



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

Planning Commissioners 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, August 13, 2025

MEETING - 4:00 PM

HYBRID MEETING ATTENDANCE OPTIONS

This meeting will be held in person and via teleconference ("hybrid"). 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 view or listen to the meeting from home, you may also watch the live stream on the City's YouTube page at: <https://www.youtube.com/@CityofCarmelbytheSea/streams>. To participate in the meeting via Zoom, copy and paste the link below into your browser.

<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

The public may give public comment at this meeting in person, or use 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 sgorman@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

PUBLIC APPEARANCES

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. Persons are not required to provide their names, however, it is helpful for speakers to state their names so they may be identified in the minutes of the meeting. Under the Brown Act, public comment 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. If a member of the public attending the meeting remotely violates the Brown Act by failing to comply with these requirements of the Brown Act, then that speaker will be muted.

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 Board/Commission discussion and/ or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

- 1) July 9, 2025 Regular Meeting Minutes
- 2) Monthly Activity Report: June 2025
- 3) Monthly Activity Report: July 2025
- 4) **DS 25078 (Casanova All the Way LLC):** Consideration of a Track One Design Study Referral, DS 25078 (Casanova All the Way LLC), and associate Coastal Development Permit for the demolition of the existing garage and guest house and the construction of a new garage and ADU at the historic "Connolly-Search House" located at the northeast corner of Casanova Street and 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-175-011-000.

ORDERS OF BUSINESS

PUBLIC HEARINGS

- 5) **DS 25196 (Rainey):** Consideration of a Track 1 Design Study Referral for the after-the-fact construction of fencing that exceeds six feet (6') tall previously approved as part of DS 20-205 (Rainey) located Lincoln Street 5 southeast of 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-182-004-000. **Recommended for continuance.**
- 6) **DS 23-005 (Schwartz-Young):** Consideration of a Final Design Study and associated Coastal Development Permit for a 411-square-foot addition to an existing 2,045-square-foot two-story single-family residence located at Casanova Street 10 northeast of Ocean Avenue in the Single-Family Residential (R-1) District. APN: 010-214-024-000. **Recommended for continuance.**
- 7) **DS 25169 (Dowler) -** Consideration of a Track 1 Design Study (DS

25169) referral for the replacement of the existing wood windows and doors with new aluminum frame units in existing openings at North San Antonio 3 NE of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-242-011-000

- 8) **DR 24087 & UP 25188 (Esperanza Carmel Commercial, LLC) -** Consideration of Design Review 24087 (Esperanza Carmel Commercial, LLC) for the rehabilitation/renovation of existing buildings and associated site improvements, and consideration of Use Permit 25188 (Esperanza Carmel Commercial, LLC) and associated Coastal Development Permit for the creation of a sixth residential unit and a fourth retail unit at the historic "Aucourt Commercial Block" property at Lincoln Street 3 southwest of Ocean Avenue in the Central Commercial (CC) Zone District and Downtown Conservation District (DC) Overlay. APN: 010-191-001-000

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

- 9) Next Regular Meeting: September 10, 2025

ADJOURNMENT

CORRESPONDENCE

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

August 13, 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: July 9, 2025 Regular Meeting Minutes

Application:	Applicant:
APN:	Owner:
Block & Lot:	
Location:	

Recommendation:

Summary, Background, and Project Description:

Staff Analysis:

Other Project Components:

Attachments:

1. PC Meeting Minutes - 07.09.25

REGULAR MEETING
Wednesday, July 9, 2025

TOUR 3:30 PM
MEETING 4:00 PM

CALL TO ORDER AND ROLL CALL – TOUR

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

The following Commission members were absent: None

TOUR OF INSPECTION

Item A: DS 25017 (Hobbs): Santa Rita Street 3 northeast of 1st Avenue

Item B: DS 25126 (Chroman): Mission Street 2 northwest of 2nd Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

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

The following Commission members were absent: None

PUBLIC APPEARANCES

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

ANNOUNCEMENTS

None

CONSENT AGENDA

Item 1: June 11, 2025 Regular Meeting Minutes

Item 2: UP 25150 (Gelato by the Sea): Consideration of a Use Permit (UP 25150) for the establishment of a new Specialty Restaurant located on San Carlos Street 2 NE of 7th Avenue in Unit #6 in the Central Commercial (CC) District. APN: 010-141-005-000

Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Section 15301 and no exceptions to the exemption listed in Section 15300.2 can be made.

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.

Commissioner Locke asked about the history of ice cream shops in Carmel. Staff clarified that a specific provision was added to the code during Clint Eastwood's time as mayor, creating an exception for frozen desserts, like ice cream cones and that this language is still in the code.

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

The motion passed by the following roll call vote:

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

ORDERS OF BUSINESS

Item 3: Reasonable Accommodation Policy Updates: The Planning Commission will consider revisions to the Reasonable Accommodation Policy (C11-01) and make a recommendation to the City Council. This action is an implementation measure of Program 3.2.A (Reasonable Accommodation Procedures-AFFH) in the adopted General Plan Housing Element (2023-2031).

Marnie R. Waffle, AICP, Principal Planner, presented the updates to the Reasonable Accommodation Policy, requesting the Commission make a recommendation to the City Council.

The policy was adopted in 2011 following a Senate bill requiring cities to remove governmental constraints to housing for people with disabilities. Housing element law also identifies the need for reasonable accommodation. The City adopted a program in its 4th Cycle Housing Element to comply with Senate Bill 520. Since 2011, 14 applications for reasonable accommodation have been approved, almost half of which included requests for more than one waiver or accommodation. The most common requests are for waivers of site coverage and setback standards. The most recent Housing Element update triggered a review of the policy, identifying potential constraints.

The permit fee for a reasonable accommodation request is \$25, in addition to Design Study fees, ranging from \$373 to \$6,000. To date, all applications have been Streamlined or Track 1 Design Studies and none have been appealed. Staff is not proposing any changes to the fee structure at this time.

Finding number five in the existing policy, specifying "that the requested accommodation will not result in a significant and unavoidable negative impact on adjacent uses or structures", was deemed too subjective. Staff recommended a revised finding grounded in the California Coastal Act, allowing staff to waive compliance with applicable provisions if four findings can be made: consistency to the maximum extent feasible with City regulations, minimization of inconsistencies without fundamental alteration to the Local Coastal Program, no feasible alternative means of accommodation, and that no alternative accommodations exist. This aims to balance accommodation with coastal resource protection.

The Municipal Code's broad definition of "aggrieved person" was identified as a potential constraint. Staff is not recommending amending the Municipal Code's definition, as it affects all permits, but proposes to address who can appeal a reasonable accommodation request specifically within the policy. The proposed policy narrows it down to the applicant, their representative, or an abutting

property owner. Additional revisions were proposed to reflect best practices, improve grammar, establish consistent formatting, and provide clarity.

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.

Commissioner Allen supported keeping the fee structure, said she liked the suggestion for replacing the subjective finding with Coastal Act language, and agreed with defining aggrieved parties.

Commissioner Ahlborn supported the new language that reduces subjectivity and provides tighter guidance. She asked about tracking the duration of accommodations, noting the existing policy mentions restoring property condition once the need ends but lacks a formal tracking process.

Commissioner Locke recommended adding a deed restriction or limitation of use on the property to notify future property owners that accommodations are granted only to the household that needs them to ensure enforcement.

Commissioner Karapetkov shared an example of a past request for two elevators for a disabled owner, where only one was approved due to visibility and neighborhood impact, highlighting the need for clear limits on accommodations. He also suggested architects should build accessible houses to prevent the need for future accommodation.

Chair LePage supported the proposed changes and specifically supported Commissioner Locke's suggestion for a deed restriction.

It was moved by Chair LePage and seconded by Commissioner Ahlborn to approve a resolution finding that their recommendation is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378 and recommending that the City Council approve a revised Reasonable Accommodation Policy and Procedure to ensure individuals with disabilities have equal access to housing with the additional direction that a deed restriction be included with approvals for reasonable accommodation.

The motion passed by the following roll call vote:

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

BREAK 4:52PM - 5:09PM

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

The following Commission members were absent: None

Item 4: Director's Interpretation: Consideration of a Resolution accepting a Director's interpretation, clarifying how to measure and dimension basement spaces for the purpose of calculating floor area in basement and underground spaces.

Evan Kort, Senior Planner, presented a resolution accepting a Director's interpretation, clarifying how to measure and dimension basement spaces for the purpose of calculating floor area in basement and underground spaces. The Director has the authority to determine the intent of provisions, with determinations appealable.

The current interpretation previously allowed for the use of drop ceilings or artificial design elements to artificially lower ceiling height to exclude space from floor area if it is less than 5 feet in height. This practice was inconsistent with other code provisions that limit the total volume of basements, leading to the expansion of basement size and volume beyond what is allowed.

The revised policy defines "clearance" as the measurement between the floor or walking surface and the underside of the structural floor above, ignoring any type of drop ceiling or artificially installed framing. This ensures basement spaces meet all zoning standards and assists with enforcement, as many projects with these features are not built to approved plans, leading to violations and ineffective enforcement. The interpretation is not retroactive.

The Commission agreed that the proposed interpretation closes a loophole that allowed for extra floor area in basements. Commissioner Locke supported it as an enforcement issue to reduce problems from removed drop ceilings after inspection. Commissioner Karapetkov agreed, stating it makes people follow the rules and is unlikely to harm anyone who is doing the right thing, as it addresses practices not stated in plans.

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 Commissioner Allen to approve a resolution accepting a director's interpretation of calculating floor area and volumes in basement spaces.

The motion passed by the following roll call vote:

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

PUBLIC HEARINGS

Item 5: DS 25017 (Hobbs): Consideration of a Concept Design Study (DS 25017) for the demolition of an existing 1,111-square-foot one-story single-family residence, and construction of a new 1,795-square-foot one-story single-family residence inclusive of a 224-square-foot detached garage located at Santa Rita Street 3 northeast of 1st Avenue in the Single-Family Residential (R-1) District. APN: 009-146-029-000

Proposed CEQA Action: Find that consideration and/or continuance of a Concept Design Study is "not a project" as defined Public Resources Code section 21065 and section 15378 of the CEQA Guidelines.

Evan Kort, Senior Planner, presented the staff report describing the project. The 6,000 square foot site has an existing 1,111 sq ft residence and a 655 sq ft two-story guest house. No changes are proposed for the guest house. The proposed project reconstructs the existing residence primarily within the same footprint, with additions and a new 224 sq ft detached garage in the front setback.

Windows will be reorganized, and the roof will be taller, but the project complies with zoning standards.

The site is unique, partially located in unincorporated Monterey County and partially within the City of Carmel-by-the-Sea. A land use agreement was entered into and accepted by both the City Council and Monterey County Board of Supervisors to process the permit subject to Carmel's rules, treating it as a single parcel.

There are two and a half rated trees on site and two and a half in the right-of-way. Two are significant, three non-significant. The non-significant trees are proposed for removal. A condition of approval requires meeting the recommended tree density of four upper canopy trees and three lower canopy trees and submitting a landscape plan prior to final inspection.

The project needs to meet findings 1, 4, and 6 for project approval. For finding 2 requiring 50% of the adjacent right-of-way be landscaped, a condition regarding landscaping in the right-of-way is included. For finding 3 requiring a setback encroachment to not impact significant trees, the project is outside the 6ft tree protection zone, but the Forester recommended root exploration prior to building permit issuance as a precaution. Story poles for the garage were not installed correctly, so finding 5 on development scale at adjacent properties will be re-evaluated prior to the final details hearing.

Arnau Guinart Rull, representative for the Architect, presented the project stating it expands and updates the existing residence, keeps the guest house, fits well within the neighborhood, is modest in scale, respects privacy and views, aligns with existing character, preserves significant trees, brings site coverage into compliance, and keeps heights and setbacks within zoning. The main change is an increased roof pitch for a slightly taller, balanced house. The detached garage in the front setback is allowed by code and adds diversity. He committed to working with staff on conditions.

Regarding the significant tree and garage setback, the architect clarified they are beyond the 6-foot protection root zone but would consider shifting the garage if problems arise. Staff explained root exploration involves removing site coverage, hand digging for foundation trenching to check for roots, and determining if bridge footing or alternative designs are needed. This will be included in the final approval resolution.

Karen Hobbs, the Property Owner, expressed excitement for the project after a three-year lot merger process. She looks forward to enjoying the City with her family.

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.

The Commissioners generally supported the project, noting its compliance with design guides, single-story nature, appropriate height, and materials. The Commissioners voiced concern about the significant tree and its roots.

It was moved by Chair LePage and seconded by Commissioner Allen to approve a resolution finding the Concept Design Study is “not a project” as defined in Public Resources Code Section 21065 and Section 15378 of the CEQA Guidelines and accepting a Concept Design Study (DS 25017) for the demolition of an existing 1,111-square-foot one-story single-family residence, and construction of a new 1,795-square-foot one-story single-family residence

inclusive of a 224-square-foot detached garage located at Santa Rita Street 3 northeast of 1st Avenue in the Single-Family Residential (R-1) District. APN: 009-146-029- 000

The motion passed by the following roll call vote:

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

Item 6: DS 25126 (Chroman): Consideration of a Track 1 Design Study referral for the installation of a new 3-foot-tall wall and driveway gate in the front setback, as well as the removal of an existing retaining wall, and installation of a new wall system exceeding height limits located at Mission Street 2 NW of 2nd Avenue in the Single- Family Residential (R-1) District, Park (P) Overlay, and Archaeological Significance (AS) Overlay District. APN: 010-121-015

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 in Section 15300.2 can be made.

Evan Kort, Senior Planner, presented the project, which involves replacing an existing failing retaining wall due to a significant steep slope and water issues from an uphill neighbor. The new wall is proposed to be approximately 6 feet 6 inches for portions outside the front setback and between 6 feet and 5 feet within the front setback. The Planning Commission has the authority to approve taller walls. It is a structural repair using piers extending 13.5 feet deep. It will be poured concrete and stucco to match the house with future landscaping.

An additional project component is a new 3-foot-tall stone wall, driveway gate, and stone arch. The arch is proposed to be 7 feet tall. The driveway gate and pedestrian gate within the archway are proposed as painted metal. Staff asked the Commission to consider if painted metal is appropriate based on the Design Guidelines, which don't have specific driveway gate standards but use fence/wall standards.

Scott Hall, Landscape Architect, spoke to the urgent need for the retaining wall replacement due to its failure and potential hillside instability. He confirmed the wall would be poured concrete and stucco to match the house, with draping and vertical shrubs to mitigate height. The metal gate design allows for view sharing, and the driveway gate will likely bifurcate. He confirmed the arch height is 7 feet with an opening width of about 38 inches.

Jordan Chroman, Property Owner, reiterated the safety and security issues of both the retaining wall and the front wall. He noted that the park across the street has un-enforced hours, leading to pets, children, equipment, and people roaming into their yard and garden. Lit restrooms in the park also attract adult voices at night. He argued a 3-foot wall is insufficient for security as dogs can jump it and expressed a preference for a higher wall. He also highlighted the aesthetic improvement.

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.

Chair LePage clarified the code standards for fences, garden walls, gates, and arbors, advising the applicant to design within these standards to address security concerns. The Commission stressed

the importance of the retaining wall for safety and its challenging nature and recommended splitting the action, approving the retaining wall, and continuing the design for the front of the property for further refinement, allowing the applicant to design what works for them within the standards. Chair LePage noted that residential guidelines encourage open designs over walled-off appearances.

Staff requested clarification on whether the front features should return to the Commission or be delegated to staff. Chair LePage indicated he was happy to delegate to staff if it met code standards, noting the changing bias towards metal due to wildfire concerns. Commissioner Allen suggested metal is acceptable but expressed concern about the potential for over-intricate designs. Commissioner Karapetkov stated design should connect to the house and ensure material consistency.

It was moved by Commissioner Ahlborn and seconded by Commissioner Locke to approve a resolution finding the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines Section 15301 and none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case, and approving a Track 1 Design Study Referral for the installation of a new 3-foot-tall wall and driveway gate in the front setback, as well as the removal of an existing retaining wall, and installation of a new wall system exceeding height limits located at Mission Street 2 northwest of 2nd Avenue in the Single-Family Residential (R-1) District, Park (P) Overlay, and Archaeological Significance (AS) Overlay District. APN: 010-121-015, striking all references to the installation of a new three-foot tall wall and driveway gate in the front setback and adding Condition 22 specifying the retaining wall stucco match the house.

The motion passed by the following roll call vote:

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

Item 7: UP 25024 (Samali Perfumes, LLC): Consideration of a Use Permit (UP 25024) for the establishment of a new Cosmetic Store for the sale of perfumes with two ancillary use of retail sales of clothing and jewelry located on Lincoln Street 2 southwest of Ocean Avenue in Unit A in the Central Commercial (CC) District. APN: 010-201-002-000

Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Section 15301 and no exceptions to the exemptions listed in Section 15300.2 can be made.

Jacob Olander, Associate Planner, presented the proposed use for Perfumes by the Sea with roughly 50% perfume sales, 40% jewelry sales, and 10% clothing sales. The applicant initially desired a cosmetic store but opened as a clothing and jewelry store and then applied for the use permit to accommodate the change and continue the partial use.

A use permit is required for a cosmetic store, for having multiple ancillary uses, and if any ancillary use exceeds 10% of the primary business. Since 2017, cosmetic stores have required use permits due to code compliance cases stemming from aggressive sales tactics. A condition of this use permit requires the business to stay inside the enclosed property and not sell in the public right-of-way.

Staff reviewed the use permit findings and ancillary use findings, believing the location would not cause issues, meet standards, and allow for a balance of uses without excess demand on public services or traffic. The ancillary uses are compatible with the primary use and contribute to the

Commercial District's character. Proposed hours are from 8:00 AM to 6:00 PM, seven days a week. Staff indicated these hours were to provide wiggle room, as the business typically operates from 10:00 AM to 4:00 PM.

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

Chair LePage closed the meeting for public comment.

It was moved by Commissioner Locke and seconded by Commissioner Allen 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 Cosmetics Store, "Perfumes by the Sea", with 2 ancillary uses. The property is located on Lincoln Street 2 southwest of Ocean Avenue (Unit A) in the Central Commercial (CC) District. APN: 010-201-002-000

The motion passed by the following roll call vote:

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

DIRECTORS REPORT

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

- **AV Equipment Upgrade:** Kudos were given for the AV equipment upgrades, noting improved brightness and sound.
- **Housing Element:** The contract with the consultant for Housing Element Update will go before the City Council in September. The State HCD's friendly review of the Housing Element Amendment draft is near completion, with feedback expected soon.
- **ADU Ordinance:** Special Meeting to be scheduled
- **Mills Act Contract Policy:** Will be brought to the City Council, targeted for September, to revive the policy as current contracts are not being processed
- **JB Pastor Project Appeal:** Set for August 4th, with a tour on the afternoon of August 1st and on August 4th prior to the City Council meeting
- **Staffing Update:** Assistant Planner and Associate Planner interviews are starting soon; aiming for Community Planning and Building to be fully staffed.
- **Copper Gutter Policy:** Environmental compliance is working on a policy document for copper gutters to be brought back to the Planning Commission once finalized
- **Planning Commission Referral List:** Director will develop a "living document" referral list to organize tasks and track concerns from residents and Commissioners regarding processes and efficiency
- **Design Guidelines:** Staff are working on finding photos to represent policies and hope to have the draft finalized before the end of the year
- **Fire Maps & Urgency Ordinance:** Defensible measures are available from the State, and five inspectors are doing informational visits, not citations, for compliance. The Wildfire District designation hasn't yet created challenges for redoing guidelines, but the inherent conflict with the Local Coastal Program is an ongoing issue.

FUTURE AGENDA ITEMS

Item 8: Next Regular Meeting: August 13, 2025

ADJOURNMENT

7:15 PM

APPROVED:

ATTEST:

Michael LePage, Chair

Shelby Gorman, Recording Secretary



CITY OF CARMEL-BY-THE-SEA
Planning Commission
Staff Report

August 13, 2025
CONSENT AGENDA

TO: Chair LePage and Planning Commissioners
SUBMITTED BY:
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building
SUBJECT: Monthly Activity Report: June 2025

Application:	Applicant:
APN:	Owner:
Block & Lot:	
Location:	

Recommendation:

Summary, Background, and Project Description:

Staff Analysis:

Other Project Components:

Attachments:

1. Monthly Activity Report: June 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:	July 1, 2025
APPROVED BY:	Anna Ginette, Director of Community Planning and Building

JUNE 2025 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In June 2025, **41** planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In June 2025, **6** business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In June 2025, **41** building permit applications were received.

IV. CODE COMPLIANCE CASES:

In June 2025, **14** new code compliance cases were created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

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

VI. ENCROACHMENT PERMIT APPLICATIONS:

In June 2025, **19** encroachment permit applications were received.

VII. TREE PERMIT APPLICATIONS:

In June 2025, **24** tree permit applications were received.

VIII. YEAR-TO-DATE TRENDS

Table 1 includes the following June 2025 totals:

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

June 2025 totals are provided alongside June 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	196	31	311	82	12	129	175
2025 YTD Totals	200	27	290	92	8	115	183
YTD % Difference	+2.04%	- 12.90%	-6.75%	+12.20%	-33.33%	-10.85%	+4.57%



Planning Permit Report

06/01/2025 - 06/30/2025

Permit #	Permit Type	Permit Identifier	Track	Project Description	Address/Location	Date Received	Date Approved	Status
25201	Sign	SI 25201 (The Partners)		Install one double hanging blade sign	NW Corner of Ocean & Mission	6/30/2025		In Review
25200	Sign	SI 25200 (Austern Cohen Gallery)		Application for new business sign.	Lincoln 2 SW of Ocean #8	6/25/2025		In Review
25199	Design Review	DR 25199 (Pizza Heaven)	One	umbrellas and heaters for patio	NW Corner of Mission & 8th	6/20/2025		In Review
25198	Sign	SI 25198 (Pizza Heaven)		After-the-fact sign approval for Pizza Heaven restaurant. Remove the sign on the south wall and keep the mounted sign on 8th. 8ft x 9in	NW Corner of Mission & 8th	6/20/2025		In Review
25197	Design Study	DS 25197 (Graney)	One	REPLACE ALL EXISTING WINDOWS & (1) EXTERIOR DOOR WITH LIKE FOR LIKE UNITS DUE TO THEIR CURRENT POOR CONDITION. REPLACE EXISTING EXTERIOR SHAKE SIDING WITH LIKE FOR LIKE MATERIAL PER BUILDING DEPARTMENT REQUIREMENT. REPLACE EXISTING ROOFING WITH LIKE FOR LIKE MATERIAL. PERMIT HISTORY - DS 24343 & ACTIVE - BP 250173	NE Corner of Camino Real & 12th	6/30/2025		In Review
25196	Design Study	DS 25196 (Rainey)	One	APPLICATION FOR APPROVAL OF A 7FT HIGH FENCE BEHIND THE FRONT YARD SETBACK	Lincoln 5 SW of 10th	6/27/2025		In Review
25195	Planning Permit Revision	DS 25195 (Brown)	One	Minor revisions to previously approved plans (DS 23-092), see list of revisions attached	SW Corner of Guadalupe and 4th			In Review

25194	Banners	BA 25194 (Astons on the Avenue)		Installation of 2 double-sided banner poles for 6 days from August 7, 2025 - August 14, 2025 for Meuse Gallery's Astons on the Avenue	Ocean from Junipero to Monte Verde	6/18/2025	6/18/2025	Approved
25193	Historic Evaluation	HE 25193 (Pendleton)		T/off existing comp shingles and cap sheet roof and install new underlayment on entire roof. Install new comp shingles, Certainteed landmark TL (3 squares) and CertainTeed Flintlastic new cap sheet (11 squares) Shingles to be Country Grey and cap sheet Moire Black. Updated flat roof color- Weathered Wood	Carpenter 2 NE of 2nd			In Review
25192	Use Permit	UP 25191 (Svendsgaard Inn)		Hotel serving food and drink to guests without extensive kitchen preparation required	San Carlos and 4th			In Review
25191	Design Study	DS 25191 (Gallacher)		50% deck replacement, window replacement, sectional stuck repair, patio door replacement	Monte Verde 5 SW of 5th			Incomplete Submission
25190	Design Study	DS 25190 (Zee-Schenk)	One	Replace Windows and replace Wood Exterior with Stucco	SE corner of 5th & Guadelupe	6/30/2025		In Review
25189	Sign	SI 25189 (Ikonik Realty)		Install one double hanging blade sign	NW Corner of Ocean & Mission	6/30/2025		In Review

25188	Use Permit	UP 25188 (Esperanza Carmel Commercial, LLC)		Building A: Convert the existing restaurant into ground-floor retail spaces and a new one-story apartment. Add an interior staircase within a shared hallway to provide access to the second-floor apartment. Modify the second-floor unit and upgrade the existing roof deck. Building B: Convert a portion of the existing gallery space into a public, ADA-accessible restroom. Building C: Convert two existing office/apartment units into two two-bedroom, two-story apartment units. Reconstruct the associated balconies.	Lincoln St 3 SW of Ocean Ave	6/16/2025		In Review
25187	Design Study	DS 25187 (Casanova Hag LLC)	Streamlined	Removal of and location changes to windows at upper level. Additional exterior door at Bath 2. Wood batten over board siding match existing at upper level.	Casanova 4SE 7th	6/12/2025		In Review
25186	Sign	SI 25186 (Lenox Hill Design)		A 18 in x 24 in sign that will hang outside of the building being held up from the side wall for Lenox Hill Design. Top of existing bracket measures 9 feet from grade	Lincoln 3 NE of 7th	6/12/2025		In Review
25185	Landscape Plan Check/Inspection	LD 25185 (Lutz)		Full landscape installation & new (permeable) driveway. Per plan, please see attached	Santa Fe 4 NW of 6th	6/18/2025		In Review

25184	Design Review	DR 25184 (Great Valley Holdings LLC)	Two	This application proposes a change of use for two commercial office buildings: the front building will become a deli and retail shop ("Mama's Boy") with no on-site cooking; the rear building will be converted into a full-service restaurant ("Mammone") focused on lunch and dinner. Both concepts are complementary, with food prep centralized in the rear building.	Dolores 2 NE of 5th	6/20/2025		In Review
25183	Sign	SI 25183 (BONDED X Hamilton Hats) PENDING BL		Signage drawings submitted as attachments for review	San Carlos 2 NE of 7th			In Review

25182	Planning Permit Revision	DS 25182 (Jung)	One	Revision to DS 23-300 (Jung): Relocate the (1) Upper Canopy Tree from the NW to the NE corner of the property (which has been Preliminarily Approved by Justin Ono, City Forester); Change the Tree Species of the (1) Relocated Upper Canopy Tree to the NE corner of property to be (1) Platanus racemosa "California Sycamore" --which is on the City's Recommended Upper Canopy Tree List, 15 Gallon minimum; Minor revisions to Planting Plan; Removal of Permeable Stepping Stones at North side yard and between Door Stoop landings between Dining Room and Garage French Doors; Removal of Impermeable Low Walls flanking steps at North and South property lines; Removal of Trash Enclosure Barrier at North Property line; Enlarge Permeable Stoops at North Courtyard to comply with exit	3 SW 13th on Camino Real	6/16/2025		In Review
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25181	Design Review	DR 25181 (Carmel Mission Basilica)	One	BARRIER REMOVAL PROJECT, INCLUDING: - CONSTRUCT A NEW CONCRETE RAMP WITH STEEL HANDRAILS, TO REPLACE THE EXISTING NON-HISTORIC STAIR - RELOCATE EXISTING DOOR WITHIN EXISTING OPENING, CLOSER TO THE EXTERIOR FACE OF THE WALL TO PROVIDE ACCESSIBILITY CLEARANCES - RECONFIGURE THE EXISTING DOOR HARDWARE TO MEET CURRENT ACCESSIBILITY REQUIREMENTS FOR TYPE AND MOUNTING HEIGHT	3080 Rio Road	6/19/2025		In Review
25180	Design Study	DS 25180 (Frisoli)	One	Change design of existing stairs at the southwest corner of house & ADU	NW Corner of Camino Real & 7th	6/12/2025		In Review
25179	Planning Permit Revision	DR 25179 (Schneider)		Revision to DS 25108: Change in Window Sizes, Window Types, Window Materials and Wood Shingle Cladding Size	SW Corner Mission & 12th, Carmel			Closed

25178	Use Permit	UP 25178 (Great Valley Holdings LLC)		This application proposes a change of use for two commercial office buildings: the front building will become a deli and retail shop ("Mama's Boy") with no on-site cooking; the rear building will be converted into a full-service restaurant ("Mammone") focused on lunch and dinner. Both concepts are complementary, with food prep centralized in the rear building.	Dolores 2 NE of 5th	6/11/2025		In Review
25177	Design Study	DS 25177 (Palmer)	Two	Single story remodel to existing 692 sq ft existing home. Remodel to include second bedroom, second bathroom, extension of kitchen, den and attached garage. Existing square footage to be enlarged to 1268 sq ft plus a 252 sq ft garage	Carpenter 3 NE of 6th	6/16/2025		In Review
25176	Historic Evaluation	HE 25176 (Glines)		Tear off existing cedar wood Shingles and Install New Presidential TL Singles	Santa Lucia 2 NW of Rio Rd	6/6/2025		Closed
25175	Design Study	DS 25175 (Alexander)	One	OUTDOOR FIREPLACE, NEW STONE VENEER, & PLANTER BOX	GUADALUPE 2 SE OF 3RD	6/10/2025		In Review

25174	Planning Permit Revision	DS 25174 (Schneider)	One	Revision to DS 24074 - 1. Ex. wood single pane windows to be replaced with new metal clad wood double pane windows, exterior doors to be metal clad; 2. New 6" Exposed Face Wood Shingles with painted finish throughout project; 3. Changes to Window Sizes and Operation Configurations	SW Corner of Mission Street and 12th Avenue			In Review
25173	Preliminary Site Assessment	PSA 25173 (Munoz)		Remodel	4THE AVE 3 NE MONTE VERDE	6/13/2025		In Review
25172	Design Study	DS 25172 (Munoz)	Two	Remodel	4TH AVE 3 NE MONTE VERDE			Incomplete Submission
25171	Historic Evaluation	HE 25171 (Dowler)		Replacement of existing exterior windows and doors with Alum. frame windows and doors in existing openings. Paint all exterior cement plaster walls and adjacent landscape plaster walls. No structural work is proposed. Interior work is limited to patching of wall finishes as required for window replacement. No site work is proposed.	San Antonio 3 NE of 4th	6/6/2025		In Review
25170	Historic Evaluation	HE 25170 (Lazarakis)		Interior remodel of existing kitchen (112 SF); removal of 1 window; new kitchen window - to replace (e) kitchen window - same size	Crespi 2 NW of Flanders Way	6/6/2025	6/20/2025	Approved

25169	Design Study	DS 25169 (Dowler)	One	Replacement of existing exterior windows and doors with Alum. frame windows and doors in existing openings. Paint all exterior cement plaster walls and adjacent landscape plaster walls. No structural work is proposed. Interior work is limited to patching of wall finishes as required for window replacement. No site work is proposed.	N. San Antonio 3 NE of 4th			In Review
25168	Emergency Coastal Permit			Rebuild the 10th Avenue beach staircase. The design will be like for like. Materials and colors consist of old-growth redwood; large format marine grade pressure treated structural posts, main runners, posts and underpinnings; and stainless steel hardware (bolts, screws, fasteners and brackets).	10th Avenue beach staircase	6/4/2025		In Review
25167				(Made in error - number to be reused)				

25166	Time Extension	TE 25166 (Micek)		This approval of a 12-month time extension for Design Study approval DS 23-363 (Micek) authorizing a 28-square-foot expansion of the existing front deck and realignment of the front walkway for an existing single-family residence located at Camino Real 9 northeast of 4th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by IDG, Inc. stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval.	Camino Real 9 NE of 4th	6/10/2025	6/17/2025	Approved
25165	Design Study	DS 25165 (Lazarakis)	One	Interior Kitchen remodel - minor window work	Crespi Ave 2 NW of Flanders			Incomplete Submission
25164	Design Study	DS 25164 (Lundblad)	One	Replacement of driveway to stamped concrete and 4 stairs	Santa Fe 2SE of 1st	6/10/2025		In Review
25163	Sign	SI 25163 (Sea Shack Candy Co)		Sign Permit for retail store Sea Shack Candy Co. Existing bracket elevation: 95 inches	San Carlos between Ocean & 7th (Carmel Square), Unit 2	6/10/2025	6/18/2025	Approved
25162	Design Study	DS 25162 (5855 Junipero LLC)	Two	MAIN FLOOR ADDITION (148 SF), NEW 1-CAR GARAGE (264 SF), NEW COVERED ENTRY (57 SF), NEW EXTERIOR DOORS & WINDOWS, NEW PAVER DRIVEWAY (90 SF), NEW PAVER WALKWAY (334 SF), REPLACE EXISTING FLAT ROOF WITH NEW SLOPING ROOF	5855 Junipero Ave	6/30/2025		In Review

25161	Design Study	DS 25161 (Ramos)	One	Project includes site work including limited grading, flat work, driveway, retaining walls, fireplace, built in seat, wood trellis and entry gate and property line fencing. Work also includes planting, irrigation and site lighting. These plans intend to modify the originally approved and permitted site work under DS 22-396 and BP 23-414	NE Corner of 12th and San Antonio			In Review
25160	Historic Evaluation	HE 25160 (Virnig)		Historic Evaluation	Palou 8 NW of Casanova	6/10/2025		In Review

Total Records: 42

7/1/2025



Business License Report

06/01/2025 - 06/30/2025

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
25027	New Business	Michael Wallace Hair	Beauty Salon	San Carlos 2 SW 5th	6/30/2025		In Review
25026	New Business	Kirk Miller Art Studio	Paint portraits & landscapes/ artist	1st Ave 2 NE of Carpenter	6/20/2025		In Review
25025	New Business	Gelato by the Sea	Gelato Shop	San Carlos 2 NE of 7th			In Review
25024	New Business	BONDED X Hamilton Hats	Retail of jewelry, hats, and candles	San Carlos 2 NE of 7th	6/10/2025		In Review
25023	New Business	KYmacaluso LLC	Limousine	Dolores 3 SE of 4th	6/3/2025	6/3/2025	Approved
25022	New Business	Sea Shack Candy Co	retail candy & gift sales	San Carlos between Ocean & 7th	6/3/2025	6/18/2025	Approved

Total Records: 6

7/1/2025



Building Permit Report

06/01/2025 - 06/30/2025

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
250290	6/30/2025	6/30/2025	Relocate electrical service from the NW corner of residence to SE corner of garage. Upgrade service from 90amp to 200amp.	5,000	Electrical	SW Corner of San Carlos & Vista
250289			Kitchen and Bathroom Cabinetry and Fixture Update	100,000	Exempt Work	Santa De 6 SE 8th Ave
250288	6/30/2025		Kitchen and bathroom renovation including replacement of sinks, showers, and toilets. Replace existing water heater with new tankless water heater. New GFCI's in kitchen and bathroom, new electrical floor heater in bathroom. Demolish interior non-load bearing walls between the kitchen, laundry room, and garage. Relocate interior door between kitchen and garage.	49,500	Building	Santa Fe 6 SE of 8th
250287	6/27/2025		Convert existing 260sf garage into a new 260sf ADU. Replace 21sf asphalt with new concrete landing. Replace existing windows with new siding windows in the same location. Replace existing garage door with new 5' french doors. Install new electrical subpanel	122,000	Building	Lopez 5 SE of 2nd
250286	6/26/2025		Replace railings on all of balconies for CA SB 721 compliance. Replace header at car pass through.	2,000	Building	SW Corner of Lincoln & 7th

250285	6/25/2025	6/27/2025	Demo existing rear property fence and install new 6' tall fence on property line per survey.	0	Exempt Work	Torres 2 NW of 10th
250284	6/25/2025		Interior remodel of existing kitchen	48,000	Building	Casanova 7 SE of 13th
250283	6/24/2025		Bathroom remodel including tub removal and replacement with shower, updating electrical, replacing vanity, tile and flooring. Kitchen remodel to replace cabinetry, countertops.	45,000	Building	Monte Verde 4 SW of Ocean
250282	6/24/2025		Prep and repaint house and garage, Benjamin Moore 2125-30 "Gray Shower". Doors and windows to be painted white to match exterior trim except front door, to be 2125-10 "Black Panther". Window boxes to be white to match existing trim.	0	Exempt Work	Casanova 3 SW of 12th
250281	6/23/2025	6/26/2025	PROVIDE ELECTRICAL AND PLUMBING UPGRADES IN KITCHEN AND RELOCATE LAUNDRY.	25,000	Electrical	SW Corner of San Carlos and Vista
250280	6/20/2025		Remove all knob & tube wiring and replace with new romex wiring. Add exhaust fans and recessed lighting in bedrooms.	28,000	Electrical	Lincoln 3 NW of 11th
250279	6/20/2025	6/20/2025	Main service panel relocation and upgrade. Remove old 100amp from closet and install new 200amp on exterior wall.	2,000	Electrical	Lincoln 3 NW of 11th

250278	6/20/2025		Renovation of Existing ADU space. Convert existing storage room into new bedroom off of existing lower level ADU. Add new pocket door to connect new bedroom to ADU kitchen and bathroom. Addition of HVAC as required for new bedroom space.	40,000	Building	2nd 2 NW of Lincoln
250277	6/20/2025	6/20/2025	Remove and replace Bryant 926TC36060 Forced Air Furnace Like for Like	8,400	Mechanical	Santa Fe 4 SW of 2nd
250276	6/19/2025	6/19/2025	Remove and replace 40 gallon natural gas water heater.	2,200	Plumbing	Guadalupe 6 SE of 7th
250275	6/19/2025	6/19/2025	Remove and Replace 70K BTU furnace	6,666	Mechanical	Guadalupe 6 SE of 7th
250274	6/19/2025		Replace existing deteriorated interior foundation and bearing wall in basement of existing building. The existing foundation, which retains 2' of soil, will be removed and replaced with a new concrete foundation. The existing wood stud bearing wall will be removed and replaced with a similar wall. Shore existing floor and roof framing during construction.	40,000	Building	San Carlos 2 SW of 4th
250273	6/18/2025	6/19/2025	Remove existing cedar shake roof and replace with new Presidential TL composition shingle roof in color "Autumn Blend".	49,840	Roofing	N Carmelo 3 SE of 2nd
250272	6/18/2025	6/24/2025	Tear off existing shingle roof and install new Landmark TL roof in color "Shenandoah". Remove flat roofing area and install new TPO roofing in gray color with a gravel/ballast finish.	19,630	Roofing	Dolores 2 SW of 3rd

250271	6/18/2025	6/18/2025	Tear off existing comp shingles and cap sheet roof and install new underlayment on entire roof. Install new comp shingles with CertainTeed Landmark TL in color Country Grey and CertainTeed Flintlastic cap sheet in color Weathered Wood.	28,815	Roofing	Carpenter 2 NE of 2nd
250270	6/18/2025	6/18/2025	Pavers in the front quarter of the driveway will be pulled up and re-used as part of a grading repair, with new concrete edging adjacent to the area of work.	6,500	Exempt Work	8th 3 SE of Monte Verde
250269	6/17/2025	6/18/2025	Remove and replace furnace 80K downflow 80% eff.	10,000	Mechanical	Junipero 6 SE of 10th
250268			Removed RSD	0	BP Revision	San Carlos 5 NE of Santa Lucia
250267	6/18/2025		INSTALL A 30 kWh ESS BATTERY FOR SELF CONSUMPTION AND WHOLE HOME BACKUP POWER.	45,700	Electrical	Dolores 2 SE of 9th
250266	6/12/2025	6/12/2025	Repaint of exterior complete colors to remain the same.	0	Exempt Work	Dolores 2 SW of 7th
250265	6/12/2025	6/12/2025	Upgrade of 100A panel to 200A Meter Main Combo.	3,015	Electrical	Guadalupe 3 SE of 2nd
250264	6/12/2025	6/12/2025	Remove 50 gallon water heater and replace with a Bradford White RG275H6N	3,500	Plumbing	San Antonio 3 NE of 9th
250263	6/11/2025	6/26/2025	INSTALL 2 BATTERIES (27 kwh ESS)	15,000	Electrical	Scenic 1 NE of 10th
250262	6/10/2025	6/10/2025	Tear off existing wood shake roof and install 401 artic seal self adhering underlayment. Install synthetic shakes.	74,000	Roofing	SW Corner of Santa Fe & 8th

250261	6/10/2025	6/18/2025	Courtyard paver removal and replacement to clear code compliance case 25098. CONDITION: An encroachment permit with a CMP is required prior to permit issuance.	20,296	Building	SW Corner of Ocean & Lincoln
250260	6/9/2025	6/9/2025	Installation of new tankless water heater and replacement of main water line.	5,000	Plumbing	Lincoln 3 NW of 11th
250259	6/9/2025		Commercial TI to convert gallery space to commercial specialty food store. Remodel counter, install new lighting, upgrade electrical panel, addition of drainage system and new ADA restroom.	5,200	Building	Lincoln 3 SW of Ocean #1
250258	6/9/2025	6/9/2025	Remove 2x6 walking redwood deck boards and replace in-kind.	0	Exempt Work	San Antonio 4 NW of 10th
250257	6/9/2025		Repair of Cypress Inn. Repair of balcony, repair and painting of walls of courtyard and tower, installation of accessible door opener for interior courtyard	133,000	Building	NE Corner of Lincoln & 7th
250256	6/9/2025	6/9/2025	Fence section repair.	0	Exempt Work	Santa Fe 2 SE of 3rd
250255	6/6/2025	6/6/2025	Change out seven electrical panels in commercial units. Remove old Zinsco panels and install new.	7,000	Electrical	Ocean 2 SW of San Carlos
250254	6/5/2025	6/6/2025	Demolition of existing accessory paint studio.	4,000	Demolition	NW Corner of Guadalupe & 4th

250253	6/5/2025	6/18/2025	Interior remodel of a 1,991sf single family residence with attached garage to restore from fire damage. Remodel all bathrooms in-kind. Replace all sheetrock throughout the house and garage. Replace electrical main and sub-panels and wiring throughout the house. Install a new fire sprinkler system.	215,000	Building	SE Corner of Torres & 10th
250252	6/5/2025	6/5/2025	Install New Bryant 45MUHAQ36XX3 Air Handler & 37MUHAQ36AA3 Heat Pump within the existing attic space.	27,000	Mechanical	Lincoln 3 NW of 11th
250251	6/5/2025		Wire a hot tub in the backyard. Addition of a 50 amp volt plug on the outside of the garage. Installation of a generator.	23,475	Electrical	Casanova 2 SW of 11th
250250	6/4/2025	6/6/2025	Exploratory demolition of deck, remove tile and stucco as needed to view framing.	1,000	Demolition	Santa Fe 3 NE of 6th

Total Records: 41

7/1/2025



Code Compliance Report

06/01/2025 - 06/30/2025

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
25146	6/27/2025	Closed	Carmelo 4 SW of 2nd	Retaining wall being built without approval; form boards and rebar.	6/27/2025	6/27/2025
25145	6/27/2025	Open	Guadalupe 3 NW of 5th	Tree work without a permit	6/26/2025	
25144	6/25/2025	Closed	Mission 2 SW of 5th	Chainsaws and gas leaf blowers in use at 6:45AM.	6/25/2025	6/25/2025
25143	6/24/2025	Open	Lobos 5 NE of 3rd	Fence built without a Scope of Work Declaration; fence exceeds allowable height and stands over 7 feet tall.	6/24/2025	
25142	6/4/2025	Open	Lincoln 5 NE of 3rd	Construction affecting neighboring retaining wall	6/4/2025	
25141	6/3/2025	Closed	Camino Real and 2nd	Pile of brush	6/3/2025	6/5/2025
25140	6/24/2025	Closed	Mission 3 NE of Santa Lucia	Large trucks, portable toilet, and other signs of construction staging.	6/24/2025	6/24/2025
25139	6/3/2025	Open	NW corner of San Antonio and 8th	Trash and rodents on property	6/3/2025	
25138	6/2/2025	Closed	NW corner of Ocean and Junipero	Sign/vending in the sidewalk	6/2/2025	6/2/2025
25133	6/20/2025	Open	SWC of San Carlos and 6th	Loud music that could be heard from across the street		
25132	6/20/2025	Open	Ocean 2 NE of San Carlos	Rodent infestation	6/20/2025	
25131	6/19/2025	Open	San Carlos 3 SE of First	Vacant house with overgrown weeds and misc. debris	6/19/2025	
25130	6/18/2025	Closed	Viscaino 1 NW of Flanders	Illegal "Reserved Parking" signs	6/18/2025	6/30/2025

25121	6/16/2025	Open	Lincoln 2 SE of 13th	Tarps over motorcycles and automotive debris in driveway; trash and recyclables visible from the public right-of-way	6/16/2025	

Total Records: 14

7/1/2025



Transient Rental Report

01/01/2025 - 06/30/2025

Case #	Street	Status	Date Received	Last Status Date	Date Closed
25163	2nd	STR verified	6/13/2025	6/16/2025	
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	Closed	3/26/2025	5/26/2025	5/26/2025
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: 8

7/22/2025



Encroachment Permit Report

06/01/2025 - 06/30/2025

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
250153	Temp Ench	6/27/2025	PG&E to replace existing pole. PM# 35641375	SW Corner of Perry Newberry & 5th	6/30/2025	Issued
250152	Temp Ench	6/27/2025	Installation of new 6" fire line (approx 25') from street main to property unit.	Dolores 2 NW of 6th		In Review
250151	Temp Ench	6/23/2025	PG&E to replace pole, overhead transformer, overhead secondary, underground service, and anchor. PG&E to install enclosures. PM# 35604038.	SE Corner of Mission & 3rd	6/24/2025	Issued
250150	Temp Ench	6/23/2025	PG&E to replace lid/frame within private property. Reserve parking to facilitate. PM# 31736545	Lincoln 2 SW of 7th	6/23/2025	Issued
250149	Temp Ench	6/18/2025	Closure of the shoulder to facilitate a full sewer replacement. Trenching approx 40' for replacement.	Scenic 1 NE of 12th	6/19/2025	Issued
250148	Perm Ench	6/17/2025	Replacement of existing entry stairs. Install landscaping lighting on new proposed staircases. Legalize existing site walls at property line.	Camino Real 10 NE of 4th		In Review
250147	Temp Ench	6/16/2025	Replace Utility Pole. PM# 35638010	SW Corner of Monterey & 3rd	6/18/2025	Issued

250146	Temp Ench	6/16/2025	PG&E to install new underground service, riser, and secondary breaker.	Casanova 4 SW of 4th	6/18/2025	Issued
250145	Temp Ench	6/16/2025	Replacement of utility pole. PM# 35635043	Lobos 2 SW of 3rd	6/18/2025	Issued
250144	Temp Ench	6/16/2025	Replace sewer lateral using pipe bursting.	Guadalupe 3 SW of 4th	6/16/2025	Issued
250143	Temp Ench	6/13/2025	Replace sewer lateral from house to city main in street. Excavate a 4'x4' bellhole, expose main, and backfill.	San Carlos 5 SW of 10th	6/13/2025	Issued
250142	Temp Ench	6/11/2025	PM 47218944 GAS MAINTENANCE, EXCAVATE 4' X 5' BELL HOLE	26173 DOLORES ST	6/13/2025	Issued
250141	Temp Ench	6/10/2025	PG&E to install underground service, remove overhead service and replace overhead secondary.	Dolores 4 SW of 10th	6/11/2025	Issued
250140	Temp Ench	6/10/2025	5'x11' and 4'x4' asphalt patch for CalAm job #0425.	SW Corner of Santa Fe & 2nd	6/10/2025	Issued
250139	Temp Ench	6/9/2025	Close sidewalk and three parking spaces to facilitate painting project.	Dolores 2 SW of 7th	6/12/2025	Issued
250138	Temp Ench	6/9/2025	Replace sewer lateral using pipe bursting.	Carmelo 5 SE of Ocean	6/9/2025	Issued
250137	Driveway	6/6/2025	Patch existing sand set paver driveway.	Palou 2 SW of 2nd	6/19/2025	Issued
250136	Temp Ench	6/6/2025	Veg management identified seven trees for trimming and two are for removal. These trees are making contact with power facilities.	Various throughout City		In Review

250135	Temp Ench	6/3/2025	3'x7' and 8'x9' asphalt patch for CalAm job #0424	NE Corner of Carpenter & 5th	6/3/2025	Issued

Total Records: 19

7/1/2025



Tree Permit Report

06/01/2025 - 06/30/2025

Permit #	Permit Date	Permit Type	Location of Property	Description	Status	Approved Date
25160	6/3/2025	1. Tree Evaluation	Casanova 5 NW of Ocean	24" diameter pine tree too close to fence, slight lean evaluate for sickness	Approved	6/20/2025
25161	6/3/2025	2. Tree Removal/Pruning	Casanova St 2 NE of 11th	Oak Tree Removal	In Review	
25162	6/4/2025	2. Tree Removal/Pruning	San Carlos 4 SE of 13th	Remove pine tree in the backyard 19"	In Review	
25163	6/4/2025	2. Tree Removal/Pruning	Torres 4 SE of Ocean Ave.	PRUNING: Remove 2 large limbs on oak tree on right side of house.	In Review	
25164	6/4/2025	2. Tree Removal/Pruning	SE Corner of Flanders & Vizcaino	REMOVAL: 3 Oaks 26", 18", 15" i by the driveway/2 by the deck	Approved	6/19/2025
25165	6/4/2025	2. Tree Removal/Pruning	Carmelo 2 NW of 12th	1 Monterey Cypress 42" DBH, 1 oak 15" DBH	In Review	
25166	6/4/2025	2. Tree Removal/Pruning	Lincoln 6 SW of 12th	3 Cypress, 12", 12", 16"	In Review	
25167	6/4/2025	2. Tree Removal/Pruning	010127017000	Remove tree	Approved	6/5/2025
25168	6/6/2025	1. Tree Evaluation	SE Corner of Santa Rita & 4th	EVALUATION: 1- 75' HT x 35' SPR x 45" CAL Pinus Radiata "Monterey pine" PRUNING CITY TREES: 1- Acacia Melanoxylon- "Blackwood Acacia" - 60' HT x 36' SP x 22" CAL 1- Cuppressus Macrocarpa- "Monterey Cypress" - 70' HT x 33' SP x 34" CAL 1- Pinus Radiata- "Monterey pine" - 60' HT x 27' SP x 18" CAL	In Review	

25169	6/9/2025	2. Tree Removal/Pruning	26041 Ridgewood Rd.	One 24" oak on southern property line, approximately 30' from the road.	Approved	6/10/2025
25170	6/9/2025	1. Tree Evaluation	Torres 4 NE of 6th	one about 30 ft Monterey pine	Approved	6/24/2025
25171	6/13/2025	1. Tree Evaluation	Santa Fe 5 SE of 3rd	2 Oak Trees. One is @ 3' Diameter. One is @ 2" Diameter	In Review	
25172	6/14/2025	2. Tree Removal/Pruning	SW corner Mt View and Crespi	Tree removal	Approved	6/17/2025
25173	6/16/2025	2. Tree Removal/Pruning	Santa Rita 3SE of Third. Pine in backyard. Bamboos on sides of home.	Trees and branches too close to home and over roof next to chimney.	Approved	6/16/2025
25174	6/16/2025	2. Tree Removal/Pruning	Dolores 5 SW of 12th	PRUNING: Oak branch over garage	Approved	6/23/2025
25175	6/17/2025	2. Tree Removal/Pruning	Guadalupe 4 NE of 5th	Oak (1) for possible removal	Approved	6/17/2025
25176	6/20/2025	2. Tree Removal/Pruning	Casanova 5 NW of Ocean	24" diameter pine tree too close to fence, slight lean evaluate for sickness	Approved	6/20/2025
25177	6/20/2025	2. Tree Removal/Pruning	Lopez 6 NE of 4th	1 Oak	Approved	6/20/2025
25178	6/20/2025	2. Tree Removal/Pruning	Vizcaino 9 SE of Mountain View	20" Oak	Approved	6/23/2025
25179	6/23/2025	2. Tree Removal/Pruning	Santa Rita 1SE of Ocean Ave	Remove tree branches that are over and laying on the roof at the request of our home owners insurance company	In Review	
25180	6/23/2025	2. Tree Removal/Pruning	Santa Fe 3 SE of Ocean	PRUNING: Oaks 6" Also one large branch at entry of property REMOVAL: Oaks- 2 dead removal City 2- removal diseased	Approved	6/24/2025

25181	6/25/2025	1. Tree Evaluation	Ocean 4 NE of Carpenter	EVALUATION FOR REMOVAL: 1 Monterey pine 43" diameter 85' tall. 2 ea. Acacia 1,6 diam. 8' tall, multi trunk. only 1/3rd living PRUNING: trim horizontal limb (over 6") of oak @ Southeast corner	In Review	
25182	6/27/2025	2. Tree Removal/Pruning	Carmelo 5 NE of Santa Lucia	2 oak trees (one dying in back 16") (one in front alive for addition 13")	Approved	6/30/2025
25183	6/30/2025	2. Tree Removal/Pruning	Monte Verde 6 SE of 12th	1 large branch approx 12 feet- Oak tree	In Review	

Total Records: 24

7/1/2025



CITY OF CARMEL-BY-THE-SEA
Planning Commission
Staff Report

August 13, 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: July 2025

Application:	Applicant:
APN:	Owner:
Block & Lot:	
Location:	

Recommendation:

Summary, Background, and Project Description:

Staff Analysis:

Other Project Components:

Attachments:

1. July 2025 CP&B Monthly Report Memo - PC



CITY OF CARMEL-BY-THE-SEA Monthly Report

Community Planning and Building Department

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

JULY 2025 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In July 2025, **34** planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In July 2025, **0** business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In July 2025, **54** building permit applications were received.

