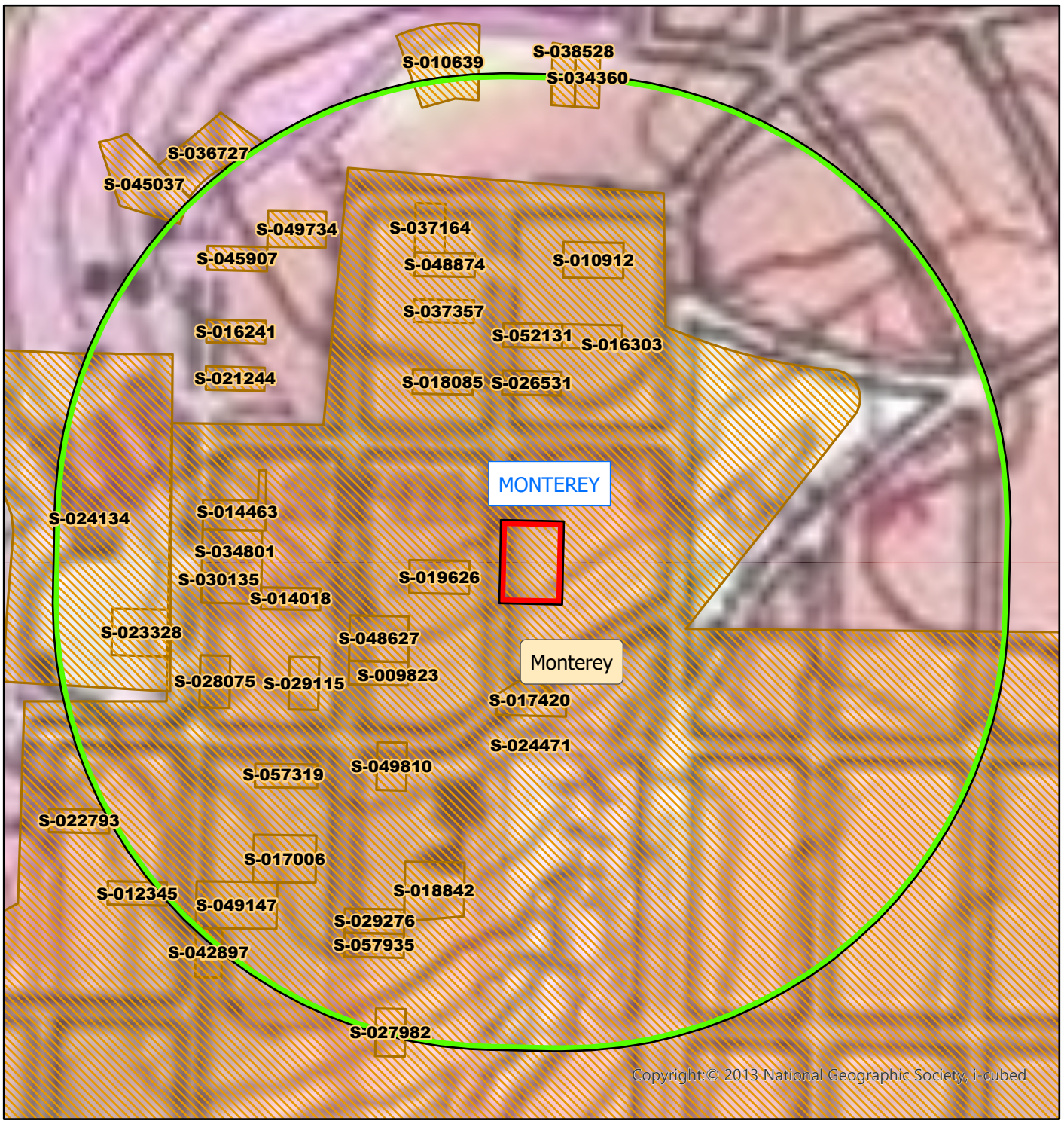
Northwest Information Center
File #24-1588 10 March 2025 J. Murazzo
May depict confidential cultural resource locations.
Do not distribute.

Feet
0 125 250 375 500
Meters
0 10 20 30 40 50

N

- Project location
- 750 foot buffer
- Reports (points)
- Reports approx loc
- Counties
- 7.5' Quads

Report Map 2
Mission Sisters Residence



Northwest Information Center
File #24-1588 10 March 2025 J. Murazzo
May depict confidential cultural resource locations.
Do not distribute.

Feet: 0, 125, 250, 375, 500
Meters: 0, 10, 20, 30, 40, 50

N

Project location
750 foot buffer
Reports (polygons)
Counties
7.5' Quads

Appendix C
NAHC SLF Results

STATE OF CALIFORNIA Gavin Newsom, *Governor*

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Bennae Calac
Pauma-Yuima Band of Luiseño Indians

COMMISSIONER
Vacant

ACTING EXECUTIVE SECRETARY
Steven Quinn

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

April 16, 2025

Brenna Wheelis
Achasta Archaeological Services

Via Email to: bwheelis@achastaservices.com

Re: Mission Sisters Residences Project, Monterey County

To Whom It May Concern:

As requested, a record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed based on information submitted for the above referenced project. The results were positive. Please contact the tribes on the attached list for more information. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. As such, a SLF search is not a substitute for consultation with all tribes that are traditionally and culturally affiliated with a project's geographic area.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. Please contact all of those listed; if they cannot supply information, they may recommend others with specific knowledge. If within two weeks of notification, a response has not been received, the Commission requests that you follow-up with a telephone call or email to ensure that the project information was received.

If you receive notification of a change of address or phone number from a tribe, please notify the NAHC so that we can assure that our lists contain current information.

In addition to engaging in tribal consultation, you should consult the appropriate regional California Historical Research Information System (CHRIS) archaeological Information Center to determine whether it has information regarding the presence of recorded archaeological sites within the project area.

If you have any questions or need additional information, please contact me at Cody.Campagne@nahc.ca.gov.

Sincerely,

Cody Campagne

Cody Campagne
Cultural Resources Manager

Attachment

Native American Heritage Commission
Native American Contact List
Monterey County
4/16/2025

County	Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
Monterey	Amah Mutsun Tribal Band	N	Ed Ketchum, Vice-Chairperson		(530) 578-3864		aerieways@aol.com	Costanoan Northern Valley Yokut	Alameda,Calaveras,Contra Costa,Fresno,Madera,Mariposa,Merced,Mont	7/20/2023
	Amah Mutsun Tribal Band	N	Valentin Lopez, Chairperson	P.O. Box 5272 Galt, CA, 95632	(916) 743-5833		vjltestingcenter@aol.com	Costanoan Northern Valley Yokut	Alameda,Calaveras,Contra Costa,Fresno,Madera,Mariposa,Merced,Monterey,San Benito,San Francisco,San	7/20/2023
	Amah Mutsun Tribal Band of Mission San Juan Bautista	N	Michelle Zimmer, Senior Cultural Monitor & Consultant	PO Box 214211, 2929 Fulton Ave Unit 19 Sacramento, CA, 95821	(916) 730-9468		michellezimmer1966@gmail.com	Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa Clara,Santa Cruz,Stanislaus	10/8/2024
	Amah Mutsun Tribal Band of Mission San Juan Bautista	N	Garry Zimmer, Senior Cultural Monitor & Consultant	PO Box 214211, 2929 Fulton Ave Unit 19 Sacramento, CA, 95821	(408) 771-8901		garryzimmer@gmail.com	Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa Clara,Santa Cruz,Stanislaus	10/8/2024
	Amah Mutsun Tribal Band of Mission San Juan Bautista	N	Christopher Zimmer, Senior Cultural Monitor & Consultant, Councilman	PO Box 214211, 2929 Fulton Ave Unit 19 Sacramento, CA, 95821	(650) 520-8418		cdzimmer93@gmail.com	Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa Clara,Santa Cruz,Stanislaus	10/8/2024
	Amah Mutsun Tribal Band of Mission San Juan Bautista	N	Shelby Brown, Senior Cultural Monitor & Consultant, Councilwoman	2451 Tyrolean Way Sacramento, CA, 95821	(916) 276-8380		shelbyzimmer1997@gmail.com	Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa Clara,Santa Cruz,Stanislaus	10/8/2024
	Amah MutsunTribal Band of Mission San Juan Bautista	N	Irenne Zwierlein, Chairperson	3030 Soda Bay Road Lakeport, CA, 95453	(916) 730-9468		amahmutsuntribalcommunications@gmail.com	Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa Clara,Santa Cruz,Stanislaus	10/8/2024
	Costanoan Ohlone Rumsen-Mutsen Tribe	N	Patrick Orozco, Chairman	644 Peartree Drive Watsonville, CA, 95076	(831) 728-8471		yanapvoic97@gmail.com	Ohlone	Monterey,San Benito,Santa Cruz	4/4/2024
	Costanoan Rumsen Carmel Tribe	N	Carla Munoz, Tribal Council		(415) 690-3110		crct.crd@gmail.com	Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa	7/17/2024
	Costanoan Rumsen Carmel Tribe	N	Henry Muñoz, Cultural Resource Officer	108 South Acacia Rialto, CA, 92376	(909) 254-1610		crct.crd@gmail.com	Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa Clara,Santa Cruz,Stanislaus	7/17/2024
	Costanoan Rumsen Carmel Tribe	N	Samuel Rodriguez, Cultural Resource Officer	29539 Oakbridge Dr Menifee, CA, 92586	(760) 681-6860		crct.crd@gmail.com	Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa Clara,Santa Cruz,Stanislaus	7/17/2024
	Esselen Tribe of Monterey County	N	Susan Morley, Cultural Committee Chairwoman	3059 Bostick Avenue Marina, CA, 93933	(831) 262-2300		cultural-resources@esselentribe.org	Rumsen Esselen	Monterey	3/14/2024
	Esselen Tribe of Monterey County	N	Tom Little Bear Nason, Tribal Chairman	P. O. Box 95 Carmel Valley, CA, 93924	(831) 214-5345		tribalchairman@esselentribe.org	Rumsen Esselen	Monterey	3/14/2024
	Indian Canyon Mutsun Band of Costanoan	N	Kanyon Sayers-Roods, MLD Contact	1615 Pearson Court San Jose, CA, 95122	(408) 673-0626		kanyon@kanyonkonsulting.com	Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa Clara,Santa Cruz,Stanislaus	3/15/2024
	Indian Canyon Mutsun Band of Costanoan	N	Ann Marie Sayers, Chairperson	P.O. Box 28 Hollister, CA, 95024	(831) 637-4238			Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa Clara,Santa Cruz,Stanislaus	3/15/2024
	KaKoon Ta Ruk Band of Ohlone-Costanoan Indians of the Big Sur Rancheria	N	Lydia Bojorquez, Vice Chair	PO Box 8355 Woodland, CA, 95776	(530) 650-5943		vicechair@kakoontaruk.org	Ohlone	Monterey	3/22/2023
	KaKoon Ta Ruk Band of Ohlone-Costanoan Indians of the Big Sur Rancheria	N	Isaac Bojorquez, Chairman	PO Box 8355 Woodland, CA, 95776	(916) 572-8036		chairman@kakoontaruk.org	Ohlone	Monterey	3/22/2023
	Ohlone/Costanoan-Esselen Nation	N	Christanne Najera, Vice Chairperson	519 Viejo Gabriel Soledad, CA, 93960	(831) 235-4590		chris.johntmenold@gmail.com	Costanoan Esselen	Monterey	6/12/2023
	Ohlone/Costanoan-Esselen Nation	N	Louise Miranda-Ramirez, Chairperson	P.O. Box 1301 Monterey, CA, 93942	(408) 629-5189		ramirez.louise@yahoo.com	Costanoan Esselen	Monterey	6/12/2023
	Rumsen Am:a Tur:ataj Ohlone	N	Dee Dee Ybarra, Chairperson	14671 Farmington Street Hesperia, CA, 92345	(760) 403-1756		rumsenama@gmail.com	Costanoan	Monterey	8/2/2023
	Rumsen Am:a Tur:ataj Ohlone	N	Daniel Quiroga, Spiritual/Cultural Advisor	14671 Farmington Street Hesperia, CA, 92345	(760) 881-9019			Costanoan	Monterey	8/2/2023
	Wuksachi Indian Tribe/Eshom Valley Band	N	Kenneth Woodrow, Chairperson	1179 Rock Haven Ct. Salinas, CA, 93906	(831) 443-9702		kwood8934@aol.com	Foothill Yokut Mono	Alameda,Calaveras,Contra Costa,Fresno,Inyo,Kings,Madera,Marin,Mariposa,Merced,Mono,Monterey,San Benito,San	6/19/2023

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Mission Sisters Residences Project, Monterey County.

Record: PROJ-2025-002093
Report Type: List of Tribes
Counties: Monterey
NAHC Group: All

APPENDIX D
Fieldwork Photos

Photo 1: Overview of parcel -007, view east.

Photo 2: Overview of parcel -007, view east.

Photo 3: Overview of parcel -007, view west.

Photo 4: Overview of parcel -007, view south.

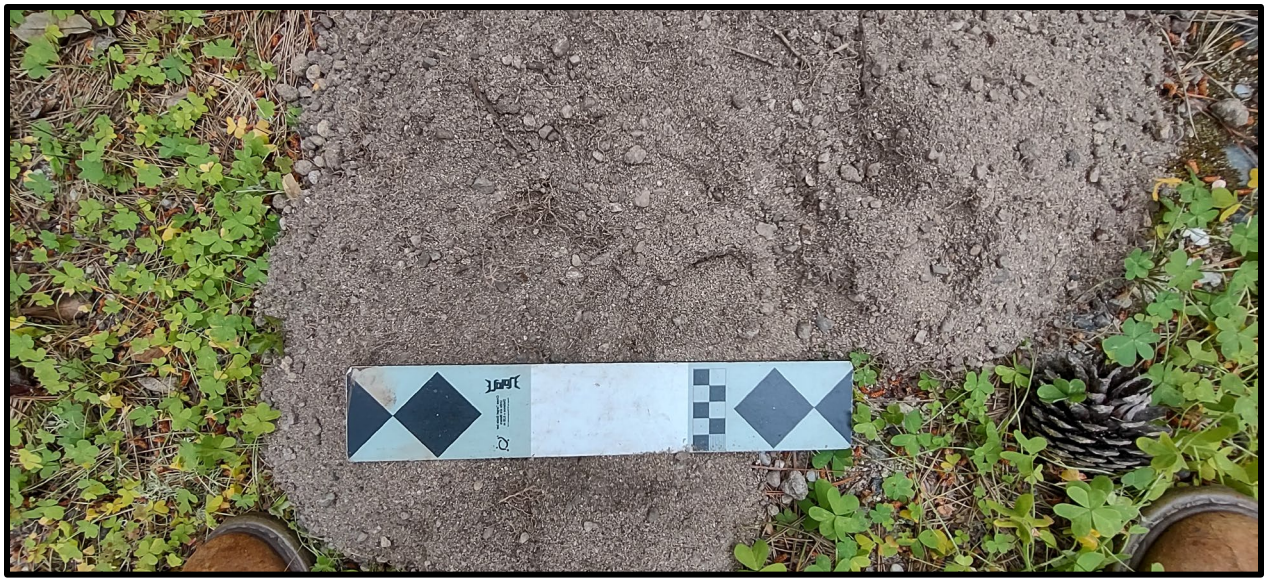


Photo 5: Plan view of parcel -007 soils, view south. Note sterile soils.

Photo 6: Plan view of parcel -007 soils. Note sterile soils.

Photo 7: Overview of parcel -012, view east.

Photo 8: Overview of parcel -012, view east.

Photo 9: Overview of parcel -012, view south.

Photo 10: Plan view of parcel -012 soils, view northwest. Note sterile soils.

Photo 11: Plan view of parcel -012 soils, view west. Note sterile soils.

Photo 12: Overview of parcel -013, view east.

Photo 13: Overview of parcel -013, view east.

Photo 14: Overview of parcel -013, view south.

Photo 15: Plan view of parcel -013 soils, view south. Note sterile soils.

Photo 16: Plan view of parcel -016 soils, view north. Note sterile soils.

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

May 14, 2025
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Jacob Olander, Associate Planner
APPROVED BY:	Anna Ginette, AICP, Community Planning And Building Director
SUBJECT:	**DS 24209 (Hermle-Collins):** Consideration of a Final Design Study, DS 24209 (Hermle-Collins), associated Coastal Development Permit, associated Lot Line Adjustment and Coastal Development Permit for the demolition of an existing 1,362-square-foot, one-story single-family residence and the construction of a 2,116-square-foot, two-story single-family residence, inclusive of a 264-square-foot attached garage Mission Street 2 northeast of 1st Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Very High Fire Severity Zone. APN: 010-112-007-000. **Proposed CEQA Action:** Find the Project categorically exempt from environmental review pursuant to CEQA Guidelines Sections 15302 and 15303 and that none of the exceptions to the exemptions can be made in this case

Application: DS 24209 (Hermle-Collins)
APN: 010-112-007-000
Block: 8
Lot: 10 & 12
Location: Mission Street 2 NE of First Ave
Applicant: Erik Dyar
Property Owner: Collins Hermle Family Trust

Executive Summary:

The applicant is proposing to demolish three existing single-family residences on two 4,000-square-foot lot and one 6,000-square-foot lot and construct three new two-story single-family residences with associated site improvements. The projects also includes lot line adjustments to create a 4150-square-foot lot, a 4950-square-foot lot, and a 4900-square-foot lot. Parcel 010-112-012-000 and 010-112-007-000 were evaluated for historical significance and determined to not be eligible for the Carmel Historic Inventory. Parcel 010-112-013-000 was not evaluated for historical significance because it was not 50 years old and did not qualify for evaluation. The City Forester reviewed the trees on and around all three parcels. All trees were found significant except for one in the right-of-way in front of parcel 010-112-013-000, which is proposed to be removed.

Recommendation:

Staff recommends the Planning Commission adopt the following:

1) A resolution (Attachment 1 – Lot Line Adjustment):
   a. Finding that the lot line adjustment is minor alteration in land use limitation which qualifies as Categorically Exempt pursuant to CEQA Guidelines Section 15305(a) and none of the exceptions pursuant to Section 15300.2 can be made; and
   b. Approving a lot line adjustment between three legal lots of record consisting of: one 4,000 square foot parcel (APN: 010-112-012-000), one 4,000 square foot parcel (APN: 010-112-013-000), and one 6,000 square foot parcel (010-112-007-000) resulting in one 4,150 square foot parcel (Hapuna), one 4,950 square foot parcel (Kailea), and one 4,900 square foot parcel (Ahana), respectively.

2) A resolution (Attachment 2 – DS 24207 Hapuna):
   a. Finding that the demolition and rebuild of the single family dwelling is a replacement or reconstruction of an existing structure located on the same site and for the same purpose and capacity which qualifies as Categorically Exempt pursuant to CEQA Guidelines Sections 15302 and 15303 and none of the exceptions pursuant to Section 15300.2 can be made;
   b. Approving a Coastal Development Permit to allow the demolition of a 1,064-square-foot single-family residence, a 257-square-foot carport and associated decking and the replacement of a two-story single-family residence; and
   c. Approving the Final Design Study to allow a rebuild resulting in an 1,818-square-foot, two-story single-family residence, inclusive of a 246-square-foot attached garage. The property is located on Mission Street 4 NE of First Avenue in the Single-

Family Residential (R-1) District, APN: 010-112-012-000.

3) A resolution (Attachment 3 – DS 24208/Kailea):
   a. Finding that the demolition and rebuild of the single-family dwelling is a replacement or reconstruction of an existing structure located on the same site and for the same purpose and capacity which qualifies as Categorically Exempt pursuant to CEQA Guidelines Sections 15302 and 15303 and none of the exceptions pursuant to Section 15300.2 can be made;
   b. Approving a Coastal Development Permit to allow the demolition of a 1,384-square-foot single-family residence, a 209-square-foot carport and associated decking and the replacement of a two-story single-family residence; and
   c. Approving the Final Design Study to allow a rebuild resulting in a 2,102-square-foot, two-story single-family residence, inclusive of a 250-square-foot detached garage. The property is located on Mission Street 3 NE of First Avenue in the Single-Family Residential (R-1) District, APN: 010-112-013-000.

4) A resolution (Attachment 4 – DA 24209/Ahana):
   a. Finding that the demolition and rebuild of the single-family dwelling is a replacement or reconstruction of an existing structure located on the same site and for the same purpose and capacity which qualifies as Categorically Exempt pursuant to CEQA Guidelines Sections 15302 and 15303 and none of the exceptions pursuant to Section 15300.2 can be made;
   b. Approving a Coastal Development Permit to allow the demolition of a 1,091-square-foot single-family residence and 270-square-foot detached garage and the replacement of a two-story single-family residence; and
   c. Approving the Final Design Study to allow a rebuild resulting in a 2,116-square-foot, two-story single-family residence, inclusive of a 264-square-foot detached garage. The property is located at Mission Street 2 NE of First Avenue in the Single-Family Residential (R-1) District, APN: 010-112-007-000.

Background and Project Description:

Hapuna (010-112-012-000**):** The 1,321-square-foot existing single-story home was constructed in 1935 as a 264-square-foot studio. Through multiple additions and alterations, the house increased in size from 1935 – 1976. The house is not associated with any important events or people as described in the Carmel Historic Context Statement, nor does it reflect an important architectural style as described in the Carmel Historic Context Statement. On June 14, 2024, the Department of Community Planning and Building determined that the property on Mission 4 NE of 1st Avenue does not constitute a historic resource and is, therefore, ineligible for the Carmel Inventory of Historic Resources.

The applicant is proposing to demolish the existing home and construct a new two-story single-family residence. The new home will have the second story set back further from the right-of-way to work with the topography and avoid blocking neighboring properties views and access to light. The applicant is proposing to build an 1,818-square-foot two-story single-family residence with stained wood windows, horizontal shiplap wood siding, and a varying width standing seam metal roof. A roof deck accessed through the primary suite is proposed on the single-story section of the main house in the middle of the parcel. The applicant requests a lot line adjustment between the subject property and the adjacent parcel (APN 010-112-013-000) that would expand the subject parcel from 4,000-square-feet to 4150-square-feet in size.

At the time of writing this report, the city has received one letter of support for the proposed project from a Monterey County Resident living just outside town in the Carmel Woods neighborhood. No previous opposition or supporters have reached out to staff regarding the projects at this time.

Kailea (010-112-013-000**):** The 1,595-square-foot existing single-story home was constructed 1978. The property was not old enough to be reviewed for historical significance because it is not yet 50 years old. The existing property is a single-story with an attached carport at the northeast corner of the lot.

The applicant is proposing to demolish the existing home and construct a new two-story single-family residence. The new home is designed to follow the topography of the gentle slope it is situated upon. The second story has been sited at the rear of the property to reduce the appearance of bulk and mass from Mission Street. The applicant proposes to build a 2,102-square-foot two-story single-family residence with an associated lot line adjustment that would expand the parcel from 4,000-square-feet to 4,950-square-feet. The project will have natural weathered vertical wood board and batten siding and clear stained wood windows. The roof material consists of a standing seam metal roof for the dormer and slate for the second story roof. A drought resistant green roof is proposed on the front part of the main house in the middle of the parcel. The applicant is proposing to construct a stone paver roof deck on the single-story section of the main house in the middle of the parcel.

At the time of writing this report, the city has received one letter of support for the proposed project from a Monterey County Resident living just outside town in the Carmel Woods neighborhood. No previous opposition or supporters have reached out to staff regarding the projects at this time.

Ahana (010-112-007-000**):** The 1,362-square-foot single-story residence was constructed in 1941 and has undergone few alterations. On June 14, 2024, it was determined that the property does not constitute a historic resource and is, therefore, ineligible for the Carmel Inventory of Historic Resources. It was determined to be ineligible because it is not associated with any important themes, events, people, architectural styles, or property types identified in Carmel's Historic Context Statement.

The applicant is proposing to demolish the existing home and garage to construct a new two-story single-family residence. The new

residence follows the topography of the site, stepping down the slope at the rear of the parcel. The applicant is proposing to build a 2,116-square-foot two-story single-family residence with an associated lot line adjustment that would reduce the parcel from 6,000-square-feet to 4,900-square-feet. The project will have clear stained vertical wood batten siding and aluminum windows. The roof material will consist of a gravel ballast. A drought resistant green roof is proposed on the rear part of the main house. The applicant is proposing to construct a stone paver roof deck on the two-story section of the main house at the rear of the parcel.

At the time of writing this report, the city has received one letter of support for the proposed project from a Monterey County Resident living just outside town in the Carmel Woods neighborhood. No previous opposition or supporters have reached out to staff regarding the projects at this time.

Staff Analysis:

Previous Hearing: The following items were discussed at the October 9, 2024, and April 9, 2025, Planning Commission hearing. Appropriate conditions of approval of the Design Concept have been incorporated and implemented to address these concerns.

> ***1. Volume Study.*** *The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review.*
>
> Staff Analysis:
> (Hapuna) The required volume study was completed and the project has successfully passed. The development is allowed 19,998 cubic feet of volume and as designed, is proposed at 13,273.25 cubic feet.
>
> (Kailea) The required volume study was completed and the project has successfully passed. The development is allowed 22,671 cubic feet of volume and as designed, is proposed at 21,384.65 cubic feet.
>
> (Ahana) The required volume study was completed and the project has successfully passed. The development is allowed 23,505 cubic feet of volume and as designed, is proposed at 23,266.69 cubic feet.
>
> ***2. Reduce Opening (Hapuna).*** *Prior to Final Details Review, the applicant shall reduce the size of the windows and doors at the entry of the subject site to a human scale to conform to the Carmel Residential Design Guidelines.*
>
> Staff Analysis (Hapuna): The applicant has reduced the size of the front window and door to address the condition of approval. The front door has been reduced from 8' to 6'-8" and reduced the height of the front windows by approximately 6 inches. The proposed changes by the applicant meet the conditions set forth by the Planning Commission.

Finish Details:
Hapuna: The applicant is proposing tight knot cedar, stained wood shiplap siding. The siding will have 6 3/4" board faces with 3/4" gaps throughout. The west and south elevations will also feature Carmel Stone cladding below the living room windows. The doors are proposed to be paint-grade wood, and the windows will be tan stained wood. The proposed roofing will be a synthetic slate with flat metal roofing for the overhangs. The roofing at the rear of the property will be a vertical standing seam metal roof. The decking for the second-story bedroom deck/balcony will use Ipe wood spaced boards with a black metal railing.

Kailea: The applicant is proposing vertical grey, stained wood siding that appears like naturally weathered wood. The siding will be 3 5/8" board and batten throughout. The south elevations will also feature Carmel Stone cladding below the living room windows. The doors are proposed to be clear stained grade Douglas Fir wood. The proposed windows will be tan stained wood. The proposed roofing will be a synthetic slate on the two-story element and a drought resistant green roof on the garage and one-story element of the residence. The first-floor decking will be Ipe wood spaced boards. The rooftop deck will be stone pavers.

Ahana: The applicant is proposing vertical clear-stained Port Orford Cedar wood siding that has the appearance of natural wood. The siding will be board and batten with alternating 1 ½" battens and 3" boards throughout. The exterior of the chimney will be board-formed architectural concrete. The doors and windows will be clear, anodized coated aluminum (helping to protect the aluminum from scratches and weathering). The proposed roofing will be gravel ballast and drought resistant green roofs. The ground floor decking will be Ipe wood spaced boards and the roof deck will be stone pavers. The proposed recessed hot tub at the rear of the property will be stainless steel.

***Fencing/Gate/Arbor*:**
Hapuna: A new gate is being proposed on the north side of the site to create a trash enclosure. A new 6' tall wood picket fence is being proposed for the rear (east) property line and along the side (south) property line at the rear of the parcel to enclose the backyard. Carmel stone garden walls between 2' and 2'-6" tall are proposed at the front of the property. There are no other fences, gates, arbors, or walls being proposed.

Kailea: A new fenced area with a gate is being proposed behind the detached garage to create a trash enclosure. A new 6' tall wood picket fence is being proposed for the rear property line and along the north and south property lines at the rear of the parcel to enclose the backyard. There are no other fences, gates, arbors, or walls being proposed.

Ahana: A new fenced area with a gate is being proposed on the north side of the attached garage to create a trash enclosure. A new 6' tall wood picket fence is being proposed at the rear property line and along the north and south property lines at the rear of the property to enclose the backyard. The fencing extends along the south property line to the west property line. The fencing extends north along the west property line enclosing a portion of the front yard. There are no other fences, gates, arbors, or walls being proposed.

***Site Coverage*:** Land Use Plan (LUP) Policy P1-49 states that site coverage shall not exceed 45% and Carmel-by-the-Sea Municipal Code (CMC) Section 17.10.030.C (Site Coverage) limits impermeable site coverage to 22% of the base floor area allowed for the site. On a 4,000-square-foot lot, the allowed base floor area is 1,800 square feet, and the amount of site coverage permitted is 396 square feet.

Impermeable materials include asphalt, concrete, mortared brick and stone, decomposed granite, unspaced decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor areas, ponds, hot tubs, and swimming pools.

If at least 50 percent of the property's site coverage is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the site area, 160 square feet, 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:
Hapuna: The 4,150 square foot lot is allowed 574 square feet of site coverage if at least half of the coverage is semi- or fully permeable. The applicant proposes a total of 572 square feet of site coverage with over half being semi-permeable. Semi-permeable materials proposed include the stone paver driveway and walkway, and the wood deck. The project meets the requirements for site coverage.

Kailea: The 4,950 square foot lot is allowed 667 square feet of site coverage if at least half of the coverage is semi- or fully permeable. The applicant proposes a total of 567 square feet of site coverage with over half being semi-permeable. Semi-permeable materials proposed include the permeable wood paver driveway and walkway, stone paver walkway, and the wood deck. The project meets the requirements for site coverage

Ahana: The 4,900 square foot lot is allowed 662 square feet of site coverage if at least half of the coverage is semi- or fully permeable. The applicant proposes a total of 657 square feet of site coverage with over half being semi-permeable. Semi-permeable materials proposed include the permeable wood pave driveway and walkway, and the wood decks. The project meets the requirements for site coverage.

Right-of-Way Character: Both LUP Policy P1-43 and Section 1.5-1.7 of the Residential Design Guidelines encourages maintaining the forest character of the right-of-way by using natural materials for street parking, maintaining informal, natural vegetation, and maintaining trees. Section 2.0 of the Residential Design Guideline's objectives further encourage properties and development to maintain the meandering character of streets, the rustic street drainage, and to maintain the existing street widths. Section 10.2-10.4 of the Residential Design Guidelines encourages the use of green, native plant species that continue the feel of the forest character of Carmel.

Staff Response:
For Hapuna, the applicant is proposing to extend the stone paver tire paths driveway to the street edge and a mulch pathway in the right-of-way. For **Kailea**, the applicant is proposing a wood paver driveway and a mulch pathway in the right-of-way. For **Ahana**, the applicant is proposing a wood paver tire path driveway and a mulch pathway in the right-of-way. The proposed landscaping in the front of all three properties and the right-of-way is a mix of ground cover (Dymondia and Yerba Buena) and small vegetation (sword fern and creeping sage). All trees on **Hapuna** and **Ahana** are being retained, maintaining the forest feel of the lot from the street. One Monterey Pine in the right-of-way is being removed as part of the **Kailea** project because the tree was deemed not significant and was determined to be unhealthy. The applicant is required to plant three upper canopy trees as part of the **Kailea** project and one at **Hapuna to meet minimum tree density**. The proposed projects are consistent with LUP policy, design guidelines, and municipal code standards for the right-of-way.

Skylights: No skylights are proposed for **Hapuna** and **Kailea**. There is one skylight proposed at the rear of **Ahana**, which meets all guidelines as it is at the rear of the property and is not visible from the right-of-way or neighboring properties.

Chimney: Section 9.15 of the Residential Design Guidelines encourages chimneys that integrate into the building, are an appropriate size, and avoid blocking views.

Staff Response:
Hapuna: The project does not include a chimney. However, the floorplans include a gas insert fireplace with an exhaust vent instead of a chimney.

Kailea: The project has a gas fireplace with a small chimney that meets the standards for chimney height and size. The chimney is only as large as is required by manufacturer specifications and does not create any view issues. The lower section of the chimney connects to the ground as is encouraged by the design guidelines. The lower part of the chimney is vineyard rock quarry stone and it follows the stonework recommendations of the design guidelines by terminating on interior edges and not being installed in a decorative, ornate manner.

Ahana: The project has a gas fireplace with a small chimney that meets the standards for chimney height and size. The chimney is only as large as is required by manufacturer specifications and does not create any view issues. The lower section of the chimney connects to the ground as is encouraged by the design guidelines. The lower part of the chimney is board form architectural concrete and that fits with the

ground as is encouraged by the design guidelines. The lower part of the chimney is board form architectural concrete and that fits with the architectural style of the building.

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

Staff Response:
The landscaping for all three projects were designed together with the intention of retaining and accentuating the Coastal Oak and Monterey Pine trees that exist on the parcels. The intention was to create the feel of the structures nestled into a grove of trees. The landscaping includes native, drought resistant species that would be found in an oak/pine grove. The projects were designed so that the landscaping blends together and flows between the parcels. The applicant included native, drought resistant green roofs on **Kailea** and **Ahana** to help them fit and blend into the natural environment more cohesively. The existing and proposed landscaping is being used to screen the structures from the street and the neighboring homes.

Other Project Components:

Public Resources Code (PRC) Section 21080.a states that the California Environmental Quality Act (CEQA) applies to discretionary projects proposed to be carried out or approved by public agencies unless the project is found exempt. Pursuant to PRC Section 21084, the CEQA Guidelines provide a list of classes of projects (Sections 15300-15332) which have been determined not to have a significant effect on the environment and are therefore exempt from the provisions of CEQA.

Lot Line Adjustment
CEQA Guidelines Section 15305 – Minor Alterations in Land Use Limitations, is a Class 5 exemption consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including minor lot line adjustments. The proposed lot line adjustment is considered minor in nature as it does not change the rectangular configuration of the lots, the resulting lot sizes meet the minimum and maximum building site, and the general location of development does not change. At it's current configuration, the Hapuna lot has an average slope of 7.47%, the Kailea lot has an average slope of 10.28%, and the Ahana lot has an average slope of 10.34%. The total average slope between the three properties is 9.36%. Individually and in total, the properties are below the 20% threshold. Therefore, staff recommends the Planning Commission find the lot line adjustment exempt from environmental review pursuant to CEQA Guidelines Section 15305. Approval of the lot line adjustment does not trigger any of the exceptions to the exemptions listed in Section 15300.2 of the CEQA Guidelines.

Final Design and Coastal Development Permit
All three projects consist of the demolition and reconstruction of a single-family dwelling on properties zoned for residential use. Therefore, as a result of project implementation, there would be no change in baseline use. All three projects individually qualify for categorical exemptions pursuant to CEQA Guidelines Sections 15302 (Class 2) and 15303 (Class 3). The discussion below describes how each individual project qualifies for the exemptions listed and how no exceptions to the exemptions exists pursuant to Section 15300.2 of the CEQA Guidelines. Staff has determined and the applicant has demonstrated that these are three separate projects with independent utility and even if they were required to be considered as parts of a single project they still fall under the Class 3 categorical exemption as CEQA Guidelines Section 15303(a) covers up to 3 single-family residences in urbanized areas.

(Hapuna): The project qualifies for a categorical exemption under CEQA Guidelines Section 15302 – Replacement or Reconstruction. This Class 2 exemption consists of the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the replaced structure and will have substantially the same purpose and capacity as the structure replaced. Although the examples listed under subsections "a" through "d" only include public/quasi-public, commercial and utility structures, the

examples are not exhaustive and are not limiting.

The project also qualifies for a categorical exemption under CEQA Guidelines Section 15303 – New construction or conversion of small structures. This Class 3 exemption consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of this exemption include but are not limited to: one single-family residence or a second dwelling unit in a zone which permits residential uses. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The project consists of the demolition of an existing single-family residence and construction of a new single-family residence which meets this exemption.

None of the exceptions to exemptions listed in CEQA Guidelines Section 15300.2 apply in this case. Class 3 projects are qualified by consideration of where the project is located. However, a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. The site is not known to contain or support environmental resources of hazardous or critical concern designated, precisely mapped and officially adopted pursuant to federal, state or local law. The subject property is located within an Archaeological Significance Overlay district. As such, a Phase I Archaeological Assessment was prepared (Achasta Archaeological Services, April 2005) and submitted as part of the application. The report concluded that the site experienced moderate to high ground disturbance and the results of the assessment were negative. The project would not result in a cumulative significant impact. During previous Design Concept hearings, staff received correspondence asserting that the construction of 3 adjacent single-family dwellings would result in impacts cumulatively considerable. Monterey Bay Air Resources District CEQA Air Quality Guidelines (updated February 2008) establishes thresholds of significance relative to construction impacts. Construction activities that generate 82 pounds per day or

2008) establishes thresholds of significance relative to construction impacts. Construction activities that generate 82 pounds per day or more of PM_{10} (inhalable particulate matter with a diameter of 10 micrometer or less) would have a significant impact on local air quality. Earthmoving (grading/excavation) below 2.2 acres per day are assumed to be below the 82 pound per day threshold of significance. The project plans for the Hapuna project indicate the development would require 245 cubic yards of grading with a total site disturbance of 4,150 square feet, well below the threshold. The Hapuna, Kailea and Ahana developments are separate projects and have independent utility. For example, approval of one project is not dependent on approval of another. Therefore, they are not reasonably foreseeable consequences of each other. That said, the project plans for Kailea indicate that total site disturbance would be 4,915 square feet and the total site disturbance for Ahana would be 4,880 square feet. If each project were approved by the Planning Commission, all conditions of approval were complied with and construction permits were approved and issued at the same time; and if grading for all three projects occurred at the same time and over a one-day period, the total disturbance would be 13,945 square feet, or less than 1/3rd of an acre. Although unlikely, and not reasonably foreseeable, this would be below the threshold of significance. The is no reasonable possibility that the project would have a significant effect on the environment due to an unusual circumstance. The project includes the demolition and rebuild of a single family dwelling which is a permitted use within the site's designated residential zoning district. The project in itself is not an unusual development in the city. Further, due to the size of the city, it is not usual for construction projects to occur in proximity to other active projects. The proposed project does not request a variance and remains in context and consistent with the existing conditions in the neighborhood. The project is consistent with all applicable General Plan policies, zoning requirements, and design guidelines. The project does not involve a site that results in damage to scenic resources within a highway officially designated as a state scenic highway, a hazardous waste site, or designated historic resource (see **Figure 1**, the project sites are outlined in red and historic resources noted with gray striping).

(Kailea): The project qualifies for a categorical exemption under CEQA Guidelines Section 15302 – Replacement or Reconstruction. This Class 2 exemption consists of the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the replaced structure and will have substantially the same purpose and capacity as the structure replaced. Although the examples listed under subsections "a" through "d" only include public/quasi-public, commercial and utility structures, the examples are not exhaustive and are not limiting.

The project also qualifies for a categorical exemption under CEQA Guidelines Section 15303 – New construction or conversion of small structures. This Class 3 exemption consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of this exemption include but are not limited to: one single-family residence or a second dwelling unit in a zone which permits residential uses. In urbanized areas, up to three single-family residences may

be constructed or converted under this exemption. The project consists of the demolition of an existing single-family residence and construction of a new single-family residence which meets this exemption.

None of the exceptions to exemptions listed in CEQA Guidelines Section 15300.2 apply in this case. Class 3 projects are qualified by consideration of where the project is located. However, a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. The site is not known to contain or support environmental resources of hazardous or critical concern designated, precisely mapped and officially adopted pursuant to federal, state or local law. The subject property is located within an Archaeological Significance Overlay district. As such, a Phase I Archaeological Assessment was prepared (Achasta Archaeological Services, April 2005) and submitted as part of the application. The report concluded that the site experienced moderate to high ground disturbance and the results of the assessment were negative. The project would not result in a cumulative significant impact. During previous Design Concept hearings, staff received correspondence asserting that the construction of 3 adjacent single-family dwellings would result in impacts cumulatively considerable. Monterey Bay Air Resources District CEQA Air Quality Guidelines (updated February 2008) establishes thresholds of significance relative to construction impacts. Construction activities that generate 82 pounds per day or more of PM_{10} (inhalable particulate matter with a diameter of 10 micrometer or less) would have a significant impact on local air quality. Earthmoving (grading/excavation) below 2.2 acres per day are assumed to be below the 82 pound per day threshold of significance. The project plans for the Kailea project indicate the development would require grading consisting of 270 cubic yards of cut and 65 cubic yards of fill, with a total site disturbance of 4,915 square feet, well below the threshold. The Hapuna, Kailea and Ahana developments are separate projects and have independent utility. For example, approval of one project is not dependent on approval of another. Therefore, they are not reasonably foreseeable consequences of each other. That said, the project plans for Hapuna indicate that total site disturbance would be 4,150 square feet and the total site disturbance for Ahana would be 4,880 square feet. If each project were approved by the Planning Commission, all conditions of approval were complied with and construction permits were approved and issued at the same time; and if grading for all three projects occurred at the same time and over a one-day period, the total disturbance would be 13,945 square feet, or less than 1/3rd of an acre. Although unlikely, and not reasonably foreseeable, this would be below the threshold of significance. The is no reasonable possibility that the project would have a significant effect on the environment due to an unusual circumstance. The project includes the demolition and rebuild of a single-family dwelling which is a permitted use within the site's designated residential zoning district. The project in itself is not an unusual development in the city. Further, due to the size of the city, it is not usual for construction projects to occur in proximity to other active projects. The proposed project does not request a variance and remains in context and consistent with the existing conditions in the neighborhood. The project is consistent with all applicable General Plan policies, zoning requirements, and design guidelines. The project does not involve a site that results in damage to scenic resources within a highway officially designated as a state scenic highway, a hazardous waste site, or designated historic resource (see **Figure 1**, the project sites are outlined in red and historic resources noted with gray striping).

(Ahana): The project qualifies for a categorical exemption under CEQA Guidelines Section 15302 – Replacement or Reconstruction. This

Class 2 exemption consists of the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the replaced structure and will have substantially the same purpose and capacity as the structure replaced. Although the examples listed under subsections “a” through “d” only include public/quasi-public, commercial and utility structures, the examples are not exhaustive and are not limiting.

The project also qualifies for a categorical exemption under CEQA Guidelines Section 15303 – New construction or conversion of small structures. This Class 3 exemption consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of this exemption include but are not limited to: one single-family residence or a second dwelling unit in a zone which permits residential uses. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The project consists of the demolition of an existing single-family residence and construction of a new single-family residence which meets this exemption.

None of the exceptions to exemptions listed in CEQA Guidelines Section 15300.2 apply in this case. Class 3 projects are qualified by consideration of where the project is located. However, a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. The site is not known to contain or support environmental resources of hazardous or critical concern designated, precisely mapped and officially adopted pursuant to federal, state or local law. The subject property is located within an

Archaeological Significance Overlay district. As such, a Phase I Archaeological Assessment was prepared (Achasta Archaeological Services, April 2025) and submitted as part of the application. The report concluded that the site experienced moderate to high ground disturbance and the results of the assessment were negative. The project would not result in a cumulative significant impact. During previous Design Concept hearings, staff received correspondence asserting that the construction of 3 adjacent single-family dwellings would result in impacts cumulatively considerable. Monterey Bay Air Resources District CEQA Air Quality Guidelines (updated February 2008) establishes thresholds of significance relative to construction impacts. Construction activities that generate 82 pounds per day or more of PM_{10} (inhalable particulate matter with a diameter of 10 micrometer or less) would have a significant impact on local air quality. Earthmoving (grading/excavation) below 2.2 acres per day are assumed to be below the 82 pound per day threshold of significance. The project plans for the Ahana project indicate the development would require grading consisting of 200 cubic yards of cut and 30 cubic yards of fill with a total site disturbance of 4,880 square feet, well below the threshold. The Hapuna, Kailea and Ahana developments are separate projects and have independent utility. For example, approval of one project is not dependent on approval of another. Therefore, they are not reasonably foreseeable consequences of each other. That said, the project plans for Kailea indicate that total site disturbance would be 4,915 square feet and the total site disturbance for Hapuna would be 4,150 square feet. If each project were approved by the Planning Commission, all conditions of approval were complied with and construction permits were approved and issued at the same time; and if grading for all three projects occurred at the same time and over a one-day period, the total disturbance would be 13,945 square feet, or less than 1/3rd of an acre. Although unlikely, and not reasonably foreseeable, this would be below the threshold of significance. The is no reasonable possibility that the project would have a significant effect on the environment due to an unusual circumstance. The project includes the demolition and rebuild of a single-family dwelling which is a permitted use within the site’s designated residential zoning district. The project in itself is not an unusual development in the city. Further, due to the size of the city, it is not usual for construction projects to occur in proximity to other active projects. The proposed project does not request a variance and remains in context and consistent with the existing conditions in the neighborhood. The project is consistent with all applicable General Plan policies, zoning requirements, and design guidelines. The project does not involve a site that results in damage to scenic resources within a highway officially designated as a state scenic highway, a hazardous waste site, or designated historic resource (see **Figure 1**, the project sites are outlined in red and historic resources noted with gray striping).

Figure 1. Site context (outlined in red) and locations of designated historic structures (gray hatch)

Conclusion: Based on the evidence provided above, the proposed project would not result in any significant environmental impacts. Staff recommends the Planning Commission find the lot line adjustment and project applications exempt from environmental review pursuant to the CEQA Guidelines sections listed in the discussion above.

Attachment 1 - Lot Line Adjustment Reso
Attachment 2 -DS 24209 Resolution
Attachment 3 - DS 24209 Data Table
Attachment 4 - DS 24209 Project Plans
Attachment 5 - DS 24209 Landscape Plans
Attachment 6 - Neighbor Correspondence
Attachment 7 - Mission Sisters Narrative
Attachment 8 - Arch Report

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2025-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THE PROJECT QUALIFIES AS A CLASS 5 CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELNES SECTION 15303(a) AND THAT NONE OF THE EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 APPLY IN THIS CASE AND APPROVING AN ASSOCIATED LOT LINE ADJUSTMENT BETWEEN THREE LEGAL LOTS OF RECORD CONSISTING OF: ONE 4,000 SQUARE FOOT PARCEL (APN: 010-112-012-000), ONE 4,000 SQUARE FOOT PARCEL (APN: 010-112-013-000), AND ONE 6,000 SQUARE FOOT PARCEL (010-112-007-000) RESULTING IN ONE 4,150 SQUARE FOOT PARCEL (HAPUNA), ONE 4,950 SQUARE FOOT PARCEL (KAILEA), AND ONE 4,900 SQUARE FOOT PARCEL (AHANA), RESPECTIVELY. THE PROPERTIES ARE LOCATED AT MISSION STREET 2, 3, AND 4 NORTHEAST OF 1st AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, APNS 010-112-012-000, 010-112-013-000, AND 010-112-007-000.

WHEREAS, on July 9, 2024, Erik Dyar ("Applicant") submitted an application on behalf of Collins Hermle Family Trust ("Owners") requesting approval of an Associated Lot Line Adjustment application DS 24207, 24208, and 24209 (Hermle-Collins) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a affected parcels located at Mission Street 2, 3, and 4 northeast of 1st Avenue in the Single-Family Residential (R-1) District (Block 6, Lot 6, 8, 10, and 12); and

WHEREAS, the Applicant is requesting approval of the lot line adjustment associated with three Final Design Studies; and

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

WHEREAS, on October 9, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the DS 24208 and 24209 (Hermle-Collins), including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, on March 12, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the DS 24207 (Hermle-Collins), including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, on May 2, 2025, a notice of public hearing was published in the Carmel Pine Cone for the May 14, 2025, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before May 4, 2025, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before May 9, 2025, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on May 14, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

WHEREAS, the Planning Commission found that the Project for the lot line adjustment is minor in nature, on parcels with an average slope of less than 20% and does not result in any changes in land use or density and the Project is categorically exempt under Section 15305(a) (Class 5) – Minor Alterations in Land Use Limitations 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 **Lot Line Adjustment**:

FINDINGS REQUIRED FOR LOT LINE ADJUSTMENT APPROVAL (CMC 17.44.030 and LUP Policy P1-29 - P1-36) **The following conditions and standards and criteria for review shall be considered when evaluating all lot line adjustment applications**. 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 17.44.030 Standards and Criteria for Review	**YES**	**NO**
A. Only legal lots may be subdivided or the subject of a lot line adjustment. No subdivision or lot line adjustment shall be approved which increases or creates a zoning nonconformity or is inconsistent with the policies of the certified Local Coastal Land Use Plan. All lots and sites	✓	

created shall comply with minimum standards established for the zoning district which the property is located and with any other relevant requirements of the certified Local Coastal Implementation Plan.		
B. No subdivision or lot line adjustment shall be approved which increases or creates a zoning violation or any other kind of illegality.	✓	
C. No lot line adjustment shall be approved that could lead to the creation of an additional building site unless a parcel map is prepared. For example, if the minimum lot size is 4,000 square feet and there are two adjoining lots, one of which is 7,000 square feet and another of 5,000 square feet, no lot line adjustment shall be allowed which would result in one lot of 8,000 square feet and one lot of 4,000 square feet because the newly created lot of 8,000 square feet could possibly be divided into two lots of 4,000 square feet.	✓	
D. Until there is sufficient water allocated in the City's water management program to provide for development of all existing lots of record within the City no subdivision or lot line adjustment application shall be approved that would result in the creation an additional lot of record, parcel, or building site if such creation would increase the demand for water resources.	✓	
E. Approval of a subdivision or lot line adjustment shall be conditioned upon all zoning requirements being met on all lots involved in the subdivision or lot line adjustment. The Planning Commission may expect preexisting zoning nonconformities from this requirement if compliance is determined not to be in the public interest or contrary to the General Plan.	✓	
F. If, when curing a nonconformity or illegality that would be created by a lot line adjustment, one side of a building must be moved because it is too close to the proposed new line, another side of the building which is nonconforming shall not be required to be conformed unless the building is moved, demolished, or rebuilt.	✓	
G. Lot line adjustments increasing the average length of frontage on public streets for each lot involved in the lot line adjustment shall be encouraged.	✓	
H. Lot line adjustments tending to straighten lot lines shall be encouraged.	N/A	N/A
I. Lot line adjustments tending to cause lots to be more rectangular in shape shall be encouraged.	N/A	N/A
J. Where, in the opinion of the Planning Commission, curing of existing nonconformities is deemed reasonable when considering the public health, safety and welfare as well as the financial cost, the cure of such nonconformities shall be required.	N/A	N/A
K. Other conditions may be required as the City deems reasonable and proper for the protection of the public health, safety and welfare.	N/A	N/A
L. Where a subdivision or lot line adjustment will result in or lead to the relocation of driveways or parking places on private property, the effect of such relocation on existing trees shall be taken into consideration and conditions reasonably related to the protection of existing trees and the location of driveways and parking places shall be established. No subdivision or lot line adjustment shall be approved that would require removal of a significant tree or create a building site that would not be viable without removing one or more significant trees.	✓	
M. All subdivisions and lot line adjustments approved shall comply with the minimum lot or parcel sizes established for the zoning district where the property is located.	✓	
N. Subdivisions and lot line adjustments resulting in the creation of additional building sites shall be approved only when consistent with the general pattern of lot sizes found in the immediate neighborhood (within 300 feet of the site) and when significant vegetation and other environmental resources on the site will be protected.	N/A	N/A

O. When determined to be consistent with the General Plan/Coastal Land Use Plan, approval of subdivisions and lot line adjustments shall include easements for protection of natural resources and/or coastal resources, including but not limited to, scenic views, sensitive habitats, wetlands and coastal accessways. When establishing new lots and/or lot boundaries the decision-making body shall consider the physical constraints and biological constraints of the property and ensure that there will be sufficient buildable area to allow reasonable development on each lot affected after deducting areas limited by easements, slopes and other factors.	N/A	N/A
LUP Policy P1-29 – P1-36	**YES**	**NO**
P1-29 Prevent the creation of new lots of less than 4,000 square feet in area. Encourage the formation of larger lots with proportionately lower allowable site coverage and floor area and with greater potential for open space. (LUP)	✓	
P1-30 Prohibit any further subdivision and/or creation of new building sites west of San Antonio Avenue and within any block fronting on North San Antonio Avenue or Scenic Road. (LUP)	✓	
P1-31 Discourage any future subdivision of land or lot-line adjustment unless it can be demonstrated that the character of the block and neighborhood will be maintained. (LUP)	✓	
P1-32 Preserve significant areas of vegetation and open space when approving subdivisions and lot line adjustments through the appropriate siting of buildings and other allowed improvements. (LUP)	✓	
P1-33 Evaluate and minimize the impacts of proposed lot line adjustments and subdivisions on traffic, access, trees, topography, utilities and public services through the approval process. (LUP)	✓	
P1-34 Inventory all building sites that contain portions of lots or lot fragments left over from previous subdivisions. Consolidate all lots or portions of lots with adjoining lands within the same building site through the filing of lot merger or lot line adjustment documents when additional development is proposed. (LUP)	N/A	N/A
P1-35 Establish criteria for evaluating lot line adjustments and subdivisions that will protect environmental resources, and ensure that proposed lots will be consistent with the pattern of existing parcel sizes within the surrounding neighborhood. (LUP)	✓	✓
P1-36 Avoid the creation of land use and design nonconformities through approvals of lot line adjustments, subdivisions and the creation of building sites.	✓	✓

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** the project qualifies as a class 5 categorical exemption pursuant to CEQA guidelines section 15305(a) and **APPROVE** the lot line adjustment between three legal lots of record consisting of: one 4,000 square foot parcel (APN: 010-112-012-000), one 4,000 square foot parcel (APN: 010-112-013-000), and one 6,000 square foot parcel (010-112-007-000) resulting in one 4,150 square foot parcel (Hapuna), one 4,950 square foot parcel (Kailea), and one 4,900 square foot parcel (Ahana), respectively. The properties are located at Mission Street 2, 3, and 4 northeast of 1st Avenue (APN 010-112-012-000, 010-112-013-000, and 010-112-007-000). Approval of the lot line adjustment is subject to the following Recommendations/Draft Conditions:

CONDITIONS OF APPROVAL

No.	Standard Conditions
1.	**Authorization.** The approval of the associated lot line adjustment between three legal lots of record consisting of: one 4,000 square foot parcel (APN: 010-112-012-000), one 4,000 square foot parcel (APN: 010-112-013-000), and one 6,000 square foot parcel (010-112-007-000) resulting in one 4,150 square foot parcel (Hapuna), one 4,950 square foot parcel (Kailea), and one 4,900 square foot parcel (Ahana), respectively at Mission Street 2, 3, and 4 northeast of 1st Avenue in the Single-Family Residential (R-1) Archaeological Significance (AS) Overlay, and Very High Fire Severity Zone APN: 010-112-012-000 as depicted in the plans prepared by Dyar Architecture as approved by City of Carmel-by-the-Sea Planning Commission on May 14, 2025 unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
4.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
5.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
	Special Conditions
6.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
7.	**Certificate of Compliance.** Prior to building permit application, the Owner(s)/Applicant(s) shall prepare, execute, and record deeds that reflect the lot line adjustment as required by California Government Code §66412(d) and request an unconditional Certificate of Compliance for each of the adjusted parcels.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 14th day of May 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THE PROJECT QUALIFIES AS A CLASS 2 CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELNES SECTION 15302 AND A CLASS 3 CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELNES SECTION 15303 AND THAT NONE OF THE EXCEPTIONS TO THE EXEMPTION CONTAINED IN SECTION 15300.2 APPLY IN THIS CASE AND APPROVING A COASTAL DEVELOPMENT PERMIT AND FINAL DESIGN STUDY ALLOWING THE DEMOLITION OF AN EXISTING 1362-SQUARE FOOT ONE-STORY SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF A NEW 2116-SQUARE FOOT TWO-STORY SINGLE-FAMILY RESIDENCE, INCLUSIVE OF A 264-SQUARE FOOT ATTACHED GARAGE. THE PROPERTY IS LOCATED AT MISSION STREET 2 NORTHEAST OF 1st AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT, APN 010-112-007-000.