IV. CODE COMPLIANCE CASES:

In July 2025, **24** new code compliance cases were created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

In July 2025, **2** new transient rental compliance cases were created.

VI. ENCROACHMENT PERMIT APPLICATIONS:

In July 2025, **18** encroachment permit applications were received.

VII. TREE PERMIT APPLICATIONS:

In July 2025, **25** tree permit applications were received.

VIII. YEAR-TO-DATE TRENDS

Table 1 includes the following July 2025 totals:

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

July 2025 totals are provided alongside July 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	237	38	351	83	12	153	223
2025 YTD Totals	234	27	344	116	10	133	208
YTD % Difference	-1.27%	- 28.95%	-1.99%	+39.80%	-16.66%	-13.07%	-6.73%



Planning Permit Report

07/01/2025 - 07/31/2025

Permit #	Permit Type	Permit Identifier	Track	Project Description	Address/Location	Date Received	Date Approved	Status
25234	Design Study	DS 25234 (Smith)		REBUILD EXISTING CARPORT AND DECK LIKE FOR LIKE DUE TO TREE DAMAGE	CARMELO 7 NE OF OCEAN A			Pending Assignment
25233	Design Study	DS 25233 (Layman)	One	Revision to previously approved Design Study DS 23-137	San Carlos Street 5 SW of 13th Ave	7/28/2025		In Review
25232	Time Extension	TE 25232 (Smith)	One	This approval of a 12-month time extension for Design Study approval DS 24069 (Smith) authorizes alterations to an existing single-family residence located at 5013 Lobos Street in the Single-Family Residential (R-1) District, APN: 010-012-012-000. The alterations approved under this Design Study include: 1. Converting the carport and storage, 2. Demolition of the asphalt driveway 3. Replacing windows and doors, 4. Construction of a new front entry landing, 5. Associated site improvements. Alterations not expressly listed in this authorization are not permitted. The project shall be consistent with the plans prepared by Charles Mandurrango Architect as approved by City of Carmel-by-the-Sea Planning Division on September 11, 2024 unless modified by the conditions of approval contained herein. The project also includes a first-story with a 575-square-foot Accessory Dwelling Unit (ADU), which is exempt from discretionary review.	5013 Lobos Street	7/25/2025	7/28/2025	Approved

25231	Use Permit	UP 25231 (Esperanza Carmel Commercial, LLC)		Bar/ lounge operations 7 days a week from 4PM-2M; customers can enjoy light background music or watch a sports broadcast or play a game of chess in the lounge area	Lincoln 5 SW Ocean Ave	7/22/2025		Incomplete Submission
25230	Reasonable Accommodation	RA 25230 (Prest)	One	Requesting accommodation for the installation of a generator which is a little louder then City code. Reason - my health needs for 24 hour power to my home and health needs of my son who helps me maintain property.	N Carmelo 5 NW 4th Ave			Closed
25229	Design Study	DS 25229 (Kirz)	One	Design study and historic evaluation for the review of roof replacement on a historic residence.	Junipero 2 NW of 3rd	7/21/2025		In Review
25228	Design Study	DS 25228 (Zaslow)	One	Addition of new covered garden folly with new stone steps.	2984 Santa Lucia Ave, Carmel CA			In Review
25227	Sign	SI 25227 (Gelato by the Sea)		3 square foot hanging sign located on wall out side business using existing brackets	San Carlos 2 NE of 7th, Carmel Square Unit 6	7/18/2025	7/31/2025	Approved
25226	Temporary Use Permit	TUP 25226 (Il Fornaio)		Temporary Event for Thursday, July 17th, 2025, to allow a wedding reception with live music by DJ Miguel Gonzales from DJ Celebrations. The even includes amplified music during wedding reception lasting from 3:30PM - 8:30PM inside the Ocean Ave banquet room of the Pine Inn Hotel on Ocean & Monte Verde in downtown Carmel-by-the-Sea	Ocean Ave between Lincoln & Monte Verde	7/16/2025	7/17/2025	Approved

25225	Design Study	DS 25225 (Westover)	One	Property 8640 SF:2100 SF cottage circa 1915 w apt below it. Owner/Architect wishes to be a permanent resident, make improvements in 3 phases: 1-Renovation of apt; 2. Renovation of cottage; 3. Creation of an ADU over a separate garage. Phase 1 is permitted for interior work. Dry rot, repairs, failing windows have extended work to exterior. Requesting approval for window and door changes. Windows to fit into the (e) openings w two exceptions-lowering the sill height to meet egress. Headers to remain. Wish to swap out the front door w a Simpson double door unit of better quality. Header to remain. Also wish to upgrade the electrical system in the entire apt to remove potential fire hazards.	Lincoln 7 SW 13			In Review
25224	Historic Evaluation	HE 25224 (Draper)		REMODEL OF AN (E) ONE STORY SINGLE FAMILY HOUSE WITH ATTACHED GARAGE. REPLACE (E) ALUM. FRAMED WINDOWS & DOORS WITH NEW. REPLACE (E) WOOD GARAGE DOOR WITH NEW PAINTED WOOD & GLASS GARAGE DOOR. EXTEND PORTION OF (E) ROOF OVER NEW LAUNDRY ROOM. INSTALL NEW EXTERIOR LIGHTING. REPLACE (E) DRIVEWAY, WALKWAYS & DECK WITH NEW. NO NEW LANDSCAPING IS PROPOSED.	DOLORES ST. 4 S.E. OF 13TH AVE.	7/15/2025		In Review
25223	Banners	BA 25223 (Monterey Symphony)		Installation of 10 double-sided banner poles for 12 days from May 8, 2026 - May 19, 2026 for the Monterey Symphony's May Concerts	Ocean from Junipero to Monte Verde	7/10/2025	7/14/2025	Approved
25222	Design Study	DS 25222 (Latham)	One	Replace 50 Sqft of old asphalt and Install 254 sqft of new paver	Lobos St 2NW of 2nd ave			In Review
25221	Banners	BA 25221 (Monterey Symphony)		Installation of 10 double-sided banner poles for 12 days from April 10, 2026 - April 21, 2026 for the Monterey Symphony's April Concerts	Ocean from Junipero to Monte Verde	7/10/2025	7/14/2025	Approved

25220	Banners	BA 25220 (Monterey Symphony)		Installation of 10 double-sided banner poles for 12 days from March 13, 2026 - March 24, 2026 for the Monterey Symphony's March Concerts	Ocean from Junipero to Monte Verde	7/10/2025	7/14/2025	Approved
25219	Banners	BA 25219 (Monterey Symphony)		Installation of 10 double-sided banner poles for 12 days from February 13, 2026 - February 24, 2026 for the Monterey Symphony's February Concerts	Ocean from Junipero to Monte Verde	7/10/2025	7/14/2025	Approved
25218	Design Study	DS 25218 (Draper)		REMODEL OF AN (E) ONE STORY SINGLE FAMILY HOUSE WITH ATTACHED GARAGE. REPLACE (E) ALUM. FRAMED WINDOWS & DOORS WITH NEW. REPLACE (E) WOOD GARAGE DOOR WITH NEW PAINTED WOOD & GLASS GARAGE DOOR. EXTEND PORTION OF (E) ROOF OVER NEW LAUNDRY ROOM. INSTALL NEW EXTERIOR LIGHTING. REPLACE (E) DRIVEWAY, WALKWAYS & DECK WITH NEW. NO NEW LANDSCAPING IS PROPOSED.	DOLORES ST. 4 S.E. OF 13TH AVE.			Incomplete Submission
25217	Historic Evaluation	HE 25217 (Wilks)		Reroof	SW Corner of Monte Verde & 9th	7/14/2025		In Review
25216	Historic Evaluation	HE 25216 (Park Branch Library)		Replacement of the Park Branch Library windows that are over 25 years old and have lost their seal. This project will further support the City and Library's mission to retrofit our buildings where and when possible to support sustainability and energy use reduction. Funds were approved for this project in the FY 2025-2026 Capital Improvement Plan Budget.	NE Corner of Mission & 6th Ave	7/14/2025		In Review
25215	Design Study	DS 25215 (Garren)	One	Revision for DS 22-279 (Garren). lower garage, relocate garage interior and exterior doors, add interior stair to garage	Pine Ridge Way 3NE of Forest	7/23/2025		In Review
25214	Banners	BA 25214 (Monterey Symphony)		Installation of 5 double-sided banner poles for 12 days from November 14, 2025 - November 25, 2025 for the Monterey Symphony's October Concerts	Ocean from Junipero to Monte Verde	7/10/2025	7/10/2025	Approved
25213	Banners	BA 25213 (Monterey Symphony)		Installation of 10 double-sided banner poles for 12 days from October 10, 2025 - October 21, 2025 for the Monterey Symphony's October Concerts	Ocean from Junipero to Monte Verde	7/10/2025	7/10/2025	Approved

25212	Design Study	DS 25212 (Mardani)	One	Replacement of window and add deck landing	Ocean 4NE Guadalupe	7/15/2025		In Review
25211	Design Study	DS 25211 (C&8 LLC)	One	Replace existing steel and aluminum windows with new steel windows to match existing upper level bedroom windows.. Replace existing wood exterior doors with new steel doors to match existing bedroom #3 door. Replace existing wood shake roof with a Class A heavy asphalt shingle roof. Repair and/or partially replace existing 2nd floor wood deck to match existing with guardrail conforming to current codes. Repair existing asphalt driveway.	Northeast Corner of Casanova Street and 8th Avenue	7/18/2025		In Review
25210	Design Study	DS 25210 (Devine)	Two	Design Study for rear yard master bedroom & bath addition to the main residence with a new detached ADU attached to the existing detached garage.	Camino Real 2 SW of 9th	7/23/2025		In Review
25209	Design Study	DS 25209 (Montgomery)	One	See PERM EN 250148 (Montgomery): The project is a landscape renovation to include new driveway pavements, pedestrian pavements, site/landscape walls, site stairs, pergolas, arbors, an outdoor kitchen, an outdoor fire table, fences, planting and irrigation. The project includes one required upper canopy tree to replace one recently removed Monterey pine (tree removal permit no. 24116). The project net landscape area (existing to remain + new) is 2,521 square feet.	Camino Real 10 NE of 4th	7/14/2025		In Review
25208	Design Review	DR 25208 (Vin Kitchen)	One	A wood grapestake screen/shroud (approximately 9' high) to hide a fire sprinkler riser located at the southeast corner of the building exterior.	Dolores 2 NW of 6th		7/30/2025	In Review
25207	Historic Evaluation	HE 25207 (Duck)		New Roof	Lincoln 3 SE of 2nd Ave	7/3/2025		In Review
25206	Design Study	DS 25206 (Diamond)	One	Construction of an 800 sf accessory dwelling unit on an existing lot with existing two-story single family dwelling and 2-car garage.	Scenic Road 5 NW of 8th			Incomplete Submission

25205	Design Review	DR 25205 (Hog's Breath)	One	The approval of Design Review 25205 (Esperanza Carmel Commercial, LLC - Hog's Breath) authorizes a revision to Design Review 24369 (Esperanza Carmel Commercial, LLC - Hog's Breath) for the installation of eight Bromic 300 Series gas patio heaters (19.3" x 15.9") rather than five Infratech SL16 electric patio heaters (29.5" x 5.69") previously approved for the Hog's Breath restaurant courtyard located at San Carlos Street 4 SW of 5th Avenue (APN 010-135-024-000) and San Carlos Street, 3 SW of 5th Avenue (APN 010-135-028-000) in the Central Commercial and Service Commercial Districts, respectively, as depicted on the plans by Thomas Bateman Hood Architecture, stamped approved on July 8, 2025 and on file in the Community Planning & Building Department, unless modified by the conditions of approval contained herein.	San Carlos 3 and 4 SW of 5th	7/2/2025	7/8/2025	Approved
25204	Design Study	DS 25204 (Rickards)	One	PERIMETER DRAINAGE AND WATERPROOFING OF FOUNDATION WALLS. INTERNAL RETAINING AND SUPPORT WALL AT CRAWL SPACE, INSTALL SUMP PIT AND PUMP IN CRAWL SPACE AREA ON THE LOW SIDE OF THE NEW RETAINING WALL. ADJUST DRIVEWAY RETAINING WALL TO ALLOW FOR STORAGE OF REFUSE CANS. DRAINAGE TO EXIT AT BUBBLER IN THE PUBLIC RIGHT OF WAY	Mission 4 SW of 1st	7/8/2025		In Review
25203	Historic Evaluation	HE 25203 (C&8, LLC)		Historic Review Update	NE Corner of Casanova & 8th	7/1/2025	7/15/2025	Approved
25202	Planning Permit Revision	DS 25202 (Brookes)	One	Revision To Planning Approval DS Which Includes Revised Fence Designs At The North, West, & South Property Lines. Add An Outdoor Shower At Southwest Corner Of Property.	2 NW of 12th on Carmelo Street	7/17/2025		In Review

25167	Design Study	DS 25167 (Zaslow)		The client proposed to install a 24kW liquid-cooled generator that will integrate into the existing home electrical system.	2984 Santa Lucia, Carmel-by-the-Sea, CA 93921			In Review

Total Records: 34

8/1/2025



Building Permit Report

07/01/2025 - 07/31/2025

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
250344	7/31/2025	8/1/2025	Water line from meter to house is deteriorated and leaking. Dig and run a new 1" Aquapex water line from the meter approx 40' to the point of connection at house - tying on to copper at house.	7,000	Plumbing	Carpenter 3 NE of 5th
250343	7/30/2025		Main Panel Upgrade	3,500	Electrical	Lincoln Street 2 NE of 8th
250342	7/31/2025		Install ductless system	24,700	Mechanical	San Carlos 5 SW of 10th
250341	7/31/2025	7/31/2025	Replace leaking 40 gal water heater. Install Bradford White RG140T6N394	2,500	Plumbing	Camino Real 3 SE of 13th
250340	7/31/2025	7/31/2025	Sweep off loose gravel and haul away. Reroof using Duro-Last 50mil in color "Dark Gray".	11,950	Roofing	Carpenter 3 SW of 4th
250339	7/30/2025	7/31/2025	Replace electrical panel 100 amp to 200 amp, same location	4,250	Electrical	3037 Lasuen Dr
250338	7/30/2025	7/31/2025	Replace existing 40 gallon water heater.	7,150	Plumbing	Ocean 3 NE of Carpenter St
250337			New fence	12,000	Building	Santa Fe 4nwof6th
250336	7/29/2025	7/30/2025	Remove old water heater and replace with new tankless water heater.	7,900	Plumbing	San Carlos 5 SW of 10th
250335	7/29/2025	7/30/2025	Remove and replace 60K BTU furnace	16,693	Mechanical	Casanova 3 SE of Ocean
250334	7/29/2025		Strengthening roof structure of garage per engineers report.	5,000	Building	Carpenter 4 SW of 3rd
250333	7/29/2025		Strengthening of roof structure of cottage per attached engineering report.	10,000	Building	Carpenter 4 SW of 3rd
250332	7/29/2025		Installation of photovoltaic system (5.32kW). 14 LG electronics LG 380N1C-A6 380W modules. Tie into existing 6.48kW PV system with existing battery energy storage system (7368kW/21kWh).	25,998	Electrical	Crespi 9 SE of Mountain View
250331	7/28/2025	7/30/2025	Panel Upgrade to 200 amps	4,000	Electrical	Santa Fe 2 SE Ocean
250330	7/28/2025	7/29/2025	Interior work only. Remove ceramic floor tiles and install new wood flooring throughout and tile flooring in bathrooms.	0	Exempt Work	SE Corner of Santa Fe & 3rd

250329	7/28/2025	7/29/2025	Tear off (e) wood shake roof and install new underlayment. Install 63 squares of new DaVinci single width slate in the color "Vineyard". Install cap sheet roof at trough sections to match the color of the roof.	263,779	Roofing	26225 Ladera Drive
250328	7/28/2025	7/28/2025	Remove leaking tankless water heater and install Navien NPE240A2NG	4,000	Plumbing	Vizcaino 11 SW of Mountain View
250327	7/25/2025		Aesthetic Improvements: paint, wallpaper, changing floors, new track heads - same track. No new walls, partitions, or new electrical authorized.	0	Exempt Work	San Carlos 2 SW of Ocean
250326	7/28/2025		Paint the house to match existing color	0	Exempt Work	San Antonio 2 NW 10th
250325	7/25/2025	7/25/2025	Replace all fence posts in kind and reuse existing pickets	0	Exempt Work	NW corner Torres & 1st
250324	7/25/2025	7/25/2025	Remove existing composition roof system. Install 30lb underlayment over existing sheathing and CertainTeed Presidential Shake TL in color "Aged Bark".	15,050	Roofing	3rd 2 NE of Santa Fe
250323	7/25/2025	7/29/2025	Overlay the existing gravel roof with new ASC silicone gray coating and embed granules for the texture. Class A. 2400 sq ft	16,000	Roofing	2969 Franciscan Way
250322	7/24/2025	7/24/2025	Upgrade main panel from 100A to 200A, relocate to side of house. CONDITION: 3' clearance working space is required to be kept between front of panel and property line.	2,500	Electrical	San Carlos 4 SE of Alta
250321	7/24/2025	7/24/2025	Tear off existing roof and install new CertainTeed Landmark TL asphalt shingles in color "Shenandoah".	38,000	Roofing	Casanova 4 NW of 13th
250320	7/23/2025		(N) - 2-TESLA POWERWALL 3 (N) - 2-TESLA POWERWALL 3 EXPANSION UNIT (N) - 200A POWERWALL BACKUP GATEWAY 3 (N) - E-STOP BUTTON	32,000	Electrical	Casanova 4 SW of 4th
250319	7/23/2025	7/23/2025	Remove leaking 40 gallon water heater - install Bradford White RG140T6N 40 gallon heater.	2,300	Plumbing	25985 Junipero
250318	7/21/2025	7/21/2025	Remove existing damaged rear fence boards from non-conforming fence. Replace boards with in-kind boards for fence repair. Fence height not changed to match existing height of 93".	0	Exempt Work	Lobos 5 NE of 3rd
250317	7/21/2025	7/21/2025	Replacement of main electrical panel from 125A to 200A in same location.	4,500	Electrical	SE Corner of Dolores & 4th

250316	7/18/2025	7/18/2025	Remove existing composition shingles roof and install new CertainTeed Presidential TL roof with color "Aged Bark". CONDITION: Copper is not allowed to be used in gutter or downspout installation.	57,200	Roofing	Santa Rita 3 SE of 3rd
250315	7/18/2025		To clear stop work order, interior remodel of kitchen and powder room. New hardwood floors, stair railing and ceiling modifications. Installation of new wall paneling. Replacement of incandescent can lights with new LED can lights. Remove and replace existing front door. Modifications of bedroom and bathroom door.	195,000	Building	Camino Real 3 NW of 10th
250314			Restucco	20,000	Exempt Work	Torres 5 SE of 8th Carmel By The Sea CA 93921
250313	7/17/2025		Remove existing gray comp shingles and replace with new CertainTeed Landmark TL roof in color "Shenandoah". CONDITION: Copper shall not be utilized in water conveying features, such as gutters and downspouts.	44,000	Roofing	SW Corner of Monte Verde & 9th
250312	7/16/2025	7/17/2025	Remove old shake and install new Presidential TL Composition shingles in color "Country Gray".	25,558	Roofing	Lincoln 3 NW of 11th
250311	7/16/2025	7/16/2025	Remove and replace existing 75 amp main panel with new 200 amp main panel.	5,000	Electrical	Dolores 2 SW of 10th
250310	7/16/2025		Structural repair of existing raised foundation of an existing commercial building. New footings and structural framing included in repair.	45,000	Building	SE Corner of Camino Real & Ocean
250309	7/15/2025		R&R existing furnace with Bryant 926TC36060 FAU like for like.	38,000	Mechanical	SW Corner of Carmelo & 7th
250308	7/11/2025	7/11/2025	Replace the fascia boards with new wood fascia boards, and replace the existing tar and gravel roof within 24" of the edge of the roof in with a new tar and gravel roof, waterproofing, and flashing	69,152	Roofing	NE Corner of Ocean & Mission
250307	7/11/2025		The client proposes to install a 24kW Liquid-cooled generator that will integrate into the existing home electrical system.	30,000	Electrical	2984 Santa Lucia, Carmel-by-the-sea, CA, 93921

250306	7/9/2025		INTERIOR COMMERCIAL RENOVATION OF AN EXISTING 1,413 SQ FT COMMERCIAL PROPERTY CONSISTING OF 125 SQ FT OF DEMOLITION, REMOVING AN EXISTING WALL, REMODELING AN EXISTING BATHROOM, MOVING A SINK LOCATION, AND REVISING SOME INTERIOR FINISHES AS WELL REFINISHING (E) WOOD FLOORS, ADDING NEW OFFICE PARTITIONS, UPGRADING LIGHTING SYSTEM TO COMPLY WITH CURRENT ENERGY CALCULATIONS AND UPGRADING THE SPACE WITH ACCESSIBLE UPGRADES INCLUDING PATH OF TRAVEL AND AND THE RESTROOM.	149,000	Building	Dolores 3 SE of Ocean
250305	7/9/2025	7/11/2025	Repair electrical riser at main distribution panel.	1,000	Electrical	Torres 5 SW of Mountain View
250304			Replace 50sqft of old asphalt and install 254sqft of new paver.	8,500	Building	Lobos St 2NW of 2nd ave
250303	7/8/2025	7/8/2025	Remove and replace main panel with new 200amp panel.	5,000	Electrical	Monterey 3 NE of Valley Way
250302	7/8/2025		EXTEND FIRST FLOOR OF AN EXISTING SINGLE FAMILY RESIDENCE. NEW ATTACHED GARAGE. NEW PARTIAL ROOF. MODIFY INTERIOR OF RESIDENCE TO INCLUDE NEW KITCHEN, NEW BATHROOM, NEW BEDROOM. REPLACE EXISTING LIGHTING, PLUMBING FIXTURES, AND CABINETS. REPLACE DOORS AND WINDOWS.	775,000	Building	San Carlos 5 SW of 13th
250301	7/3/2025	7/8/2025	Replace water line from meter to house approx 30' 3/4" Aquapex and type L copper	2,500	Plumbing	NW Corner of Torres & 10th
250300	7/3/2025	7/3/2025	Installation of new waterproofing and stucco to cover exposed deck after exploratory demolition.	26,000	Building	SE Corner of Carmelo & 7th
250299	7/3/2025	7/8/2025	Tear off 1,400sf roof and install new fire-treated class A heavy shake roof.	43,000	Roofing	SW Corner of Ocean & San Carlos
250298	7/3/2025	7/18/2025	Remove existing wood roof and install new Presidential Shake TL in color "Country Gray".	15,000	Roofing	Lincoln 3 SE of 2nd
250297	7/3/2025		Install New Moen Smart Water Monitor & Shut off valve	4,250	Plumbing	San Carlos 5 NE of 3rd
250296	7/3/2025	7/9/2025	INSTALL A 14 Panel 5.88 KW PV SOLAR SYSTEM AND A & 13.5 kWh ESS BATTERY	39,701	Electrical	San Carlos 2 SW of 1st

250295	7/2/2025		R&R FAU with Bryant 926TC30040V14 FAU like for like.	13,940	Mechanical	Dolores 2 SW of 10th
250294	7/1/2025	7/1/2025	Remove existing roof and install new Owens Corning Duration Cool composition shingles in color "Forest Brown".	40,000	Roofing	SW Corner of Flanders & Vizcaino
250293	7/1/2025		Demolition of a one-story single family dwelling and shed. Build new 1,799sf two-story single family dwelling, with an Attached one car garage. Grading export 634 CY. No tree removal.	809,730	Building	San Carlos 3 SE of 1st
250292	7/1/2025	7/1/2025	Tear off existing wood shake roof and install new underlayment. Install new composition shingles, Presidential TL in color "Autumn Blend".	54,870	Roofing	Dolores 2 SW of 13th
250291	7/1/2025	7/1/2025	Tear off (e) cedar wood shingles and install new CertainTeed Presidential TL composition shingles in color "Aged Bark".	32,000	Building	Santa Lucia 2 NW of Rio

Total Records: 54

8/1/2025



Code Compliance Report

07/01/2025 - 07/31/2025

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
25180	7/30/2025	Open	San Carlos 2 NE of 7th	Operating outside of business space and hours	7/30/2025	
25179	7/25/2025	Open	Ocean 2 NW of Lincoln	Souvenir merchandise display	7/25/2025	
25178	7/18/2025	Closed	NE corner of Lobos and 2nd	Weeds	7/17/2025	7/23/2025
25177	7/29/2025	Open	NE Corner of Perry Newberry Way & 5th Avenue	Fence built above allowable height.	7/29/2025	
25176	7/15/2025	Potential STR identified	13th 2 SE of Mission	Transient Rental	7/14/2025	
25175	7/15/2025	Fines administered	Torres 2 SE of 1st	Transient Rental	7/10/2025	
25174	7/7/2025	Closed	SW corner of Dolores and 6th	Exterior signage	7/5/2025	7/17/2025
25173	7/17/2025	Closed	Dolores 2 SW of 10th	Work being performed beyond what is permitted; large wooden beams being loaded onto a truck.	7/17/2025	7/28/2025
25172	7/11/2025	Closed	Casanova 2 NW of 7th	Cones in public right-of-way	7/11/2025	7/11/2025
25171	7/17/2025	Closed		Signs of rodent infestation	7/17/2025	7/17/2025
25170	7/16/2025	Closed	Mission 5 NW of Santa Lucia	Construction dust and residue	7/16/2025	7/16/2025
25169	7/15/2025	Closed	NE Corner of Sterling & Perry Newberry	Messy construction site; construction work being performed at 7:30AM.	7/15/2025	7/17/2025
25168	7/15/2025	Closed	San Carlos 3 NW of 2nd	Property owner is disallowing PG&E to do work; claims the underground power vault is on their private property.	7/15/2025	7/15/2025
25167	7/15/2025	Closed		Two (2) illegally placed parking delineators with signs that read, "NO PARKING, TUES, JULY 15, 9:00am-12:00PM, SPECIAL EVENT."	7/15/2025	7/15/2025
25166	7/14/2025	Closed	Monte Verde 2 NE of 7th Ave	Planter boxes installed on front windows without a planning permit.	7/14/2025	7/14/2025

25165	7/10/2025	Closed	Junipero & 8th - Median	Digging a trench without an encroachment permit.	7/10/2025	7/10/2025
25164	7/10/2025	Open	San Antonio 3 SE of 4th	Possible unpermitted tree work: cutting down Cypress tree.	7/10/2025	
25158	7/9/2025	Open	Camino Real 3 SW of 10th	Unpermitted interior remodel including but not limited to mechanical, electrical, plumbing at kitchen, living, dining & bathrooms. Potentially structural remodeling at roof framing, TBD? Instructed to obtain proper permit/s prior to recommencing project. O.K. to "safe off" building while permits are obtained.	7/8/2025	
25154	7/8/2025	Open	NE corner of Mission and 12th	Dirt ramp in public right-of-way; ramp reaches the top of a 4-FT stone wall in the front setback.	7/8/2025	
25151	7/8/2025	Closed	Viscaino 1 NW of Flanders	Portable toilet placed on private property.	7/8/2025	7/21/2025
25150	7/2/2025	Open	San Carlos 3 NE of 6th, Unit 2	Operating a business without a business license	6/23/2025	
25149	7/1/2025	Closed		Paint swatches on street-facing side of home; no permit on file for exterior painting.	6/30/2025	7/21/2025
25148	7/1/2025	Closed	Carmelo 4 NW of Ocean	Wooden crates full of stone and large planter pots in the public right-of-way without an encroachment permit.	6/30/2025	7/14/2025
25147	7/1/2025	Open	10 Carmel Way	Upward facing lights illuminating tree canopy	6/30/2025	

Total Records: 24

8/1/2025



Transient Rental Report

01/01/2025 - 07/31/2025

Case #	Street	Status	Date Received	Last Status Date	Date Closed
25176	13th	Potential STR identified	7/14/2025	7/28/2025	
25175	Torres	Fines administered	7/10/2025	7/24/2025	
25163	2nd	1st NOV sent	6/13/2025	7/30/2025	
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	Closed	3/26/2025	5/26/2025	5/26/2025
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: 10

8/5/2025



Encroachment Permit Report

07/01/2025 - 07/31/2025

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
250171	Temp Ench	7/31/2025	Replace sewer lateral using pipe bursting.	Santa Fe 4 SW of 4th		In Review
250170	Temp Ench	7/31/2025	Replace sewer lateral using pipe bursting.	San Antonio 3 SE of Ocean	7/31/2025	Issued
250169	Temp Ench	7/31/2025	PG&E to replace crossarm. PM# 31743937.	8th 2 NE of Casanova	7/31/2025	Issued
250168	Temp Ench	7/30/2025	Pod to be placed on 10th St below Lincoln St. above the driveway	SW Corner Lincoln & 10th		
250167	Temp Ench	7/29/2025	DIG UP AND REPAIR ±8' CONDUIT AND REPLACE EX. VAULT WITH NEW VAULT ON EAST SIDE OF SCENIC DR.	Intersection of Scenic & 12th		
250166	Temp Ench	7/29/2025	Reserve three parking spaces for material storage and contractor parking.	Lincoln 2 SW of Ocean		In Review
250165	Temp Ench	7/28/2025	Overlash 450' from P1 to P4	8th Ave and Junipero	7/30/2025	Issued
250164	Temp Ench	7/23/2025	Remove and replace HH , overpull 600' in existing structure then bore/trench 100' in sidewalk. CONDITION: Moving the trench from the street into the sidewalk is acceptable. Hand digging is required at the base of the pine tree on the north side of 6th between Junipero and Mission. Paver sidewalk can be reset on a sand base. Sidewalk Closed and pedestrian detour needs to be added to their TCP No work will be permitted during car week, 8/11-8/15, and every Thursday due to the Farmers Market	6th from Mission to Torres	7/24/2025	Issued
250163	Temp Ench	7/18/2025	PG&E to remove overhead service and install underground service and overhead transformer.	SE Corner of Torres & 5th	7/21/2025	Issued

250162	Temp Ench	7/16/2025	Excavate the street to trench a 2'x4'x60' to accommodate underground power installation.	NE Corner of Sterling & Perry Newberry	7/17/2025	Issued
250161	Temp Ench	7/16/2025	Reserve parking stalls and close sidewalk to facilitate roof replacement.	SW Corner of San Carlos & Ocean	7/17/2025	Issued
250160	Temp Ench	7/16/2025	Repair two sections of CAWD main.	Santa Fe 300' N of 9th	7/17/2025	Issued
250159	Temp Ench	7/15/2025	3'x12', 2'x10', 10'x15'x and 5'x6' asphalt patch for CalAm job #0437.	Santa Rita between 5th & 6th	7/16/2025	Issued
250158	Temp Ench	7/15/2025	PG&E to trench and backfill for underground service installation, overhead service removal, and two enclosures.	Scenic 6 SE of Ocean	7/16/2025	Issued
250157	Temp Ench	7/14/2025	Replace sewer lateral from house to city main.	SW Corner of Junipero & 8th	7/16/2025	Issued

250156	Temp Ench	7/11/2025	Closure of sidewalk and reservation of two parking stalls for demolition and construction staging directly in front of the construction project. Authorized construction fencing to extend to edge of sidewalk. Revised 7/26/24: Construction parking closure to include one space on the West side of Dolores, directly south of Picadilly Park. CONDITIONS: 1) The sidewalk closure shall be for authorized construction times only, or when material is in the right of way. Sidewalk shall be made open to the public outside of working hours. 2) "Sidewalk Closed Ahead" signs are to be posted and maintained at the sidewalk intersections on Dolores at all times. 3) ALL DUMPSTERS, EQUIPMENT, AND TRUCKS ARE REQUIRED TO BE REMOVED FROM THE SITE FROM AUGUST 14TH THROUGH AUGUST 16TH FOR CAR WEEK EVENTS. SIDEWALK SHALL REMAIN OPEN DURING THIS TIME.	Dolores 4 NE of 7th	7/14/2025	Issued
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250155	Temp Ench	7/10/2025	TCP for parking/shoulder closure to access SB #436, #437 & MH #434 on 6th for AT&T job # A059K85. PERMIT CONDITION: ENSURE THAT THE FIRE DEPARTMENT IS CONTACTED 72 HOURS IN ADVANCE OF ANY WORK STARTED DUE TO POSSIBLY IMPACTS. NO WORK IS PERMITTED ON THURSDAYS DUE TO CONFLICT WITH FARMERS MARKET.	6th btwn San Carlos & Mission	7/11/2025	Issued
250154	Temp Ench	7/2/2025	3'x4' & 2'x2' asphalt patch.	Carpenter 3 SE of 4th	7/8/2025	Closed

Total Records: 18

8/1/2025



Tree Permit Report

07/01/2025 - 07/31/2025

Permit #	Permit Date	Permit Type	Location of Property	Description	Status	Approved Date
25184	7/1/2025	1. Tree Evaluation	Carpenter 2 NE of 3rd	Cypress trees x4 in front yard, Crpress tree x 1 near garbage enclosure	Approved	7/15/2025
25185	7/2/2025	1. Tree Evaluation	NE Corner of 12th and Lincoln	EVALUATION: 3- 10" live oak branches, 1-4" live oak branch (neighbor), 1 variety unknown PRUNING: 3- 10" live oak branches, 1-4" live oak branch (neighbor) REMOVAL: 1 variety unknown over roof, defensible space issue. Acacia?	Approved	7/11/2025
25186	7/2/2025	1. Tree Evaluation	Santa Fe 3 SW of 4th	appears to be an eucalyptus tree. A large trunk had fallen in a storm. We believe the tree should be removed. Tree is located at the South West corner of the back side of the house.	In Review	
25187	7/7/2025	2. Tree Removal/Pruning	Mission 5 SE of 13th	1- Monterey pine	In Review	
25188	7/7/2025	1. Tree Evaluation	NW Corner of Monte Verde & Ocean	1 oak tree approximately 20 feet tall. 1 pine approximately 20 feet tall	Approved	7/15/2025
25189	7/8/2025	1. Tree Evaluation	Torres Street 10SW of 10th	Evaluation of large oak at street, between two driveways	In Review	

25190	7/8/2025	2. Tree Removal/Pruning	SW Corner of 4th and Mission; SE Corner of San Carlos and 4th	SW Corner of 4th and Mission- 1 Dead pine tree on corner sidewalk area SE Corner of San Carlos and 4th- 1 tree by fire hydrant on corner by street	Approved	7/9/2025
25191	7/10/2025	1. Tree Evaluation	Camino Real 2 SW of 4th	2 oak trees, trunk circumferences 47" and 49"	In Review	
25192	7/10/2025	2. Tree Removal/Pruning	25985 Ridgewood Rd	1 Oak @ 18-24 inches diameter	In Review	
25193	7/11/2025	2. Tree Removal/Pruning	3 SW 7th Camino Real, Carmel-by-the-Sea, CA 93921	Request to Prune large Yew three to meet Cal Fire insurance and Monterey Fire requirements	Approved	7/18/2025
25194	7/11/2025	2. Tree Removal/Pruning	NE Corner of 12th and Lincoln	3- 10" live oak branches, 1-4" live oak branch (neighbor), 1 variety unknown PRUNING: 3-10" live oak branches, 1-4" live oak branch (neighbor) REMOVAL: 1 variety unknown over roof, defensible space issue Acacia?	Approved	7/11/2025
25195	7/11/2025	1. Tree Evaluation	Casanova 5 NW of Ocean, Carmel	Tree evaluation	Denied	7/14/2025
25196	7/11/2025	2. Tree Removal/Pruning	SE CORNER GUADALUPE & 4th STREET	Dead tree & tree limb pruning of branches over roofline	Approved	7/18/2025
25197	7/15/2025	2. Tree Removal/Pruning	4 Lincoln SW of 12th, Carmel by Sea, CA 93921	Remove dead or dying pine tree in back of property and remove dead limbs from pine tree in front.	Approved	7/21/2025
25198	7/15/2025	2. Tree Removal/Pruning	Carpenter 2 NE of 3rd	Cypress trees x4 in front yard, Cypress tree x 1 near garbage enclosure	In Review	
25199	7/15/2025	2. Tree Removal/Pruning	NW Corner of Monte Verde & Ocean	1 oak tree approximately 20 feet tall. 1 pine approximately 20 feet tall	Approved	7/18/2025

25200	7/15/2025	1. Tree Evaluation	City Right of Way @ 3NW Santa Rita and 1st, Carmel by the Sea, 93921	Evaluate Pine for possible removal/pruning as deemed fit by City	In Review	
25201	7/16/2025	2. Tree Removal/Pruning	1st ave 2 SW Monterey and Lobos	Costalota Cottage	In Review	
25202	7/16/2025	1. Tree Evaluation	Camino Real 4 NE of Ocean	1- 21" Monterey pine; 1- 10" Oak	In Review	
25203	7/21/2025	2. Tree Removal/Pruning	SE Corner of Santa Rita & 4th	EVALUATION: 1- 75' HT x 35' SPR x 45" CAL Pinus Radiata "Monterey pine" PRUNING CITY TREES: 1- Acacia Melanoxylon- "Blackwood Acacia" - 60' HT x 36' SP x 22" CAL 1- Cuppressus Macrocarpa- "Monterey Cypress" - 70' HT x 33' SP x 34" CAL 1- Pinus Radiata- "Monterey pine" - 60' HT x 27' SP x 18" CAL	Approved	7/21/2025
25204	7/21/2025	2. Tree Removal/Pruning	Lopez, 8th house North West of 4th Ave.	Remove one Oak tree, trim another to within 10' feet of chimney	Approved	7/23/2025
25205	7/23/2025	1. Tree Evaluation	Santa Rita 3 NE of 3	2 60' redwood trees for removal	In Review	
25206	7/25/2025	2. Tree Removal/Pruning	San Antonio 3 SE of 4th	4 Cypress trees, branches 1-4". Other tree, dead branches 1-6". Retroactive permit	In Review	
25207	7/28/2025	2. Tree Removal/Pruning	Camino Real 2 SW of 7th, Carmel	Remove trees in very poor health and non-native trees	In Review	
25208	7/29/2025	2. Tree Removal/Pruning	NE Corner of 12th & San Carlos	PRUNING: 5 medium size oaks, 1 large oak, 1 large pine, 1 med size acacia	In Review	

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Total Records: 25

8/1/2025



CITY OF CARMEL-BY-THE-SEA
Planning Commission
Staff Report

August 13, 2025
CONSENT AGENDA

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Jacob Olander, Assistant Planner
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building

SUBJECT: **DS 25078 (Casanova All the Way LLC):** Consideration of a Track One Design Study Referral, DS 25078 (Casanova All the Way LLC), and associate Coastal Development Permit for the demolition of the existing garage and guest house and the construction of a new garage and ADU at the historic "Connolly-Search House" located at the northeast corner of Casanova Street and 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-175-011-000.

Application:	Applicant: David Solomon, Designer
APN: 010175011000	Owner: Casanova All the Way LLC/Kimberly Nunes
Block & Lot: Block 134; Lot 24 & 26	
Location: Northeast corner of Casanova Street and 13th Avenue	

Recommendation:

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

1. Finding that the demolition and rebuild of an existing structure 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 none of the exceptions pursuant to Section 15300.2 can be made;
2. Approving a Coastal Development permit for the demolition of a garage and attached guesthouse and rebuild of a detached garage; and
3. Approving a Design Study allowing the demolition of a 231 square foot garage and the construction of a 300 square foot garage located on 13th Avenue 2 Southeast of Mission in the Single-Family Residential (R-1) District. APN: 010-161-018-000.

Summary, Background, and Project Description:

EXECUTIVE SUMMARY

The project is for the demolition of the non-historic existing garage and guest house and the construction of a new garage and accessory dwelling unit at the historic “Connolly-Search House” property.

BACKGROUND/ SUMMARY

The Connolly-Search House was constructed in 1908 by Mary Connolly, who was a member of Carmel’s Arts and Crafts Club. It was purchased by Frederick Willis Search in 1914, and he lived in the house until his death in 1932. Per the historic evaluation prepared by Kent Seavey, the American Foursquare-style (Vernacular) house is significant under California Register Criterion 2 for the contributions of Frederick Willis Search (1853-1932), nationally known educator and community activist, and under Criterion 3 in the area of architecture as an early example of Carmel’s residential architecture.

The Connolly-Search House is located on an 8,005-square-foot parcel at the northeast corner of Casanova Street and 13th Avenue. The residence is 1 ½ stories and 1,587 square feet in area. The floor area of the residence was increased to 1,644 square feet with the recent approval of a 57 square foot addition as part of Design study DS 24300 (Casanova All the Way LLC). The front entrance on 13th Avenue is accessed via a wood gate set on an ivy-covered wood fence. A detached garage/guesthouse is located at the southeast corner of the lot. A Department of Parks and Recreation form (DPR 523A) was prepared for the Connolly-Search House in 2005 (Attachment 2). The character-defining features of the house include:

- 1 ½ story massing and square plan.
- Wood shingle exterior wall cladding.
- Medium-pitched hipped roof with hipped roof dormers.
- Exterior brick chimney.
- Single and paired wood casement windows.
- Bow window on south elevation.

The Connolly-Search House maintains overall integrity. The permitted changes to the house since its construction in 1908 are listed below.

- BP# 309 (10/1921): Construct garage.
- BP# 2184 (5/23/1951): Bedroom addition.
- BP# 2313 (5/6/1952): Construct new foundation and rebuild front porch.
- BP# 2324 (6/4/1952): Build 170 sq. ft addition on north and east elevations.
- BP# 3068 (7/25/1957): Reroof front porch roof.
- BP# 3076 (8/16/1957): Build 432 sq. ft. new garage in the same location as the former garage.
- BP# 3553 (7/15/1960): Remodel kitchen and add 67 sq. ft. Replace roof over

entry porch.

- BP# 10-160R (10/4/2010): Replace additions on the north and east elevations, replace the entry porch on the south elevation, replace deteriorated shingles in kind, replace bubble skylight with flat skylight (north elevation), construct new guest house on the rear of garage, reroof porch, build new stairs to porch on north (rear) elevation, add 199 sq. ft.

The work done in 2010 was approved by the Historic Resource Board on July 10, 2010, and was determined to be consistent with the Secretary of the Interior's Standards for Rehabilitation.

The proposed work approved in 2025 by staff on February 24, 2025 (DS 24300 (Casanova All the Way LLC)) was determined to be consistent with the Secretary of the Interior's Standards for Rehabilitation. The work included the demolition of the non-historic northeast corner of the house, the construction of a 57-square-foot addition, the rebuilding of non-historic deck stairs on the north elevation, and the widening of the front porch steps to 13 feet wide. The previously approved work has yet to start construction yet.

At the July 21st, 2025 Historic Resource Board Meeting, the demolition of the non-historic existing garage and guest house and the construction of a new garage and accessory dwelling unit at the historic "Connolly-Search House" property was found to meet the Secretary of the Interior's Standards for Rehabilitation. The applicant has since reduced the scope of the project by removing the proposed second story office associated with the ADU and by reducing the height of the proposed garage from 15' to 12'-7.5" based on feedback from their neighbors to the east.

PROJECT DESCRIPTION

The property is an 8,005-square-foot lot located at the northeast corner of Casanova Street and 13th Avenue. The project consists of the demolition of the non-historic garage and attached guest house, the construction of a new garage and accessory dwelling unit (ADU), the removal of mortar set pavers and gravel, and the installation of new permeable pavers at the historic Connolly-Search House property.

The project includes the following changes to the existing non-historic garage and guest house:

1. The current 623 square foot garage and guesthouse will be enlarged to 985 square feet. This will include a 300 square foot garage area and a 685 square foot attached ADU.
2. 50% of the existing perimeter walls will be demolished on the south, west, and north elevations.
3. Fire retardant cedar shingles will replace the existing cedar shake roof.
4. Fire retardant cedar shingles will replace the existing painted wood shiplap

siding.

The project also includes the removal of mortar set pavers and gravel to be replaced with wood chips and permeable pavers. The site coverage is being reduced from 2275 square feet to 969 square feet, bringing it into compliance.

The demolition of the current garage and guesthouse, the construction of the new garage, and reduction in site coverage is the scope of work for review by the Planning Commission. However, the attached ADU is not under the purview of the Planning Commission.

Staff Analysis:

Secretary of the Interior's Standards. Per Carmel-by-the-Sea Municipal Code (CMC) Section 17.32.120, Alteration of Historic Resources, the proposed project shall first obtain a determination of consistency with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Standards). The Standards identify four primary treatment approaches to historic resources: preservation, rehabilitation, restoration, and reconstruction. Rehabilitation is the recommended standard of treatment for this project. Rehabilitation is *the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values* (36 CFR 67.2(b)).

The Secretary's Standards include ten criteria for evaluating modifications to historic resources (Attachment 3). A Phase II Evaluation of the proposed project (Attachment 4) was prepared by a City-contracted qualified professional, Margaret (Meg) Clovis, on June 12, 2025. Upon review of the project plans (Attachment 5), Ms. Clovis found that Standards #1, 2, 9, and 10 are applicable to the project, and Standards #3, 4, 5, 6, 7, and 8 are not applicable. The evaluation concludes that the project, as proposed, meets the applicable *Secretary of the Interior's Standards for Rehabilitation* and will not have a significant impact on the historic resource. Staff concurs with Ms. Clovis' evaluation.

Coastal Development Permit. Per CMC Section 17.52.100.D.6.a, a Coastal Development permit is required for work within a significant scenic resource area that results in an increase of 10 percent or more of internal floor area of an existing structure.

Staff Analysis:

The applicant is proposed to demolish the existing non-historic garage and guesthouse and construct a new garage and ADU. The proposed ADU is not under review by the Planning Commission. The project includes increasing the height of the garage, from roughly 10'-7" to 12'-7", which is in excess of 10%. The garage is not in the front or side setback and the property meets all applicable zoning standards and design guidelines.

The project previously included a second story with windows and dormer for an office as part of the ADU. Neighbors had concerns about the windows and height of the structure and in response, the applicant removed the dormer and reduced the height from 15' to 12'-7". In addition to the ADU and garage, the applicant is proposing to reduce the site coverage on property to bring it into compliance. The project now has no opposition and does not present any concerns in the opinion of staff.

Environmental Review: The project qualifies for a categorical exemption under CEQA Guidelines Section 15302 – Replacement or Reconstruction. This Class 2 exemption consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The project consists of the demolition and reconstruction of a detached structure within the same location and for the same purpose, which meets this exemption. None of the exceptions to exemptions listed in CEQA Guidelines Section 15300.2 apply in this case. There was a recent approval for a minor addition to the property that is yet to be constructed, but the two projects were evaluated for historic and environmental impacts. The two projects are minor and will not create cumulative impacts that will have an effect on the environment. As discussed above, the project was reviewed and as proposed, would not have an impact to the historical resources present on the site. The project is a permitted use for 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.

Other Project Components:

Attachments:

1. Attachment 1 - Resolution
2. Attachment 2 – DPR 523A Form
3. Attachment 3 – Secretary's Standards for Rehabilitation
4. Attachment 4 – Phase Two Report
5. Attachment 5 – Project Plans

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

PLANNING COMMISSION RESOLUTION NO. 2025-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THE PROJECT CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15302 AND NONE OF THE EXCEPTIONS TO THE EXEMPTIONS IN SECTOIN 15300.2 CAN BE MADE; APPROVING A DESIGN STUDY AND COASTAL DEVELOPMENT PERMIT ALLOWING FOR THE DEMOLITION OF THE NON-HISTORIC GARAGE AND GUEST HOUSE AND THE CONSTRUCTION OF A NEW GARAGE AND ASSOCIATE SITE IMPROVEMENTS LOCATED AT THE HISTORIC “CONNOLLY-SEARCH HOUSE” LOCATED AT THE NORTHEAST CORNER OF CASANOVA STREET AND 13TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 010-175-011

WHEREAS, on March 14, 2025, David Solomon (“Applicant”) submitted a Design Study application DS 25078 (Casanova All the Way LLC) described herein as (“Application”) on behalf of Casanova All the Way LLC (“Owner”); and

WHEREAS, the Application has been submitted for the property located at the northeast corner of Casanova Street and 13th Avenue in the Single-Family Residential (R-1) District (Block 134, Lot 24 & 26); and

WHEREAS, the subject property is listed on the Carmel Inventory of Historic Resources as the “Connolly-Search House”; and

WHEREAS, the proposed project involves the demolition of the existing garage and guest house and the construction of a new garage and accessory dwelling unit; and

WHEREAS, pursuant to Carmel-by-the-Sea Municipal Code (CMC) Section 17.08.040, Schedule II-1 Land Use Regulations for Residential Districts, construction of a new accessory dwelling unit (ADU) is a permitted use; and

WHEREAS, in accordance with CMC Section 17.32.040.A (Residential District Track One Design Review), exterior alterations and additions that do not increase the existing floor area by more than 10 percent are eligible for track one design review; and

WHEREAS, in accordance with CMC Section 17.32.140 (Determination of Consistency with the Secretary’s Standards), all major and minor alterations to historic resources shall require a determination of consistency with the Secretary’s Standards; and

WHEREAS, in accordance with CMC Section 17.32.160 (Historic Evaluation Process for Major Alterations), a major alteration includes a substantial alteration as defined in CMC Section 17.70.030 and additions exceeding two percent of the existing floor area or volume; and

WHEREAS, in accordance with CMC Section 17.32.160.B, a determination of consistency for major alterations shall be prepared by a qualified professional; and

WHEREAS, Margaret Clovis, a qualified professional, prepared a Phase II Historic Assessment and made a determination of consistency with the Secretary's Standards; and

WHEREAS, Margaret Clovis found that the project components would not compromise the integrity of the historic resource or result in a substantial modification that would render the resource ineligible for continued listing on the Carmel Inventory of Historic Resources; and

WHEREAS, on July 21, 2025, the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Board by City staff and through public testimony on the project; and

WHEREAS, on July 21, 2025, the Historic Resources Board adopted a Determination of Consistency with the Secretary of the Interior's Standards for Design Study 25078 (Casanova All The Way LLC), for the Treatment of Historic Properties; and

WHEREAS, notice of the Planning Commission's public hearing was published on August 1, 2025, in the Carmel Pine Cone in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of the public hearing on or before the notice by date of August 3, 2025; and

WHEREAS, on August 13, 2025, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and 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, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS, the project proposes the demolition and reconstruction of a detached accessory structure. Therefore, pursuant to CEQA regulations, the project is categorically exempt under Section 15302 (Replacement or Reconstruction). Class 2 exemptions include the replacement or reconstruction of existing structures and facilities where the new structure will

be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced; and

WHEREAS, pursuant to Section 15300.2 of the CEQA Guidelines, the cumulative impact, unusual circumstances and historical resources exceptions do not apply. There was a recent approval for a minor addition to the property that is yet to be constructed, but the two projects were evaluated for historic and environmental impacts. The two projects are minor and will not create cumulative impacts that will have an effect on the environment. As discussed above, the project was reviewed and as proposed, would not have an impact to the historical resources present on the site. The project is a permitted use for 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 **Design Study**:

<u>FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL</u>		
For each of the required findings listed below, the staff has indicated whether the application supports adopting the findings, either as proposed or with conditions. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.58.060.B, Findings for Design Review Approval	YES	NO
1. The project conforms to the applicable policies of the General Plan and the Local Coastal Program.	✓	
2. The project complies with all applicable provisions of the Carmel Municipal Code.	✓	
3. The project is consistent with the applicable adopted design review guidelines.	✓	
CMC 17.58.060.C, Additional Findings for Design Study Approval	YES	NO
1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits, variances, or exceptions consistent with the Zoning Ordinance.	N/A	N/A
2. The project contributes to neighborhood character, including the type of forest resources present, the character of the street, the response to local topography, and the treatment of open space resources such as setbacks and landscaping.	✓	
3. The project is compatible with and sensitive to the natural features and built environment of the site and of the surrounding area. The project respects the constraints of the site and avoids excessive grading, cuts and fills. Construction	N/A	N/A

on steep slopes is minimized to the extent feasible and abrupt changes in grade is minimized or mitigated.		
4. The project maintains the City's principles of modesty and simplicity and preserves the City's tradition of simple homes set amidst a forest landscape. The project uses simple building forms and simple roof forms without complexity that would attract undue attention to the site.	✓	
5. The project does not present excess visual mass or bulk to public view or to adjoining properties. The project relates to a human scale in form, elements, and in the detailing of doors, windows, roofs, and walkways.	✓	
6. Project details and materials (e.g., windows, doors, chimneys, roofs, and stonework) are fully integrated and consistent throughout the design. Building materials are used in a manner that is visually consistent with the proposed architecture. All fenestration is appropriate in size and consistent with a human scale.	✓	
7. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources. Open space is distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites.	N/A	N/A
8. All demolitions, remodels, and substantial alterations are consistent with the following findings: a. The design uses simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages consistent with the City's design objectives. b. The mass of the building relates to the context of other homes in the vicinity that are in conformance with the City's design guidelines related to mass and scale. c. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. d. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All moderately significant trees have been protected to the maximum extent feasible. All buildings and structures will be set back at least six feet from significant trees.	N/A	N/A

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 none of the exceptions to the exemptions contained in Section 15300.2 apply in this case; **APPROVE** a Coastal Development Permit allowing the demolition of an existing garage and guesthouse, and the construction of a new garage; and **APPROVE** a Design Study (DS 25078 (Casanova All the Way LLC)) allowing the demolition of an existing garage and guesthouse, and the construction of a new 300 square foot garage, at the historic "Connolly-Search House" located at the northeast corner of Casanova Street and 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-175-011-000.

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 25078) and coastal development permit for the demolition of an existing garage and guesthouse, and the construction of a new garage and accessory dwelling unit, and associate site improvements at the historic "Connolly-Search House" located at the northeast corner of Casanova Street and 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-175-011-000 as depicted in the plans prepared by David Solomon, Ododo office, as approved by City of Carmel-by-the-Sea Planning Commission on August 13, 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.	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.
14.	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.
15.	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.
16.	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.
17.	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)
18.	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	
19.	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.

20.	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.
21.	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	
22.	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.
23.	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.
24.	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.
25.	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	
26.	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.
27.	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.
28.	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.
29.	Drainage and Grading. Prior to building permit submittal, the applicant shall provide a drainage and grading plan.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of August 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

5S1

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

Resource Name or #: (Assigned by recorder) Connolly-Search Hse.

P1. Other Identifier:

P2. Location:

☐ Not for Publication ☒ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date

T

R

1/4 of

1/4 of Sec

B.M.

c. Address:

City Carmel by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

NE cr. Casanova & 13th (Blk 134, Lots 24, 26)

Parcel No. 010-175-011

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-one-half story wood-framed American Foursquare style residence, basically square in plan, resting on a concrete foundation. The exterior wall cladding is a combination of wood shingle and horizontal wood shiplap siding. The shiplap is found along the east side as part of a 1952 room addition along this elevation. The medium-pitched hipped roof has hipped roof dormers high on the west and south elevations. The east and west could not be observed. The roof covering is composition shingle. There is an exterior eave wall brick chimney, found toward the south along the west side-elevation. The original raised porch entry, centered on the south (front) elevation was capped by a wooden pergola, that was covered by a hipped roof in a 1960 remodel. The roof is supported on two square wood posts. The low porch rail is enclosed by shiplap wood-siding. Fenestration is irregular, w/a combination of single and paired wood casement type windows. There are some four-light wood casement windows in the 1952 addition on the east. The property is embowered with a variety of mature trees, bamboo, and other thick foliage, making the house almost impossible to see from the street.

1b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Looking NW at s/facing facade, 6/10/01, #6372-28

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

1908 Irene Lagorio

P7. Owner and Address

Kaye Scott
P.O. Box 3622
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: 6/21/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")

Carmel by-the-Sea Survey 1989-1996

Attachments

☐ NONE

☐ Location Map

☐ Sketch Map

☒ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Connolly-Search Hse.*

B1. Historic Name: *Mary A. Connolly Hse.*

B2. Common Name: *"All the Way"*

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *American Foursquare*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1908; small rm. add. along east side & NE cr. 1952 (Cbp# 2324); foundation work, rebuild front porch 1960 (Cbp#2313); Kitchen add to rear (north) 1960 (Cbp#3553)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: *add garage SE cr. of parcel 1921 (Cbp#309); new garage, same loc. 1957 (Cbp#3076)*

B9a. Architect:

b. Builder:

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR2, 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Connolly-Search Hse. is significant under California Register criteria 2, for the contributions of Frederick Willis Search (1853-1932), nationally known educator, & community activist, and under criteria 3, in the area of architecture, as an early example of Carmel's residential architecture.

Frederick W. Search is best known as the founder of the public school system. His "Pueblo System" was developed in New Mexico and based "on the fundamental recognition of the individual." His published works included *An Ideal School, The Individual in Mass Education, The Ethics of the Public School*, and other titles. Prof. Search spoke widely on cultural subjects, delivering more than seven thousand lectures in his long career. He was known as "Carmel's Grand Old Man" for his support and leadership of Carmel's cultural community from 1914, when he arrived in the village, to his death in the early 1930s. His obituary notes that "every worthwhile community undertaking had his active support, more frequently leadership, and at the same time he maintained his innumerable connections with the country at large". A Chautauqua lecturer Prof. Search was also a musical scholar. His son, Frederick Preston Search was a classical musician, European trained, who became music director for the Del Monte Hotel, and led the Forest Theater orchestra for many years. The Search family maintained a small ranch near Jamesburg in the Carmel Valley where they raised turkeys and prize winning geese. The house itself is American Four-square in design, w/a wood shingle exterior wall cladding in keeping with the popular use of natural materials in California residential building at the time (1908). The Four-Square was essentially a pattern book design found between about 1905-1915. Its orderly arrangement of space made it popular w/homemakers. Early Carmel was a potpourri of pattern book and emerging Craftsman forms in the first decade of the twentieth century. It unifying factor was the almost universal use of natural wood exteriors, to fit comfortably into the forest setting of the village. Few of these housing forms remain as unaltered as the Connolly-Search Hse.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997

Hale, Sharron, *A Tribute to Yesterday*, Valley publishers: Santa Cruz, 1980

Lagorio, Elena, *The Herald Weekend Magazine*, 4/17/77 pp. 11-17

Sanborn fire insurance maps of Carmel 1924. 1930-62

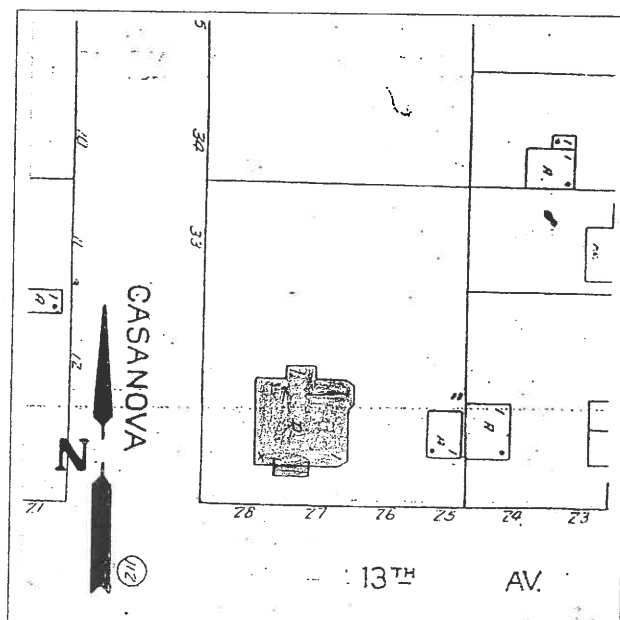
B13. Remarks: *Zoning R-1*

CHCS (AD/AC)

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *6/21/2002*

(This space reserved for official comments.)



Primary # _____
HRI # _____
Trinomial _____

CONTINUATION SHEET

Page 3 of 3

Resource Name or #: (Assigned by recorder) *Connolly-Search Hse.*

Recorded by: *Kent L. Seavey*

Date *6/21/2002*

☒ Continuation ☐ Update

B10. Little is known of the first owner, Mary A. Connolly, except that she was a member of the Arts and Crafts Club, and participated in the yearly International Dutch Market fund raisers. The Connolly-Search Hse. Clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement, under the themes of architectural development and the development of art and culture.

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES
Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Source: U.S. Department of the Interior, National Park Service, Technical Preservation Services, Washington, D.C., 2017.

June 12, 2025

Phase Two Report for the Connolly-Search House (APN 010-175-011), Carmel-by-the-Sea, CA.

Executive Summary

The Connolly-Search House is located on the northeast corner of Casanova Street and 13th Avenue. The property was included in Carmel's 2001 Historic Resources Survey and was found eligible for listing under Criterion Two (Person) for its association with Frederick Willis Search, a noted educator and community activist within the historic context theme of Art and Culture. It was also found eligible for listing under Criterion Three (Architecture) within the historic context theme of Architectural Development. The house is an early example of an American Foursquare residence in Carmel. The Connolly-Search House was listed on the Carmel Inventory of Historic Resources on May 25, 2005.

The house was built in 1908 by Mary Connolly who was a member of Carmel's Arts and Crafts Club. It was purchased by Search in 1914, and he lived in the house until his death in 1932. The historical evaluation prepared by Kent Seavey (recorded on DPR523 A & B survey forms) states that the house "is significant under California Register Criterion 2 for the contributions of Frederick Willis Search (1853-1932), nationally known educator and community activist, and under Criterion 3 in the area of architecture as an early example of Carmel's residential architecture."

The survey form notes the following additions and alterations to the house:

- BP# 309 (10/1921): Construct garage.
- BP# 2184 (5/23/1951): Bedroom addition.
- BP# 2313 (5/6/1952): Construct new foundation and rebuild front porch.
- BP# 2324 (6/4/1952): Build 170 sq. ft addition on north and east elevations.
- BP# 3068 (7/25/1957): Reroof front porch roof.
- BP# 3076 (8/16/1957): Build 432 sq. ft. new garage in the same location as the former garage.
- BP# 3553 (7/15/1960): Remodel kitchen and add 67 sq. ft. Replace roof over entry porch.

The following work was not recorded on the 2002 survey form:

- BP# 10-160R (10/4/2010): Replace additions on the north and east elevations, replace the entry porch on the south elevation, replace deteriorated shingles in kind, replace bubble skylight with flat skylight (north elevation), construct new guest house on the rear of garage, reroof porch, build new stairs to porch on north (rear) elevation, add 199 sq. ft., landscape improvements.

This work was approved by the Historic Resources Board on July 10, 2010, and was determined to be consistent with the Secretary of the Interior's Standards for Rehabilitation.

Character-Defining Features

A character-defining feature is an aspect of a building's design, construction, or detail that is representative of the building's function, type, or architectural style. Generally, character-defining features include specific building systems, architectural ornament, construction details, massing, materials, craftsmanship, site characteristics and landscaping within the period of significance¹. The period of significance for the Connolly-Search House is 1908-1932.

For an important historic resource to preserve its significance, its character-defining features must be retained to the greatest extent possible. An understanding of a building's character-defining features is a crucial step in developing a plan that incorporates an appropriate level of rehabilitation.

Kent Seavey outlines the following character-defining features for the Connolly-Search House:

- 1 ½ story massing and square plan.
- Wood shingle exterior wall cladding.
- Medium-pitched hipped roof with hipped roof dormers.
- Exterior brick chimney.
- Single and paired wood casement windows.
- Bow window on south elevation.

Proposed Project Description

The project includes the following changes to the existing non-historic garage and guest house:

- a) The current 623 square foot garage will be enlarged to 949 square feet. This will include a 264 square foot garage area and a 685 square foot ADU.
- b) 50% of the existing perimeter wall will be demolished on the south, west, and north elevations. 50% of the perimeter wall will be reused or reconstructed if needed.
- c) Fire retardant cedar shingles will replace the existing cedar shake roof.
- d) Fire retardant cedar shingles will replace the existing painted wood shiplap siding.
- e) The ADU will include an upstairs office which will add a shed roof dormer on the east elevation and will raise the ridge line approximately five feet.

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

As a historical resource, the Connolly-Search House is subject to review under the California Environmental Quality Act (CEQA). Generally, under CEQA, a project that follows the *Standards for Rehabilitation* contained within *The Secretary of the Interior's Standards for the Treatment of Historic Properties* is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines 15064.5).

¹ The historical evaluation states that the period of significance of the Connolly-Search House is 1904-1940. However, per the National Park Service, the Period of Significance for a property eligible under Criterion 2 is the period of time the significant person was associated with the house, in this case 1914 to 1932. For properties eligible under Criterion 3 the Period of Significance is the date of construction and/or the dates of any significant alterations or additions. Therefore, the Period of Significance for the Connolly-Search House is 1908-1932.

The compliance of the proposed work on the Connolly-Search House garage is reviewed below with respect to the *Rehabilitation Standards*. The Standards are indicated in italics, followed by a discussion regarding the project's consistency or inconsistency with each Standard.

Rehabilitation is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." (36 CFR 67.2(b)).

Standard One

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The Connolly-Search House has been a single-family residence since it was constructed in 1908. The proposed project does not change the historic use of the house. The proposed work will be concentrated on the non-historic garage and guest house which were constructed in 1957 and 2010 respectively. There will be no changes to distinctive materials, features, or spaces associated with the historic house. The new garage and ADU follow the same rectilinear plan as the existing garage and will not affect spatial relationships between the historic house and the garage. The proposed work is consistent with Standard One.

Standard Two

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.

The proposed project focuses on the non-historic garage and guest house; therefore, the historic character of the historic house will not be impacted. The proposed work is consistent with Standard Two.

Standard Three

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

No conjectural features or architectural elements that would create a false sense of history are planned for the project. This Standard is not applicable.

Standard Four

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The first garage on the property was built in 1921 and then replaced in 1957 with the current garage. In 2010 a guest house was constructed on the rear elevation of the 1957 garage. Neither the 1957 garage nor the 2010 guest house has acquired historic significance in their own right. This Standard is not applicable.

Standard Five

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

This project focuses on the non-historic garage and guest house therefore no distinctive materials, features, finishes, construction techniques or craftsmanship from the period of significance will be impacted. This Standard is not applicable.

Standard Six

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

This project does not focus on the repair of historic features. Standard Six is not applicable.

Standard Seven

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Surface cleaning is not proposed for this project. This Standard is not applicable.

Standard Eight

Archeological resources will be protected and preserved in place.

The property is located within the Archeological Overlay Zone, but no archeological resources have been located on the site. This Standard is not applicable.

Standard Nine

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

The proposed new garage and ADU will be visually compatible in terms of size, scale, design, materials, and colors with the historic house. The new building has a simple, contemporary design that does not compete with or detract from the historic house. The shed roof dormer on the east elevation is a subtle reference to the dormers in the historic house. The property and environment will not be impacted. The proposed work is consistent with Standard Nine.

Standard Ten

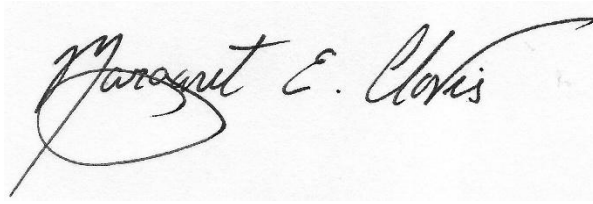
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If the garage and ADU are removed in the future the essential form and integrity of the historic house and its environment will not be impaired. The proposed work is consistent with Standard Ten.

Conclusion

The proposed project meets Standards One, Two, Nine and Ten of the *Secretary of the Interior's Standards and Guidelines for Rehabilitation*. Standards Three, Four, Five, Six, Seven and Eight are not applicable. The proposed project will not have a significant impact on the historic resource.

Respectfully Submitted,

A handwritten signature in black ink that reads "Margaret E. Clovis". The signature is written in a cursive style with a large, looping initial "M".

Margaret Clovis



Figure 1: Garage looking north from 13th Avenue.

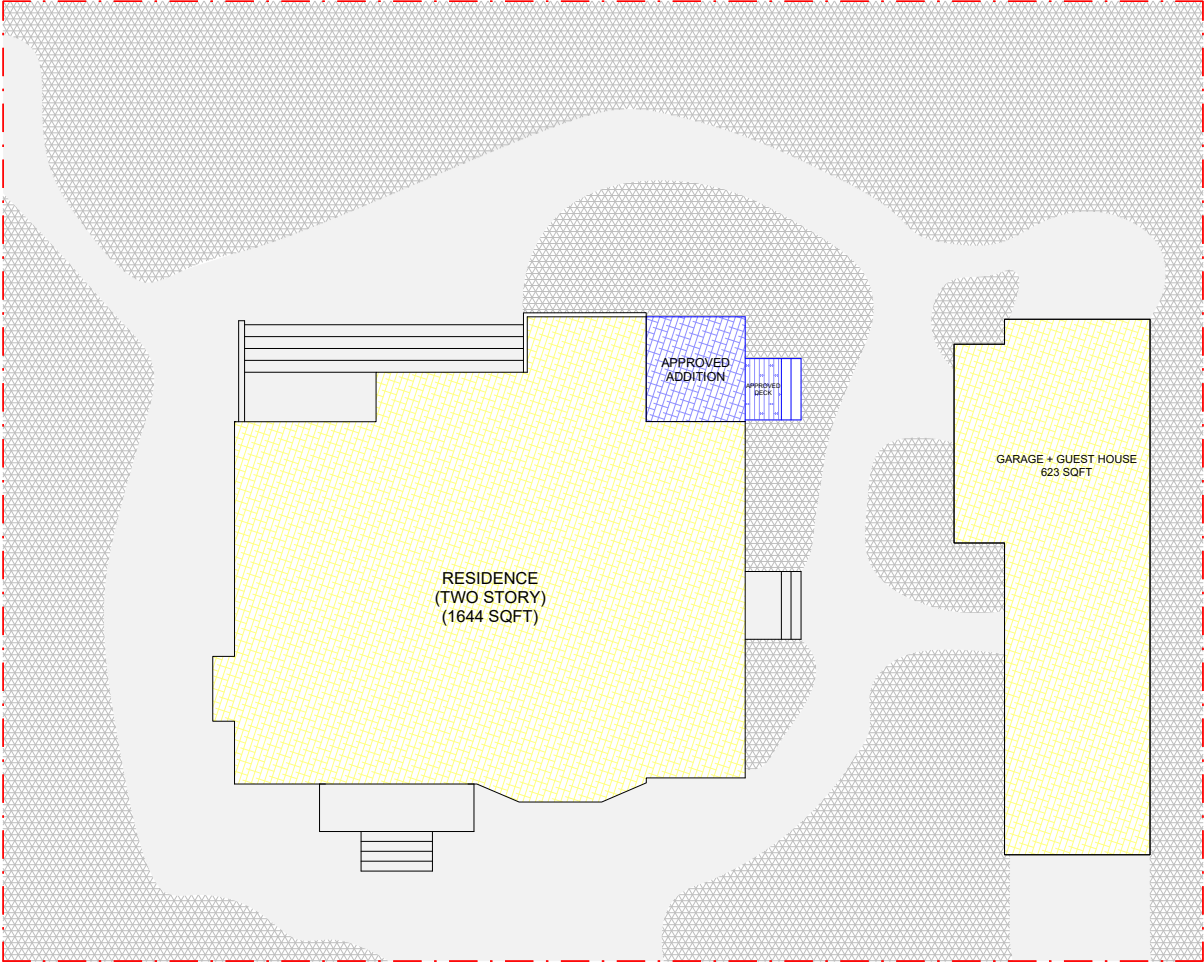


Figure 2: View of 1957 garage, looking east.



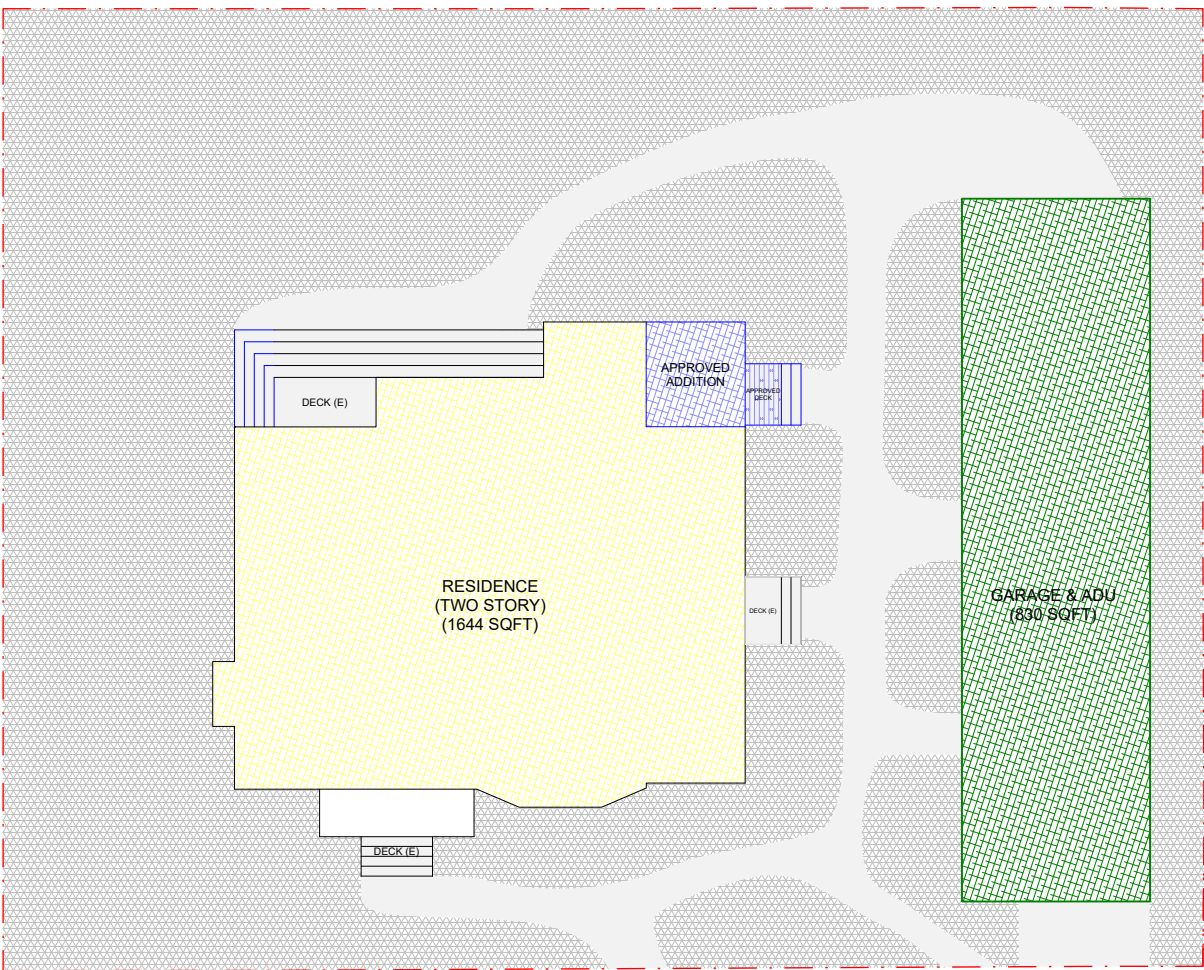
Figure 3: View of 2010 guest house, looking southeast.

EXISTING CONDITIONS



RESIDENCE / GARAGE
EXISTING PLANTED AREA
EXISTING SITE COVERAGE

PROPOSED CONDITIONS



RESIDENCE / GARAGE
APPROVED MAIN HOUSE WORK (2/24/25)
PROPOSED
PROPOSED PLANTED AREA
PROPOSED SITE COVERAGE

PROJECT DATA

AREA (MAX ALLOWED: 2,961)		
LOT AREA	8005 SQFT	
EXISTING FLOOR AREA	2,267 SQFT	(1644 SQFT HOUSE & 830 SQFT GARAGE/GUEST HOUSE)
PROPOSED FLOOR AREA	2,474 SQFT	(1644 SQFT HOUSE & 830 SQFT GARAGE/ADU)
ADDED FLOOR AREA	207 SQFT	
% FA ADDED OF PROP. FA	8%	

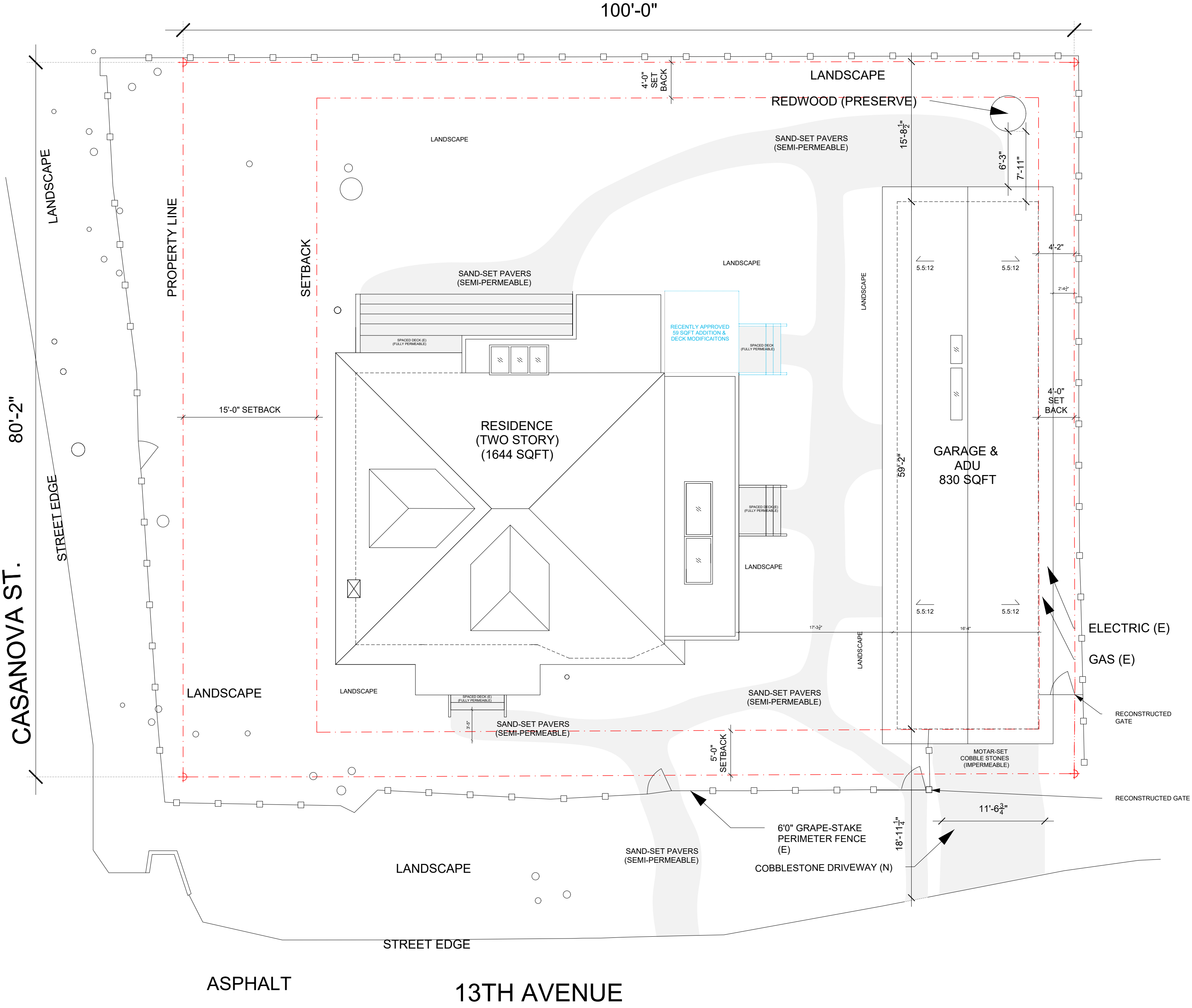
SITE COVERAGE (ALLOWED: 651 SQFT OR 971 w/ 50% SEMI-PERMEABLE)			
	EXISTING	CHANGED	PROPOSED
SITE COVERAGE	2275 SQFT	-1331 SQFT	969 SQFT
% SITE COVERAGE	28.4%	-16.6%	11.8%
LANDSCAPE AREA	4147 SQFT	+1265 SQFT	5412 SQFT
PERMEABLE / SEMI (Sand-set Pavers, Spaced Decking, Gravel, Grassy)	167 SQFT	+742 SQFT	909 SQFT
IMPERMEABLE (Asphalt, Concrete, Mortar-set cobblestones)	2098 SQFT	-2038 SQFT	60 SQFT

OVERLAPPING FLOOR AREA		
AREAS OVERLAP	0 SQFT	
AREAS NOT OVERLAP	830 SQFT	

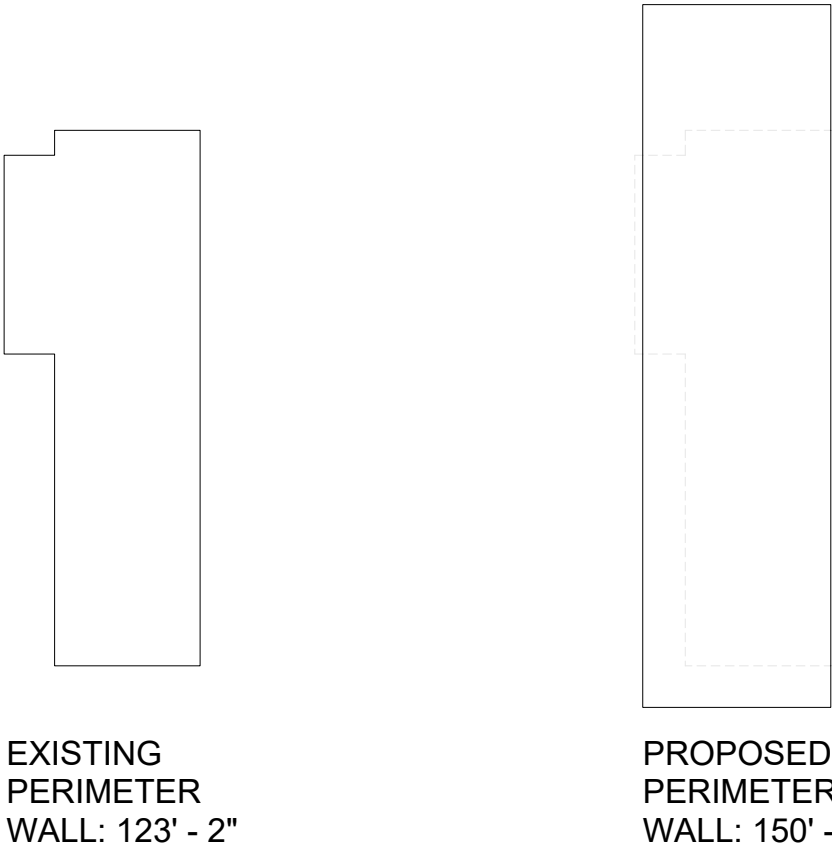
EXISTING HEIGHTS		
MAXIMUM PLATE HEIGHT	8'	
MAXIMUM RIDGE HEIGHT	10'-7"	
TOTAL HEIGHT	10'-7"	
PROPOSED HEIGHTS		
MAXIMUM PLATE HEIGHT	8' - 3½"	
MAXIMUM RIDGE HEIGHT	12' - 7½"	
TOTAL HEIGHT	12' - 7½"	

SETBACKS		
SIDE AND BACKYARD	3 FT (4FT FOR ADU)	
SETBACK 13TH AVE	5 FT	
SETBACK CASANOVA ST.	15 FT	

PROPOSED SITE PLAN



RECONSTRUCTED STRUCTURE DIAGRAM



63% OF EXISTING PERIMETER WALL WILL BE DEMOLISHED.
37% WILL BE RE-USED OR RECONSTRUCTED IF NEEDED.
ADDITIONAL PERIMETER WALL IS 85% OF EXISTING WALL.

VISUALIZATION



VIEW FROM SOUTHEAST CORNER OFF 13TH AVE

PROJECT INFORMATION

CLIENT: CASANOVA ALL THE WAY, LLC
PROJECT ADDRESS:
CASANOVA STREET & 13TH AVENUE
CARMEL, CALIFORNIA
BLOCK 134 / LOTS 24, 26
APN: 010 175011

PROJECT DESCRIPTION

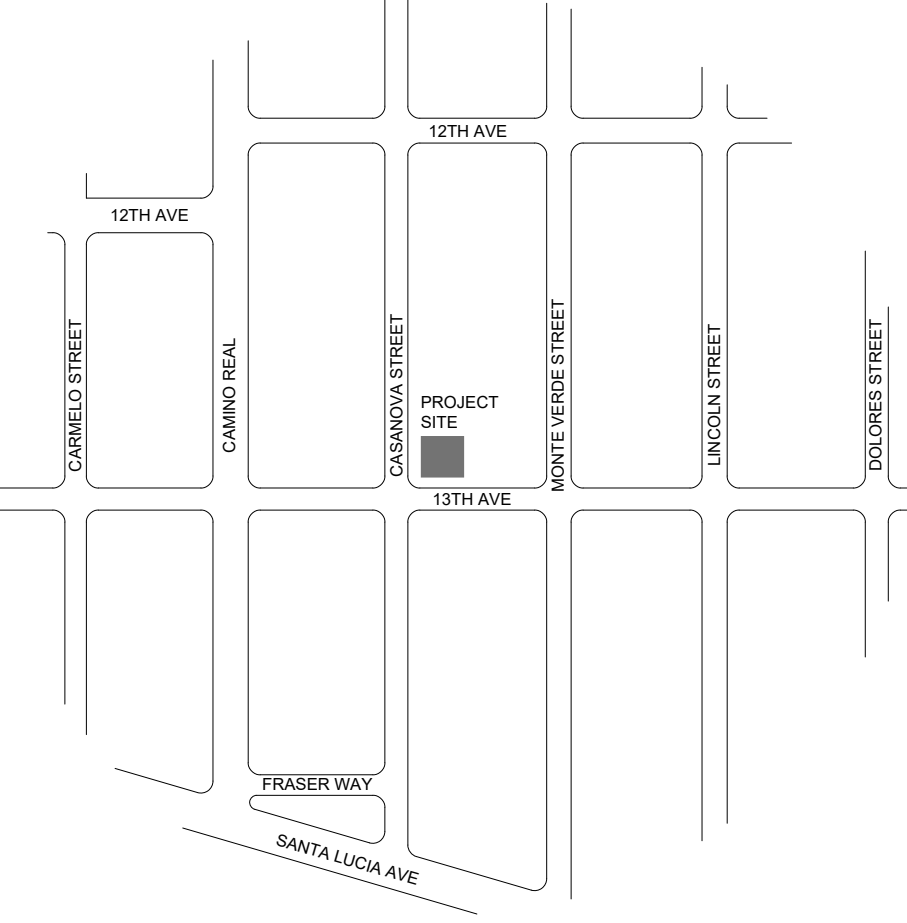
THE EXISTING RESIDENCE IS A HISTORIC STUCTURE WITH LATER ADDITIONS OF LIVING SPACE ON THE NORTH AND EAST FACADES AND AN EXTERIOR PORCH ON THE SOUTH (13TH STREET) FACADE. A NON-HISTORIC GARAGE STRUCTURE PARALLELS THE EAST PROPERTY LINE WITH THE CAR ENTRANCE ON THE SOUTH (13TH) AND ALSO CONTAINS A GUEST BEDROOM.
THE PROJECT INVOLVES RECONSTRUCTING THE EXISTING GARAGE WHICH RECENTLY EXPERIENCED WATER DAMAGE AND IS NOW UNINHABITABLE. THE NEW 830 SQFT STRUCTURE WILL INCLUDE A 270 SQFT GARAGE AND A 560 SQFT ADU.

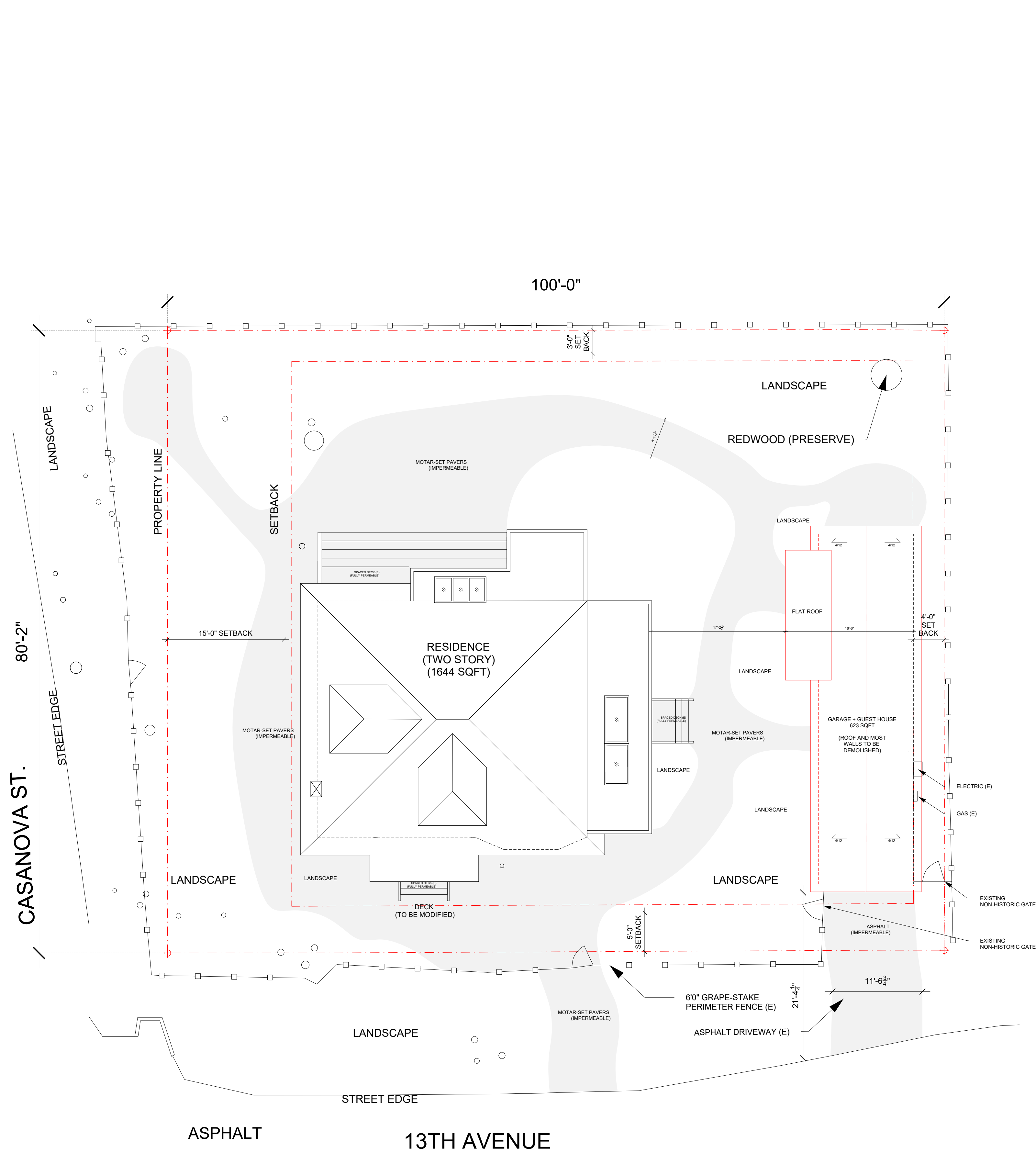
THE REMODEL REQUESTS NO EXTRA WATER CREDITS. WATER CREDITS WILL BE BALANCED.
THERE WILL BE NO TREE REMOVAL.