WHEREAS, on July 9, 2024, Erik Dyar ("Applicant") submitted an application on behalf of Collins Hermle Family Trust ("Owners") requesting approval of Track 2 Design Study application DS 24209 (Hermle- Collins) and associated lot line adjustment described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 6,000-square-foot lot located at Mission Street 2 NE of First Avenue in the Single-Family Residential (R-1) Zoning District (Block 6, Lot 10 & 12); and

WHEREAS, the Applicant is requesting approval of a Final Design Study and Coastal Development Permit for the demolition of an existing 1,362-square-foot, one-story single-family residence and the construction of a 2,116-square-foot, two-story single-family residence, inclusive of a 264-square-foot attached garage; and

WHEREAS, on June 14, 2024, the Department of Community Planning and Building determined that the property located at Mission Street 2 NE of 1st Avenue does not constitute a historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources;

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

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

WHEREAS, on June 14, 2024, the Department of Community Planning and Building provided the applicant with a Preliminary Site Assessment for the property located at Mission Street 4 northeast of 1st Avenue outlining zoning and Land Use Plan standards; and

WHEREAS, on October 9, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project and accepted the Concept Design through adoption of Resolution 2024-086-PC; and

WHEREAS, on May 2, 2025, a notice of public hearing was published in the Carmel Pine Cone for the May 14, 2025, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before May 4, 2025, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before May 9, 2025, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on May 14, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

WHEREAS, discussion, analysis and supporting evidence demonstrate that the projects fall under both the Class 2 and Class 3 categorical exemptions in CEQA Guidelines sections 15302 and 15303; and

WHEREAS, Planning Commission found that there are three separate projects with independent utility and even if they were required to be considered as parts of a single project they still fall under the Class 3 categorical exemption as CEQA Guidelines Section 15303(a) covers up to 3 single-family residences in urbanized areas

WHEREAS, the Planning Commission found that pursuant to CEQA regulations, the Application is categorically exempt under Section 15302 (Class 2) – Replacement or Reconstruction and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; 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 cumulative impact, unusual circumstances and historical resources exceptions do not apply due to the fact the project is a permitted use within the site's designated residential zoning district and due to the size of the city, it is not usual for construction projects to occur in proximity to other active projects or historic resources; 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 ACCEPTANCE (CMC 17.64.80 and LUP Policy P1-45) For each of the required design study findings listed below, staff has indicated whether the plans submitted, and/or as conditioned, support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.		
CMC Section 17.64.080.B – Final Details Phase Approval Findings	**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.	✓	
LUP Policy P1-45	**YES**	**NO**
1. The design uses simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages consistent with the City's Design Objectives.	✓	
2. Mass of the building relates to the context of other homes in the vicinity	✓	
3. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood.	✓	
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 and structures will be setback a minimum of 6 feet from significant trees.	✓	

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

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** the project qualifies as a Class 2 categorical exemption pursuant to CEQA Guidelines Section 15302 and a Class 3 categorical exemption pursuant to CEQA Guidelines Section 15303 and none of the exceptions to the exemptions in Section 15300.2 apply in this case, and **APPROVE** the Final Design Study and Coastal Development Permit (DS 24209, Hermle-Collins) for the demolition of an existing 1,362-square-foot, one-story single-family residence and the construction of a 2,116-square-foot, two-story single-family residence, inclusive of a 264-square-foot attached garage and associated site improvements. The property is located on Mission Street 2 NE of 1st Avenue (APN 010-112-007-000). Approval of the Final Design Study and Coastal Development Permit is subject to the following Recommendations/Draft Conditions:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** The approval of Design Study (DS 24209) and associated lot line adjustment for the demolition of an existing 1,362-square-foot, one-story single-family residence and the construction of a 2,116-square-foot, two-story single-family residence, inclusive of a 264-square-foot attached garage and associated site improvements located on Mission Street 2 NE of 1st Avenue in the Single-Family Residential (R-1), Archaeological Significance (AS) Overlay, and Very High Fire Severity Zone, APN: 010-112-007-000 as depicted in the plans prepared by Dyar Architecture as approved by City of Carmel-by-the-Sea Planning Commission on May 14, 2025 unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC Section 17.52.170.C.

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

	incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
11.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
12.	**Exterior Lighting.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
13.	**Skylights & Skylight Shades.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights (new and/or replaced) and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
14.	**Stone Facades (including chimneys).** Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee. Brickwork shall be finished the same manner as stonework described above.

15.	**Windows and Doors.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved windows and doors.
16.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
17.	**Driveway.** Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
18.	**Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
19.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
20.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
21.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)

22.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
	Landscape Conditions
23.	**Tree Planting Requirements.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.
24.	**Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
25.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5’ above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit

	will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
26.	**Foundation Work Near Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
Environmental Compliance Conditions	
27.	**Drainage Plan.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
28.	**BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
29.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
30.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
Special Conditions	
31.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
32.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.
33.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 14th day of May 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____	_____
Michael LePage	Leah Young
Chair	Planning Commission Secretary

DS 24209 (Hermle-Collins)
May 14, 2025
Project Data Table

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	2117 SF (45%)	1362	2116 SF
Site Coverage	465 SF/661 SF	1451	657 SF
Trees (Upper/Lower)	3/1	4/1	4/1
Ridge Height (1st/2nd)	18’/24’	20'-7 5/8"	13'-6" / 19'-2"
Plate Height (1st/2nd)	12’/18’	8'-0"	11'-10" / 17'-10"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	34'-5"	16'-7 "
Composite Side Yard	10’ (25%)	11'-4 1/2"	12'-6 1/2"
Side Yard	3’	8'-3 1/2" north 3'-1" south	5'-5" north 7'-1 1/2" south
Rear	15’/3’**	21'- 10"	15'-11 1/2"

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

Attachment 4

PROJECT DATA

PROPERTY OWNER:	Collins Hermle Family Trust 155 San Rafael Way San Francisco, CA 94127
ARCHITECT/ APPLICANT:	DYAR ARCHITECTURE P.O. BOX 4709 CARMEL, CA. 93921 CONTACT: ERIK DYAR PH: 831-915-5602
PROJECT ADDRESS:	Mission Street 2 NE OF FIRST AVE. CARMEL-BY-THE-SEA, CA. 93923
APN:	010-112-007
ZONING:	R-1
PROJECT CODE COMPLIANCE:	2022 CBC, CRC, CPC, CEC, CMC, CFC, CALIFORNIA ENERGY CODE & CALIFORNIA GREEN BUILDING CODE
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	VB
TOPOGRAPHY:	SLOPING TO SOUTH
MAX BUILDING HEIGHT:	2-STORY PLATE: 18 FT. ROOF: 24 FT.
TREE REMOVAL:	NONE

Floor Area	ALLOWED	EXISTING	PROPOSED
LOT AREA =		6,000 SF	4,900 SF
ALLOWABLE BASE FLOOR AREA 6,000 sf x 0.45 - ((2000) x .02) / 1,000	2,460 sq. ft.		
		1,362 SF Main 1,092 SF Garage 270 SF	
PROPOSED LOT AREA (AFTER LOT LINE ADJUSTMENT) = 4,900 SF			
PROPOSED ALLOWABLE BASE FLOOR AREA 4900 sf x 0.45 - ((900) x .02) / 1,000	2,117 SF		2,116 SF Main 1,451 SF Lower 401 SF Garage 264 SF

Site Coverage	ALLOWED	EXISTING	PROPOSED
IMPERMEABLE:			
STONE PATIOS/ LANDINGS/ RETAINING WALLS		348 SF	
CONCRETE/ WOOD/ STONE RETAINING WALLS		151 SF	45 SF
DECOMPOSED GRANITE PATH			68 SF
HOT TUB			36 SF
TOTAL		499 SF	149 SF
PERMEABLE and SEMI PERMEABLE:			
GRAVEL PATHS		944 SF	
SPACED BOARD STEPS		8 SF	
WOOD DRIVEWAY/ ENTRY PAVERS			141 SF
SPACED-BOARD COURTYARD DECK / BBQ DECK			161 SF
BACKYARD SPACED-BOARD DECK / STAIRS			143 SF
BACKYARD WOOD PAVERS			63 SF
TOTAL		952 SF	508 SF
PERCENTAGE PERMEABLE:	>50%	66%	77%
TOTAL SITE COVERAGE	*662 SF	1,451 SF	657 SF

*ALLOWABLE SITE COVERAGE
(2,117 sf x 0.22) + 196 sf Bonus

Building Heights	ALLOWED	EXISTING	PROPOSED
RIDGE HEIGHTS / TOP OF FLAT ROOF (1st / 2nd)	18' / 24'	20'-7 5/8" / 0'	13'-6" / 19'-2"
PLATE HEIGHTS (1st / 2nd)	12' / 18'	8'-0" / 0'	11'-10" / 17'-10"

PROJECT DESCRIPTION

Demolition of Existing 1,091 sq. ft. Single-Family Residence and 270 sq. ft. Detached Garage.

Project includes a Lot-Line Adjustment of the Existing 60' x 100' (6,000 sq. ft.) Lot. The North Property Line is Shifted to the South 11'-0" to create the Proposed 49.0' x 100' (4,900 sq. ft.) Lot.

Construction of a New Two-Story, 1,852 sq. ft., Single-Family Residence with 250 sq. ft. Detached garage and Includes:

- New Driveway to Replace Existing
- New Wood Pavers
- New Wood Decks with Jacuzzi in Backyard
- New Green, Planted Roofs
- New 160 sq. ft. Roof Deck
- New Wood Fencing
- New Landscaping

Building Setbacks	ALLOWED	EXISTING	PROPOSED
FRONT	15'	34'-5"	16'-7 "
COMPOSITE	12'-3" (25%)	11'-4 1/2"	12'-3"
SIDE YARD	3'	8'-3 1/2"	5'-3 1/2"
SIDE YARD	3'	3'-1"	6'-11 1/2"
REAR	15'/ ** 3'	21'- 10"	15'-11 1/2" / --

**Rear setback is 3' for portions of structures less than 15' in height

SHEET INDEX

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A2 - Project Rendering
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A3 - Preliminary Site Assessment Report
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A5 - Combined Upper Floor Site Plan
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A7 - Site and Roof Plan
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A9 - Lower Floor Plan
A10 - Roof Level Plan
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Civil Engineering

C1 - Conceptual Grading, Drainage, Utility Plan
C2 - Grading Sections
C3 - Erosion & Sediment Control Plan
C4 - Construction Management Plan

Landscape Architectural

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L1.00 - Overall Site Plan
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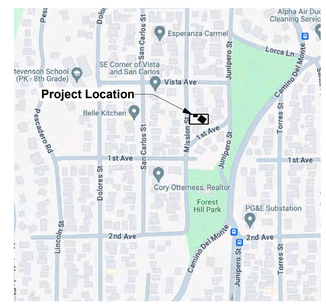
L2.00 - Ahana Planting Plan
L2.01 - Ahana Planting Legend and Notes
L2.02 - Ahana Green Roof Planting Plan
L3.00 - Ahana Lighting Plan

VICINITY MAP



D A
DYAR
ARCHITECTURE
P.O. BOX 4709
CARMEL, CALIFORNIA 93921
v: 831.915.5602
f: 831.309.9999
Email:
info@dyararchitecture.com

© 2025
The Architect's Drawings, Specifications Or Other Documents Prepared And Issued By Owner Or Other On Owner's Behalf Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner:
Collins Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Ahana Residence
Mission Street, 2 NE of First Avenue
Carmel-by-the-Sea, CA 93923
APN: 010-112-007

Job No.

Date:
Track 2 Design Study
July 1, 2024

Track 2 Design Study
Resubmittal
September 4, 2024

Design Development
February 19, 2025

Track 2 Design Study
Details Review
April 23, 2025

Cover Sheet and Project Data

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2027
STATE OF CALIFORNIA

Sheet No.
A1
Ahana

Attachment 4

Rendering of Ahana Residence from Mission Street / Southwest

DYAR
ARCHITECTURE

P.O. BOX 4709
CARMEL, CALIFORNIA 93921
v: 831.915.5602
f: 831.309.9999
Email:
info@dyararchitecture.com

© 2025
The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By Owner Or Other On Any Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner:
Collins Hermle Family Trust
150 San Rafael Way
San Francisco, CA 94127

Ahana Residence
Mission Street, 2 NE of First Avenue
Carmel-by-the-Sea, CA 93923
APN: 010-112-007

Job No.

Date:
Track 2 Design Study
July 1, 2024

Track 2 Design Study
Resubmittal
September 4, 2024

Design Development
February 19, 2025

Track 2 Design Study
Details Review
April 23, 2025

Rendering

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2027
STATE OF CALIFORNIA

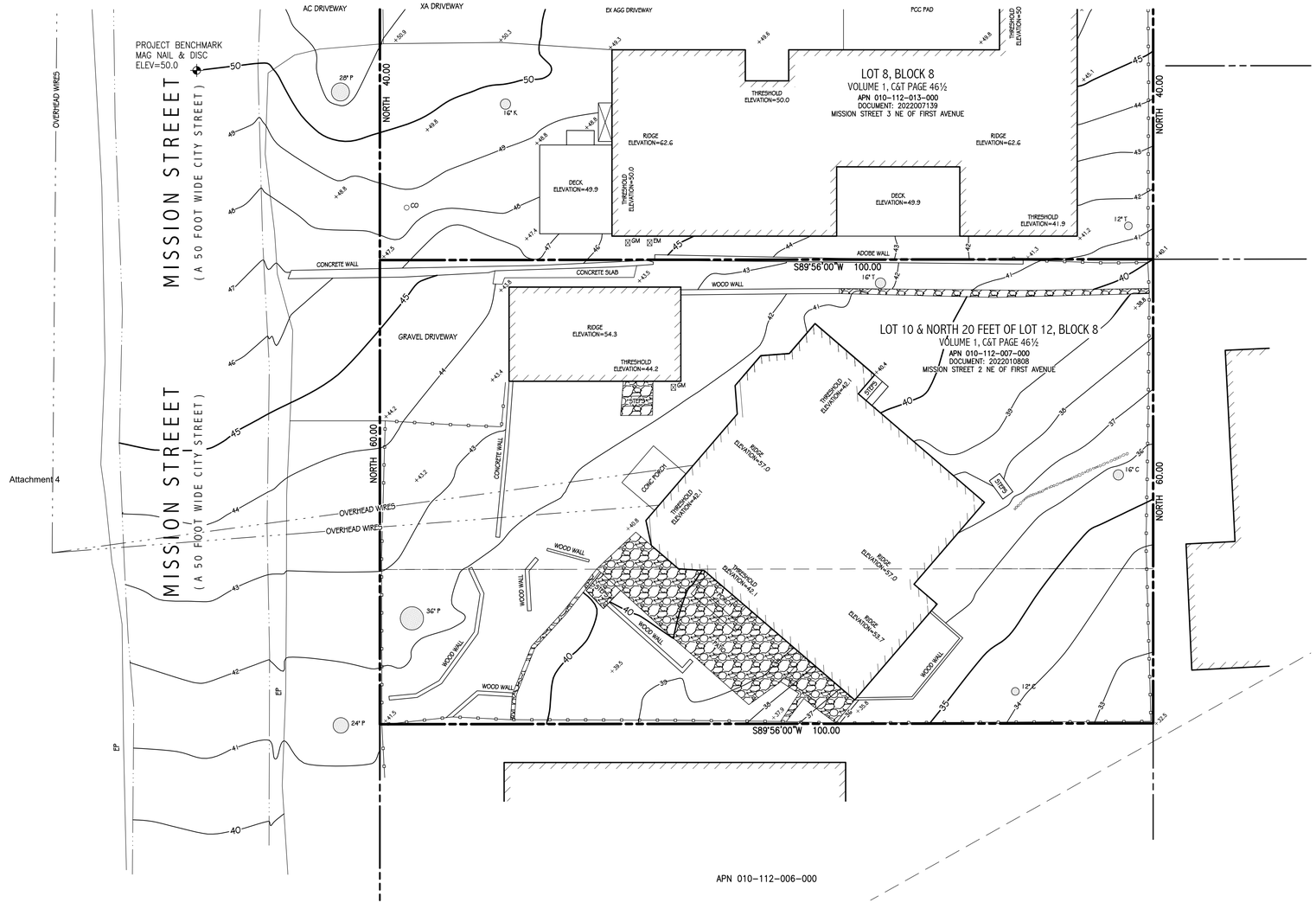
Sheet No.
A2
Ahana

LEGEND:

- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- OLD RECORD LINE
- PROJECT BENCHMARK
- 50 — CONTOUR (MAJOR)
- 49 — CONTOUR (MINOR)
- EP — EDGE OF PAVEMENT
- DRIVEWAY — EDGE OF DRIVEWAY
- FLOWLINE — FLOWLINE
- BUILDING — APPROXIMATE BUILDING OUTLINE
- CHIMNEY
- THRESHOLD ELEVATION — APPROXIMATE FLOOR ELEVATION
- DECK — DECK
- CONC PAD — CONCRETE PAD
- STEP — STEP
- WV — WATER VALVE
- WM — WATER METER
- FH — FIRE HYDRANT
- MH — SANITARY SEWER MANHOLE
- CO — SANITARY SEWER CLEAN-OUT
- MH — STORM DRAIN MANHOLE
- AD — AREA DRAIN
- CB — STORM DRAIN CATCH BASIN
- E — ELECTRIC LINE
- UP — UTILITY POLE
- GW — GUY WIRE
- EM — ELECTRIC METER
- LP — LAMP POST
- GM — GAS METER
- WOOD FENCE — WOOD FENCE
- MB — MAIL BOX
- P — PILLAR
- BLOCK WALL — BLOCK RETAINING WALL
- ROCK WALL — ROCK RETAINING WALL
- STACKED BLOCK WALL
- CARMEL STONE WALL OR WALKWAY
- AC — ASPHALT CONCRETE
- CS — CARMEL STONE
- CMP — CORRUGATED METAL PIPE
- CONC — CONCRETE SLAB
- DG — DECOMPOSED GRANITE
- EX AGG — EXPOSED AGGREGATE
- HDPE — HIGH DENSITY POLY ETHYLENE
- PCC — PORTLAND CEMENT CONCRETE
- PS — PAVER STONE
- PVC — POLY VINYL CHLORIDE
- RCP — REINFORCED CONCRETE PIPE
- TE — TRASH ENCLOSURE

- 12" T — TREE WITH SIZE AND TYPE
- A — ACACIA
- C — CYPRESS
- K — OAK
- P — PINE
- R — REDWOOD
- T — TREE

- +48.9 — SPOT ELEVATION



Attachment 4

SCALE: 1"=8'

0 8 16 24 32

THIRD DRAFT
IN PROGRESS DRAWING
FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION
THIS DRAWING IS SUBJECT TO REVISION

BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A MAG NAIL & DISC SET IN THE PAVEMENT NEAR THE WESTERLY BOUNDARY LINE OF LOT 8, BLOCK 8 PER VOLUME 1, C&T PAGE 46 ½ (APN 010-112-013-000) AS SHOWN HEREON.

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS.
2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES (IF ANY) ARE INDICATED WHERE KNOWN, DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN MARCH OF 2023.

PROFESSIONAL LAND SURVEYOR
FRANK LUCIDO JR.
No. 8368
STATE OF CALIFORNIA

TOPOGRAPHIC SITE SURVEY

OF

LOT 10 & A PORTION OF 12 IN BLOCK 8

PER VOLUME 1, C&T PAGE 46 ½

APN 010-112-007, 012, & 013

Records of Monterey County

PREPARED FOR

Craig J. Collins

BY

LUCIDO SURVEYORS

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

2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940

info@lucidosurveyors.com
(831) 620-5032

SCALE: 1"=8' | PROJECT No. 3181 | APRIL 2022

CITY OF CARMEL | COUNTY OF MONTEREY | STATE OF CALIFORNIA

ONE SHEET ONLY

PRELIMINARY SITE ASSESSMENT REPORT

Date of Site Visit: March 15, 2024
Planner: Marnie R. Waffle
Forester: Justin Ono
Block/Lot: 8 / 10 & N ½ 12
APN: 010-112-007
Property Owner: Collins Hermle Family Trust
Street Location: Mission Street 2 NE of 1st Avenue

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

Location:

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

Street and Neighborhood Character:

- Style and materials of the existing residence:

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

- Right-of-way characteristics: The Residential Design Guidelines encourage maintaining and enhancing the right-of-way's informal, vegetated, open-space character. Parking areas in the right-of-way shall be informal and unpaved and reinforce the forest image. Planting in the right-of-way should be predominantly green foliage plants. Native trees, ground covers, and low shrubs are preferred. Gravel is not permitted in the right-of-way.

Site Conditions & Development Standards:

- Building Site Area: The lot is 6,000 square feet lot (60'x100'). A base floor area of 2,460 square feet is permitted. A minimum of 200 square feet of the base floor area, and 2,200 cubic feet of exterior volume, shall be reserved for required parking whether provided by a garage, carport, or parking pad.

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

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

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 12 feet in height.

** See CMC 17.10.030(A)(1) and 17.06.020, Rules of Measurement.

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

Table 17.10-C: Maximum Height Standards

	R-1 District	R-1-BR District	R-1-PO 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*

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

Table 17.10-E: Exterior Volume Factors for R-1 District

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

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

- Garage: To encourage variety and diversity in neighborhood design, detached garages and carports may be authorized by the Planning Commission within the front setback and/or side yard setback facing a street. Garages permitted to be located within a setback are limited to a single-car, detached structure not exceeding 12 feet in width,

250 square feet in floor area and 15 feet in height. Detached garages may encroach into an interior side yard setback, rear yard setbacks, or both, if limited to 15 feet in height, the setback encroachment would not impact significant or moderately significant trees, and the garage location/design complies with design guidelines.

- Accessory Structures: 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. A preliminary grading and drainage plan is required to be submitted with the Design Study application and will be reviewed by the Environmental Compliance Manager. Feedback on potential drainage issues and solutions will be provided.

  Following design approval, plans submitted for a building permit must include a complete stormwater drainage plan. The drainage plan shall include applicable Best Management Practices and all drainage shall be retained on-site through semi-permeable paving materials, French drains, seepage pits, etc. Properties located in areas with poor soil drainage will require systems designed by an engineer.

- Site Coverage: Impermeable site coverage is limited to 22% of the base floor area for the site or **541 square feet** for a base floor area of 2,640 square feet. Impermeable materials include asphalt, concrete, mortared brick and stone, decomposed granite, unpaved

decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor area, ponds, hot tubs, and swimming pools.

If at least 50 percent of the property's site coverage is made of permeable or semi-permeable materials, an additional up to four percent of the site area, **240 square feet**, may be utilized. Permeable and semi-permeable materials include gravel, spaced decking and exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

- Fences: Fences located within the front setback are limited to 4 feet in height. This limit cannot be increased through a Design Study. Side and/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 17.10.030(E)(4).

Potential Neighbor Impacts:

- Privacy: 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.

- Solar Access: The Residential Design Guidelines encourage maintaining solar access for adjacent properties. The Carmel Municipal Code states, *"Designs should preserve the rights to reasonable solar access on neighboring parcels. Excessively tall buildings, particularly those near a north property line, which would block the free passage of the sun onto neighboring solar collectors or south-facing windows on neighboring sites, should be avoided."*

- Mass and Bulk: The Residential Design Guidelines encourage thoughtful design regarding bulk and massing. The Carmel Municipal Code states, *"Residential designs shall maintain Carmel's enduring principles of modesty and simplicity and preserve the City's tradition of simple homes set amidst a forest landscape. Buildings shall not present excess visual mass*

or bulk to public view or to adjoining properties. Large box-like buildings and buildings with large, continuous, unrelieved surfaces can appear massive. Designing building and roof planes with just a few, simple forms and keeping floor levels and plate heights close to grade help reduce mass and bulk. The use of natural materials such as wood or stone and the creative use of landscaping can also help to avoid excess mass by introducing texture, variety and screening."

Attachment 4

- Views: 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 contacting the adjacent property owners prior to any public hearings to explain the proposed project and address any concerns. Most project delays occur when applicants do not contact neighbors early in the process.

Forest/Trees: Refer to the annotated tree survey and Significant Tree Evaluation Worksheet prepared by the City Forester.

Historic Status: The property was reviewed for historical significance and the staff determination is that the property is not eligible for the historic inventory. A determination of ineligibility will be provided under separate cover.

Design Study Application: The next step is to submit a General Planning Application Form for a Track 2 Design Study. Applications can be submitted on-line at, https://carmel.portal.iworq.net/portalhome/carmel or by emailing your application materials to planning@ci.carmel.ca.us.

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

Additional Resources: For more information on the Design Review Process, Residential Design Guidelines, Carmel Municipal Code, Green Building Ordinance, and Title 7A of the Building Code, please visit our website at: https://ci.carmel.ca.us/community-planning-and-building

Significant Tree Evaluation Worksheet

APN: 010-112-007-000
Street Location: Mission St 2 NE of 1st Ave
Planner: Marnie Waffle
City Forester: Justin Ono
Property Owner: Hermle-Collins
Recommended Tree Density: 4 upper, 3 lower

Part One: Initial Screening:

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

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

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

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

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

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

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

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

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

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

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

G. Are environmental conditions favorable to the tree?

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

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

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

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

Yes _____

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

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

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

Items to note:

Required Structural Root Zone

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

Required Tree Protection Zone

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

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

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

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

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

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

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

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

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

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

DYAR ARCHITECTURE
P.O. BOX 4709
CARMEL, CALIFORNIA 93921
v: 831.915.5602
f: 831.309.9999
Email:
info@dyararchitecture.com

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Owner:
Collins Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Ahana Residence
Mission Street, 2 NE of First Avenue
Carmel, CA 93923
APN: 010-112-007

Job No.

Date:
Tract 2 Design Study September 4, 2024
Design Development February 19, 2025
Tract 2 Design Study Details Review April 23, 2025

Preliminary Site Assessment Report

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires February 2027
STATE OF CALIFORNIA

Sheet No.
A3
Ahana

HAPUNA KAILEA AHANA

D A

DYAR ARCHITECTURE

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Owner:
Colina Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Ahana Residence

Mission Street, 2 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-007

Job No.

Date:

Track 2 Design Study
July 1, 2024

Track 2 Design Resubmittal
September 4,2024

Track 2 Design Study Revised
October 18, 2024

Track 2 Design Study Resubmittal
January 21, 2025

February 4, 2025

Track 2 Design Study Resubmittal
February 18, 2025

Track 2 Design Study Details Review
April 23, 2025

Mission Sisters Properties
Main Level Site Plan and Street Elevation

1/8" = 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2025
STATE OF CALIFORNIA

Sheet No.

A4
Ahana

HAPUNA KAILEA AHANA

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Owner:
Colina Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Ahana Residence

Mission Street, 2 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-007

Job No.

Date:

Track 2 Design Study
July 1, 2024

Track 2 Design Resubmittal
September 4,2024

Track 2 Design Study Revised
October 18, 2024

Track 2 Design Study Resubmittal
January 21, 2025

February 4, 2025

Track 2 Design Study Resubmittal
February 18, 2025

Track 2 Design Study Details Review
April 23, 2025

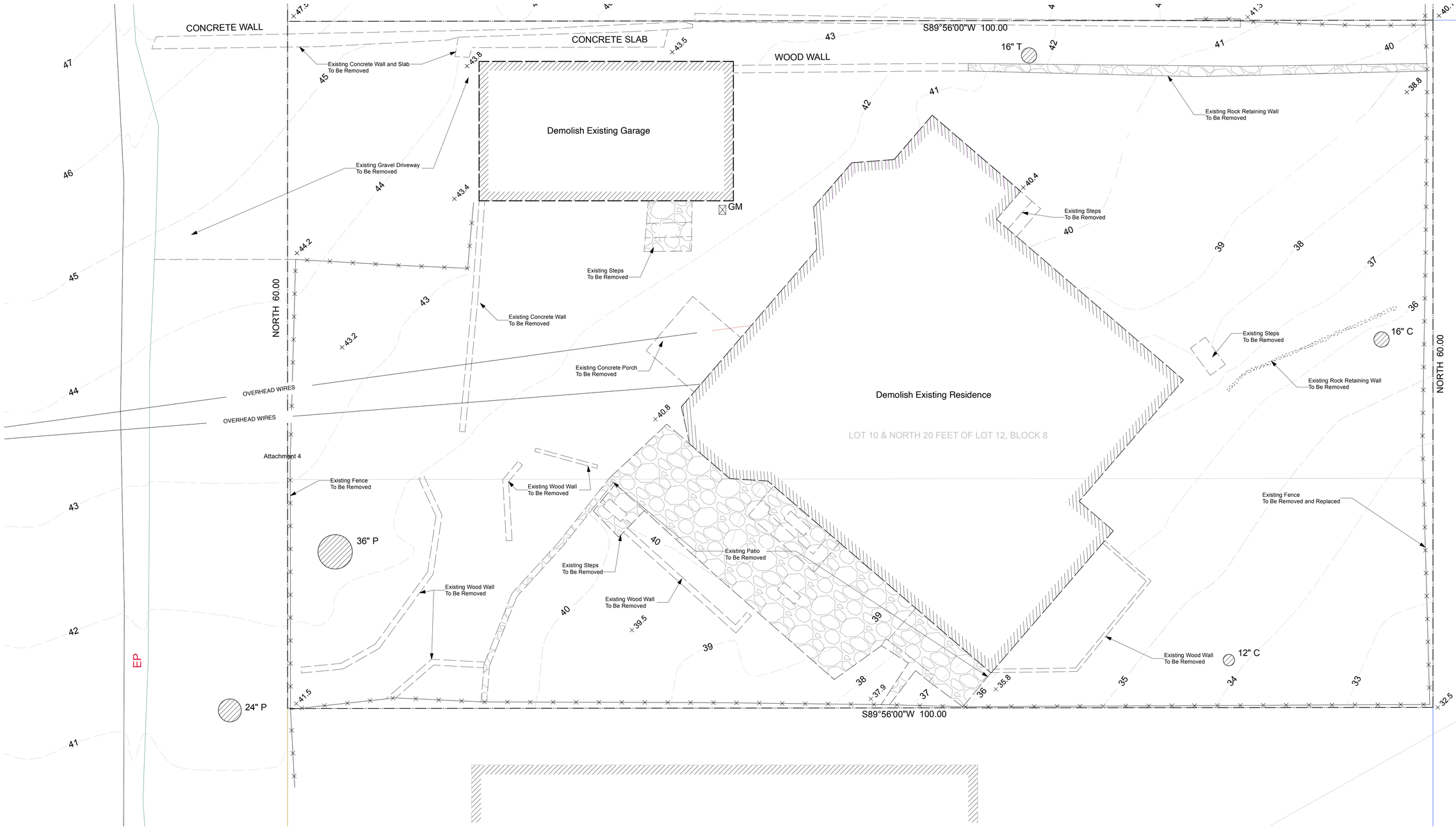
Mission Sisters Properties Upper Level Site Plan and Street Elevation

1/8" = 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2025
STATE OF CALIFORNIA

Sheet No.

A5
Ahana



Existing + Demolition Site Plan

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

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Job No.

Date:

Track 2 Design Study
July 1, 2024

Track 2 Design Study
Resubmittal
September 4, 2024

Track 2 Design Study
Details Review
April 23, 2025

Existing and Demolition Site Plan

1/4" = 1'-0"

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Sheet No.

A6

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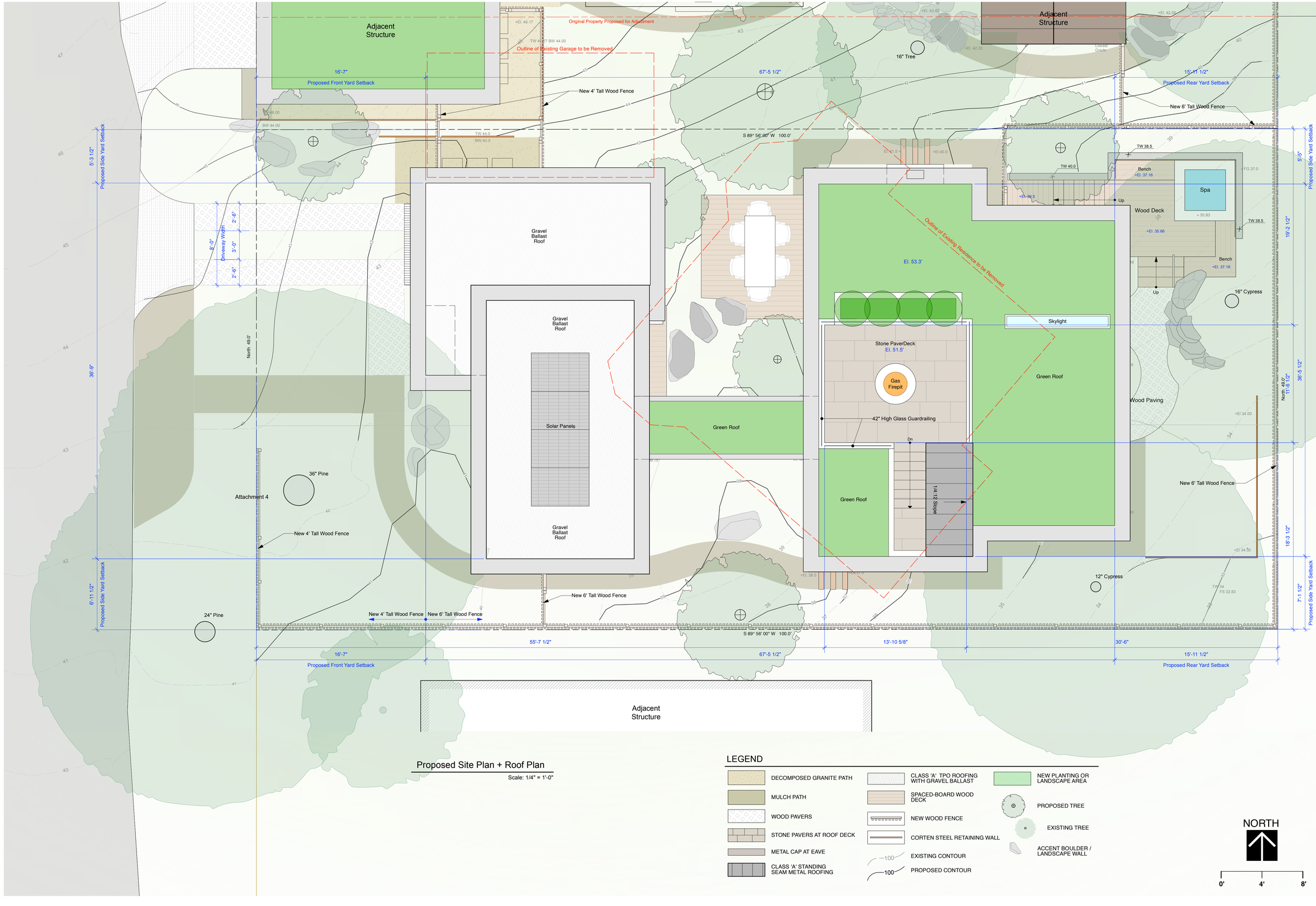

Proposed Site Plan + Roof Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- WOOD PAVERS
- STONE PAVERS AT ROOF DECK
- METAL CAP AT EAVE
- CLASS 'A' STANDING SEAM METAL ROOFING
- CLASS 'A' TPO ROOFING WITH GRAVEL BALLAST
- SPACED-BOARD WOOD DECK
- NEW WOOD FENCE
- CORTEN STEEL RETAINING WALL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- NEW PLANTING OR LANDSCAPE AREA
- PROPOSED TREE
- EXISTING TREE
- ACCENT BOULDER / LANDSCAPE WALL

NORTH

0' 4' 8'

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Carmel Valley, CA 93923
APN: 010-112-007

Job No.

Date:
Track 2 Design Study
July 1, 2024
Track 2 Design Study
Resubmittal
September 4, 2024
Track 2 Design Study
Details Review
April 23, 2025

Site and Roof Plan

1/4" = 1'-0"

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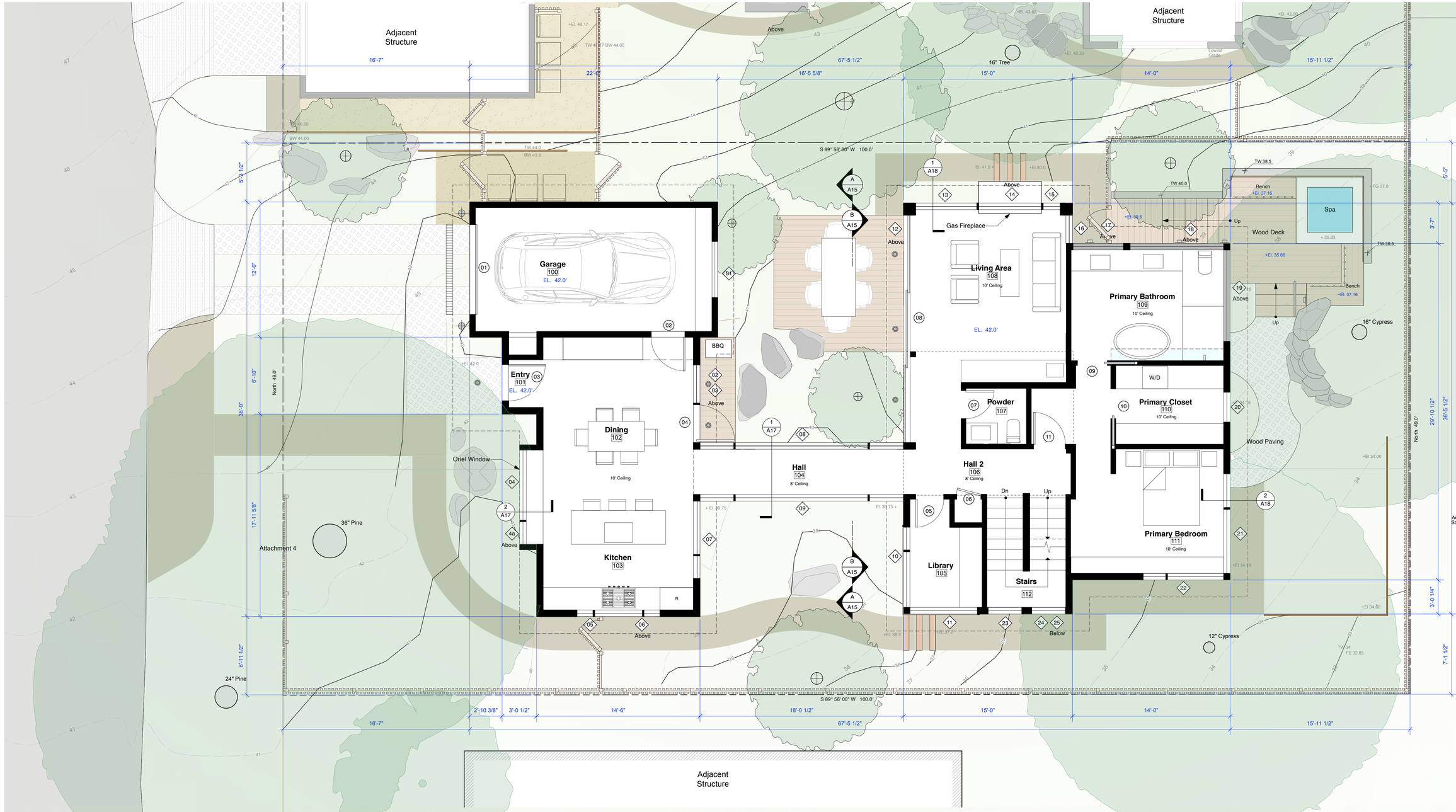

Proposed Main Floor Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- WOOD PAVERS
- ARCHITECTURAL BOARD FORMED CONCRETE WALL
- STONE STEP
- SPACED-BOARD WOOD DECK
- CORTEN STEEL RETAINING WALL
- NEW FENCE
- WALL SCONCE
- SOFFIT DOWNLIGHT
- STEP LIGHT
- UNDER BENCH TAPE LIGHT
- NEW PLANTING OR LANDSCAPE AREA
- PROPOSED TREE
- EXISTING TREE
- ACCENT BOULDER / LANDSCAPE WALL
- STEP BOULDER
- EXISTING CONTOUR
- PROPOSED CONTOUR

NORTH

0' 4' 8'

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APN: 010-112-007

Job No.

Date:
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Track 2 Design Study
Resubmittal
September 4, 2024

Track 2 Design Study
Details Review
April 23, 2025

Main Floor Plan

1/4" = 1'-0"

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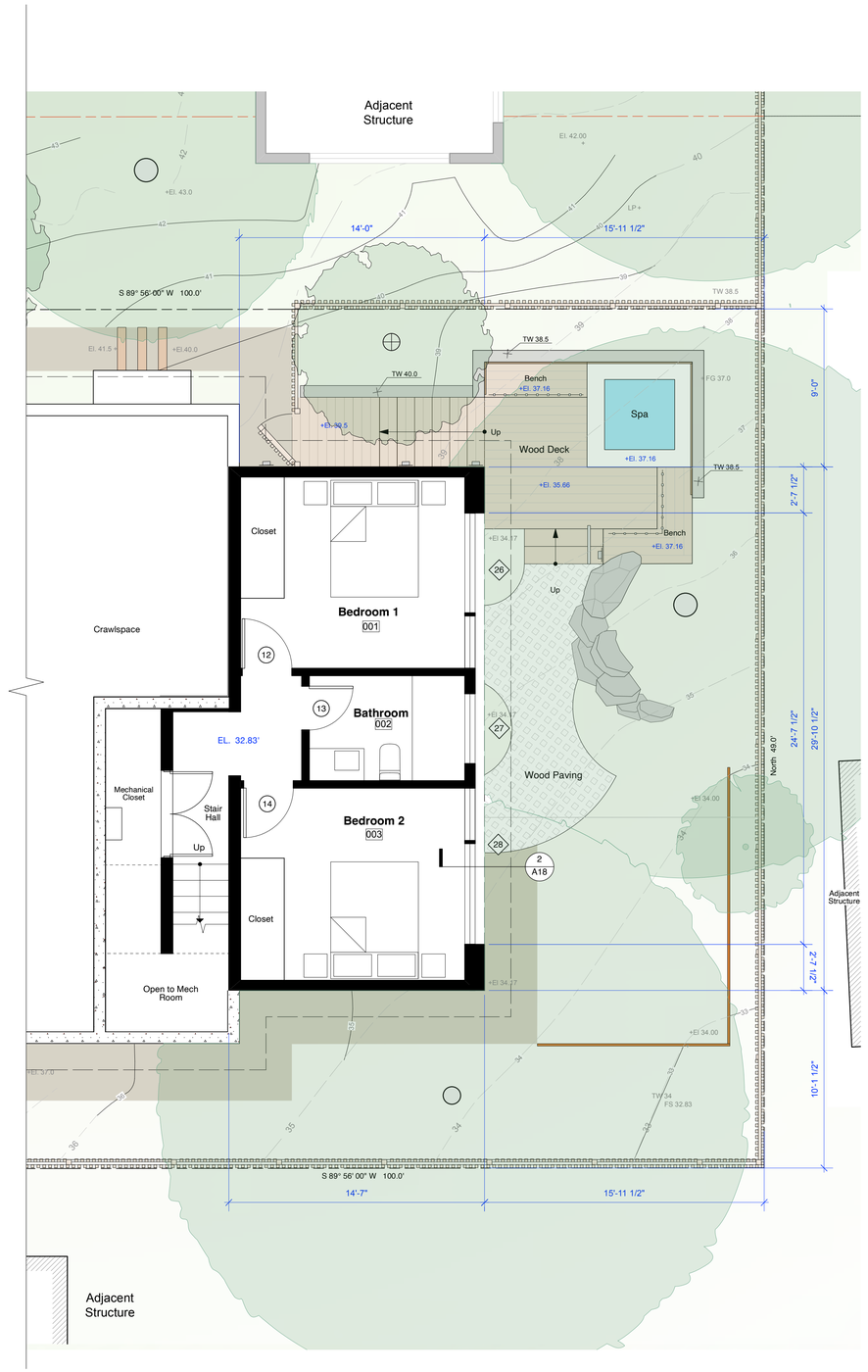

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- WOOD PAVERS
- ARCHITECTURAL BOARD FORMED CONCRETE WALL
- STONE STEP
- SPACED-BOARD WOOD DECK
- CORTEN STEEL RETAINING WALL
- NEW FENCE
- WALL SCONCE
- SOFFIT DOWNLIGHT
- STEP LIGHT
- UNDER BENCH TAPE LIGHT
- NEW PLANTING OR LANDSCAPE AREA
- PROPOSED TREE
- EXISTING TREE
- ACCENT BOULDER / LANDSCAPE WALL
- STEP BOULDER
- EXISTING CONTOUR
- PROPOSED CONTOUR

Proposed Lower Floor Plan

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

NORTH

0' 4' 8'

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Job No.

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April 23, 2025

Lower Floor Plan

1/4" = 1'-0"

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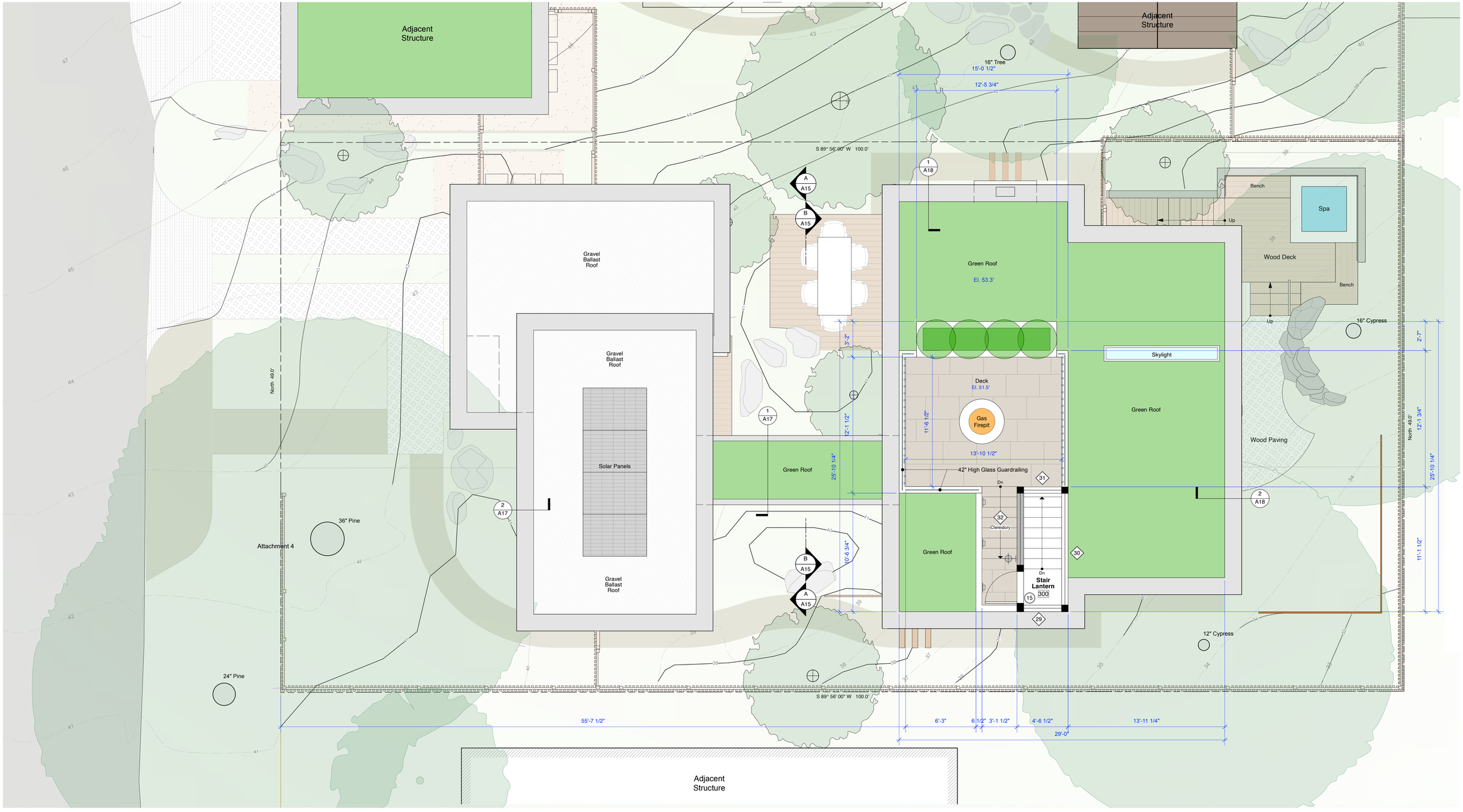

Proposed Upper Floor Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CORTEN STEEL RETAINING WALL
- WOOD PAVERS
- METAL CAP EAVE
- STONE PAVER DECK
- ARCHITECTURAL BOARD FORMED CONCRETE WALL
- STONE STEP
- SPACED-BOARD WOOD DECK
- NEW FENCE
- WALL SCONCE LIGHT
- STEP LIGHT
- ROOF DECK CURBING TAPE LIGHT
- NEW PLANTING OR LANDSCAPE AREA
- PROPOSED TREE
- EXISTING TREE
- ACCENT BOULDER / LANDSCAPE WALL
- EXISTING CONTOUR
- PROPOSED CONTOUR

NORTH

0' 4' 8'

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Job No.

Date:
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Track 2 Design Study
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April 23, 2025

Roof Level Plan

1/4" = 1'-0"

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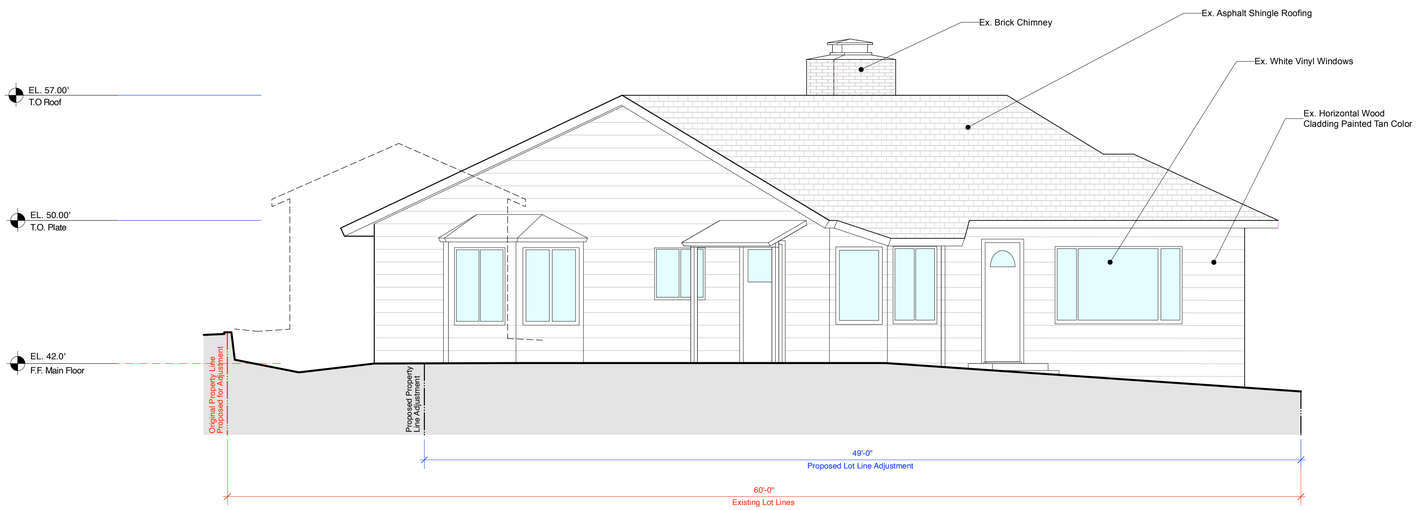
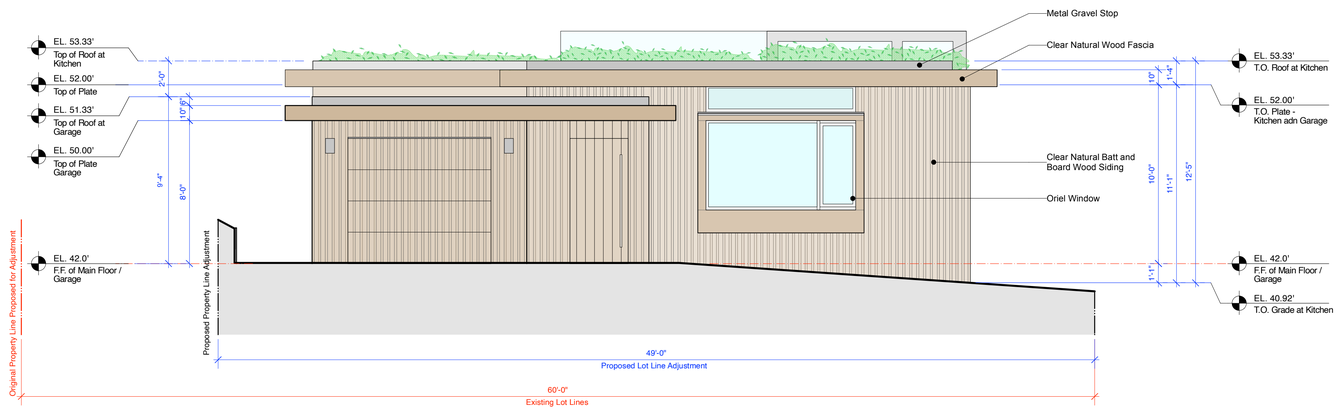
A10
Ahana



Existing West Elevation

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

Attachment 4



Proposed Ahana West Elevation

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

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Ahana Residence
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Carmel By The Sea, CA 93923
APN: 010-112-010

Job No.

Date:
Tract 2 Design Study
July 1, 2024

Tract 2 Design Study
Resubmittal
September 4, 2024

Design Development
February 19, 2025

Tract 2 Design Study
Details Review
April 23, 2025

Existing and Proposed Ahana West Elevations

1/4" = 1'-0"

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ERIK D. DYAR
No. 28518
Expires
February 2027
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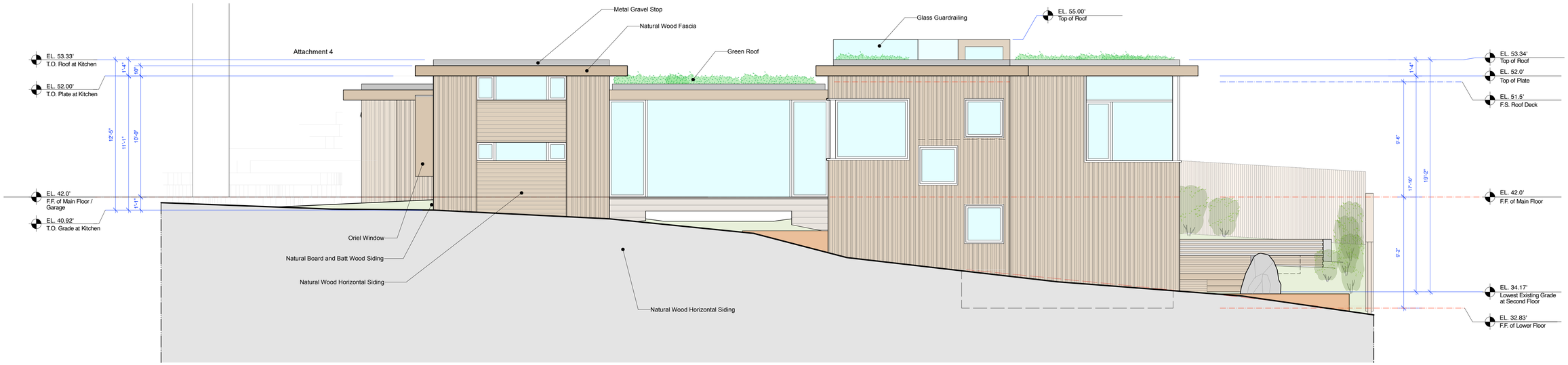
Sheet No.
A11
Ahana

Existing South Elevation

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



Proposed Ahana South Elevation

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

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Carmel by the Sea, CA 93923
APN: 010-112-010

Job No.