SHEET INDEX

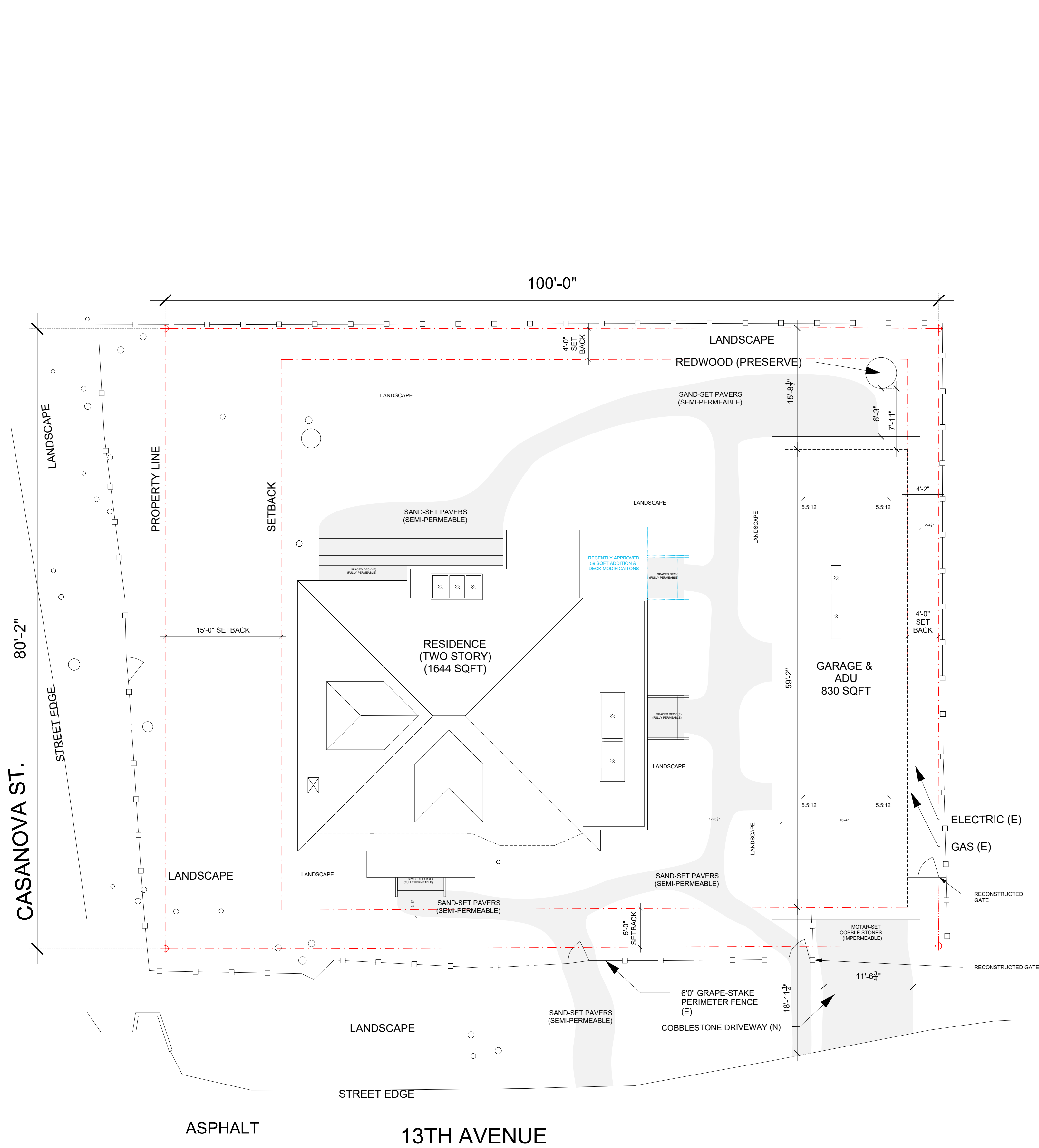
- 1 TITLE SHEET
- 2 AS BUILT & PROPOSED SITE PLAN
- 3 AS BUILT/DEMO & PROPOSED FLOOR PLANS
- 4 AS BUILT & PROPOSED ELEVATIONS
- 5 AS BUILT AND PROPOSED STREET ELEVATIONS
- 6 AS BUILT AND PROPOSED ROOF PLAN
- 7 WINDOW, DOOR & SKYLIGHT SCHEDULE / MATERIALS

LOCATION MAP

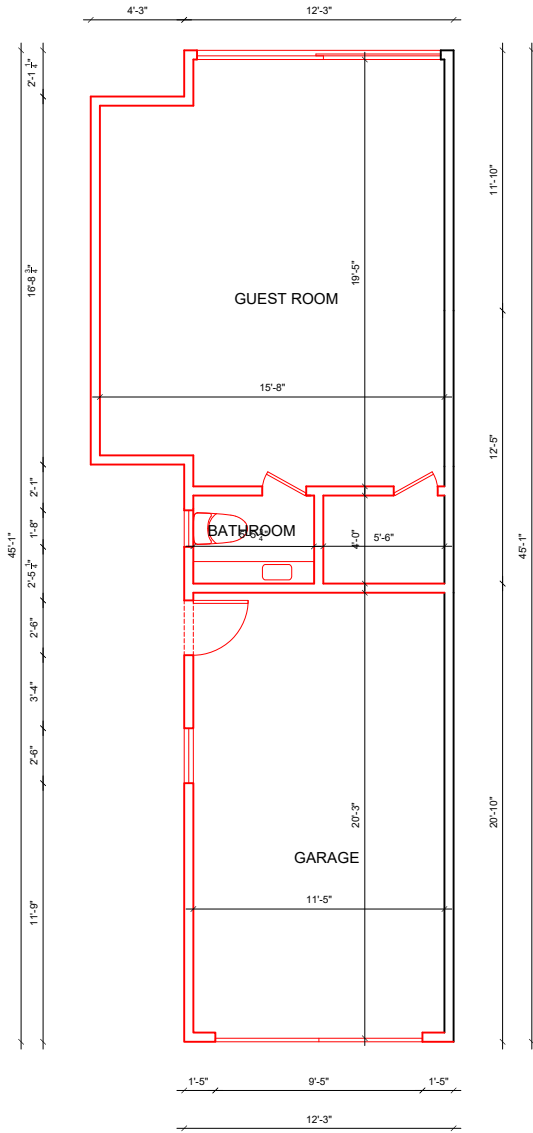




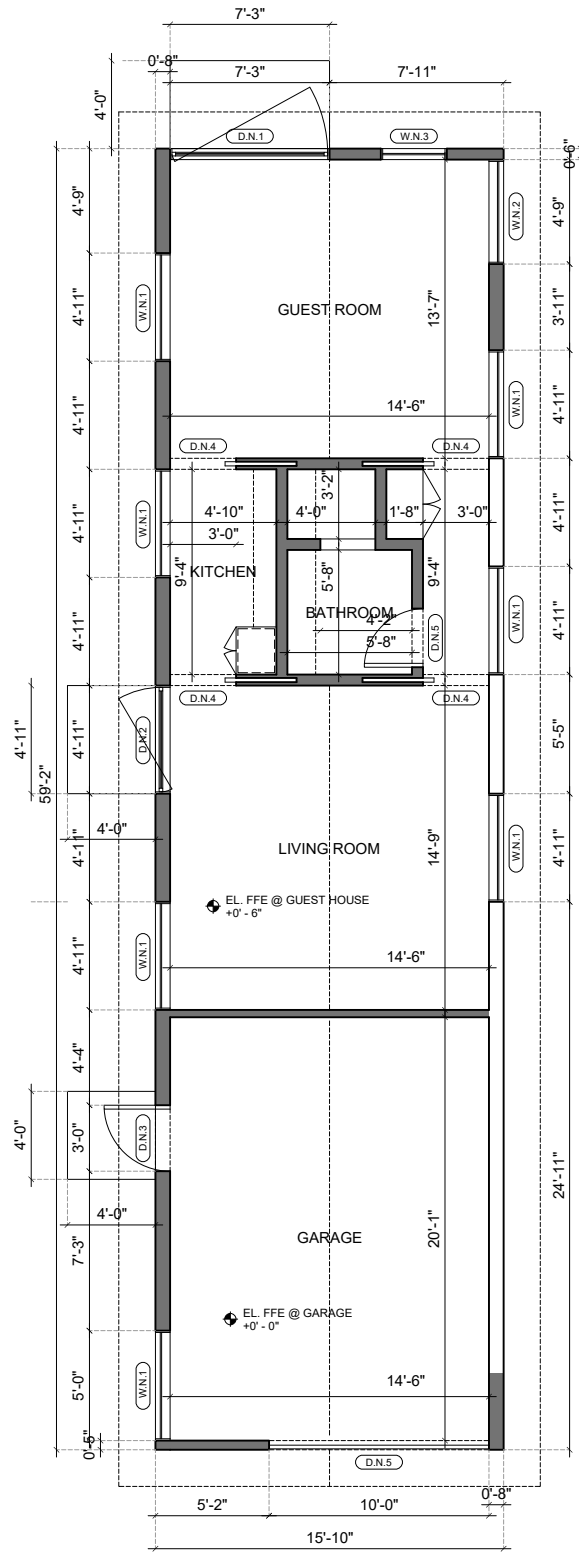
EXISTING SITE PLAN



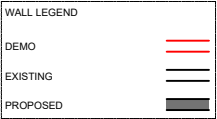
PROPOSED SITE PLAN



AS BUILT / DEMO FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



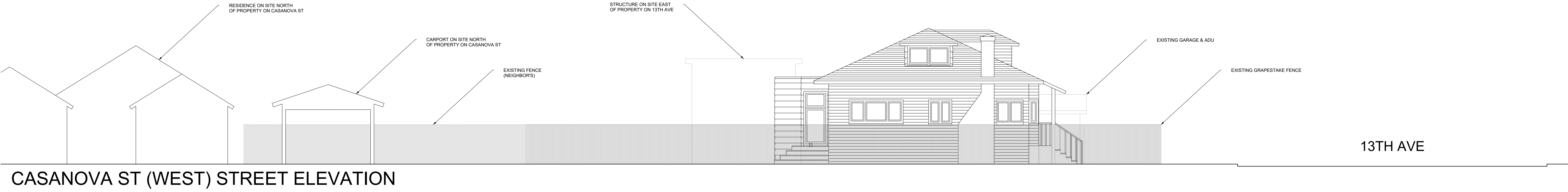


AS BUILT GARAGE & ADU ELEVATIONS

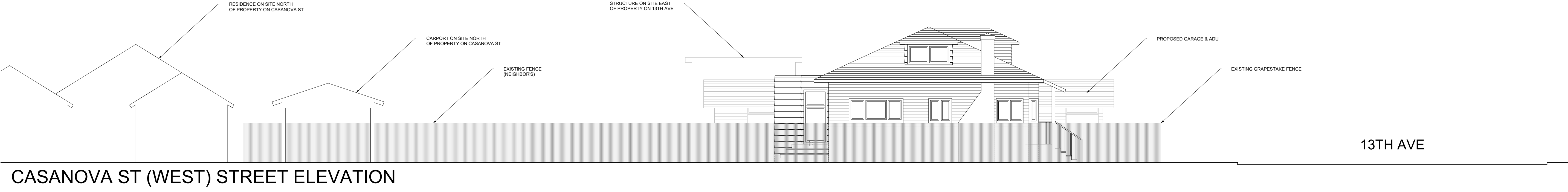
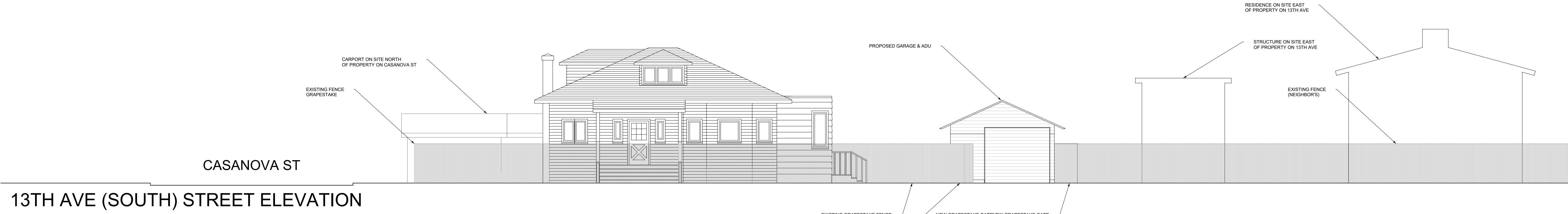


PROPOSED GARAGE & ADU ELEVATIONS

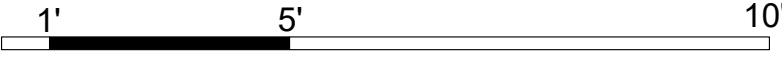


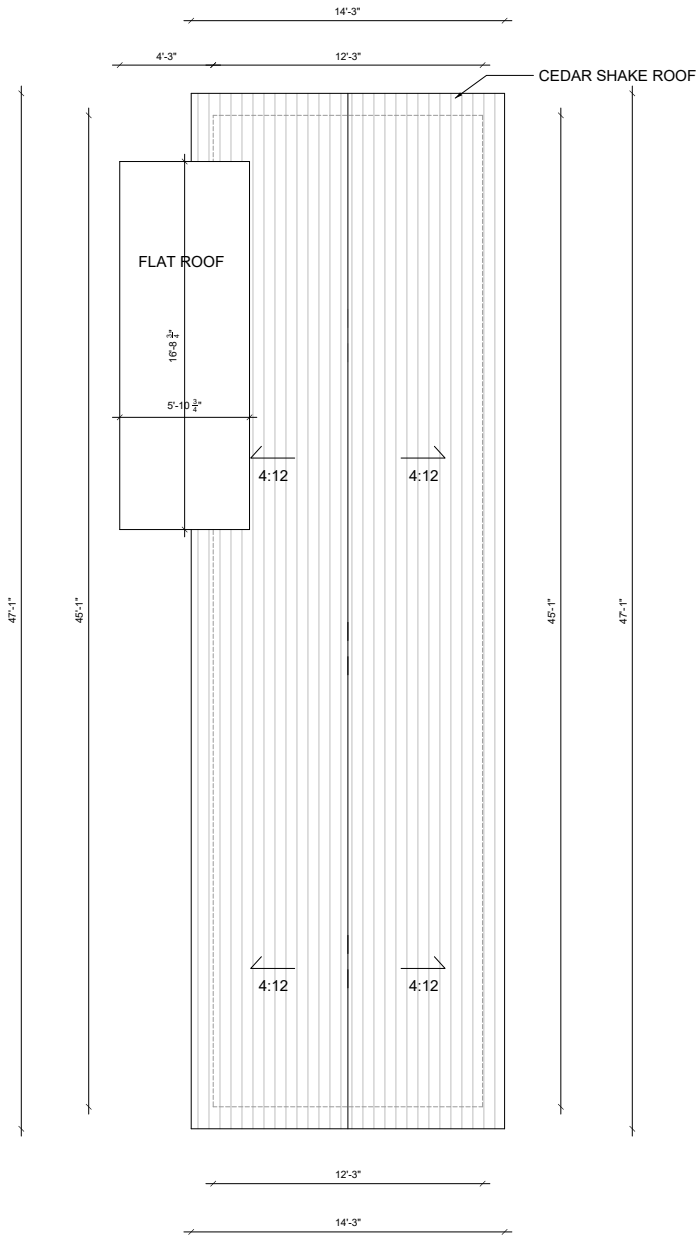


EXISTING ELEVATIONS

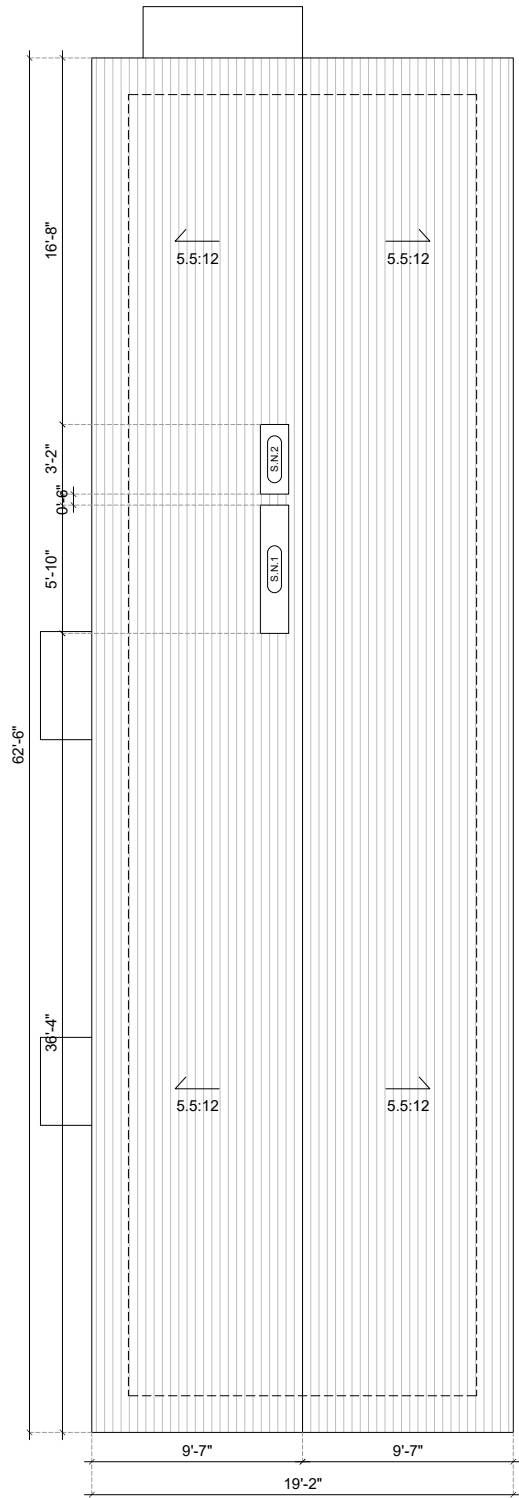


PROPOSED ELEVATIONS

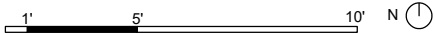




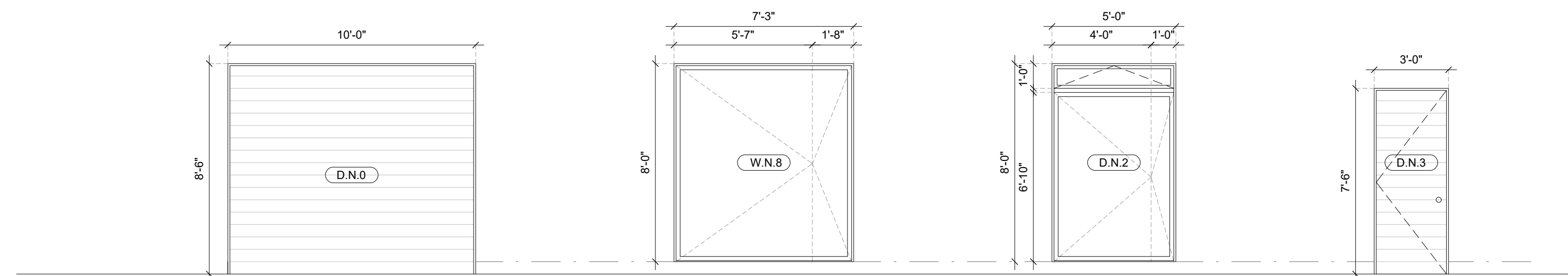
AS-BUILT ROOF PLAN



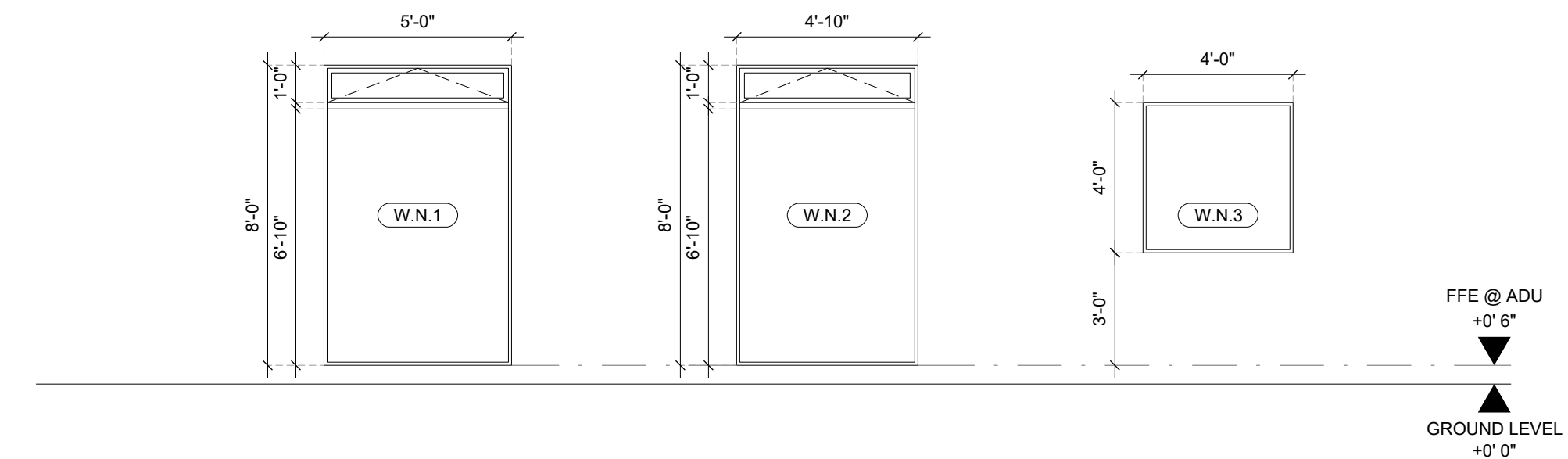
PROPOSED ROOF PLAN



DOOR & WINDOW SCHEDULE

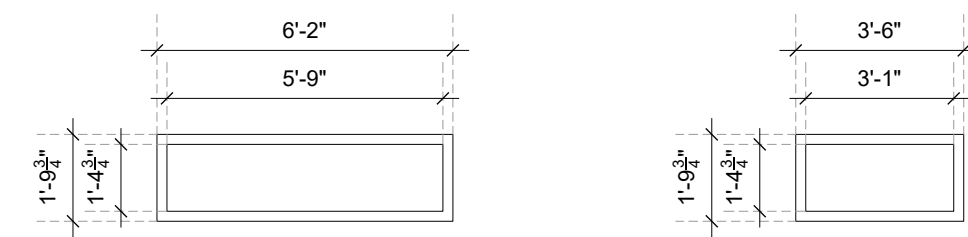


Type	D N 8	W N 8	D N 6	D N 1
No.	1	1	1	1
Notes	GARAGE DOOR W/ CLADDING TO MATCH SIDING MANUFACTURER TBD	SOLID WOOD FRAME PIVOT DOOR	SOLID WOOD FRAME AWNING WINDOW ABOVE. SOLID WOOD FRAME PIVOT DOOR BELOW	SOLID WOOD DOOR W/ CONCEALED HINGE CLAD WITH SHINGLES TO MATCH SIDING



	W.N.1	W.N.2	W.N.3
	7	1	1
	SOLID WOOD FRAME AWNING WINDOW ABOVE. SOLID WOOD FRAME FIXED WINDOW BELOW.	SOLID WOOD FRAME AWNING WINDOW ABOVE. SOLID WOOD FRAME FIXED WINDOW BELOW.	SOLID WOOD FRAME FIXED WINDOW

SKYLIGHT SCHEDULE

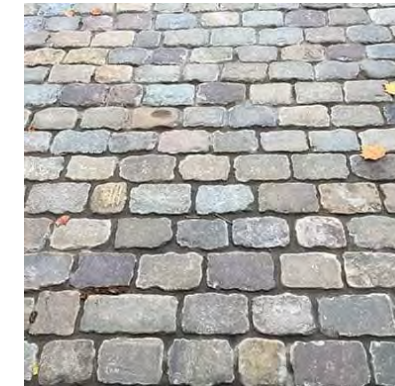


Type	S.N.1	S.N.2
No.	1	1
Notes	FIXED ALUMINUM FRAME MANUFACTURER TBD	FIXED ALUMINUM FRAME MANUFACTURER TBD



MATERIAL SAMPLES

*Guest House have cedar shingle siding, cedar shake roof, and douglas fir window and door frames



SIDING & ROOF

DOOR & WINDOW

DRIVEWAY

Notes	Class A fire retardant Western Red Cedar shingles. 5" Will weather to gray in contrast to the stained shingles on the house	Solid Douglas Fir Window & Door Frames	COBBLE STONE
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CITY OF CARMEL-BY-THE-SEA Planning Commission Staff Report

**August 13, 2025
PUBLIC HEARINGS**

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Evan Kort, Senior Planner
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building

SUBJECT: **DS 25196 (Rainey):** Consideration of a Track 1 Design Study Referral for the after-the-fact construction of fencing that exceeds six feet (6') tall previously approved as part of DS 20-205 (Rainey) located Lincoln Street 5 southeast of 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-182-004-000.
Recommended for continuance.

Application:	DS 25196 (Rainey)	Applicant:	Cynthia Spellacy, Agent
APN:	010-182-004-000	Owner:	John & Kelly Rainey
Block & Lot:	Block 114; Lot 9		
Location:	Lincoln Street 5 southeast of 10th Avenue		

Recommendation:

Staff recommends the Planning Commission continue the public hearing to September 10, 2025.

Summary, Background, and Project Description:

The public notice associated with the project was not able to be completed to provide at least 10 days notice ahead of the public hearing (Government Code Section 65091; CMC section 17.52.110.B). Therefore, staff recommends the item be continued to the September 10th Planning Commission meeting. The item will be noticed ahead of the September 10th Planning Commission meeting.

Staff Analysis:

Other Project Components:

Attachments:

None



CITY OF CARMEL-BY-THE-SEA Planning Commission Staff Report

**August 13, 2025
PUBLIC HEARINGS**

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Evan Kort, Senior Planner
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building

SUBJECT: **DS 23-005 (Schwartz-Young):** Consideration of a Final Design Study and associated Coastal Development Permit for a 411-square-foot addition to an existing 2,045-square-foot two-story single-family residence located at Casanova Street 10 northeast of Ocean Avenue in the Single-Family Residential (R-1) District. APN: 010-214-024-000. **Recommended for continuance.**

Application:	DS 23-005 (Schwartz-Young)	Applicant:	Benjamin Schaefer, Architect
APN:	010-214-024-000	Owner:	Aaron Schwartz & Sue Young
Block & Lot:	Block EE; Lots 26 & 28		
Location:	Casanova Street 10 northeast of Ocean Avenue		

Recommendation:

Staff recommends the Planning Commission continue the public hearing to September 10, 2025.

Summary, Background, and Project Description:

The public notice associated with the project was not able to be completed to provide at least 10 days notice ahead of the public hearing (Government Code Section 65091; CMC section 17.52.110.B). Therefore, staff recommends the item be continued to the September 10th Planning Commission meeting. The item will be noticed ahead of the September 10th Planning Commission meeting.

Staff Analysis:

Other Project Components:

Attachments:

None



CITY OF CARMEL-BY-THE-SEA
Planning Commission
Staff Report

August 13, 2025
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Katherine Wallace, Associate Planner
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building

SUBJECT: **DS 25169 (Dowler)** - Consideration of a Track 1 Design Study (DS 25169) referral for the replacement of the existing wood windows and doors with new aluminum frame units in existing openings at North San Antonio 3 NE of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-242-011-000

Application:		Applicant:	Gretchen Flesher Architects
APN:	010-242-011-000	Owner:	Randall Dowler
Block & Lot:	NN / 6		
Location:	North San Antonio 3 NE of 4 th Avenue		

Recommendation:

Staff recommends the Planning Commission adopt the following:

A resolution (Attachment 1 – Denial):

1. Finding that the installation of aluminum-frame windows and doors is statutorily exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15270 (Projects Which Are Disapproved); and
2. Denying the Design Study (DS 25169, Dowler) for the replacement of the existing wood windows and doors with new aluminum frame units in existing openings at North San Antonio 3 NE of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-242-011-000

OR

A resolution (Attachment 2 – Approval):

1. Finding that the installation of the installation of aluminum-frame windows and

doors is a minor alteration to an existing property which qualifies as categorically exempt pursuant to CEQA Guidelines Section 15301 and none of the exceptions pursuant to Section 15300.2 can be made; and

2. Approving the Design Study (DS 25169, Dowler) for the replacement of the existing wood windows and doors with new aluminum frame units in existing openings at North San Antonio 3 NE of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-242-011-000

Summary, Background, and Project Description:

EXECUTIVE SUMMARY

The applicant requests a deviation from the Residential Design Guidelines to replace existing wood windows and doors and install aluminum frame windows and doors throughout. Pursuant to the Carmel Municipal Code, a deviation from the guidelines shall be approved by the Planning Commission.

BACKGROUND AND PROJECT DESCRIPTION

The existing residence was constructed in 1953 in a Bay Region Modern style. Original drawings by architect Francis Palms show large, undivided lite plate glass wood frame windows, redwood siding, and a tar and gravel flat roof. However, in 1998, the home was substantially remodeled and the original design lost. The remodel included new fenestration, enclosure of an attached carport, stucco cladding, and a clay tile hipped roof (recently replaced with a composition shingle roof). The property was reviewed for historic significance as required by the municipal code and found ineligible for listing on the Inventory of Historic Resources on July 10, 2025 (see Attachment 3).

Residential Design Guideline 9.11 states that window materials other than authentic, unclad wood are only appropriate when it can be demonstrated that the proposed material is more appropriate to the architecture. The Carmel Municipal Code (CMC) allows the Planning Commission to deviate from the Residential Design Guidelines when *the proposed deviation from the design guidelines achieves all of the applicable design objectives of CMC 17.58.010, Purpose and Applicability, as well as, or better than, would be achieved by adherence to the adopted design guidelines.*

The applicant has submitted project plans (Attachment 4) proposing the removal of existing wood frame windows and doors to be replaced with aluminum frame casement and fixed windows from the [Arcadia Aluminum Frame Series T225, Thermal Steel Frame True Divided Lite line](#) (Attachment 5), and doors from the [Arcadia Aluminum Series TD400 Terrace Door line](#) (no spec sheet available, see link for product information). The proposed windows would have full divided lights with spacers between the glass, which are encouraged by the Residential Design Guidelines. The doors are not proposed to feature any divided lites. All doors are proposed to be replaced throughout the home except for the existing wood front door. The proposed window and door color is proposed as “Sift Espresso Smooth.”

Staff Analysis:

Residential Design Guideline 9.11 states the following regarding window materials:

Window styles and materials should be consistent with the architecture of the building, and should be uniform throughout a building.

- Divided light windows are encouraged. Divided light windows should appear to be true divided light, including use of internal and external mullion and muntin bars on insulated windows.
- Removable or "snap-in," or internal-only mullion and muntin bars are unacceptable.
- ***Materials other than authentic, unclad wood are appropriate only when it can be demonstrated that the proposed material is more appropriate to the architecture.***
- High gloss finishes should be avoided.
- Fenestration on historic buildings should retain the historic integrity of the resource. When feasible, original windows should be restored rather than replaced.

The current Residential Design Guidelines were adopted in 2001, and Guideline 9.11 became the standard for windows. Approximately 5-7 years ago, the Planning Commission began approving aluminum-clad wood windows if they were consistent with the look of authentic wood windows, with divided or simulated divided lights and a muntin profile that closely resembles wood. Steel and extruded aluminum windows have also been approved by the Planning Commission when demonstrated that the material is consistent with the architectural style of the residence.

Staff had determined that in this case, the project is a deviation from the Residential Design Guidelines as the proposed aluminum frame windows and doors are not more appropriate to the architecture of the residence than wood windows. Deviations from the Residential Design Guidelines can be approved by the Planning Commission if the deviation achieves all applicable design objectives in CMC Section 17.58.010 and is equal to or better than using authentic wood or aluminum-clad wood windows. The design objectives are listed below, followed by a staff response. Based on staff's analysis, the Planning Commission should make a determination as to whether or not the project meets all design objectives. Staff has prepared a draft resolution of denial (Attachment 1) and a draft resolution of approval (Attachment 2) for the Commission's consideration.

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

Staff Response: Not applicable.

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;

Staff Response: Aluminum frame windows and doors are incompatible with residence's present aesthetic. The stucco cladding, arched openings, and hipped roof lend a traditional appearance to the highly modified 1953 building.

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;

Staff Response: The aluminum frame windows and doors do not present the "look" of wood, as aluminum-frame wood windows do, nor do they offer improved longevity over aluminum-frame wood windows. Neighboring residences to the north and to the south both feature wood windows.

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

Staff Response: No changes are proposed to the original window openings.

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 respects these traditions; and

Staff Response: Not applicable, as this property is in the residential single-family zoning district.

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

Staff Response: The proposal does not offer originality nor invention. While aluminum is of course a naturally occurring material, in the context of residential design aluminum is not considered a "natural" building material, like wood or stone (per the Final Residential Design Guidelines, pg. 5).

Environmental Review: If the Commission finds the project does not meet the design objectives and denies the Design Study, staff recommends the project be found statutorily exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15270 (Projects Which Are Disapproved).

OR

If the Commission finds the project meets the design objectives and approves the Design Study, staff recommends that the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations pursuant to Section 15301 (Class 1)—Existing Facilities. Class 1 exemptions include minor interior and exterior alterations to existing structures and landscapes involving no expansion of the existing use. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Other Project Components:

Attachments:

1. Attachment 1 - PC Resolution Approval
2. Attachment 2 - PC Resolution Denial
3. Attachment 3 - HE 25171 (Dowler) Final Determination of Ineligibility
4. Attachment 4 - Project Plans
5. Attachment 5 - Window Spec Sheet

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 THAT THE PROPOSED PROJECT IS A MINOR ALTERATION TO AN EXISTING PROPERTY WHICH QUALIFIES AS CATEGORICALLY EXEMPT PURSUANT TO CEQA GUIDELINES SECTION 15301 AND NONE OF THE EXCEPTIONS TO THE EXEMPTIONS PURSUANT TO SECTION 1300.2 CAN BE MADE AND APPROVING DESIGN STUDY DS 25169 (DOWLER) FOR THE REPLACEMENT OF EXISTING WOOD WINDOWS AND DOORS WITH NEW ALUMINUM FRAME UNITS WITHIN EXISTING OPENINGS AT NORTH SAN ANTONIO 3 NORTHEAST OF 4TH AVENUE IN THE SINGLE FAMILY RESIDENTIAL (R-1) DISTRICT, APN 010-242-011-000

WHEREAS, on June 4, 2025, Gretchen Flesher Architects (“Applicant”) submitted an application on behalf of Randall Dowler (“Owner”) requesting approval of Track 1 Design Study application DS 25169 (Dowler) described herein as (“Application”); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at North San Antonio 3 northeast of 4th Avenue in the Single-Family Residential (R-1) Zoning District (Block NN, Lot 6); and

WHEREAS, the Applicant is requesting to replace existing windows and doors with new aluminum frame units; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), changes in exterior materials of structures and changes in windows require approval of a Residential Track One Design Study by the Director or their designee; and

WHEREAS, CMC Section 17.58.040.A.3 states that the Director may approve projects that comply with the residential design guidelines; and

WHEREAS, CMC Section 17.58.040.A.3.b states that projects that do not comply with design objectives or residential design guidelines will be referred to the Planning Commission for resolution; and

WHEREAS, the Director finds that aluminum windows and doors do not achieve the design objectives as well as or better than would be achieved by installing authentic wood or aluminum-clad wood windows and therefore is referring the application to the Planning Commission for resolution; and

WHEREAS, on August 1, 2025, a notice of the public hearing scheduled for August 13, 2025, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before August 3, 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 August 8, 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 August 13, 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; and

WHEREAS, CMC Section 17.58.060.D states that prior to approving any project in the single-family residential (R-1) district that deviates from the City's applicable adopted Design Guidelines, 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 Section 17.58.10, Purpose and Applicability, as well as, or better than, would be achieved by adherence to the adopted design guidelines; and

WHEREAS, pursuant to CMC Section 17.58.010.A.1, the design review process is intended to promote design that maintains the City's intimate and human scale and complements, rather than overrides, natural constraints. The project includes the replacement of windows and therefore this objective does not apply; and

WHEREAS, pursuant to CMC Section 17.58.010.A.2, the design review process is intended to 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. The project meets this objective as it does not include changes to the original window openings and will therefore maintain the existing scale; and

WHEREAS, pursuant to CMC Section 17.58.010.A.3, the design review process is intended to 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. The Planning Commission has determined that the proposed aluminum windows and doors 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. Therefore, the project meets this objective; and

WHEREAS, pursuant to CMC Section 17.58.010.A.4, the design review process is intended to promote residential design that respects the privacy, solar, access, and private views of neighboring properties. The project meets this objective as it does not include changes to the original window openings or an increase of floor area; and

WHEREAS, pursuant to CMC Section 17.58.010.A.5, the design review process is intended to 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. The project consists of the modification of a single family residence within a residential district. Therefore, this objective does not apply; and

WHEREAS, pursuant to CMC Section 17.58.010.A.6, the design review process is intended to 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. The Planning Commission has determined that aluminum is an appropriate material as it is an innovative product and is compatible with the overall design of the residence. Therefore, the project meets this objective; and

WHEREAS, pursuant to CMC Section 17.58.060.B.1, the Planning Commission shall find that the project conforms to the applicable policies of the General Plan and the Local Coastal Program. General Plan Policy P1-37 states that approved designs do not disrupt the existing neighborhood character by introducing inconsistent design elements. The Planning Commission has determined that the use of aluminum windows and doors is consistent with this policy as the material is not a design element that disrupts the existing neighborhood character. Therefore, this finding is supported; and

WHEREAS, pursuant to CMC Section 17.58.060.B.2, the Planning Commission shall find that the project complies with all applicable provisions of this code. As demonstrated in the recitals above, the Planning Commission has determined that the use of aluminum windows and doors meets the design objectives set forth in CMC Section 17.58.010.A. Therefore, this finding is supported; and

WHEREAS, pursuant to CMC Section 17.58.060.B.3, the Planning Commission shall find that the project is consistent with applicable adopted design review guidelines. As demonstrated in the recitals above, the Planning Commission has determined that although the use of aluminum windows and doors deviates from the Design Guidelines, the material meets the design objectives. Therefore, this finding is supported; 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 pursuant to CEQA regulations, the Application is categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations pursuant to Section 15301 (Class 1)—Existing Facilities. Class 1 exemptions include minor interior and exterior alterations to existing structures and landscapes involving no expansion of the existing use. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental

impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

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

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

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

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL		
For each of the required findings listed below, the staff has indicated whether the application supports adopting the findings, either as proposed or with conditions. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.58.060.B, Findings for Design Review Approval	YES	NO
1. The project conforms to the applicable policies of the General Plan and the Local Coastal Program.	✓	
2. The project complies with all applicable provisions of the Carmel Municipal Code.	✓	
3. The project is consistent with the applicable adopted design review guidelines.	✓	
CMC 17.58.060.C, Additional Findings for Design Study Approval	YES	NO
1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits, variances, or exceptions consistent with the Zoning Ordinance.	N/A	N/A
2. The project contributes to neighborhood character, including the type of forest resources present, the character of the street, the response to local topography, and the treatment of open space resources such as setbacks and landscaping.	N/A	N/A
3. The project is compatible with and sensitive to the natural features and built environment of the site and of the surrounding area. The project respects the constraints of the site and avoids excessive grading, cuts and fills. Construction on steep slopes is minimized to the extent feasible and abrupt changes in grade is minimized or mitigated.	N/A	N/A
4. The project maintains the City's principles of modesty and simplicity and preserves the City's tradition of simple homes set amidst a forest landscape. The	N/A	N/A

project uses simple building forms and simple roof forms without complexity that would attract undue attention to the site.		
5. The project does not present excess visual mass or bulk to public view or to adjoining properties. The project relates to a human scale in form, elements, and in the detailing of doors, windows, roofs, and walkways.	✓	
6. Project details and materials (e.g., windows, doors, chimneys, roofs, and stonework) are fully integrated and consistent throughout the design. Building materials are used in a manner that is visually consistent with the proposed architecture. All fenestration is appropriate in size and consistent with a human scale.	✓	
7. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources. Open space is distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites.	N/A	N/A
8. All demolitions, remodels, and substantial alterations are consistent with the following findings: a. The design uses simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages consistent with the City's design objectives. b. The mass of the building relates to the context of other homes in the vicinity that are in conformance with the City's design guidelines related to mass and scale. c. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. d. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All moderately significant trees have been protected to the maximum extent feasible. All buildings and structures will be set back at least six feet from significant trees.	N/A	N/A

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE Design Study application DS 25169 (Dowler) for the replacement of the existing wood windows and doors with new aluminum frame units in existing openings at North San Antonio 3 NE of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-242-011-000, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	Authorization. This approval of Design Study application DS 25169 (Dowler) authorizes the the replacement of the existing wood windows and doors with new aluminum frame units

	in existing openings at North San Antonio 3 NE of 4 th Avenue in the Single-Family Residential (R-1) District, APN: 010-242-011-000, as depicted in the plans and documents approved by the Planning Commission on August 13, 2025, and stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to when preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	Permit Validity. In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	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.
5.	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.
6.	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.
7.	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.
Landscape Conditions	
8.	Tree Removal is 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 the Forest and Beach Commission.
Special Conditions	
9.	Notice of Authorized Work Required. Prior to commencing work on-site, the applicant shall obtain a Notice of Authorized Work from the Community Planning & Building Department. The Notice shall be posted at the front of the property, readily visible from the right-of-way for the project's duration.

Acknowledgment and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

Applicant Signature

Printed Name

Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of August, 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 DENYING
DESIGN STUDY DS 25169 (DOWLER) FOR THE REPLACEMENT OF EXISTING WOOD WINDOWS
AND DOORS WITH NEW ALUMINUM FRAME UNITS WITHIN EXISTING OPENINGS AT NORTH SAN
ANTONIO 3 NORTHEAST OF 4TH AVENUE IN THE SINGLE FAMILY RESIDENTIAL (R-1) DISTRICT, APN
010-242-011-000**

WHEREAS, on June 4, 2025, Gretchen Flesher Architects (“Applicant”) submitted an application on behalf of Randall Dowler (“Owner”) requesting approval of Track 1 Design Study application DS 25169 (Dowler) described herein as (“Application”); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at North San Antonio 3 northeast of 4th Avenue in the Single-Family Residential (R-1) Zoning District (Block NN, Lot 6); and

WHEREAS, the Applicant is requesting to replace existing windows and doors with new aluminum frame units; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), changes in exterior materials of structures and changes in windows require approval of a Residential Track One Design Study by the Director or their designee; and

WHEREAS, CMC Section 17.58.040.A.3 states that the Director may approve projects that comply with the residential design guidelines; and

WHEREAS, CMC Section 17.58.040.A.3.b states that projects that do not comply with design objectives or residential design guidelines will be referred to the Planning Commission for resolution; and

WHEREAS, the Director finds that aluminum windows and doors do not achieve the design objectives as well as or better than would be achieved by installing authentic wood or aluminum-clad wood windows and therefore is referring the application to the Planning Commission for resolution; and

WHEREAS, on August 1, 2025, a notice of the public hearing scheduled for August 13, 2025, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before August 3, 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 August 8, 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 August 13, 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; and

WHEREAS, CMC Section 17.58.060.D states that prior to approving any project in the single-family residential (R-1) district that deviates from the City's applicable adopted Design Guidelines, 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 Section 17.58.10, Purpose and Applicability, as well as, or better than, would be achieved by adherence to the adopted design guidelines; and

WHEREAS, pursuant to CMC Section 17.58.010.A.1, the design review process is intended to promote design that maintains the City's intimate and human scale and complements, rather than overrides, natural constraints. The project includes the replacement of windows and therefore this objective does not apply; and

WHEREAS, pursuant to CMC Section 17.58.010.A.2, the design review process is intended to 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. The project meets this objective as it does not include changes to the original window openings and will therefore maintain the existing scale; and

WHEREAS, pursuant to CMC Section 17.58.010.A.3, the design review process is intended to 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. The proposed aluminum frame windows and doors do not present the "look" of wood, as aluminum-frame wood windows do, nor do they offer improved longevity over aluminum-frame wood windows, and neighboring residences to the north and to the south both feature wood windows. Therefore the project does not meet this objective; and

WHEREAS, pursuant to CMC Section 17.58.010.A.4, the design review process is intended to promote residential design that respects the privacy, solar, access, and private views of neighboring properties. The project meets this objective as it does not include changes to the original window openings or an increase of floor area; and

WHEREAS, pursuant to CMC Section 17.58.010.A.5, the design review process is intended to 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. The project consists of the modification of a single family residence within a residential district. Therefore, this objective does not apply; and

WHEREAS, pursuant to CMC Section 17.58.010.A.6, the design review process is intended to 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. The proposal does not offer originality nor invention. While aluminum is of course a naturally occurring material, in the context of residential design aluminum is not considered a "natural" building material, like wood or stone (per the Final Residential Design Guidelines, pg. 5), therefore the project does not meet this objective; and

WHEREAS, pursuant to CMC Section 17.58.060.B.1, the Planning Commission shall find that the project conforms to the applicable policies of the General Plan and the Local Coastal Program. General Plan Policy P1-37 states that approved designs do not disrupt the existing neighborhood character by introducing inconsistent design elements. The Planning Commission has determined the use of aluminum windows inappropriate unless appropriate to the architecture of the building. Therefore, this finding cannot be made; and

WHEREAS, pursuant to CMC Section 17.58.060.B.2, the Planning Commission shall find that the project complies with all applicable provisions of this code. As demonstrated in the recitals above, the Planning Commission has determined that the proposed aluminum windows and doors do not meet the design objectives set forth in CMC Section 17.58.010.A.3 and 17.58.010.A.6. Therefore, this finding cannot be made; and

WHEREAS, pursuant to CMC Section 17.58.060.B.3, the Planning Commission shall find that the project is consistent with applicable adopted design review guidelines. As demonstrated in the recitals above, the Planning Commission has determined that the use of aluminum windows and doors deviates from the Design Guidelines and does not meet the design objectives. Therefore, this finding cannot be made; 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 pursuant to CEQA regulations, the Application is statutorily exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15270 (Projects Which Are Disapproved); and

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

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

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

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

1. The proposed aluminum frame windows and doors are not more appropriate to the architecture than the existing wood divided light windows.
2. The proposed aluminum frame windows and doors are not equal to or better than authentic wood windows or aluminum-clad wood windows.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby DENY Design Study application DS 25169 (Dowler) for the replacement of the existing wood windows and doors with new aluminum frame units in existing openings at North San Antonio 3 NE of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-242-011-000.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of August, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary



CARMEL-BY-THE-SEA

NOTICE OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On July 10, 2025, the Department of Community Planning and Building made a preliminary determination that the property identified below does not constitute an historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources.

Assessor's Parcel Number: 010-242-011-000

Current Owner: Randall & Stacey Dowler

Block: NN, Lot: 6

Street Location: San Antonio 3 NE of 4th

Lot size: 4,000

Original Date of Construction: 1953

The basis for this determination is:

- ☐ The property lacks sufficient age to be considered historic.
- ☒ The property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment or other causes.
- ☐ The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea.
- ☐ The property has no association with important events, people or architecture that are identified in the Historic Context Statement or that represent the historical/cultural evolution of Carmel-by-the-Sea.
- ☐ There are other better examples of the builder's work in the city.

This determination shall remain valid for a period of five (5) years and shall expire on July 10, 2030.