Date:
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Tract 2 Design Study
Resubmittal
September 4, 2024
Design Development
February 19, 2025
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Existing and Proposed Ahana South Elevations

1/4" = 1'-0"

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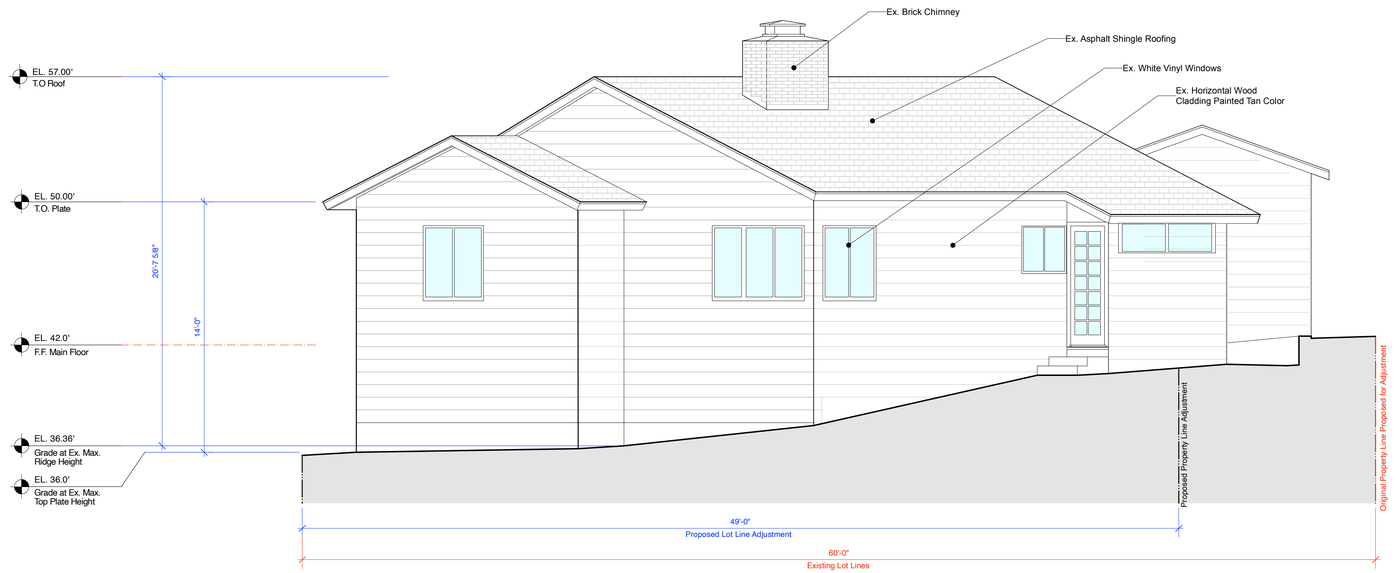
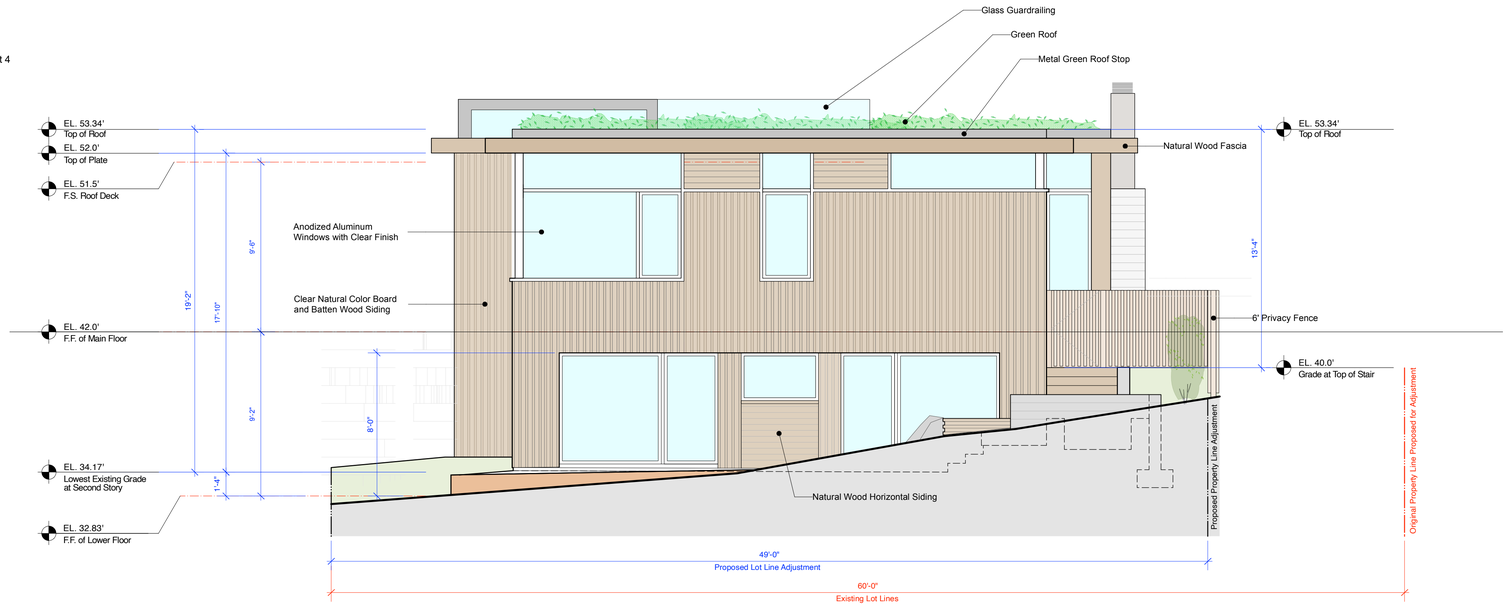
A12
Ahana

Attachment 4



Existing East Elevation

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



Proposed Ahana East Elevation

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

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Date:
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Tract 2 Design Study Resubmittal
September 4, 2024
Design Development
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Tract 2 Design Study Details Review
April 23, 2025

Existing and Proposed Ahana East Elevations

1/4" = 1'-0"

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February 2027
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A13
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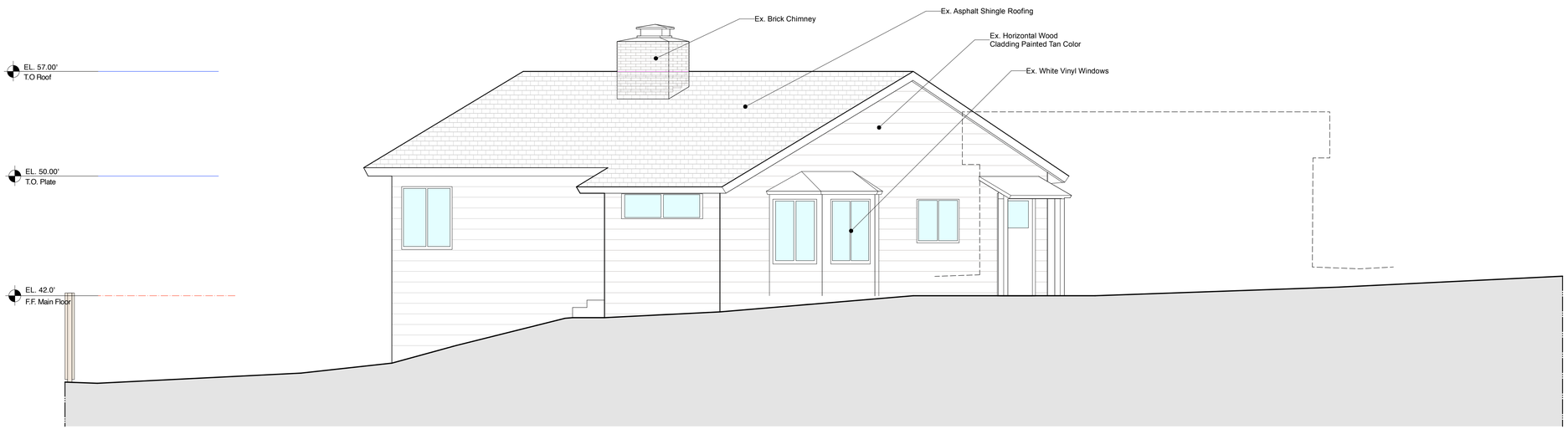
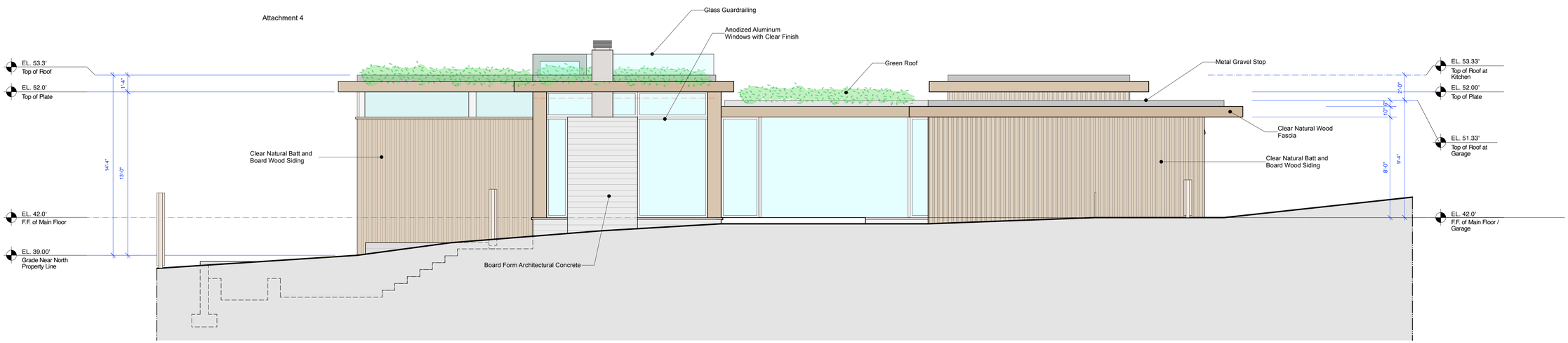


Existing North Elevation

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

Attachment 4



Proposed Ahana North Elevation

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

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Tract 2 Design Study
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September 4, 2024

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February 19, 2025

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Details Review
April 23, 2025

Existing and Proposed Ahana North Elevations

1/4" = 1'-0"

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February 2027
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Sheet No.
A14
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Proposed Living Room West Elevation

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

Attachment 4

Proposed Kitchen/Dining Room East Elevation

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

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Ahana Section Elevations

1/4" = 1'-0"

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A15
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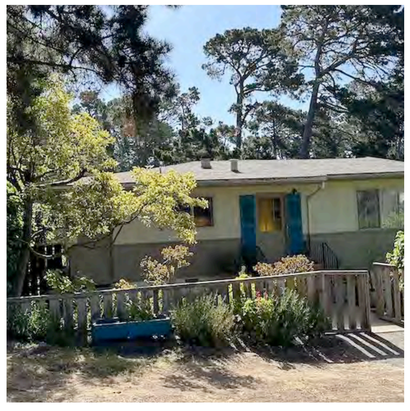
Proposed Street Elevation

Attachment 4



Photographs of Existing Street Elevation

D
A

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Ahana Existing and Proposed Street Elevations

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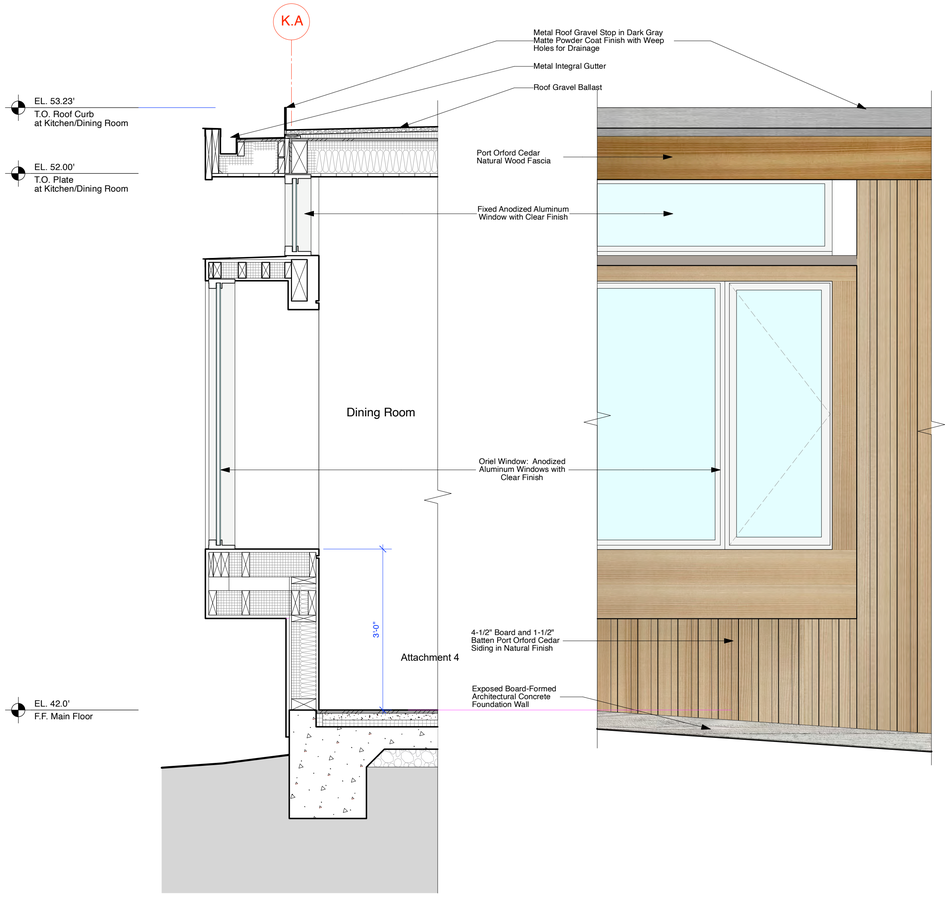
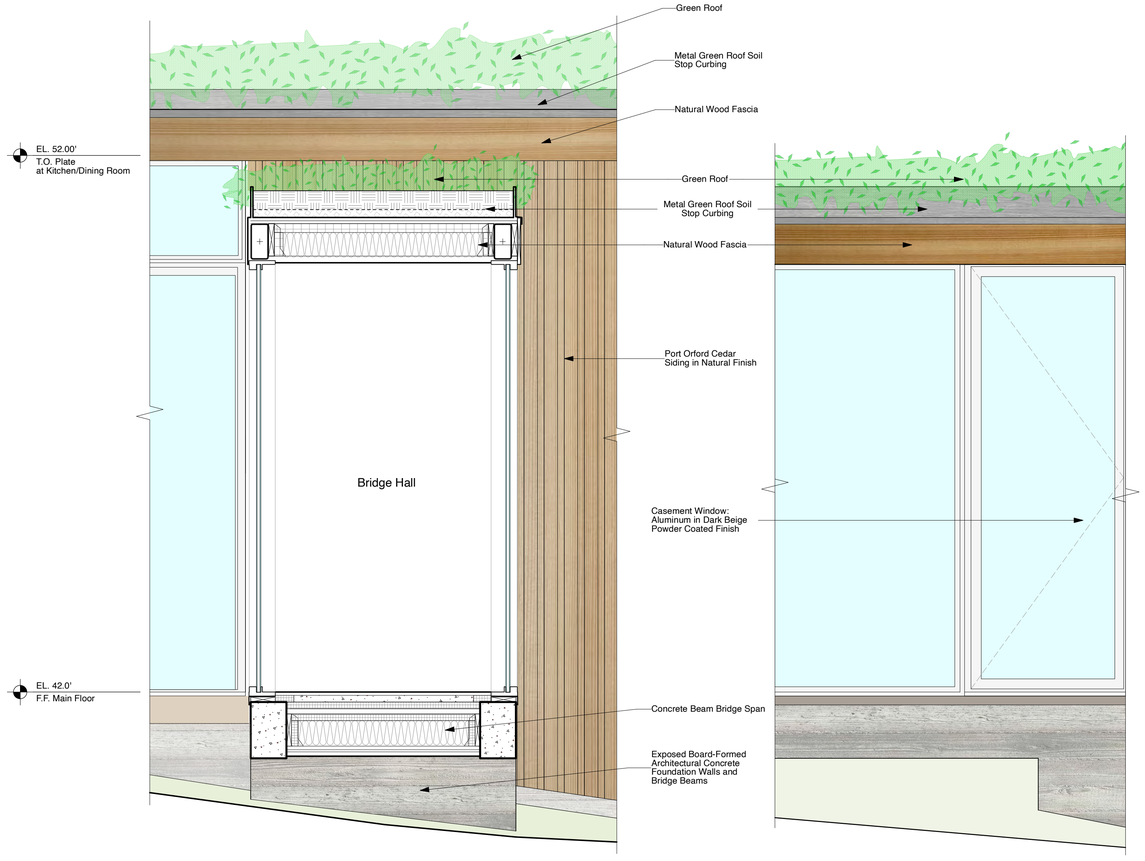


Section

Elevation

2 Wall Section at Dining Room Oriel Window

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



Section

Elevation

1 Wall Section at Bridge

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

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Wall Sections

3/4" = 1'-0"

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A17
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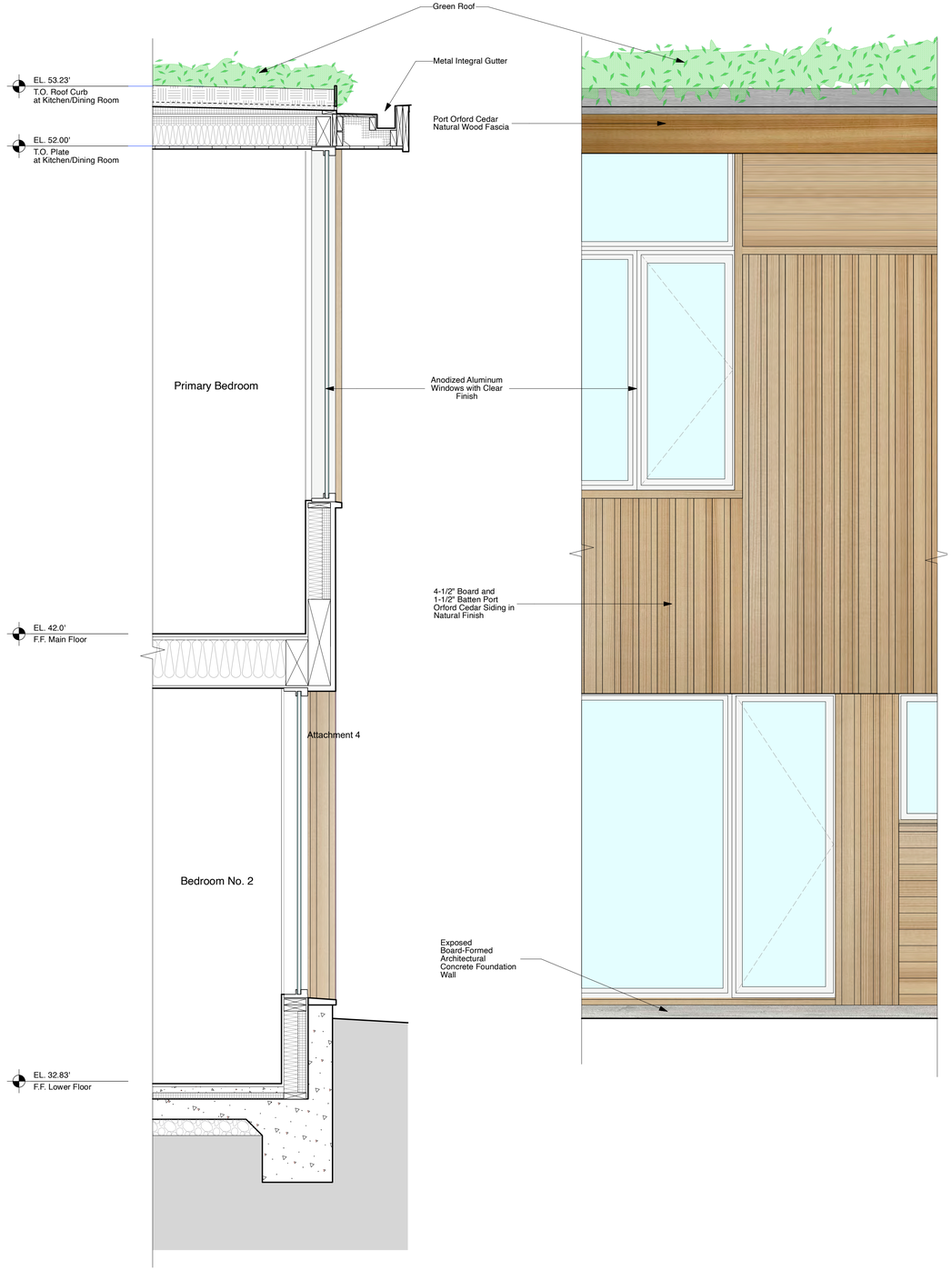
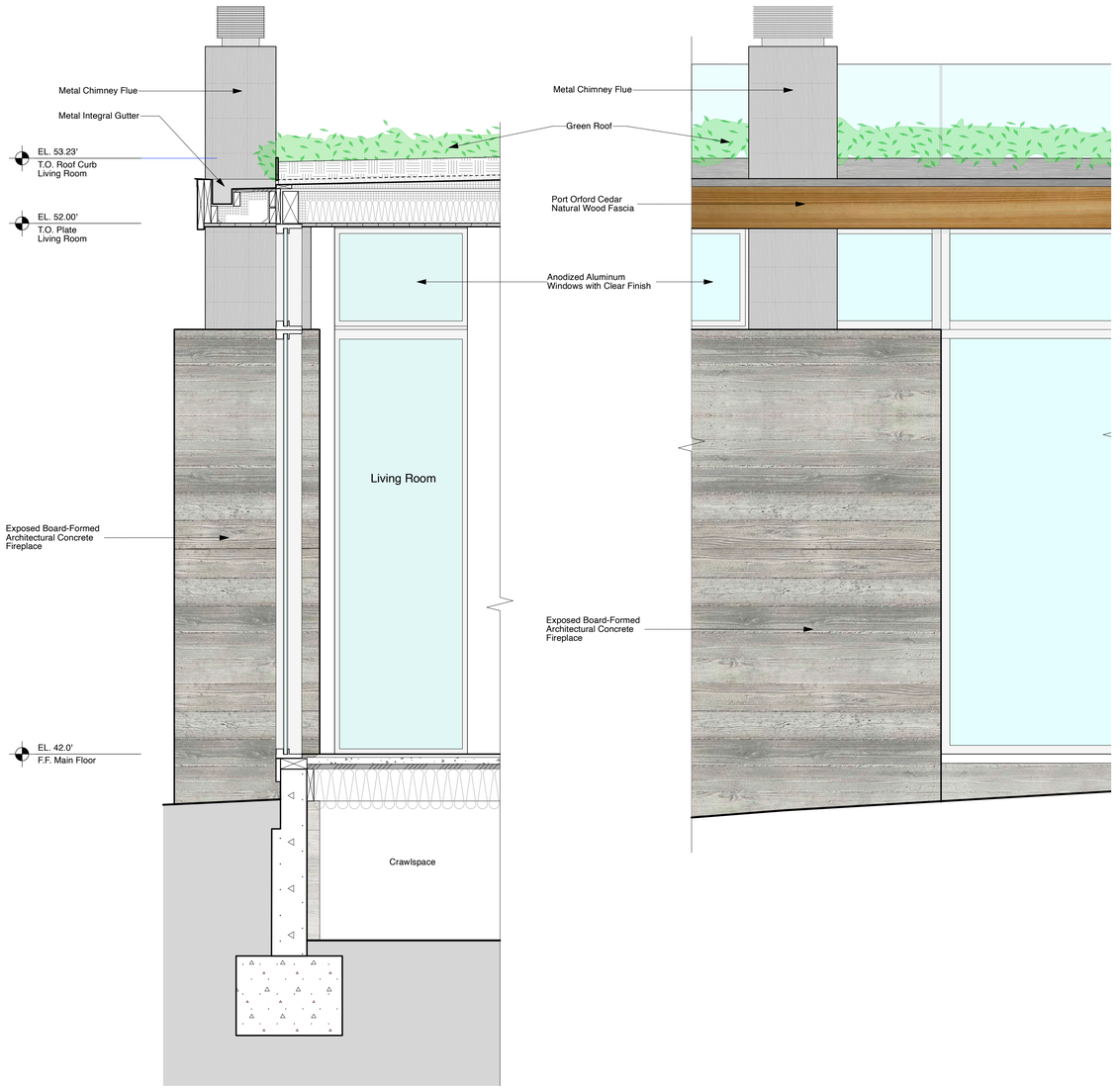


Section

Elevation

2 Wall Section at Primary Bedroom and Bedroom #2

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



Section

Elevation

1 Wall Section at Living Room

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

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Date:
Design Development
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Wall Sections

3/4" = 1'-0"

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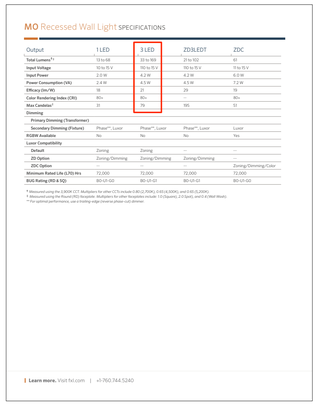
A18
Ahana



RECESSED SOFFIT LIGHT
55822, Bega, LED Recessed ceiling down light
#4 Brushed aluminum 316 stainless steel finish
4.2 Watt : 299 Lumen

WAC LIGHTING

Slant

11" Outdoor Wall Sconce 3000K

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
❍ WS-W14911 11"	3000K	❍ BK Black	7W	441	353

Example: **WS-W14911-BK**

For custom requests please contact customs@waclighting.com

DESCRIPTION

Cleverly designed, minimalistic lighting.

FEATURES

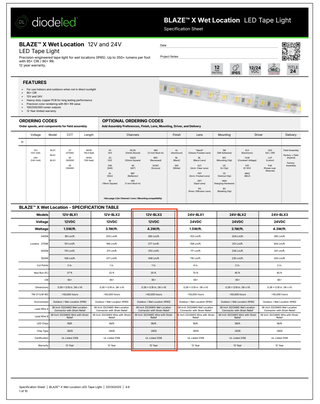
• ACLED driverless technology
• 5 year warranty

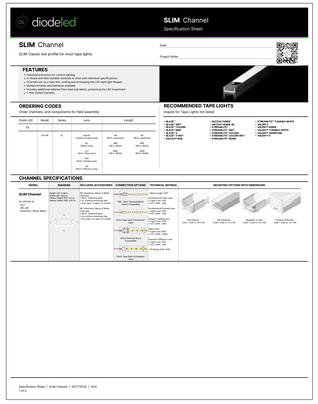
SPECIFICATIONS

Color Temp:	3000K
Input:	120 VAC,50/60Hz
CRI:	90
Dimming:	ELV: 100-10%
Rated Life:	50000 Hours
Mounting:	Can be mounted on wall vertically or upside down
Standards:	ETL, cETLilP65,Title 24 JA8 Compliant
Construction:	Wet Location Listed Aluminum body with glass lens

FINISHES:

Black



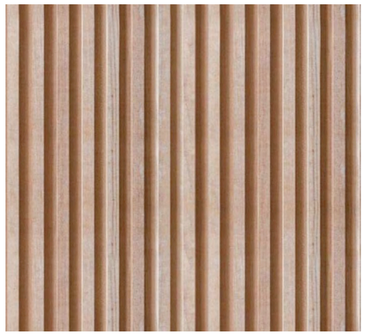


Exterior Recessed Step Light

Exterior Recessed Soffit Light

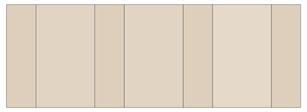
Exterior Sconce Light

Roof Deck Curbing Tape Lighting



Wood Siding

Clear Stained, Port Orford Cedar Vertical Wood Batten Siding



Siding Width

Siding Width: Board = 3" & Batt = 1 1/2"

Attachment 4

Flat Roof

TPO w/ Gravel Ballast

Green Roof

Native, Drought-Resistant Living Roof

Aluminum Windows and Doors

Clear, Anodized

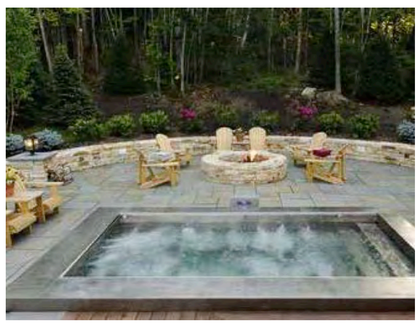
Wood Pavers

Concrete Fireplace, Landscape Retaining Walls

Board Form Concrete with Natural Finish

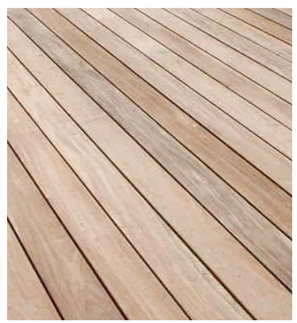
Concrete Pavers

Integral Color Concrete, Exposed Sand Finish



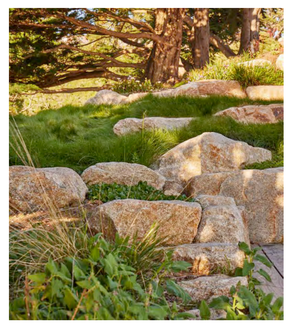
Recessed Hot Tub

Stainless Steel w/ Cover



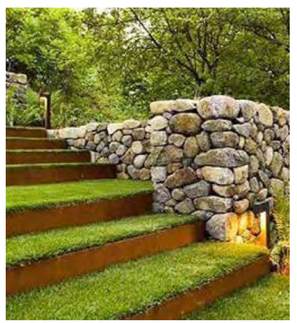
Wood Decking

Ipe Wood Spaced Board



Landscape Boulders

Accent and Retaining Boulders



Low, Steel Garden Walls

Weathered Steel

DYAR ARCHITECTURE
P.O. BOX 4709
CARMEL, CALIFORNIA 93921
v: 831.915.5602
f: 831.309.9999
Email:
info@dyararchitecture.com

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The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By The Owner Or Other On Another Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner:
Collins Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Ahana Residence
Mission Street, 4 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-007

Job No.

Date:
Tract 2 Design Study
July 1, 2024
Track 2 Design Study Resubmittal
September 4, 2024
Design Development
February 19, 2025
Track 2 Design Study Details Review
April 23, 2025

Exterior Lighting and Materials

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2027
STATE OF CALIFORNIA

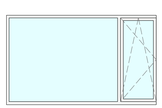
Sheet No.
A19
Ahana

Window Schedule

Window No.	Location	Rm. No.	Frame Width	Frame Height	Type	Operation	Glass Type	Tempered	Frame Material	Remarks
Main Residence										
1	Garage	100	5'-0"	4'-0"	A	O	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Fixed Window
2	Dining Area	102	3'-4 1/2"	7'-10"	R	XO	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Tilt+Turn Window/ Fixed
3	Dining Area	102	6'-10 1/2"	2'-0"	S	O	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Fixed Transom Window
4	Kitchen	103	8'-4 1/2"	5'-0"	C	XO	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Fixed/Tilt+Turn Window
4a	Kitchen	103	8'-4 1/2"	1'-5"	B	X	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Fixed Transom
5	Kitchen	103	7'-4 1/2"	1'-8"	D	XOX	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Tilt+Turn/ Fixed/ Tilt+Turn
6	Kitchen	103	7'-4 1/2"	2'-0"	D	XOX	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Tilt+Turn/ Fixed/Tilt+Turn
7	Kitchen	103	6'-11"	9'-11"	E	OXOO	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Fixed Transom/ Tilt+Turn/ Fixed Window/Fixed Window
8	Hall	104	18'-0 1/2"	8'-0"	F	XOX	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Tilt +Turn/ Fixed/ Tilt + Turn Window
9	Hall	104	18'-0 1/2"	8'-0"	F	XOX	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Tilt +Turn/ Fixed/ Tilt + Turn Window
10	Library	105	7'-1 1/2"	4'-10"	G	XO	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Tilt+Turn/ Fixed
11	Library	105	5'-11 1/2"	4'-10"	A	O	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Fixed
12	Living Area	108	20'-2 1/2"	1'-11"	B	O	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Fixed Transom
13	Living Area	108	5'-7"	7'-10"	A	O	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Fixed
14	Living Area	108	12'-10"	2'-0"	B	O	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Fixed Transom
15	Living Area	108	1'-8"	2'-0"	A	O	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Fixed
16	Living Area	108	2'-6"	7'-10"	H	OO	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Fixed/ Fixed Transom Above
17	Primary Bath	109	4'-6"	2'-0"	A	O	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Fixed
18	Primary Bath	109	8'-4"	2'-0"	A	O	1" Insulated Glass	No	Anodized Aluminum with Clear Finish	Fixed
19	Primary Bath	109	8'-1 1/2"	2'-0"	A	O	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Fixed
20	Pimary Closet	110	2'-8"	7'-0"	J	OX	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Fixed Transom/ Tilt+Turn
21	Primary Bedroom	111	8'-10 1/2"	7'-0"	K	OXO	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Fixed Transom/ Fixed/ Tilt+Turn; EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
22	Primary Bedroom	111	7'-2"	7'-0"	L	O	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Fixed
23	Stairs	112	3'-0"	3'-0"	M	X	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Tilt+Turn
24	Stairs	112	3'-0"	3'-0"	M	X	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Tilt+Turn
25	Stairs	112	3'-0"	3'-0"	M	X	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Tilt+Turn
26	Bedroom 1	001	5'-8 1/2"	8'-10"	N	XO	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Tilt+Turn/ Fixed; EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"X
27	Bathroom	002	4'-0"	2'-8"	P	X	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Awning
28	Bedroom 2	003	5'-9 1/2"	8'-10"	Q	OX	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Fixed/ Tilt+Turn; EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
29	Stair Lantern	300	3'-4 1/2"	1'-1"	A	O	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Fixed
30	Stair Lantern	300	9'-11 1/2"	1'-1"	A	O	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Fixed
31	Stair Lantern	300	3'-4 1/2"	2'-11"	P	X	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Awning
32	Stair Lantern	300	6'-4 1/2"	2'-11"	P	X	1" Insulated Glass, Tempered	Yes	Anodized Aluminum with Clear Finish	Awning

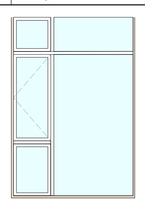
Type 'A'
Fixed Window

Type 'B'
Fixed Transom Window



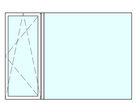
Type 'C'
Fixed/Tilt+Turn Window

Type 'D'
Tilt+Turn/ Fixed/ Tilt+Turn Window

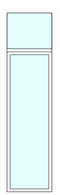


Type 'E'
Fixed Transom/ Tilt+Turn/ Fixed Window/Fixed Window

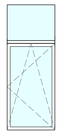
Type 'F'
Tilt+Turn/ Fixed/ Tilt +Turn Window



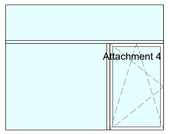
Type 'G'
Tilt+Turn/ Fixed Window



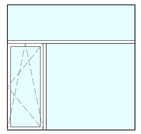
Type 'H'
Fixed Transom Fixed/ Window



Type 'J'
Fixed Transom/ Tilt+Turn

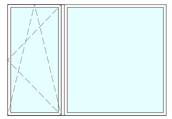


Type 'K'
Fixed Transom/ Fixed/Tilt+Turn



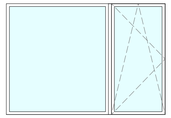
Type 'L'
Fixed Transom/ Tilt+Turn/ Fixed

Type 'M'
Tilt+Turn Window

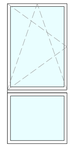


Type 'N'
Tilt+Turn/Fixed Window

Type 'P'
Awning Window



Type 'Q'
Fixed/ Tilt+Turn Window

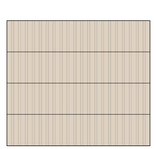


Type 'R'
Tilt+Turn Window/ Fixed

Type 'S'
Fixed Transom Window

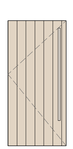
Door Schedule

Door No.	Location	Room No.	Frame Width	Frame Height	Door Thickness	Type	Door Material	Glazing Type	Frame / Jamb Material	Manufacturer	Remarks
Main House											
1	Garage	100	8'-0"	7'-0"	1-3/4"	A	Natural-Grade Wood		Natural-Grade Wood		Garage
2	Garage	100	3'-0"	6'-8"	1-3/4"	B	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
3	Entry	101	3'-3"	7'-0"	1-3/4"	C	Natural-Grade Wood		Natural-Grade Wood		Exterior Entry Swing Door
4	Dining	102	3'-4"	7'-10 1/2"	1-3/4"	D	Paint-Grade Wood	1" Insulated Glass, Tempered	Paint-Grade Wood		Exterior Swing Door with Tempered Insulated Glass
5	Library	105	2'-6"	6'-8"	1-3/4"	B	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
6	Hall 2	106	2'-2"	6'-8"	1-3/4"	B	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
7	Powder Room	107	2'-6"	6'-8"	1-3/4"	B	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
8	Living Area	108	20'-2 1/2"	7'-10"	1-3/4"	E	Paint-Grade Wood	1" Insulated Glass, Tempered	Paint-Grade Wood		Triple Slider
9	Primary Bathroom	109	2'-8"	6'-8"	1-3/4"	F	Paint-Grade Wood		Paint-Grade Wood		Pocket Door
10	Primary Closet	110	2'-8"	6'-8"	1-3/4"	F	Paint-Grade Wood		Paint-Grade Wood		Pocket Door
11	Primary Bedroom	111	2'-10"	6'-8"	1-3/4"	B	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
12	Bedroom 1	001	2'-10"	6'-8"	1-3/4"	B	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
13	Bathroom	002	2'-6"	6'-8"	1-3/4"	B	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
14	Bedroom 2	003	2'-10"	6'-8"	1-3/4"	B	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
15	Stair Lantern	300	2'-10"	6'-8"	1-3/4"	D	Natural-Grade Wood	1" Insulated Glass, Tempered	Natural-Grade Wood		Exterior Swing Door With Tempered Insulated Glass

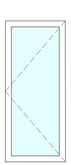


Type 'A'
Garage

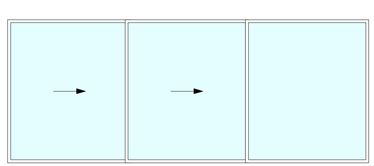
Type 'B'
Interior Solid Core Swing Door



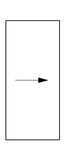
Type 'C'
Exterior Solid Core Swing Door



Type 'D'
Exterior Solid Core Swing Door with Tempered Insulated Glass



Type 'E'
Triple Slider with Tempered Insulated Glass



Type 'F'
Interior Solid Core Pocket Door

DYAR ARCHITECTURE
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CARMEL, CALIFORNIA 93921
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info@dyararchitecture.com

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The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By The Owner Or Other On Another Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner:
Collins Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Ahana Residence
Mission Street, 4 NE of First Avenue
Carmel-by-the-Sea, CA 93923
APN: 010-112-007

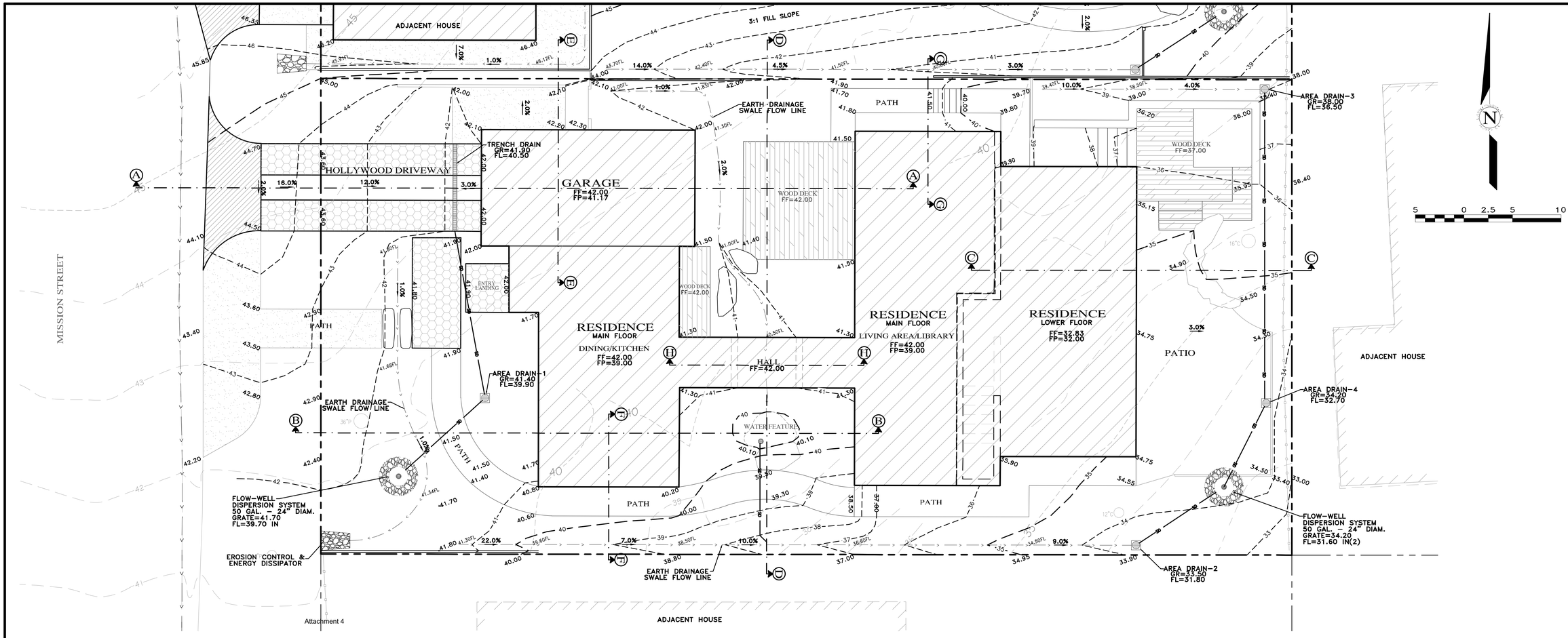
Job No.

Date:
Tract 2 Design Study
July 1, 2024
Track 2 Design Study Resubmittal
September 4, 2024
Design Development
February 19, 2025
1 Track 2 Design Study Details Review
April 23, 2025

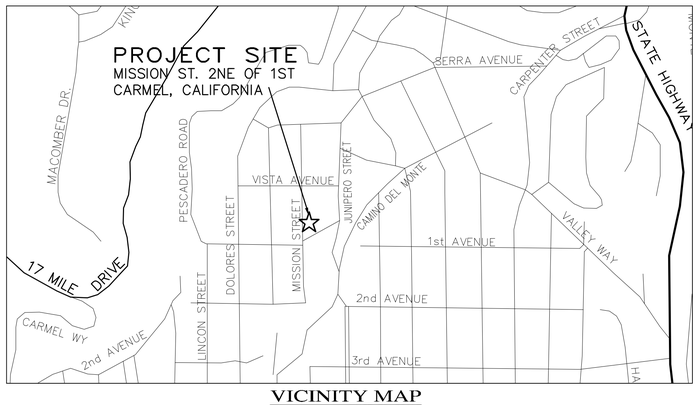
Door + Window Schedules

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2027
STATE OF CALIFORNIA

Sheet No.
A20
Ahana



PLAN VIEW
SCALE:1"=30'



VICINITY MAP
NOT TO SCALE

TOTAL LOT AREA = 4,900 SQ.FT.
TOTAL IMPERVIOUS AREA = 1,729 SQ.FT.
TOTAL AREA OF DISTURBANCE = 4,880 SQ.FT.

GRADING QUANTITIES:
CUT = 200 C.Y.
FILL = 30 C.Y.
NET = 170 C.Y. EXPORT

STORM WATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.

2) ALL DRAINAGE SHALL CONFORM TO THE STANDARD OPERATING GUIDANCE FOR 17-07 PRIVATE STORM WATER SYSTEMS PER THE CITY OF CARMEL-BY-THE-SEA.

INDEX TO SHEETS

SHEET C1 GRADING & DRAINAGE PLAN
SHEET C2 GRADING SECTIONS
SHEET C3 EROSION CONTROL PLAN
SHEET C4 CONSTRUCTION MANAGEMENT PLAN

CONTACT INFORMATION:

PRIMARY: OWNER
COLLINS HERMLE FAMILY TRUST
155 SAN RAFAEL WAY
SAN FRANCISCO, CA 94127

SECONDARY: ARCHITECT
DYAR ARCHITECTURE
ATTN: MR. ERIK DYAR
P.O. BOX 4709
CARMEL, CA 93921
PH (831)915-5802

SITE LOCATION:
MISSION STREET
2 NE OF 1ST AVENUE
CARMEL, CA 93921

APPROVED BY:
GUY R. GIRAUDO

REGISTERED PROFESSIONAL ENGINEER * ENGINEER * GUY R. GIRAUDO * No. 58569 * Exp. 06-30-25 * CIVIL * STATE OF CALIFORNIA

LANDSET ENGINEERS, INC.
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Office (831) 443-6970 Fax (831) 443-3801
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GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
MISSION SISTERS - LOT 10 AHANA RESIDENCE
A.P.N.: 010-112-007
CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA
FOR
COLLINS HERMLE FAMILY TRUST

" GRADING, DRAINAGE & UTILITY PLAN "

SCALE: 1"=5'
DATE: AUGUST 2024
JOB NO. 2816-01

No.	DATE	BY	REVISION
	08/16/24	AMS	RELEASED TO CLIENT

SHEET C1
OF 4 SHEETS

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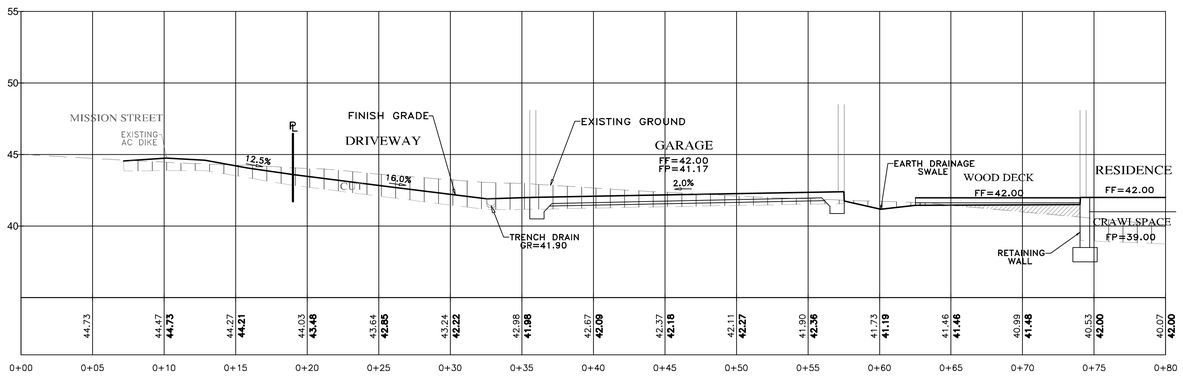

SECTION A-A
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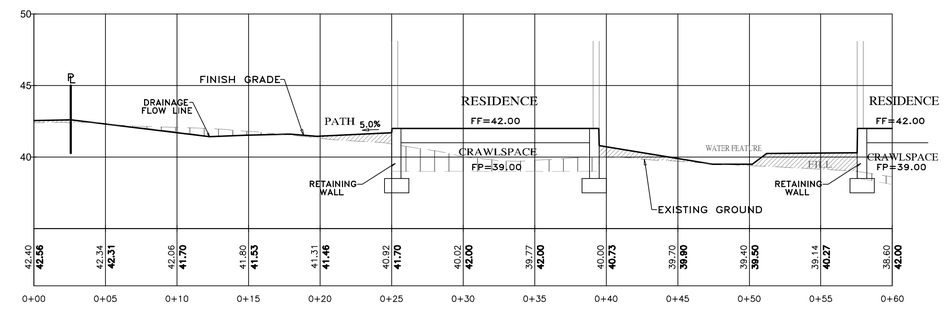

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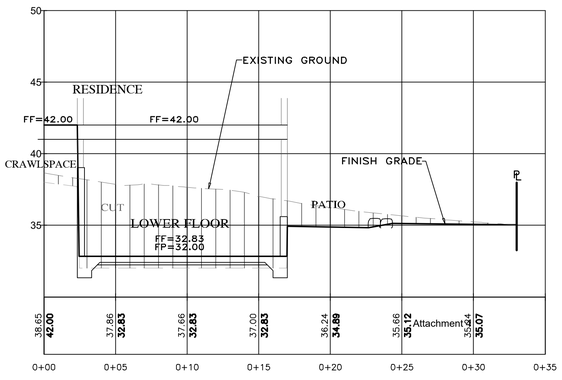

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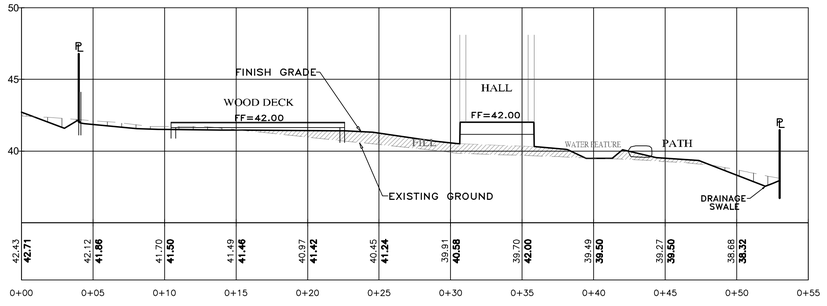

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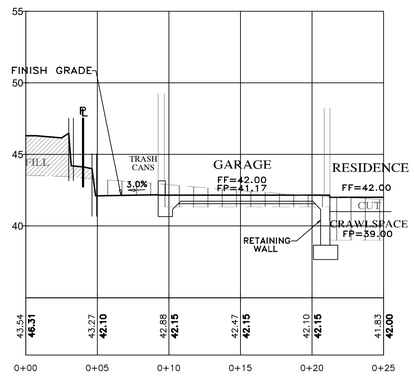

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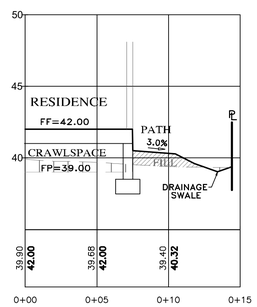

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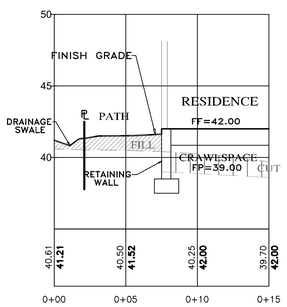

SECTION G-G
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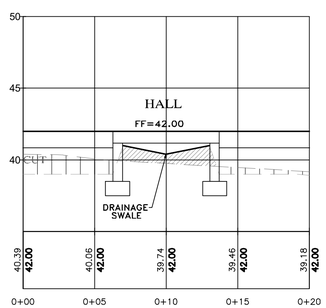

SECTION H-H
SCALE: 1"=5' H&V

NOTES:
- ALL FILL MATERIAL SHALL BE STRUCTURAL FILL PER SOIL'S ENGINEERING INVESTIGATION REPORT
- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS.
- OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT
- FOR SECTION LOCATIONS, SEE SHEET C3 "GRADING, DRAINAGE & UTILITY PLAN".

" GRADING SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
MISSION SISTERS - LOT 10 AHANA RESIDENCE
A.P.N.: 010-112-007
CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA
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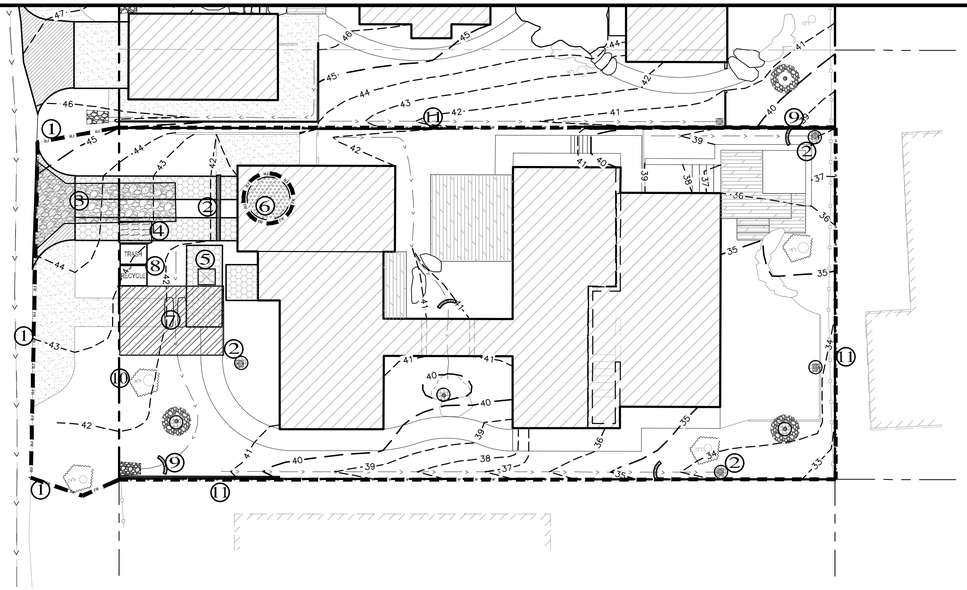
SHEET C2
OF 4 SHEETS



PLAN
SCALE: 1"=10'

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL-BY-THE-SEA EROSION CONTROL ORDINANCE.

2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.

3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.

4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

6) 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.

7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.

9) 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.

10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED 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.

11) 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.

12) 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 SEEDED 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 RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.

13) 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.

14) 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.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift sicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

CONSTRUCTION INSPECTION REQUIREMENTS

A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP's INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

LEGEND:

1 — FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, 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 AS NECESSARY.

2 — DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.

3 — 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.

4 — 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.

5 — SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE 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

6 — 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..

7 — 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.

8 — TRASH / RECYCLE — 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 ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.

9 — GRAVEL BAG CHECK DAM — GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH ⅔ – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.

10 — 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.

11 — SF — 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.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacumm any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Waste Management

- ❑ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ❑ Inlet protection is the last line of spill defense. Drains/ inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management Districts' guidelines for accepting hazardous waste materials).
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.

EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all demded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filler, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
  - Unusual soil conditions, discoloration, or odor
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt or concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ❑ Shovel, absorb, or vacumn saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/ trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- ❑ Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be trented or hauled off-site for proper disposal.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

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

" EROSION & SEDIMENT CONTROL PLAN "
GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
MISSION SISTERS - LOT 10 AHANA RESIDENCE
A.P.N.: 010-112-007
CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA
FOR
COLLINS HERMLE FAMILY TRUST

APPROVED BY:
GUY R. GIRAUDO

REGISTERED PROFESSIONAL ENGINEER * GUY R. Giraudo * No. 68569 * Exp. 06-30-25 * CIVIL * STATE OF CALIFORNIA

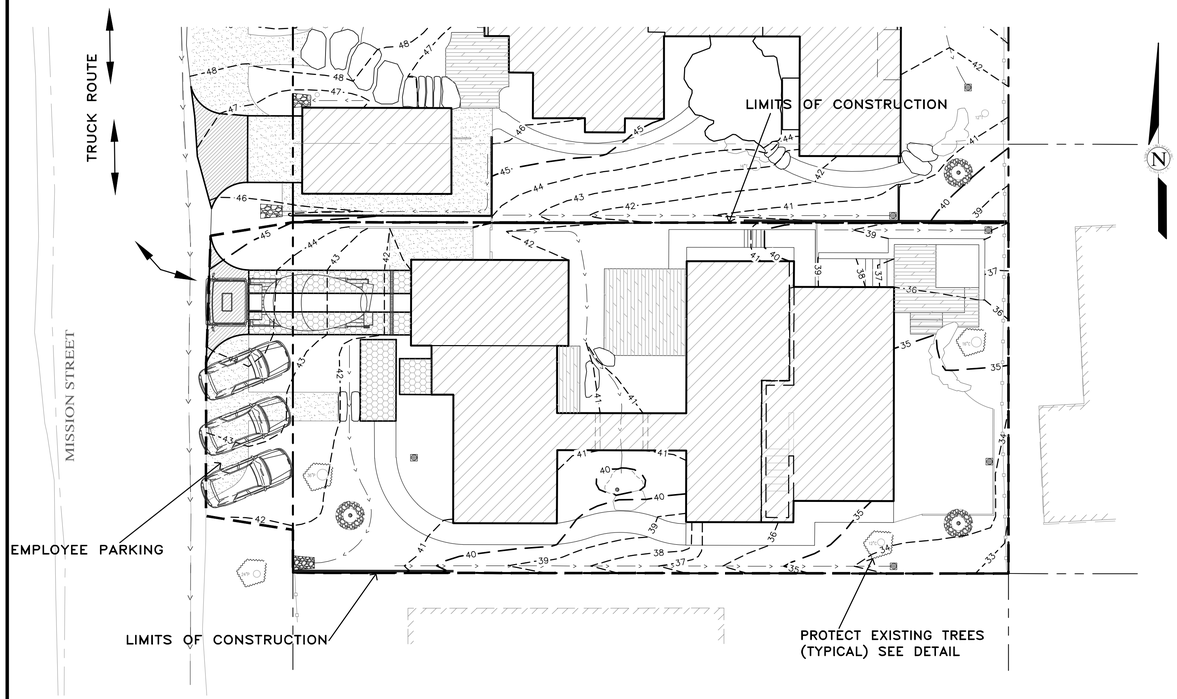
LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landsetengr.com

SCALE: AS SHOWN
DATE: AUGUST 2024
JOB NO. 2816-01

SHEET C3
OF 4 SHEETS

No.	DATE	BY	REVISION
	08/16/24	AMS	RELEASED TO CLIENT

ESPROJ\2016-MISSION SISTERS\2016-CIVIL\DWG\2016-DGEXCP-LYT.DWG 2/23/24



PLAN
SCALE: 1"=10'

FENCING (ESA) DETAIL
Scale: NTS

Attachment 4

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
200 CY CUT
30 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS: EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM MINOR GRADING, CONSTRUCT STRUCTURE ADDITIONS, AND INSTALL UNDERGROUND UTILITIES: EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW PAVERS DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON MISSION STREET AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO CARPENTER STREET TO SERRA AVENUE TO ALTA AVENUE TO MISSION STREET. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON MISSION STREET. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/ CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG MISSION STREET, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION/CLKEARING	4	4
GRADING & SOIL REMOVAL (EXPORT)	9	2
ENGINEERING MATERIALS (IMPORT)	4	4
TOTALS	17	10

TRUCK TRIP GENERATION NOTES:

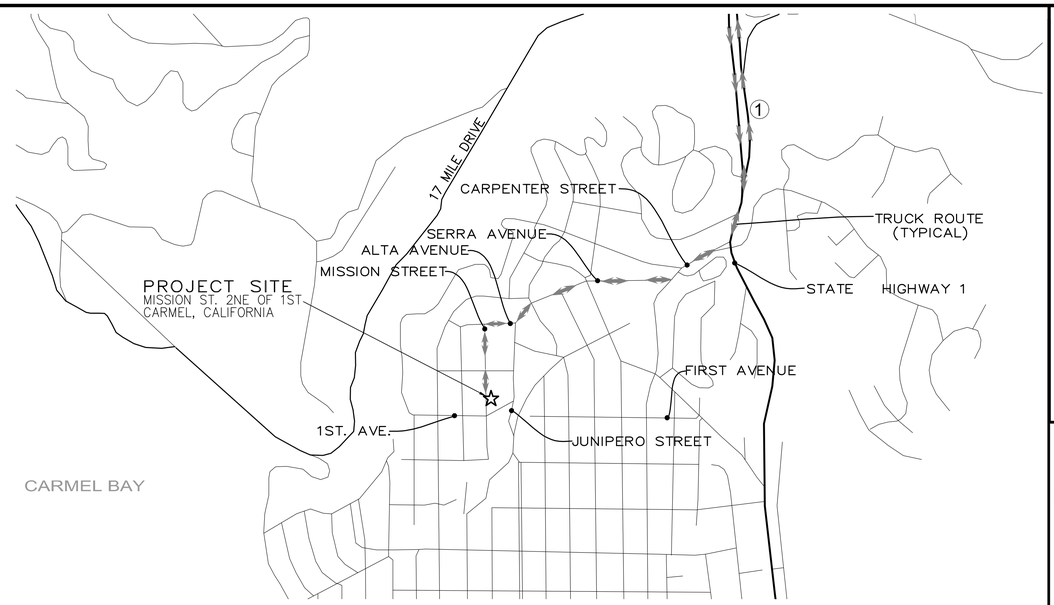
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE ARE 170 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 10 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 4-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 9 SEPTEMBER 2024, 7 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

Ⓐ CONSTRUCTION STAGING PLAN



Ⓑ NEIGHBORHOOD TRUCK ROUTING PLAN

Ⓒ OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

No.	DATE	BY	REVISION
	08/16/24	AMS	RELEASED TO CLIENT

APPROVED BY:
GUY R. GIRAUDO

REGISTERED PROFESSIONAL ENGINEER ★ FINANCIAL OF CALIFORNIA
GUY R. GIRAUDO
No. 56589
Exp. 06-30-25
CIVIL

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GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
MISSION SISTERS - LOT 10 AHANA RESIDENCE
A.P.N.: 010-112-007
FOR
COLLINS HERMLE FAMILY TRUST
CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA

" CONSTRUCTION MANAGEMENT PLAN "

SCALE: AS SHOWN
DATE: AUGUST 2024
JOB NO. 2816-01

SHEET C4
OF 4 SHEETS

L:\PROJ\2016-MISSION SISTERS\2016-CIVIL\DWG\2016-CDECP-LYR.DWG, 8/23/2024 8:43:56 AM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

MISSION SISTERS - LOT 10 AHANA

MISSION STREET 2 NE OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-007

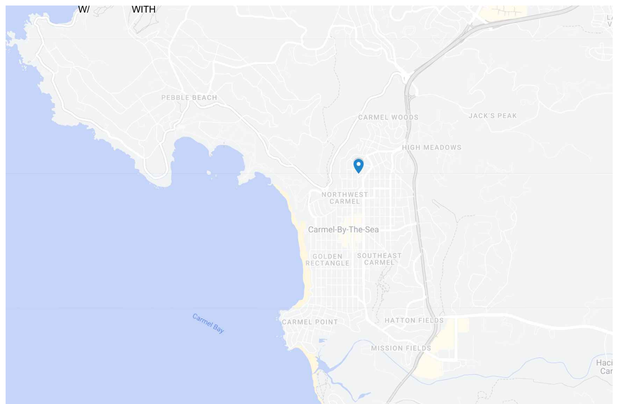
FRONT ELEVATION

Attachment 5

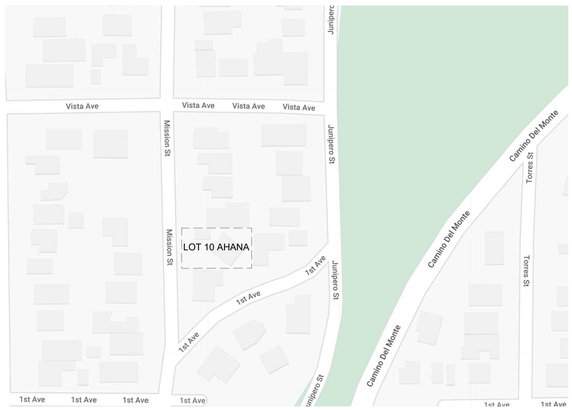
ABBREVIATIONS

@	AT
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJACENT
CBC	CALIFORNIA BUILDING CODE
CL	CENTER LINE
CLR	CLEAR
CONC	CONCRETE
DI	DRAIN INLET
(E)	EXISTING
EJ	EXPANSION JOINT
EQ	EQUAL
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FS	FINISH SURFACE
HP	HIGH POINT
INV	INVERT
LOW	LIMIT OF WORK
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
ML	MAINLINE
OC	ON CENTER
PB	PULL BOX
QCV	QUICK COUPLER VALVE
RC	RELATIVE COMPACTION
RIM	RIM ELEVATION
SD	STORM DRAIN
TS	TOP OF SURFACE
TPZ	TREE PROTECTION ZONE
TW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD

VICINITY MAP



PROJECT MAP



PROJECT DESCRIPTION

THE LANDSCAPE FOR THE PROPOSED RESIDENCE WILL REVIVE THE FRACTURED OAK WOODLAND THAT IS ALREADY PRESENT ON THE SITE. BY ADDING LAYERS OF (MOSTLY) NATIVE OAK WOODLAND PLANTS IN THEIR NATURAL PATTERNS OF GROWTH, THE WOODLAND WILL COME TO LIFE AGAIN AND BRING BEAUTY TO BOTH THE NEW OWNERS AND THE NEIGHBORHOOD ALIKE. ALL PAVING AND HARDSCAPE MATERIALS HAVE BEEN SELECTED TO MAINTAIN THIS NATURAL AESTHETIC.

INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
L0.00	LOT 10 AHANA COVER SHEET
L1.00	OVERALL SITE PLAN
L1.01	LOT 10 AHANA SITE PLAN
L2.00	LOT 10 AHANA PLANTING PLAN
L2.01	LOT 10 PLANTING LEGEND AND NOTES
L2.02	LOT 10 AHANA GREEN ROOF PLANTING PLAN
L3.00	LOT 10 AHANA LIGHTING PLAN

NOT FOR CONSTRUCTION

ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT. WILD LAND WORKSHOP AND ITS' AFFILIATES SHALL NOT BE RESPONSIBLE FOR ANY MISPRINTS, SCALE, OR DIMENSIONAL ERRORS OR OMISSIONS ON ELECTRONICALLY TRANSMITTED DRAWINGS. IF THERE ARE DISCREPANCIES BETWEEN THE ELECTRONIC FILES AND THE HARD COPY, THE LATTER SHALL GOVERN. BY USING ELECTRONIC DRAWINGS, THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE END OF (60) SIXTY CALENDAR DAYS FROM THE DATE OF THE AGREEMENT. ANY CONTRACTOR WORK PERFORMED AFTER THE DISCOVERY OF SUCH ERRORS, DISCREPANCIES OR OMISSIONS SHALL BE AT THE CONTRACTOR'S RISK.

WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

MARIE S. GOULET
LANDSCAPE ARCHITECT
6335
06/30/2026
04/23/2025
STATE OF CALIFORNIA

seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
831.250.7378

CIVIL ENGINEER
LANDSET ENGINEERS, INC.
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA
831.443.6970

team

LYNNE HERMLE
+
CRAIG J. COLLINS

owner

MISSION SISTERS
MISSION STREET 2, 3, & 4 NE
OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-012, 010-112-013,
010-112-007

project

no.	description	
4	TRACK 2 DESIGN STUDY RESUBMITTAL	04.23.2025
3	TRACK 2 DESIGN STUDY RESUBMITTAL	01.21.2025
2	TRACK 2 DESIGN STUDY RESUBMITTAL	09.04.2024
1	PLANNING APPLICATION	07.01.2024

date: 02.20.2025

LOT 10 AHANA COVER SHEET

sheet title

L0.00

sheet no.

-- of

4/23/2025, 4:32 PM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

LEGEND

- ASPHALT PAVING
- DECOMPOSED GRANITE PAVING
- DECK
- MULCH PATH
- PLANTING AREA
- NO MOW LAWN AREA
- DRIVEWAY / ENTRY STONES: 14" x 48"
- STONE WALL
- WOOD STEP
- CORTEN STEEL WALL
- BOULDER
- SONOMA BUFF 18" WIDE FLAGSTONE W/ SONOMA BUFF MONOLITHIC STONE STEPS
- ROBI PERMEABLE WOOD PAVER
- EXISTING TREE
- PROPOSED TREE
- PROPOSED FENCE
- HEADERBOARD
- EXISTING CONTOURS
- 11 PROPOSED CONTOURS
- PROPERTY LINE
- +FS 53.5 PROPOSED SPOT ELEVATIONS

NUMBERED NOTES

1. DECK
2. SINGLE PEDESTRIAN GATE
3. MULCH PATH
4. DINING AREA
5. BBQ AREA
6. ENTRY
7. TRASH AREA
8. SCULPTURE / FOUNTAIN / FOCAL POINT
9. DRIVEWAY
10. GUEST PARKING
11. ENTRY WALKWAY
12. RAINGARDEN / SWALE
13. LOW STONE WALLS
14. STONE FIREPLACE - 4' TALL
15. (E) WALL TO REMAIN

DESCRIPTION OF WORK

THE FULLY REDESIGNED LANDSCAPE SURROUNDING THE NEW RESIDENCE IS DESIGNED TO BLEND THE ARCHITECTURE INTO THE EXISTING AND ENHANCED NATIVE OAK/ PINE WOODLAND WHILE CREATING OUTDOOR ROOMS CONNECTED TO THE ARCHITECTURE FOR DINING AND RELAXATION. DENSE AND LAYERED NATIVE PLANTINGS PROVIDE YEAR ROUND INTEREST AND PROVIDE PRIVACY FROM NEIGHBORS. STORMWATER IS DIRECTED TO PLANTED BIOSWALES AND RAIN GARDENS.

0' 4' 8' 16'
1/8" = 1' - 0"

NOT FOR CONSTRUCTION

IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR STOP THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES AND CONDITIONS. FAILURE TO NOTIFY CONSTITUTES ACCEPTANCE OF SITE CONDITIONS AND WORKMANSHIP. ANY WORK DONE AFTER DISCOVERY OF ERRORS OR DISCREPANCIES WITHOUT NOTIFICATION IS AT THE CONTRACTOR'S RISK.

ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT. WILD LAND WORKSHOP WILL NOT BE RESPONSIBLE FOR ANY MISTAKES THAT OCCUR DURING THE USE OF ELECTRONIC FILES. ALL ELECTRONIC FILES SHALL BE CONSIDERED AS INSTRUMENTS OF SERVICE AND WILL REMAIN THE PROPERTY OF WILD LAND WORKSHOP.

WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

REGISTERED LANDSCAPE ARCHITECT MARIE S. GOULET 6335 06/30/2026 04/23/2025 STATE OF CALIFORNIA

seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
831.250.7378

CIVIL ENGINEER
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1	PLANNING APPLICATION	07.01.2024

date: 02.20.2025

OVERALL SITE PLAN

sheet title

L1.00

sheet no.
-- of

4/23/2025 4:32 PM

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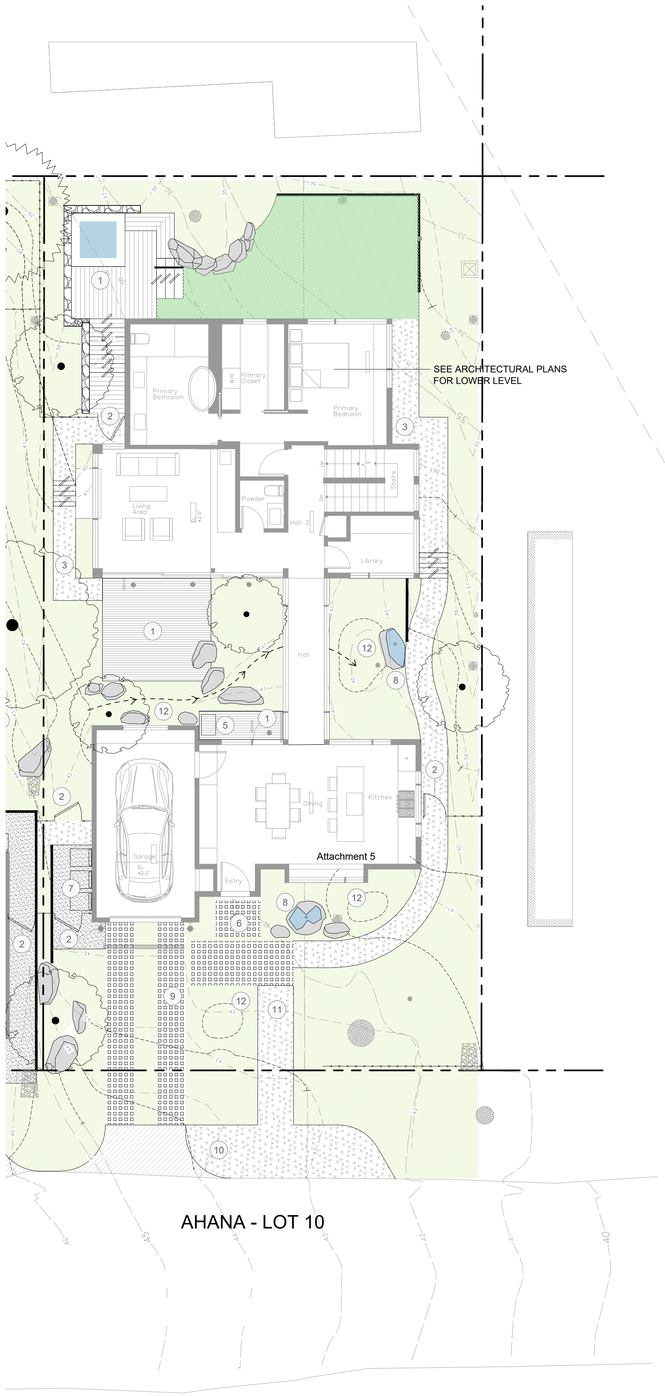

AHANA - LOT 10

LEGEND

- ASPHALT PAVING
- DECOMPOSED GRANITE PAVING
- DECK
- MULCH PATH
- PLANTING AREA
- NO MOW LAWN AREA
- STONE WALL
- WOOD STEP
- CORTEN STEEL WALL
- BOULDER
- SONOMA BUFF 18" WIDE FLAGSTONE W/ SONOMA BUFF MONOLITHIC STONE STEPS
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1. DECK
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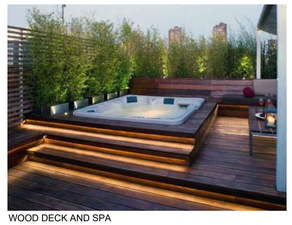
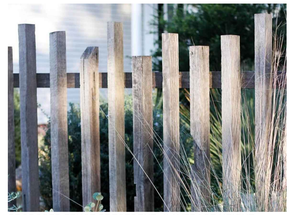
PRECEDENT IMAGES


WOOD DECK AND SPA

BOARDWALK OVER SWALE


PROPOSED FENCE PRECEDENT, 4' AVERAGE HEIGHT

INDOOR OUTDOOR CONNECTION

WOOD PAVERS

GREEN ROOF PLANTING

PERSPECTIVE RENDERING

0' 4' 8' 16'

1/8" = 1' - 0"

NOT FOR CONSTRUCTION

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WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

CALIFORNIA LANDSCAPE ARCHITECT MARIE S. GOULET 6335 06/30/2026 04/25/2025 STATE OF CALIFORNIA

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LOT 10 AHANA SITE PLAN

sheet title

L1.01

sheet no.

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4/23/2025 4:32 PM

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LOT 10 AHANA

TREE LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
AC	ACER CIRCINATUM 'PACIFIC FIRE'	VINE MAPLE	24" BOX	AS SHOWN	1
AD	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD MANZANITA	24" BOX	AS SHOWN	1
CC	CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	AS SHOWN	1
CS	CORNUS SERICEA	RED OSIER DOGWOOD	24" BOX	AS SHOWN	2

SHRUB AND GROUND COVER LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
AG	ACHILLEA MILLEFOLIUM 'CORONATION GOLD'	YARROW 'CORONATION GOLD'	1 GAL	2'-6" OC	11
A	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	1'-6" OC	107
AM	ADIANTUM CAPILLUS-VENERIS	SOUTHERN MAIDENHAIR	1 GAL	1' OC	23
AD	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	15 GAL	4' OC	3
AH	ARCTOSTAPHYLOS HOOKERI 'WAYSIDE'	MONTEREY MANZANITA	15 GAL	4' OC	5
AT	ARCTOSTAPHYLOS PACIFIC MIST	MANZANITA	15 GAL	3' OC	5
+	ARMERIA MARITIMA SSP CALIFORNICA	SEA THRIFT	1 GAL	1' OC	22
B	BLECHNUM SPICANT	DEER FERN	1 GAL	1' OC	69
CP	CAREX PANSA	DUNE SEDGE	1 GAL	1' OC	11
C	CAREX PRAEGRACILIS	CLUSTERED FIELD SEDGE	1 GAL	1' OC	14
CR	CEANOTHUS 'RAY HARTMAN'	CALIFORNIA LILAC	15 GAL	4' OC	15
CT	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'-0"	9
CD	CLINOPODIUM DOUGLASII	YERBA BUENA	1 GAL	1'-0"	31
EB	ECHINOPS BANNATICUS 'BLUE GLOW'	GLOBE THISTLE 'BLUE GLOW'	1.5 QT	1'-0"	17
EC	EPILOBIUM CANUM	HUMMINGBIRD TRUMPET	1 GAL	2' OC	12
F	FESTUCA RUBRA	RED FESCUE	1 GAL	1' OC	753
GP	GAURA LINDHEIMERI 'PINK TORN'	PINK GAURA	5 GAL	2' OC	15
HM	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	2' OC	20
JP	JUNCUS PATENS	SPREADING RUSH	1 GAL	1' OC	61
LT	LEUCOSPERMUM 'TANGO'	TANGO PINCUSHION	15 GAL	5' OC	3
LL	LOMANDRA LONGIFOLIA 'LIME TUFF'	LIME DWARF MAT RUSH	5 GAL	2' OC	38
M	MIMULUS AURANTIACUS VAR. PUNICEUS	RED BUSH MONKEY FLOWER	5 GAL	2' OC	4
PM	POLYSTICHUM MUNITUM	SWORD FERN	5 GAL	2' OC	28
PC	PROTEA CYNAROIDES	KING PROTEA	15 GAL	5' OC	1
RM	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	15 GAL	4' OC	15
T	THYMUS PSEUDOLANUGINOSUS	WOOLLY THYME	PLUGS	6" OC	150
WF	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	15 GAL	4' OC	10

VINE LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
J	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL	AS SHOWN	6

NATIVE NO-MOW FESCUE SAND ROOTED AND NETTED SOD LAWN, 301 SQUARE FEET

PLANTING NOTES:

PLANTING DESIGN AND IRRIGATION DESCRIPTION:
THE INTENT OF THIS DESIGN IS TO BLEND THE ARCHITECTURE INTO THE SURROUNDING LANDSCAPE WITH NATIVE SPECIES APPROPRIATE FOR THE AREA. THE NEW LANDSCAPE FOR THE RESIDENCE IS IN KEEPING WITH THE OAK WOODLAND ECOTYPE IN CARMEL. PLANTS SHALL BE MINIMALLY IRRIGATED WITH A DRIP SYSTEM ON THE PROPERTY, CONTROLLED WITH AN ET CONTROLLER AND RAIN SENSOR. PLANTING DESIGN ON ADJACENT LOTS SHOWN FOR REFERENCE ONLY.

SOIL AMENDMENT
1. ALL SHRUB PLANTING AREAS TO RECEIVE 3" DEEP MULCH, VERIFY SPEC WITH LANDSCAPE ARCHITECT.
2. AMEND SOIL BASED ON SITE SPECIFIC SOIL TESTING RECOMMENDATIONS, CONTRACTOR TO SEND SOIL SAMPLES OUT FOR TESTING AND PROVIDE RESULTS TO OWNER AND LANDSCAPE ARCHITECT.

NOTE: SEE SHEET L2.01 FOR LEGEND AND NOTES

NOTE: SEE SHEET L2.02 FOR GREEN ROOF PLANTING PLAN

NOT FOR CONSTRUCTION

IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES OR CONDITIONS OR WAIVER OF CLAIMS RESULTING THEREFROM. DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF WILD LAND WORKSHOP AND THE SAME MAY NOT BE USED, DISCLOSED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF WILD LAND WORKSHOP. ALL RIGHTS RESERVED. COPYRIGHT WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT ELECTRONIC FORMS DO NOT YIELD LAND SURVEY QUALITY INFORMATION. ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC FORMS DO NOT. WILD LAND WORKSHOP WILL NOT BE RESPONSIBLE FOR ANY UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THE ELECTRONIC FORMS.

WILD LAND
WORKSHOP
LANDSCAPE ARCHITECTURE

CALIFORNIA LANDSCAPE ARCHITECT
MARIE S. GOULET
6335
06/30/2026
04/23/2025
STATE OF CALIFORNIA

seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
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CIVIL ENGINEER
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520-B CRAZY HORSE CANYON ROAD
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team

LYNNE HERMLE
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owner

MISSION SISTERS
MISSION STREET 2, 3, & 4 NE
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project

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1	PLANNING APPLICATION	07.01.2024

date: 02.20.2025

LOT 10 AHANA PLANTING PLAN

sheet title

L2.00

sheet no.

-- of

4/23/2025 4:33 PM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

MATRIX PLANTS:

ACHILLEA MILLEFOLIUM

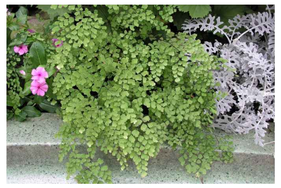
BLECHNUM SPICANT

CLINOPODIUM DOUGLASII

FESTUCA RUBRA

LOMANDRA 'LIME TUFF'

AHANA ACCENT PLANTS:


ADIANTUM CAPILLUS-VENERIS

CHONDROPETALUM TECTORUM

GAURA LINDHEIMERI 'PINK TORN'

LEUCOSPERUM 'TANGO'

PROTEA CYRANOIDES

AHANA SCREENING PLANTS:

JASMINUM POLYANTHUM

RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'

WOODWARDIA FIMBRIATA

AHANA TREES:

ACER CIRCANIUM 'PACIFIC FIRE'

ARCTOSTAPHYLOS 'DR. HURD'

CERCIS CANADENSIS

CORNUS SERICEA

LOT 10 AHANA

TREE LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
AC	ACER CIRCINATUM 'PACIFIC FIRE'	VINE MAPLE	24" BOX	AS SHOWN	1
AD	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD MANZANITA	24" BOX	AS SHOWN	1
CC	CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	AS SHOWN	1
CS	CORNUS SERICEA	RED OSIER DOGWOOD	24" BOX	AS SHOWN	2

SHRUB AND GROUND COVER LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
AG	ACHILLEA MILLEFOLIUM 'CORONATION GOLD'	YARROW 'CORONATION GOLD'	1 GAL	2'-6" OC	11
A	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	1'-6" OC	107
AM	ADIANTUM CAPILLUS-VENERIS	SOUTHERN MAIDENHAIR	1 GAL	1' OC	23
AD	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	15 GAL	4' OC	3
AH	ARCTOSTAPHYLOS HOOKERI 'WAYSIDE'	MONTEREY MANZANITA	15 GAL	4' OC	5
AT	ARCTOSTAPHYLOS PACIFIC MIST	MANZANITA	15 GAL	3' OC	5
+	ARMERIA MARITIMA SSP CALIFORNICA	SEA THRIFT	1 GAL	1' OC	22
B	BLECHNUM SPICANT	DEER FERN	1 GAL	1' OC	69
CP	CAREX PANSA	DUNE SEDGE	1 GAL	1' OC	11
C	CAREX PRAEGRACILIS	CLUSTERED FIELD SEDGE	1 GAL	1' OC	14
CR	CEANOTHUS 'RAY HARTMAN'	CALIFORNIA LILAC	15 GAL	4' OC	15
CT	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'-0"	9
CD	CLINOPODIUM DOUGLASII	YERBA BUENA	1 GAL	1'-0"	31
EB	ECHINOPS BANNATICUS 'BLUE GLOW'	GLOBE THISTLE 'BLUE GLOW'	1.5 QT	1'-0"	17
EC	EPILOBIUM CANUM	HUMMINGBIRD TRUMPET	1 GAL	2' OC	12
F	FESTUCA RUBRA	RED FESCUE	1 GAL	1' OC	753
GP	GAURA LINDHEIMERI 'PINK TORN'	PINK GAURA	5 GAL	2' OC	15
HM	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	2' OC	20
JP	JUNCUS PATENS	SPREADING RUSH	1 GAL	1' OC	61
LT	LEUCOSPERMUM 'TANGO'	TANGO PINCUSHION	15 GAL	5' OC	3
LL	LOMANDRA LONGIFOLIA 'LIME TUFF'	LIME DWARF MAT RUSH	5 GAL	2' OC	38
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PM	POLYSTICHUM MUNITUM	SWORD FERN	5 GAL	2' OC	28
PC	PROTEA CYNAROIDES	KING PROTEA	15 GAL	5' OC	1
RM	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	15 GAL	4' OC	15
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VINE LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
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NATIVE NO-MOW FESCUE SAND ROOTED AND NETTED SOD LAWN, 301 SQUARE FEET

PLANTING NOTES:

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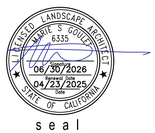
2. AMEND SOIL BASED ON SITE SPECIFIC SOIL TESTING RECOMMENDATIONS, CONTRACTOR TO SEND SOIL SAMPLES OUT FOR TESTING AND PROVIDE RESULTS TO OWNER AND LANDSCAPE ARCHITECT.

NOT FOR CONSTRUCTION

ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC CODES DO NOT. WILD LAND WORKSHOP WILL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THIS DRAWING ELECTRONICALLY OR OTHERWISE. DWG FILES STORED BY WILD LAND WORKSHOP ARE FOR CONVENIENCE ONLY. IN THE EVENT OF ANY DISCREPANCIES BETWEEN ELECTRONIC FILES AND HARD COPY, THE LATEST SIGNED HARD COPY SHALL GOVERN. WILD LAND WORKSHOP ASSUMES NO RESPONSIBILITY FOR ELECTRONIC FILES AS THEY ARE SUBJECT TO UNINTENTIONAL ALTERATION.

IF THE CONTRACTOR DISCOVERS ERRORS OR DISCREPANCIES ON THE DRAWINGS OR IN THE FIELD, OR IF ANY CONDITIONS ARISE WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE END OF THE DAY OF ALL SUCH ERRORS, DISCREPANCIES AND CONDITIONS. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK IN AREAS OF SUCH CONDITIONS OR DISCREPANCIES UNTIL THEY ARE RESOLVED.

WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE



seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
831.250.7378

CIVIL ENGINEER
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LYNNE HERMLE
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owner

MISSION SISTERS
MISSION STREET 2, 3, & 4 NE
OF FIRST AVE
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date: 02.20.2025

LOT 10 PLANTING LEGEND AND NOTES

sheet title

L2.01

sheet no.
-- of

Attachment 5

4/23/2025 4:34 PM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

GREEN ROOF PLANT LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
AP	ALOE PLICATILIS	ALOE	5 GAL	3' OC	4
CN	CALAMAGROSTIS NUTKAENSIS	PACIFIC REED GRASS	5 GAL	3' OC	3
CP	CAREX PANSA	DUNE SEDGE	1 GAL	1'-6" OC	203
LB	LOTUS BERTHELOTII	PARROT'S BEAK	1 GAL	2' OC	8
PS	PENNISETUM SPATHEOLATUM	SLENDER VELDT GRASS	1 GAL	1'-6" OC	70
S	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL	1'-6" OC	45

PLANTING NOTES:

PLANTING DESIGN DESCRIPTION:
THE INTENT OF THIS DESIGN IS TO SOFTEN THE ARCHITECTURE INTO THE SURROUNDING LANDSCAPE WITH NATIVE, SITE SPECIFIC GRASSLAND AND LOW MAINTENANCE SPECIES APPROPRIATE FOR THE AREA. THE RAISED CONTAINMENT PLANTING AREA ADJACENT TO THE SEATING IS INTENDED TO SCREEN THE VIEW FROM THE NEIGHBORING ROOF.

GREEN ROOF PRECEDENTS:

ACCENT PLANTS:

PENNISETUM SPATHEOLATUM

SISYRINCHIUM BELLUM

VERBENA LILACINA

MATRIX PLANTS:

CAREX PANSA

0' 4' 8' 16'
1/8" = 1' - 0"

NOT FOR CONSTRUCTION
ALL PLANS, DESIGNS, SPECIFICATIONS AND DRAWINGS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF WILD LAND WORKSHOP. ALL COPYRIGHTS AND OTHER PROPERTY RIGHTS ARE RESERVED BY WILD LAND WORKSHOP. ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT WILD LAND WORKSHOP WILL NOT BE RESPONSIBLE FOR ANY MISCHIEVOUS CHANGES TO THIS DRAWING ELECTRONIC OR OTHERWISE. ANY CHANGES MADE TO THIS DRAWING BY ANY PARTY OTHER THAN WILD LAND WORKSHOP IS THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR STOP THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES OR CONDITIONS. IF THE CONTRACTOR PROCEEDS THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY AND ALL RESULTING CONFLICTS AND ADJUSTMENTS REQUIRED TO CORRECT THE WORK.

WILD LAND
WORKSHOP
LANDSCAPE ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT
MARIE S. GOULET
6335
06/30/2026
04/23/2025
STATE OF CALIFORNIA

seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
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LYNNE HERMLE
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MISSION SISTERS
MISSION STREET 2, 3, & 4 NE
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LOT 10 AHANA GREEN ROOF PLANTING PLAN

sheet title

L2.02

sheet no.
-- of

4/23/2025 4:32 PM

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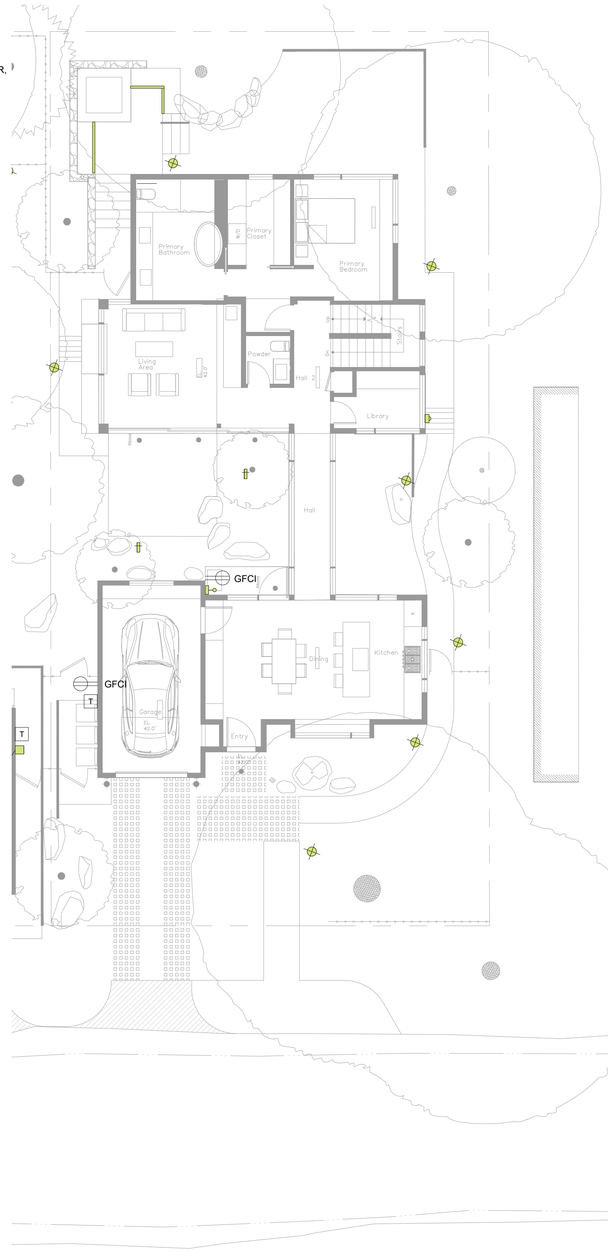
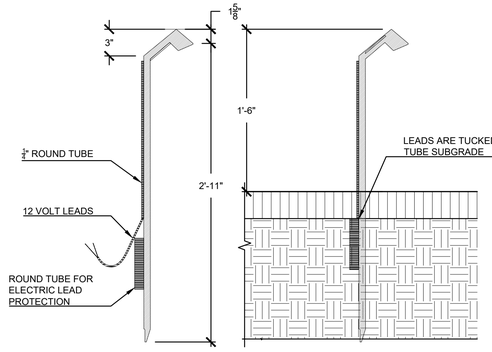
LEGEND

	TYPE	WATTS	MANUF - MODEL
	PATH LIGHT	1.5	STEEL - PATH LIGHT 2700 K. 18" TALL. AVAILABLE FROM ALLEN BUBAR, ALLENKEYELECTRIC@ICLOUD.COM, (831) 484-560
	WALL LIGHT	4.2	FX - RH LED 2700 K
	PENDANT LIGHT	4.0	FX - VE - ZD - 3LED - PS
	BBQ WALL LIGHT	2.0	FX - BQ
	LED STRIP LIGHT	.6 / FT	FX - SRP STRIP LIGHT 2700 K
	WALL SCONCE		SEE ARCHITECTURAL DRAWINGS
T	TRANSFORMER		CONFIRM LOCATION IN FIELD
	GFCI OUTLET		110 V GFCI OUTLET IN WATERPROOF BOX, LOCATIONS TO BE REVIEWED AND APPROVED PRIOR TO TRENCHING AND INSTALLATION

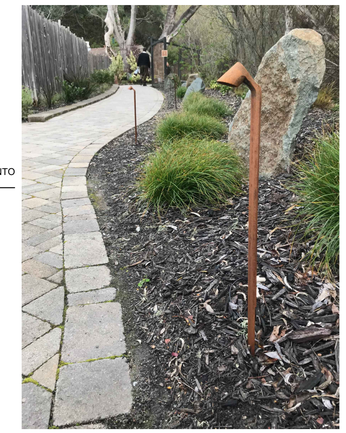
GENERAL NOTES:

1) SEE ELECTRICAL DRAWINGS
2) CONTRACTOR TO PROVIDE ALL CONDUIT, WIRING, SWITCHES, AND TRANSFORMERS NECESSARY TO INSTALL LIGHTS IN A MANNER CONSISTENT WITH THE MANUFACTURERS SPECIFICATIONS AND ALL LOCAL AND STATE CODES AND ORDINANCES.CONTRACTOR IS RESPONSIBLE FOR ROUTING AND WIRING CIRCUITS AS NECESSARY FOR OPTIMUM SYSTEM PERFORMANCE, AND DETERMINING LOADS FOR TRANSFORMERS
3) ELECTRICAL CONTRACTOR TO INSTALL IRRIGATION CLOCK AND TO COORDINATE WIRING FOR IRRIGATION CONTRACTOR
4) ACCENT AND AREA LIGHTS TO BE INSTALLED WITH 3' OF EXTRA WIRE FOR ADJUSTMENT IN FIELD.
5) POSITION LIGHTS IN FIELD. ADJUST TO MINIMIZE LIGHT SPILLAGE AND GLARE AND TO ACHIEVE DESIGN INTENT. FINAL LAYOUT AND LOCATIONS OF LIGHTS AND TRANSFORMER LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.
6) FINAL ADJUSTMENTS SHALL BE MADE AT NIGHT WITH OWNER PRESENT FOR APPROVAL.
7) CONTRACTOR TO PROVIDE SUBMITTAL SHEETS OF ALL PROPOSED FIXTURES TO LANDSCAPE ARCHITECT FOR APPROVAL
8) IN CASE OF FIELD MODIFICATIONS, ELECTRICAL CONTRACTOR TO PROVIDE A SKETCH OF AS BUILT WIRING OVERLAID ON THIS DRAWING





STEEL PATH LIGHT LOCALLY MADE BY ALLEN BUBAR



FXLuminaire.

RH Recessed Wall/Step Light **DESIGNER** PLUS

PROJECT
CATALOG #
TYPE
NOTES

Designed for sleek, seamless installation, the fully recessed RH Step Light is a modern upgrade to lighting walkways and stairs. The fixtures are available with 1LED, 3LED, and ZDC configurations.The recessed integrated LED light sources are diffused for soft illumination on steps and walkways and maximum glare control, critical for applications where grade changes are inevitable and safety is a top priority. Fully potted with robust mechanical sealing and compatible with standardized single-gang junction boxes, the RH fixture is ideal for near-grade installations.

Quick Facts

- Die-cast aluminum
- Lumileds® integrated LEDs
- Two-layer marine-grade anodization and powder coat finish
- Compatible with Luxor® technology
- Compatible with standardized single-gang junction boxes
- Phase dimmable
- Input voltage: 10-15 V

FXLuminaire.

VE LED Down Light **DESIGNER** PREMIUM

PROJECT
CATALOG #
TYPE
NOTES

The VE softly illuminates areas from above when hung from trees or architectural elements. Perfect for producing a moonlighting effect for seating areas, focal points, or landscaping features in 1 or 3 LED.

Quick Facts

- Die-cast aluminum with optional copper sleeve
- Two-layer marine-grade anodization and powder coat finish
- Natural, powder coated, or antiqued copper finishes
- Lumileds® Integrated LEDs
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V

0' 4' 8' 16'

1/8" = 1' - 0"

Attachment 5

4/23/2025 4:33 PM

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WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

REGISTERED LANDSCAPE ARCHITECT MARIE S. GOULET 6335 06/30/2026 04/23/2025 STATE OF CALIFORNIA

seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
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date: 02.20.2025

LOT 10 AHANA LIGHTING PLAN

sheet title

L3.00

sheet no.

-- of

From: **Charles Murphy** <[redacted]>
Date: Thu, Apr 24, 2025 at 3:48 PM
Subject: Mission Sisters Residences (DS24207, DS 24208, DS24209) East side of Mission Street between First and Vista
To: <jolander@ci.carmel.ca.us>

Mr. Olander,

My name is Charles Murphy. I have lived in Carmel Woods on San Marcos Road for 48 years, close to Carmel-by-the-Sea and close to the proposed site of the project. I also know Erik Dyar and am aware of his stellar reputation as an architect.

I have been to his office and viewed the plans and visual representations of the project. They are very impressive, using stone and wood, presenting a natural, clean look. I have been to the site. That area would be greatly improved with this design. No trees would be sacrificed and Mr. Dyar has taken care to preserve the views of a neighbor. The three proposed houses, as a group, would make a lovely addition to that neighborhood.

I urge you to approve this project.

Sincerely,

Charles J. Murphy

Mission Sisters Residences Narrative

DYAR Architecture

March 6, 2025

Dear Chair LePage and Members of the Planning Commission:

This letter is to give an introduction and description of what we are calling the Mission Sisters Residences, located on Mission Street (2, 3, and 4) Northeast of First Avenue. The projects consist of three, new, single-family residences on directly adjacent lots in the 'Carmel Woods' neighborhood, replacing three unremarkable homes.

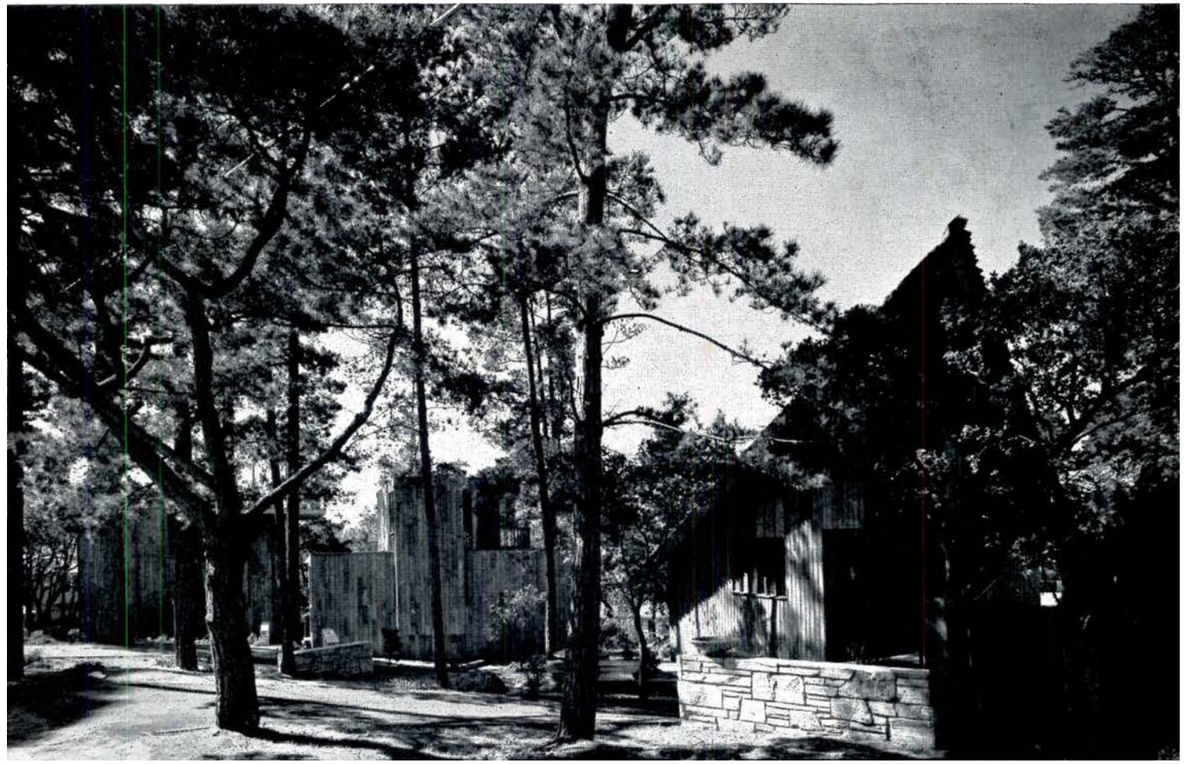
Designing three homes together provided wonderful opportunities to address, respond and manifest the residential principles and character of the village in a way designing a single home on a one lot can never do. There are some stellar examples in town of multiple homes being designed and built together, perhaps most notably Hugh Comstock's development on 'Comstock Hill' (fives homes together) and the Three Sisters by Henry Hill on Lopez where the relationship of connection and difference between the buildings is explored and connective, shared landscapes are created. We take these historic examples as inspiration, but the design process really began and was very much guided by the principles and objectives laid out in Carmel's Residential Design Guidelines. Below, we'll use the guidelines as a format to describe these projects:

Preserving the Forest Character (1.0, 2.0)
These designs absolutely began with understanding the existing forest character and preserving and enhancing the existing Oak and Pine woodland which stretches across the front of these properties. We worked to establish a continuity of the existing urban forest across lot lines, so that it was the forest character and not man-made demarcations which defined especially this street facing edge of the sites. By doing so, the architecture is, exactly per the guideline objective, filtered by the forest and landscape reducing its 'scale and prominence' from the street.

Another guiding principle for the site and architectural designs is creating an informality with no imposition of 'grandiosity' whether in scale or the layout of the architecture in the landscape. More to be discussed on this this later, but the emphasis on informality certainly extends to the treatment of the public right-of-way where the natural woodland landscape spills across the property line blending and integrating the property site and the area to the pavement. Existing edges of the street pavement and drainage are maintained.

Topography (3.0)
While there is a fairly gentle slope down from North to South across the front of the properties, the middle and Southern-most lots slope more steeply down from Northwest to Southeast. The design for each of the properties seeks to maintain the sense of the natural, existing slopes of the lots and each takes advantage of the slope to reduce the bulk and mass, especially as seen from the street. What we are referring to as the Hapuna residence at the North, has the least slope, but the narrow, two-story element of the building is kept towards the lower section of the property, away from the oak/pine woodland and back from the upper-level windows of the Primary Bedroom of the neighbor's house to the North. Additionally, in the revised design, the bottom floor of the two-story element is below grade, creating a split level and keeping the maximum height of the two-story slate roof lower than the maximum allowed height for a one-story home. This lower the roof 6'-6" down from the original design. An existing, low retaining wall between North lot and the Middle lot (Hapuna and Kailea) is proposed for removal in lieu of a planted slope, where landscape screening is installed. (3.3, 3.4). The Kailea house follows the topography and its entrance is lower than the street. As it moves East into the site, it steps down to a hallway directly off a courtyard terrace at grade. It again steps down to the bedroom wing which is two-story. This taller, two-story element is purposely located at the lowest area of the site to minimize mass. At Ahana (the Southern property), there is more of a topographic drop from West to East. In this design, we take advantage of that to provide the look of a low one-story house at the street and locate a lower level just slightly below grade at the bottom rear of the property. (3.3)

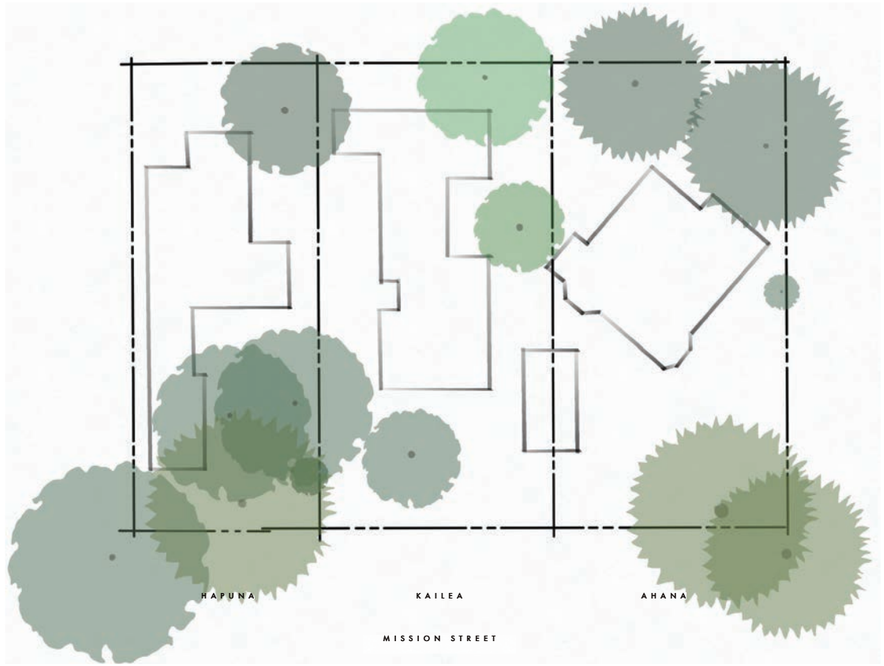
All storm water is proposed to be retained on site with natural swales, augmented by percolation pits. Kailea and Ahana both have extensive green roofs which will also increase stormwater retention. (3.5)



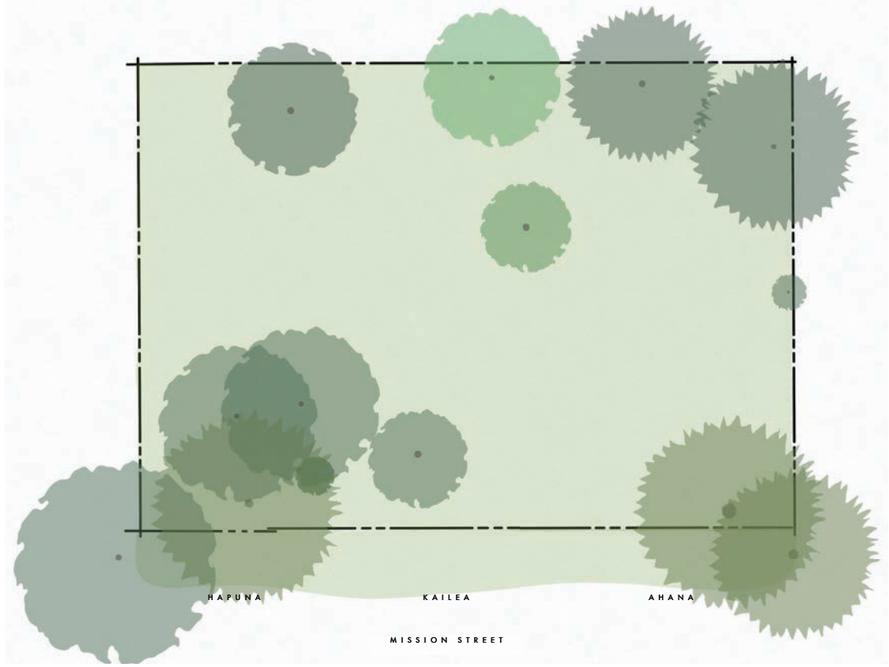
Three Sisters By Henry Hill

Comstock Hill By Hugh Comstock

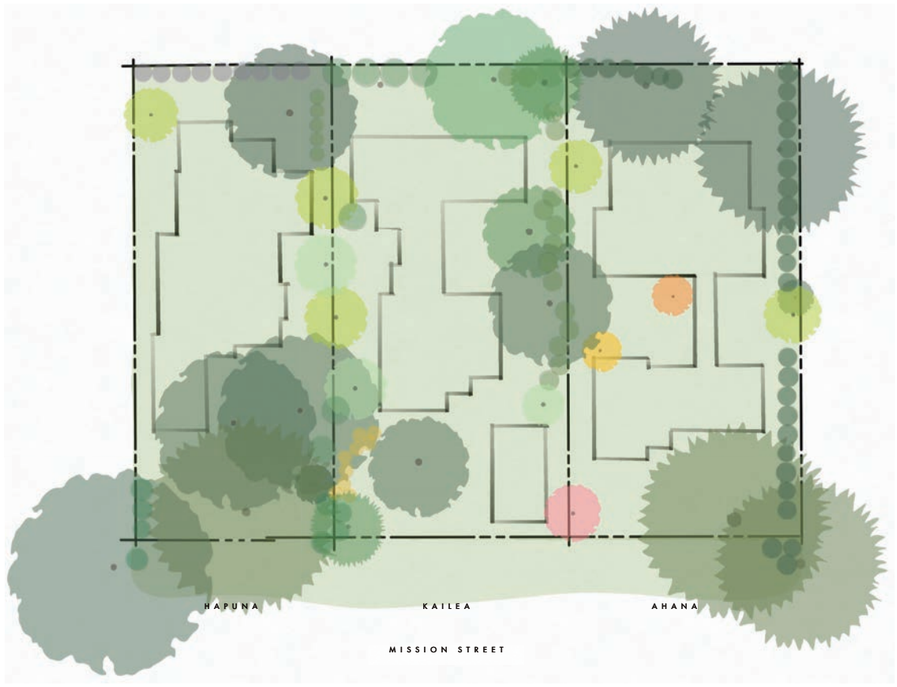
EXISTING HOUSES AND TREES



OAK/PINE FOREST UNIFIES THE SITE



PROPOSED SITE - NATURAL SCREENING

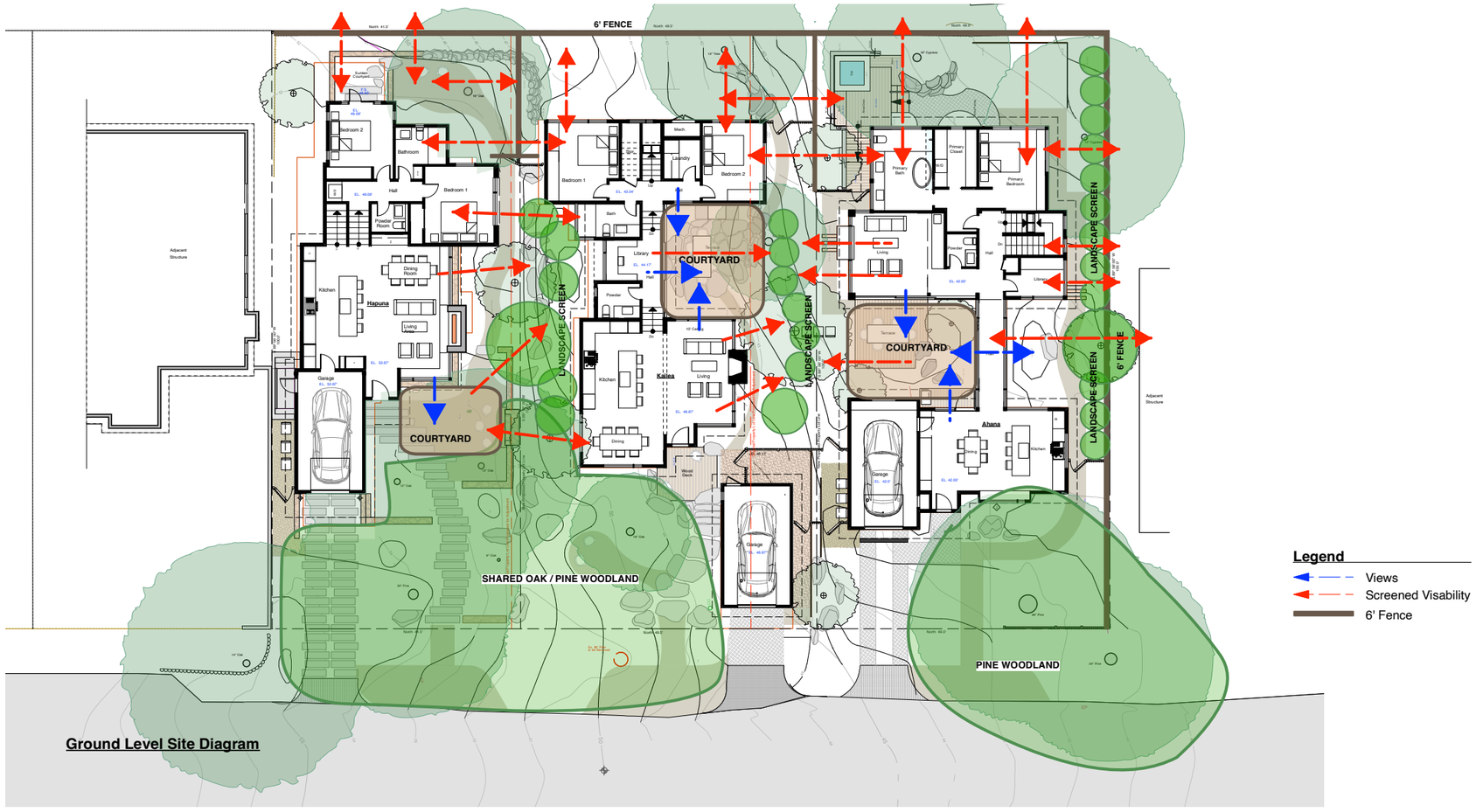


Shared Landscape and Open Space (4.0)
It was important to us to create a shared landscape and large open space with the oak/pine woodland which extends across the fronts of the properties to enhance the views and experience from the street. This maintains the forest character of the streetscape and provides a thick buffer or layer between the private homes and the street. A shared, forest woodland is emphasized while (what unfortunately is NOT often the case in Carmel) the property line demarcations are very much obscured and blurred. We designed this so that it is not the repeated, typical 40' lot widths, one after another that are conspicuous. We even have used more varied, non-standard lot widths for the three properties which also deemphasizes this artificial demarcation.