Katherine Wallace

Katherine Wallace, AICP, Associate Planner

HE 25171 (Dowler) Phase I Initial Historic Evaluation

Date: June 24, 2025

Prepared By: Seth Bergstein, PAST Consultants, LLC

Assessor's Parcel Number: 010-242-011-000

Current Owner: Randall & Stacey Dowler

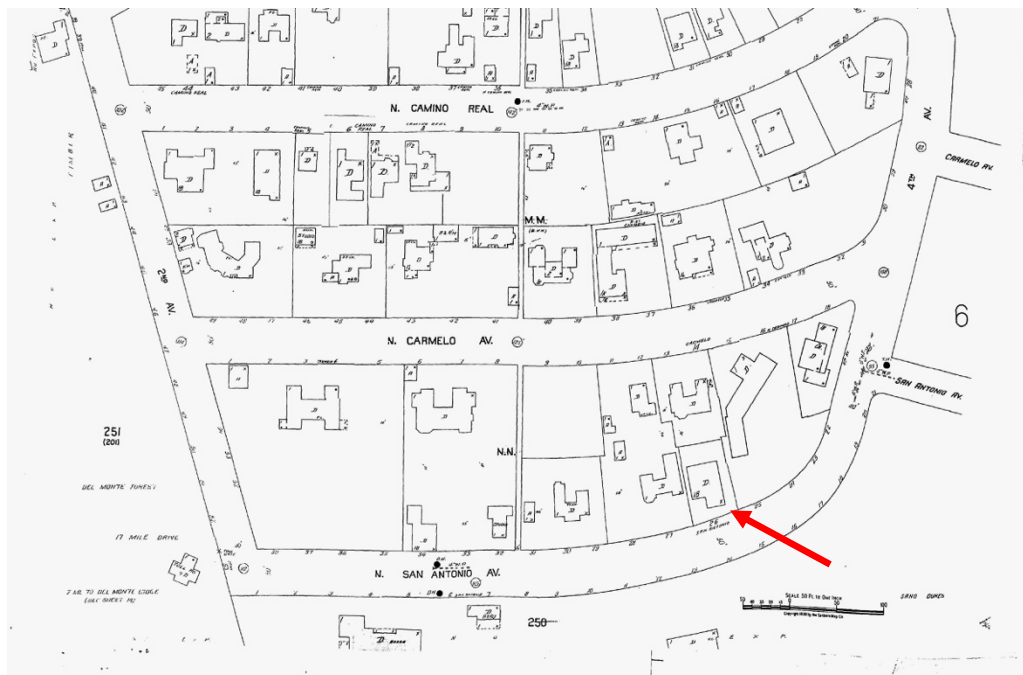
Block: NN, Lot: All Lot 6

Street Location: San Antonio 3NE of 4th

Lot Size: 4000 sf

Date of Construction: 1953

1. **Land Use & Community Character Element, Subdivision Chronology Map: 1900**
2. **Is the property currently listed on the Carmel Inventory? No**
3. **Has the property been reviewed previously for historical significance? No**
4. **Is the property located within the Archaeological Overlay Zone? Yes**
5. **Is the property identified on the Sanborn Maps? 1962**



6. **Date of original building permit:** Permit No. 2400, 12/18/1952.
7. **Original and subsequent ownership:** Original owner: Richard Catlin. He is not listed in either the previous or the 2025 Carmel Historic Context Statement. The 1958 Polk's City

Directory lists Richard M. Catlin (wife: Patricia F. Catlin) as owners of Catlin Realty, located at Dolores and 5th in Carmel.
1970s: Owner listed is Lawrence Kinnaird.

- 8. Information on the designer/builder:** Original Drawings by architect Francis Palms for owner Richard Catlin, dated 12/6/1952. Austin E. Mayfield listed as builder.

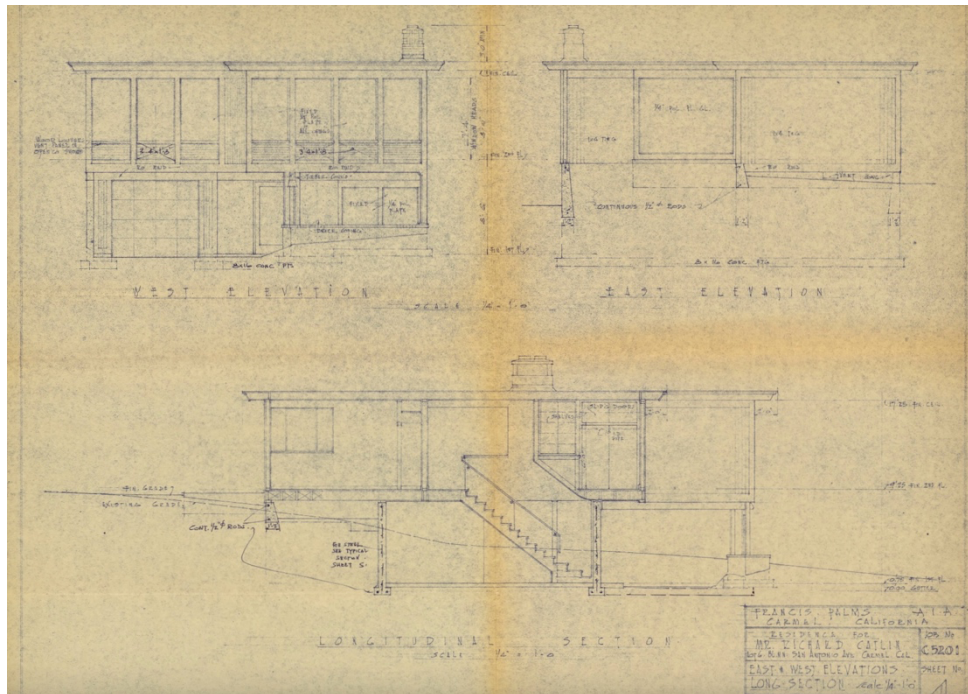


Figure 1. Original Elevations by Francis Palms, AIA. The building has been substantially modified from its original flat-roofed, Bay Region Modern-style design.

9. Alterations and changes to the residence/property:

- BP 98-148, 9/15/98: Construct substantial remodel of house. Substantial facelift of building that completely obscured the original Palms' design; new fenestration; new garage; new stucco cladding, new landscaping. Alan and Jean Hower, owners; C. Michael Minnemeyer, architect. Note: permit indicates that the plans are in storage.
- 16-349, 11/1/2016: Install Tesla charger.
- BP 250107, 3/13/25, reroof from clay tile to comp shingle. Add skylights.

10. Conclusions:

The 1998 remodeling campaign removed the integrity of design, materials, workmanship and feeling from the original Bay Region Modern-style residence. In its present condition, the house no longer has sufficient historic integrity.

The subject house was designed by Carmel architect Francis Palms, AIA. Palms designed various residences and commercial buildings in Carmel, including assistance with the designs for Carmel Plaza. Based on the original drawings, the house as constructed may have been eligible for the Carmel Inventory as an intact example of the Bay Region Modern style designed by a notable local architect. However, the house no longer has sufficient historic integrity due to the substantial 1998 remodeling campaign.

The house is not historic. An intensive survey is not recommended.

11. Photographs of Residence:

Site Photographs (Taken on 6/18/2025)



Figure 2. West Elevation. Compare to the elevations on the original Palms drawing (Figure 1).



Figure 3. North Elevation.

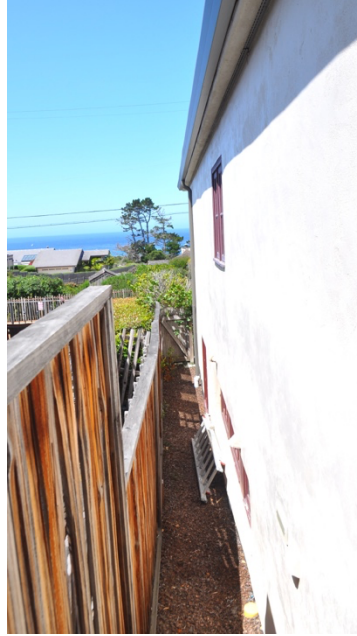


Figure 4. South Elevation



Figure 5. West Elevation

ABBREVIATIONS							
& L @ Q T	AND ANGLE AT CENTERLINE DIAMETER OR ROUND PERPENDICULAR	ELEC EP EL ELEV ENCL ENGR EQ EQPT EXIST/ (E)	ELECTRICAL ELECTRIC PANELBOARD ELEVATION ELEVATOR ENCLOSURE ENGINEER EQUAL EQUIPMENT EXISTING	LAV LT LWC MB MFR MO MAX MECH MEMB MEPS	LAVATORY LIGHT LIGHTWEIGHT CONCRETE MARKER BOARD MANUFACTURER MASONRY OPENING MAXIMUM MECHANICAL MEMBRANE MOLDED EXPANDED	SPEC SQ SS STD STL STRUCT SUSP SAT SYM SYS	SPECIFICATION SQUARE STAINLESS STEEL STANDARD STEEL STRUCTURAL SUSPENDED SUSPENDED ACOUSTIC TILE SYMMETRICAL SYSTEM
# R ABV AFF ACOUS ADJ AGG ALT AL AB APPROX ARCH AC BM BITUM BLK BLKG BD BOT BLDG BUR CAB CA CLKG CB CI CLG CEM CNTR CT CLR CW COL CONC CMU CONN CONST CJ CONT CONTR CTSK DET DIAG DIA DIM DR DS DWG DF DP EA EIFS	POUND OR NUMBER PROPERTY LINE ABOVE ABOVE FINISH FLOOR ACOUSTICAL ADJUSTABLE AGGREGATE ALTERNATE ALUMINUM ANCHOR BOLT APPROXIMATE ARCHITECTURAL ASPHALTIC CONCRETE BEAM BITUMINOUS BLOCK BLOCKING BOARD BOTTOM BUILDING BUILT-UP ROOFING CABINET CARPET CAULKING CATCH BASIN CAST IRON CEILING CEMENT CENTER CERAMIC TILE CLEAR COLD WATER COLUMN CONCRETE CONCRETE MASONRY UNIT CONNECTION CONSTRUCTION CONTROL JOINT CONTINUOUS CONTRACTOR COUNTERSINK DETAIL DIAGONAL DIAMETER DIMENSION DOOR DOWNSPOUT DRAWING DRINKING FOUNTAIN OR DOUGLAS FIR DIMENSION POINT EACH EXTERIOR INSULATION FINISH SYSTEM	FIN FF FA FEB FEC FIXT FLASH FLEX FLR FD FLUOR FTG FT FDN FR FURR GALV GSM GA GENL GL GLB GR GND GYPS GWB HR HDWR HDWD HDR HT HM HORZ HB HR HW INCL ID INSUL INT JT JST LAM	FINISH FINISH FLOOR FIRE ALARM FIRE EXTINGUISHER/BRACKET FIRE EXTINGUISHER/CABINET FIXTURE FLASHING FLEXIBLE FLOOR FLOOR DRAIN FLUORESCENT FOOTING FOOT OR FEET FOUNDATION FRAME FURRING GALVANIZED GALVANIZED SHEET METAL GAUGE GENERAL GLASS GLULAM BEAM GRADE GROUND GYPSUM GYPSUM WALL BOARD HANDRAIL HARDWARE HARDWOOD HEADER HEIGHT HOLLOW METAL HORIZONTAL HOSE BIBB HOUR HOT WATER INCLUDE INSIDE DIAMETER INSULATION INTERIOR JOINT JOIST LAMINATE	NO # O/ OC OPP OPP HND OD OA OH PT PAIR PNL PTM PLAS P LAM PL PWD PS PT PVMT QT R RWL REDWD REINF REQ RESIL REV RD RO SCHED SECT SAD SED SLD SMD SSD SHT SH SHWR SIM SC	OVER ON CENTER OPPOSITE OPPOSITE HAND OUTSIDE DIAMETER OVERALL OVERHEAD PAINT PAIR PANEL PARTITION PLASTER PLASTIC LAMINATE PLATE PLYWOOD PLYWOOD SHEATHING POINT OR PAINT PAVEMENT QUARRY TILE RADIUS OR RISER RAIN WATER LEADER REDWOOD REINFORCED REQUIRED RESILIENT REVISION OR REVISED ROOF DRAIN ROUGH OPENING SCHEDULE SECTION SEE ARCHITECTURAL DRAWINGS SEE ELECTRICAL DRAWINGS SEE LANDSCAPE DRAWINGS SEE MECHANICAL DRAWINGS SEE STRUCTURAL DRAWINGS SHEET SHELF SHOWER SIMILAR SOLID CORE	TCA T&G TOC TOP TOS TOW TS TYP TEN UON VIF VERT VGDF VCT VWF WP WPM WWM WDW W/ W/O WD	TILE COUNCIL OF AMERICA TONGUE & GROVE TOP OF CONCRETE TOP OF PAVEMENT TOP OF STEEL TOP OF WALL TUBE STEEL TYPICAL TYPICAL END NAIL UNLESS OTHERWISE NOTED VERIFY IN FIELD VERTICAL VERTICAL GRAIN DOUGLAS FIR VINYL COMPOSITION TILE VINYL WALL FABRIC WATERPROOF WATERPROOF MEMBRANE WELDED WIRE MESH WINDOW WITH WITHOUT WOOD

GENERAL NOTES	
I. GENERAL DIMENSIONING GUIDELINES: 1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD BEFORE COMMENCING WORK. CONTRACTOR TO FURNISH AND INSTALL ALL MATERIALS NECESSARY TO COMPLETE THE WORK INDICATED ON THE DRAWINGS AND SPECIFIED. 2. DIMENSIONS AT EXTERIOR WALLS ARE GIVEN TO FACE OF SHEATHING/FOUNDATION, UNLESS OTHERWISE NOTED. 3. DIMENSIONS AT INTERIOR WALLS ARE GIVEN TO FACE OF STUDS, UNLESS OTHERWISE NOTED. II. DETAILS: IN THE EVENT THAT CERTAIN DETAILS OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR NOTED ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS, THEIR CONSTRUCTION SHALL BE OF THE SAME SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN AND NOTED. III. LIGHT FIXTURES: N/A IV. WATER: N/A V. PLUMBING: 1. NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT PER SECTION 6(K), ORD 3522. 2. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUTOFF NOZZLE. WHEN AN AUTOMATIC SHUTOFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUTOFF NOZZLE PER SEC. 6(K), ORD 3522. 3. NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED OR OTHER SUBPOTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROPRIATE FOR SUCH USE PER SECTION 6(K), ORD 3522. VI. GLAZING 1. NEW DOORS WITH GLAZING SHALL HAVE A U-FACTOR EQUAL TO OR LESS THAN 0.45 AND COMPLY WITH PACKAGE 'D' SHDG REQUIREMENTS. 2. A PERMANENT LABEL PER CBC SECTION 2406.2 SHALL IDENTIFY EACH LIGHT OF SAFETY GLAZING. 3. EVERY MANUFACTURED FENESTRATION PRODUCT SHALL HAVE PERMANENT LABELING THAT CERTIFIES COMPLIANCE WITH AIR LEAKAGE, U-FACTOR, SHGC AND VT PER SEC. 10-111 OF THE CAGBS.	VII. FINISHES/POLLUANT CONTROL 1. PENETRATIONS AND OPENINGS SHALL BE PROTECTED DURING CONSTRUCTION IN CONFORMANCE WITH CAGBS SEC. 4.504.1. 2. FINISHES AND ADHESIVES SHALL COMPLY WITH VOC LIMITS PER CGBC SEC. 4.504 TABLES 4.504.1-4.505.3. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF INSTALLED MATERIALS AND FINISHES. VIII. AIR LEAKAGE & INSULATION 1. ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION. IX. ENHANCED DURABILITY AND REDUCED MAINTENANCE 1. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITES OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE CLOSED CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY TO PREVENT PASSAGE OF RODENTS. 2. OPENINGS IN THE BUILDING ENVELOPE SEPARATING CONDITIONED AND NON-CONDITIONED SPACE NEEDED TO ACCOMMODATE GAS, PLUMBING, ELECTRICAL LINES AND OTHER NECESSARY PENETRATIONS, MUST BE SEALED AS REQUIRED BY THE CAEC. X. CONSTRUCTION WASTE REDUCTION 1. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE. EXCEPTIONS: A. EXCAVATED AND LAND-CLEARING DEBRIS. B. ALTERNATE WASTE REDUCTION METHODS BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE. 2. WHERE A LOCAL JURISDICTION DOES NOT HAVE A MORE STRINGENT WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY. OTHER OPTIONS FOR MEETING THE 50% WASTE REDUCTION REQUIREMENTS INCLUDE UTILIZING A WASTE MANAGEMENT COMPANY APPROVED BY THE LOCAL ENFORCING AGENCY OR REDUCING TOTAL CONSTRUCTION WASTE GENERATION TO BELOW 4 POUNDS PER SQUARE FOOT OF BUILDING AREA. XI. APPLICABLE CODES: THIS PROJECT SHALL CONFORM TO : CALIFORNIA BUILDING CODE, 2022 EDITION (CBC) TITLE 24 CALIFORNIA BUILDING ENERGY CODE, 2022 EDITION (CAEC) TITLE 24 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2022 EDITION (CAGBS) CALIFORNIA RESIDENTIAL CODE, 2022 EDITION (CRC) CITY OF CARMEL BY THE SEA AMENDMENTS AND REGULATORY REQUIREMENTS

SYMBOLS	
TITLES	Site Plan Section Number Sheet Number X5.200 Target & Detail Number (Project Manual) Target, Detail Number & Sheet Number X3.100 Detail Number (Project Manual) Detail Number Sheet Number 1 Window Number (See Window Schedule) 3 Door Number (See Door Schedule) + 10' - 6" Point at Plan EL + 10' - 6" General at Plan + 10' - 6" At Exterior Elevations & Sections
BUILDING SECTIONS	
PLAN DETAILS	
DETAIL DRAWINGS	
WINDOWS	
DOORS	
FLOOR ELEVATIONS	
DRAWING INDEX	
A1.0	TITLE SHEET, VICINITY MAP, SITE PLAN, PROJECT DATA
A2.0	EXISTING & PROPOSED FLOOR PLANS, WINDOW & DOORSCHEDULES
A3.0	MATERIALS
A4.0	EXISTING RESIDENCE PHOTOS, EXTERIOR ELEVATIONS
PROJECT INFORMATION	
OWNER	RANDALL & STACEY DOWLER 705 UNIVERSITY AVENUE LOS ALTOS, CA
ARCHITECT	GRETCHEN FLESHER ARCHITECTS 550 HARTNELL ST, SUITE E MONTEREY, CA 93940 831.375.4868 gretchen@gfastudio.com
LOCATION	NORTH SAN ANTONIO 3 NE OF 4TH CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA LOT 6, BLOCK NN, ADDITION NO.3 TO CARMEL-BY-THE-SEA
LEGAL DESCRIPTION:	
APN	010-242-011
PARCEL AREA	3064 SQ. FT.
ZONING	R-1
FIRE DEPARTMENT	CARMEL FIRE
SCOPE OF WORK	THE PROJECT SCOPE INCLUDES MINOR EXTERIOR WORK: 1. REMOVE AND REPLACE EXISTING WOOD WINDOWS AND DOORS WITH NEW ALUMINUM FRAME UNITS IN THE EXISTING OPENINGS THROUGHOUT, U.O.N. 2. PAINT HOUSE EXTERIOR AND ADJACENT LANDSCAPE PLASTER WALLS RECENT WORK COMPLETED UNDER SEPARATE PERMITS INCLUDE RE-ROOFING, ADDITION OF SOLAR PANELS AND REPLACEMENT OF ALL GUTTERS AND DOWNSPOUTS.
SITework	NONE
TREE REMOVAL	NONE
REQUIRED PARKING	NA
OCCUPANCY	SFD
CONSTRUCTION TYPE	V-B
WATER	EXISTING CAL AM METER
SEWER	CITY SEWER
CUT AND FILL	NONE
FIRE PROTECTION/SPRINKLERS	NO <5% REMOVAL OR ADDITION OF LINEAR INTERIOR AND EXTERIOR WALLS.
PROJECT AREA	EXISTING/PROPOSED
FLOOR AREA	
UPPER FLOOR	1160 SQ. FT.
LOWER FLOOR	786 SQ. FT.
TOTAL AREA	1946 SQ. FT.

VICINITY MAP	
SITE PLAN	

Gretchen Flesher AIA



550 Hartnell St., Suite E
Monterey CA 93940 831.375.4868

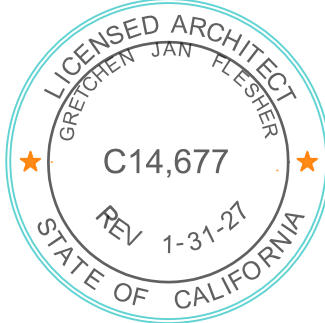
DOWLER RESIDENCE

SAN ANTONIO 3 NE OF 4TH
CARMEL BY THE SEA, CA

APN 010-242-011

1322.01

DESIGN TRACK 1 SUBMITTAL



Title:
VICINITY MAP, SITE PLAN
SHEET INDEX, PROJECT DATA
NOTES, SYMBOLS

Revisions:
△ DESIGN STUDY REV. 1- 8.1.25

Scale: AS NOTED Sheet No:

Date: MAY 16, 2025 A1.0

DOOR SCHEDULE

MARK	DOOR			FRAME DETAILS			REMARKS	NOTE
	TYPE	SIZE		HEAD	JAMB	THRESHOLD		
1		5'-2"	6'-8"				ALUM. OUTSWINGING FRENCH DOOR	2,4,5
2		8'-10"	6'-8"				ALUM. OUTSWINGING FRENCH DOORS W/FIXED SIDELITE	2,4,5
3		2'-10"	6'-8"				ALUM. INSWINGING SINGLE FRENCH DOOR	4,5
4		3'-0"	6'-8"				(E) WOOD DOOR TO BE REFINISHED- MED. WALNUT STAIN	
5		3'-0"	6'-8"				ALUM. INSWINGING SINGLE FRENCH DR. WOBSURE GL.	

1. ROUGH OPENING SIZES ESTIMATED. ALL DOORS ARE REPLACEMENTS TO (E) DOORS IN (E) OPENINGS. CONTRACTOR TO VERIFY ALL DIMENSIONS.
2. FRENCH DOORS BASED ON ALUM. SERIES TD400 TERRACE DOOR BY ARCADIA, INC..
3. FENESTRATION MUST HAVE A MAXIMUM U-FACTOR 0.45
4. WHERE REQUIRED PROVIDE TEMPERED GLAZING. A PERMANENT LABEL PER CRC SEC. R308.1 SHALL IDENTIFY EACH LIGHT OF SAFETY GLAZING.
5. EVERY MANUFACTURED FENESTRATION PRODUCT SHALL HAVE TEMPORARY AND PERMANENT LABELING THAT CERTIFIES COMPLIANCE W/AIR LEAKAGE, U-FACTOR, SHGC AND VT PER CAEC SEC. 110.6(A)

WINDOW SCHEDULE

MARK	WINDOW			FRAME DETAILS			REMARKS	NOTE
	TYPE	SIZE		HEAD	JAMB	SILL		
1	STL	3'-6"	3'-0"				FRENCH CASEMENT	
2	STL	3'-8"	4'-6"				FRENCH CASEMENT W/ARCHED TOP	
3	STL	3'-8"	4'-6"				PICTURE WINDOW W/ARCHED TOP	
4	STL	3'-8"	4'-6"				PICTURE WINDOW, ARCHED TOP	
5	STL	3'-8"	4'-6"				PICTURE WINDOW, ARCHED TOP	
6	STL	3'-8"	4'-6"				PICTURE WINDOW W/ARCHED TOP	
7	STL	3'-8"	4'-6"				FRENCH CASEMENT W/ARCHED TOP	
8	STL	4'-2"	4'-6"				1/2 CASEMENT, ARCHED TOP	
9	STL	4'-2"	4'-6"				1/2 CASEMENT, ARCHED TOP	
10	STL	2'-8"	4'-6"				CASEMENT	
11	STL	3'-2"	4'-0"				FRENCH CASEMENT OBSCURE GLAZING	
12	ALUM	3'-6"	4'-0"				CASEMENT	
13	ALUM	3'-6"	4'-0"				CASEMENT	
14	ALUM	3'-0"	2'-0"				AWNING	
15	ALUM	3'-0"	2'-0"				AWNING	
16	ALUM	3'-0"	2'-0"				AWNING	
17	ALUM	3'-4"	4'-0"				FRENCH CASEMENT	
18	ALUM	4'-0"	4'-0"				1/2 CASEMENT	
19	ALUM	4'-0"	4'-0"				1/2 CASEMENT	
20	STL						CLERESTORY ARCH TOP WINDOW	
21	STL						CLERESTORY STRIP WINDOW	

1. WINDOW ROUGH OPENING SIZES ESTIMATED. ALL WINDOWS ARE REPLACEMENTS IN (E) OPENINGS U.O.N. CONTRACTOR TO VERIFY ALL DIMENSIONS.
2. WINDOWS BASED ON ARCADIA, INC.; ALUMINUM FRAME SERIES T225, THERMAL STEEL FRAME TRUE DIVIDED LITE, WITH INSULATED GLASS
3. FENESTRATION PRODUCTS MUST HAVE A MAXIMUM U-FACTOR 0.45
4. WHERE REQUIRED PROVIDE TEMPERED GLAZING PER CRC SECTION R308.1.
5. EVERY MANUFACTURED FENESTRATION PRODUCT SHALL HAVE TEMPORARY AND PERMANENT LABELING THAT CERTIFIES COMPLIANCE W/AIR LEAKAGE, U-FACTOR, SHGC AND VT PER CAEC SEC. 110.6(A)

Gretchen Flesher AIA



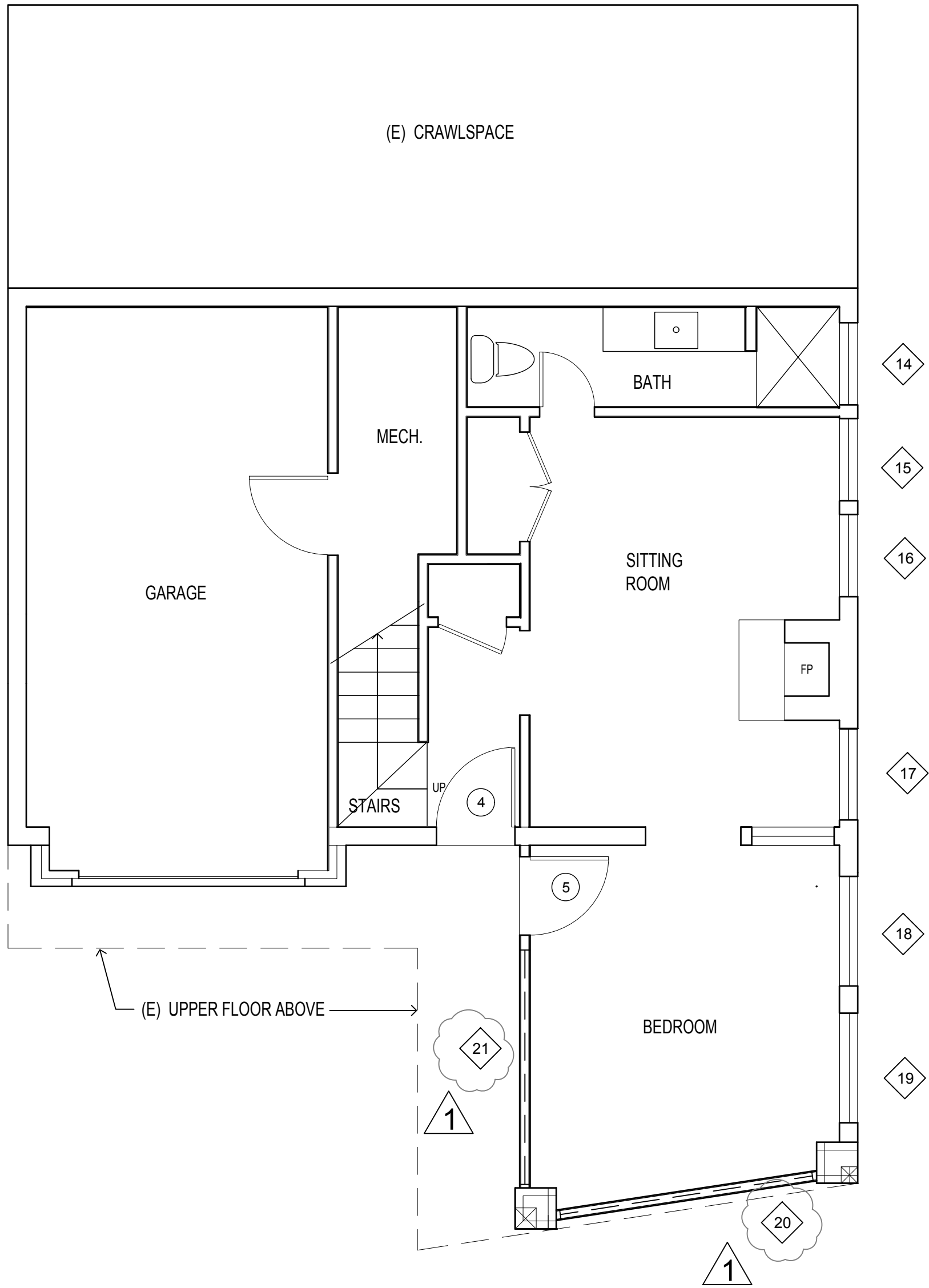
architecture

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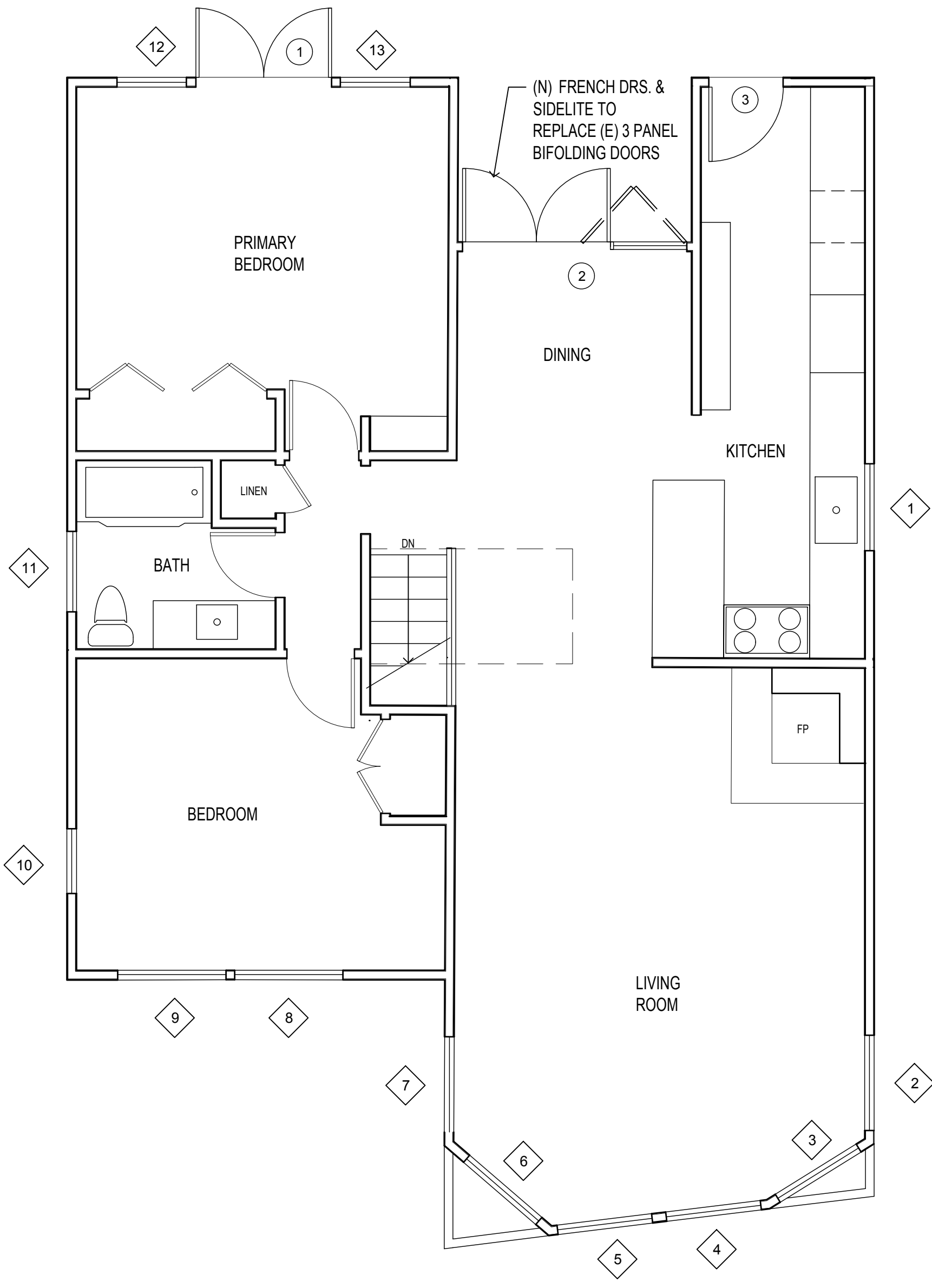
DOWLER RESIDENCE

SAN ANTONIO 3 NE OF 4TH
CARMEL BY THE SEA, CA

APN 010-242-011



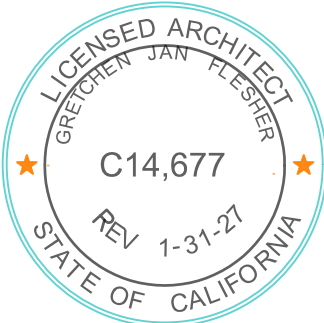
2 LOWER FLOOR PLAN
1/4"=1'-0"



1 UPPER FLOOR PLAN
1/4"=1'-0"

1322.01

DESIGN TRACK 1 SUBMITTAL



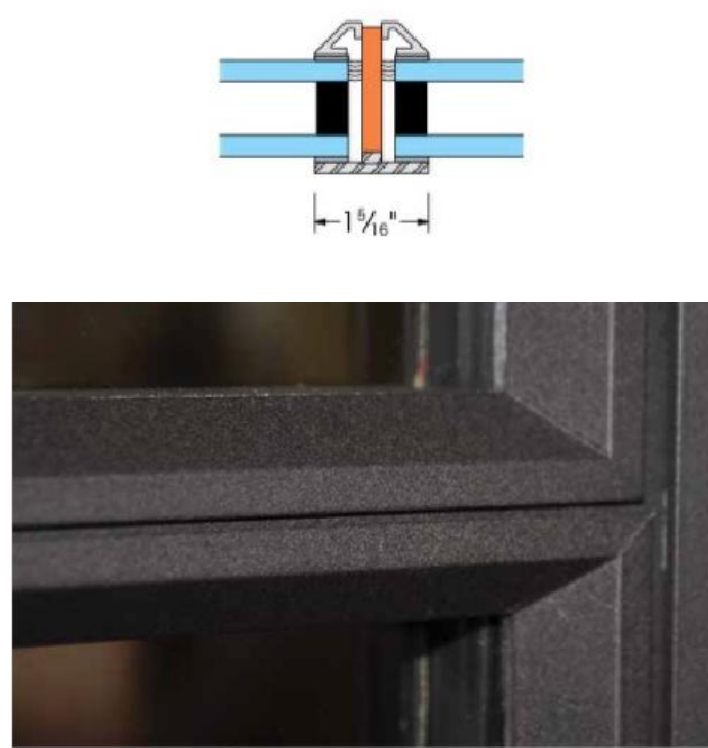
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FLOOR PLANS
WINDOW & DOOR SCHEDULES

Revisions:
△ DESIGN STUDY REV. 1- 8.1.25

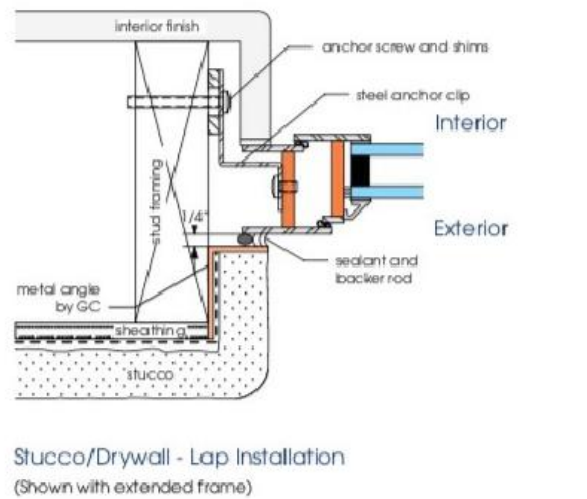
Scale: AS NOTED Sheet No:

Date: MAY 16, 2025 A2.0

UPPER FLOOR/ARCHED WINDOWS
ARCADIA CUSTOM STEEL WINDOWS
CASEMENT/TDL STYLE



TRUE DIVIDED LITES



STEEL WINDOW JAMB W/STUCCO FIN.



STREET ELEVATION

Gretchen Flesher AIA



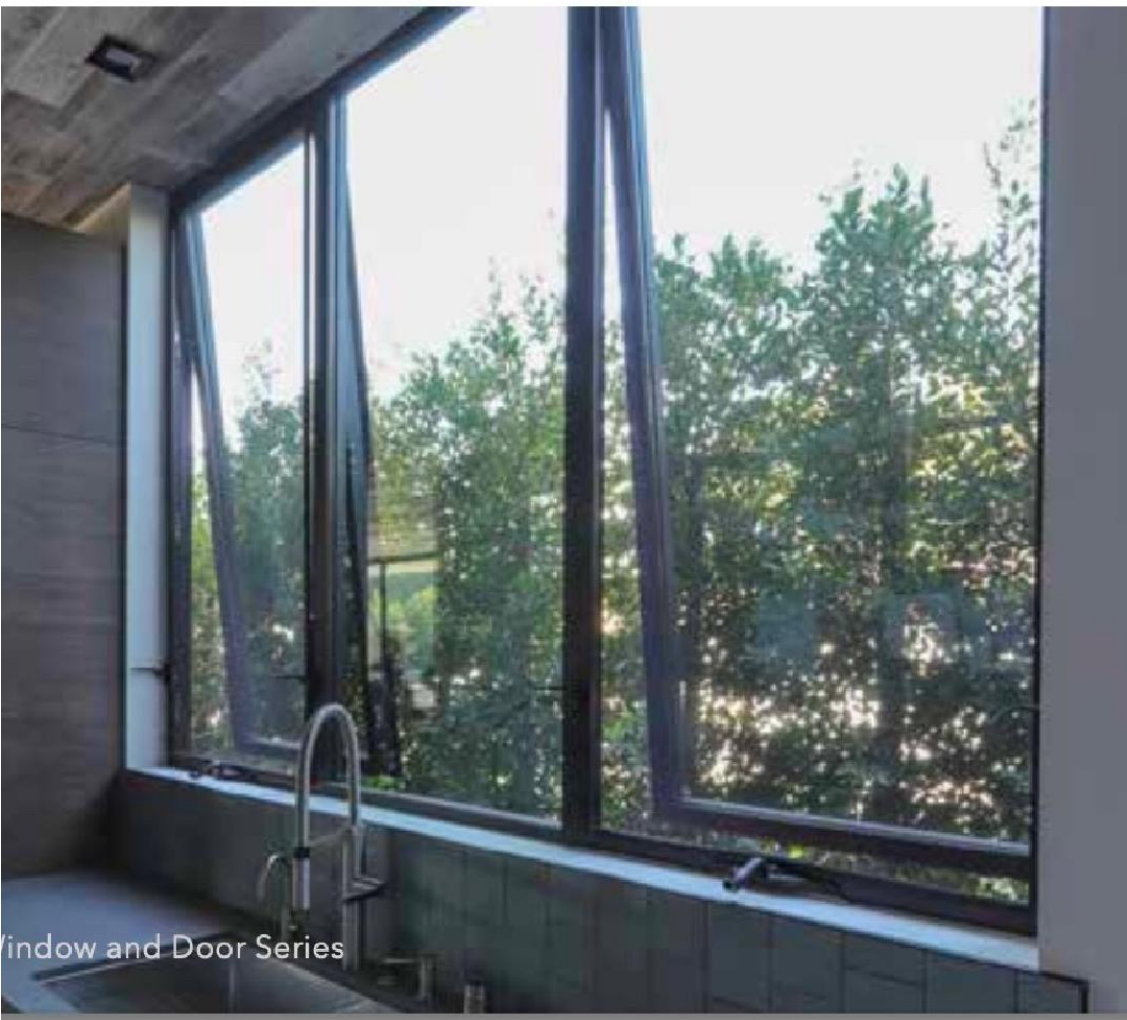
architecture

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DOWLER
RESIDENCE



ARCADIA CUSTOM ALUMINUM DOORS
AWNING DOOR STYLE



ARCADIA CUSTOM ALUMINUM WINDOWS
AWNING WINDOW EXAMPLE

Colors & Finishes

Stock Finishes
Dark Bronze Anodized AB7
Arcadia Custom Kynar Black Paint



Standard Anodized
Clear Anodized AC1



Standard Paint Colors
1) Bone White
2) Charcoal Grey
3) Sift Espresso Smooth
4) Statuary Bronze
5) Quaker Bronze



Premium Anodize and
Custom Paint Colors
Are available upon request
and require longer lead times



METAL FINISH COLOR



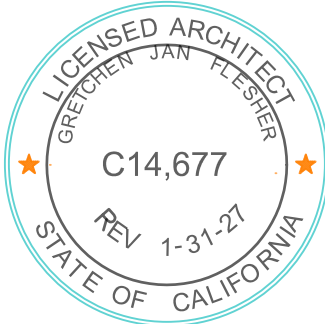
CEMENT PLASTER WALL COLOR
SHERWIN WILLIAMS "MEGA GREIGE"

SAN ANTONIO 3 NE OF 4TH
CARMEL BY THE SEA, CA

APN 010-242-011

1323.01

DESIGN TRACK 1 SUBMITTAL

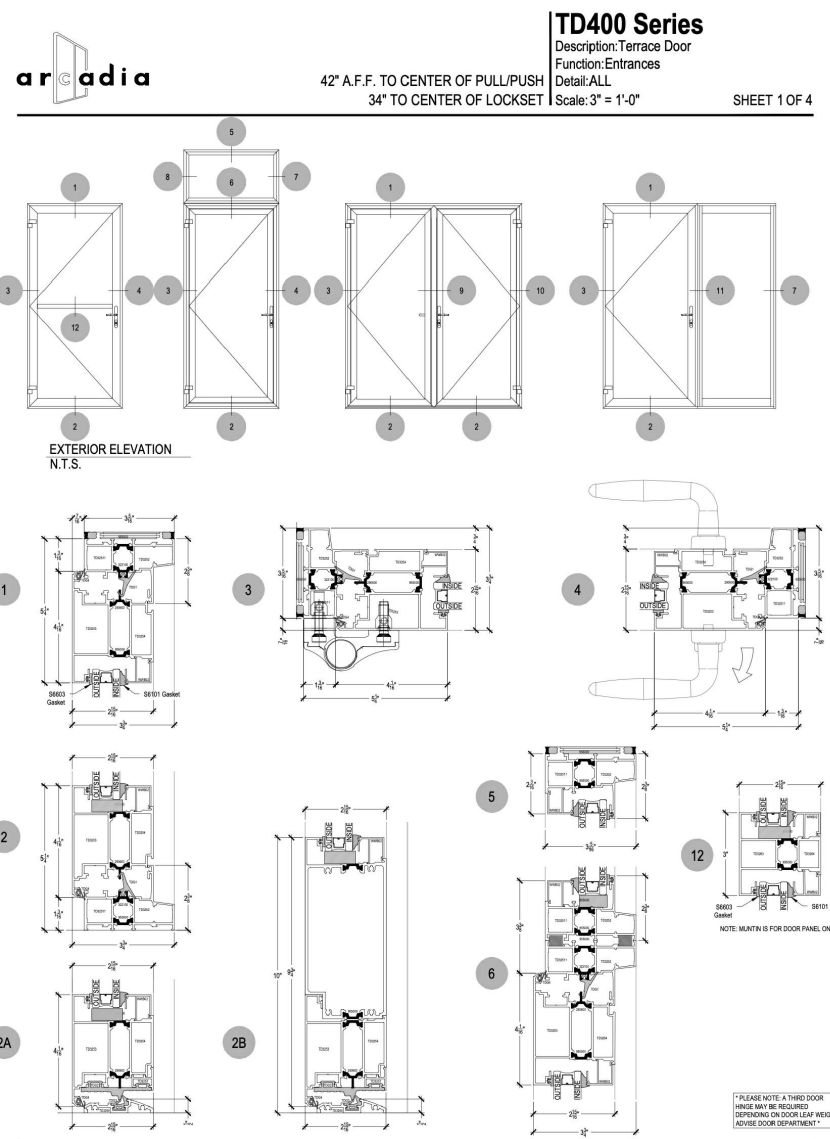


Title:
MATERIALS & COLORS

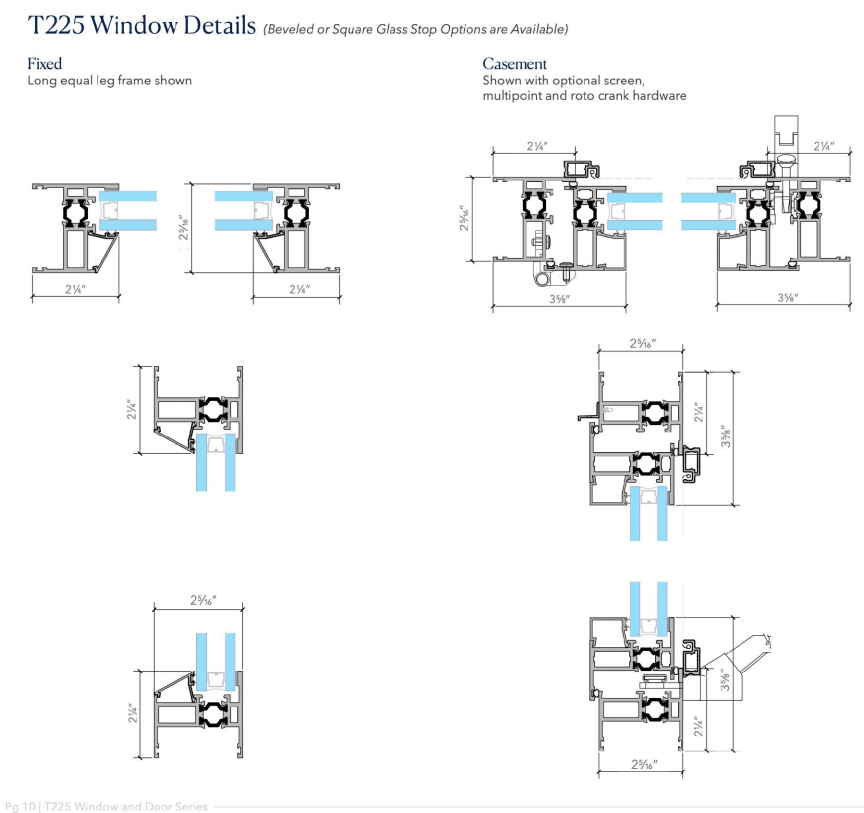
Revisions:
△ DESIGN STUDY REV. 1- 8.1.25

Scale: 1/4"=1'-0"
Date: MAY 16, 2025

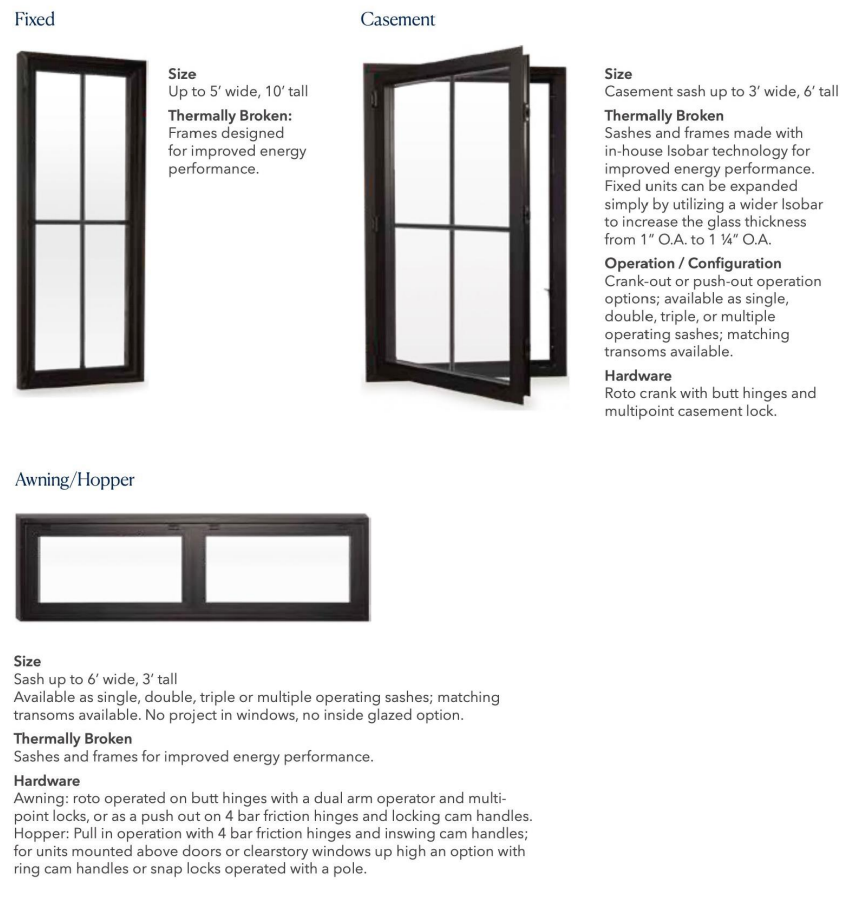
Sheet No:
A3.0



ARCADIA CUSTOM ALUMINUM DOORS
SECTION DETAILS



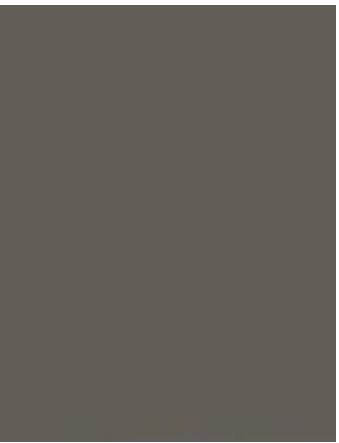
ARCADIA CUSTOM ALUMINUM WINDOWS
SECTION DETAILS



ARCADIA WINDOWS- T225 SERIES



(E) COMPOSITION SHINGLES



(E) GUTTERS & DOWNSPOUTS



- COMPOSITION SHINGLE ROOFING
- (E) PAINTED WOOD WINDOWS & DOORS
- (E) PAINTED ALUM. GUTTER & DOWNSPOUTS
- (E) CEMENT PLASTER WALLS, TYP.