We also created usable, open space courtyards for each of the homes. Each of the courtyards acts as an outdoor room with strong visual connections from interior to exterior. They are also well insulated from the street and the adjacent properties. Hapuna, at the North, because of the configuration of its woodland, has its courtyard as an entry court under the oaks, but is still 25-feet back from the front property line and 35-feet back from the street pavement. Both the middle lot, Kailea, and the Southern lot, Ahana, have their open courtyards separated from the street by parts of the structure. The houses both open to their respective courtyards and the courtyards are heavily screened with landscaping from the adjacent property. These courtyards are staggered from one property to the other for privacy but also to create irregular, informal side yards as encouraged in the guidelines. (4.3, 4.4). The layered landscape screening also deemphasizes the side property lines creating visual 'penetrations' from one property to the other and limiting the use of fencing.

The structures themselves, based on the existing oak/pine woodland, shared landscapes and open space, provide varied setbacks along the street frontage. (4.3). We also are proposing one detached garage closer to the street on the middle lot, which adds to the variability of streetscape.

Progression of Spaces (4.5)
Hapuna, the Northern property, progresses from informal, planted right-of-way, through layered plantings getting taller as you move into the site through a couple of low stone walls which lead to an entrance courtyard well in from the street, enclosed by a low stone wall. Kailea, the middle lot, goes from the informal right-of-way, stepping down with the topography into the site on natural stone steps to an entrance deck, below the street level. Ahana, on the South, goes from the informal right-of-way, into the site on natural wood square pavers, passing by a fence-enclosed garden to the entry porch.



Ground Level Site Diagram

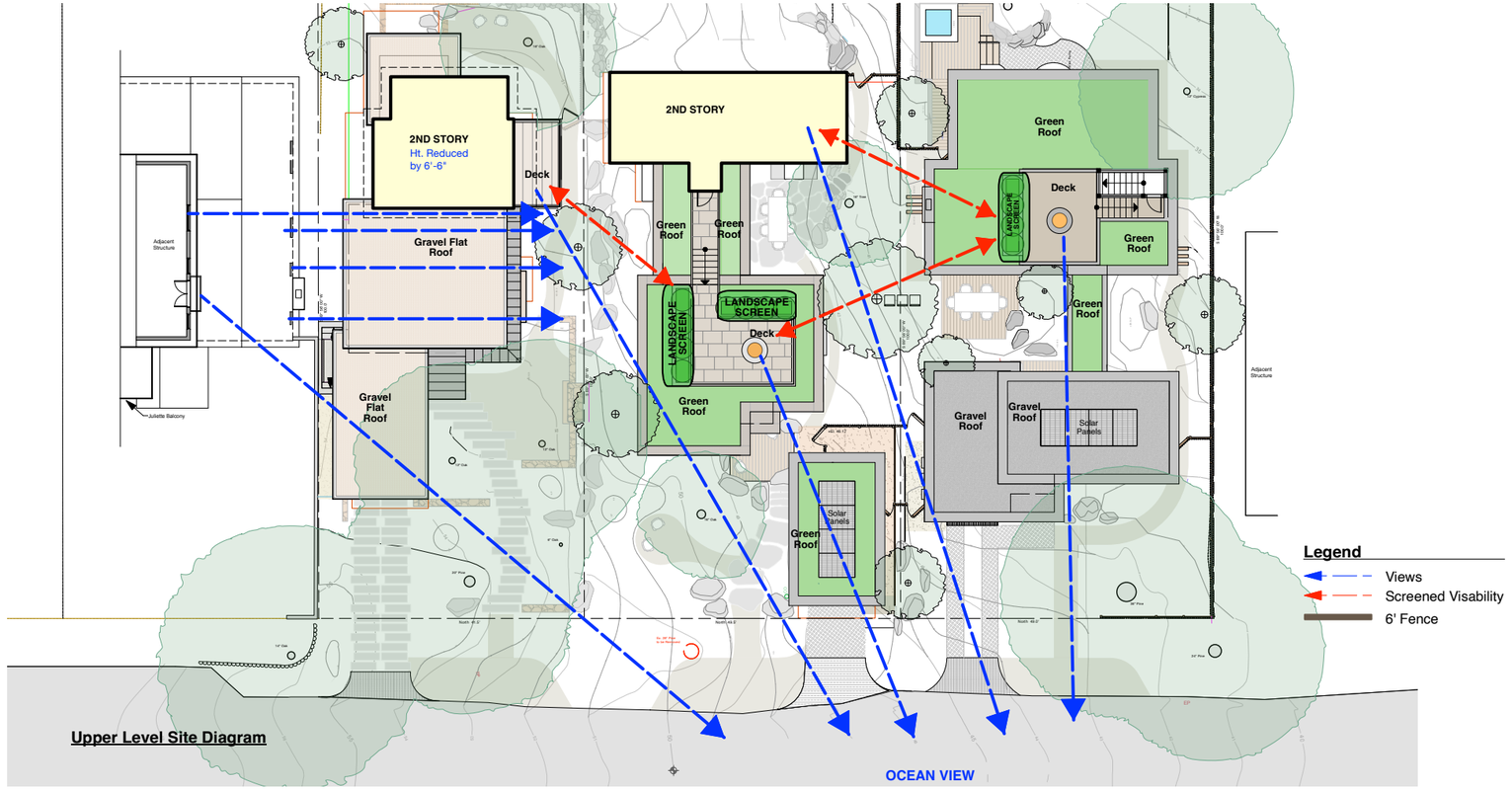
Privacy, Views, Light and Air (5.0).
This section of the guidelines, as it was prioritized from the very beginning of the design process, we feel these projects are particularly successful at addressing. These properties are fortunate to have a view of the ocean through the trees out towards the Southwest. We worked to locate usable outdoor spaces with small, upper level decks on each home to allow opportunities to view this beautiful natural feature, (5.2) while screening them from each other and adjacent properties and the street (5.3).

The siting and massing of the different houses was significantly generated from the need to maintain (from one property to the other) light, air, and privacy, as well, as, views across to the Ocean View beyond. Thus, lower building forms are positioned towards the street and two-story elements back farther and downslope-all per the design guidelines. These considerations also led to the configuration of the two-story elements being narrow and slim in the East-West Direction, so light, air and views are protected North to South across the properties. We enable views from second floors and from one property across the other (including from the neighbor to the North) by using low flat-roofs on the higher West sides of the lots.

As the Commission is well aware, whenever very small, single-story homes are replaced in town, it's very difficult to satisfy all the neighbors, as they usually prefer no change. We did try hard to balance ALL the respective neighbor impacts with the rights to be able to fairly use the City's development standards and design guidelines. It must be said, however, that the proposed new roof heights barely exceed the existing roofs and are often lower.

From the beginning of the design process, we focused on the impacts of the Hapuna House which has much less topography than the other two properties and thus less potential to lower the different building masses. Listening carefully to the neighbors to the North who do have some views to maintain across the Hapuna property to the South and Southwest, and the neighbors to the East and Northeast, who wanted to see as little of the new structure as possible, we went back to the drawing board and redesigned the home keeping the front part of the home actually lower than the existing house, still keeping the two-story element back from the South windows of the neighbor's house to the North and reducing the height by 6'-6" from the original submission. Additionally, we shifted the two-story element away from the North property providing even more light and air to the neighbor.

Because of the view issues for the neighbor to the North and a significant tree in the rear property line, the two-story element really cannot be located anywhere else to minimize impacts, but it is still over 60-feet from the homes to the East, and the lower Kailea's two-story will be 45-feet from its Easterly neighbor. Also, existing trees to remain screen most of the Hapuna house from its East neighbor and help screen Kailea as well. Objectively, there are no significant impacts to privacy, view, light or air to the East. The property behind Ahana is actually built almost on the rear property line. This condition, along with the fence and existing trees to remain, eliminates any views from this property to the Ahana property. Any views from the Ahana property to this neighbor will just extend over the neighbor's existing roof. (5.1)



Upper Level Site Diagram

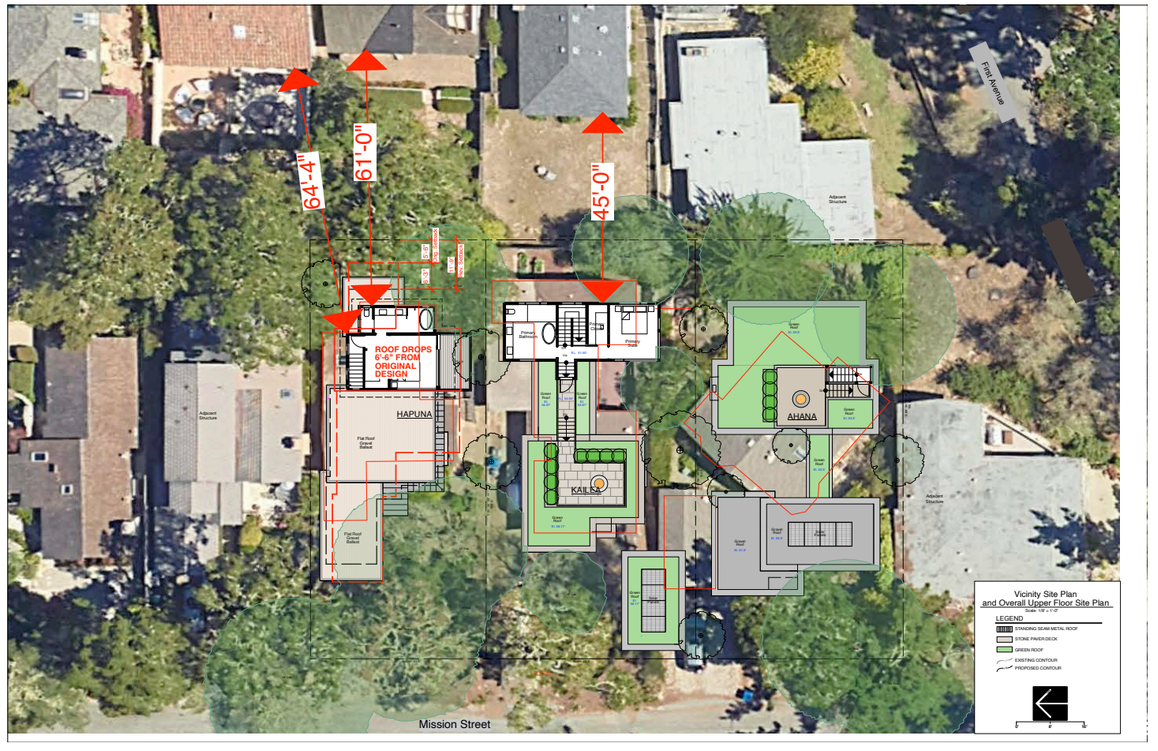
Kailea locates its 2-story bedroom element also as a narrow, pitched roof form at the lower, rear of the property. The building forms toward the West of that are flat, living roofs (as well as the detached garage), so the views from the properties higher to the North are to natural landscape. The small, upper deck on Kailea has a deep planter located along its North and East sides so that taller screening plants can be installed to block views to and from anyone sitting at the location. The small deck is also located at the center of a roof at the approximate center of the lot, to minimize privacy impacts. It is over 38-feet to the property line and almost 53-feet to the pavement. It also has a large existing lower canopy Oak tree screening it from the street, as well, as the detached garage with its own living roof. A new Tree will be planted to the south to screen it from Ahana.

As discussed previously, the design for Ahana utilizes the steeper topography to locate a second floor below, instead of above the entrance level, thus being the least impactful towards the street, as well as maintaining views across it. The small, upper deck here is also set below the level of the roof to additionally obscure anyone sitting here. As with Kailea, a deep planter is located at the north of the deck to provide natural landscape screening. Here again, the deck is located at the center of the property and is 55'-7" to the front property line and almost 68-feet to the street. It is also well set back from the rear property line with an extensive living roof between it and the eave.

Parking and Access (6.0)
All three garages are small and for a single car. They are all integrated into the respective building designs and subordinated to the overall main homes. (6.1). Each of the garages are clad in, along with the garage doors themselves in the respective siding style of the house of which it is connected. To enhance variety along the street edge (6.2), the setbacks to the garages and main houses are staggered. Hapuna, at the North, is a single-car, simple, traditional flat-roof form setback 22'-7" from the property line, leaving room for the oak/pine woodland to the South. At the Middle lot, Kailea, we are proposing a detached garage (6.2) with living roof in the front setback and pulled toward the South to provide room for the Oak/Pine Woodland shared with Hapuna. Not only is this critical to providing the varied front yard setbacks, it allows the main portion of the house to be lowered and made less massive from the street. The Southern lot, Ahana, has the garage well integrated into the overall building form, including using a flush-mount garage door where the board and batten wood siding is in the same plane as the siding surrounding it.

Driveways are all kept minimal with Hapuna using stone-paver tire strips, Ahana using wood-paver tire strips, and Kailea with a decomposed granite drive which is very short as the garage is within 18" of the property line. (6.3)

All front pedestrian walks are separated from the driveway. (6.4).



Building Mass and Scale (7.0)
As part of the design process, we started with designing building forms/blocks which contained the different functions in narrow widths to minimize scale of the pieces and then augment that with smaller elements for a particular function, like a single-door entrance way. We found this overall keeps the scale of the building elements minimal. (7.6)

The other extremely effective strategy was to keep the building forms nearer the street, on the higher side of the lot, low, while locating 2-story elements down slope. The two-story elements are also narrow, all below the maximum height and we keep the second stories to less than 25% of the overall floor area. The Ahana house reveals the least mass to the street of all three projects and appears to be a single-story home. We found the strategy of keeping the large majority of the floor area as a single-level balanced with a smaller upper level to work exceedingly well to balance the need to mitigate bulk and mass, while providing necessary open space for the site. (7.2)(7.7)

The northern Hapuna house, with the least topography of the three properties, requires the flat roof forms near the street to maintain neighbor views and has a low pitched, narrow, gable form for the two-story element. Its two-story element has its narrowest side at the North and South, avoiding the 'tall canyon' effect.(7.3). The middle property, Kailea, as discussed, by using a detached garage at the street and lowering the home, nestling it into the hill, as well as, stepping the building down with the natural topography very much keeps its mass and scale down to all the properties around it. (7.4)

Building Form (8.0)
The forms of all the buildings are traditional and simple. Hapuna uses low, flat roofs and a minimally pitched roof with natural stained wood overhangs. Kailea uses the slate-clad gable for the 2-story element (no overhangs) with traditional, mid-century flat roof, here done as a living roof. Ahana uses the traditional, mid-century modern roof. These flat roofs are similar to the work of Koningsofer and connected to the Bay Area Modern style as identified in the Historic Context statement.(8.1, 8.3)

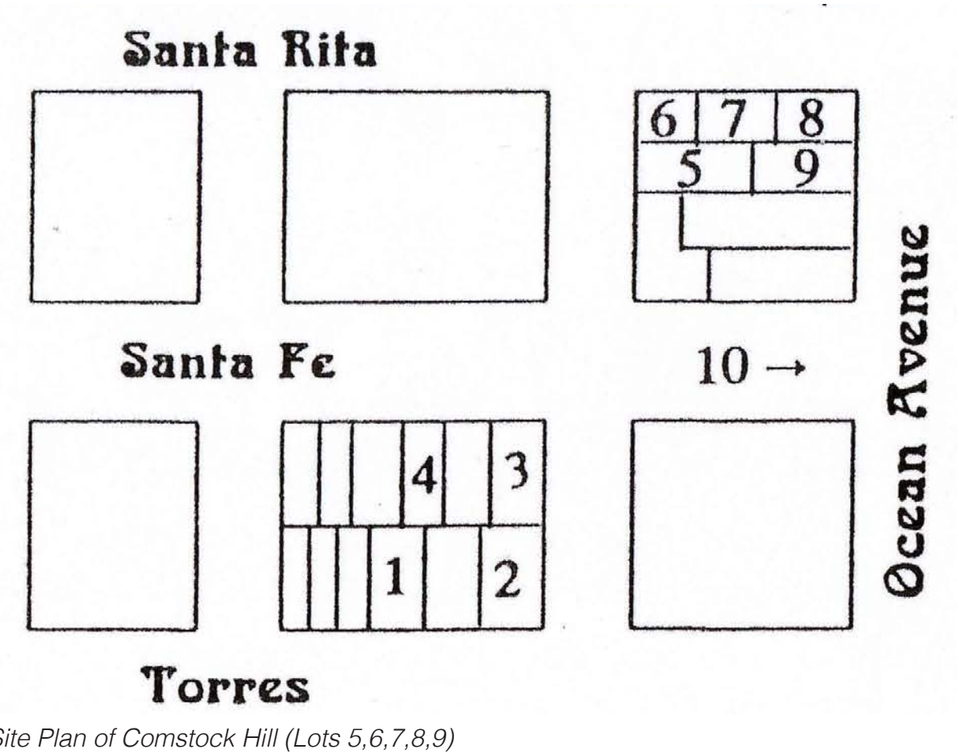
The forms all emphasize an informality and natural elegance. Entries are small, human scale and deemphasized.

Connection and Difference (9.1)
The Mission Sisters Residences draw from a rich tradition of Carmel homes built together or as a group, such as with the storybook style of Comstock Hill (Five homes), the original Sand and Sea development by Koningsofer, and Henry Hill's Three Sisters. The Mission Sisters, as did these other groupings, seek to create connection between the houses, as well as, differentiating themselves amongst the urban forest which extends across all three. These historic examples and what we are proposing on Mission Street, take a more nuanced, subtle approach to the idea of diversity and style, which helps emphasize the shared landscape and open space between them. It has to be said that exceedingly different architectural styles directly juxtaposed can be more jarring and conflictive. As with the older examples, the Mission Sisters relate and engage in a dialog with each other with landscape as the connective tissue. Perhaps, most importantly each home is positioned and sited based on its individual situation between each other, on the topography of the hillside and based on nestling each into the woodland. This automatically creates difference, interest, responsiveness and appropriateness to each other, the neighborhood and the setting. These designs are really the opposite of a tract home development. It is also true that just style difference does not necessarily create diversity that is compatible with the city in a forest concept. Each of these homes has very different organization, layout, and general character from each other while still relating. The use of living roofs, modern interpretations on wood siding, and general innovative craftmanship is used throughout each project. They are each individual and each has its own unique elements. (9.1). The architectural language and detailing of each home stays consistent to itself. (9.2). The detailing is simple and emphasizes the informality of the overall designs- nothing is grandiose. (9.3)

Materially, it was decided that each would be finished in warm, natural materials and predominantly be wood cottages, but each would be a different type of wood, stain and siding pattern. Hapuna is a warm brown, wood, horizontal shiplap siding with slate on the sloping roof, Carmel stone garden walls and pavers. Kailea is a naturally greyed board and batten siding with a slate on the pitched roof form, natural boulders and stone for walkways and site retaining slopes, granite for house accents like the fireplace, natural, ipe wood spaced board decks as well as an extensive living roof. Ahana is a warm, natural wood finished tight board and batten siding, living roofs, board-formed concrete for accents and natural wood spaced board decking. (9.5, 9.6, 9.7, 9.8)

Each home has its own magic and character yet are linked together by a similar sensibility on connecting to landscape, light, and openness.

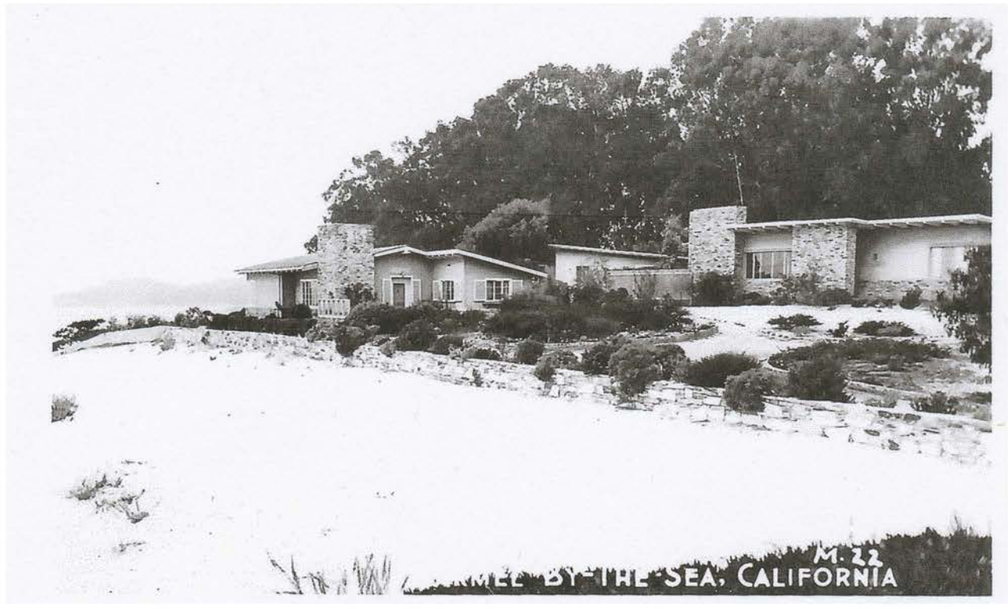
Comstock Hill Tudor Revival By Hugh Comstock from 1924 to 1928. Photo from Santa Rita Street



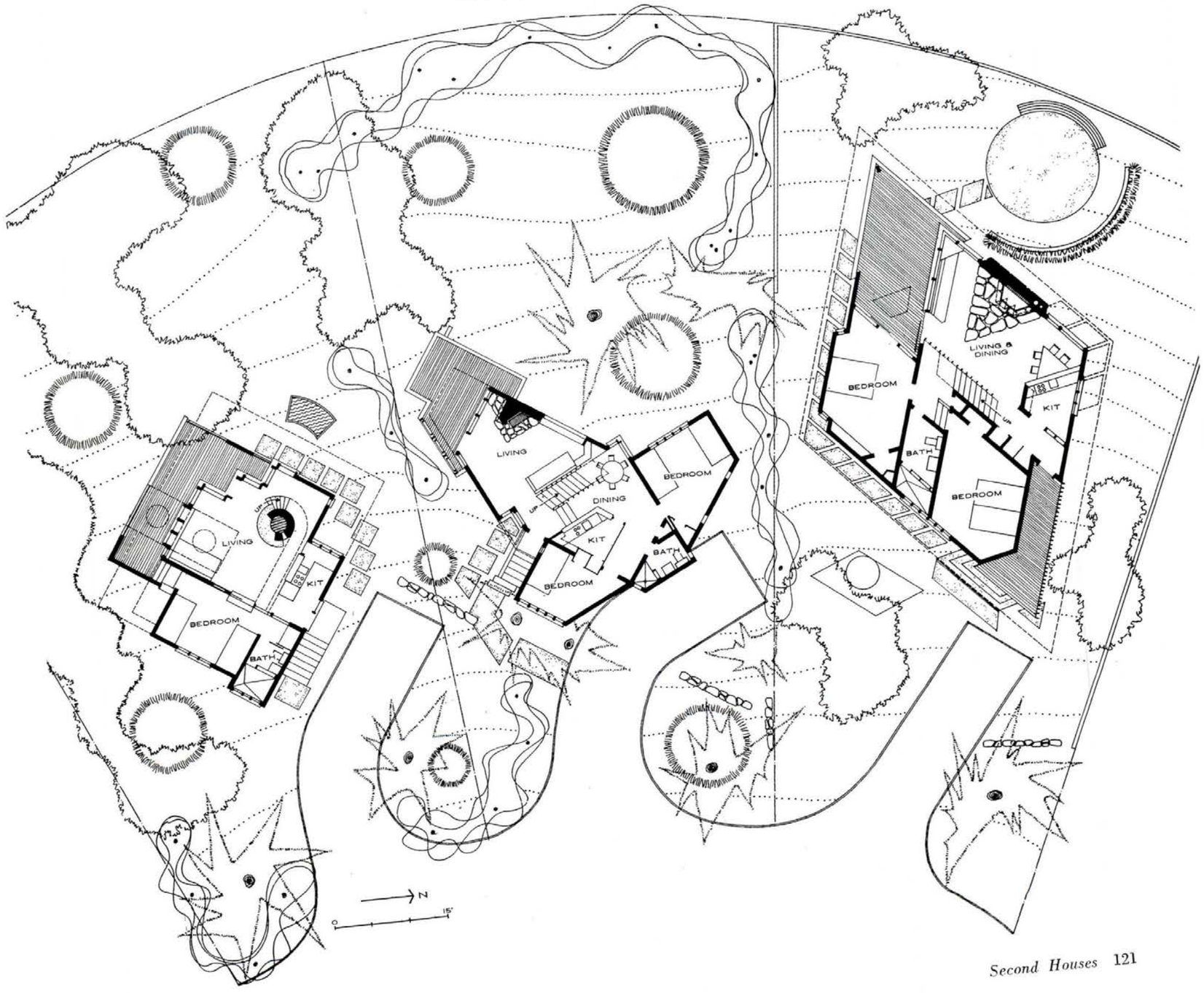
Site Plan of Comstock Hill (Lots 5,6,7,8,9)

Scenic House By David Allen Smith with Shared Landscape

Three Houses of Different Styles Lacking Diversity



Modern-style “Sand and Sea” house cluster by Jon Konigshofer From 1941



AUGUST 1962 P/A

Three Sister Site Plan By Henry Hill

Glass (9.11, 9.12)
I would like to differentiate between glass/glazing and windows. As these designs are all of a modern sensibility, linked to the Bay Area Modern tradition, the glass used is appropriate to the style. One of the character defining elements of any modern style is creating an inside/outside connection with glass. The character defining element of the Bay Area Modern style from the Historic Context Statement' states, "wide expanses of glass set within wood frames'. In the modern idiom, glass needs to be seen as a system of solid and voids, with glass defining the spaces BETWEEN the mass. The use of glass in the modern tradition is wholly different from what the guidelines refer to as "windows". Windows are located within a wall and are appropriate to more traditional architectural styles. Large expanses of glass in the modern style, actually reduce the sense of mass and scale as they dissolve the materiality of a structure and act as a 'space between' the masses. Additionally, glass used under overhangs and under a dense tree canopy appears darker and dematerialized.

In these homes, the use of glass, is reduced toward the street for privacy and is primarily opened up into interior courtyards screened by landscape. Each of these homes makes strong inside- outside connections to connect the inhabitants to the forest and landscape of this wonderful natural environment. Landscaping is used for layering and screening.

The frames for the glass in each of the homes is different: Hapuna uses Douglas Fir wood, Kailea uses Mahogony, and Ahana uses aluminium consistent with the more modern style.

Landscape (10.0)
The landscape designs closely follow the design guidelines objectives. All trees will remain (except for an unsafe Pine on City property). Plantings are native and drought-tolerant. The shared landscapes reinforce visual continuity along the street while maintaining a sense of informality and discovery.

Sincerely,

Erik D. Dyar, AIA

Adjacent Clarence Mayhew and Jon Koningsofer houses

Archaeological Resource Management Report: Phase I Archaeological Assessment of the Mission Sisters Residences Project, Carmel-By-The-Sea, Monterey County, California (APNs: 010-112-007, -012, & -013)

Prepared for:

Craig Collins
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DYAR Architecture
P.O. Box 4709
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Image Source: DYAR Architecture, Ahana Residence Design Plan Sheet A1, © 2025

Prepared by:

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(831) 262-2300

April 2025
(Project No. 25-0029)

Evidence of Native American Remains on Site?	No
Evidence of Anything of Archaeological Significance?	No
Positive Findings of Historical Significance?	No

CONFIDENTIAL: NOT FOR PUBLIC DISSEMINATION
This is not an official city document.

Keywords: CEQA, Carmel-By-The-Sea Land Use/Community Character Element, Negative Phase I

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Introduction

On April 3, 2025, Craig Collins authorized Achasta Archaeological Services (Achasta) to prepare an Archaeological Resource Management Report (ARMR) documenting the Phase I archaeological assessment of three contiguous parcels located at Mission Street 2, 3, and 4 northeast of 1st Avenue, located in the City of Carmel-By-The-Sea, Monterey County, California (APNs: 010-112-007, -012, & -013). The subject parcels are located within the City of Carmel-by-the-Sea's Archaeological Significance Overlay District (ASO), in an area determined to have moderate archaeological sensitivity. The proposed project (Project) involves the demolition of each parcel's existing single family dwelling (n=3) and the construction of three new single family dwellings, totaling one new dwelling per parcel, and associated site improvements. Project design plans for each parcel are located in Appendix A. The Project is subject to the California Environmental Quality Act and the Carmel-By-The-Sea General Plan's Land Use and Community Character Element (LUP/CCE) regulatory contexts. The Carmel-by-the-Sea Community Planning and Building Department is the lead agency for the Project.

In accordance with CEQA, an archival records search was conducted by staff of the California Historic Resources Inventory System's (CHRIS) Northwest Information Center (NWIC) at Sonoma State University in Rohnert Park, California (File # 24-1588). The NWIC records search was negative for archaeological resources within the Project area and within 750-ft of the Project area. A Sacred Lands File (SLF) search request was submitted to staff of the California Native American Heritage Commission (NAHC). The results of the SLF search were positive for the Project area and nearby vicinity. A Phase I pedestrian survey of the Project area was conducted on April 18, 2025. The results of the Phase I survey were negative. This ARMR summarizes the subject parcel location and description, the regulatory contexts guiding future projects, the environmental, cultural, and ethnographic contexts for the Monterey County region and the City of Carmel-By-The-Sea, a site-specific setting, the results of the NWIC and NAHC SLF records searches, the methods and results of the Phase I survey, and our conclusions and professional recommendations.

Pursuant to the California Code of Regulations Section 15064.5(c)(4), if surveys and site evaluations determine that an archaeological resource is neither a unique archaeological nor an historical resource, the effects of a project on those resources shall not be considered a significant effect on the environment. The results of the Phase I assessment indicate the proposed Project will have no effect on cultural resources resulting in no impact on the environment. Additional archaeological assessments are not necessary for future development projects to proceed. This ARMR was prepared in compliance with CEQA and the LUP/CCE.

Project Location and Description

The Project area located at Mission Street 2, 3, and 4 northeast of 1st Avenue, in the City of Carmel-By-The-Sea, in Township 16 South, Range 1 West as depicted on the United States Geological Survey's 7.5-minute Monterey quadrangle map. The Universal Transverse Mercator (UTM) coordinates for the approximate center of the Project area are UTM: 10 0596575 E / 40 46895 N (NAD83). The Project area ranges in elevation from 356-ft above mean sea level (msl) in the south to 373-ft msl in the north. The Project area is bounded by developed parcels to the north, south and east, and Mission Street to the west. Figures 1 and 2 below depict the Project location and area.

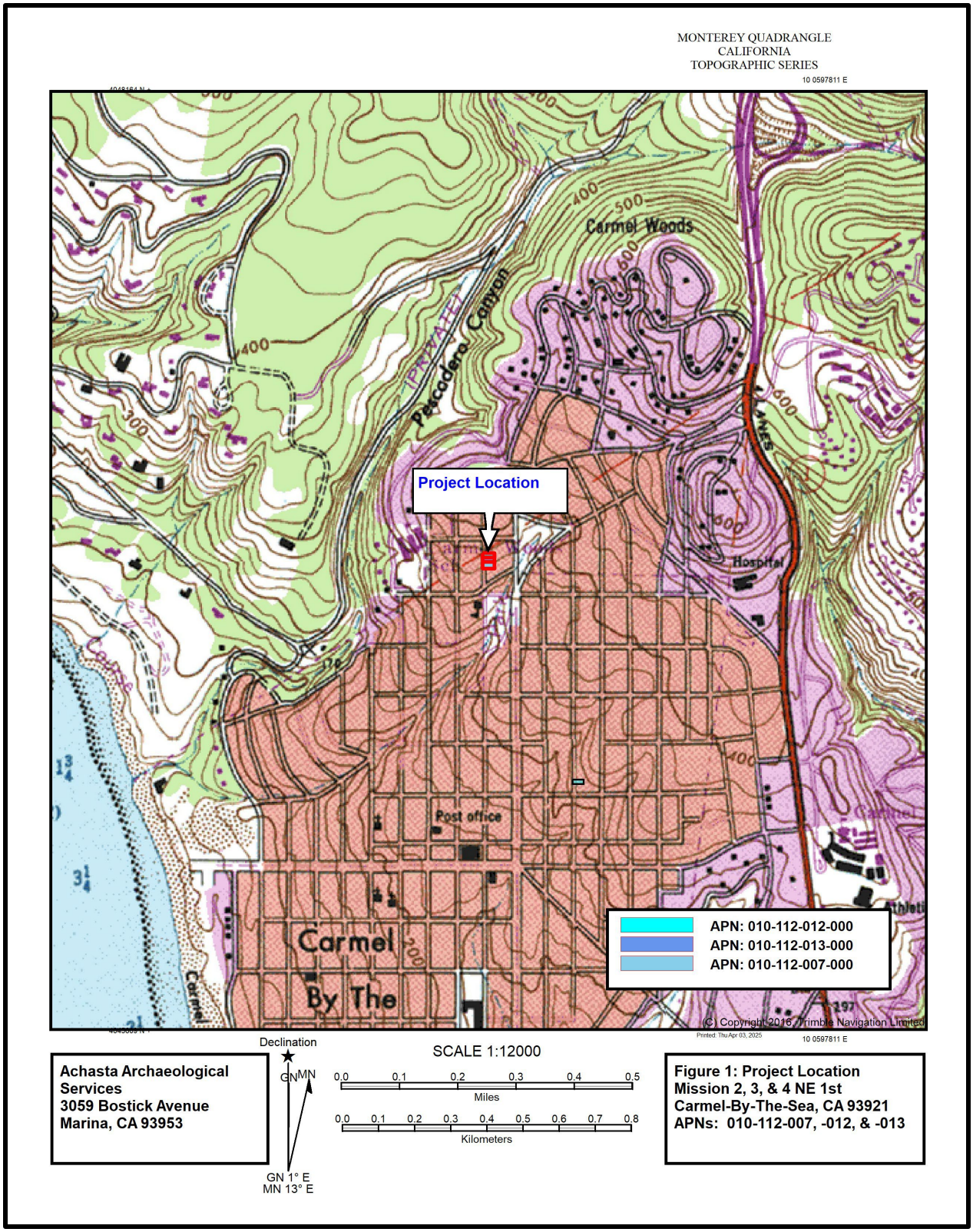

Figure 1: Parcel Location

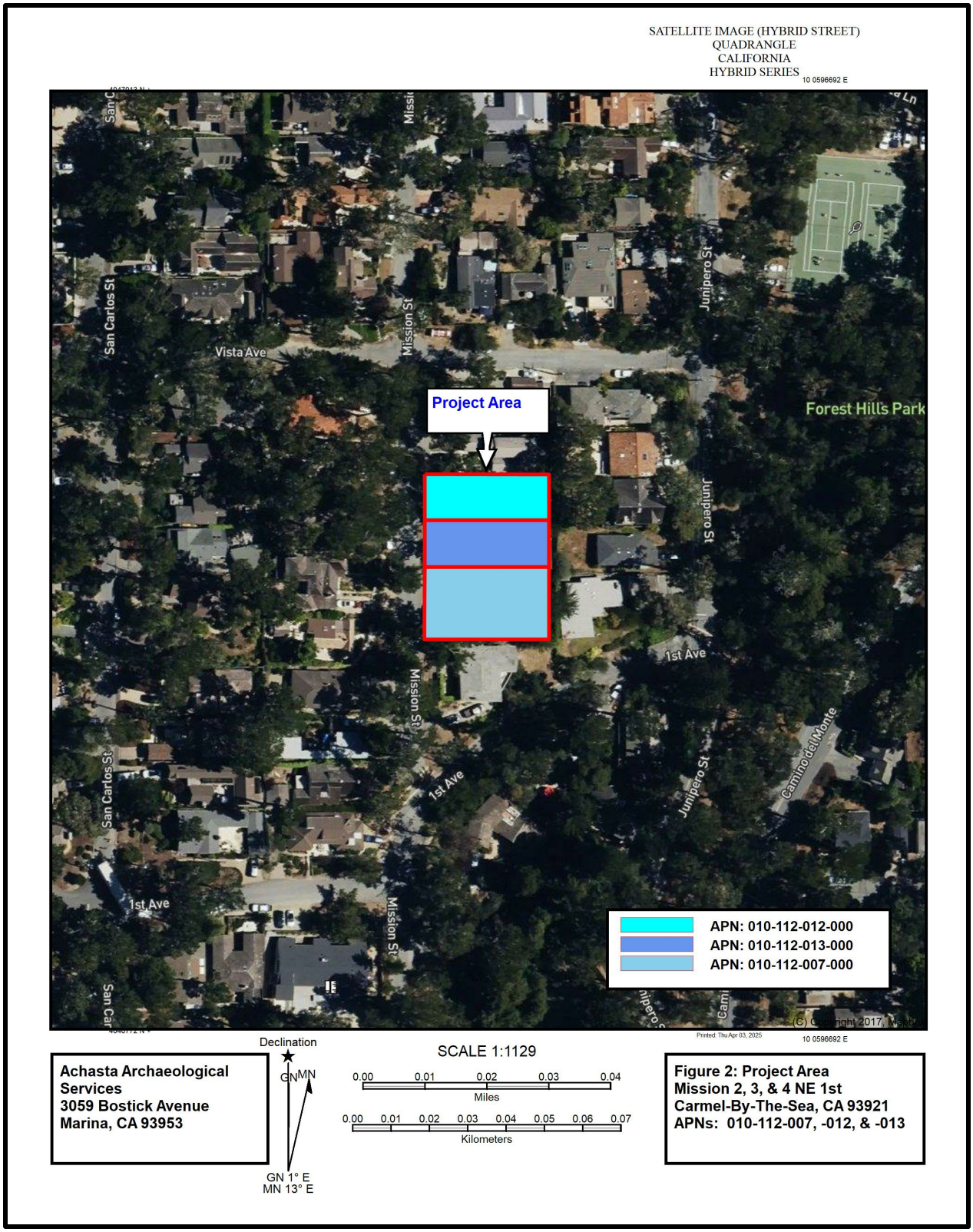

Figure 2: Parcel Area

The proposed Project involves the demolition of each parcel's existing single family dwelling (n=3) and the construction of three new single-family dwellings, totaling one new single-family dwelling per parcel, and associated site improvements. At the time of our Phase I assessment, parcel -007 contained one single-family dwelling built in 1946 with a detached garage. Landscaping features were minimal and included low profile granite and Carmel stone retained garden beds containing sparce, low and medium profile foliage. Medium height wooden fencing bounded the front yard, grape stake fencing bounded the southern parcel boundary and a short portion of the northern parcel boundary, and high profile fencing dominated by English ivy bounded the eastern parcel boundary. Hardscaping features were limited to a concrete and Carmel stone walkway and narrow patio south of the dwelling.

Parcel -012 contained one single-family dwelling, reportedly constructed in 1936, with an attached carport and redwood decking. Landscaping features were minimal and included stone retained garden beds with medium to tall profile ornamental hedges, medium profile ground level garden beds, and pebbled walkways. Hardscaping features included the asphalt paved driveway ingress and concrete paved parking pad. Privacy fencing dominated by English ivy bound the southern parcel boundary. Although records with the Monterey County Assessor's office indicate parcel -012 was initially developed in 1936, the structure's exterior appears to have undergone substantial redevelopment and/or reconstruction ca. 1970's.

Parcel -013 contained one single-family dwelling built in 1978 with an attached carport. Landscaping features were minimal and included a small, ground level garden bed west of the dwelling's entrance and north of the driveway ingress. Hardscaping features included the concrete paved driveway ingress and parking pad, an adobe brick retaining wall on the southern parcel boundary, and a Carmel stone retaining wall on the northern parcel boundary. Redwood privacy fencing bounded the eastern parcel boundary. Although plant foliage was present on each of the subject parcels, ground visibility was improved by minor shoveling and troweling and soil visibility was considered optimal for the purpose of our assessment.

Regulatory Context

California Environmental Quality Act

The Project is subject to compliance with the California Environmental Quality Act (CEQA), as amended. Compliance with CEQA statutes and guidelines requires both public and private projects with financing or approval from a public agency to assess the project's impact on cultural resources (Public Resources Code Section 21082, 21083.2 and 21084 and California Code of Regulations 10564.5). The first step in the process is to identify cultural resources that may be impacted by the project and then determine whether the resources are "historically significant" resources. CEQA defines historically significant resources as "resources listed or eligible for listing in the California Register of Historical Resources (CRHR)" (Public Resources Code Section 5024.1). A cultural resource may be considered historically significant if the resource is 45 years old or older, possesses integrity of location, design, setting, materials, workmanship, feeling, and association, and meets any of the following criteria for listing on the CRHR:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or,

4. Has yielded, or may be likely to yield, information important in prehistory or history (Public Resources Code Section 5024.1).

Cultural resources are buildings, sites, humanly modified landscapes, traditional cultural properties, structures, or objects that may have historical, architectural, cultural, or scientific importance. CEQA states that if a project will have a significant impact on important cultural resources, deemed "historically significant," then mitigation measures must be considered. Pursuant to the California Code of Regulations Section 15064.5(c)(4), if surveys and site evaluations determine that an archaeological resource is neither a unique archaeological nor an historical resource, the effects of a project on those resources shall not be considered a significant effect on the environment.

California Assembly Bill 52

Signed into law in September 2014, California Assembly Bill 52 (AB 52) created a new class of resources – tribal cultural resources – for consideration under CEQA. Tribal cultural resources may include sites, features, places, cultural landscapes, sacred places, or objects with cultural value to a California Native American tribe that are listed or determined to be eligible for listing in the CRHR, included in a local register of historical resources, or a resource determined by the lead CEQA agency, in its discretion and supported by substantial evidence, to be significant and eligible for listing on the CRHR. AB 52 requires that the lead CEQA agency consult with California Native American tribes that have requested consultation for projects that may affect tribal cultural resources. The lead CEQA agency shall begin consultation with participating Native American tribes prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report. Under AB 52, a project that has the potential to cause a substantial adverse change to a tribal cultural resource constitutes a significant effect on the environment unless mitigation reduces such effects to a less than significant level. The City of Carmel-by-the-Sea's Community Planning and Building Department is responsible for implementing the required AB 52 consultation for the Project. The results of AB 52 consultation is confidential and is not available for inclusion in this report.

Carmel-by-the-Sea General Plan: Land Use and Community Character Element

Cultural Resources

The Project falls under the resource management of the Carmel-by-the-Sea General Plan's Land Use and Community Character Element's (GP/LUCCE) as adopted in June 2003. The City's LUP requires the protection of precolonial and historic archaeological resources from planning and development impacts. The historic resource management goal of the GP/LUCCE is to identify and preserve the historic resources pertinent to the precolonial and historic identity of Carmel-by-the-Sea (1-43). The specific language of the GP/LUCCE pertaining to archaeological resources is as follows:

Archaeological Resources

- **O1-18** Identify and protect archaeological resources within Carmel. (LUP)
- **P1-108** Maintain an Archaeological Overlay District in the Carmel Zoning Ordinance. Include the area of potential archaeological significance and the commercial and R-4 Districts within the Overlay District. Establish the Archaeological Resources Management Report (AMAR

Preservation Bulletin) as the standard report format for all documentation. Accept reports only from Registered Professional Archaeologists (RPA). (LUP)

- **P1-109** Require a Phase I Archaeological Study performed by a Registered Professional Archaeologist to determine whether significant archaeological resources may be present when excavation activity is proposed within the Overlay District. (LUP)
- **P1-110** All available measures, including redesign and obtaining archaeological easements, shall be pursued to avoid development on sensitive archaeological sites. Site preservation shall be preferred over excavation of the resource. (LUP)
- **P1-111** If archaeological resources are discovered during construction, work shall cease immediately, and the resource shall be preserved, or the impact mitigated according to these policies. This policy shall apply Citywide.

City of Carmel-By-The-Sea Municipal Code Chapter 17 Article II: AS Archaeological Significance Overlay District

The City's Archaeological Significance Overlay District defines the pre-determined archaeological sensitivity boundaries within the City's planning areas. The purpose of this overlay is to implement the City's General Plan/Coastal Plan Land Use Plan in order to identify sites significant to the understanding of Carmel's earliest inhabitants and to set forth best management practices. The specific Language for the City's Municipal Code chapter 17 Article II is as follows:

17.20.020 Purposes.

The purposes of the AS archaeological significance overlay district are to implement the General Plan/Coastal Plan Land Use Plan and to:

- Protect archaeological sites in Carmel that can provide evidence of the area's earliest human habitation, help to document the cultural history of the City, and are often highly significant to Native American descendants as burial grounds or because of their connection to sacred traditions.
- B. Provide for the designation of archeological resources and establish explicit guidance for the protection of archeological resources, especially when they are subterranean.
- C. Create a clear process and standards for evaluating projects that may affect archaeological resources, and for identifying appropriate measures to mitigate the effects of such projects. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

17.20.040 Minimum Standards

The following standards shall apply to all building sites located in the AS district or within any commercial or R-4 district.

- Applications for new construction or additions, alterations and remodels involving excavation of undisturbed earth shall include an Archaeological Resource Management Report, prepared pursuant to the guidelines established in CMC17.32.060.

17.20.050 Additional Requirements

All projects subject to this section shall be subject to the following additional requirements:

- If any human remains are found at any time during construction, work shall stop and the applicant or his/her agent on the site shall immediately notify the Monterey County Coroner in compliance with applicable State requirements.

- B. Exceptions. This section does not apply to emergency repairs that the City Administrator determines necessary to avoid disruption of existing utility service. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

17.20.060 Report Guidelines

The "Archaeological Resource Management Reports (ARMR): Recommended Contents and Format" shall be used as guidelines for preparation of reports required by this article. The Planning Commission and the Department of Community Planning and Building shall use these ARMR Guidelines to review proposed construction and mitigation for potential impacts on archaeological resources. Project plans that fail to achieve reasonable compliance with these ARMR Guidelines shall not be approved. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

Environmental Setting

Approximately 22,000 years before present (YBP) during the last glacial maximum (LGM), sea levels were approximately 330-ft lower than the present day (Byrd et al 2017, Caffrey et al 2002). The California coastline was approximately 15 to 30-miles west of its current position (Byrd et al 2017). Expansive glacial ice sheets covered the northern parts of the North American continent. The melting of the ice sheets approximately 16,000 YBP and concurrent rising of the oceans pushed the California coastline eastwards (Byrd et al 2017). Rapid sea level rise in the Terminal Pleistocene and Early Holocene approximately 13,500 and 11,000 YBP coincides with the earliest known human occupation in the California region (Byrd et al 2017). The California coastline was subsequently inundated by a 230-ft rise in sea level approximately 11,000 and 7,000 YBP (Byrd et al 2017).

The newly formed hydrographic landscape supported the earliest Indigenous populations in the Monterey Bay region (Jones et al 1996). Radiometric dating sequences yielded from coastal occupation sites in the vicinity of the subject parcel coincide with the early Holocene, ranging from 8,000 to 9,000 YBP. (Jones and Jones 1992; Breschini and Haversat 1995; Jones et al 1996). Though coastal sites in the lower Carmel River, Salinas River, and Elkhorn Slough drainages yield very early dates for the region, buried landforms resulting from sea level rise makes it difficult if not impossible to determine the earliest settlements of California's Central Coast (Byrd et al 2017; Jones 1991, 422). The natural capping of Late Pleistocene and Early Holocene landforms has decreased the probability of positively identifying archaeological sites through surficial investigations alone (Byrd et al 2017).

The subject parcel is located in a forested coastal zone of the Monterey Peninsula, classified as a temperate Mediterranean climate with annual precipitation averaging 19.73 inches. Average temperatures range from 61 degrees Fahrenheit (F) in the winter to 72 degrees F in the summer. The region's shorelines are characterized by granitic rock outcrops and intertidal zones, bounded by fine to coarse granular sandy shorelines and coves. The closest freshwater resource is the unnamed seasonal creek drainage originating in the Forest Hills Park, located approximately 425-ft west of the Project area.

The Carmel area features diverse terrestrial environments, including coastal scrub, grassland, and oak woodland. Woodland tree species include Monterey Cypress (*Cupressus macrocarpa)* Coast Live Oak (*Quercus agrifolia*) and Monterey Pine (*Pinus radiata)*. Shrub species include ceanothus *(Ceanothus spp.)*, coyote brush (*Baccharis pilularis)*, huckleberry (*Vaccinium ovatum)* and manzanitas *(Arctostaphylos spp.)*. The woodland environments support a variety of fauna, including black-tailed deer (*Odocoileus hemonius*), bobcat (*Lynx rufus*), coyote (*Canis latrans*), gray fox (*Urocyon cinereoargentus*), cottontail rabbit (*Syvilagus audubonii*), and jack

rabbit (*Lepus californicus*) (Jones 2007, p. 207). Grizzly bear (*Ursus horribilis*) and Tule Elk (*Cervus canadensis nannodes*) historically ranged through the area. Black Bear (*Ursus americanus*) and mountain lion (*Puma concolor*) are current occasional visitors to the region.

The region's rocky coastlines are rookery and habitation sites for large marine mammals. Marine mammals native and migratory to the area include harbor seals (*Phoca vitulina*), California sea lions (*Zalophus californianus*), Stellars sea lion *Eumetopias jubata*), and California sea otters (*Enhydra lutris*). The northern fur seals once traveled as far south as Pacific Grove; their current territorial boundary terminates at the Farallon Islands. Elephant seals (*Mirounga angustirostris*) populate seasonal rookery sites in the northern reaches of Monterey Bay and Año Nuevo.

Edible species found in the coastal intertidal habitats include California mussel (*Mytilus californianus*), barnacle (*Balanus spp.),* various limpet (*Collisella spp*.), chiton (*Nuttalina californica*), black abalone (*Haliotis cracherodii*), black turban snail (*Tegula funebralis*, slipper snail (*Crepidula adunca),* purple sea urchin (*Strongylocentrotus purpuratus*), and red abalone (*Haliotis rufescens*). Fish species found in Monterey Bay include cabezon (*Scorpaenichtys marmoratus*), surf perch (*Embiotocidae*), rockfish (*Sebastes spp.),* and lingcod (*Ophiodon elongates*).

Cultural Setting

Precolonial Period

Archaeological sites in California are presently categorized as either historic or prehistoric. Lee Panich and Tsim Schneider (2019), focusing on sites from Marin County, suggest the cultural lines drawn by the terms “prehistoric, protohistoric, and historic”, or “triad”, perpetuates the myth that Indigenous societies and lifeways disappeared after European contact (2019, 664). Panich and Schnieder (2019, 664) argue the use of the triad terms fail to recognize the persistence of Indigenous lifeways after European contact and diminishes the violent and disruptive entanglements experienced by Tribal communities during their colonial and capitalist encounters. To restore Indigenous experiences in the “historic” narrative, Panich and Schnieder (2019) recommend archaeologists refer to temporal events and cultural transitions with chronological dates and discontinue the use of the triad system. This report adopts the terms “precolonial” to refer to Indigenous settings prior to European and Western colonial encounters, and “postcolonial” to refer to Indigenous settings after colonial encounters. This report also briefly presents the revised taxonomic framework developed by David Fredrickson, and the related framework and cultural system developed for the Central Coast region by Jones and colleagues (2002; 2007) to discuss the temporal and cultural shifts in lifeways with the regions original inhabitants. The temporal framework developed by Jones and colleagues (2002; 2007) references the Archaic, Millingstone-Early Archaic, Early, Middle, Late, and Postcolonial periods to discuss broad adaptive culture chronologies for the Central Coast region. Portions of this section are adapted from Wheelis, Estes, and Fino (2019) and Estes and Wheelis (2020).

Prior to the development of Fredrickson’s North Coast sequence, regional archaeologists largely based Indigenous cultural patterns and temporal sequences on classifications devised by Jeremiah B. Lillard and William K. Purves (1936) from their investigations in the Sacramento and San Joaquin valleys, and Richard Beardsley’s (1948; 1954) investigations in the San Francisco Bay region. Lillard and Purves (1936) created a three-phase cultural sequence: the Early, Intermediate, and Recent. Richard Beardsley modified Lillard and Purves culture

sequences to include the San Francisco Bay region and classified precolonial culture patterns as Early, Middle, and Late Horizons. This classification system, labeled the Central California Taxonomic System (CCTS) (Lillard et al 1939; Beardsley 1948, 1954; Moratto 1984), became the standard Central California's cultural chronologies. As more data were acquired through continued fieldwork, local exceptions to the CCTS were discovered. The accumulation of these exceptions, coupled with the development of radiocarbon dating in the 1950s and obsidian hydration analysis in the 1970s, opened up the possibility of dating deposits more accurately. Much of the subsequent archaeological investigation in central California focused on the creation and refinement of local versions of the CCTS.

Fredrickson (1973; 1974) would later introduce the idea of localized cultural patterns, a concept that focuses on local variations of widespread cultural traits. His patterns are defined by characteristic behaviors, which include technology, economic forms, exchange networks, and ceremonial practices. Fredrickson's (1973; 1974) development of the pattern as a classification scheme for shared cultural attributes within a defined geographic area resulted in the identification of six general cultures for the North Coast Ranges, San Francisco Bay, and the lower Sacramento Valley (Fredrickson 1973; 1974).