REAR VIEW



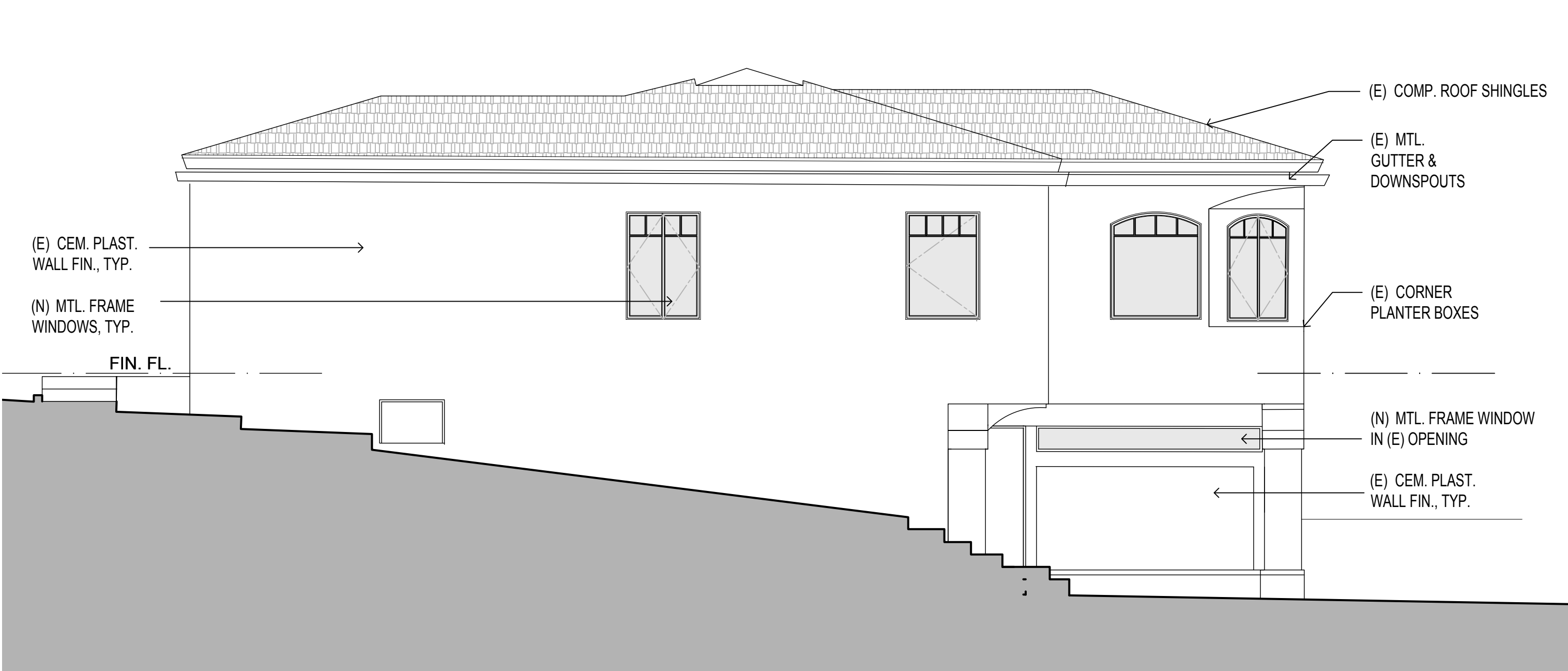
- (E) PAINTED WOOD WINDOWS
- (E) PAINTED ALUM. GUTTER & DOWNSPOUTS
- (E) CEMENT PLASTER WALLS

STREET VIEW



VIEW @ SOUTHWEST CORNER

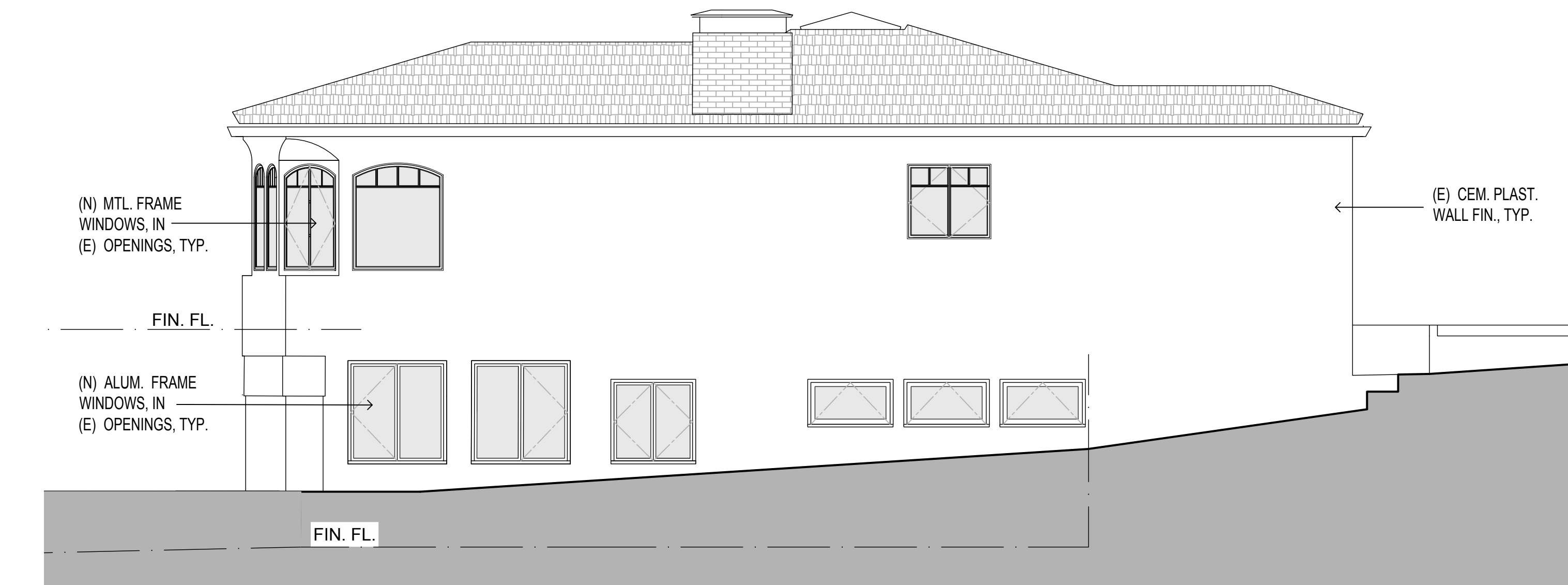
1 EXISTING RESIDENCE PHOTOGRAPHS



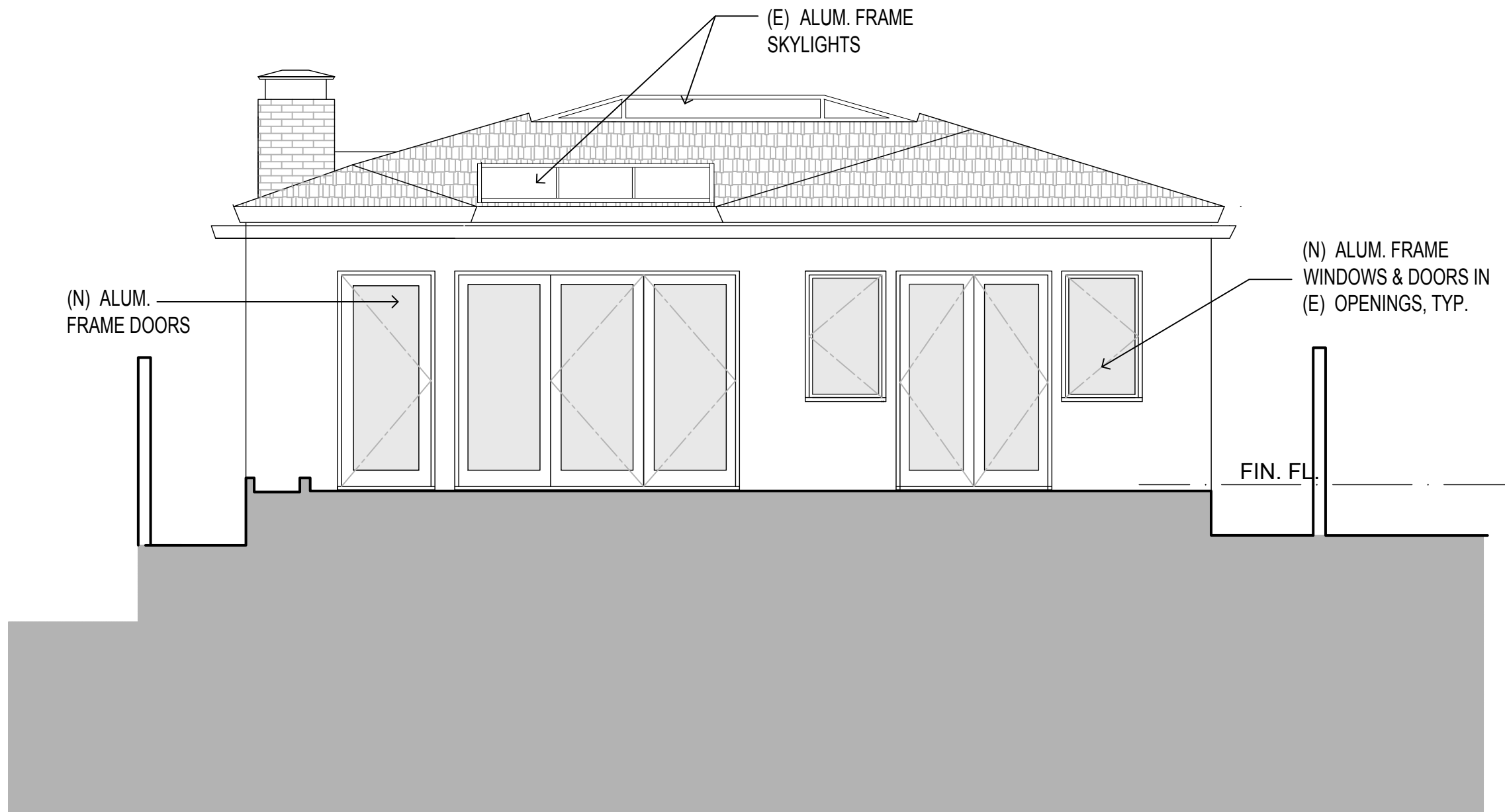
3 NORTH
1/4"=1'-0"



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



5 SOUTH
1/4"=1'-0"



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

Gretchen Flesher AIA



550 Hartnell St., Suite E
Monterey CA 93940 831.375.4868

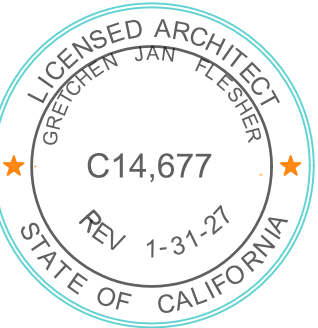
DOWLER RESIDENCE

SAN ANTONIO 3 NE OF 4TH
CARMEL BY THE SEA, CA

APN 010-242-011

1322.01

DESIGN TRACK 1 SUBMITTAL



Title:
EXISTING PHOTOGRAPHS
PROPOSED ELEVATIONS

Revisions:
△ DESIGN STUDY REV. 1- 8.1.25

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

Sheet No:

Date: MAY 16, 2025

A4.0

Steel Look Aluminum Windows

Fixed T225

The true steel alternative option

Arcadia Custom Steel Look aluminum products are very similar to traditional steel systems and more than simply “steel look” products. They were derived from actual steel products that we have been manufacturing since 1947.

Thermally broken and artistically designed, the products in our premium Metal Window and Door Series retain many of the features and aesthetics of the classic original steel products.

What makes them really look like steel is our narrow 2 ¼” frame depth, the lock box synonymous with traditional steel doors, the beveled glass stop and ¾” SDL beveled muntin that simulate the look of original “putty” glazed windows. Also, we have the unique ability to mull “gang” different units together to create a Steel Look window wall.

Created with modern design needs in mind, our Steel Look aluminum products can be combined with our Thermal Steel products, allowing for a truly transformative degree of design flexibility.

Features

Size	Up to 5' wide, 10' high
Thermally Broken	Frames designed for improved energy performance, NFRC Certified
High Performance Glass	1" Dual-glazed, Low-E glass
Spacer	High performance superspacer, Matte black Finish; Stainless steel spacer available
Frame Depth	2 ¼"
Hardware	Single arm roto-crank with butt hinges and multipoint casement lock; push out cam locks with 4 bar friction hinges; optional clerestory hardware available
Operation/ Configuration	Crank-out or push-out operation options; available as single, double, triple, or multiple operating sashes; matching transoms available

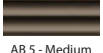


Muntins

Use muntins to create interest or fit particular architectural designs. Arcadia Custom products can be ordered with custom grid patterns in either SDL or TDL options.



Colors & Finishes

Finish Type	Anodized Standard	Anodized Premium	Paint Anodize	Paint Kynar
	 AC 1 - Clear	  AB 1 - Light Champagne AB 6 - Dark Bronze	  Clear Anodize AC - 1 Paint Dark Medium Bronze AB - 5 Paint	   Arcadia Custom Black Bone White Statuary Bronze
	 AB 7 - Dark Bronze	  AB 2 - Champagne AB 8 - Black	  Light Champagne AB - 1 Paint Dark Bronze AB - 6 Paint	 Sift Espresso
		 AB 3 - Light Bronze	  Champagne AB - 2 Paint Dark Bronze AB - 7 Paint	
		 AB 4 - Medium Bronze	  Light Bronze AB - 3 Paint Black AB - 8 Paint	
		 AB 5 - Medium Bronze	 Light Medium Bronze AB - 4 Paint	



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CITY OF CARMEL-BY-THE-SEA Planning Commission Staff Report

**August 13, 2025
PUBLIC HEARINGS**

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Katherine Wallace, Associate Planner
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building

SUBJECT: **DR 24087 & UP 25188 (Esperanza Carmel Commercial, LLC) -**
Consideration of Design Review 24087 (Esperanza Carmel Commercial, LLC) for the rehabilitation/renovation of existing buildings and associated site improvements, and consideration of Use Permit 25188 (Esperanza Carmel Commercial, LLC) and associated Coastal Development Permit for the creation of a sixth residential unit and a fourth retail unit at the historic "Aucourt Commercial Block" property at Lincoln Street 3 southwest of Ocean Avenue in the Central Commercial (CC) Zone District and Downtown Conservation District (DC) Overlay. APN: 010-191-001-000

Application :	DR 24087 & UP 25188 (Esperanza Carmel Commercial, LLC)	Applicant: Ryan Aeschliman, Director of Development (DR 24087) & Joseph Napdo, Architect (UP 24188)
APN:	010-191-001-000	Owner: Esperanza Carmel Commercial, LLC
Block & Lot:	74 / 11,13	
Location:	Lincoln Street 3 southwest of Ocean Avenue	

Recommendation:

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

1. 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, Small Structures) and Section 15331 (Class 31, Historical Resource Restoration/Rehabilitation);
2. Approving Design Review 24087 (Esperanza Carmel Commercial, LLC) for the rehabilitation of the historically significant "Aucourt Commercial Block" buildings fronting Lincoln Street, the renovation of the Wagner Apartment Building, and

associated site improvements; and

3. Approving Use Permit 25188 (Esperanza Carmel Commercial, LLC) and associated Coastal Development Permit for:
 - a. The increase in residential units from five (5) to six (6) for a proposed intensified residential density of 32.67 dwelling units per acre; and
 - b. The increase in retail units from three (3) to four (4), intensifying the retail use.

Summary, Background, and Project Description:

EXECUTIVE SUMMARY

The applicant is proposing a renovation of the mixed-use “Aucourt Commercial Block” property, comprised of two buildings fronting Lincoln Street and one rear building accessed via the Paseo de Pauline intrablock walkway. The project does not involve demolition or addition of floor area and does not affect building height. Because the property is listed on the Carmel Inventory of Historic Resources and is located within the Downtown Conservation District, the Planning Commission is required to consider the Design Review. Additionally, because the applicant is proposing to increase the residential unit count from five (5) to six (6) and increase the retail unit count from three (3) to four (4), these uses are intensifying and a Use Permit is required.

BACKGROUND AND PROJECT DESCRIPTION

The “Aucourt Commercial Block” property (Lot 11 and 13 of Block 74) is an 8,000-square-foot parcel located at Lincoln Street 3 southwest of Ocean Avenue, in the Central Commercial (CC) District. Listed on the Carmel Inventory on May 5, 2023, the property contains mixed-use buildings fronting Lincoln Street (developed in 1937, 1938, and 1941) and additionally features the Wagner Apartment Building (developed in 1973), accessed via the Paseo de Pauline intrablock walkway. While the buildings fronting Lincoln are locally significant examples of the Colonial Revival architectural style as designed by architect Milton Latham and designer Jon Konigshofer, the Wagner Apartment Building post-dates the property’s period of significance: 1937 to 1941. The applicant is proposing to rehabilitate the buildings fronting Lincoln, preserving the historic appearance and building materials, and is proposing to renovate the Wagner Apartment Building. The Historic Resources Board reviewed the project on July 21, 2025, and voted 5-0 to issue a Determination of Consistency with the Secretary of the Interior’s Standards, with Conditions of Approval. The Applicant subsequently revised the project plans to incorporate all Conditions of Approval. The proposed project requires Planning Commission approval of a Design Review Permit for exterior changes and a Use Permit for the proposed residential and retail density. The proposed residential density is increasing from five (5) to six (6) units, and the proposed retail density is increasing from three (3) to four (4) units. Two former office spaces will be converted to accommodate larger residential units; office uses are not considered “retail”.

Please note that the Aucourt Commercial Block buildings identified as #1, #2, and #3 in

the Phase One historic evaluation report (the DPR 523 Form prepared in 2023, see Attachment 2) are now referenced in the project plans as buildings A and B. Building #1 is now identified as Building B and Buildings #2 and #3 are identified as Building A. Building A was developed as two buildings (in 1938 and 1941) but was later internally connected. Building #4 (the 1973 Wagner Apartment Building) is now referenced as Building C. For the clarity of this report, building references will correspond to the current project plans (Attachment 3).

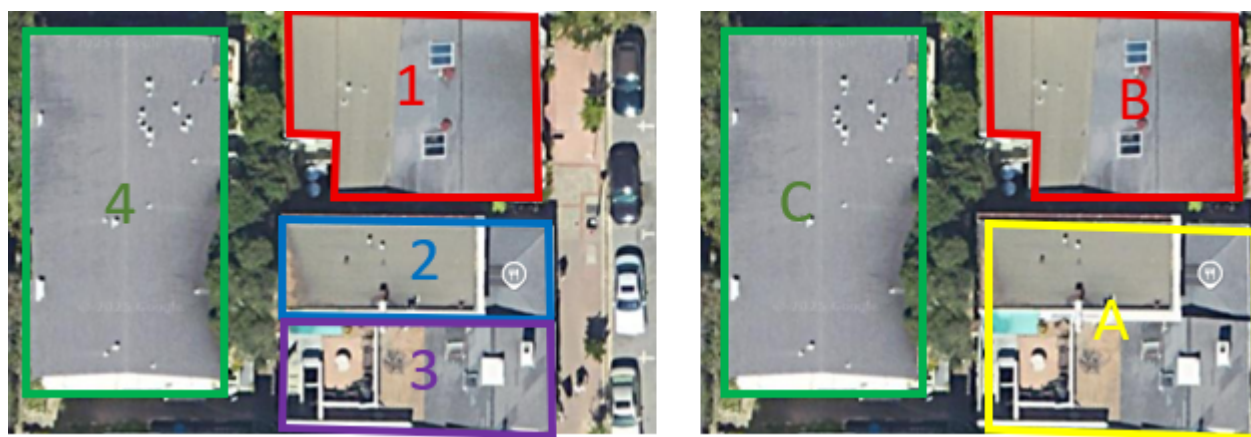


Figure 1: Image Left: Buildings as referenced in the DPR 523 Form prepared in 2023. Image Right: Buildings as referenced in the 2025 project plans.

The exterior changes proposed for the buildings are as follows.

Building A (see Plan Sheets A301-A302):
East Elevation (façade)

- Remove non-historic wrought iron gate.
- Demolish non-historic brick planter in front of the bay window.
- Remove non-historic exterior lights and patch.
- Rehabilitate historic Dutch doors.
- Paint exterior walls to match existing.
- Recondition the bay window to be like new and repaint.
- Repair exterior brick walls where damaged and refurbish existing brick.

North Elevation

- This elevation fronts Paso de Pauline. The shutters on all the windows on this elevation (and throughout the building) will be removed, cleaned, stripped of paint, prepared for new paint, and reinstalled after painting is complete.
- Paint exterior walls to match existing.
- New exterior door opening.

West Elevation (the rear elevation which is not visible from the public right-of-way).

- The current non-historic exterior stairs on the rear elevation which climb from the first floor to the second floor will be removed.
- All non-historic light enclosures, lights, and components will be removed.
- The second-floor non-historic railing will be removed and replaced with a 42" guardrail of painted pine.
- Paint exterior walls to match existing.
- Two windows on the ground floor will be infilled and replastered to match existing.
- A band of four windows will be installed on the ground floor.

South Elevation

- The non-historic sliding glass door on the second floor will be replaced with glass double doors with sidelites. The non-historic awning over the door opening will be removed and replaced (see Plan Sheet A501). The roof deck will be laid with new tiles.

Building B (see Plan Sheets A303 and A304)

East Elevation (façade)

- No changes are planned for this elevation.

South Elevation

- Remove the existing door and window.
- A new ADA compliant door will replace the existing window for access into the bathroom and the existing door will be replaced with a new frosted glass bathroom window. The wall will be infilled with plaster to match.
- Remove the existing Paseo de Pauline stairs, handrail, guardrail and landing and replace with new stairs and railing.
- Repaint window frame (south elevation).

West Elevation

- This is the rear elevation which is not visible from the public right-of-way.
- Remove the non-historic existing door, stairs, guardrail and landing.
- Infill the lower portion of the former door area with plaster and add a frosted glass window to the upper portion for the new ADA bathroom.

Building C (see Plan Sheets A305-A306). The 1973 apartment building, built outside the property's historic period of significance, will undergo a remodel involving the following:

- Demolition of existing balconies, wood balcony railings, and wood stairs.
- Reconstruction of balconies (to new design) and new wrought iron railings.
- Fenestration changes as needed to accommodate the conversion of two existing office units on the ground floor to residential.
- New plaster finish to match existing where needed.
- New exterior light sconces.
- Repaint.

Landscaping & Hardscape

- All the current hardscape on the site, including walkways, stairs, railings and planters, were installed in 1973 as part of the Jack Wagner apartment complex project and is outside the historic period of significance.
- The stairs that lead down to Building C on the Paso de Pauline will be resurfaced with brick pavers. The current railing will be replaced with a wrought iron railing. (See Plan Sheet A501).
- The wood fence separating the La Rambla and Paso de Pauline courtyards, located on the north lot line, will be removed. The existing flatwork and walkways will be replaced with hexagonal pavers to match the adjacent La Rambla courtyard.
- New landscaping will be added to soften the space and provide a cohesive outdoor environment that links both courtyards.
- A new garden area will be planted beneath the Building A terrace, on the rear (west) elevation (see Plan Sheet A102).

Staff Analysis:

Carmel Municipal Code (CMC)

Carmel Municipal Code (CMC) Chapter 17.14 (Commercial Zoning Districts) contains development standards for projects in commercial districts. Standards include building coverage, floor area, building height, and setbacks. Staff reviewed the project for conformance to the applicable development standards (refer to Attachment 4) and finds the project in compliance. The project does not involve an increase in building coverage, floor area, nor building height, and meets the open space and landscaping standards.

Building Coverage – CMC section 17.14.130:

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

carports. The allowable building coverage is 7,200 square feet. The site is currently developed with 5,997 square feet of building coverage. The applicant is proposing a reduction in building coverage (demolition of existing exterior stairs), resulting in a proposed total of 5,711 square feet. The project meets the prescribed zoning code requirements pertaining to building coverage.

Floor Area Ratio – CMC section 17.14.140:

Floor area (FAR) is defined as the total combined area included within the surrounding exterior walls of all floor levels. Floor area includes all floor spaces used for commercial, manufacturing, residential and miscellaneous land uses including space occupied by mezzanine floors, interior walkways, storage areas above ground, hallways, restrooms, and both interior and exterior wall thicknesses. The current site features 7,970 square feet of floor area where 11,600 square feet is allowed. No new floor area is proposed to be added as part of the project. The project meets the prescribed zoning code requirements pertaining to floor area.

Landscaping – CMC section 17.14.180:

As stated in CMC section 17.14.180, *Landscaping shall be provided in conjunction with development in commercial zoning districts in accordance with CMC 17.34, Landscaping.* As provided in CMC section 17.34.080, A minimum of 50% of the required open space on each site shall be landscaped which may include nonliving materials such as garden benches, water features and patterned paving treatments as long as the combined total area of such plant alternatives is not used as more than 25% of the required landscaping on any site (for this site, 300 square feet (25%) may be non-living with 900 square feet (75%) being required to be living landscaping). The project includes approximately 875 square feet of landscaping and meets the living/non-living thresholds.

Building Height – CMC section 17.14.150:

Per CMC section 17.14.150, the maximum allowable building height shall be determined primarily by the design context established by the prevailing heights of nearby structures facing the same street or intersection and within the same pedestrian field of view (i.e., generally, within 100 feet to either side of, or across the street from the proposed structure). In the CC district the main building and roof form of all structures shall be limited to a maximum of 30 feet. The proposed project does not include any changes or alterations to the heights of existing structures. The existing building heights are as follows: Building A (23'7"); Building B (14'2"); Building C (31'5").

Parking: Chapter 17.38 requires 1 parking space per unit for permanent residential uses in the Central Commercial (CC) District. However, CMC section 17.14.060 finds that, "No off-street parking shall be required for apartments" - the key difference being an apartment does not require parking whereas a condominium would be required to provide parking. Chapter 17.38 also prohibits on-site parking for all uses in the CC district. This policy eliminates the need for curb cuts in sidewalks which interferes with the free flow of pedestrian traffic. When on-site parking is prohibited by City policies, the Planning Commission may authorize the satisfaction of parking requirements through

the granting of a Use Permit and the payment of in-lieu fees.

One of the required findings for the Use Permit Approval for the intensification of commercial use (analysis below), which requires consistency with the provisions of CMC Chapter 17.38 (Off-Street Parking Requirements). CMC section 17.38 also specifies parking requirements for retail uses in the CC district (see Table A: Minimum Parking Requirements, below). For commercial retail uses, one parking space is required per 600 square feet of commercial floor area or per business/shop, whichever is greater. The project includes four (4) proposed retail units:

- Retail 101 (795 SF);
- Retail 102 (576 SF);
- Retail 103 (391 SF);
- Retail 104 (476 SF).

The total commercial square footage (excluding the proposed publicly accessible ADA bathroom and public corridor to the bathroom) is 2,238 SF. Commercial square footage would necessitate 3.73 parking spaces, however, four (4) separate units require four (4) parking spaces.

Table A: Minimum Parking Requirements					
Land Use	Basis for Requirement	Land Use District Parking Factors			
		CC	SC	RC	R4
Permanent Residential Use	Spaces per Unit	1	1	1.5	1.5
Affordable Housing for Moderate-, Low- or Very Low-Income	Spaces per Dwelling Unit	1/2	1/2	1/2	1/2
Senior Housing, Cooperative Housing or Group Care Facilities	Spaces per Dwelling Unit	1/3	1/3	1/3	1/3
	Guest Spaces per Each Four Full Units	1	1	1	1
Nursing Home or Other Resident Care Facility	Spaces per Patient or Resident	N/A	1/3	1/3	1/3
Commercial Retail or Service Uses Not Otherwise Specified in This Table	Spaces per 600 Square Feet of Commercial Floor Area or per Business/Shop Space, Whichever is Greater	1	1	1	1
SIC 701: Hotels and Motels	Spaces per Rental Unit, Including Manager's Unit	1	1	1	1

The city maintains a record that a previous property owner already contributed to the city's in-lieu fund for two (2) parking spaces in 1973. These funds were specifically paid for the creation of two (2) new apartment units which, at the time, were required to meet parking requirements based on the defunct C-1-S zoning district which covered lot 13 of

the subject site.

Evaluating the commercial space alone, commercial spaces 103 and 104 are presently one combined space proposed to be split into two new spaces. Despite the additional increase in the number of retail tenant spaces, there is no additional increase in the number of parking spaces required.

- Retail 103 (391 SF) + Retail 104 (476 SF) = 867 sf / 600 = 1.4 spaces -> 2 spaces
- Retail 103 + Retail 104 -> 2 spaces
 1. Retail 103 (391 SF) -> 1 space
 2. Retail 104 (476 SF) -> 1 space

As such, the project meets the prescribed zoning code requirements pertaining to parking.

Mix of Unit Sizes

Per CMC 17.14.040.N, all multifamily projects of three or more units shall include a mix of unit sizes, and at least 25 percent of all units shall be 400 to 650 square feet in size. Per CMC 17.06.020.B.2.a, when a regulation is expressed in terms of a minimum requirement, any fractional result will be rounded up to the next consecutive whole number. As such, at least two of the apartments must be between 400 and 650 square feet in size. Proposed Apartment 1E (649 SF) and proposed Apartment 2A (629 SF), both located in Building A, satisfy this requirement.

Design Review

CMC Section 17.14.100 (Design Review and the Basic Review Standard) states that *the basic standard of review in the commercial district is whether the project constitutes an improvement over existing conditions – not whether the project just meets minimum standards*. CMC Section 17.14.110 (Standard of Review and Design Guidelines) explains that projects are not required to strictly comply with every commercial design guideline but deviations should be minor and reasonably related to good design principles and site conditions.

Commercial Design Guidelines: The Guidelines state:

- *Modifications to buildings should respect the history and traditions of the architecture of the commercial district.*
- *Basic elements of design integrity and consistency throughout each building should be preserved or restored.*
- *New buildings should not imitate styles of the past but strive to achieve compatibility with the old.*
- *Building forms should complement the rhythms established by other buildings in the immediate vicinity.*
- *Building materials and colors should respect the traditions already established in*

the commercial district.

The project proposes to preserve the front elevations and all character-defining features of the buildings fronting Lincoln Street (the “Aucourt Commercial Block” buildings). Staff finds the project consistent with the Commercial Design Guidelines because the proposed rehabilitation preserves the history and architectural traditions of Lincoln Street.

The Determination of Consistency adopted by the Historic Resources Board (Attachment 5) included six (6) Conditions of Approval, which have since been incorporated. The Conditions were as follows:

1. Retain and preserve the original Dutch doors at Building A, restore the lattice windowpane pattern to the upper light of the 1941 door, and restore the solid wood panel to the upper section of the 1938 door.
2. Note on the project plans that preservation techniques described in Preservation Briefs 1, 2, 6, and 47 will be followed.
3. Note on the project plans that the gentlest means possible will be used for cleaning all historic wood, brick, and metal features.
4. Specify what type of lighting will be used on the historic buildings, using the original building plans in the building file to ascertain appropriate types of lighting and locations.
5. Omit the use of Spanish tiles on the Paso de Pauline stairs.
6. Re-install the Building A door shutters, if they can be located.

Staff finds that with the application of Historic Resources Board's special conditions, the project is consistent with the Commercial Design Guidelines.

Downtown Conservation District: The purpose of the Downtown Conservation District is to protect the historic resources and the general design context that surrounds them and to implement General Plan/Local Coastal Land Use Plan policies that require 1) retention of the qualities and attributes that make up the unique architectural character of Carmel; 2) maintaining the architecture, landscape, scale, and ambience of the commercial area; and, 3) protecting, preserving, and rehabilitating historic commercial architecture that represents the character, ambience, and established design context of the commercial area. Staff finds the project consistent with these policies. Projects involving historic resources in the Downtown Conservation District are required to be reviewed by the Historic Resources Board with a final review by the Planning Commission consistent with Chapter 17.58 (Design Review). As noted above, the Historic Resources Board reviewed the project on July 21, 2025, and voted 5-0 to issue a Determination of Consistency with the Secretary of the Interior's Standards.

Chapter 17.58 (Design Review): Additions to existing buildings and construction of new buildings involving historic resources require review by the Planning Commission at a public hearing, as do projects that require a use permit. In this case, the required use permit necessitates Design Review by the Planning Commission. Before approving an

application for design review, the Commission must find that the project conforms to the General Plan, Local Coastal Program, applicable provisions of the Municipal Code, and applicable design review guidelines. Staff finds the project, as conditioned, is in conformance and supports approval of the design review application.

Use Permits

The proposal requires two use permits associated with the project. An analysis of each is provided below.

Residential Use Permit - Residential Density 22 du/ac –33 du/ac – CMC section 17.14.030

The addition of a sixth residential unit to this property requires a conditional use permit approved by the Planning Commission, per CMC Section 17.14.030, Schedule II-B, Commercial Districts – Use Regulations. The code requires a conditional use permit for residential uses at a density of 23-33 dwelling units per acre. The project proposes six apartment units on an 8,000 square-foot lot at a density of 32.67 dwelling units per acre. The Municipal Code does not provide any special findings or additional development regulations for projects in this density range.

Therefore, the Use Permit is solely for a project density of 32.67 dwelling units per acre. The project would add one new long-term, market-rate rental unit to the downtown area where housing is in short supply. Staff finds the residential density at this location to be appropriate and supports the Use Permit. Due to the number of units proposed, there is no required affordable housing requirement associated with the proposed residential density and requiring affordable units cannot be imposed. All 6 units are proposed to be long-term rental apartments with none being used as transient (short-term) rental units.

In addition to existing short-term rental restrictions, the Municipal Code prohibits the conversion of an apartment unit to a nonresidential use unless replacement housing is provided and prohibits the conversion of second-floor apartments to commercial use. These prohibitions implement General Plan policies to provide adequate housing opportunities for Carmel residents in the commercial areas. Therefore, the staff recommends that a deed restriction be recorded against the property to ensure that all future owners are aware of the limitations and restrictions related to the apartment use.

Retail Use Permit

The addition of a fourth retail unit requires a conditional use permit per [CMC Section 17.64.100](#). As outlined in CMC section 17.64.100, *The following findings are required for approval of an activity resulting in an increase in commercial floor area, commercial spaces or businesses:*

1. *That the proposed development has been found consistent with [Chapter 17.30 CMC](#) related to the demolition of structures;*

17.30.010 Demolition or Rebuilding of Buildings.

Staff Analysis: No structure is proposed to be demolished. The project meets this standard.

17.30.020 Conversion or Demolition of Affordable Housing.

Staff Analysis: Affordable housing is not converted or demolished as part of this project. The project meets this standard.

17.30.030 Minimum Standards.

Staff Analysis: No existing residential dwelling unit is converted or demolished as part of this project. The project meets this standard.

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

Staff Analysis: No existing residential dwelling unit is converted or demolished as part of this project. The project meets this standard.

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

Staff Analysis: As outlined in Condition of Approval #4, *“Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration, and appropriate findings prepared for review and adoption by the Planning Commission.”*

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

The parking complies with the requirements outlined in CMC Chapter 17.38, as described above.

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

The project is for the rehabilitation/renovation of existing buildings with no increase in floor area or building height.

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

The applicant has provided the appropriate information in respect to residential space, commercial space, landscaping, and parking (N/A) in the project plans for review of the project. The project is consistent with the requirements of CMC Chapter 17.14, as described in the “Zoning District and Development Standards” section, above.

General Use Permit Findings

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.*

The proposed increase of retail and residential density do not create any inconsistencies or conflicts with the City’s General Plan as outlined in this report.

2. *That the proposed use will comply with all zoning standards applicable to the use and zoning district.*

The proposed increase of retail and residential density comply with all applicable zoning standards as outlined in this report.

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.*

The proposed increase of retail and residential density and participation into the in-lieu parking program is not precedent setting. The use permits granted are all uses part of the established context and land use of the commercial districts and are consistent with exiting provisions established within the municipal code, General Plan, and Local Coastal 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.*

The proposed project consists of 6 residential units and 4 business spaces, which would be an increase in use at the site. However, these uses will not significantly adversely affect police or fire protection services. Utility services including wastewater, sewer, and landfill facilities have adequate capacity for the proposed project, or the project has been conditioned appropriately to verify adequate capacities or supply prior to building

permit issuance.

5. That the proposed use will not be injurious to public health, safety or welfare.

The proposed increase of retail and residential density and participation into the in-lieu parking program will not be injurious to public health, safety or welfare. The use permits granted are all uses part of the established context and land use of the commercial districts.

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.

The proposed increase of retail and residential density and participation into the in-lieu parking program are all uses part of the established context and land use of the commercial districts and their inclusion are supported by the zoning code and General Plan.

7. That the proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.

The proposed increase of retail and residential density and participation into the in-lieu parking program will not generate adverse impacts affecting neighboring properties or uses as the zoning code has been written to ensure that impacts of these features to neighboring properties and uses are minimized.

Environmental Review:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations. The project qualifies for a Class 3 Categorical Exemption pursuant to Section 15303 (Small Structures) and Section 15331 (Class 31, Historical Resource Restoration/Rehabilitation). Class 3 exemptions include the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Class 31 exemptions include the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of a historical resource in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings. 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.

Other Project Components:

Attachments:

1. Attachment 1 - Resolution

2. Attach 2 - Aucourt Commercial Block_DPR 523
3. Attachment 3 - Project Plans
4. Attachment 4 - Data Table
5. Attachment 5 - Resolution 2025-010-HRB

**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 THE SUBJECT PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), STATE CEQA GUIDELINES AND LOCAL ENVIRONMENTAL REGULATIONS, PURSUANT TO SECTION 15303 (CLASS 3, SMALL STRUCTURES) AND SECTION 15331 (CLASS 21, HISTORICAL RESOURCE RESTORATION/REHABILITATION) AND NO EXCEPTIONS TO THE EXEMPTIONS CAN BE MADE; AND APPROVING DESIGN REVIEW, DR 24087 (ESPERANZA CARMEL COMMERCIAL, LLC) FOR THE REHABILITATION/RENOVATION OF EXISTING BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS, AND APPROVING USE PERMIT, UP 25188 (ESPERANZA CARMEL COMMERCIAL, LLC) AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE CREATION OF A SIXTH RESIDENTIAL UNIT AND A FOURTH RETAIL UNIT AT THE HISTORIC “AUCOURT COMMERCIAL BLOCK” PROPERTY AT LINCOLN STREET 3 SOUTHWEST OF OCEAN AVENUE IN THE CENTRAL COMMERCIAL (CC) ZONING DISTRICT AND DOWNTOWN CONSERVATION DISTRICT (DC) OVERLAY. APN: 010-191-001-000.

WHEREAS, on April 2, 2024, Ryan Aeschliman, Director of Development (“Applicant”) submitted an application on behalf of Esperanza Carmel Commercial, LLC (“Owner”) requesting approval of a Track 2 Design Review application (DR 24087); and

WHEREAS, the Design Review application is accompanied by an associated Use Permit application (UP 25188), submitted on June 13, 2025 by Joseph Napdo, Architect, on behalf of Esperanza Carmel Commercial, LLC; and

WHEREAS, the combination of the Design Review and Use Permit are described herein as (“Application”); and

WHEREAS, the Application has been submitted for an 8,000-square-foot lot located at Lincoln Street 3 southwest of Ocean Avenue in the Central Commercial (CC) Zoning District; and

WHEREAS, the project site was added to the Carmel Inventory of Historic Resources on May 5, 2023; and

WHEREAS, the Applicant is proposing the rehabilitation of the historically significant “Aucourt Commercial Block” buildings fronting Lincoln Street, the renovation of the Wagner Apartment Building, and associated site improvements; and

WHEREAS, the Applicant is proposing an increase in residential units from five (5) to six (6) for a proposed residential density of 32.67 dwelling units per acre, achieved by modifying the floorplan of Building A to accommodate an additional residential unit; and

WHEREAS, the Applicant is proposing to convert two existing office units located in Building C to residential to necessitate the expansion of existing residential units, with no net increase in residential units located within Building C; and

WHEREAS, the Applicant is proposing an increase in retail units from three (3) to four (4), achieved by splitting one retail unit (the former Cottage Restaurant) in Building A into two new retail units; and

WHEREAS, the proposed project does not involve an increase in floor area or building height; and

WHEREAS, in accordance with CMC Section 17.32.160 (Historic Evaluation Process for Major Alterations), the project must be found consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and

WHEREAS, qualified professional Margaret Clovis prepared a Phase 2 Historic Assessment for the project finding it consistent with the Secretary's Standards, with modifications; and

WHEREAS, the project was considered by the Historic Resources Board (HRB) at the July 21, 2025 meeting and the HRB issued a Determination of Consistency with the Secretary of the Interior's Standards, with findings and conditions (Resolution 2025-010-HRB); and

WHEREAS, the project plans were subsequently revised to incorporate all required HRB conditions; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.030 (Commercial Design Review), projects that require a use permit are categorized as Commercial Track Two Design Review projects requiring approval by the Planning Commission; and

WHEREAS, a Use Permit approved by the Planning Commission is required for each of the following entitlements: *Increase in Commercial Floor Area, Commercial Spaces or Business* (CMC 17.14.050), Residential Density 22 du/ac –33 du/ac (CMC 17.14.030), and *In Lieu Fees* (CMC 17.38.030.C); and

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

WHEREAS, in accordance with CMC 17.52.090.B.2, *a track two design review approval shall constitute a coastal development permit for any project subject to review under this section* (CMC 17.52.090.B); and

WHEREAS, on August 1, 2025, a notice of the public hearing scheduled for August 13, 2025, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before August 3, 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 April 8, 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 August 13, 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 application; and

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **USE PERMITS** for Increase in Commercial Floor Area, Commercial Spaces or Business (CMC 17.14.050), Residential Density 22 du/ac –33 du/ac (CMC 17.14.030), and In Lieu Fees (CMC 17.38.030.C):

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

CMC 17.64.010, Use Permit Findings for Approval <i>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:</i>	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.	✓	

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

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** the project categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15303 (Class 3, Small Structures) and Section 15331 (Class 31, Historical Resource Restoration/Rehabilitation) and no exceptions to the exemptions can be made; and **APPROVE** the Design Review, DR 24087 (Esperanza Carmel Commercial, LLC) for the rehabilitation/renovation of existing buildings and associated site improvements, and the Use Permit, UP 25188 (Esperanza Carmel Commercial, LLC) and associated Coastal Development Permit for the creation of a sixth residential unit and a fourth retail unit at the historic "Aucourt Commercial Block"

property at Lincoln Street 3 southwest of Ocean Avenue in the Central Commercial (CC) Zone District and Downtown Conservation District (DC) Overlay, APN: 010-191-001-000, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	Authorization. Approval of Design Review 24087 (Esperanza Carmel Commercial, LLC) and a Coastal Development Permit for the rehabilitation/renovation of existing buildings and associated site improvements, and Use Permit 25188 (Esperanza Carmel Commercial, LLC) for the creation of a sixth residential unit and a fourth retail unit at the historic "Aucourt Commercial Block" property at Lincoln Street 3 southwest of Ocean Avenue in the Central Commercial (CC) Zone District and Downtown Conservation District (DC) Overlay (APN 010-191-001-000) stamped approved and on file in the Community Planning & Building Department, unless modified by the conditions of approval contained herein. The project shall be constructed and uses carried out in substantial conformance with the plans, and application materials considered by the Planning Commission as part of the August 13, 2025 Planning Commission hearing, unless modified by the Conditions of Approval herein.
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the Service Commercial (SC) zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require subsequent approval by the Planning Commission and additional environmental review.
3.	Permit Validity. This approval shall be valid for a period of eighteen (18) months from the date of action unless an active building permit has been applied for and maintained consistent with the requirements of the Building Division. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration, and appropriate findings prepared for review and adoption by the Planning Commission.
5.	Fire Sprinklers. Installation of an automatic fire sprinkler system in accordance with the California Building and Fire Codes shall be required.
6.	Water Supply – Fire Protection. Prior to the issuance of a building permit, documentation must be provided which verifies sufficient water supply for the fire sprinkler system and the proposed location of the underground fireline(s).
7.	Fire Suppression Systems. Prior to approval of the fire suppression system, the plans shall be submitted to the Community Planning & Building Department for review and approval by the <u>Project Planner</u> . The fire-suppression systems shall be sensitively designed and installed to preserve the historic features and finishes of the building. Character-defining features shall not be impacted and the equipment shall be as unobtrusive as possible.
8.	Electrical Laterals. All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or

	replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located.
9.	Sewer Laterals. Sanitary sewer lateral connection shall be reviewed and approved by CAWD, an Encroachment Permit shall be obtained from the City of Carmel-by-the-Sea prior to installation.
10.	Modifications Prior to Construction. 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 into the project. Minor changes to the approved project, plans, or use (ex. change in locations of exterior light fixtures, or changes in landscape material) may be approved administratively by the Director of Community Planning and Building upon submittal of a Design Review Application. Major changes to the approved project, plans, or use shall be reviewed by the Planning Commission and/or Historic Resourced Board as appropriate. All major changes shall require submittal of a Design Review Application. The determination of what constitutes a Major or Minor change shall be made by the Director of Community Planning and Building. All approved major and minor changes shall require a Building Permit Revision to incorporate the change into the approved building plan set.
11.	Modifications During Construction. 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, as outlined in Condition of Approval #10. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.
12.	Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building, site elements, or associated Use Permits shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings that is not listed on this form, shall not be deemed approved upon issuance of a building permit.
13.	Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by Planning Staff, the Planning Commission, or the City Council on appeal, and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern, unless otherwise approved in writing by the Community Planning & Building Director, or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project that are incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that

	were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
14.	Indemnification. The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.
15.	Hazardous Materials Waste Survey. A hazardous materials waste survey shall be required in conformance with the Monterey Bay Air Resource District prior to the issuance of a demolition permit.
16.	Cultural Resources. All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
17.	Encroachment Permit Required. Any construction, reconstruction, or closure of the right of way shall require approval of an encroachment permit.
18.	Truck Haul Route. Prior to Building Permit issuance, the Applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route, and any necessary temporary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
19.	Noise from Electrical and Mechanical Equipment. The fixed installation of any electrical or mechanical equipment shall be subject to the standards outlined in CMC 17.28.020.
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.	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.
22.	Semi-Permeable Surfaces. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for semi-permeable surfaces.
23.	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.
24.	Drainage Plan. If required by the Building or Public Works Department, 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.
25.	Construction Management Plan. Prior to the issuance of the first construction-related permit, the applicant shall submit a Construction Management Plan (CMP) for review and approval by the Community Planning and Building Director and Director of Public Works, and other relevant City departments as found necessary during the review of the CMP. The CMP shall contain measures to minimize potential construction impacts including measures to comply with all construction-related Conditions of Approval such as dust control, construction emissions, hazardous materials, construction days/hours, construction traffic control, waste reduction and recycling, stormwater pollution prevention, noise control, complaint management, and cultural resource management. The CMP shall provide project-specific information including descriptive procedures, approval documentation, and drawings (such as a site logistics plan, fire safety plan, construction phasing plan, proposed truck routes, traffic control plan, complaint management plan, construction worker parking plan, and litter/debris clean-up plan) that specify how potential construction impacts will be minimized and how each construction-related requirement will be satisfied throughout construction of the project
26.	Landscape Plan. All new landscaping shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department and to the City Forester prior to the issuance of a building permit.
27.	Landscape Inspection and Maintenance. All approved landscaping shall be installed on-site prior to a final inspection. All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. The property owner shall be responsible for maintaining planting in adjacent public rights-of-way consistent with the approved landscape plan. All required fences, walls, and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.
28.	Tree Removal. Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees on site, or in the right-of-way immediately adjacent to the site shall be protected during construction by methods approved by the City Forester.
29.	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.
30.	Tree Protection Measures. Requirements for tree preservation shall adhere to the following

	tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree. • Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree including the drip lines of trees on neighboring parcels. • Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.
31.	Conditions of Approval. All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.
32.	Condition of Approval Acknowledgement. The Condition of Approval Acknowledgement form, available from the Community Planning and Building Department, shall be signed by the appropriate parties prior to the issuance of a building permit. A signed copy of the acknowledgement shall also be printed in the building plan set.
33.	Pre-Construction Meeting. Prior to the issuance of a building permit, the contractor overseeing the project shall schedule a pre-construction meeting with the Project Planner for the purpose of reviewing the conditions of approval and expectations during construction.
Design Review (DR) Conditions of Approval	
34.	Exterior Lighting. All light fixtures shall not be directed toward the public right-of-way. Lighting intensity shall not exceed eight-candlefoot power at a point two feet beyond the storefront windows as measured in a vertical or horizontal plane three feet above the ground or public walking surface. The manufacturer's specifications, including illumination information, for each

	exterior light fixture shall be included in the construction drawings submitted with the building permit application.
35.	Interior Storefront Lighting. Lighting intensity within the interior of the store spaces shall not exceed 30-candlefoot power at any point visible from the public right-of-way as measured in a vertical or horizontal plane three feet above the floor or walking surface.
36.	Roof Mounted Mechanical Equipment. If proposed in the future, mechanical equipment shall review Design Review; all roof mounted mechanical equipment shall be placed within a screened roof top enclosure and shall not be visible from the ground at any distance from the building.
37.	Exterior Duct Work. Ducting, line sets, conduit and similar features associated with mechanical or electrical equipment shall be run through the interior of the structure. If not feasible, these elements shall be located on building faces that are not visible from publicly accessible areas and painted to match the color of the building wall upon which it is placed.
38.	Exterior Lighting Location. No exterior light fixtures shall be installed or relocated which overhangs the public right-of-way. All light fixtures shall be located on the project site. Modifications to the approved lighting plan shall require submission a photometric plan.
39.	Public Way Improvements – Public Works. Prior to building permit issuance, the following shall be adequately addressed and/or revised in the project plans: • The applicant shall be responsible for repair of any damage to the adjacent public right-of-way or improvements (including by not limited to the street, sidewalk, utilities) during construction. • All Public Way Improvements shall be constructed consistent with the requirements of the “Policy and Standards for Public Way Design”.
40.	Public Way Improvements – Planning. Prior to Building Permit issuance, the following shall be adequately addressed, and/or revised in the project plans: • New sidewalk paver(s) shall be clearly identified in the project plans. The sidewalk paver(s) shall match the surrounding and: ○ Be constructed from sand-set pavers that facilitate percolation using square, rectangular, hexagonal, cobble or creased-keystone shapes; ○ Use earthen, warm hues (tan, brown, warm grey); ○ Use a single hue or a mix of not more than two similar hues in paving areas; All Public Way Improvements shall be constructed consistent with the requirements of the “Policy and Standards for Public Way Design”.
41.	Final Inspection. A final certificate of occupancy for any individual building or structure shall only granted upon completion of the entire project. All landscaping shall be installed, inspected, and approved prior to issuance of a final certificate of occupancy for the project. Construction and installation of all public way improvements approved as part of the proposed project shall be completed, inspected, and approved prior to issuance of a final certificate of occupancy of the project.
42.	Fire Department Connections. All fire department connections (FDC) required for the project must be located on the exterior of buildings. They may not be covered or hidden, nor may they be located inside buildings. Fire risers, and other service equipment shall be visually screened as reviewed and approved by the Planning Division.
43.	Utility Screening. All utilities, including but not limited to, fire service equipment, gas meters, electrical meters, and associated equipment shall be screened from public view in a location and method approved by the Community Planning and Building Department and Fire Department.
Use Permit (UP) Conditions of Approval	

44.	Refuse Storage. The Property Owner shall provide readily accessible areas that serve all occupants and tenants of all buildings on the site and are identified for the storage and collection of recyclable materials container and organic materials container materials, consistent with the three-container collection program offered by the City, or comply with provision of adequate space for recycling for multi-family residential dwelling premises and commercial business premises pursuant to the California Green Building Standards Code (CMC section 8.16.180).
45.	Refuse Collection. The property owner shall adhere to the requirements established in CMC sections 8.16.120-130, including but not limited to, subscribing to and paying for City's three-container collection services and comply with requirements of those services for all recyclable materials, organic materials, and solid waste generated by the commercial and residential uses at the project site. The city shall have the right to review the number and size containers and frequency of collection to evaluate adequacy of capacity provided for each type of collection service for proper separation of materials and containment of materials. The property owner shall adjust the service level for collection services as requested by the City or its designee to maintain an appropriate level of collection.
46.	Transient Rentals Prohibited. No residential unit shall be occupied on a transient rental basis. Any unit rented, leased, or offered for occupancy to any party for any form of remuneration shall be for a period of not less than 30-calendar days.
47.	Second Floor Commercial Uses. Commercial use may not take place or be occupied in any space above the ground floor except as allowed for home occupations within residential units as may be permitted by the Carmel Municipal Code.
48.	Residential Unit Subdivision. No residential unit shall be further subdivided into any additional unit or units without review and approval by the Planning Commission.
49.	Timeshare Prohibition. No apartment unit shall be sold, leased, rented, used, or occupied on any form of timeshare or interval basis.
50.	Future Commercial Tenants. Future business will be reviewed through the standard Business License and/or Use Permit application process, as applicable. This approval does not approve or pre-authorize any land use or business to operate at the subject site. All future tenants shall also be required to comply with the Monterey Peninsula Water Management District requirements.