On the central coast specifically, recent archaeological studies have adapted Fredrickson's (1973, 1974) model to focus on the interaction of human political economy as reflected by subsistence patterns and the environment, a human ecology approach. Breschini and Haversat (2012) generated temporal sequences based on radiometric dating while Jones and colleagues (2007) and Jones and Ferneau (2002) based their sequence on bead typologies and climate data. As a result, archaeologists working on the Central California coast have developed two general temporal frameworks. A table outlining the corresponding temporal references and chronological dates are listed below. The currently accepted temporal frameworks for California's Central Coast are as follows:

Temporal Framework (Breschini and Haversat 2012):
Archaic Period: pre 6,000 YBP
Early Period: 6,000 YBP to 2,500 YBP
Middle Period: 2,500 YBP to 1,100 YBP
Late Period: 1,100 YBP to 250 YBP
Colonial/Historic (formerly referred to as post-contact): 250 YBP

Temporal Framework (Jones et al 2007; Jones and Ferneau 2002):
Paleoindian Period: 12,000 – 10,000 YBP
Early/Millingstone Period: 10,000 YBP to 5,500 YBP
Early Period: 5,500 YBP to 2,600 YBP
Middle Period, 2,600 YBP to 1,000 YBP
Middle/Late Transition Period: 1,000 YBP to 750 YBP
Late Period: 750 YBP to 250 YBP

Table 1: Central Coast Chronological System (Jones et al 2002; 2007, from Fredrickson [1973])

Period and Time Range	Subsistence Strategies	Artifact Assemblage	Organization
Paleoindian 12,000-10,000 YBP	Foraging. Hunting emphasis not clearly demonstrated, likely due to deeply buried contexts and poor or no preservation of bone and plant-based tools.	Fluted projectile points	Social units are primarily extended family members. Little emphasis on wealth
Early Period 10,000 YBP to 5,500 YBP Millingstone Culture	Broad spectrum hunting and gathering of plants, shellfish, fish, mammal, and bird.	Milling slabs, milling stones, hammerstones, core and cobble core tools, large side notched projectiles, contracting stem points.	Social units are primarily extended family members. Little emphasis on wealth. Cairn burials.
Early Period 5,500 YBP to 2,600 YBP Hunting Culture	Foraging pattern continues. Mortars and pestles indicate acorn economy. Hunting continues.	Thick rectangular (Class L) olivella beads, Rossi square stemmed points, fish gorges, use of milling technologies continues.	Extended family and development of sedentism. The population begins to grow and expand.
Middle Period 2,600 YBP to 1,000 YBP Hunting Culture	Foraging and increased hunting of larger terrestrial mammals. Mortars and pestles suggest acorn economy. Shell fishhooks indicate exploitation of marine fisheries.	Normal saucer (G2) beads, contracting stemmed points, reduction of square stemmed and side notched points, continued use of milling slabs, hand stones, and portable mortars. Bone tubes, Circular shell fishhooks appear	Growth in sociopolitical complexity; evidence of status distinctions based on wealth; shell bead emphasis also indicates trade and wealth. Group-oriented religions Territories are not yet firmly established.
Middle/Late Transition Period 1,000 YBP to 750 YBP	Bow and arrow technology replaces atl-atl darts, shifts in resource intensification from large game to smaller game,	bow and arrow, decreased size of projectile points; mortars, pestles; tule balsas,	Status distinctions more pronounced; established territories
Late Period 750 YBP to 250 YBP	Collecting dominates, some foraging; exploitation of acorns, pine nut, buckeye, seeds, berries, fish and shellfish, deer, antelope, rabbit, and quail. Some accounts of controlled burning, increased interior range occupation	Clam disk beads indicate development of currency; Desert Side Notched projectile points, small bifacial bead drills, bone tools, projectile points, bedrock and portable mortars, regional specialization of technologies (olivella bead currency), emergence of pottery on the south coast (Chumash)	Status distinctions more pronounced; established and highly populated territories, hierarchical and chiefdom political structures especially among the Northern Chumash, craft specialization, and intensive trading.

The earliest known Indigenous sites in the Central Coast region that correspond with the Paleoindian Indian and Early Period/Millingstone Cultures include the Cross Creek site (~9050 YBP) and the Diablo Canyon site (~8400 +/-250 YBP) (Mills et al 2005; Fitzgerald 2004) in San Luis Obispo County, and resource CA-MNT-17 on Carmel Point (~9,420 YBP) (Breschini et al. 2012). These sites provide evidence for human occupation on the California coast near the beginning of the Holocene period (~11,700 YBP) with indications that occupation could date to as early as 13,000 YBP (Fitzgerald 1995). Jones and colleagues (2002) argue such dating

sequences support evidence of an earlier migration of people to the central coast. Current literature indicates the earliest inhabitants of coastal California utilized alternative subsistence strategies and technologies from inland populations (Fitzgerald and Jones 1999). While Jones and colleagues (2007, 141) suggest that the initial colonization of the of the Central Coast by Indigenous communities began at the coastline and spread inland, recent discoveries of fluted projectiles at Nipomo, Santa Margarita, and Paso Robles that are associated with the Paleoindian period predate coastal contexts and indicate colonization from the interior to the coast may have also occurred (Jones 2007, 141).

Research indicates Early Period/Millingstone Culture sites in Central California relied heavily on gathering and trapping subsistence activities from 10,000 YBP to approximately 5,500 YBP (Jones et al 2007). Technologies utilized in the Millingstone Period are notably different from other known subsistence strategies of the Pleistocene/Holocene transition period, such as the Clovis and Folsom complexes (Jones et al 2002, 214). Millingstone sites contain large amounts of refined hand stones, milling slabs, and cobble core tools with a decreased frequency of flaked stone tools and side notched projectiles (Jones et al 2007,135). Regionally, Millingstone sites occur on rocky coastlines, interior valleys with proximity to shorelines, and paleo lakeshores and estuaries (Jones et al 2007, 135). Subsistence strategies were diverse and included exploitation of mammals, fish, birds, and shellfish (Jones et al 2007, 135). Jones and colleagues (2007, 137) note that dense dietary faunal assemblages of bone and shell are not common for Millingstone Culture sites, likely due to poor preservation conditions.

The Early Period (5,500 YBP to 2,600 YBP) coincides with the emergence of the Hunting Culture (Jones et al 1996). The Early Period/Hunting Culture sees the emergence of artifacts associated with hunting larger terrestrial mammals and a decreased reliance on marine resources. Coastal sites on the southern Central Coast near Morro Bay show a higher dependency on rabbits than Hunting Culture sites near Monterey Bay which have higher frequencies of deer and sea otter remains (Jones et al 2007). Flaked stone artifacts associated with this period include the Anö Nuevo long-stemmed projectile points and large side notched points, such as the Jalama and Rossi Square Stemmed points (Jones et al 1996). Specialized bone tools also appear with more frequency during this period, including fish gouges. Large rectangular Class L olivella beads are also produced during the early period (Jones et al 2007).

The Hunting Culture persists within the Middle Period (2,600 YBP to 1,000 YBP) which is characterized by the growth in plant foraging and increased hunting of larger terrestrial mammals (Jones et al 2007). Contracting stemmed points replace the of square stemmed and side notched points (Jones et al 2007). Specialized tools associated with organized group religions/practices and fishing, including bone sucking tubes and circular shell fishhooks, appear during the Early Period (Jones et al 2007). The manufacture and use of Millingstone and Early Period technologies such as milling slabs, hand stones, and portable mortars associated with plant foraging also persists and indicates the emergence of an acorn economy (Jones et al 2007). The Middle Period also sees an increase of hunting of larger terrestrial mammals. Mortars and pestles suggest an acorn economy. Shell fishhooks indicate exploitation of marine fisheries. Mortuary contexts within the Middle Period also show the emergence of stratified social organization with increased grave good inclusions (Jones 2002).

The Middle Late Transition Period (1,000 YBP to 750 YBP) is punctuated by a modification of subsistence strategies and coincides with a dramatic shift in the environment known as the Medieval Climatic Anomaly (MCA). Scott Stine introduced his thesis of the MCA at the 1994 Society for California Archaeology annual meeting at the Asilomar Conference Grounds (Stine 1994). Stine's investigations were based upon dendrochronological studies of trees in the Mono

Lake region. His research indicates there was a prolonged and severe drought from 1,170 to 670 YBP that encompassed much of North America. Dramatic shifts in the environment resulted in resource intensification, adapted migration patterns, and modified subsistence strategies (Jones et al 2007, 204). The MCA is evident in the archaeological record during the Middle-Late Transition Period, and is punctuated by regional abandonment of sites, occurrences of intergroup violence (Gamble 2005, Arnold & Walsh 2012). Resource intensification and dietary patterns shift during this temporal sequence including the reduction of large game exploitation and increased exploitation of less calorie dense foods and small game (Jones et al 1996). These shifts are evidenced by Middle Late Transition Period faunal and artifact assemblages that show increased frequencies of small animal remains and shellfish, and the adoption of bow and arrow technologies by the Esselen and Costanoan/Rumsen societies (Jones et al 1996).

The Late Period (750 YBP to 250 YBP) on the Central Coast is characterized as a period of cultural complexity related to population and resource stress (Jones 2002). Increased resource intensification develops as access to hunting and foraging sites decreases due to population densities and enforcement of territorial boundaries (Jones 2002). This period is also punctuated by increased conflict and warfare with neighboring Tribes (Jones 2002; Jones 2007). The Late Period is socially characterized by hierarchical political structures, division of labor, and the development of elaborate crafts and technologies, and extensive trade networks throughout California's Central Coast and the Great Basin (Jones 2002). Acorn economies persisted into the Late Period and colonial transition period, as evidenced by early 18th century observations.

Near the end of the Late Period, and prior to the Spanish missionary's arrival to what is now known as Monterey County in 1770, the recent ancestors of contemporary Esselen and Rumsen Citizens subsisted as hunter-gatherers. They crafted mortars and pestles, hand stones and milling slabs from local granite, mudstone, and sandstone to process plants and animals for foods, medicines, and pigments. Wild tobacco was also managed and utilized (Eerkens *et al*. 2018). Based on 18th century observations, the Esselen and Costanoan/Rumsen Tribes were semisedentary and maintained seasonal coastal and inland hunting-gathering, ceremonial, and village sites within their established territories. These sites are regularly found along streams and stream confluences, lakes, and marshes, and in the vicinity of natural springs and seeps; however, the original location of these drainages may have been altered due to natural or human impacts to landscapes (Brandoff-Kerr 1982, 66-72).

Historic Period

The Central Coast's Tribal communities were catastrophically impacted by the arrival of the Spanish missionaries and Europeans as early as 1542 with Juan Rodriguez Cabrillo's expedition of the California coast (Lightfoot 2005). Cabrillo and his crew initially disembarked in San Diego and Monterey Bay within the extensive trade and cultural sphere of the Esselen and Costanoan/Rumsen societies. Further direct contact with the Esselen and Costanoan/Rumsen cultural sphere would occur in 1602 when Sebastián Vizcaíno laid anchor in Monterey Bay during their exploratory survey of Alta California's coast. However, European settlement of the region would not occur for almost two more centuries. From 1769 to 1770, the land expedition to relocate Vizcaíno's Monterey Bay, led by Captain Don Gaspar de Portolá and the Franciscan Father Junípero Serra, skirted the Coast Range with no extensive inland exploration into the Esselen's cultural landscape. Broad cultural entanglements occurred with the Esselen and Costanoan/Rumsen in 1770 when Serra established the first colonial settlement in the region with the founding of the Presidio and Mission San Carlos Borromeo de Monterey.

Significant changes for the Monterey region, including the opportunity to engage in international trade, began when Mexico achieved independence from Spain in 1822. Spanish land control practices were replaced with private land grants given or sold to prominent Californio families after the secularization of the California missions. In 1848 after the end of the Mexican-American War, the United States annexed nearly all of the territory of the present states of New Mexico, Utah, Nevada, Arizona, California, Texas, and western Colorado.

Although the Californio's had intended to grant Indigenous families mission lands during the Mexican period of secularization, those grants and gestures were not recognized by the American government. The Land Act of 1851 resulted in the incorporation of the U.S. Land Commission and the review of land grants given during the Mexican period. During this process, the United States Congress authorized Special Agents McKee, Barbour and Wozencraft to meet and treat with the California Tribes. Eighteen treaties were negotiated between the California Tribes and the special agents (Phillips 1997). The treaties were established to accomplish two basic goals: 1) to cede the majority of Aboriginal lands of California to the United States Government; and 2) to reserve 8.5 million acres of land in the interior of the state to be used by the California Tribes as reservation lands. Today, the eighteen treaties remain unratified (Lipps, 1932).

Ethnographic Background

The Project area is located within the contemporary and ancestral boundaries of the Esselen and Costanoan/Rumsen Tribes. At the time of the Spanish arrival, the Costanoan/Rumsen speaking polities; one of eight Penutian-root linguistic groups of Indigenous people that resided on the Central California Coast, also occupied the region. The precise timing of the Penutian speaker's arrival to the California coast is disputed, however it is generally accepted they arrived in the Monterey region between approximately 1,500 to 2,500 YBP (Breschini and Haversat 1980; Moratto 1984; Dietz 1978; Dietz and Jackson 1981; Jones et al. 1996). The earliest settlers of the Monterey County region were likely the Esselen people who spoke a Hokan rooted language. The Esselen are thought to have inhabited the Central Coast for approximately 10,000 years before the arrival of the Penutian/Utian speaking Costanoan/Ohlone/Rumsen peoples (Shaul 2019, Breschini and Haversat 2004). Prior to the arrival of the Penutian-root language speakers, the Hokan-root language speakers' cultural territory is thought to have extended broadly throughout California (Shaul 2019).

> *"Golla's observation shows an earlier core area of Yukian, Yanan, Esselen and Chumashan probably in the San Francisco Bay area south to the historic territory of Chumashan. (The Costanoan words for marine animals are borrowed from Esselen or a closely related language and show the slow advance of Costanoan speech to the south from the Bay Area.) The Bay area is also the closest area where Yukian and Yanan could be members of the /pVk(V)/ diffusion area, with the Esselen speech community in the Bay area stretching south to Chumashan in along the Santa Barbara Channel."* (Shaul 2019, 204).

Throughout California, Tribal communities were historically classified by anthropologists based on the unique linguistic dialects of their spoken language. Early researchers failed to document how Tribal communities referred to themselves, and whether those identities were reflective of separate, sovereign Tribal entities. The 20th century anthropologist, John P. Harrington (1981/1991), provided some insight to the region's Tribal sovereign references through his conversations with Isabelle Meadows, a Rumsen member from Carmel Valley:

> *"Isabelle: When I asked what language they spoke at the Big Sur rancheria, she says they already stopped speaking the Eselen language and they used the pure idiom of the mission here, such as Isabelle's immediate ancestors talked. (So don't be too sure that the coast south of Carmelo was not Eselen in language.) Isabelle March 24, 1932 (JPH R72:48B) [Emphasis is author's]" (Escobar et al. 1999, 6).*

The Indigenous peoples of the Central Coast continue to be identified by anthropologists according to linguistic groups, including the Esselen. Hokan-root languages, including Esselen, are thought to be among the oldest linguistic groups so far identified in California (Shaul 2019). Contemporary linguistic evidence indicates Hokan-root languages were spoken as far north as the San Francisco Bay region (Shaul 2019; Breschini and Haversat 2004, 58). Hokan-root languages, in addition to the Esselen, include the Pomoan, Yana/Yuki, Karuk, and Washoe Tribes in the north, and the Salinan, Chumash, and Yuman Tribes in the south (Lightfoot 2005, 34). As Tribal populations in the San Francisco Bay Area and Southern Central Coast area swelled during the Late Period, the Hokan-speaking Tribes in the northern and southern regions of California were gradually displaced or absorbed by the Penutian-root speaking populations (Shaul 2019; Breschini and Haversat 2004, 58).

Previous ethnographic maps drawn by anthropologists suggested the Esselen traditional landscapes were limited to the upper Carmel River and Sierra de Salinas ridge in the north to Palo Colorado Canyon to the south (Breschini and Haversat 2004; Milliken 1997). It is noteworthy that these boundaries were created by archaeologists, largely based on Spanish colonial records, who neglected to seek input from Esselen and Costanoan/Rumsen Tribal elders and citizens. The reclamation of Tribal narratives through Local Indigenous Knowledge movements has helped Esselen and Costanoan/Rumsen Tribal citizens to redraw the boundaries of their traditional landscapes. Current Esselen ethnographic boundaries include the Gabilan Range terminus in the southeast, the western slopes of To-ya-tak (Fremont Peak) to the northeast, the Pajaro River corridor in the north and west, and Salmon Creek near the present-day San Luis Obispo County-Monterey County boundary. Current Costanoan/Rumsen ethnographic boundaries include Palo Colorado Canyon north to Moss Landing, east through the San Andreas Rift Zone to Panoche Valley in San Benito County, and south to the Pinnacles National Park.

Traditional Indigenous villages and rancherias throughout the Monterey County region are known by several different names, due to variability in the transcription of these locations by different priests, as recorded in the Mission records. Notable Esselen and Costanoan/Rumsen villages and districts in the Monterey County inland and coastal areas identified by Breschini and colleagues (2004), and Milliken (1990) include:

- Calendaruc/Guachirron (Moss Landing, Castroville, Watsonville area)
- Ensen (interior side of Fort Ord and Salinas Valley)
- Tamo-tk (Lighthouse Tunnel/Presidio of Monterey)
- Ixchenta (Point Lobos)
- Tucutnut (Mid-Lower Carmel River drainage)
- Capanay (Chupines/Rana/Agua Mala Creek drainages)
- Soccoronda/Jummis/Sepponet (upper Mid to Upper Carmel River drainage)
- Echilat/Tebityilat (upper San Jose and Las Garzas Creek drainages)
- Excelen/Excelemach (Santa Lucia Mountains/Ventana Wilderness)
- Sargentaruc/Jojopan/Pixchi (Palo Colorado Canyon south to Big Sur)

The arrival of Spanish colonialists in the late 18th century altered the Indigenous landscapes of the California Tribes in the Central Coast region (Lightfoot 2005). Unlike Russian colonialists in northern California, the goal of the Spanish mission institution was to convert the Indigenous populations into a class of gente de razón; a Hispanicized class of Spanish citizens loyal to the church and crown in order to support Spain's colonial industries (Lightfoot 2005). This effort required the cultural assimilation of Indigenous communities and their citizens, and disrupted the generational transmission of traditional lifeways, customs, religions, and belief systems (Lightfoot 2005). With the exception of the lasting baptismal and marriage records recorded by the missionaries, many surviving Indigenous citizens lost knowledge of their village origins, family names, and linguistic identities.

Recent Indigenous based research on Native California cultural resilience during Spanish colonial entanglements indicate Tribal lifeways and traditions persisted in public and private settings throughout the Spanish and Mexican occupation, and into the 20th and 21st centuries (Schneider 2015). Cultural friction and social entanglements persisted for the Central Coast's Indigenous community upon the arrival of American capitalists in the mid-19th century. Tribal communities already experiencing disruptions from their traditional lifeways during the brief Spanish and Mexican period of colonialism were violently displaced from their spiritual and cultural landscapes by homesteaders, ranchers, and mineral speculators (Lightfoot 2005). Tribal communities were deliberately massacred by American settlers and the United States Cavalry with the support of local and state and federal government officials (Lightfoot 2005). During this period, the Costaños label was colloquially used to describe the regions Indigenous community members throughout the 19th and 20th centuries. The term was later anglicized to Costanoan by Alfred Kroeber in 1925 as he declared the physical and cultural extinction of the Esselen people (Kroeber 1925, 544). Kroeber's declarations and terminologies were subsequently codified in anthropological and historic literature and continue to contribute to the cultural erasure and false narratives of the Central Coast's Indigenous peoples (Milliken 1990).

Contemporary Tribal polities throughout the state and Monterey County have begun engaging in public outreach to remove Kroeber's false narratives from planning documents in an effort to revitalize their cultural identities and traditions in the public sphere. These outreach efforts have resulted in reconciliation acts by the Roman Catholic Diocese of Monterey and by California State Governor's Jerry Brown and Gavin Newsom. In 2019, Governor Newsom established the Truth and Healing Council to help clarify experiences of California's Native population in the historical record and to promote the healing of the contemporary Tribal community's generational trauma.

Carmel Specific Setting

The Project area lies immediately north of the historic boundaries of Honoré Escolle's *Las Manzanitas Rancho*, which extended north from Mission San Carlos Borromeo del Rio Carmel, west to Monte Verde Street, and east to Junipero Street (Grimes and Heumann 1994, 12). In 1888, Escolle sold 324-acres of their land to Santiago J. Duckworth to establish Carmel City, an area bounded by Monte Verde Street to the west, Monterey and Carpenter Streets to the east, Twelfth Avenue to the south, and First Avenue to the north (Grimes and Heumann 1994, 15). Modeling his community after Pacific Grove's Methodist Retreat, Duckworth envisioned Carmel City as a summer resort for Catholics with lots ranging in price from $20 for interior lots, to $25 for corner lots, and $50 dollars for commercial lots (Grimes and Heumann 1994, 15). The City was formerly established in 1902 during the Arts and Crafts movement when Frank H. Powers

and James F. Devendorf acquired Duckworth's unsold parcels and filed a map of Carmel-by-the-Sea with the Monterey County Recorder's office (Grimes and Heumann 1994, 15). The City was formally incorporated by the County Board of Supervisors in October 1916 (Grimes and Heumann 1994, 28).

Carmel's economic industries, from the Spanish and Mexican periods through the early American period, were primarily agrarian focused and included beef cattle ranches, dairy farms, and orchards (Grimes and Heumann 1994, 12-13). Whaling and fishing industries debuted during the mid-nineteenth century, including Chinese fishing villages at Pescadero Point and Stillwater Cove (Grimes and Heumann 1994, 13). Extraction industries in the area included sand and gravel mining, coal, and precious metals (Grimes and Heumann 1994, 14). By the time the City of Carmel-by-the-Sea was established in 1902, most heavy industry was limited to the building industry associated with the Carmel Thermotite Company (1922-1931) located at Santa Fe Street and Third Avenue (Grimes and Heumann 1994, 15). The City's present-day industries are predominately tourist oriented and continue to complement the summer resort/retreat visions of Duckworth, Powers and Devendorf.

Results of the Records Search

On April 10, 2025, a records search was conducted on behalf of the Phase I assessment by staff of the California Historic Resources Information System's (CHRIS) Northwest Information Center (NWIC) located at Sonoma State University in Rohnert Park, California (File No. 24-1588). The records search included a review of cultural resource studies within the Project area and within a 750-ft radius of the Project area. The objective of the records search was to identify whether any cultural resources have been recorded in the Project area, whether Project area has been subject to previous investigations, and to determine the proximity of the Project area to previously recorded sites and archaeological investigations nearby. The results memo and maps depicting the resource and study locations are located in Appendix B.

Previously Recorded Resources

The NWIC records search was negative. No resources were reported for the Project area No resources were reported within 750-ft of the Project area.

Previous Cultural Resources Studies

Resource Studies Reported within the Project Area

The NWIC reported two previous cultural resource studies have been conducted within the Project Area. These studies, S-024471 and S-025092, were broad historic built environment inventories conducted on behalf of the City and were not specific to the Project Area. Table 2 below outlines the studies reported by the NWIC for the Project area and their results.

Table 2: Resource Studies Reported within the Project Area

Report Number	Authors	Year	Result of Study	Title	Publisher
S-024471	Kent L. Seavey	2001	Positive (Broad Built Environment Study)	Final Report: Carmel-by-the Sea, Historic Resources Survey, 2001	Kent Seavey

Report Number	Authors	Year	Result of Study	Title	Publisher
S-025092	No Authors Listed	1996	Positive (Broad Built Environment Study)	Final Report: Historic Resources Survey for the City of Carmel-by-the-Sea	Carmel Preservation Foundation; Archives & Architecture

Resource Studies Reported within 750-ft of the Project Area

The NWIC reported forty-one previous cultural resource studies have been conducted within 750-ft of the Project area. One of these studies, S-024134, was a cultural resource assessment of the Stevenson Lower and Middle School, conducted in 2000 by Archaeological Resource Management. Although the 2000 study partially intersected this study's 750-ft search boundary, the resource identified by the 2000 study lies outside of this study's 750-ft search boundary and will not be impacted by the proposed Project. All remaining studies within this study's 750-ft search boundary yielded negative results. Table 3 below outlines the resource studies reported by the NWIC within 750-ft of the Project area and their results.

Table 3: Resource Studies Reported within 750-ft of the Project Area

Report Number	Authors	Year	Result of Study	Title	Publisher
S-009823	R. Paul Hampson and Gary S. Breschini	1988		Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-114-08, Carmel, Monterey County, California	Archaeological Consulting
S-010639	Anna Runnings and Trudy Haversat	1988		Preliminary Cultural Resources Reconnaissance for APN 009-102-30, Lot 6, and 009-102-031, Lots 7 and 8, Carmel Woods, Monterey County, California	Archaeological Consulting
S-010912	Anna Runnings and Trudy Haversat	1989		Preliminary Cultural Resources Reconnaissance of a Portion of A.P.N. 010-111-18, Carmel, Monterey County, California	Archaeological Consulting
S-012345	Anna Runnings and Gary S. Breschini	1990		Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-127-27, Carmel, Monterey County, California	Archaeological Consulting
S-014018	Anna Runnings and Gary S. Breschini	1992		Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-116-21, Carmel, Monterey County, California	Archaeological Consulting
S-014463	Anna Runnings and Trudy Haversat	1992		Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-116-12, Carmel, Monterey County, California	Archaeological Consulting
S-016241	Anna Runnings and Trudy Haversat	1994		Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 009-103-11, Carmel, Monterey County, California	Archaeological Consulting

Report Number	Authors	Year	Result of Study	Title	Publisher
S-016303	Anna Runnings and Trudy Haversat	1993	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-111-03, Carmel, Monterey County, California	Archaeological Consulting
S-017006	Anna Runnings and Trudy Haversat	1994	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-126-03, Carmel, Monterey County, California	Archaeological Consulting
S-017420	Anna Runnings and Trudy Haversat	1995	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-113-03, Carmel, Monterey County, California	Archaeological Consulting
S-018085	Anna Runnings and Trudy Haversat	1995	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel Number 010-115-016, Carmel, Monterey County, California	Archaeological Consulting
S-018842	Anna Runnings and Trudy Haversat	1996	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel Number 010-121-016, Carmel, Monterey County, California	Archaeological Consulting
S-019626	Mary Doane and Trudy Haversat	1997	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel Number 010-114-003, Carmel, Monterey County, California	Archaeological Consulting
S-021244	Larry F. Bourdeau	1998	Negative	Results of Phase I Archaeological Reconnaissance With Recommendations For Cultural Resource Management APN 009-103-009, 24759 Dolores Street, Carmel, Monterey County, California	Pacific Museum Consultants
S-022793	Mary Doane and Trudy Haversat	2000	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel Number 010-127-019, Carmel, Monterey County, California	Archaeological Consulting
S-023328	Anna Runnings and Trudy Haversat	2000	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel Number 009-121-003, Carmel, Monterey County, California	Archaeological Consulting
S-024134	Robert Cartier	2000	Positive (resource outside of 750-ft search boundary)	Cultural Resource Evaluation for the Stevenson Lower and Middle School Project in the City of Carmel	Archaeological Resource Management
S-026531	Mary Doane and Trudy Haversat	2003	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel 010-111-010, in Carmel, Monterey County, California	Archaeological Consulting
S-027982	Susan Morley	2004	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-122-016, City of Carmel-By-The Sea, County of Monterey	Achasta Archaeological Services
S-028075	Mary Doane and Trudy Haversat	2004	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel 010-116-015 in Carmel, Monterey County, California	Archaeological Consulting

Report Number	Authors	Year	Result of Study	Title	Publisher
S-029115	Mary Doane and Trudy Haversat	2004	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel 010-116-006, in Carmel, Monterey County, California	Archaeological Consulting
S-029276	Susan Morley	2004	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel Number 010 121 006, City of Carmel-by-the-Sea, Monterey County, California.	Achasta Archaeological Services
S-030135	Mary Doane and Trudy Haversat	2005	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel 010-116-017, In Carmel, Monterey County, California.	Archaeological Consulting
S-034360	Mary Doane and Gary S. Breschini	2007	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel 009-102-008 in Carmel, Monterey County, California. Project 4117	Archaeological Consulting
S-034801	Susan Morley	2008	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-116-011, Carmel-By-The-Sea, County of Monterey, California	Achasta Archaeological Services
S-036399	Gary S. Breschini	2009	Negative	Stevenson School, Carmel Campus Sign (letter report)	Archaeological Consulting
S-036727	Susan Morley	2009	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 009 111 006, Carmel Woods, an Unincorporated Area in the County of Monterey, California	Achasta Archaeological Services
S-037164	Mary Doane and Gary S. Breschini	2010	Negative	Preliminary Archaeological Reconnaissance of Assessor's Parcel 010-11-014, Carmel, Monterey County, California	Archaeological Consulting
S-037357	Susan Morley	2009	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-115-023, Carmel Woods, an Unincorporated Area in the County of Monterey, California	Achasta Archaeological Services
S-038528	Mary Doane and Gary S. Breschini	2011	Negative	Preliminary Archaeological Assessment for APN 009-102-007, In Carmel, Monterey County, California	Archaeological Consulting
S-042897	Mary Doane and Gary S. Breschini	2013	Negative	Preliminary Archaeological Assessment of APN 010-126-021, in Carmel-By-The-Sea, Monterey County, California	Archaeological Consulting
S-045037	Mary Doane and Gary S. Breschini	2014	Negative	Preliminary Archaeological Assessment of APN 009-111-002 in Carmel, Monterey County, California	Archaeological Consulting
S-045907	Mary Doane and Gary S. Breschini	2014	Negative	Preliminary Archaeological Assessment of APN 009-103-016, in Carmel, Monterey County, California	Archaeological Consulting
S-048627	Gary S. Breschini	2016	Negative	Preliminary Archaeological Assessment of APN 010-114-009, Carmel, Monterey County, California	Archaeological Consulting

Report Number	Authors	Year	Result of Study	Title	Publisher
S-048874	Susan Morley	2016	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel (APN) 010-115-021, City of Carmel-By-The-Sea, County of Monterey, California	Achasta Archaeological Services
S-049147	Susan Morley	2017	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-126-007, the City of Carmel-By-the-Sea, County of Monterey, California	Achasta Archaeological Services
S-049734	Gary S. Breschini	2017	Negative	Preliminary Archaeological Assessment of Assessor's Parcel 009-103-022, Carmel, Monterey County, California	Archaeological Consulting
S-049810	Gary S. Breschini	2017	Negative	Preliminary Archaeological Assessment of Assessor's Parcel 010-121-024, Carmel, Monterey County, California	Archaeological Consulting
S-052131	Susan Morley	2018	Negative	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number APN 010-111-012, the City of Carmel-By-the-Sea, County of Monterey, California	
S-057319	Reilly Murphy	2021	Negative	Phase I Cultural Resources Inventory for San Carlos 2 SW 1st, Carmel, Monterey County, California	Albion Environmental, Inc.
S-057935	Susan Morley and Brenna Wheelis	2023	Negative	Archaeological Resource Management Report in Support of the San Carlos 2 NE of 2nd Avenue Project, Carmel-by-the-Sea, Monterey County, California (APN (APN: 010-121-005-000)	Achasta Archaeological Services

Sacred Lands File Request

We contacted Native American Heritage Commission (NAHC) by email to request information on known Native American Sacred Lands (SLF) within the subject parcel locations and nearby vicinity. On April 16, 2025, Cultural Analyst Cody Campagne responded advising the results of the SLF search were positive and provided a list of Tribal stakeholders affiliated with the area who may have additional information on Sacred Lands and Traditional Landscapes overlaying the subject parcel and nearby vicinity. The NAHC SLF results were received at the time of this report finalization. Therefore, outreach efforts and Tribal responses are not available for inclusion in this report. Appendix C contains the NAHC SLF response and contact list.

Site Specific Setting

The Project area has undergone moderate use resulting in moderate ground disturbance from at least 1936 through 1978 until the present. At the time of our Phase I assessment, parcel -007 contained one single-family dwelling built in 1946 with a detached garage. Landscaping features were minimal and included low profile granite and Carmel stone retained garden beds containing sparce, low and medium profile foliage. Medium height wooden fencing bounded the front yard, grape stake fencing bounded the southern parcel boundary and a short portion of the northern parcel boundary, and high profile fencing dominated by English ivy bounded the

eastern parcel boundary. Hardscaping features were limited to a concrete and Carmel stone walkway and narrow patio south of the dwelling.

Parcel -012 contained one single-family dwelling, reportedly constructed in 1936, with an attached carport and redwood decking. Landscaping features were minimal and included stone retained garden beds with medium to tall profile ornamental hedges, medium profile ground level garden beds, and pebbled walkways. Hardscaping features included the asphalt paved driveway ingress and concrete paved parking pad. Privacy fencing dominated by English ivy bound the southern parcel boundary. Although records with the Monterey County Assessor's office indicate parcel -012 was initially developed in 1936, the structure's exterior appears to have undergone substantial redevelopment and/or reconstruction ca. 1970's.

Parcel -013 contained one single-family dwelling built in 1978 with an attached carport. Landscaping features were minimal and included a small, ground level garden bed west of the dwelling's entrance and north of the driveway ingress. Hardscaping features included the concrete paved driveway ingress and parking pad, an adobe brick retaining wall on the southern parcel boundary, and a Carmel stone retaining wall on the northern parcel boundary. Redwood privacy fencing bounded the eastern parcel boundary. Although plant foliage was present on each of the subject parcels, ground visibility was improved by minor shoveling and troweling and soil visibility was considered optimal for the purpose of our assessment.

The soils of the subject parcel, as classified by the United States Department of Agriculture's Soil Survey (websoilsurvey.sc.egov.usda.gov), are described as Narlon loamy fine sand 2 to 9 percent slopes. Narlon loamy find sand soils occur at elevations ranging from 20 to 800-ft msl on marine terrace footslopes and are derived from clayey marine deposits derived from sedimentary rock. Typical soil profiles for Narlon loamy fine sand soils are loamy fine sand (0 to 13-inches bgs) underlain by clay (13 to 53-inches bgs), underlain by bedrock. These soil characteristics are consistent with the soils observed during the Phase I pedestrian survey. Exposed ground surfaces were largely absent of ground cover and soil visibility was considered optimal for the purpose of our assessment.

Results of the Fieldwork

Phase I Pedestrian Survey

Survey Methods

On April 18, 2025, we conducted a pedestrian survey of the subject parcel's accessible areas in transects of no less than 5-meters. The subject parcel was recorded with digital photographs, including general views of the topography and vegetation density, and other relevant images. Trowel scrapes were performed to improve visibility in areas with vegetation to inspect soils immediately below ground surface. Photos depicting the Project area and soil conditions are located in Appendix D.

Exposed ground surface within the subject parcel were examined for the presence of historical or precolonial site indicators. Historic-era site indicators include foundations, fence lines, ditches, standing buildings, objects, or structures such as sheds, or concentrations of materials at least 45-years in age. Common items include domestic refuse (e.g., glass bottles, ceramics, toys, buttons, or leather shoes), refuse from other pursuits such as agriculture (e.g., metal tanks, farm machinery parts, horseshoes), or structural materials (e.g., nails, glass windowpanes, corrugated metal, wood posts or planks, metal pipes and fittings). Precolonial site indicators include areas of darker soil with concentrations of ash, charcoal, fragments of animal bone (burned or unburned), shell, flaked stone, ground stone, or even human bone.

Survey Results

The results of the Phase I survey were negative. No site indicators of precolonial cultural activity, such as bone, dense midden soils, dense shell concentrations, stone tools or flaked stone material, charcoal, or fire-affected rocks were observed in the Project area. No indicators of historical activity, such as glass, ceramic, bricks, or other building debris, farming or ranching equipment, or structural remnants were observed in the Project area.

Conclusion and Recommendations

The Project area has undergone moderate use resulting in moderate to high ground disturbance from at least 1936 through 1978 until the present. The results of the Phase I assessment were negative. The NWIC reported no previously recorded archaeological resources were present within the Project area or within 750-ft of the Project area. The results of the Phase I pedestrian survey were also negative. No indicators of precolonial or historic activity were observed anywhere in the Project area. Based on regional studies and studies conducted in the vicinity of the Project area, evidence of precolonial and historic site indicators would be readily apparent on the ground surface to depths of 30-cm below ground surface. The results of the NAHC SLF search were positive however, and those results should be conveyed to Tribal stakeholders by the lead agency during any required AB 52 consultation for the Project.

Pursuant to the California Code of Regulations Section 15064.5(c)(4), if surveys and site evaluations determine that an archaeological resource is neither a unique archaeological nor an historical resource, the effects of a project on those resources shall not be considered a significant effect on the environment. The results of the Phase I assessment indicate the proposed Project have no effect on cultural resources resulting in no adverse impact on the environment. Additional archaeological assessments are not necessary for this Project to proceed. This ARMR was prepared in compliance with CEQA and the LUP/CCE.

In order to address potential impacts made to unknown resources through inadvertent discoveries, we recommend the following standard language is included on any permits issued for the Project:

- In the event cultural resources are impacted during construction, work shall stop within 150-ft of the find until a qualified archaeologist has an opportunity to evaluate the find and provide treatment recommendations. If the resource is considered significant, ground disturbance shall be halted until an archaeological consultant has been retained, and a comprehensive Archaeological Research Design and Treatment Plan is developed and approved by the Lead Agency and project proponent.

- In the event that human remains are encountered on site, ground disturbing activities on site shall immediately halt. The remains shall be covered with steel plates (where feasible) and the location shall be kept confidential among project personnel to prevent vandalism and additional disturbance. The Monterey County Sheriff-Coroner shall be notified immediately, and no work shall resume in within a 150-ft radius of the find until a Most Likely Descendent (MLD) has been assigned to the Project and provided the project proponent with treatment recommendations. Photographs of remains shall be prohibited, unless requested by the coroner and permitted by the MLD.

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Appendix A
Project Design Plans

Overall Main Floor Site Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CARMEL STONE GARDEN WALL
- CORTEN STEEL RETAINING WALL
- WOOD PAVERS
- STONE PAVER DECK
- PROPOSED TREE
- EXISTING TREE
- SPACED-BOARD WOOD DECK
- NEW FENCE
- NEW PLANTING OR LANDSCAPE AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ACCENT BOULDER
- STEP BOULDER
- STONE PAVERS
- DRYLAID FLAGSTONE PAVING

NORTH

0' 8' 16'

DYAR
ARCHITECTURE
P.O. BOX 4709
CARMEL, CALIFORNIA 93921
v: 831.915.5602
f: 831.309.9999
Email:
info@dyararchitecture.com

© 2025
The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By The Owner Or Other On Another Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner:
Colina Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Ahana Residence

Mission Street, 2 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-007

Job No.

Date:

Track 2 Design Study
July 1, 2024

Track 2 Design Resubmittal
September 4, 2024

Design Development
February 19, 2025

Mission Sisters Properties Main Level Site Plan and Street Elevation

1/8" = 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2027
STATE OF CALIFORNIA

Sheet No.

A4
Ahana

Appendix B
NWIC Results

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA, COLUSA, CONTRA COSTA, DEL NORTE, HUMBOLDT, LAKE, MARIN, MENDOCINO, MONTEREY, NAPA, SAN BENITO, SAN FRANCISCO, SAN MATEO, SANTA CLARA, SANTA CRUZ, SOLANO, SONOMA, YOLO

Northwest Information Center
Sonoma State University
1400 Valley House Drive, Suite 210
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
https://nwic.sonoma.edu

4/10/2025 NWIC File No.: 24-1588

Susan Morley
Achasta Archaeological Services
3059 Bostick Avenue
Marina, CA 93933

Re: Mission Sisters Residence

The Northwest Information Center received your record search request for the project area referenced above, located on the Monterey USGS 7.5' quad(s). The following reflects the results of the records search for the project area and a 750ft radius:

Resources within project area:	None
Resources within 750ft radius:	None
Reports within project area:	S-024471; S-025092
Reports within 750ft radius:	[41: See list below]

Resource Database Printout (list):	☐ enclosed	☒ not requested	☐ nothing listed
Resource Database Printout (details):	☐ enclosed	☒ not requested	☐ nothing listed
Resource Digital Database Records:	☐ enclosed	☐ not requested	☒ nothing listed
Report Database Printout (list):	☐ enclosed	☒ not requested	☐ nothing listed
Report Database Printout (details):	☐ enclosed	☒ not requested	☐ nothing listed
Report Digital Database Records:	☒ enclosed	☐ not requested	☐ nothing listed
Resource Record Copies:	☐ enclosed	☐ not requested	☒ nothing listed
Report Copies:	☐ enclosed	☒ not requested	☐ nothing listed
OHP Built Environment Resources Directory:	☐ enclosed	☒ not requested	☐ nothing listed
OHP Archaeological Resources Directory:	☐ enclosed	☒ not requested	☐ nothing listed
CA Inventory of Historic Resources (1976):	☐ enclosed	☒ not requested	☐ nothing listed
Caltrans Bridge Survey:	☐ enclosed	☒ not requested	☐ nothing listed
Ethnographic Information:	☐ enclosed	☒ not requested	☐ nothing listed
Historical Literature:	☐ enclosed	☒ not requested	☐ nothing listed
Historical Maps:	☐ enclosed	☒ not requested	☐ nothing listed
Local Inventories:	☐ enclosed	☒ not requested	☐ nothing listed
GLO and/or Rancho Plat Maps:	☐ enclosed	☒ not requested	☐ nothing listed
Shipwreck Inventory:	☐ enclosed	☒ not requested	☐ nothing listed

Soil Survey Maps: ☐ enclosed ☒ not requested ☐ nothing listed

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System (CHRIS).

Sincerely,

Justin Murazzo

Justin Murazzo, Researcher

Reports Outside of Project Location
9823
10639
10912
12345
14018
14463
16241
16303
17006
17420
18085
18842
19626
21244
22793
23328
24134
26531
27982
28075
29115
29276
30135
34360
34801
36399
36727
37164
37357
38528
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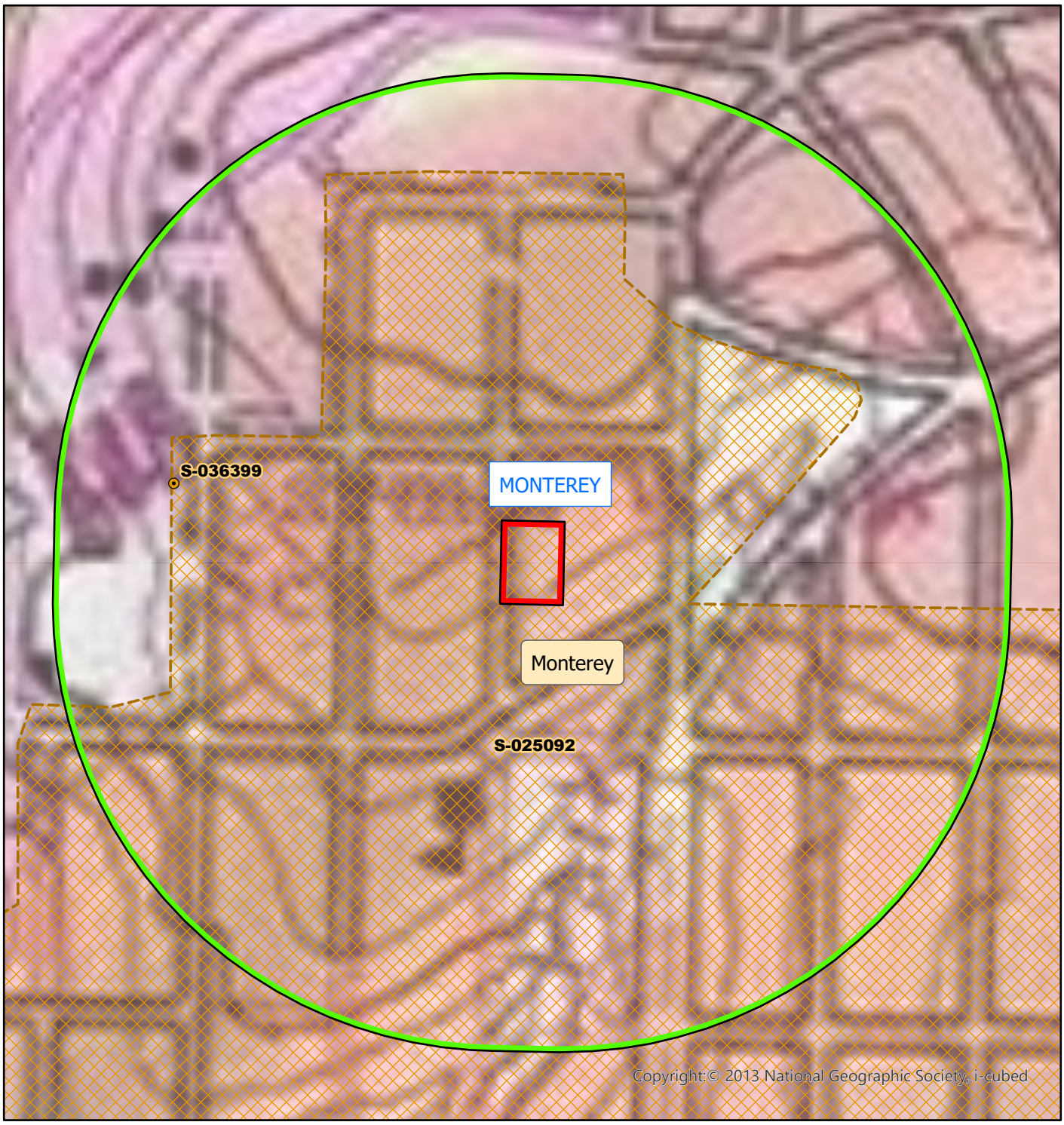
45037
45907
48627
48874
49147
49734
49810
52131
57319
57935

Report Map 1
Mission Sisters Residence



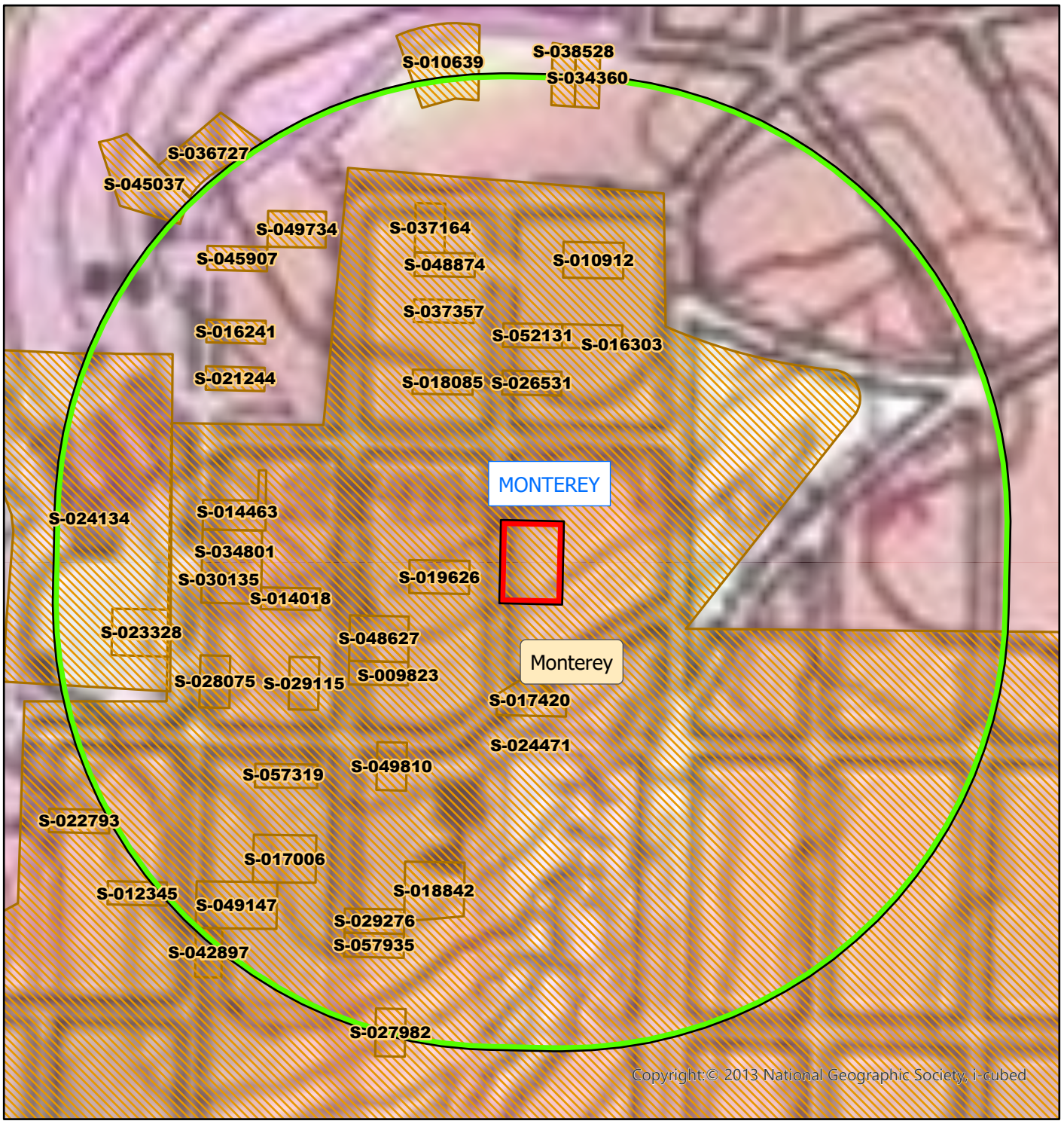
Northwest Information Center
File #24-1588 10 March 2025 J. Murazzo
May depict confidential cultural resource locations.
Do not distribute.

Feet
0 125 250 375 500
Meters
0 10 20 30 40 50

N

- Project location
- 750 foot buffer
- Reports (points)
- Reports approx loc
- Counties
- 7.5' Quads

Report Map 2
Mission Sisters Residence



Northwest Information Center
File #24-1588 10 March 2025 J. Murazzo
May depict confidential cultural resource locations.
Do not distribute.

Feet: 0, 125, 250, 375, 500
Meters: 0, 10, 20, 30, 40, 50

N

Project location
750 foot buffer
Reports (polygons)
Counties
7.5' Quads

Appendix C
NAHC SLF Results

STATE OF CALIFORNIA Gavin Newsom, *Governor*

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Bennae Calac
Pauma-Yuima Band of Luiseño Indians

COMMISSIONER
Vacant

ACTING EXECUTIVE SECRETARY
Steven Quinn

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

April 16, 2025

Brenna Wheelis
Achasta Archaeological Services

Via Email to: bwheelis@achastaservices.com

Re: Mission Sisters Residences Project, Monterey County

To Whom It May Concern:

As requested, a record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed based on information submitted for the above referenced project. The results were positive. Please contact the tribes on the attached list for more information. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. As such, a SLF search is not a substitute for consultation with all tribes that are traditionally and culturally affiliated with a project's geographic area.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. Please contact all of those listed; if they cannot supply information, they may recommend others with specific knowledge. If within two weeks of notification, a response has not been received, the Commission requests that you follow-up with a telephone call or email to ensure that the project information was received.

If you receive notification of a change of address or phone number from a tribe, please notify the NAHC so that we can assure that our lists contain current information.

In addition to engaging in tribal consultation, you should consult the appropriate regional California Historical Research Information System (CHRIS) archaeological Information Center to determine whether it has information regarding the presence of recorded archaeological sites within the project area.

If you have any questions or need additional information, please contact me at Cody.Campagne@nahc.ca.gov.

Sincerely,

Cody Campagne

Cody Campagne
Cultural Resources Manager

Attachment

Native American Heritage Commission
Native American Contact List
Monterey County
4/16/2025

County	Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
Monterey	Amah Mutsun Tribal Band	N	Ed Ketchum, Vice-Chairperson		(530) 578-3864		aerieways@aol.com	Costanoan Northern Valley Yokut	Alameda,Calaveras,Contra Costa,Fresno,Madera,Mariposa,Merced,Mont	7/20/2023
	Amah Mutsun Tribal Band	N	Valentin Lopez, Chairperson	P.O. Box 5272 Galt, CA, 95632	(916) 743-5833		vjltestingcenter@aol.com	Costanoan Northern Valley Yokut	Alameda,Calaveras,Contra Costa,Fresno,Madera,Mariposa,Merced,Monterey,San Benito,San Francisco,San	7/20/2023
	Amah Mutsun Tribal Band of Mission San Juan Bautista	N	Michelle Zimmer, Senior Cultural Monitor & Consultant	PO Box 214211, 2929 Fulton Ave Unit 19 Sacramento, CA, 95821	(916) 730-9468		michellezimmer1966@gmail.com	Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa Clara,Santa Cruz,Stanislaus	10/8/2024
	Amah Mutsun Tribal Band of Mission San Juan Bautista	N	Garry Zimmer, Senior Cultural Monitor & Consultant	PO Box 214211, 2929 Fulton Ave Unit 19 Sacramento, CA, 95821	(408) 771-8901		garryzimmer@gmail.com	Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa Clara,Santa Cruz,Stanislaus	10/8/2024
	Amah Mutsun Tribal Band of Mission San Juan Bautista	N	Christopher Zimmer, Senior Cultural Monitor & Consultant, Councilman	PO Box 214211, 2929 Fulton Ave Unit 19 Sacramento, CA, 95821	(650) 520-8418		cdzimmer93@gmail.com	Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa Clara,Santa Cruz,Stanislaus	10/8/2024
	Amah Mutsun Tribal Band of Mission San Juan Bautista	N	Shelby Brown, Senior Cultural Monitor & Consultant, Councilwoman	2451 Tyrolean Way Sacramento, CA, 95821	(916) 276-8380		shelbyzimmer1997@gmail.com	Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa Clara,Santa Cruz,Stanislaus	10/8/2024
	Amah MutsunTribal Band of Mission San Juan Bautista	N	Irenne Zwierlein, Chairperson	3030 Soda Bay Road Lakeport, CA, 95453	(916) 730-9468		amahmutsuntribalcommunications@gmail.com	Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa Clara,Santa Cruz,Stanislaus	10/8/2024
	Costanoan Ohlone Rumsen-Mutsen Tribe	N	Patrick Orozco, Chairman	644 Peartree Drive Watsonville, CA, 95076	(831) 728-8471		yanapvoic97@gmail.com	Ohlone	Monterey,San Benito,Santa Cruz	4/4/2024
	Costanoan Rumsen Carmel Tribe	N	Carla Munoz, Tribal Council		(415) 690-3110		crct.crd@gmail.com	Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa	7/17/2024
	Costanoan Rumsen Carmel Tribe	N	Henry Muñoz, Cultural Resource Officer	108 South Acacia Rialto, CA, 92376	(909) 254-1610		crct.crd@gmail.com	Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa Clara,Santa Cruz,Stanislaus	7/17/2024
	Costanoan Rumsen Carmel Tribe	N	Samuel Rodriguez, Cultural Resource Officer	29539 Oakbridge Dr Menifee, CA, 92586	(760) 681-6860		crct.crd@gmail.com	Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa Clara,Santa Cruz,Stanislaus	7/17/2024
	Esselen Tribe of Monterey County	N	Susan Morley, Cultural Committee Chairwoman	3059 Bostick Avenue Marina, CA, 93933	(831) 262-2300		cultural-resources@esselentribe.org	Rumsen Esselen	Monterey	3/14/2024
	Esselen Tribe of Monterey County	N	Tom Little Bear Nason, Tribal Chairman	P. O. Box 95 Carmel Valley, CA, 93924	(831) 214-5345		tribalchairman@esselentribe.org	Rumsen Esselen	Monterey	3/14/2024
	Indian Canyon Mutsun Band of Costanoan	N	Kanyon Sayers-Roods, MLD Contact	1615 Pearson Court San Jose, CA, 95122	(408) 673-0626		kanyon@kanyonkonsulting.com	Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa Clara,Santa Cruz,Stanislaus	3/15/2024
	Indian Canyon Mutsun Band of Costanoan	N	Ann Marie Sayers, Chairperson	P.O. Box 28 Hollister, CA, 95024	(831) 637-4238			Costanoan	Alameda,Contra Costa,Merced,Monterey,San Benito,San Francisco,San Mateo,Santa Clara,Santa Cruz,Stanislaus	3/15/2024
	KaKoon Ta Ruk Band of Ohlone-Costanoan Indians of the Big Sur Rancheria	N	Lydia Bojorquez, Vice Chair	PO Box 8355 Woodland, CA, 95776	(530) 650-5943		vicechair@kakoontaruk.org	Ohlone	Monterey	3/22/2023
	KaKoon Ta Ruk Band of Ohlone-Costanoan Indians of the Big Sur Rancheria	N	Isaac Bojorquez, Chairman	PO Box 8355 Woodland, CA, 95776	(916) 572-8036		chairman@kakoontaruk.org	Ohlone	Monterey	3/22/2023
	Ohlone/Costanoan-Esselen Nation	N	Christanne Najera, Vice Chairperson	519 Viejo Gabriel Soledad, CA, 93960	(831) 235-4590		chris.johntmenold@gmail.com	Costanoan Esselen	Monterey	6/12/2023
	Ohlone/Costanoan-Esselen Nation	N	Louise Miranda-Ramirez, Chairperson	P.O. Box 1301 Monterey, CA, 93942	(408) 629-5189		ramirez.louise@yahoo.com	Costanoan Esselen	Monterey	6/12/2023
	Rumsen Am:a Tur:ataj Ohlone	N	Dee Dee Ybarra, Chairperson	14671 Farmington Street Hesperia, CA, 92345	(760) 403-1756		rumsenama@gmail.com	Costanoan	Monterey	8/2/2023
	Rumsen Am:a Tur:ataj Ohlone	N	Daniel Quiroga, Spiritual/Cultural Advisor	14671 Farmington Street Hesperia, CA, 92345	(760) 881-9019			Costanoan	Monterey	8/2/2023
	Wuksachi Indian Tribe/Eshom Valley Band	N	Kenneth Woodrow, Chairperson	1179 Rock Haven Ct. Salinas, CA, 93906	(831) 443-9702		kwood8934@aol.com	Foothill Yokut Mono	Alameda,Calaveras,Contra Costa,Fresno,Inyo,Kings,Madera,Marin,Mariposa,Merced,Mono,Monterey,San Benito,San	6/19/2023

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Mission Sisters Residences Project, Monterey County.

Record: PROJ-2025-002093
Report Type: List of Tribes
Counties: Monterey
NAHC Group: All

APPENDIX D
Fieldwork Photos

Photo 1: Overview of parcel -007, view east.

Photo 2: Overview of parcel -007, view east.

Photo 3: Overview of parcel -007, view west.

Photo 4: Overview of parcel -007, view south.

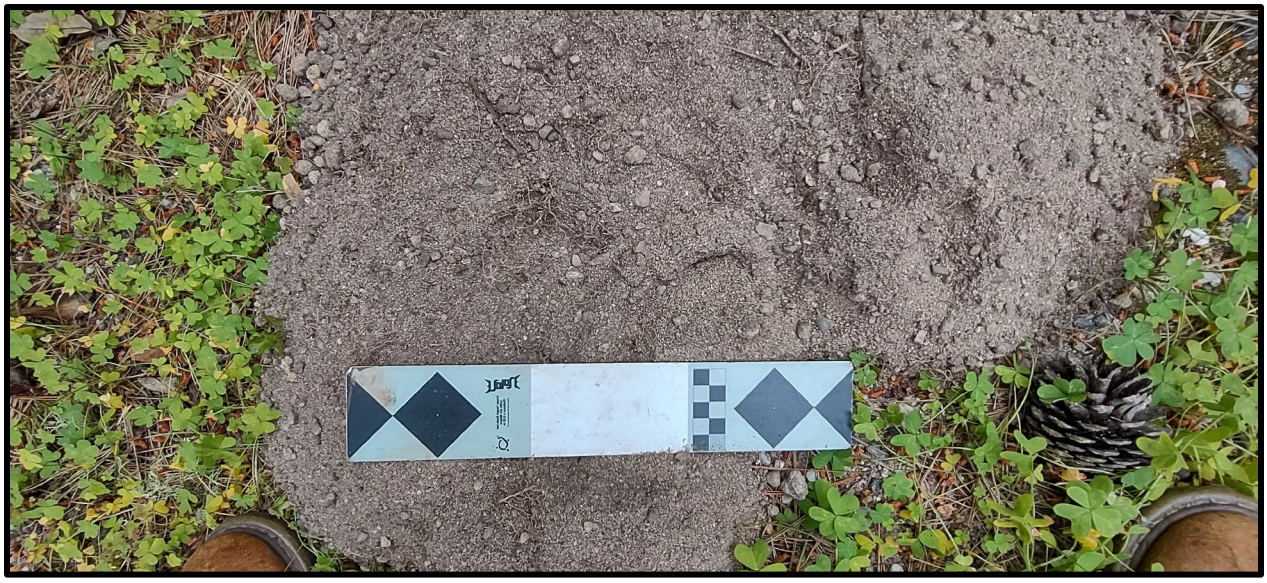


Photo 5: Plan view of parcel -007 soils, view south. Note sterile soils.

Photo 6: Plan view of parcel -007 soils. Note sterile soils.

Photo 7: Overview of parcel -012, view east.

Photo 8: Overview of parcel -012, view east.

Photo 9: Overview of parcel -012, view south.

Photo 10: Plan view of parcel -012 soils, view northwest. Note sterile soils.

Photo 11: Plan view of parcel -012 soils, view west. Note sterile soils.

Photo 12: Overview of parcel -013, view east.

Photo 13: Overview of parcel -013, view east.

Photo 14: Overview of parcel -013, view south.

Photo 15: Plan view of parcel -013 soils, view south. Note sterile soils.

Photo 16: Plan view of parcel -016 soils, view north. Note sterile soils.

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

May 14, 2025
CORRESPONDENCE

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	
APPROVED BY:	
SUBJECT:	PUBLIC CORRESPONDENCE: Public Hearings and/or other items appearing on the Agenda

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1 - DS 22-331 (Collins) Errata Memorandum
Attachment 2 - Draft Housing Element - Handout received during the meeting from Julie Christopher
Attachment 3 - DS 24207 (Hermle-Collins), DS 24208 (Hermle-Collins), & DS 24209 (Hermle-Collins) Letter received 04-24-25 from Charles J Murphy

Attachment 4 - DS 24207 (Hermle-Collins), DS 24208 (Hermle-Collins), & DS 24209 (Hermle-Collins) Letter received 05-12-25 from Don Goodhue

Attachment 5 - DS 24207 (Hermle-Collins), DS 24208 (Hermle-Collins), & DS 24209 (Hermle-Collins) Letter received 05-12-25 from Kevin & Leslie Marks

Attachment 6 - DS 24207 (Hermle-Collins), DS 24208 (Hermle-Collins), & DS 24209 (Hermle-Collins) Letter received 05-13-25 from Jacquelyn Woodward

Attachment 7 - DS 24207 (Hermle-Collins), DS 24208 (Hermle-Collins), & DS 24209 (Hermle-Collins) Letter received 05-14-25 from Julie Wendt

City of Carmel-by-the-Sea

COMMUNITY PLANNING AND BUILDING DEPARTMENT

Errata Memorandum
Planning Commission Meeting Date: May 14, 2025

To: Planning Commission & interested parties

From: Evan Kort, Senior Planner

Date: May 13, 2025

Subject:DS 22-331 (Collins); San Carlos 3 southeast of 1st Avenue

---

Commissioners,

On May 12, 2025, staff and the project applicaticant received correspondence from an adjacent neighbor raising concerns regarding the proposed landscape plan, specifically the proposed locations of the upper canopy trees. The correspondence stated, in part: "*we object to the placement of the new monterey pine in the corner of the lot closest to our property at the SW corner of Mission & 1st.*" In summary, their concern was primarily an issue regarding potential view impacts.

On May 13, 2025, staff received from the applicant a revised landscape plan and site plan that relocates one of the proposed upper canopy trees from the northeast corner of the site to the northwest portion of the site. With the proposed changes, all new upper canopy trees are proposed to be located at or near the northwest corner of the site (see enclosed and Figures 2 and 3, below).

Planning staff and the city forester has reviewed the proposed changes and finds the proposed alternative locations acceptable. The concerned neighbor is also agreeable to the proposed changes.

The enclosed site plan and landscape plan superceedes the proposed site plan and landscape plan included in the staff report as Attachment 3.

The intent of this errata memo is only provide for the substitution of the site plan and landscape plan to address the change in location of the upper canopy trees proposed to be planted on-site to meet the recommended tree density. All other components of the staff report, resolution, and associated Conditions of Approval shall remain in full force and effect.

Best regards,

Evan Kort
Senior Planner

Encl. Figures - Comparason of Existing and Proposed Tree Locations
Revised Site Plan and Landscape Plan.

Figures - Comparason of Existing and Proposed Tree Locations

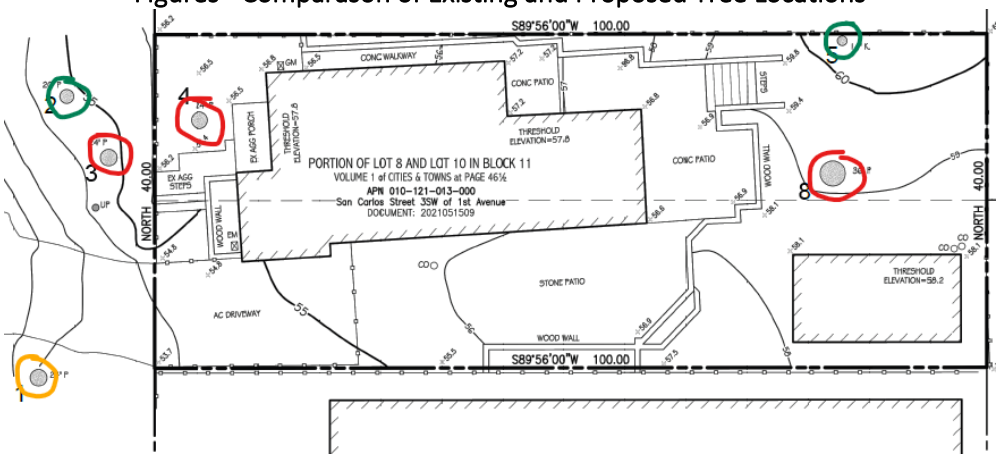


Figure 1. Site Survey from Preliminary Site Assessment (dated February 2022). Green circle = tree to remain; Orange circle = Tree planned for removal (on city work order); Red circle = Tree removed since survey conducted.

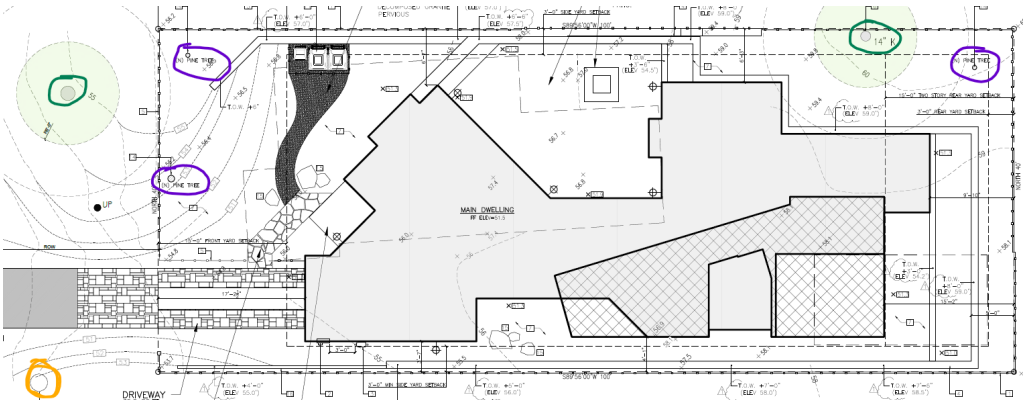


Figure 2. Proposed site plan from staff report. Green circle = tree to remain; Orange circle = Tree planned for removal (on city work order); Purple Circle = Proposed Upper Canopy Trees (Monterey pine)

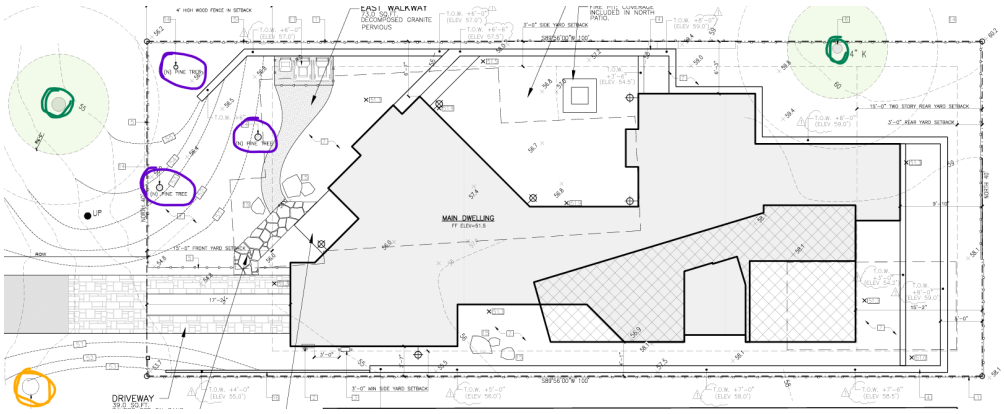
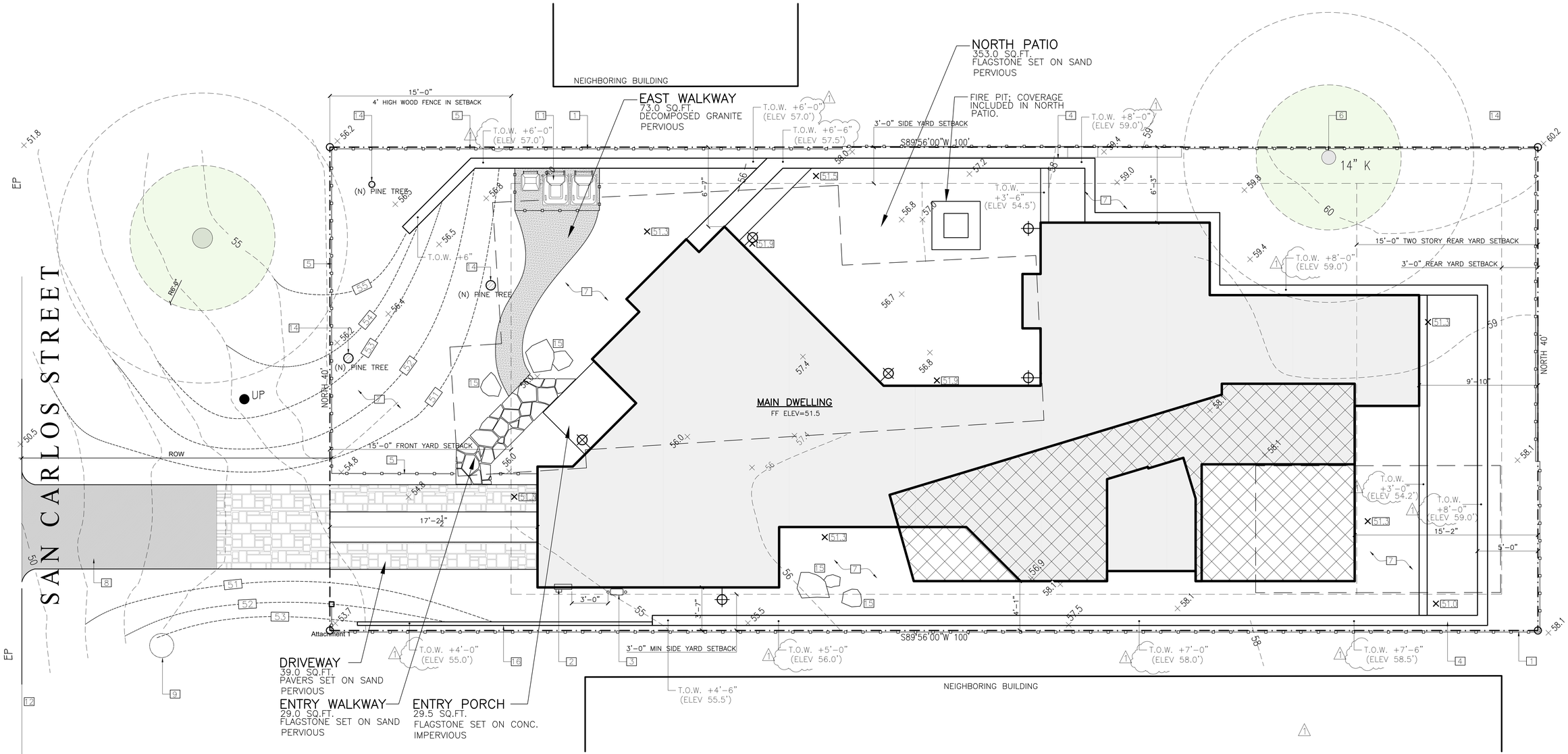


Figure 3. Revised site plan with new tree planting locations. Green circle = tree to remain; Orange circle = Tree planned for removal (on city work order); Purple Circle = Proposed Upper Canopy Trees (Monterey pine)



FORESTREE NOTES

A. TREE PROTECTION ZONE. THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 FOOT HIGH TRANSPARENT FENCING IS REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY FORESTER. TREE PROTECTION SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT WRITTEN APPROVAL. THE FENCING MUST BE MAINTAINED UPRIGHT AND TAUGHT FOR THE DURATION OF THE PROJECT. NO MORE THAN 4 INCHES OF WOOD MULCH SHALL INSTALLED BE WITHIN THE TREE PROTECTION ZONE. WHEN THE TREE PROTECTION ZONE IS AT OR WITHIN THE DRIP LINE, NO LESS THAN 6 INCHES OF WOOD MULCH SHALL BE INSTALLED 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE OUTSIDE OF FENCING.

B. THE STRUCTURAL ROOT ZONE (SRZ) STRUCTURAL ROOT ZONE SHALL BY 6 FEET FROM THE TRUNK OR 6 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 5" ABOVE THE SOIL LINE, WHICHEVER IS GREATER. ANY EXCAVATION OR CHANGES TO THE GRADE SHALL BE APPROVED BY THE CITY FORESTER PRIOR TO WORK. EXCAVATION WITHIN THE STRUCTURAL ROOT ZONE SHALL BE PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.

C. FOOTINGS MAY NOT TRENCH THROUGH MORE THAN 25% OF THE SRZ. PIERS AND CANTILEVERS ARE ACCEPTABLE. A PARTIAL FOUNDATION PLAN SHALL BE PROVIDED FOR THE FOUNDATIONS LOCATED WITHIN SRZ SHOWING THE HOW PIERS WILL BE USED WITHIN THE SRZ (I.E. BRIDGED FOUNDATION/STEM WALLS).

KEY NOTES

1. WOOD FENCE; 6FT, RDWD SEE SH. A4.0
2. NEW 200 AMP ELEC. SERVICE ENTRANCE
3. GAS METER: PROVIDE A CLEAR & LEVEL SURFACE: WIDTH-48" DEPTH-36" HEIGHT-78"
4. PLASTER RETAINING WALL
5. WOOD FENCE; 4FT, RDWD SEE SH. A4.0
6. EXISTING TREE TO REMAIN
7. NEW LANDSCAPING
8. NEW ASPHALT DRIVEWAY
9. TREE SCHEDULED TO BE REMOVED BY PUBLIC WORKS
10. ---
11. TRASH AREA ENCLOSED WITH 4FT WOOD FENCE
12. STREET EDGE
13. ---
14. NEW PINE TREE
15. LANDSCAPE ROCK
16. WOOD RETAINING WALL

LEGEND

- (N) MAIN LEVEL
- (N) UPPER LEVEL
- PROPERTY LINE
- MIN. SETBACKS
- PREVIOUS DESIGN STUDY FOOTPRINT WITH ADVERSE VIEWSHED IMPACTS
- LIGHT FIXTURE, SEE SHEET A8.0 FOR SPEC'S
- HB HOSE BIB
- GAS GAS VALVE
- EXISTING TREE
- NEW TREE
- TREE TO BE REMOVED
- 100 NEW ELEVATION MARKER
- 55 NEW CONTOURS

N

0 5 10 15

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

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OFFICE: 831.624.4446
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WWW.CODGINC.COM

REVISIONS: 1 04-28-25, 4 05-13-25

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

PROJECT NO. 21-08

ISSUE: 04-01-24, 10-15-24, 01-07-25, 02-12-25

DRAWN BY: C.O.

SITE PLAN (PROPOSED)

SCALE: 1" = 1/4"

A1.1

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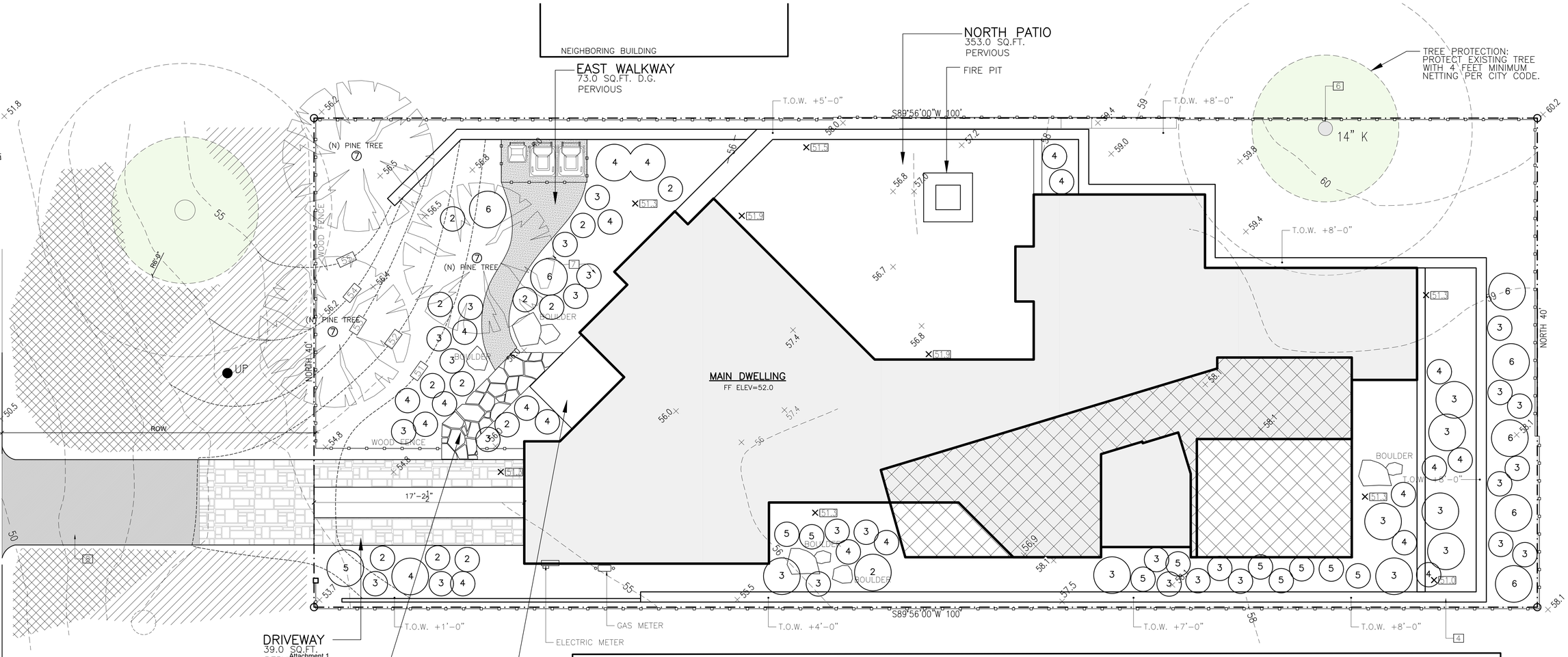


NEIGHBORING BUILDING

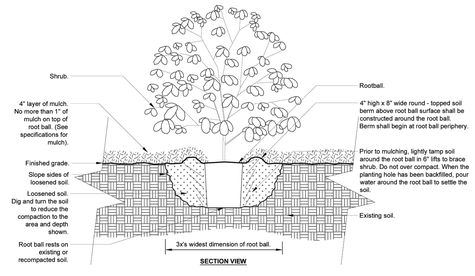
LIGHT KEY

PATH LIGHT, 3 WATTS LED, SEE FIXTURE "C" ON SHEET 8.0
MAY NOT BE SPACED CLOSER THAN 10-FEET APART

FORESTRY NOTE:

CITY FORESTER REQUIREMENT:

A. TREE PROTECTION ZONE- THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 FOOT HIGH TRANSPARENT FENCING IS REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY FORESTER. TREE PROTECTION SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT WRITTEN APPROVAL. THE FENCING MUST BE MAINTAINED UPRIGHT AND TAUGHT FOR THE DURATION OF THE PROJECT. NO MORE THAN 4 INCHES OF WOOD MULCH SHALL INSTALLED WITHIN THE TREE PROTECTION ZONE. WHEN THE TREE PROTECTION ZONE IS AT OR WITHIN THE DRIP LINE, NO LESS THAN 6 INCHES OF WOOD MULCH SHALL BE INSTALLED 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE OUTSIDE OF FENCING.
B. THE STRUCTURAL ROOT ZONE 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.
C. 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.
D. 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.
E. ALL IVY AND ACACIA SHALL BE ERADICATED FROM LOT AND PUBLIC RIGHT OF WAY



Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

1 SHRUB - UNMODIFIED SOIL

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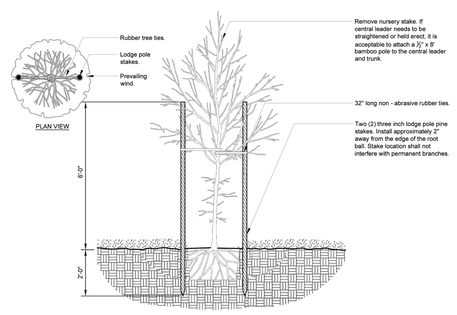

2 TREE STAKING - LODGE POLES (2)

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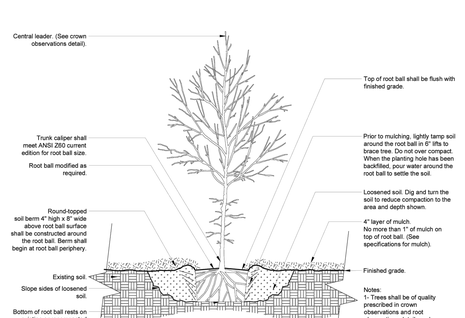

3 TREE w/ BERM (EXISTING SOIL NOT MODIFIED)

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PLANT INDEX

No.	BOTANICAL NAME	COMMON NAME	SIZE
1	AGAPANTHUS PETER PAN	LILY OF THE NILE	1 GAL
2	CISTUS DORIS HIBBERSON	ROCK ROSE	5 GAL
3	LAVANDULA STOECHAS	SPANISH LAVENDER	5 GAL
4	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL
5	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL (TRIM AS HEDGE)	5 GAL
6	AGAPANTHUS	APAGANTHUS "AFRICANUS BLUE"	5 GAL
7	PINUS RADITA	MONTEREY PINE	15 GAL
	CEANOTHUS GRISSEUS HORIZONTALIS	CARMEL CREEPER	1 GAL
	CERATOSTIGMA PLUMBAGINOIDES	DWARF PLUMBAGO	1 GAL

IRRIGATION SYSTEM

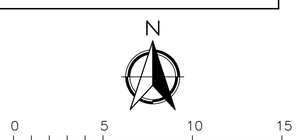
1. 1-INCH ANTISYPHON DEVICE
2. 1-INCH ELECTRIC VALVES
3. FILTER PLUS REGULATOR FOR EACH VALVE
4. ELECTRIC CONTROLLER
5. EACH PLANT TO BE ON DRIP SYSTEM
6. ALL PLANTS WILL BE PLANTED WITH AGRIFORM
7. TABS FOLLOWING MANUFACTURE DIRECTIONS.
8. COMPOST WILL BE MIXED WITH SOIL AT 2:1

GENERAL NOTES

1. FOR THE PORTION OF THE RIGHT-OF-WAY WHERE PARKING MAY NOT BE PRACTICAL DUE TO THE SLOPE, INCLUDE JUTE NETTING AND A DROUGHT TOLERANT GROUND COVER TO MANAGE POST- CONSTRUCTION EROSION CONTROL.
2. 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.

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.



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REVISIONS:
05-06-25 △1
05-09-25 △3
05-13-25 △4

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21-08

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04-01-24
10-15-24
01-07-25
02-12-25
DRAWN BY:
C.O.

LANDSCAPE PLAN (PROPOSED)

SCALE: 1' = 1/4"

L1.0

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SUNSET CENTER DESIGN
8th Ave & San Carlos St,
CARMEL BY THE SEA, CA 93921
USA

Editor

ESPERANZA CARMEL

7th, Ave 2 NW of Lincoln
Carmel-by-the-Sea, CA 93921
Office : +1 (831) 250-7669
Cell : +1 (831) 238-8260

FEASIBILITY

Attachment 2

FAI	03	ARCHITECTURAL INTENT

SCALE	_	DATE	May 2023
Property developer :	Esperanza Carmel Commercial LLC	7th Ave & Monte Verde St, Carmel by the sea, CA 93921 USA	Tél : 831 250 7669 Fax : E-mail

Revisions

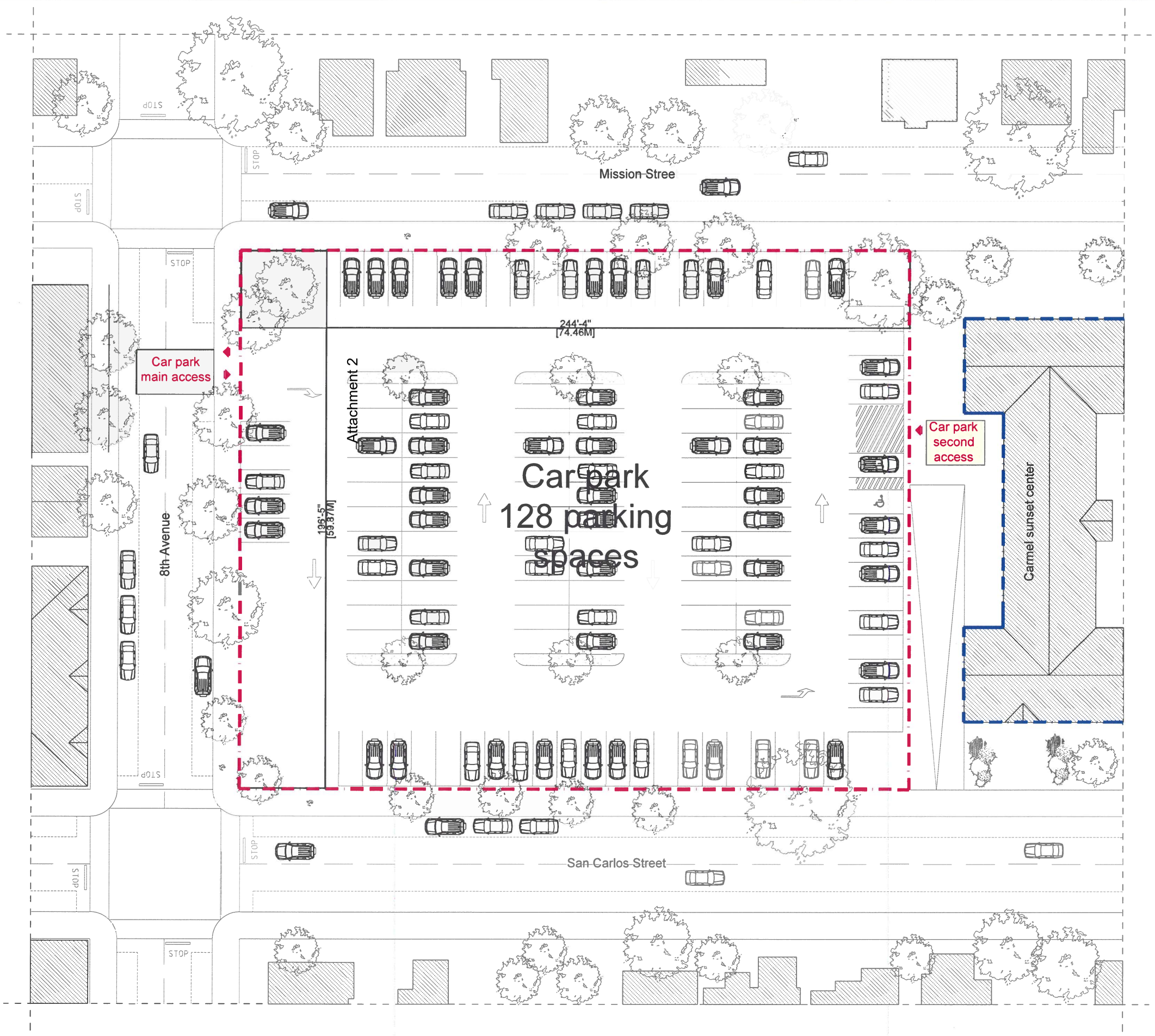
n°	Date	Comments
0	10/05/23	Première diffusion
A	24/05/23	Projet de façades dans la continuité du bâtiment du Sunset Center
B	31/05/23	Mise à jour des plans du projet et insertion 3D

Attachment 2

Sunset center

NORTH

SUNSET CENTER DESIGN 8th Ave & San Carlos St, Carmel-by-the-Sea, CA 93921 - USA	**Location plan** EXISTING STATE	Legend : Sunset Center car park (project limits) Sunset Center building	Editor : J.B. Scale : _	Stage : FAI Date : May 2023	Page : **2**	Rev : B ESPERANZA CARMEL



SUNSET CENTER DESIGN 8th Ave & San Carlos St, Carmel-by-the-Sea, CA 93921 - USA	**Site plan** EXISTING STATE	Legend : Project limits Sunset Center building	Editor : J.B. Scale : _	Stage : FAI Date : May 2023	Page : **3**	Rev : B ESPERANZA CARMEL

Sunset Center
Zoning district A-2

Attachment 2

Feasibility

Design parameters :

- Site dimensions estimated 48,400 ft² [4 500 m²];
- Parking space 71,000 ft² [6 600 m²];
- Commercial units for rental 12,130 ft² [1127 m²] + Art gallery 3,197 ft² [297 m²];
-A new location for the "Carmel Welcome Center";
- Life / works space for artists ;
- Affordable housing element, 28 apartments ;
- Public roof terrace;
- Existing trees to be preserved;
- Buildings can't be taller than 30 feet;
- Public / community spaces, seating and walkways through the block need to be included;
- Transportation element to transport people into town need to be considered;

Mission Street

STOP

STOP

8th Avenue

STOP

San Carlos Street

-10' 6" [-3.20m]

-15' 5" [-4.70m]

-17' 5" [-5.30m]

-10' 2" [-3.10m]

-5' 7" [-1.70m]

0' 0" [0m]

0' 0" [0m]

Limite du projet

Car park Entrance

Car park Exit

Attachment 2

Accentuation of the vegetation on Mission street side

Alignment of facade with the Sunset Centerbuilding's one

Artist's Gallery (double height)
+
Public roof terrace

Art gallery located near the artist's studios

Artist's studio
+
Residential units / Mezzanine

The housing / artist's studios are located on the most quiet street

Artist's studio
+
Residential units / Mezzanine

Tree-lined pedestrian square at the center of the block

"Welcome center" on the main streets' corner for more visibility

Carmel chamber of commerce
Welcome center
+
Residential units / Mezzanine

Commercial units
+
Residential units / Mezzanine

Commercial units
+
Residential units / Mezzanine

Possibility to implant the "transportation element" in front of the "Welcome center"

Orientation of commercial units and shops on San Carlos street

Alignment of facade with the Sunset Centerbuilding's one

NORTH

SUNSET CENTER DESIGN
8th Ave & San Carlos St,
Carmel-by-the-Sea, CA 93921 - USA

Program distribution plan

Legend :
Vertical circulation
Square
Horizontal circulation

Editor : J.B.
Scale : _
Stage : FAI
Date : May 2023
Rev : B
Page : **5**

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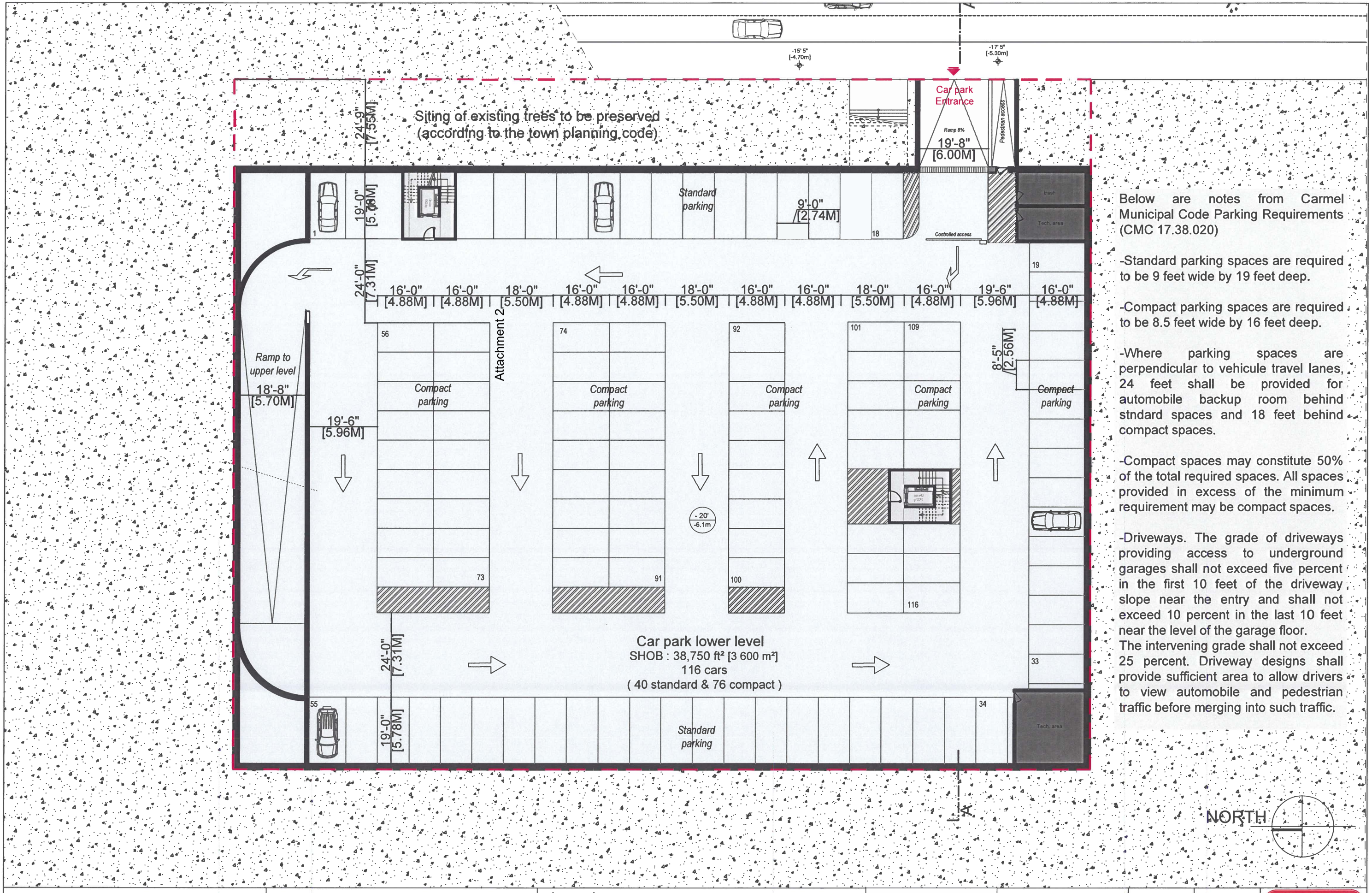
Attachment 2

Sunset Center

Zoning district A-2

Plans



Below are notes from Carmel Municipal Code Parking Requirements (CMC 17.38.020)

-Standard parking spaces are required to be 9 feet wide by 19 feet deep.

-Compact parking spaces are required to be 8.5 feet wide by 16 feet deep.

-Where parking spaces are perpendicular to vehicule travel lanes, 24 feet shall be provided for automobile backup room behind stndard spaces and 18 feet behind compact spaces.

-Compact spaces may constitute 50% of the total required spaces. All spaces provided in excess of the minimum requirement may be compact spaces.

-Driveways. The grade of driveways providing access to underground garages shall not exceed five percent in the first 10 feet of the driveway slope near the entry and shall not exceed 10 percent in the last 10 feet near the level of the garage floor.
The intervening grade shall not exceed 25 percent. Driveway designs shall provide sufficient area to allow drivers to view automobile and pedestrian traffic before merging into such traffic.

SUNSET CENTER DESIGN
8th Ave & San Carlos St,
Carmel-by-the-Sea, CA 93921 - USA

Underground Floor Plan

Legend :
- Car park
- Vertical circulation
- Technical area

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Stage : FAI
Date : May 2023
Rev : B
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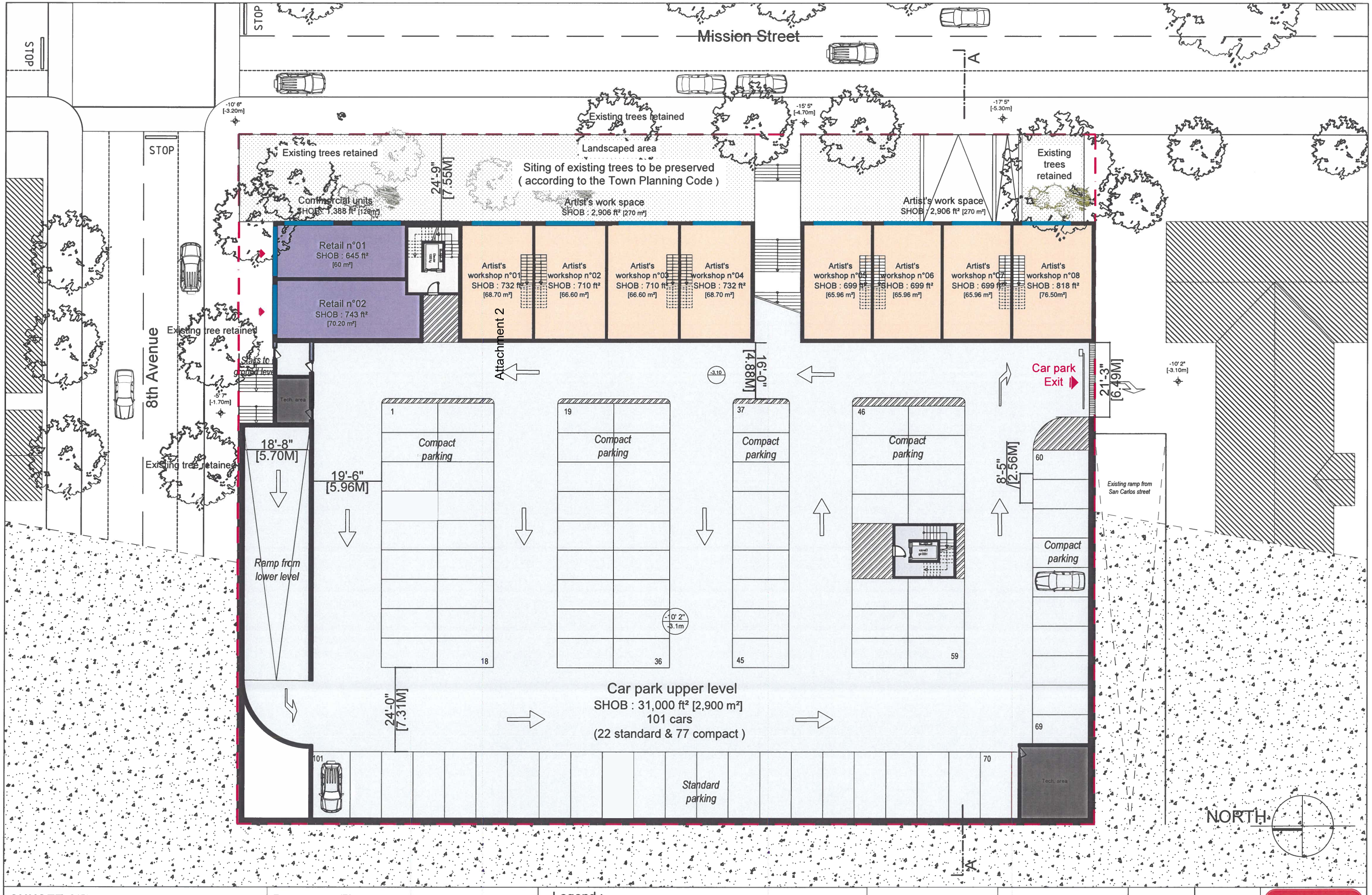

SUNSET CENTER DESIGN
8th Ave & San Carlos St,
Carmel-by-the-Sea, CA 93921 - USA

Basement Floor Plan

Legend :
- Artist's studio
- Car park
- Commercial unit
- Vertical circulation
- Landscaped area
- Technical area

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Date : May 2023
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Page : **8**

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Mission Street

STOP

STOP

8th Avenue

-10' 6" [-3.20m]

-15' 5" [-4.70m]

-17' 5" [-5.30m]

-10' 2" [-3.10m]

-0" [-1.70m]

10' 2" 3.1m

Existing trees retained

Artist's work space
SHOB : 2,906 ft² [270 m²]

Artist's work space
SHOB : 2,798 ft² [260 m²]

Artist's workshop n°01 SHOB : 732 ft² [68.70 m²]

Artist's workshop n°02 SHOB : 710 ft² [66.60 m²]

Artist's workshop n°03 SHOB : 710 ft² [66.60 m²]

Artist's workshop n°04 SHOB : 732 ft² [68.70 m²]

Artist's workshop n°05 SHOB : 699 ft² [65.96 m²]

Artist's workshop n°06 SHOB : 699 ft² [65.96 m²]

Artist's workshop n°07 SHOB : 699 ft² [65.96 m²]

Artist's workshop n°08 SHOB : 699 ft² [65.96 m²]

Attachment 2

Artist's Gallery
(double height)
SHOB :3,197ft²
[297 m²]

Gallery access

Public Courtyard

+0' 0"
+0.00

Retail n°11
SHOB : 1248 ft²
[116 m²]

Retail n°12
SHOB : 1012ft²
[94.37 m²]

Gallery access

Retail n°03 SHOB : 786 ft² [73.01 m²]

Retail n°04 SHOB : 743 ft² [69.77 m²]

Retail n°05 SHOB : 743 ft² [69.77 m²]

Retail n°06 SHOB : 786 ft² [73.01 m²]

Retail n°07 SHOB : 786 ft² [73.01 m²]

Retail n°08 SHOB : 743 ft² [69.77 m²]

Retail n°09 SHOB : 743 ft² [69.77 m²]

Retail n°10 SHOB : 786 ft² [73.01 m²]

Retail n°13 SHOB : 1087 ft² [101.95 m²]

Retail n°14 SHOB : 1238 ft² [115 m²]

Carmel chamber of commerce
Welcome center
SHOB : 3,207 ft²
[298 m²]

Welcome center access

+0' 0"
+0.00

Commercial units
SHOB : 6,146 ft² [571 m²]

Commercial units
SHOB :4,596 ft² [427 m²]

0' 0" [0m]

0' 0" [0m]

NORTH

San Carlos Street

STOP

OP

SUNSET CENTER DESIGN
8th Ave & San Carlos St,
Carmel-by-the-Sea, CA 93921 - USA

First Floor Plan

Legend :
- Artist's studio
- Art gallery
- Commercial unit
- Vertical circulation
- Landscaped area
- Welcome center

Editor : J.B.

Stage : FAI

Rev : B

Scale : _

Date : May 2023

Page : **9**

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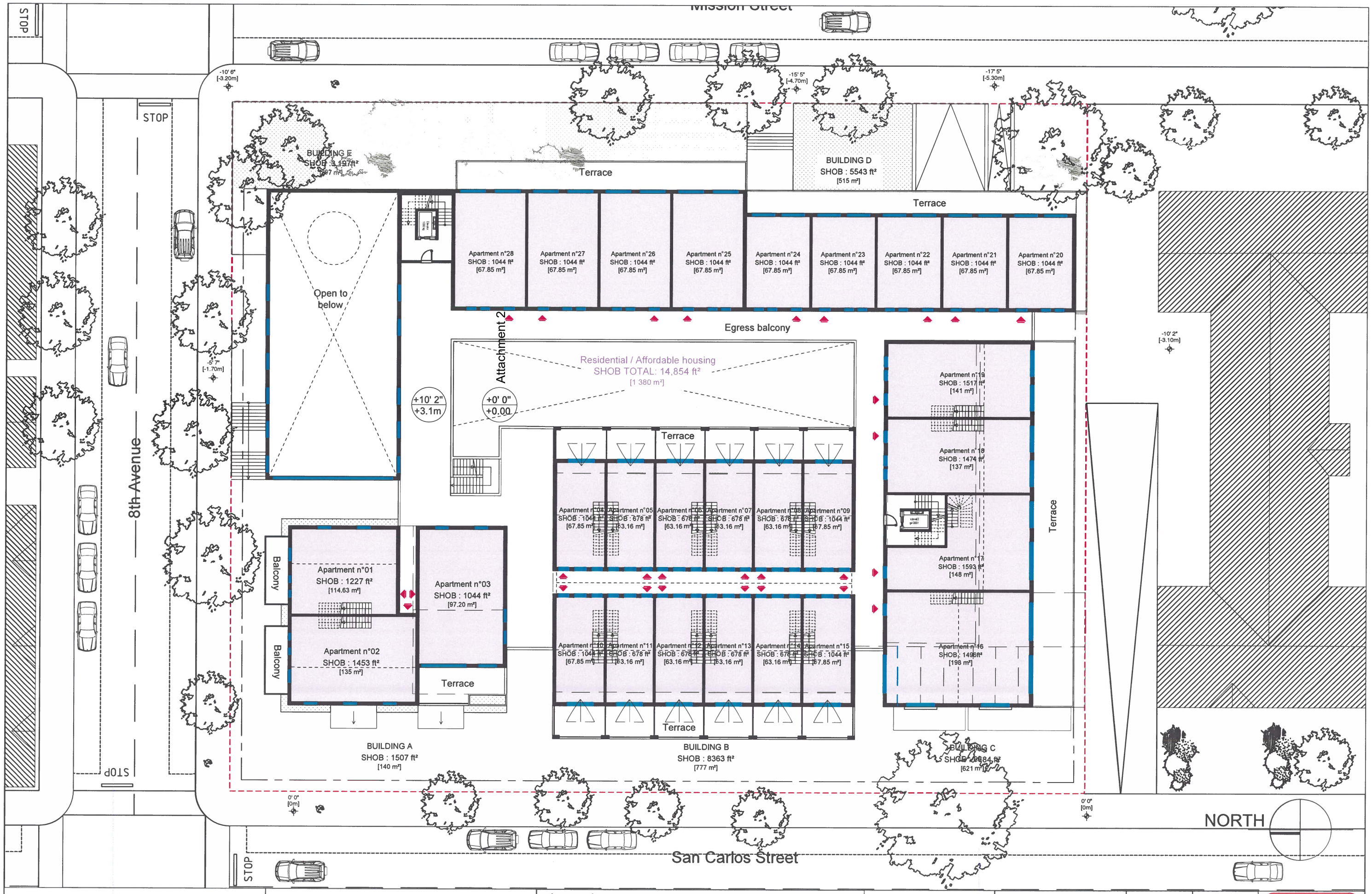

SUNSET CENTER DESIGN
8th Ave & San Carlos St,
Carmel-by-the-Sea, CA 93921 - USA

First Floor Plan

Legend :
- Artist's studio
- Art gallery
- Commercial unit
- Vertical circulation
- Landscaped area
- Welcome center

Editor : J.B.
Scale : _
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Date : May 2023
Rev : B
Page : **10**

ESPERANZA CARMEL

Mission Street

STOP

STOP

8th Avenue

STOP

-10' 6" [-3.20m]

-15' 5" [-4.70m]

-17' 5" [-5.30m]

-10' 2" [-3.10m]

-9" [-1.70m]

0' 0" [0m]

0' 0" [0m]

Glass dome

Residential housing roof top

+20' 4" +6.2m

Residential housing roof top

Public roof terrace

+20' 4" +6.2m

Attachment 2

Egress balcony

Public Courtyard

+10' 2" +3.1m

Mezzanine open to below

Mezzanine open to below

Mezzanine open to below

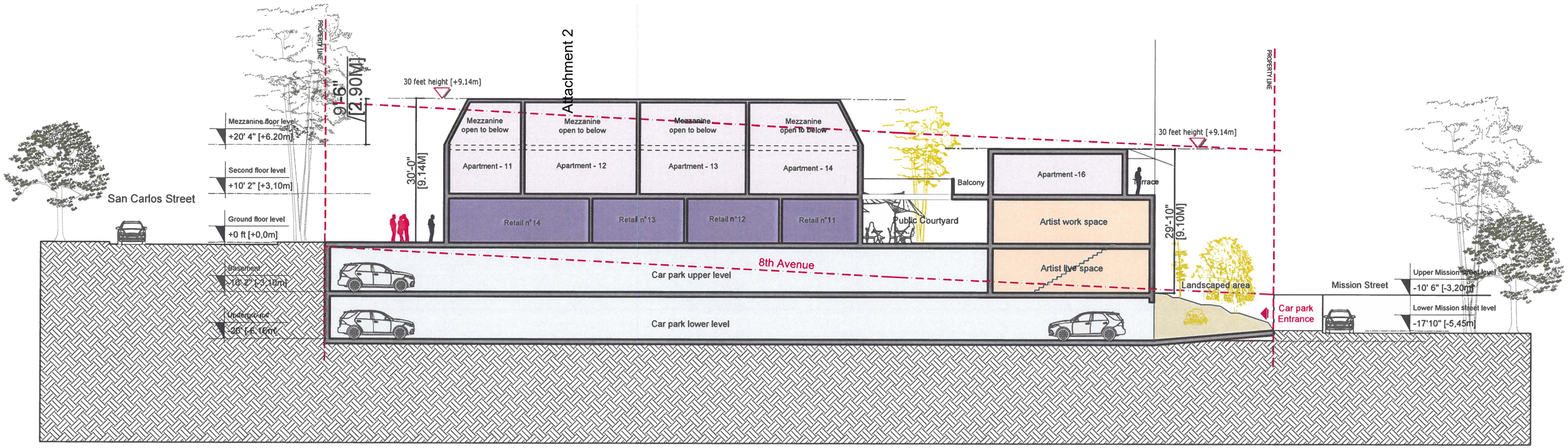
Attachment 2

Sunset Center
Zoning district A-2

Sectional view

SUNSET CENTER DESIGN 8th Ave & San Carlos St, Carmel-by-the-Sea, CA 93921 - USA	**Feasibility study**		Editor : J.B. Scale :	Stage : FAI Date : May 2023	Rev : B Page : **12**	ESPERANZA CARMEL

Attachment 2



SUNSET CENTER DESIGN 8th Ave & San Carlos St, Carmel-by-the-Sea, CA 93921 - USA	**Section "AA"** PROJECTED STATE	Legend : Artist's studio Landscaped area Housing Car park Commercial unit	Editor : J.B. Scale : _	Stage : FAI Date : May 2023	Page : **13**	Rev : B ESPERANZA CARMEL

Attachment 2

Sunset Center

Zoning district A-2

Surface distribution table

SUNSET CENTER DESIGN 8th Ave & San Carlos St, Carmel-by-the-Sea, CA 93921 - USA	**Feasibility study**		Editor : J.B. Scale :	Stage : FAI Date : May 2023	Rev : B Page : **14**	ESPERANZA CARMEL

"SUNSET CENTER DESIGN"