Acknowledgment and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

Applicant Signature

Printed Name

Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of August, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or #: (Assigned by recorder) Aucourt Commercial Block

P1. Other Identifier: Aucourt Commercial Block

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary)

*b. USGS 7.5' Quad Monterey Date 2012 T ; R ; ¼ of ¼ of Sec ; Mount Diablo B.M.

c. Address Lincoln 3 SW of Ocean Ave. City Carmel by the Sea Zip 93921

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 010-191-001; Block 74, Lots 11 & 13

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

The Aucourt commercial block and Wagner apartments on lots 11 and 13, Block 74 were built in four stages. The first building (Building #1), located on lot 11, was constructed in 1937 (BP# 245) and was designed by architect Milton Latham. The building is rectangular in plan with exterior stucco walls and a side gabled roof over the front section of the building. Slanted bays on either side of the paired, centrally located Dutch door entrances are covered by a small hood supported by curved brackets. Each paneled Dutch door has a pedimented door surround with fluted pilasters. A single lantern tops each doorway. The slanted bay windows have a central plate glass window flanked by narrow single pane windows. These windows were originally divided into three lites. Non-original Mediterranean style decorative tiles are located under the windows. Although the *Carmel Pine Cone* described the original building as a Spanish style structure the remaining original details are more aligned with the Colonial Revival style. It is not surprising that Latham chose this style as it was (continued p. 3)

*P3b. Resource Attributes: (List attributes and codes) HP6, HP3

*P4. Resources Present: Building ☐ Structure ☒ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Front Elevation, 01/2023

*P6. Date Constructed/Age and Sources: 1937, 1938, 1941, 1973

☒ Historic
☐ Prehistoric ☐ Both
Building File

*P7. Owner and Address:

Esperanza Carmel
Lincoln 3 SW of Ocean
Carmel, CA 93921

*P8. Recorded by: (Name, affiliation, and address)

Meg Clovis
14024 Reservation Rd.
Salinas, CA 93908

*P9. Date Recorded: 04/2023

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (cite survey report and other sources, or enter "none.") None

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 9

*NRHP Status Code

*Resource Name or # (Assigned by recorder) Aucourt Commercial Block

B1. Historic Name: Aucourt Commercial Block

B2. Common Name: Aucourt Commercial Block

B3. Original Use: Commercial, Offices & Apartments B4. Present Use: Commercial & apartments

*B5. Architectural Style: Colonial Revival; Contemporary

*B6. Construction History: (Construction date, alteration, and date of alterations) First building constructed in 1937 (BP# 245); 2nd building constructed in 1938 (BP# 374 & 374A); 3rd building constructed in 1941 (BP# 898); 4th building constructed in 1973 (BP#73-37)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: Milton Latham, Jon Konigshofer, James Pruitt

b. Builder: Michael J. Murphy

*B10. Significance: Theme Economic Development

Area Carmel by the Sea

Period of Significance 1937-1941

Property Type Map Board

Applicable Criteria CR 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

On May 7, 1937, the Carmel Pine Cone reported that, "Harry Aucourt has given the word to start construction on two shops on his property just south of La Rambla building on Lincoln... Mr. Aucourt is moving his two houses back to the lot line, and as soon as they are out of the way construction will begin. The plan is for two small shops of Spanish type, stucco finish, to tie in with the architecture of La Rambla building. Mr. Aucourt has an 80-foot frontage, but will build on only half of it now, with the idea of eventually having four shops divided by a patio." (*Carmel Pine Cone*, 5/7/1937, p. 4) Two months later columnist Phil Nesbitt wrote in his *Men & Beasts* column, "If there was a yearly prize for commendable architecture occurring in Carmel, I sincerely suggest that it be awarded to George Aucourt for his small, blue-roofed pair of shops. He has done what few others have done in Carmel (with the design of Milton Latham), and this is – to add to the spirit of Carmel in architecture." (*Carmel Pine Cone*, July 23, 1937, p. 7) The following year George and Harry Aucourt received a permit to build their second business unit, with a second-floor apartment, which "M.J. Murphy is building for Aucourt at a cost of \$3500.00 (*Carmel Pine Cone*, 5/16/1938, p. 1)." (continued on pg. 6)

B11. Additional Resource Attributes (List attributes and codes): None

*B12. References:

Carmel Context Statement & Historic Preservation Ordinance

Carmel Pine Cone: numerous articles

Building File, Carmel Planning Dept.

National Register Bulletin 15

Sanborn Maps, 1924, 1930, 1962

Harry Aucourt Obit., *Carmel Pine Cone*, 12/13/1946, p. 18

Geo. Aucourt Obit., *Carmel Pine Cone*, 11/28/1952, p. 3

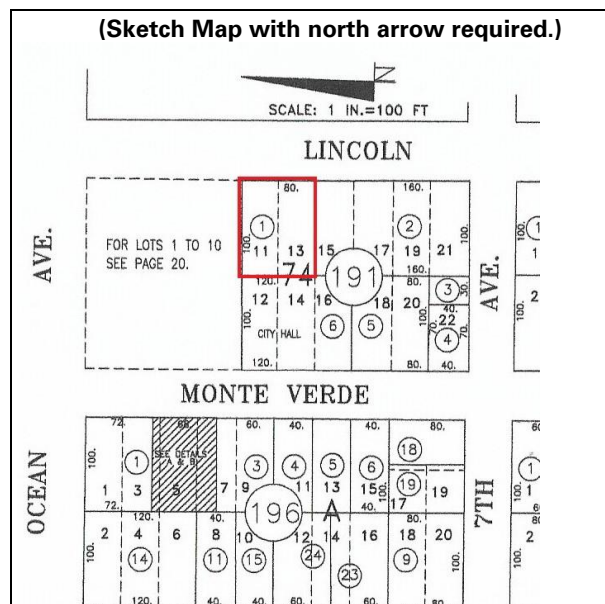
Latham Obit., *SF Examiner*, 5/14/1967, p. 57

B13. Remarks

*B14. Evaluator: Meg Clovis

*Date of Evaluation: 04/2023

(This space reserved for official comments.)



P3a. Description (continued):

sweeping the country in the 1920s and 1930s. Character defining features include the Dutch doors with hood, brackets, bay windows with hoods, gable returns on the north and south elevations, and pedimented door surrounds with fluted pilasters.



Figure 1: View of 1937 building (Building #1) looking southwest

The second building (Building #2) was constructed in 1938 and was designed by Jon Konigshofer (BP# 374). The building is separated from the 1937 building by a walkway known as Paso de Pauline, which was the original intention of Harry and George Aucourt. The building is rectangular in plan and has two floors, with the second floor, an apartment, set back from the hipped roof which covers the ground floor. The apartment is also topped with a hipped roof with overhanging eaves. Originally, an outdoor staircase on the north elevation led up to the apartment. This staircase was relocated to the rear of the south elevation in 1973. The first floor is faced with red brick veneer while stucco covers the second floor's exterior walls. Most of the windows are multipaned and have faux shutters. The recessed front Dutch door entrance is framed by faux shutters as well. A large plate glass display window is located south of the entrance. This building was originally designed for the Aucourts' tenant, Louda fur shop, and a fur storage vault was built in the basement. Unlike its 1937 neighbor, the Konigshofer-designed building has no obvious stylistic associations. Character defining features include the hipped roofs, stucco, and brick exterior walls, multipaned windows with shutters, Dutch door with shutters, and plate glass display window. A fire recently damaged the kitchen area of the building, located towards the rear.

The third building (Building #3) in the commercial block is adjacent to the 1938 building (Building #2) and was designed by Jon Konigshofer in 1941 (BP# 898). The one-story side gabled building has wide overhanging boxed eaves. A brick chimney is located on the crest of the roof. The exterior walls are covered with white brick veneer. The recessed, offset entrance has two Dutch doors, one leading into the former operating room at the front of the building and one leading into the former reception area.

CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

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*Resource Name or # Aucourt Commercial Block

*Recorded by Meg Clovis

*Date 04/2023

☒ Continuation ☐ Update

The roof is covered with composition shingles but was originally covered with yellow basilite tile. The tiles must have provided a colorful contrast with the 1937 building's original blue roof. The square front bay is distinguished with lattice sidelites and a curved galvanized iron hood. These details demonstrate Konigshofer's attempt to coordinate his design with Milton Latham's earlier building by utilizing Colonial Revival stylistic references. Character defining features include the brick chimney, brick siding, Dutch doors, and bay window with lattice windows and hood.



Figure 2: View of 1938 building (Building #2) looking southwest



Figure 3: View of 1941 building (Building #3) looking west

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*Resource Name or # Aucourt Commercial Block

*Recorded by Meg Clovis

*Date 04/2023

☒ Continuation ☐ Update

The fourth building (Building #4) was designed by architect James Pruitt in 1973 (BP#73-37) in a contemporary style. The two-story structure is located behind the commercial block and is not visible from Lincoln Street due to the downward sloping lots. The building is sited horizontally across both lots 11 and 13. It has a rectangular plan and a side gabled roof. Exterior walls are stucco. A wood exterior staircase leads to the second floor. The individual apartment balconies are enclosed by vertical wood railings. Fenestration is mixed and includes symmetrically arranged horizontal window openings and sliding glass windows. Evidently, based on the original plans in the building file, the original staircase climbed south to north across the façade rather than ascending to the second level directly from the patio as it does today. In addition, rather than enclosed balconies on the second level, an open walkway with a wood railing extended across the façade. The structure originally had two, two level townhouse apartments, two upstairs studio apartments and two downstairs retail spaces. The retail spaces were converted into a tea room in 1973 (BP# 73-106) and eventually became apartments.



Figure 4: Northwest view of apartment building (Building #4) behind commercial block

Integrity

Integrity is defined as the ability of an object to convey its significance. There are seven aspects of integrity and to retain integrity, an object must retain several, if not most aspects. Very few changes have been made to buildings #1, #2, and #3. They retain a high degree of integrity:

- Location: the buildings are still in their original location.
- Design: the buildings retain their original designs.
- Setting: the buildings are still located in a commercial setting.
- Materials: the buildings retain their original materials.
- Workmanship: the buildings still reflect the designer/architect's stylistic details such as the lattice ornamented windows, pedimented door surrounds, and shutters.

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Primary # _____

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*Resource Name or # Aucourt Commercial Block

*Recorded by Meg Clovis

*Date 04/2023

☒ Continuation ☐ Update

- Feeling: the buildings retain the physical features that convey their historic character, i.e., an early Colonial Revival style commercial block in Carmel.
- Association: this aspect of integrity is only applicable to resources eligible under Criteria 1 and 2.

Mediterranean style tiles were recently installed under the bay windows on Building #1. Since the tiles were a cosmetic addition, they do not affect the fundamental integrity of Building #1. If the tiles are removed in the future, the essential form and integrity of the historic structure and its environment will not be impaired (Secretary of the Interior's Standard 10).

Changes to the original Pruitt design of the Wagner apartment building (Building #4), described on p. 5, have undermined the integrity of this structure.

B10. Significance (continued):

Harry (1879-1946) and Eliza Aucourt (1887-1968) moved from San Francisco to Carmel with their young son George (1907-1952) in 1908. Harry worked as a baker. In 1912 Eliza bought lots 11 and 13 in block 74 from Rose Carrington. Rose received the lots from Frank Powers in exchange for "two Arabian ponies and a trap (*Carmel Pine Cone*, 12/16/1938, p. 6)." By 1924 the Aucourts had built three homes on the lots (Sanborn Map, 1924). As described in the *Carmel Pine Cone*, these homes were moved to the rear lot line in 1937 to make room for the family's new commercial block. All three houses were demolished between 1968 and 1971 to clear the way for the construction of a two-story mixed-use building in 1973. Harry and George Aucourt (who was the manager of Monterey Bay Motors) built the first three buildings. Jack Wagner, who owned the property in the 1970s, constructed the last building in 1973. None of the previous owners are listed in Carmel's Historic Context Statement.

The two architects, the designer, and builder associated with the development of the Aucourt commercial block and apartment building are all included in Carmel's Historic Context Statement. Their biographies follow.

Architect **Milton Latham** (1882-1967) designed the commercial building on lot 11. Latham was a native of San Francisco and a graduate of the Massachusetts Institute of Technology. When he opened an architectural office in San Francisco in 1906 he was the youngest architect in California. Latham designed many buildings in San Francisco, northern California and on the Monterey Peninsula. In Carmel he is best known for the design of the Carmel Fire Station. His obituary notes that he was one of California's best-known architects.¹

Jon Konigshofer (1906-1990) designed the second commercial building which included a second-floor apartment. Konigshofer did not have a degree in architecture, but he started his career as a designer in the office of M. J. Murphy, a practitioner of more traditional styles in Carmel during the first half of the twentieth century. Murphy's traditionalist inclinations are reflected in both the 1938 and 1941 Aucourt buildings designed by Konigshofer. Later in his career Konigshofer became an adherent of Frank Lloyd Wright and applied Wright's philosophies to the houses he designed in Carmel. Through the use of inexpensive materials and effective budgeting, Konigshofer eventually became known for the

¹ Latham was married to Sade Carr, one of Carmel's early colorful characters. Sade was a Ziegfeld Follies girl and Charlie Chaplin's leading lady. She owned Sade's restaurant, a favorite gathering place for Carmel's literati and theatre crowd.

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*Resource Name or # Aucourt Commercial Block

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minimalism and affordability of his designs and is regarded as one of the foremost pioneers of Modernism in Carmel.

Michael J. Murphy was the contractor for the building project on lot 13. Murphy arrived in Carmel in 1902 and two years later was hired by Frank Devendorf to do the building for the Carmel Development Company. Murphy became Carmel's most prolific designer-builder, with the Pine Inn, Highlands Inn, La Playa Hotel, Sundial Lodge, Tor House, Harrison Memorial Library, and over 350 houses to his credit. In 1924 he established M. J. Murphy, Inc., where he sold building supplies, did rock crushing and concrete work, and operated a lumber mill and cabinet shop. His business was located between San Carlos and Mission.

Architect **James Pruitt** (1912-1986) designed the apartment building behind the commercial buildings on lots 11 and 13 for Jack Wagner. He was a 1936 graduate of the Pennsylvania State University School of Architecture. He served in the Navy during World War II in both the Atlantic and Pacific theatres. After the war he moved to Carmel and was hired by Hugh Comstock as the Comstock Associates architect. When Comstock passed away, Pruitt took over as the company's president. While Pruitt was at the company's helm, Comstock and Associates designed over 120 commercial buildings and homes on the Monterey Peninsula. Pruitt was a member of the AIA. Two Pruitt designed buildings are included in Carmel's Inventory of Historic Resources including the Golden Bough Theatre and the Carmel Village Inn.



Figure 5: Pathway to apartment building in the rear

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*Resource Name or # Aucourt Commercial Block

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*Date 04/2023

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Evaluation for Significance

Historians use National Register Bulletin 15² as a guide when evaluating an object's significance whether on a local, state, or national level. As a first step, to determine whether or not an object is significant, it must be evaluated within its historic context and the City of Carmel's Historic Context Statement³ provides this context. The City of Carmel's Historic Preservation Ordinance (Section 17.32.040) reiterates the role of *National Register Bulletin 15* in the evaluation of historic resources. Adopted eligibility criteria is modeled on the California Register's four criteria with the addition of specific qualifications for criterion 3 (Section 17.32.040.D).

The Aucourt Commercial Block and Wagner Apartment building are not eligible for listing in the Carmel Inventory under **Criterion One (Event)** as no specific event led to the construction of the buildings and no important event took place in the buildings.

The Aucourt Commercial Block and Wagner Apartment building are not eligible for listing in the Carmel Inventory at the local level under **Criterion Two (Person)** because neither the Aucourt family nor Jack Wagner made notable contributions to the City through economic development.

The Aucourt Commercial Block is eligible for listing in the Carmel Inventory at the local level under **Criterion Three (Design/Construction)** because the buildings were designed by architect Milton Latham (Building #1) and designer Jon Konigshofer, both of whom are recognized as significant individuals in Carmel's Historic Context Statement. Milton Latham set design precedents by utilizing Colonial Revival style details in the first building. Jon Konigshofer continued with these stylistic traditions in both the 1938 and 1941 buildings (Buildings #2 and #3). The 1938 building is an understated version of the style while the 1941 building includes more refined details such as the lattice windows and hooded bay. All three buildings utilize Dutch doors, a design trait that is unique to Carmel's architectural legacy and contributions to a stylistic common denominator. Per Carmel's Historic Context Statement, "Nearly every commercial building on Ocean Avenue and Dolores Street contributes to the character of the historic business district. Other commercial properties in the city may also be eligible for listing if they were constructed more than 50 years ago, are good representatives of a given architectural style and that possess sufficient historic integrity (p. 68)." Buildings designed by significant designers, architects, or builders are also eligible (p. 69).

Although the Wagner apartments were designed by James Pruitt, who is also listed as significant in Carmel's Context Statement, changes over time have diminished the building's integrity and it is not eligible for listing under criterion 3.

The Aucourt Commercial Block and Wagner apartments are not eligible for listing in the Carmel Inventory under **Criterion Four (Information Potential)** as they have not yielded, nor do they have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

To be eligible for the Carmel Inventory a resource must represent a theme in the Context Statement, retain substantial integrity, be at least 50 years old, and meet at least one of the four criteria for listing

² National Register Bulletin 15. *How to Apply the National Register Criteria for Evaluation*. National Park Service. 1998.

³ *Historic Context Statement: Carmel-by-the-Sea (Final Draft)*. Approved by the City Council December 6, 2022.
DPR 523L (1/95) *Required Information

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*Resource Name or # Aucourt Commercial Block

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*Date 04/2023

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in the California Register. The Aucourt Commercial Block represents the theme of Economic Development, it retains substantial integrity, and it is over 50 years old. The Aucourt Commercial Block, specifically Buildings #1, #2, and #3, meet Criterion Three of the California Register at the local level because they were designed and constructed by an architect, designer and builder who are recognized as significant in Carmel's Historic Context Statement and the buildings are good representatives of one of the Revival styles popular in Carmel during the 1930s. The Wagner Apartment Building (Building #4) is not eligible for listing in the Carmel Inventory.

WAGNER PROPERTY RENOVATION

LINCOLN STREET 3 SW OF OCEAN AVENUE, CARMEL BY THE SEA, CA 93921

A.P.N.: 010-191-001-000

ESPERANZA
CARMEL

ABBREVIATIONS & SYMBOLS

ABV.	ABOVE	IN.	INCHES
A.B.	ANCHOR BOLT	INCL.	INCLUDE
A.C.	ASPHALTIC CONCRETE	INSUL.	INSULATION
ADJ.	ADJACENT	INT.	INTERIOR
A.D.J.	ADJUSTABLE	INV.	INVERT
A.F.F.	ABOVE FINISH FLOOR	K.D.	KNOCKDOWN
ALUM.	ALUMINUM	LAV.	LAVATORY
APPROX.	APPROXIMATE	L.	LENGTH
ARCH.	ARCHITECTURAL	MAX.	MAXIMUM
@	AT	M.B.	MACHINE BOLT
BA.	BATHROOM	MECH.	MECHANICAL
BD.	BOARD	MEMB.	MEMBRANE
BLDG.	BUILDING	MISC.	MISCELLANEOUS
BLKG.	BLOCKING	MFR.	MANUFACTURER
BLW.	BELOW	MIN.	MINIMUM
BM.	BEAM	MTL.	METAL
BOT.	BOTTOM	(N)	NEW
B.O.	BOTTOM OF	N.I.C.	NOT IN CONTRACT
BTWN.	BETWEEN	N.T.S.	NOT TO SCALE
C.J.	CONTROL JOINT	O.C.	ON CENTER
C.L.	CENTERLINE	O/	OVER
CL.G.	CEILING	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
CLR.	CLEAR	O.F.O.I.	OWNER FURNISHED, OWNER INSTALLED
C.M.U.	CONC. MASONRY UNIT	PERF.	PERFORATED
CONC.	CONCRETE	PLYWD.	PLYWOOD
CONT.	CONTINUOUS	PR.	PAIR
C.Y.	CUBIC YARD	P.T.	PRESSURE TREATED
(D)	DEMOLISH AND REMOVE	RAD.	RADIUS
DEMO	DEMOLISH AND REMOVE	REF.	REFRIGERATOR
DIA.	DIAMETER	REF.	REFERENCE
DIAG.	DIAGONAL	REINF.	REINFORCED
DBL.	DOUBLE	REINFORCING BAR	
DEPT.	DEPARTMENT	REINFORCING BAR	
DM.	REBAR	REINFORCING BAR	
D.F.	DOUGLAS FIR	REINFORCING BAR	
DN.	DOWN	REINFORCING BAR	
DS.	DOWNSPOUT	REINFORCING BAR	
DTL.	DETAIL	REINFORCING BAR	
DW.	DISHWASHER	REINFORCING BAR	
EA.	EACH	REINFORCING BAR	
EL.	ELEVATION	REINFORCING BAR	
ELEV.	ELEVATION	REINFORCING BAR	
EQUAL	ELEVATION	REINFORCING BAR	
EQUIP.	EQUIPMENT	REINFORCING BAR	
EXIST.	EXISTING	REINFORCING BAR	
(E)	EXISTING	REINFORCING BAR	
EXT.	EXTERIOR	REINFORCING BAR	
FDN.	FOUNDATION	REINFORCING BAR	
F.D.	FLOOR DRAIN	REINFORCING BAR	
REINF.	REINFORCED	REINFORCING BAR	
FIN.	FINISHED	REINFORCING BAR	
F.O.	FACE OF	REINFORCING BAR	
F.O.C.	FACE OF CONCRETE	REINFORCING BAR	
F.O.S.	FACE OF STUD	REINFORCING BAR	
FLR.	FLOOR	REINFORCING BAR	
F.R.	FIRE RESISTIVE	REINFORCING BAR	
F.R.P.	FIBERGLASS REINF. PANEL	REINFORCING BAR	
FT.	FOOT OR FEET	REINFORCING BAR	
FTG.	FOOTING	REINFORCING BAR	
GA.	GAUGE	REINFORCING BAR	
G.I.	GALVANIZED IRON	REINFORCING BAR	
GYP.	GYPSUM	REINFORCING BAR	
GYP. BD.	GYPSUM BOARD	REINFORCING BAR	
HDR.	HEADER	REINFORCING BAR	
HDWR.	HARDWARE	REINFORCING BAR	
H.M.	HOLLOW METAL	REINFORCING BAR	
HORIZ.	HORIZONTAL	REINFORCING BAR	
H.B.	HOSE BIBB	REINFORCING BAR	
H.	HIGH	REINFORCING BAR	
HT.	HEIGHT	REINFORCING BAR	
HVAC.	HEATING/VENTILATING/ AIR CONDITIONING	REINFORCING BAR	

#	DOOR TAG	X XXX	DETAIL TAG
X	WINDOW TAG	X XXXX	SECTION TAG
#	WALL TAG	X/X	ELEVATION TAG
#	KEYNOTE	X/X	ELEVATION TAG
{#}	REVISION TAG	X/X	ELEVATION TAG
X	GRID LINE TAG	X/X	ELEVATION TAG
	FACE OF STRUCTURE	X/X	ELEVATION TAG
	DIMENSION	X/X	ELEVATION TAG
	FACE OF FINISH DIMENSION	X/X	ELEVATION TAG
	CENTER DIMENSION	X/X	ELEVATION TAG
	ORIGIN INDICATOR	X/X	ELEVATION TAG

DESIGN REVIEW NOTES

- PROPOSED NEW USES WILL TRIGGER FIRE SPRINKLER REQUIREMENTS. FIRE SPRINKLER PLANS WILL BE DEFERRED SUBMITTAL AFTER BUILDING PERMIT IS SECURED
- INTRABLOCK PUBLIC ACCESS EASEMENT WILL BE FILED PRIOR TO PERMIT ISSUANCE
- THE ADDITION OF A SIXTH RESIDENTIAL UNIT TO THIS PROPERTY REQUIRES A CONDITIONAL USE PERMIT APPROVED BY THE PLANNING COMMISSION. PER CMC 17.14.030 (SCHEDULE II-B), AND THE ADDITION OF A FOURTH RETAIL UNIT REQUIRES A CONDITIONAL USE PERMIT PER CMC 17.64.100

PROJECT INFORMATION

PROJECT NAME:	WAGNER PROPERTY RENOVATION
ADDRESS:	LINCOLN STREET 3 SW OF OCEAN AVENUE, CARMEL-BY-THE-SEA, CA 93921
A.P.N.:	010-191-001-000
PROJECT DESCRIPTION:	THE SCOPE OF WORK INCLUDES IMPROVEMENTS TO THE CENTRAL COURTYARD AND REMOVAL OF EXTERIOR STAIRCASES AT ALL THREE BUILDINGS. INTERIOR SCOPE CONSISTS OF: BUILDING A: CONVERT THE EXISTING RESTAURANT INTO GROUND-FLOOR RETAIL SPACES AND A ONE-STORY APARTMENT UNIT. PROVIDE ACCESS TO THE SECOND-FLOOR APARTMENT VIA A NEW INTERIOR STAIRCASE WITHIN A SHARED HALLWAY. MODIFY THE SECOND-FLOOR UNIT AND UPGRADE THE EXISTING ROOF DECK. BUILDING B: CONVERT A PORTION OF THE EXISTING GALLERY SPACE INTO A PUBLIC, ADA-ACCESSIBLE RESTROOM. BUILDING C: CONVERT TWO EXISTING OFFICE/APARTMENT UNITS INTO TWO TWO-BEDROOM, TWO-STORY APARTMENT UNITS. REBUILD THE ASSOCIATED BALCONIES. THE EXISTING FLATWORK AND WALKWAYS TO BE REPLACED WITH HEXAGONAL PAVERS TO MATCH THE ADJACENT LA RAMBLA COURTYARD. REMOVE THE EXTERIOR WOOD STAIR BETWEEN BUILDINGS B AND C. REDUCE PORTION OF BUILDING-C BALCONY. REMOVE WOOD FENCE SEPARATING LA RAMBLA AND WAGNER COURTYARDS. NEW LANDSCAPING WILL BE ADDED TO SOFTEN THE SPACE AND PROVIDE A COHESIVE OUTDOOR ENVIRONMENT THAT LINKS BOTH COURTYARDS.
ZONING :	CC - CENTRAL COMMERCIAL
PARCEL AREA:	8,000 SQUARE FEET 0.184 ACRES
DESCRIPTION OF USE:	EXISTING USE: MIXED-USE PROPOSED USE: MIXED-USE REFER TO FLOOR AREA TABLE
TOTAL FLOOR AREA:	EXISTING: 7,959 SQUARE FEET PROPOSED: 7,959 SQUARE FEET (NO CHANGE)
MAX. BUILDING HEIGHT:	(NO PROPOSED CHANGE) (E) BUILDING A: 23'-7" (NO PROPOSED CHANGE) (E) BUILDING B: 14'-2" (NO PROPOSED CHANGE) (E) BUILDING C: 31'-5" (NO PROPOSED CHANGE)
CONSTRUCTION TYPE:	V-B
EXISTING OCCUPANCY GROUP:	A2, B, R-2, R3, S-2
PROPOSED OCCUPANCY GROUP:	B, R-2, R-3, S-2
SPRINKLERS:	EXISTING BUILDINGS ARE NOT EQUIPPED WITH FIRE SPRINKLER. PROPOSED NEW USES WILL TRIGGER FIRE SPRINKLER REQUIREMENTS. FIRE SPRINKLER PLANS WILL BE DEFERRED SUBMITTAL AFTER BUILDING PERMIT IS SECURED
ALLOWABLE FAR:	145% 11,600 SF (REFER TO SHEET A002)
ALLOWABLE BUILDING COVERAGE:	7,200 SF 90% (REFER TO SHEET A002)
TOTAL BUILDING COVERAGE:	5,708 SF 71% (REFER TO SHEET A002)

PROJECT CONTACTS

OWNER:	ESPERANZA CARMEL COMMERCIAL LLC LOCAL CONTACT: RYAN AESCHLIMAN, DEVELOPMENT DIRECTOR PO BOX 134, SAN CARLOS ST. 3SW OF 5TH AVE. CARMEL BY THE SEA, CA 93921 831-250-7669 RYAN.AESCHLIMAN@ESPERANZACARMEL.COM
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LOCATION MAP



SHEET INDEX

SHEET NUMBER	DESCRIPTION
ARCHITECTURAL	
A001	COVER SHEET
A002	SITE COVERAGE DIAGRAMS
A101	DEMOLITION SITE PLAN
A102	PROPOSED SITE PLAN
A201	BUILDING "A" DEMOLITION & PROPOSED FLOOR PLANS
A202	BUILDING "A" DEMOLITION & PROPOSED UPPER FLOOR PLANS
A203	BUILDING "B" DEMOLITION & PROPOSED FLOOR PLANS
A204	BUILDING "C" DEMOLITION & PROPOSED FLOOR PLANS
A205	BUILDING "C" DEMOLITION & PROPOSED UPPER FLOOR PLANS
A251	BUILDING "A" DOOR AND WINDOW SCHEDULES
A252	BUILDING "B" DOOR AND WINDOW SCHEDULES
A253	BUILDING "C" DOOR AND WINDOW SCHEDULES
A301	BUILDING "A" DEMOLITION & PROPOSED ELEVATIONS
A302	BUILDING "A" DEMOLITION & PROPOSED ELEVATIONS
A303	BUILDING "B" DEMOLITION & PROPOSED ELEVATIONS
A304	BUILDING "B" DEMOLITION & PROPOSED ELEVATIONS
A305	BUILDING "C" DEMOLITION & PROPOSED ELEVATIONS
A306	BUILDING "C" DEMOLITION & PROPOSED ELEVATIONS
A401	BUILDING "A" & "C" SECTIONS
A501	EXTERIOR FINISH MATERIALS
ELECTRICAL	
E001	SYMBOLS, ABBREVIATIONS, LIGHT FIXTURE SCHEDULE, CODES & SHEET INDEX
E003	CALIFORNIA ENERGY COMPLIANCE TITLE 24 (BUILDING EXTERIOR)
E201	SITE PLAN
E501	LIGHTING PLAN
E502	LIGHTING PLAN - PHOTOMETRICS

REFERENCE CODES & STANDARDS

2022 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24, C.C.R.
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen), PART 11, TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.
TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
PARTIAL LIST OF APPLICABLE STATE STANDARDS
NFPA 13, AUTOMATIC SPRINKLER SYSTEMS, (CA AMENDED) NFPA 72,
NATIONAL FIRE ALARM CODE, (CA AMENDED)
CARMEL-BY-THE-SEA ZONING CODE TITLE 17

VICINITY MAP



FLOOR AREA CALCULATIONS

BUILDING / UNIT / SPACES	EXISTING	PROPOSED	OCCUPANCY	PROPOSED CHANGE
EXISTING BUILDINGS A, B AND C	7,970 SF	7,970 SF	MIXED	NO PROPOSED FLOOR AREA CHANGE
EXISTING BUILDING "A": 2-STORY PLUS BASEMENT (SHEETS A201 & A202)				
(E) 1ST FLOOR (RESTAURANT)	1,654 SF		A-2	
PROPOSED WORK: CONVERT EXISTING RESTAURANT TO RETAIL AND APARTMENT				
PROPOSED RETAIL 103		391 SF	B	
PROPOSED RETAIL 104		476 SF	B	
PROPOSED APARTMENT 1E		649 SF	R-3	
(E) 2ND FLOOR (APARTMENT)	629 SF		R-3	
PROPOSED APARTMENT 2A		629 SF	R-3	
(E) VERTICAL CIRCULATION TO BASEMENT	33 SF		-	
PROPOSED CORRIDOR W/ VERTICAL CIRCULATION		171 SF	-	
(E) BASEMENT STORAGE (*NOT INCLUDED IN THE BUILDING AREA)	540 SF	540 SF	S-2	NO CHANGE
BUILDING "A" TOTAL FLOOR AREA	2,316 SF	2,316 SF	MIXED	*NO ADDED FLOOR AREA
EXISTING BUILDING "B": PROPOSED TO ADD ACCESSIBLE RESTROOM TO BUILDING (SHEET A203)				
(E) RETAIL 101	795 SF	795 SF	B	NO CHANGE
(E) GALLERY 102	795 SF		B	
REDUCE (E) GALLERY FLOOR AREA TO ADD A COMMON ACCESSIBLE RESTROOM		567 SF	B	(REFER TO SHEET A203)
PROPOSED CORRIDOR		113 SF	-	(REFER TO SHEET A203)
PROPOSED ACCESSIBLE RESTROOM		115 SF	-	(REFER TO SHEET A203)
(E) UTILITY CLOSET	5 SF	5 SF	-	NO CHANGE
BUILDING "B" TOTAL FLOOR AREA	1,595 SF	1,595 SF	B	NO ADDED FLOOR AREA
EXISTING BUILDING "C": 2-STORY PLUS BASEMENT (SHEETS A204 & A205)				
(E) 1ST FLOOR OFFICE "A"	484 SF		B	
PROPOSED 1ST FLOOR: CONVERT EXISTING OFFICE 'A' TO NEW FIRST FLOOR APARTMENT 1D		484 SF	R-2	
(E) 1ST FLOOR OFFICE "B"	478 SF		B	
PROPOSED 1ST FLOOR: CONVERT EXISTING OFFICE 'B' TO NEW FIRST FLOOR APARTMENT 1C		478 SF	R-2	
(E) 2ND FLOOR STUDIO APARTMENT 2A	478 SF		R-2	
PROPOSED 2ND FLOOR: CONVERT EXISTING APARTMENT 2A TO NEW SECOND FLOOR APARTMENT 1C		478 SF	R-2	
(E) 2ND FLOOR STUDIO APARTMENT 2B	484 SF		R-2	
PROPOSED 2ND FLOOR: CONVERT EXISTING APARTMENT 2B TO NEW SECOND FLOOR APARTMENT 1D		484 SF	R-2	
(E) APARTMENT 1A, 2-STORY	1,070 SF	1,070 SF	R-2	NO CHANGE
(E) APARTMENT 1B, 2-STORY	1,054 SF	1,054 SF	R-2	NO CHANGE
(E) UTILITY ENCLOSURE	11 SF	11 SF	-	NO CHANGE
(E) BASEMENT STORAGE (*NOT INCLUDED IN THE BUILDING AREA)	1,068 SF	1,068 SF	S-2	NO CHANGE
BUILDING "C" TOTAL FLOOR AREA	4,059 SF	4,059 SF	MIXED	*NO ADDED FLOOR AREA

HISTORIC RESOURCES BOARD NOTES

HISTORIC CONSULTANT RECOMMENDATIONS PER THE JULY 14 2025 PHASE II REPORT:

- RETAIN AND PRESERVE THE ORIGINAL DUTCH DOORS. BUILDING A. RESTORE THE LATTICE WINDOWPANE PATTERN TO THE UPPER LIGHT OF THE 1941 DOOR, AND RESTORE THE SOLID WOOD PANEL TO THE UPPER SECTION OF THE 1938 DOOR.
- NOTE ON THE PROJECT PLANS THAT PRESERVATION TECHNIQUES DESCRIBED IN PRESERVATION BRIEFS 1, 2, 6, AND 47 WILL BE FOLLOWED.
- NOTE ON THE PROJECT PLANS THAT THE GENTLEST MEANS POSSIBLE WILL BE USED FOR CLEANING ALL HISTORIC WOOD, BRICK, AND METAL FEATURES.
- SPECIFY WHAT TYPE OF LIGHTING WILL BE USED ON THE HISTORIC BUILDINGS, ESPECIALLY ON THE PRIMARY ELEVATIONS. REFER TO THE ORIGINAL BUILDING PLANS IN THE BUILDING FILE TO ASCERTAIN APPROPRIATE TYPES OF LIGHTING AND LOCATIONS.
- OMIT THE USE OF SPANISH TILES ON THE PASO DE PAULINE STAIRS.
- RE-INSTALL THE BUILDING A DOOR SHUTTERS, IF THEY CAN BE LOCATED.

THE DETERIORATED BRICK, SHUTTERS, AND BAY WINDOW ON BUILDING 'A' WILL BE REPAIRED. THE FOLLOWING ARE THE RECOMMENDATIONS FOR EACH FEATURE FROM THE SECRETARY OF THE INTERIOR'S GUIDELINES FOR REHABILITATION:

BRICK:

PRESERVATION BRIEFS 1 (ASSESSING CLEANING AND WATER-REPELLANT TREATMENTS FOR HISTORIC MASONRY BUILDINGS)

PRESERVATION BRIEFS 2 (REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS)

PRESERVATION BRIEFS 6 (DANGERS OF ABRASIVE CLEANING TO HISTORIC BUILDINGS) ADDRESS SPECIFIC BRICK PRESERVATION TECHNIQUES IN DETAIL. GENERAL GUIDELINES FOR CLEANING BRICK WALLS ARE ADDRESSED UNDER STANDARD SEVEN. A SUMMARY OF RECOMMENDED REPAIR TECHNIQUES INCLUDES THE FOLLOWING:

- REPAIRING MASONRY WALLS AND OTHER MASONRY FEATURES BY REPOINTING THE MORTAR JOINTS WHERE THERE IS EVIDENCE OF DETERIORATION, SUCH AS DISINTEGRATING MORTAR, CRACKS IN MORTAR JOINTS, OR LOOSE BRICKS.
- REMOVING DETERIORATED LIME MORTAR CAREFULLY BY HAND RAKING THE JOINTS TO AVOID DAMAGING THE MASONRY.
- USING POWER TOOLS ONLY ON HORIZONTAL JOINTS ON BRICK MASONRY IN CONJUNCTION WITH HAND CHISELING TO REMOVE HARD MORTAR THAT IS DETERIORATED OR THAT IS A NON-HISTORIC MATERIAL WHICH IS CAUSING DAMAGE TO THE MASONRY UNITS. MECHANICAL TOOLS SHOULD BE USED ONLY BY SKILLED MASONS IN LIMITED CIRCUMSTANCES AND GENERALLY NOT ON SHORT VERTICAL JOINTS IN BRICK MASONRY.
- DUPPLICATING HISTORIC MORTAR JOINTS IN STRENGTH, COMPOSITION, COLOR AND TEXTURE WHEN REPOINTING IS NECESSARY. IN SOME CASES, A LIME-BASED MORTAR MAY ALSO BE CONSIDERED WHEN REPOINTING PORTLAND CEMENT MORTAR BECAUSE IT IS MORE FLEXIBLE.
- DUPPLICATING HISTORIC MORTAR JOINTS IN WIDTH AND JOINT PROFILE WHEN REPOINTING IS NECESSARY. TO BE CONSISTENT WITH STANDARD SEVEN, IT SHOULD BE NOTED ON THE PROJECT PLANS THAT APPROPRIATE REHABILITATION TECHNIQUES WILL BE USED ON THE BRICK EXTERIOR WALLS.

WOOD:

PRESERVATION BRIEF 47, MAINTAINING THE EXTERIOR OF SMALL AND MEDIUM SIZE HISTORIC BUILDINGS (JUNE 2007), INCLUDES DETAILED DESCRIPTIONS OF HOW TO CLEAN GLASS, REPAIR SASH AND SHUTTERS, STRIP OLD PAINT, AND PRIME AND PAINT HISTORIC WINDOWS LIKE BUILDING A BAY AND SHUTTERS, AND BUILDING B WINDOW FRAME (SOUTH ELEVATION). TO BE CONSISTENT WITH STANDARD SEVEN, THE REHABILITATION TECHNIQUES DESCRIBED IN THE GUIDELINES SHOULD BE REFERENCED IN THE PROJECT PLANS.