8th Ave & San Carlos St,
Carmel by the sea, CA 93921 - USA

31/05/2023

SURFACE DISTRIBUTION TABLE

FEASIBILITY - PROJECTED STATE

Attachment 2

	Altimetry	Level height	Car park surface	Technical area surface	Commercial units surface	Artists' studio surface	Art gallery surface	Welcome center surface	Affordable apartments surface	area per level	programm reminder area per level
UNDERGROUND LEVEL	- 20'	9' 8"	38 750 ft²	540 ft²						39 290 ft²	35 500 ft²
BASEMENT LEVEL	- 10' 2"	10' 2"	31 000 ft²	624 ft²	1 389 ft²	5 812 ft²				38 825 ft²	35 500 ft²
GROUND LEVEL (San Carlos Street)	0'	10' 2"			10 742 ft²	5 199 ft²	3 197 ft²	3 207 ft²		22 345 ft²	22 000 ft²
SECOND FLOOR LEVEL	10' 2"	10' 2"					50 ft²		15 866 ft²	15 916 ft²	18 000 ft²
MEZZANINE LEVEL	20' 4"	9' 6"							6 232 ft²	6 232 ft²	4 000 ft²
ROOF	29' 10"										
TOTAL			69 750 ft²	1 164 ft²	12 131 ft²	11 011 ft²	3 247 ft²	3 207 ft²	22 098 ft²		
								total inner surface :	122 608 ft²		115 000 ft²

SITE DIMENSION ESTIMATION	48 114 ft²

Opération "SUNSET CENTER DESIGN"

8th Ave & San Carlos St,
Carmel by the sea, CA 93921 - USA

31/05/2023

Attachment 2

TABLEAU RECAPITULATIF DES SURFACES

FAISABILITE - ETAT PROJETE
PROGRAMME MIXTE

	COTE NIVEAU FINI	Hauteurs bâties (planchers à planchers)	Surfaces S.H.O.B. intérieures Parkings	Surfaces S.H.O.B. intérieures LT	Surfaces S.H.O.B. intérieures Commercial	Surfaces S.H.O.B. Artistes studio	Surfaces S.H.O.B. Artistes galerie	Surfaces S.H.O.B. Welcome center	Surfaces S.H.O.B. logements	Surfaces S.H.O.B. Par niveaux	RAPPEL PROGRAMME Surfaces S.H.O.B. Par niveaux
Sous-sol	-6,10	3,00 m	3 600,00 m²	50,00 m²						3650,00 m²	3300,00 m²
Entresol	-3,10	3,10 m	2 900,00 m²	58,00 m²	129,00 m²	540,00 m²				3627,00 m²	3300,00 m²
RDC (San Carlos Street)	+0,00	3,10 m			998,00 m²	483,00 m²	297,00 m²	298,00 m²		2076,00 m²	2000,00 m²
1° ETAGE	+3,10	3,10 m							1 474,00 m²	1474,00 m²	1700,00 m²
2° ETAGE (MEZZANINE)	+6,20	2,90 m							579,00 m²	579,00 m²	370,00 m²
TOITURE	+9,10										
TOTAL			6 500,00 m²	108,00 m²	1 127,00 m²	1 023,00 m²	297,00 m²	298,00 m²	2 053,00 m²		
									SHOB Intérieure total :	11 406,00 m²	10670,00 m²

SURFACE DU TERRAIN ESTIMEE	4470,00 m²

SUNSET CENTER DESIGN 8th Ave & San Carlos St, Carmel-by-the-Sea, CA 93921 - USA	**Surface distribution table (In French)** **Square Meter**		Editor : J.B. Scale :	Stage : FAI Date : May 2023	Rev : B Page : **16**	ESPERANZA CARMEL

Opération "SUNSET CENTER DESIGN"

8th Ave & San Carlos St,
Carmel by the sea, CA 93921 - USA

31/05/2023

FAISABILITE - ETAT PROJETE
PROGRAMME MIXTE

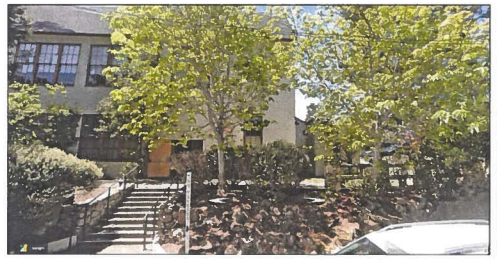
Attachment 2

Tableau récapitulatif FAI 03

	Parking spaces	Stores number	Artist's workshop	Artist's Gallery	Welcome center	Apartments number
Faisabilité FAI 03 indice B						
Sous-sol	114					
Entresol	91	2				
RDC (San Carlos Street)		14	8	1	1	
1° ETAGE						28
2° ETAGE (MEZZANINE)						
TOTAL	205	16	8	1	1	28

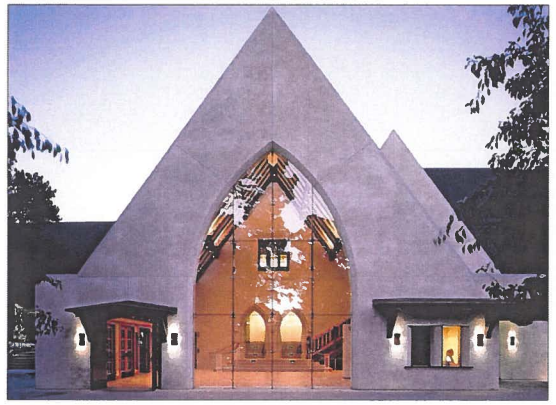
References pictures :

Artist's gallery reference

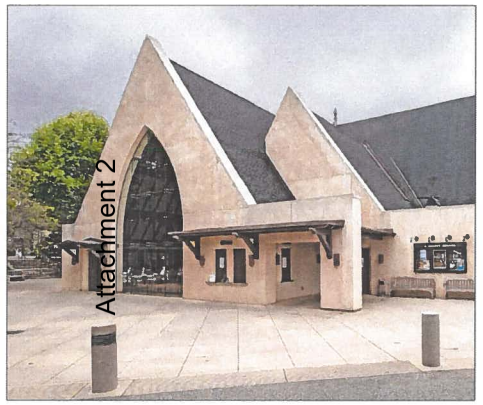


East facade reference : Gardener stone wall

East facade reference : wooden frame windows for the Artist's workshop

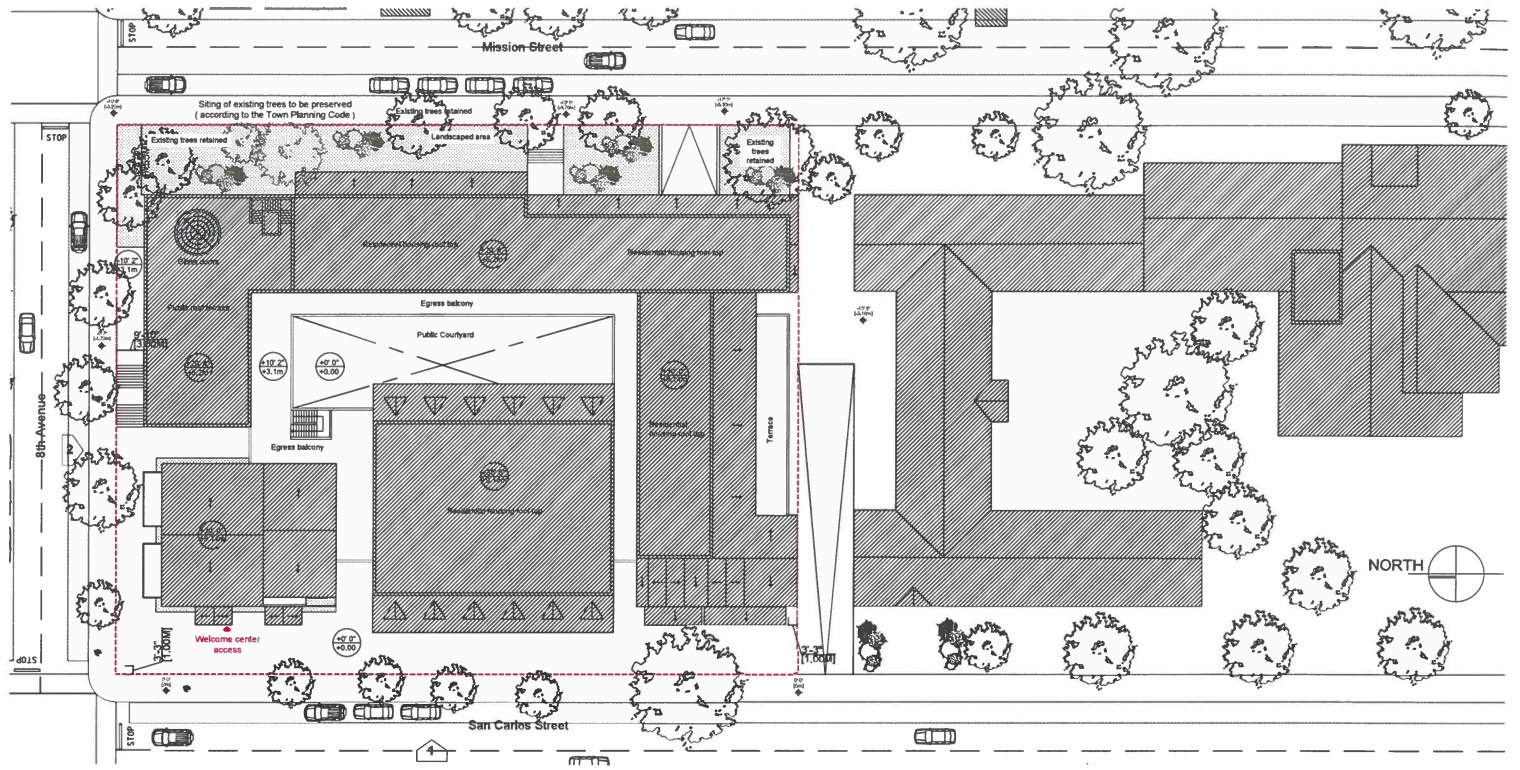


Gothic revival facade of the Sunset Center

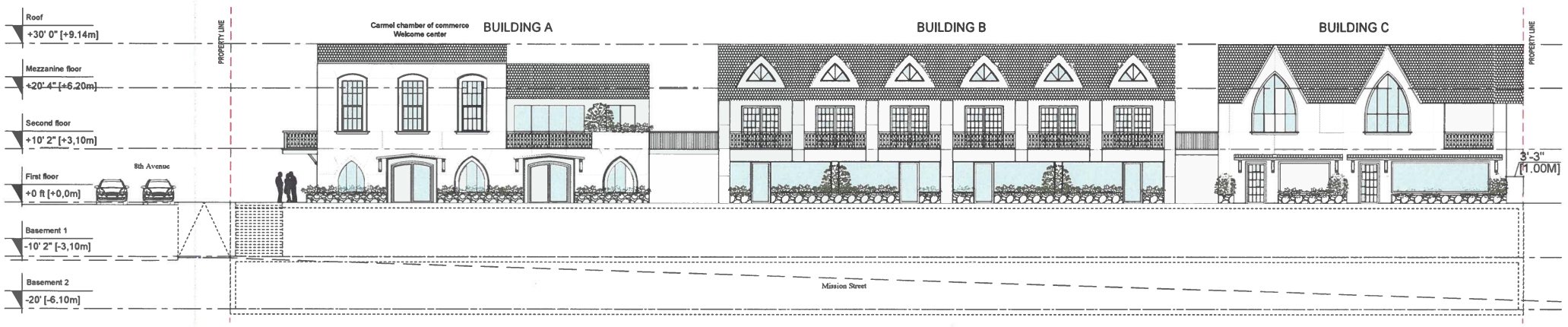


Stone facade and Slate roof

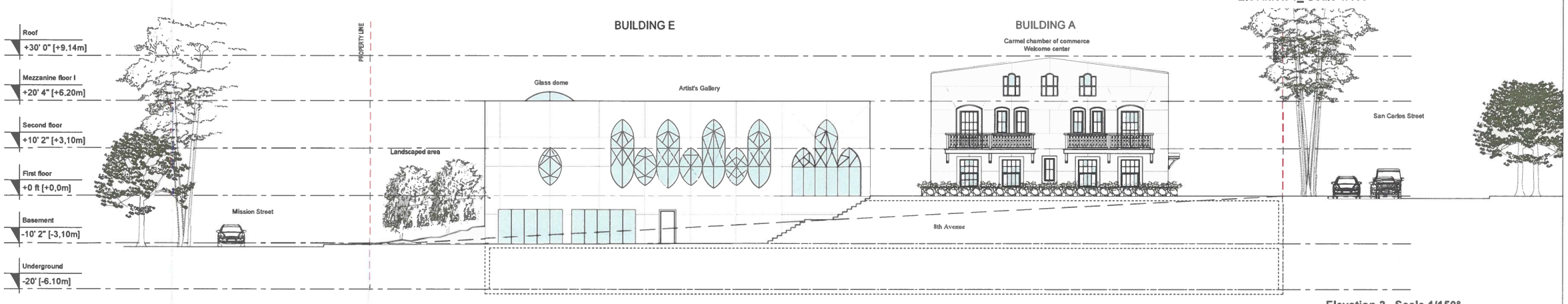
Attachment 2



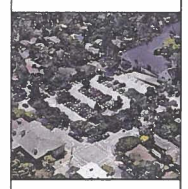
Masterplan_Scale 1/375°



Elevation 1_ Scale 1/150°



Elevation 2_ Scale 1/150°



SUNSET CENTER DESIGN
8th Ave & San Carlos St,
CARMEL BY THE SEA, CA 93921
USA

Editor
ESPERANZA CARMEL
7th, Ave 2 NW of Lincoln
Carmel-by-the-Sea, CA 93921
Office : +1 (831) 250-7669
Cell : +1 (831) 238-8260

FEASIBILITY

FAI	03	ARCHITECTURAL INTENT

SCALE	-	DATE	May 2023
Property developer :	Esperanza Carmel Commercial LLC	7th Ave & Monte Verde St. Carmel by the sea, CA 93921 USA	Tél : 831 250 7669 Fax : E-mail

Revisions

n°	Date	Comments
0	10/05/23	Première diffusion
A	24/05/23	Projet de façades dans la continuité du bâtiment du Sunset Center
B	31/05/23	Mise à jour des plans du projet et insertion 3D

From: **Charles Murphy** <[redacted]>
Date: Thu, Apr 24, 2025 at 3:48 PM
Subject: Mission Sisters Residences (DS24207, DS 24208, DS24209) East side of Mission Street between First and Vista
To: <jolander@ci.carmel.ca.us>

Mr. Olander,

My name is Charles Murphy. I have lived in Carmel Woods on San Marcos Road for 48 years, close to Carmel-by-the-Sea and close to the proposed site of the project. I also know Erik Dyar and am aware of his stellar reputation as an architect.

I have been to his office and viewed the plans and visual representations of the project. They are very impressive, using stone and wood, presenting a natural, clean look. I have been to the site. That area would be greatly improved with this design. No trees would be sacrificed and Mr. Dyar has taken care to preserve the views of a neighbor. The three proposed houses, as a group, would make a lovely addition to that neighborhood.

I urge you to approve this project.

Sincerely,

Charles J. Murphy

From: **Don Goodhue** [redacted]
Date: Sun, May 11, 2025 at 11:28 AM
Subject: Mission Sister Residences
To: Jacob Olander <jolander@ci.carmel.ca.us>, <sgorman@ci.carmel.ca.us>

To Chair LePage and members of the Carmel Planning Commission:

This letter is in support of the Mission Sister Residences on Mission Street by Erik Dyar. The design of the grouping in in the best tradition of Carmel's historic architecture, recalling the housing clusters first by Comstock, later by Henry Hill and a third later by Jon Konigshofer on San Antonio. This grouping has diverse compatible designs and features a particularly noteworthy landscaping treatment that achieves a continuous, harmonious streetscape. Erik has worked with the neighbors to assuage their concerns. The roof of the northernmost house has been lowered six feet, enhancing the viewscape for three neighbors. This model design warrants your full support and approval. Thank you.

Don Goodhue FAIA, former Planning Commissioner.

From: **Kevin Marks** <kmarks@parkerici.org>
Date: Mon, May 12, 2025 at 2:36 PM
Subject: Mission Sister Residences Project Proposal - DS24207, DS24208, DS24209
To: <jolander@ci.carmel.ca.us>, <sgorman@ci.carmel.ca.us>

Dear Member of the Carmel Planning Commission:

We are writing to express our strong support for the proposed residential project in Carmel-by-the-Sea known as the "Mission Sister Residences." As a frequent Carmel visitor for over 25 years and currently a 9-year homeowner, we believe this project represents a thoughtful and much-needed step toward improving existing properties while preserving the character and beauty of our unique town.

Carmel has long been admired for its charm, cultural richness, and architectural diversity. In addition, it continues to attract people who are willing to commit their energy and resources to preserving those traits. This project represents all of the above. First, having worked with Erik Dyer through the remodel of our residence on Monte Verde (the Benjamin Turner House – first brick house in Carmel), we can state that no one pays more attention to the cultural and historic traditions of the City while blending designs into the natural features of the property. And with this project, he has again brought those qualities forward – creating a well-planned project that aligns with the City's aesthetic and environmental values that can help sustain the vibrancy and diversity that make Carmel so special.

Secondly, having known Craig Collins and Lynne Hermle for over 20 years, there are no better people we want investing in our City. Starting with their own residence on Camino Real and following through with other properties that they committed to renovate and place back into circulation, they both ensure that their projects adhere to the Carmel values and traditions mentioned above. Carmel needs to support them (and people like them) to restore and maintain our residential properties for years to come.

We encourage the City to move forward with this project. With careful planning and broad support, we are confident this project can be a positive addition to Carmel's future.
Thank you for your attention to this matter and for your commitment to responsible and inclusive development.

Best regards,

Kevin and Leslie Marks

Kevin A. Marks
Chief Legal Officer
KMARKS@PARKERICI.ORG I *C*: 1 650 283 9151

From: [redacted]
Date: Tue, May 13, 2025 at 11:04 AM
Subject: Mission Sisters Residences Letter of Support from Jacquelyn Woodward
To: <jolander@ci.carmel.ca.us>, <sgorman@ci.carmel.ca.us>,
<erik@dyararchitecture.com>, Jacquelyn Woodward
[redacted]

To:Carmel Planning Commission
Jacob Olander, Associate Planner
jolander@ci.carmel.ca.us
Shelby Gorman
sgorman@ci.carmel.ca.us

Subject: Support for Mission Sisters Residences Project
Dear Mr. Olander and Ms. Gorman,
My name is Jacquelyn Woodward, and I am a Carmel resident writing in strong support of the proposed Mission Sisters Residences on Mission Street (2, 3, and 4 NE of First Avenue), designed by Erik D. Dyar, AIA.
I've reviewed the plans and believe the project adds meaningful variety and quality to our city. Each home has a distinct design, enhanced by cohesive landscaping. This kind of diversity in architecture strengthens the character of Carmel.
I've lived for 11 years in a modern home by George Brook-Kothlow, and visitors often remark on the natural light, energy efficiency, and simple beauty. My own experience reflects that contemporary design can complement more traditional surroundings while offering sustainable and forward-thinking solutions.
Carmel can't be stuck in a design rut. This project shows how modern architecture, with natural materials and efficient energy use, can honor the past while looking ahead.
I urge the Planning Commission to approve this thoughtful and well-designed project.
Sincerely,
Jacquelyn Woodward
Carmel, CA

From: **Julie Wendt** [redacted]
Date: Tue, May 13, 2025 at 4:29 PM
Subject: DS 24207, 24208 & 24209 (Hermle-Collins): Mission Street
To: Jacob Olander <jolander@ci.carmel.ca.us>
Cc: Anna Ginette <aginette@ci.carmel.ca.us>, Erik Dyar <erik@dyararchitecture.com>

Dear Jake … please forward the below letter to the planning commissioners and include my letter in the public correspondence. Thank you, Julie Wendt

Dear Chair LePage and Commissioners,

This project raises the bar for Carmel's excellence in architecture. The excellence is in the quality of design, materials, attention to detail, sensitivity to the site and topography, all while preserving the neighbor's views and privacy.

The three Mission Sisters follow the gradual slope of Mission Street. There are no looming structures. Even the two story home is lower in height than a one story house by taking advantage of its sloping lot. The street elevation setbacks are generous, and the way the homes weave in and out of the trees and landscaping is remarkable.

Erik has obviously put his heart and sole into the Mission Sisters, and I believe this will be an award-winning project. It is in the Carmel tradition of bringing unique design to the neighborhood. We all love to walk the residential streets of Carmel. The magic is in discovering different architectural styles. That is the history and culture of Carmel's residential neighborhoods, and Carmel has representative architecture from each decade.

The Mission Sisters follow another well-known and admired tradition, which is a small cluster of homes designed by the same architect, but each of the homes are differentiated. They are Comstock Hill, Henry Hill's Three Sisters on Lopez, and Jon Koningsofer's Sand & Sea. All of these clusters are admired and celebrated today. I hope you will include the Mission Sisters among them.

As a former planning commissioner, I would not change anything. I know you will recognize the understated elegance of the Mission Sisters and the sensitivity the entire project brings to its surroundings. There is nothing in the design that is ostentatious or overpowering. The window sizes are integral to the design, and they bring the garden into the home. I hope you will unanimously approve the Mission Sisters as proposed.

Thank you for your time and consideration.

Sincerely,
Julie Wendt

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

May 14, 2025
CORRESPONDENCE

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	
APPROVED BY:	
SUBJECT:	PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings and/or other items appearing on the Agenda

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1 - Letter received 05-05-25 from Linda L Smith

From: **Linda L. Smith** [redacted]
Date: Mon, May 5, 2025 at 11:18 AM
Subject: Fire risks and state mitigation requirements
To: Nova Romero <nromero@ci.carmel.ca.us>

Dear Nova,

Would you please send this letter and attachment to the City Council for them to see before today's meeting and to include in the public record, and also please share it with the Forest and Beach Commissioners, City Forester, Public Works director and staff, City Administrator and Assistant, as well s the Planning Commission and Planning staff.

Thank you.

Sincerely,

Linda L Smith

Dear Mayor and City Council,

I have been active in conservation and climate change issues for the majority of my life, being a 4th generation Carmelite with direct links to Carmel's origins as the unique Village in a Monterey Pine Forest, where residents cherished their Monterey pines and Oaks and native under-story habitat shrubs and all the life they support. Las Manzanitas is the name that had been given to this area before it was called Carmel. This completely unique town, by virtue of the vision of its illustrious founders, captured the imagination of cultured people and lovers of Nature the world over. This is our true heritage. It "has no prototype", as the great architect Nathaniel Owings put it. It is a one of a kind village, a blessing and a reality that is enshrined in our city documents, our General Plan, our LCP! And as such it is protected by the California Coastal Act. Carmel is not Pacific Grove. It is not Monterey.

For the past 30+ years, working with Monterey Pine Forest Watch, and having been directly involved in efforts to save and protect the Monterey Peninsula's endangered Native Monterey Pine Forest, it is distressing to see that this rare forest treasure has never been in greater danger than it is right now, thanks to draconian state mandates that can only be implemented in Carmel by destroying its very being. Defensible space requirements would

completely preclude the planting of any Monterey pines or Coast live oaks, the very keystone trees of the native Monterey Pine Forest in which we live and which are the heart and soul of Carmel! Nor would it allow the planting of the majority of native shrub habitat that would grow more than 6 feet high. These state requirements are meant for true wild lands where parcels are large, not for 40 x 100 foot lots. And the state designations and mandates do not take into account the fact of fog on the Monterey Peninsula. Winter rains, fog and cool Summer temperatures protect us for much of the year. Climate scientists identify the Monterey Peninsula a refugia for species as the climate warms, because of cooler temperatures and fog created by upwellings from the cold deep Monterey Marine Canyon. UCB's Dr Axelrod stated that our native Monterey Pine Forest survived past climate warmings, especially because of this factor. And this is why there are so many endemic species here, species that exist nowhere else. It has been a refugia in the past.

From my research, even among experts there is plenty of disagreement about how to address risk generally. Marin's fire expert has pointed out a number of myths that are widespread that are causing hysteria about the supposed danger of trees. Other factors are much more important. And most fires are grass fires which are much more deadly because they move so fast. And the overwhelming majority of wildfires are started by humans. Carmel and the Monterey Peninsula need to look at other types of fire risk management as well. Closing businesses down during extreme fire risk weather, encouraging homeowners to water their trees and shrubs and soil to keep them hydrated, drone surveillance are some ideas that common sense tells us to encourage. I'm sure there are other such ideas.

I think it's time that Carmel speaks up for itself and, while requiring common sense actions to abate risk, protects its natural and cultural environment and heritage and that of the surrounding native Monterey Pine Forest which is the character and essential ecosystem of our Peninsula.

Attached is a fascinating and helpful article by an experienced fire fighter who did experiments on the combustibility of California native plants. It turns out that most of them are highly fire resistant! What do you know...Evolution at work. It's time to learn about where we live and to work with Mother Nature for a change.

Sincerely,

Linda L Smith

Leaf burn times of California native plants (& Several Non-Native Plants)

California Plants and Fire

In a two week period of September of 2005, temperatures were in the 90's and the humidity was about 30%. Individual leaves, or leaf clusters, of similar size, of various plant species, were tested for ignition times until two numbers were within a few seconds. If after five tries, numbers were still divergent, numbers were either listed as a range or averaged if all over the place. Most plants tested were field grown and had not been watered all summer (exceptions noted in table below). Every effort was made to duplicate a very dry coastal garden under water rationing.

Garden watered plants should be considerably harder to ignite if watered as little as fifteen minutes once every two weeks, BUT, not always. However, the worst fires I've seen are at the end of a drought cycle when there is no water to even fight the fire, never mind water the plants.

Field tests of experimental crown fires revealed that wooden walls can successfully survive intense flame fronts from as close as approximately 30 feet away.
Most structures are lost because of firebrands, (debris on fire that is falling from the sky). (Cohen, 1995)

If you live in town and have a twenty foot front yard, ignore this list. This is primarily for those of you in rural residential areas, at the worst with a poor well, thirty minutes from the nearest fire engine and are gone a lot. The designers that are planning an urban interface should find this useful also.

Using a propane torch with a one centimeter length flame (+/- 1mm), the blue tip of flame was placed on to a leaf, if leaves large, or first leaf cluster if leaves small, until the leaves ignited and held a flame longer than five seconds. Some leaves would flash. If they held a flame or carried to other leaves that was counted. Some blacked and never ignited, some never even glowed, and others ignited easily. At first the tests were done on the plants themselves, but that proved too exciting and the slightest breeze altered the results (and had potential for even more excitement). I settled on collecting a few stems of a few plants and testing those in a closed barn within minutes of collection. Results were not what I'd had heard or read, and often not what I expected. Generally, (and boy are there inconsistencies,) the more drought tolerant the plant, the poorer it burns, the smaller the leaf, the poorer it burns, and the wider spaced leaves are very hard to ignite. For the most part, unwatered natives did better than watered non-natives.
Good mulch is an important component of California's gardens/landscapes and ecology. The moisture that mulch retains helps keep the plant material hydrated and a little less flammable. Mulch (shredded redwood bark or shredded cedar bark) does burn, and creeps along with a smoldering fire that can be kicked or raked out. This type of mulch burns with a lot of smoke,and little flame. A pile of dead leaves, twigs and sticks does not burn in the same way. Think of the comparison of a newspaper laid flat on the ground versus each page wadded up into a pile. The worst situation is when you have flashy fuels like dead grass running up into either taller weeds, dead leaves of garden plants or some of the native plants.

This experiment really points out that weed control and garden hygiene are as important, or more important, than plant choice or irrigation practices.

Flame applied to leaf. Notice it is not bursting into flame.

Many of the leaves never even glowed.

If after sixty seconds the plant didn't light, that's amazing. Bushes that burnt after 15-30 seconds are about as flammable as your home.

Some of the Ceanothus should be considered heat shields.

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Abies	bracteata			>60		
Acacia	greggii			>60		one weak flash
Acer	circinatum			15		
Acer	macrophyllum			>60		
Acer	negundo	californicum		30	1	
Achillea	millefolium	californica		5	1	six inch flame height

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Achillea	millefolium	rosea	Island Pink	>60	1	
Adenostoma	fasciculatum			30		dried seed heads -1 second.
Adiantum	jordanii			>60		
Aesculus	californica			>60		
Agrostis	pallens			>60		a lot of dead grass, but the green leaves extinguished the dead ones
Alnus	rhombifolia			15		
Ambrosia	psilostachya			>60		
Anaphalis	margaritacea			>60		
Anemopsis	californica			>60		leaves develop water blisters
Aquilegia	eximia			no fuel		
Aquilegia	formosa			no fuel		
Aquilegia	pubescens			no fuel		
Aquilegia	shockleyi			no fuel		

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Arbutus	menziesii			>60	15	
Manzanitas are all over the chart and do not appear to change when watered.						
Arctostaphylos			Baby Bear Manzanita Bush	>60		
Arctostaphylos			Ian Bush Manzanita	10		watered ones were also 10
Arctostaphylos			John Dourley	45		watered sample
Arctostaphylos			Mama Bear Manzanita	7		
Arctostaphylos			Margarita Pearl	30		
Arctostaphylos			Pacific Mist	30		
Arctostaphylos	crustacea	eastwoodiana		10-20		
Arctostaphylos	densiflora		Harmony Manzanita	>60		
Arctostaphylos	densiflora		Howard McMinn Manzanita	15		watered sample was 30
Arctostaphylos	densiflora		Sentinel Manzanita	>60		

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Arctostaphylos	edmundsii		Big Sur Manzanita	20		
Arctostaphylos	edmundsii		Carmel Sur Manzanita	30		
Arctostaphylos	glandulosa	adamsii		5		
Arctostaphylos	glandulosa	glandulosa		10		
Arctostaphylos	glandulosa	ssp.crassifolia	Del Mar Manzanita	>60		
Arctostaphylos	glandulosa	zacaensis	San Marcos Manzanita	10		
Arctostaphylos	glauca			20		
Arctostaphylos	glauca		Ramona Manzanita	50		
Arctostaphylos	hookeri		Wayside Manzanita	>60		watered sample
Arctostaphylos	hookeri	franciscana	Franciscana Manzanita	7		extreme drought -7 secs. watered- 7 secs., but it sure looks better
Arctostaphylos	hookerii X pajaroensis		Sunset Manzanita	>60		

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Arctostaphylos	insularis			7		
Arctostaphylos	manzanita		Dr. Hurd Manzanita Tree	15		
Arctostaphylos	manzanita		Real manzanita	>60		watered sample
Arctostaphylos	manzanita_x_densiflora		Austin Griffiths Manzanita	45		watered plants easier to ignite than dry land ones?
Arctostaphylos	mariposa			>60		even charcoal wouldn't ignite after 90 secs.
Arctostaphylos	morroensis		Park View Manzanita	12		
Arctostaphylos	obispoensis		San Luis Obispo Manzanita	15	3	
Arctostaphylos	pajaroensis		Paradise Manzanita	7		
Arctostaphylos	parryana		Snow Lodge Manzanita	20	1	
Arctostaphylos	patula			12		

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Arctostaphylos	pechoensis			5		
Arctostaphylos	pilosula	pilosula	Atascadero Manzanita	5		
Arctostaphylos	pungens			30		
Arctostaphylos	purissima		Burton Mesa Groundcover	15		
Arctostaphylos	refugioensis		Refugio Manzanita	15	1	
Arctostaphylos	rudis			7		
Arctostaphylos	silvicola		Ghostly Manzanita	12		
Arctostaphylos	standfordiana			10		
Arctostaphylos	stanfordiana	bakeri	Louis Edmunds Manzanita	15		
Arctostaphylos	uva-ursi		Point Reyes Manzanita	>60		watered sample
Arctostaphylos	uva-ursi		Radiant Manzanita	15		watered sample
Arctostaphylos	uva-ursi	suborbiculata	San Bruno	>60		watered sample

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Arctostaphylos	viridissima			>60		
Arctostaphylos	viscida	ssp. viscida		15		regularly watered sample- 15 secs.
Arctostaphylos	wellsii		Wells Manzanita	20		
Argemone	munita					
Aristolochia	californica		Sierra Giant Pipe Vine	>60		
Artemisia	californica			>60	1	'melted' down to dead/dry leaves then burned after 60 secs.
Artemisia	californica	Canyon Gray	Canyon Grey	>60	1	
Artemisia	californicaX	Montara	Montara	>60	1	dead material difficult to extinguish
Artemisia	douglasiana			15		
Artemisia	ludoviciana	ludoviciana		>60	10	
Artemisia	tridentata			>60		watered sample - >60 secs.

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Asclepias	eriocarpa			>60		
Asclepias	fascicularis			>60		
Asclepias	speciosa			55	3	no flame after 5 secs., had to work to light
Aster	ascendens			>60		one ignited at 45 secs.
Atriplex	canescens			>60		
Atriplex	lentiformis	Breweri		>60		
Baccharis	douglasii			>60		will not sustain flame
Baccharis	pilularis	consanguinea		25		varied from 12 to >60 secs. on very old plant
Baccharis	pilularis	pilularis	Pigeon Point	>60		used dry, unwatered plant
Baccharis	pilularis	pilularis	Santa Ana	>60		
Baccharis	pilularis	pilularis	Twin Peaks			
Baccharis	viminea			>60		

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Brickellia	californica			>60	1	if leaves clustered, can be burnt
Calliandra	eriophylla					
Calycanthus	occidentalis			>60	>60	will not stay lit
Camissonia	cheiranthifolia	ssp. suffruticosa		>60		
Carex	globosa			>60		
Carex	praegracilis			15		summer deciduous
Carex	sartwelliana			>60		
Carex	spissa			>60		
Carpenteria	californica			>50		one in four tries was able to get leaf to burn
Ceanothus species are relatively hard to burn and respond well to light overhead watering once every two weeks. A dust- off once every two weeks makes them really hard to burn.						
Ceanothus			Blue Jeans	>60		
Ceanothus			Celestial Blue	>60		

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Ceanothus			Concha	>60		
Ceanothus			Frosty Blue	30		very drought stressed watered sample = >60
Ceanothus			Joyce Coulter	>60		
Ceanothus			Julia Phelps	>60		
Ceanothus			L.T.Blue	>60		sparse foliage difficult to light
Ceanothus			Mills Glory	45		>60
Ceanothus			Mountain Haze	>60	15	
Ceanothus			Ray Hartman	>60		
Ceanothus			Remote Blue Ceanothus	>60	2	
Ceanothus			Tassajara Blue Ceanothus	45		watered sample
Ceanothus			Wheeler Canyon	>>60		

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Ceanothus	arboreus			20		watered sample = >60
Ceanothus	arboreus		Owlswood Blue	>60		melted leaves will not ignite
Ceanothus	crassifolius			15		
Ceanothus	cuneatus			25		
Ceanothus	cuneatus		Sierra mt. lilac	50		
Ceanothus	cyaneus			>60		
Ceanothus	cyaneus		Sierra Blue Ceanothus	10-30		leaves roll and ignite
Ceanothus	gloriosus		Hearts Desire	>60		
Ceanothus	gloriosus	porrectus		>60		
Ceanothus	griseus	horizontalis	Yankee Point	>60	50	looked like it would burn
Ceanothus	hearstiorum			>15		with regular watering = >60
Ceanothus	impressus	impressus		50		flame held just 5 secs. on unwatered plant

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Ceanothus	impressus	nipomoensis		>60		
Ceanothus	maritimus			30		
Ceanothus	megacarpusX		Tranquil Margarita	55		
Ceanothus	oliganthus	oliganthus		>60		
Ceanothus	prostratus			>60		
Ceanothus	ramulosus	fascicularis		7		
Ceanothus	rigidus		Snowball	>60		
Ceanothus	sorediatus		Klamath	>60		
Ceanothus	spinosus			>90		
Ceanothus	thyrsiflorus		Big Sur California lilac	>60		
Ceanothus	thyrsiflorus		Skylark	>60		
Ceanothus	thyrsiflorus	repens		>60		
Ceanothus	tomentosus			>60		one leaf burnt out of six
Ceanothus	verrucosus			75		kept getting just over 60

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
						secs.
Cephalanthus	occidentalis	californica		40		watered sample = >60
Cercidium	floridum			>60		
Cercis	occidentalis			>60		
Cercocarpus	alnifolius			>60		did light once in six tries
Cercocarpus	betuloides			50		mostly >60 secs., some ignition
Chamaebatia	foliolosa					
Chilopsis	linearis			>60		
Chrysothamnus	nauseosus			>60	10	
Clematis	ligusticifolia			>60		
Comarostaphylis	diversifolia			15		leaves rolled and ignited
Corethrogyne	filaginifolia			>60		
Cornus	glabrata			15		
Cornus	stolonifera			7		

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Corylus	cornuta	californica		10		only lights 50% of time, vaporizes then
Crataegus	douglasii			>60		
Cupressus	forbesii			>60		
Cupressus	nevadensis			15		
Dendromecon	rigida			>60	1	prune to ground every 3-5 years
Diplacus	aurantiacus		Sierra monkey flower	>60		watered sample
Diplacus	aurantiacus	australis	Ramona	>60	deciduous, 5	need to tidy!
Diplacus	aurantiacus	lompocensis	Vandenberg Monkey Flower	30		old flower/capsules burn
Diplacus	grandiflorus			3	1	need to tidy!
Diplacus	longiflorus			>60		at water's edge
Diplacus	longiflorus		Conejo monkey flower	3		seed capsules ignite watered and trimmed sample = >60

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Diplacus	puniceus		Otay monkey flower	3		dead-heading would fix
Diplacus	rutilus			>60		water sample
Dudleya	pulverulenta				3	
Elymus	condensatus			>60		
Encelia	californica			>60	1	
Encelia	farinosa			>60		
Epilobium	angustifolium					
Epipactis	gigantea			45		
Ericameria	arborescens			>60		
Ericameria	ericoides			>60		
Erigeron			Wayne Roderick Daisy	>60		
Erigeron	glaucus			>60	1	
Erigeron	glaucus		Cape Sebastian	>60	1	

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Eriodictyon	angustifolium (californicum)			40- >60		very variable
Eriodictyon	crassifolium			20		
Eriodictyon	tomentosum			20	5	
Eriogonum	arborescens			>60		foliage was non-flammable
Eriogonum	fasciculatum	foliolosum		>60	1	
Eriogonum	fasciculatum	polifolium		>60		similar to lavender
Eriogonum	giganteum			>60	>60	
Eriogonum	grande	rubescens		>60		
Eriogonum	parvifolium			>60		
Eriogonum	umbellatum			10		dead leaves are a problem
Eriogonum	umbellatum	polyanthum	Shasta Buckwheat	50		turns to charcoal and burns
Eriogonum	wrighti	subscaposum		>60		
Eriophyllum	confertiflorum			2		took 3 tries to carry flame

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Eriophyllum	staechadifolium	artemisiaefolium		>60		
Fallugia	paradoxa			>60		
Ferocactus	acanthodes	cholla		3		spines burn good!
Fragaria	californica			>60		nothing left after 20 secs.
Fragaria	chiloensis			>60		occasionally lit, but no live coals
Fraxinus	dipetala			10		
Fraxinus	latifolia X velutina			>60		
Fremontodendron			Ken Taylor	20	15	
Fremontodendron			Pacific Sunset	15		
Fremontodendron	californicum			>60		
Fremontodendron	californicum	decumbens		>60		
Garrya	elliptica	James Roof		15		
Garrya	flavescens	pallida		20	3	
Garrya	veatchii			15	3	

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Grindelia	camporum			>60		
Haplopappus	squarrosus			>60	1	
Haplopappus	venetus	vernoniodes		>60		
Heleniun	hoopesii			>60		
Heleocharis	parishii			>60		
Helianthemum	scoparium			>60		
Heteromeles	arbutifolia			50		burn out moisture to burn leaf
Heterotheca	grandiflora					
Heuchera	maxima			>60		blew holes in leaves
Holodiscus	discolor			5	1	
Horkelia	cuneata			>60		
Horkelia	parryi			>60		
Isomeris	arborea					
Iva	hayesiana			>60	>60	

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Juglans	hindsii			>60		leaves melt, flash, flame dies
Juncus	patens			>60		
Juniperus	californica			>60		
Juniperus	communis	montana		>60		burned creeping, smouldering, slowly
Keckiella	antirrhinoides			>60	1	
Keckiella	breviflora			>60	1	
Keckiella	ternata	septentrionalis		>60	3	tidy, if summer deciduous
Larrea	tridentata			>60		low flammability
Lepechinia	fragrans			>60		smokes a lot
Leptodactylon	californicum			1 sec.		
Libocedrus	decurrens			30		
Lithocarpus	densiflorus			15		
Lobelia	cardinalis			>60		

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Lobelia	dunnii	serrata		>60		appears non-flammable
Lonicera	hispidula			45	5	watered sample = >60
Lonicera	interrupta			10		
Lonicera	subspicata	denudata		15		
Lotus	scoparius			>60	3	if untrimmed = 3 seconds
Lupinus	albifrons			60		
Lupinus	excubitus			>60		'melts into black mass'
Lyonothamnus	floribundus	ssp. asplenifolius		30		
Mahonia	aquifolium		Compacta	>50		burns as leaves dry out
Mahonia	Higginisii			10		
Mahonia	nevinii			20-50		leaves burned a second, then went out
Mahonia	pinnata			10		

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Mahonia	repens			20	3	
Malacothamnus	fasciculatus			>60		
Malacothamnus	marrubioides			25	1	
Malacothamnus	palmeri	involucratus		45		smells like cow chips
Maurandya	antirrhiniflora			>60		
Mimulus	cardinalis			>60		
Mimulus	guttatus			>60		
Monardella	antonina			>60		
Monardella	linoides	stricta		>15		
Monardella	macrantha			>60		
Monardella	villosa			10		flashes, then dies
Monardella	virides			15		
Muhlenbergia	rigens			3		slow, like straw broom
Myrica	californica			15-40		watered sample = very inconsistent

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Oenothera	caespitosa	marginata				
Oenothera	hookeri			>60		no coal embers
Ornithostaphylos	oppositifolia			30		
Penstemon			Margarita BOP	<60	2	tidy dead leaves
Penstemon	eatonii			>60		
Penstemon	grinnellii			10		very dry plant
Penstemon	heterophyllus			>60		
Penstemon	incertus			10		
Penstemon	newberryi			>60		nothing left of plant
Penstemon	spectabilis			20-30		
Philadelphus	lewisii			>60		lit once in 5 tries
Physocarpus	capitatus			5	1	low to moderate fuel load
Pickeringia	montana			>60		
Pinus	attenuata			15		

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Pinus	flexilis			20		
Pinus	jeffreyi			40		
Pinus	monophylla			45		
Pinus	muricata			>60	1	live leaves fall off instead of igniting
Pinus	ponderosa			>60		lit once in 10 tries
Pinus	sabiniana			45	3	
Platanus	racemosa			>.60		kinda burned at 60 secs., if leaves rolled right and the angle was right
Pluchera	odorata	odorata		>60		not even coal
Populus	fremontii			60	1	dead leaves burn very well
Populus	tremuloides			5		poof!
Populus	trichocarpa			30	1	
Potentilla	glandulosa			>60		

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Prosopis	glandulosa	torreyana		15		
Prosopis	pubescens			>60		
Prunus	ilicifolia			7		
Prunus	lyonii			45	2	
Prunus	virginiana	demissa		20		
Prunus	virginiana	melanocarpa		avg 40		ignited twice in 5 tries
Pseudotsuga	menziesii			40		
Psoralea	orbicularis			>60		
Ptelea	crenulata			25	1	
Pteridium	aquilinum	pubescens		>60	1	
Purshia	glandulosa			50		unwatered and very dry
Purshia	tridentata			>60		
Pycnanthemum	californicum			30-60		

Oaks are pretty flammable, but with management are not a problem. Do not run out and cut all your oaks down, but do make sure there are no weeds or upright twiggy dead debris under them and prune the limbs up so you can walk under them.

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Quercus	agrifolia			10 sec.		watered sample = 10 seconds
Quercus	berberidifolia			20		
Quercus	chrysolepis			5		
Quercus	douglasii			>60		I have no idea, tried repeatedly
Quercus	engelmannii			7		
Quercus	garryana	breweri		15	10	
Quercus	kelloggii			10		
Quercus	lobata			avg 15		
Quercus	tomentella			25	2	
Quercus	wislizenii			5		watered sample
Rhamnus	californica			>60		smoulder only
Rhamnus	californica		San Bruno	30		with some watering = >60
Rhamnus	californica	Eve Case		>60		will not sustain ignition
Rhamnus	californica	Tranquil Margarita		>60		

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Rhamnus	crocea			>60		both watered and unwatered didn't light
Rhamnus	crocea	ilicifolia		15		bigger leaves burn more easily?
Rhus	integrifolia			>60		
Rhus	laurina			>60		tried repeatedly, got one flash out of five+ tries suspect dead leaves for its reputation of being flammable, so tidy!
Rhus	ovata			>60		popped a lot
Rhus	trilobata			>60		
Ribes	aureum	gracillimum		50	3	if dead leaves are allowed to pile up or linger, that can be a problem
Ribes	californicum			>60		
Ribes	indecorum			>60	3	

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Ribes	malvaceum			>60		can burn in 30 seconds but doesn't carry flame
Ribes	menziesii			>60	3	
Ribes	nevadense			30		poor ignition
Ribes	quercetorum			>60		
Ribes	sanguineum	glutinosum		>60		
Ribes	speciosum			>60	10	
Ribes	viburnifolium			>60		vaporized to little ash
Romneya	coulteri			>60	1	
Rosa	californica			>60		
Rosa	gymnocarpa			>60		
Rosa	pinetorum			>60		got one leaf to light, not repeatable
Rosa	woodsii	glabrata (mohavensis)		45		
Rubus	parviflorus			45		

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Salix	laevigata			15		
Salix	lasiolepis			10		
Salvias are very flammable, if you do not keep them clean and wash the foliage off occasionally. Just washing the leaves off every two weeks and keeping them tidy is enough to make them almost fire proof.						
Salvia			Bee's Bliss	10	5	tidy!
Salvia			Celestial Blue	12		very little fuel watered and trimmed = >60 secs.
Salvia			Daras Choice	50	3	
Salvia			Gracias	10	3	tidy! watered sample = 40 secs.
Salvia			Pozo Blue	see notes		young leaves = 30 secs. old leaves = 15 secs. trimmed and watered = >60 secs.
Salvia	apiana			20		on edge of watered area = >60 secs.
Salvia	apiana	compacta		10		

Attachment 1

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Salvia	brandegei			>60		very clean
Salvia	clevelandii		Alpine Cleveland sage	7-15		watered sample = >60 secs.
Salvia	clevelandii		Winifred Gilmam Cleveland Sage	15		watered = >60 secs., but erratic
Salvia	dorrii			>60		
Salvia	leucophylla			12		
Salvia	leucophylla		Pt. Sal	15		
Salvia	mellifera			20		
Salvia	mellifera	repens		>60		at edge of watered area
Salvia	munzii			>60		not even charcoal
Salvia	pachyphylla			>60		smells good!
Salvia	spathacea			15		summer deciduous, needs to be tidied. watered sample = >60 secs.

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Salvia	spathacea		Powerline Pink	20		
Salvia	spathecea		Las Pilitas	>60		
Sambucus	caerulea			>60		
Sambucus	mexicana			>60	1	keep tidy
Satureja	douglasii			>60		
Satureja	mimuloides			10		
Scrophularia	atrata			>60		
Scrophularia	californica			>60		
Scutellaria	austinae			>60		
Sedum	oreganum			>60		water expelled from leaves
Senecio	douglasii			>60		leaves melted
Sequoia	sempervirens					
Sisyrinchium	bellum			>60		watered sample
Sisyrinchium	californicum			>60		watered sample

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Solanum	xanti			>60		smells like bad goat cheese
Solanum	xanti	hoffmannii		>60		old pig smell
Solidago	californica			>60		some unsustained ignition
Solidago	canadensis	elongata		7-15		
Solidago	confinis			>60		
Sphaeralcea	ambigua			30	3	need to tidy
Spiraea	douglasii			5		
Stachys	ajugoides	rigida	Persnickety Pink	>60		
Stachys	bullata			>60		
Stachys	chamissonis			>60		
Stanleya	pinnata			>60		
Styrax	officinalis	fulvescens		7		watered sample
Symphoricarpos	albus	laevigatus		>60		
Tellima	grandiflora			>60		

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Thalictrum	fendleri			>60	1	need to tidy!
Thuja	plicata			15		very oily
Toxicodendron	diversilobum			>60		held breath
Trichostema	lanatum			10		
Trichostema	parishii			10		
Umbellularia	californica			15		
Vaccinium	ovatum			>60		foliage melted
Venegasia	carpesioides			>60	1	
Vitis	californica			55	3	dead burning leaves go out after 5 secs.
Vitis	girdiana			>60		
Wyethia	ovata			>60	1	
Xylococcus	bicolor			45		varied from 15-60+ secs.
Yucca	whipplei	percusa		>60		
The California fuchsias are not flammable, but any of their debris is. Mow them down every December or January and you should be fine.						

Genus	Species	Variety	Cultivar	live ignition (seconds)	dead leaf ignition (seconds)	notes
Zauschneria	californica		Catalina	>60		
Zauschneria	californica		Ghostly Red	>60	5	debris doesn't carry flame
Zauschneria	californica		Pink	>60		
Zauschneria	californica		White	>60		
Zauschneria	californica	Uvas Canyon		>60		
Zauschneria	californica	mexicana		>60	10	
Zauschneria	cana			>60		
Zauschneria	latifolia	johnstonii		>60	15	
Zauschneria	latifolia	viscosa		>60		
Zauschneria	septentrionalis		Mattole River	>60	5	

Non-Native Grasses and Weeds

The numbers explain why brush fires slowly spread in comparison to grass/weed fires. Grass/weed fires can kill you. Look at it this way (and there are no absolutes in nature): when a field is in annual grass and mustard, and the ignition time per plant is almost instantaneous, you'll get what appears to be area ignition. On the Las Pilitas fire we had an area by Santa Margarita Lake where the fire moved through miles of grass in a few minutes. You can't outrun something that basically blows up.

Brush burns at, on average, 45 seconds per plant and makes a very hot creeping fire,(with some dramatic flashes); you can't be within one hundred feet of it and be comfortable, but you can usually move to one side or the other. Houses can tolerate a great deal more heat than humans and can be undamaged in spectacular fires. In contrast, if you have weeds in brush, you get a very fast, erratic, spotty, and hot fire.

In fire training one of the points they drilled into the concrete of our heads was, "firemen rarely die in brush fires...all the recent deaths in California have been in grass fires".Back in the 1980's during the Chispa fire we (volunteer and paid firefighters) were back-firing into the main fire to stop it. We could not light the brush; the torch made a fire ball in the brush, and it would go out and not stay lit. After about thirty minutes of this frustration (hey, we were exhausted and a little slow) we figured out that if we looked for weeds (mostly annual grasses), we could light them and they would light the brush. That worked!

Attachment 1

Plant	state of plant	ignition speed in seconds	comments
Annual grass (Bromus diandrus)	dead since May	instant, so fast impossible to time. Whole plant gone in a second.	weed control is very important

Melilotus	dead Yellow Sweet Clover	2	these can be big plants
Mustard	fields of dead mustard	3	
Star Thistle (Centaurea solstitialis)	dead	2	the back of one of the parcels was covered with this, 30 foot flames, looked like oil fire

Typical non-native landscape plants. These are not NATIVE!

Plant	Live leaf ignition (in seconds)	dead leaf ignition (in seconds)	Notes (times in seconds)
Abelia	30		watered planter in Atascadero, California
Apple, Improved Pippin Here's how many different apple varieties have grown here.	30-60	2	very variable, this one was watered regularly. Under drought, is flammable
Blackberry	50-60		regular water
Bottle bush (Callistemon)	12		regular water on drip
Bottle Tree(Brachychiton)	>60		regular water
Buddleja davidi ('Butterfly bush')	5		very flammable in watered greenhouse, this was a WOW one, looked so moist, burned real fast

Cistus villosa	new growth 45, old growth 10		watered planter in Atascadero, California
Cotoneaster, groundcover	>60		watered sample from SLO (San Luis Obispo)
Cotoneaster, shrub	10		watered sample from SLO
Day Lilly	>60		dead material does burn
Elm, Chinese	30		watered sample from SLO
Eucalyptus, Red Flowering Gum	15		these can be big trees and make spot fires for a mile or more.
Eucalyptus, Red Gum	5		watered sample from SLO, "
Gamolepis daisy	>60		watered planter in Atascadero, California
Gazania	>60		these accumulate a lot of dead material that is very flammable.
Grape, Thompson Seedless	>60	3	hygiene is important
Ivy, Algerian	20		In a watered flower bed. A little wind, drought, and slope, this would be interesting.
Juniper, Pfitzer	15		hot fast fire
Lavender, English	20		dead stuff lights easily, live stuff burns easily all year.

Lavender, Hidcote	20	1	dead stuff lights easily, live stuff burns easily all year.
Lavender, Munstead	>60	1	dead stuff lights easily
Lavender, Spanish	>60	1	live foliage with breeze = >30 dead stuff lights easily
Lemon Verbena	5		some of the tropical stuff ignites readily
Lilac, common	3		plant was very dry, I've seen similar in dry gardens
Myoporum parvifolium	>60		watered sample from SLO
Nandina	10		watered planter in Atascadero, California
Oleander	10		on drip
Peach, Elberta	45		regular water
Pear	20		very lush and regularly watered.
Persimmon	>60		looked lush and had regular water
Pittosporum Tobira	7		
Plum, Santa Rosa	15		looked lush and had regular water

Quince, Pineapple	30		looked lush and had regular water
Raphiolepis sp.	12		watered planter in Atascadero, California - popped and snapped
Thyme (Thymus sp.)	<60		

Mulch	time to ignite for sustained 5 seconds
dry Chipped Cedar leaves	1 sec. -flame height six inches
dry Redwood shavings	1 sec. -flame height one inch
dry Oak and Pine chips	10 secs.- flame height one inch. Pieces too large and random to lay flat
dry Shredded redwood bark	loosely laid single grind = 15 secs.- flame height 3 inches. properly laid single grind = 20-30 secs.- flame height one inch. (the sticks ignite) loosely laid double grind = 15 secs.- flame height 2 inches. Properly laid double grind = 60 secs.- flame height one inch. Mulch needs to lay flat and compact with no twigs or debris (a heavy watering at application will help accomplish this) Dry shredded redwoodbark should not run up to structure. Embers will ignite in fire storm, but flame heat is so low vegetation seldom ignites.

Materials. Don't forget the fence, deck and siding.

Material	time to ignite for sustained 5 seconds
1X cedar board	35 seconds

daily newspaper laid flat	5 seconds
cardboard	1 second
stained 1X pine	5 seconds
1X redwood	50-60 seconds
1X linseed treated (cured) redwood	10 seconds
9/16 plywood	30 seconds
1X4 and 2X4 doug fir	30 seconds

In conclusion, you want to work towards a weed-free landscape, with no leaves on the roof, no flammable wood furniture or lath type structures near the house, and no wood shingles or any other flammable item within thirty feet of the house. Picture a hot day with 20 mph winds and a helicopter flying over your home throwing out buckets of lit matches. Hygiene is the most important thing to remember.

Really stupid things cause most problems in a fire situation; that corner of the yard that you never weeded, where you left the old cardboard box and tree trimmings, the rattan furniture under the bamboo overhang, and the rabbit that was on fire and ran under your lath- covered deck.

Choice of plant material matters; native plants are generally less flammable than non-native plants. For many species, watering makes no difference. Mulch is ok as long as it doesn't run right up to within about a foot of the house. The trade off is the mulch can smolder and cause some heart burn, but the plants will have better moisture retention and be less likely to burn.

A fire landscape should contain only enough plants to stabilize the site. Be very limited in plant material; rocks and concrete do not usually burn. Decomposed granite walkways are a wonderful addition to a native plant garden.

Plan on not having any water during a fire, even for months leading to a fire. It's common for the power to go out in fire areas along with water pumps and for the fires to occur during water rationing. In urban interface areas it's also common for all the people a mile ahead of the fire to water their houses down and the water not to be available to homes nearest the fire. On one fire we pulled the engine up to a hydrant on one of the higher streets, hooked up the hose, turned on the hydrant to listen to a sucking sound as our hose went flat.

Cohen, Jack. Structure Ignition Assessment Model (SIAM), USDA Forest Service Gen. Tech. Rep. PSW-GTR-158. 1995.