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COVER SHEET
DESIGN REVIEW FOR:
WAGNER PROPERTY RENOVATION
LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

REV.	DATE	DESCRIPTION
	03/20/24	INITIAL PLANNING SUBMITTAL
	08/23/24	COMPLETENESS REVIEW #1 RESPONSE
	09/23/25	COMPLETENESS REVIEW #2 RESPONSE
DATE: 05/23/25		
SCALE: AS NOTED		
DRAWN: JN/SCA		
JOB:		
SHEET:		
A001		



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SITE COVERAGE DIAGRAMS
DESIGN REVIEW FOR:
WAGNER PROPERTY RENOVATION
LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

REV.	DATE	DESCRIPTION
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SCALE:	AS NOTED	
DRAWN:	JN/SCA	
JOB:		
SHEET:		

A002

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LOT AREA
8,000 SF
0.184 ac

FLOOR AREA RATIO (FAR) FOR 2-STORIES PER CMC 17.14.140	135% BASE + 10% INTRABLOCK WALKWAY BONUS = 145%	11,600 SF MAXIMUM ALLOWED
ACTUAL FLOOR AREA	EXISTING	PROPOSED
BUILDING "A"	2,316 SF	2,316 SF
BUILDING "B"	1,595 SF	1,595 SF
BUILDING "C"	4,059 SF	4,059 SF
TOTAL FLOOR AREA PROVIDED	7,970 SF	7,970 SF
7,959 (FLOOR AREA) / 8,000 (LOT AREA) = FAR	99.63%	99.63%

BUILDING COVERAGE ALLOWED PER CMC 17.14.130	80% BASE + 10% INTRABLOCK WAY " EXCEPTION" = 90%	7,200 SF MAXIMUM ALLOWED
BUILDINGS 'A', 'B', 'C'	EXISTING	PROPOSED
BALCONY & ROOF TERRACE COVERAGE AREA	5,393 SF	5,393 SF
EXTERIOR STAIR COVERAGE AREA	432 SF	318 SF
	172 SF	0 SF
TOTAL BUILDING COVERAGE PROVIDED	5,997 SF	5,711 SF
BUILDING COVERAGE RATIO:	5,997 SF / 8,000 SF = 75%	5,711 SF / 8,000 SF = 71%

OPEN SPACE MINIMUM REQUIRED FOR THIS LOT: 8,000 SF - 7,200 SF = 800 SF

OPEN SPACE PROVIDED: (REFER TO PROPOSED OPEN SPACE DIAGRAM)	EXISTING 8,000 SF - 5,997 SF = 2,004 SF	PROPOSED 8,000 SF - 5,711 SF = 2,289 SF
--	--	--

LANDSCAPE REQUIREMENT: 50% OF OPEN SPACE

LANDSCAPE REQUIRED 50% OF OPEN SPACE:	EXISTING 2,004 SF X 50% = 1,002 SF	PROPOSED 2,289 SF X 50% = 1,145 SF
PLANT ALTERNATIVES ALLOWED (LESS THAN 25% OF LIVING LANDSCAPE):	1,002 SF X 25% = 250 SF	1,145 SF X 25% = 286 SF
LANDSCAPE REQUIRED W/ 25% PLAN ALTERNATIVES:	1,002 SF - 250 SF = 751 SF	1,145 SF - 286 SF = 858 SF
LANDSCAPE PROVIDED: (REFER TO PROPOSED LANDSCAPE DIAGRAM)	626 SF	875 SF

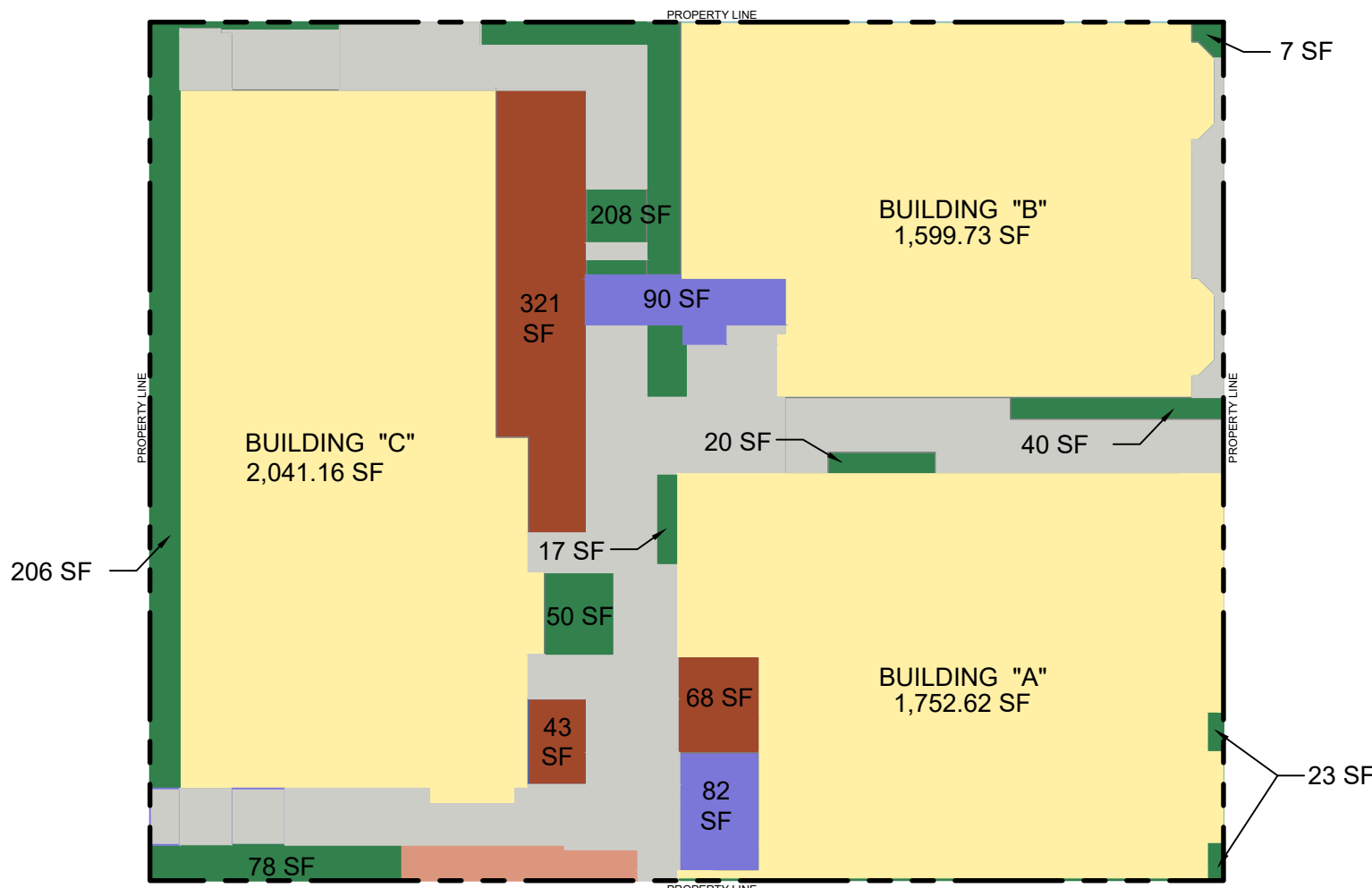
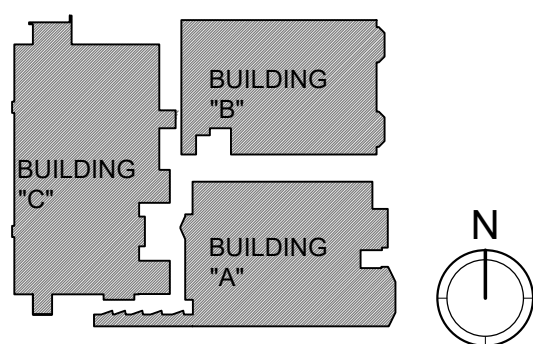
MISCELLANEOUS SITE COMPONENTS

HARDSCAPE	EXISTING 1,353 SF	PROPOSED 1,646 SF
TRASH / UTILITY METER ENCLOSURE	70 SF	70 SF

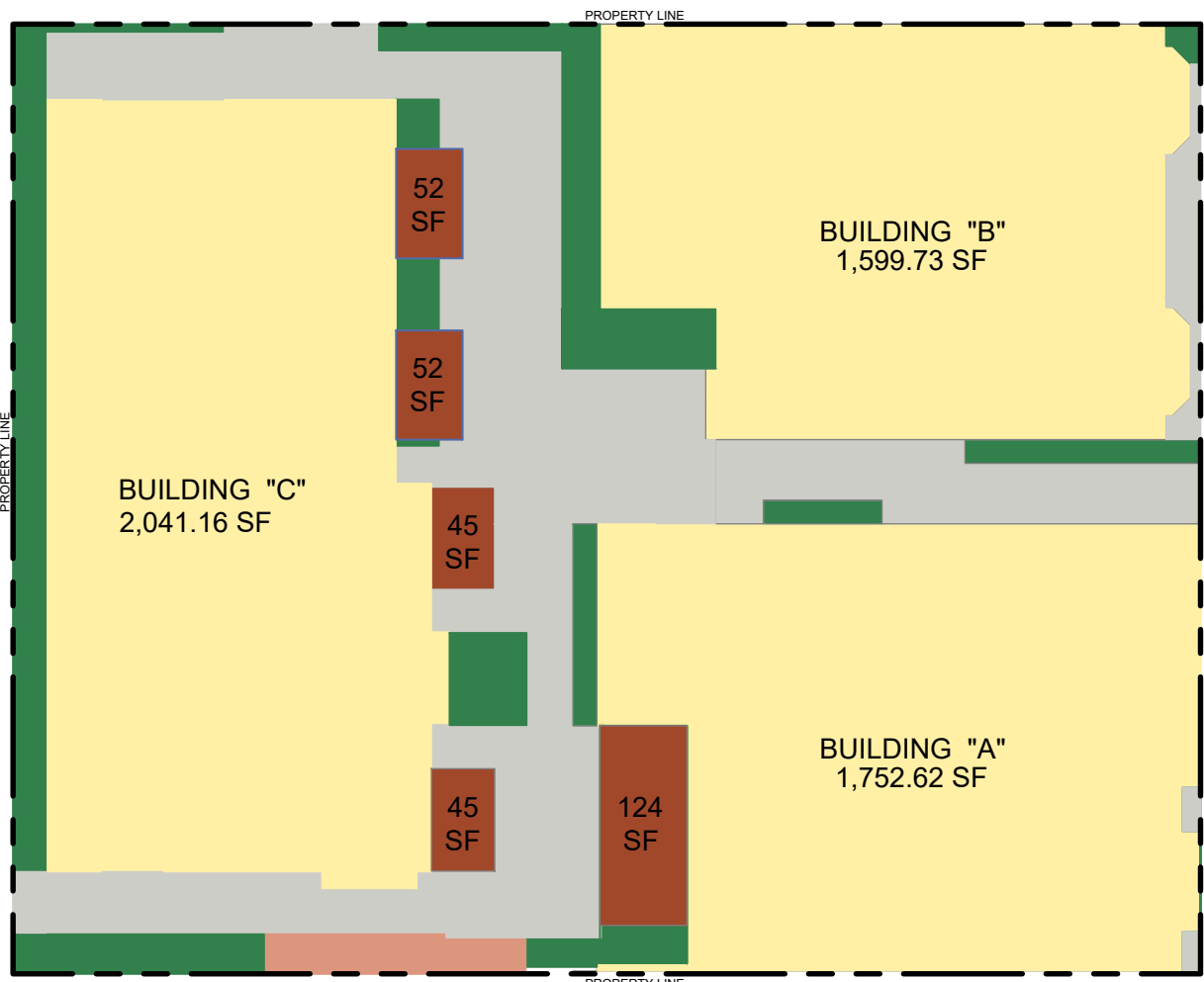
COLOR LEGEND

- BUILDING COVERAGE AREA
- BALCONY & ROOF TERRACE
COVERAGE AREA
- EXTERIOR STAIR COVERAGE AREA
- OPEN SPACE
- LANDSCAPE
- HARDSCAPE
- TRASH / UTILITY METER ENCLOSURE

KEY PLAN



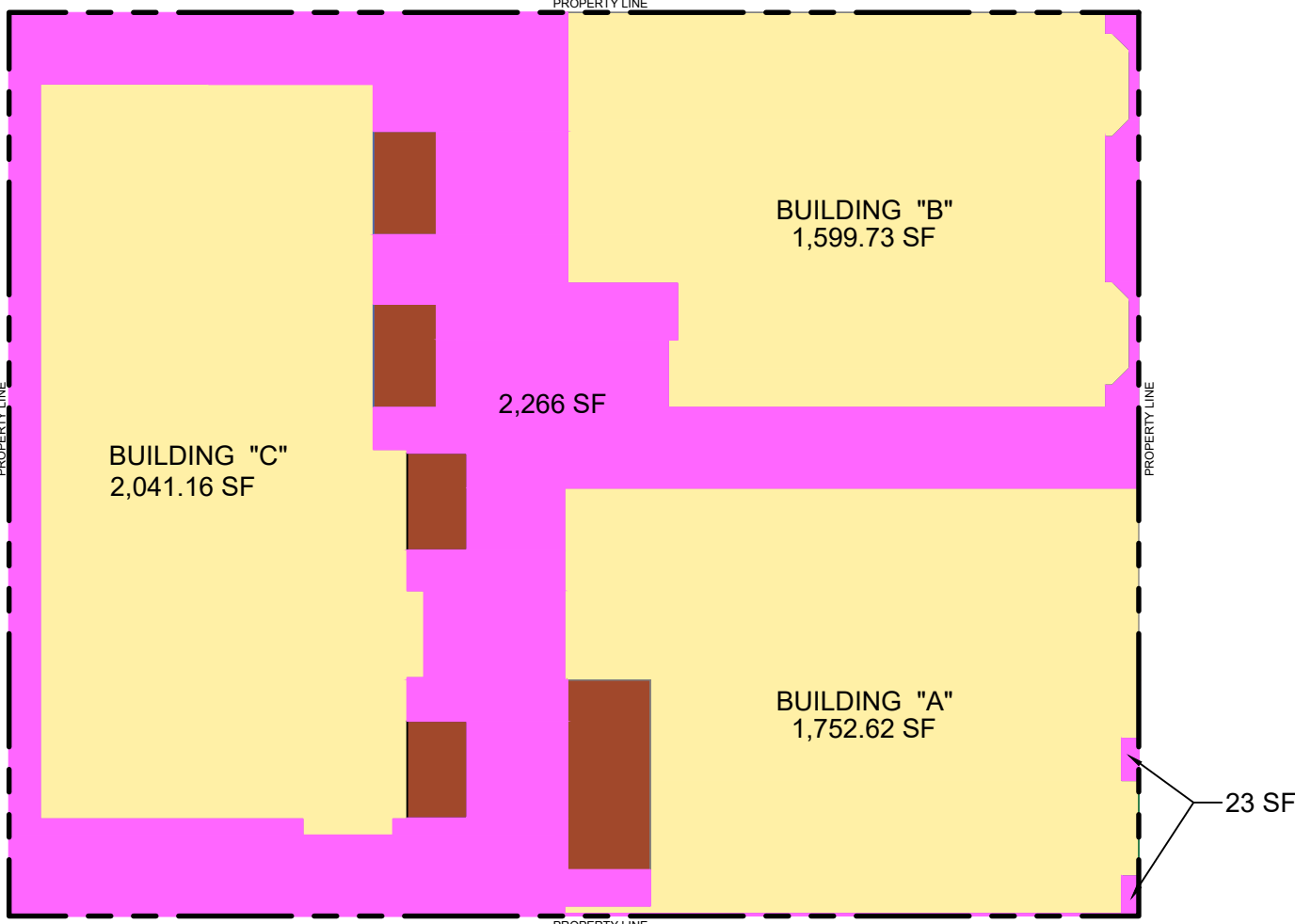
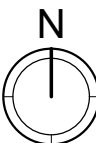
EXISTING



PROPOSED

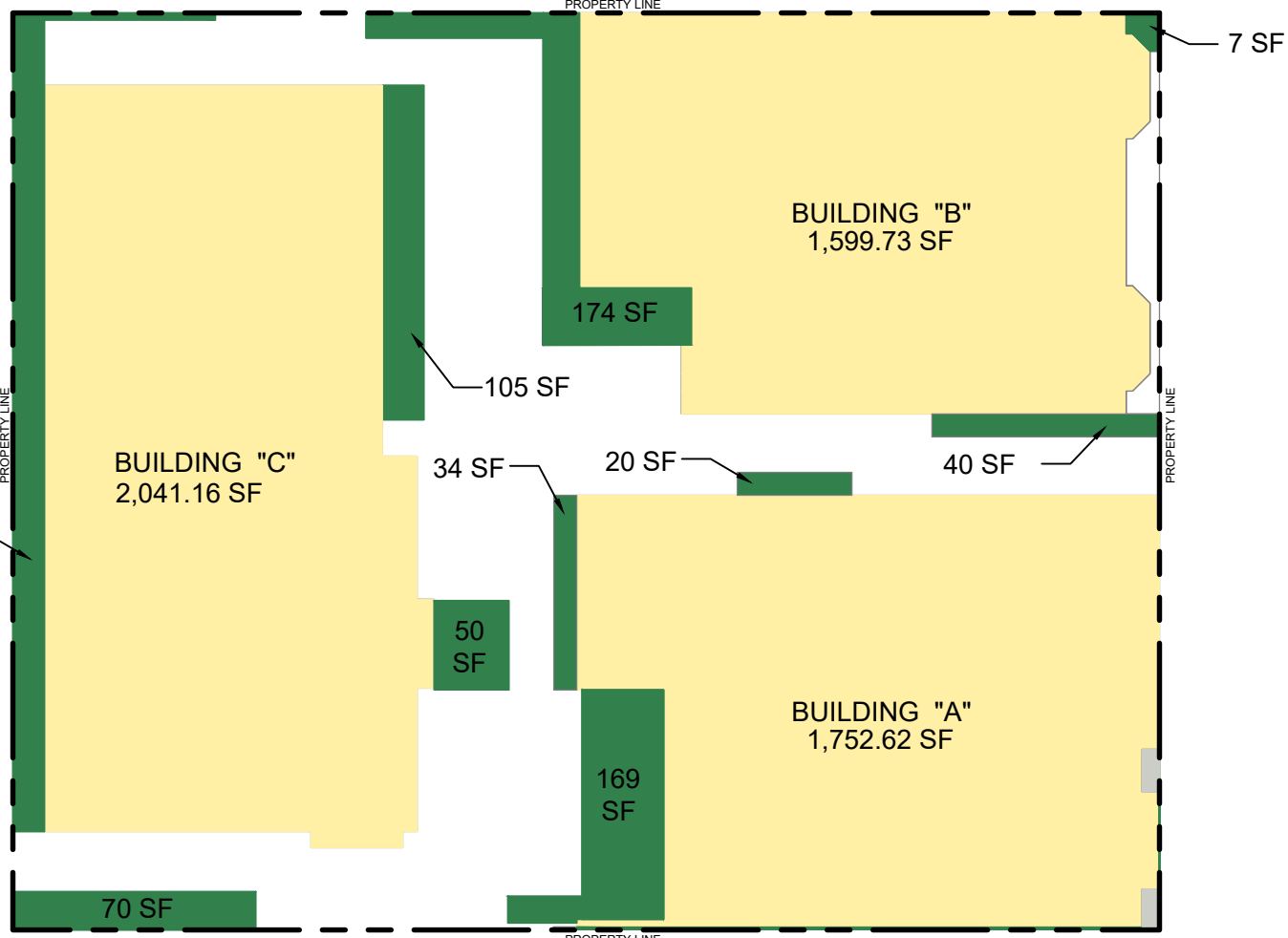
1 BUILDING COVERAGE DIAGRAM

SCALE: 1/16" = 1'-0"



PROPOSED OPEN SPACE

2,266 SF
23 SF
2,289 SF

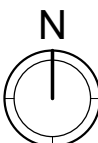


PROPOSED LANDSCAPE

7 SF
40 SF
20 SF
174 SF
105 SF
34 SF
50 SF
169 SF
70 SF
206 SF
875 SF

1 LANDSCAPE & OPEN SPACE DIAGRAM

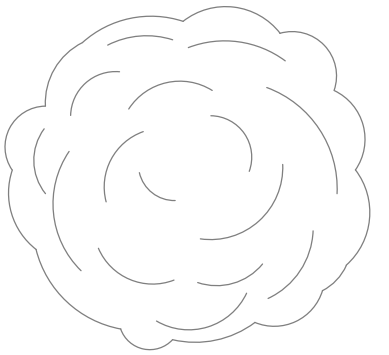
SCALE: 1/16" = 1'-0"





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TREE LEGEND



(E) QUERCUS AGRIFOLIA
TO REMAIN



(E) PITTOSPORUM UNDULATUM
TO REMAIN



(E) PRUNUS LUSITANICA
TO REMAIN



(E) PITTOSPORUM UNDULATUM
TO BE REMOVED

LINCOLN STREET

REMOVE (E) X7, X8 & X9 LIGHTS.
REFER TO SHEET A501 FOR PICTURES
OF (E) LIGHTS

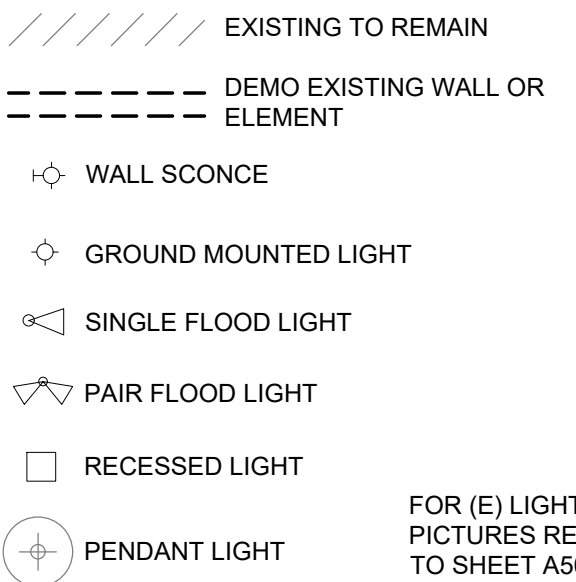
(E) X9 RECESSED LIGHT TO REMAIN

DEMOLITION SITE PLAN

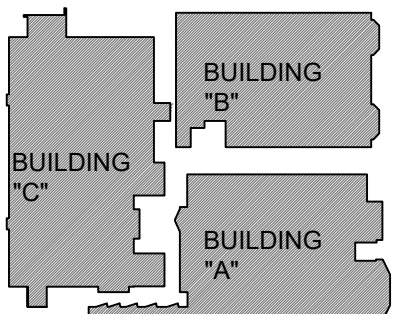
SCALE: 1/4" = 1'-0"

(E) X11 LIGHT TO BE CAREFULLY RELOCATED. REFER TO A102 AND A301 FOR NEW LOCATION. REFER TO SHEET A501 FOR PICTURES OF (E) LIGHTS.

DRAWING LEGEND



KEY PLAN



DEMOLITION SITE PLAN

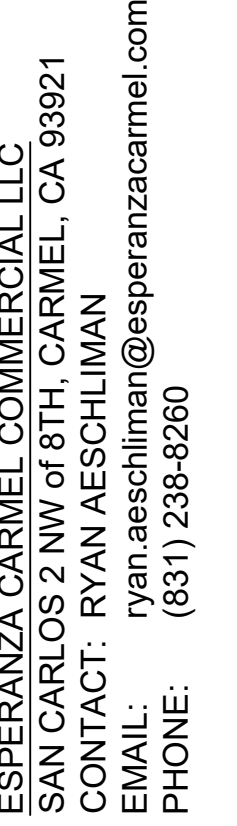
DESIGN REVIEW FOR:

WAGNER PROPERTY RENOVATION
LINCOLN STREET 3 SW OF OCEAN AVENUE

ESPERANZA CARMEL COMMERCIAL LLC

REV.	DATE	DESCRIPTION
	03/20/24	INITIAL PLANNING SUBMITTAL
	08/23/24	COMPLETENESS REVIEW #1 RESPONSE
	05/23/25	COMPLETENESS REVIEW #2 RESPONSE
DRAWN:	JN/SCA	
CHECKED:	AS NOTED	
SCALE:	05/23/25	
DATE:		
SHEET:		
TITLE:		

A101



(E) QUERCUS AGRIFOLIA
TO REMAIN



(E) PITTOSPORUM UNDULATUM
TO REMAIN



(E) PRUNUS LUSITANICA
TO REMAIN

LINCOLN STREET

(E) X11 LIGHT TO BE CAREFULLY RELOCATED TO THE EAVE SOFFIT

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

EXISTING TO REMAIN

DEMO EXISTING WALL OR ELEMENT

WALL SCONCE

GROUND MOUNTED LIGHT

SINGLE FLOOD LIGHT

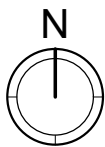
PAIR FLOOD LIGHT

RECESSED LIGHT

PENDANT LIGHT

FOR (E) LIGHT PICTURES TO SHEET

A diagram showing three buildings labeled "BUILDING A", "BUILDING B", and "BUILDING C". Building A is at the bottom, Building B is at the top right, and Building C is on the left. They are arranged in a cluster with some overlapping or adjacent walls.



PROPOSED SITE PLAN

DESIGN REVIEW FOR:

WAGNER PROPERTY RENOVATION
LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

ESPERANZA CARMEL COMMERCIAL LLC

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	03/20/24	INITIAL PLANNING SUBMITTAL
	06/23/24	COMPLETENESS REVIEW #1 RESPONSE
	05/23/25	COMPLETENESS REVIEW #2 RESPONSE

DATE: 05/23/25

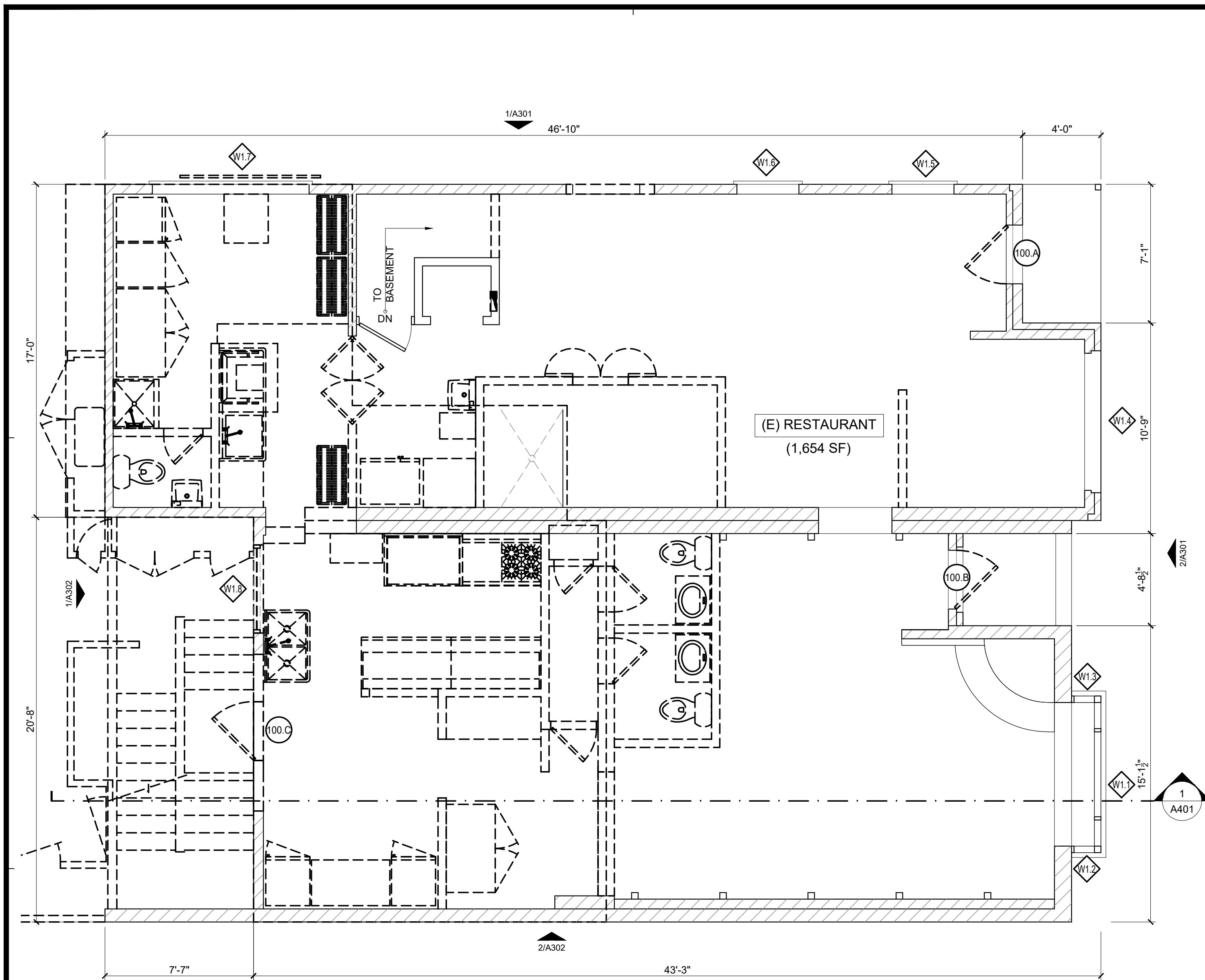
SCALE: AS NOTED

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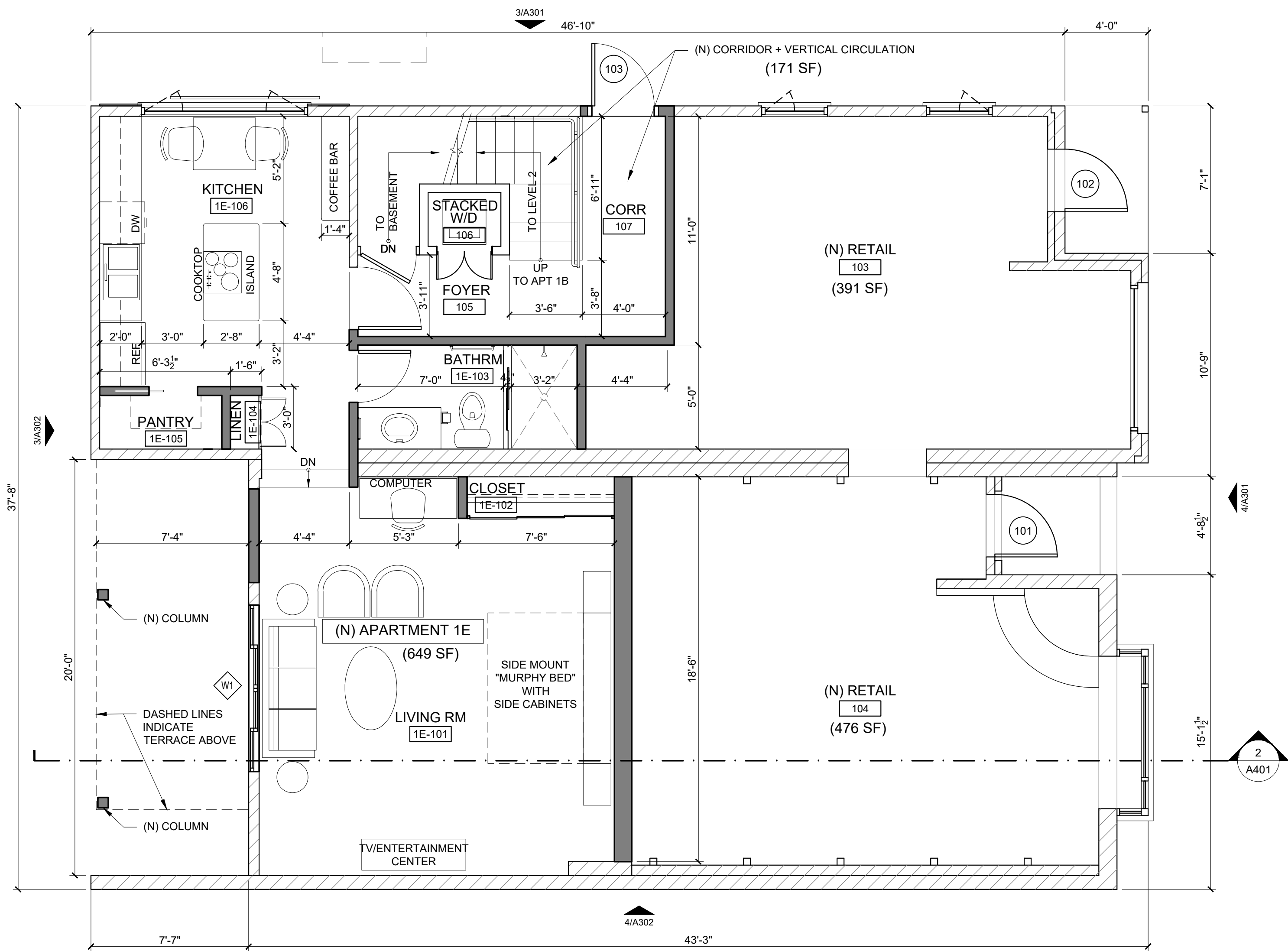
JOB:

SHEET:

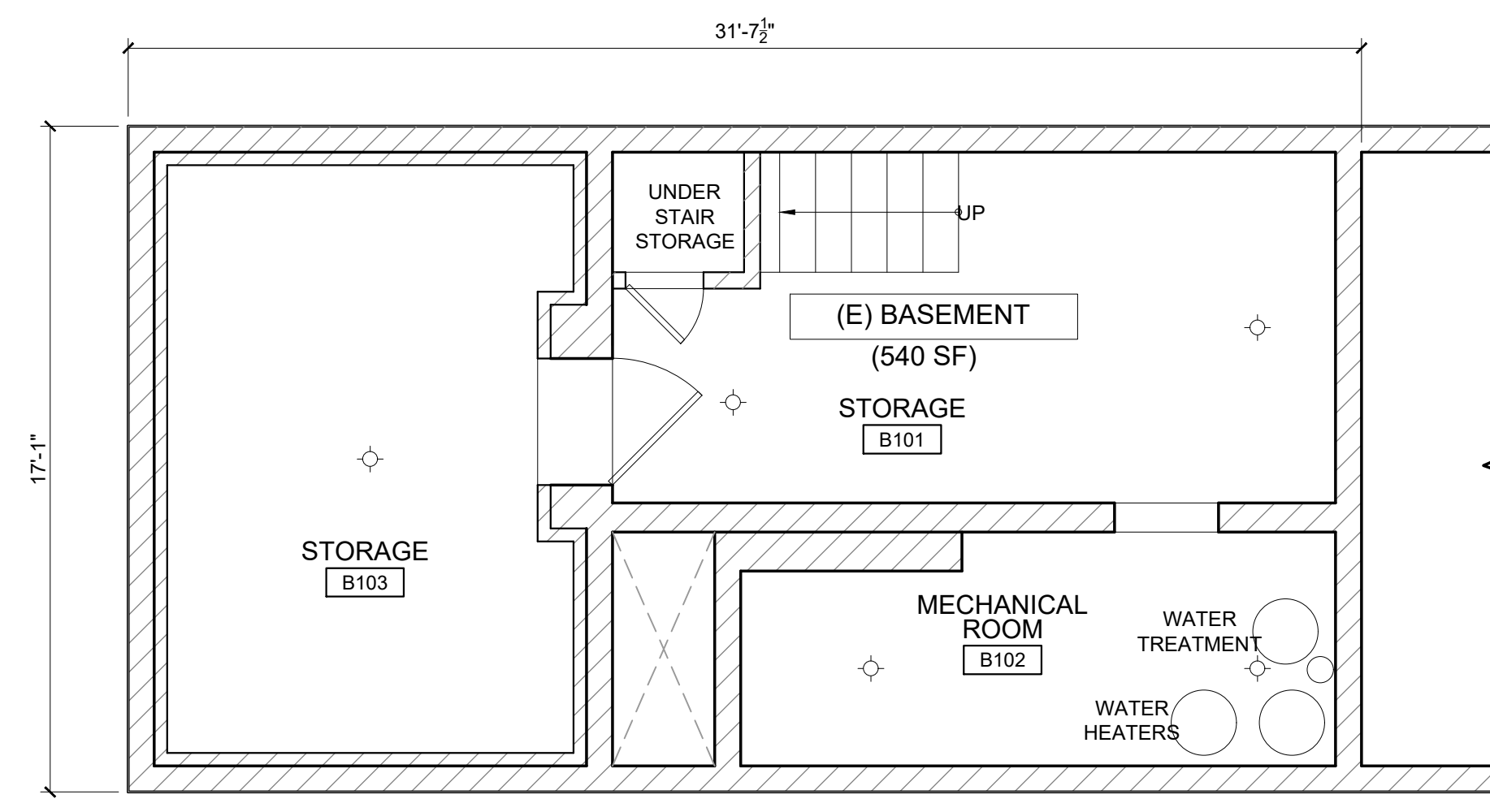
A102



**BUILDING "A" GROUND LEVEL
DEMOLITION FLOOR PLAN**
SCALE: 1/4" = 1'-0"



**BUILDING "A" GROUND LEVEL
PROPOSED FLOOR PLAN**
SCALE: 1/4" = 1'-0"



**BUILDING "A" BASEMENT
NO PROPOSED CHANGE**
SCALE: 1/4" = 1'-0"

DRAWING LEGEND		KEY PLAN	
////	EXISTING TO REMAIN		
= = = =	DEMO EXISTING WALL OR ELEMENT		
—	NEW WALL OR ELEMENT		
==	NEW WINDOW		



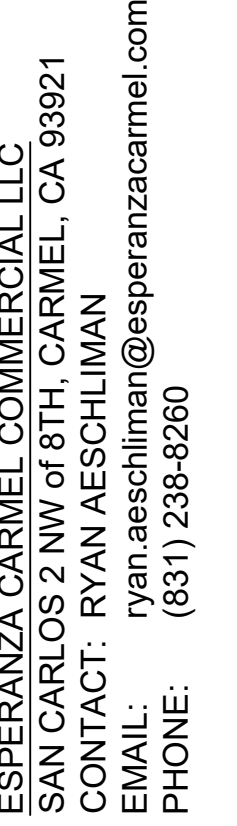
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BUILDING 'A' DEMOLITION AND PROPOSED PLAN
DESIGN REVIEW FOR:
WAGNER PROPERTY RENOVATION
LINCOLN STREET 3 SW OF OCEAN AVENUE
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DATE: 05/23/25		
SCALE: AS NOTED		
DRAWN: JN/SCA		
JOB:		
SHEET:		

A201

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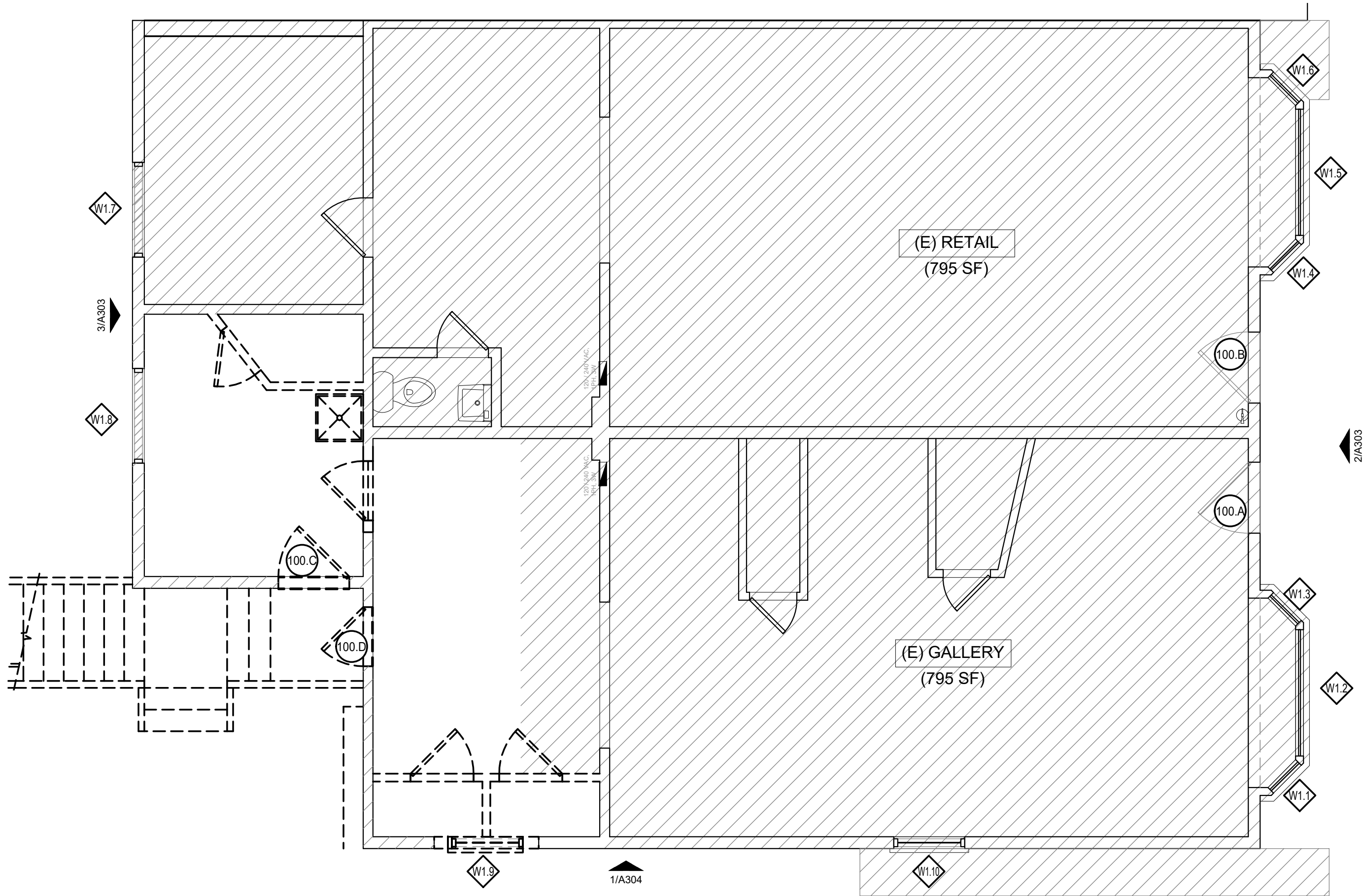




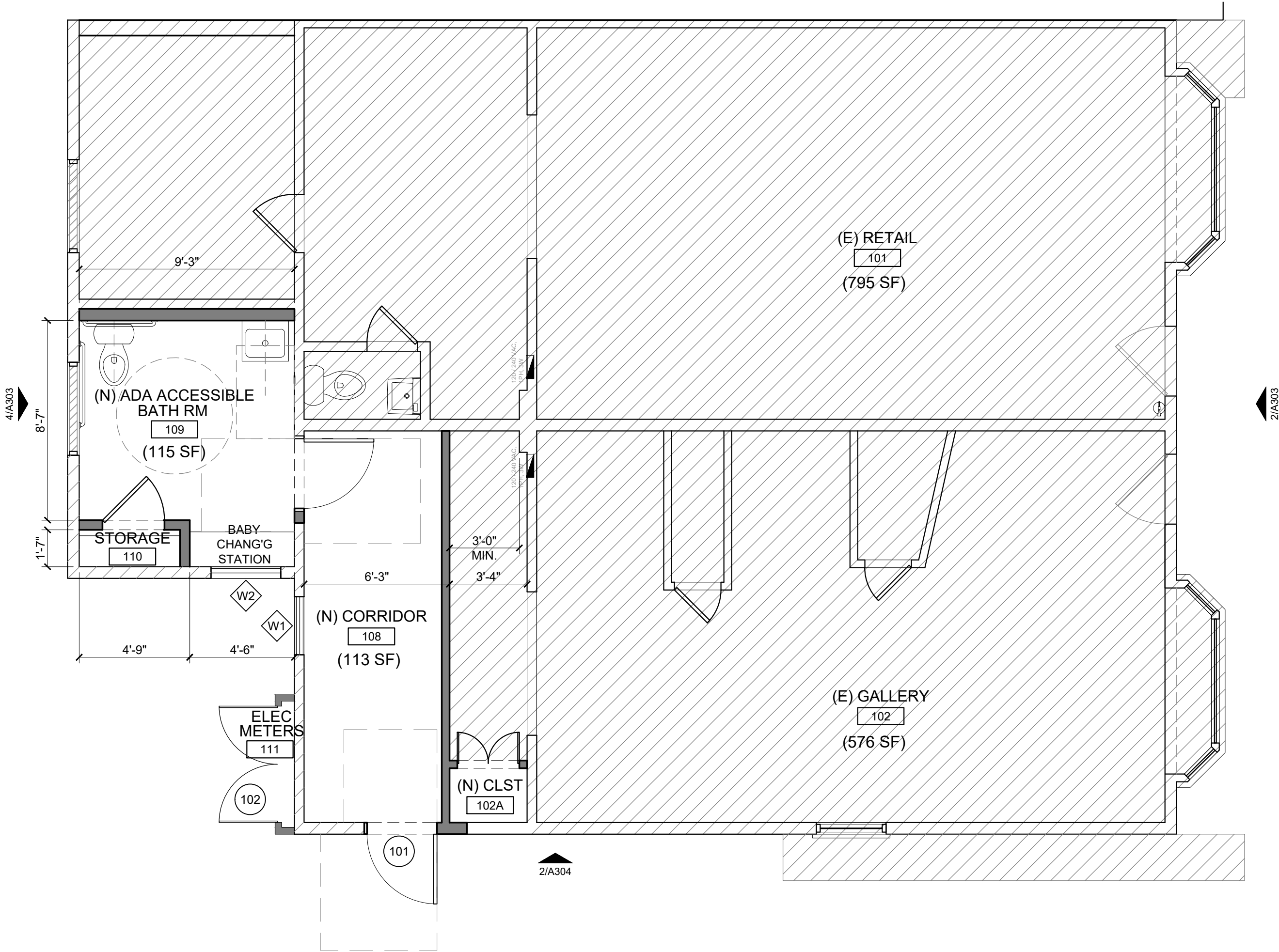
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BUILDING 'B' DEMOLITION AND PROPOSED PLAN
DESIGN REVIEW FOR:
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ESPERANZA CARMEL COMMERCIAL LLC

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	05/23/25	COMPLETENESS REVIEW #2 RESPONSE
DATE: 05/23/25		
SCALE: AS NOTED		
DRAWN: JN/SCA		
JOB:		
SHEET:		
A203		



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

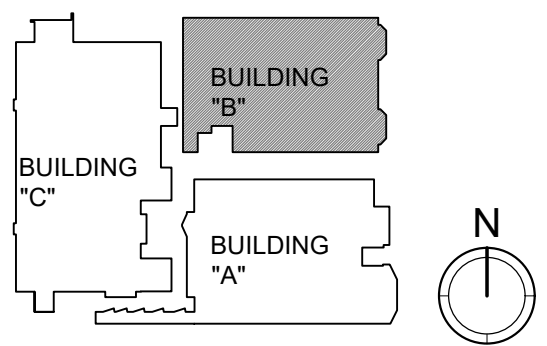


BUILDING "B"
PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

DRAWING LEGEND

- EXISTING TO REMAIN
- DEMO EXISTING WALL OR ELEMENT
- NEW WALL OR ELEMENT
- NEW WINDOW

KEY PLAN





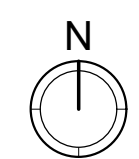
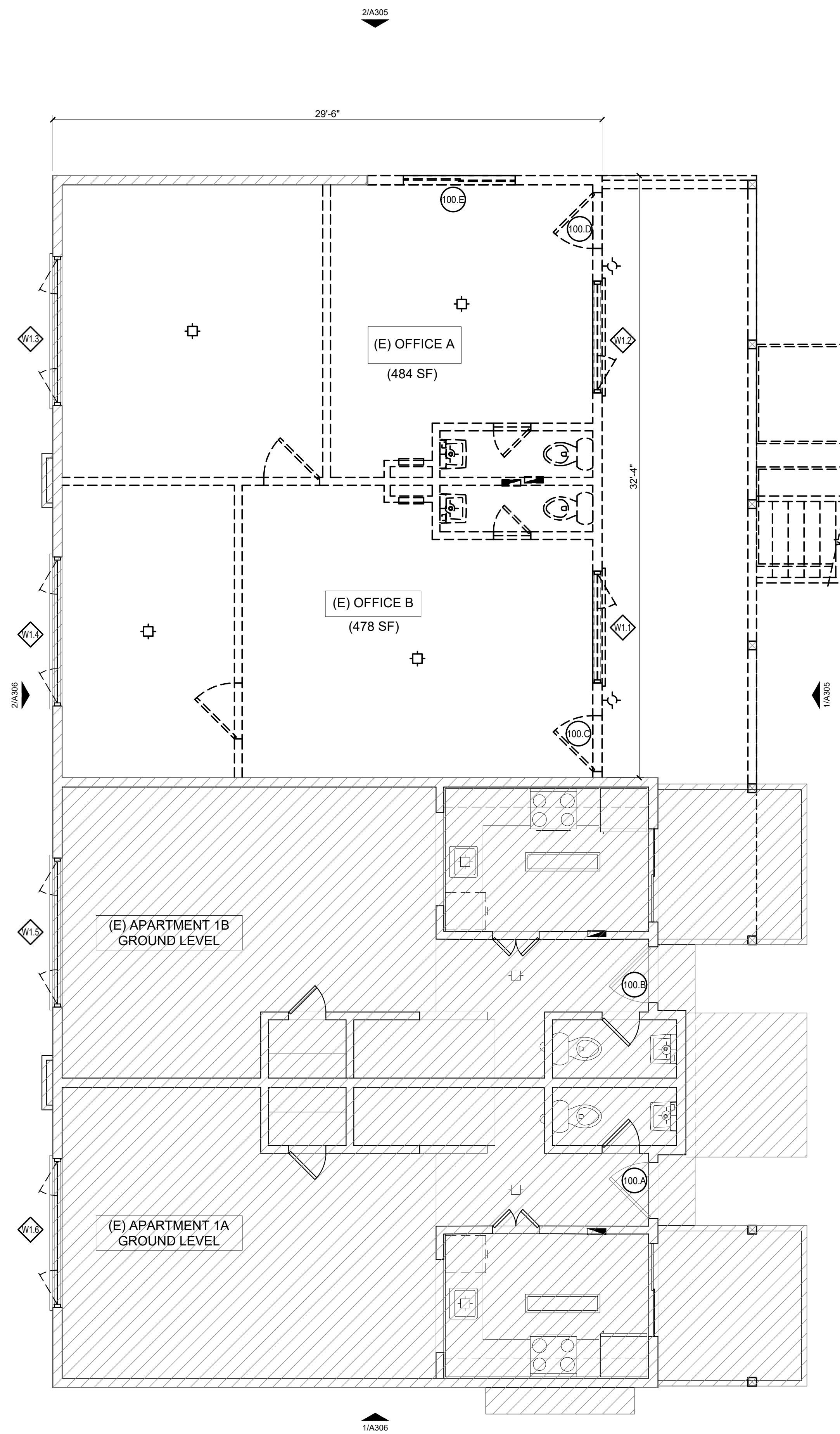
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BUILDING "C" DEMOLITION AND PROPOSED PLAN
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ESPERANZA CARMEL COMMERCIAL LLC

REV.	DATE	DESCRIPTION
	03/20/24	INITIAL PLANNING SUBMITTAL
	08/23/24	COMPLETENESS REVIEW #1 RESPONSE
	05/23/25	COMPLETENESS REVIEW #2 RESPONSE
DATE:	05/23/25	
SCALE:	AS NOTED	
DRAWN:	JN/SCA	
JOB:		
SHEET:		

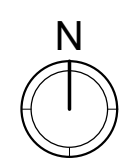
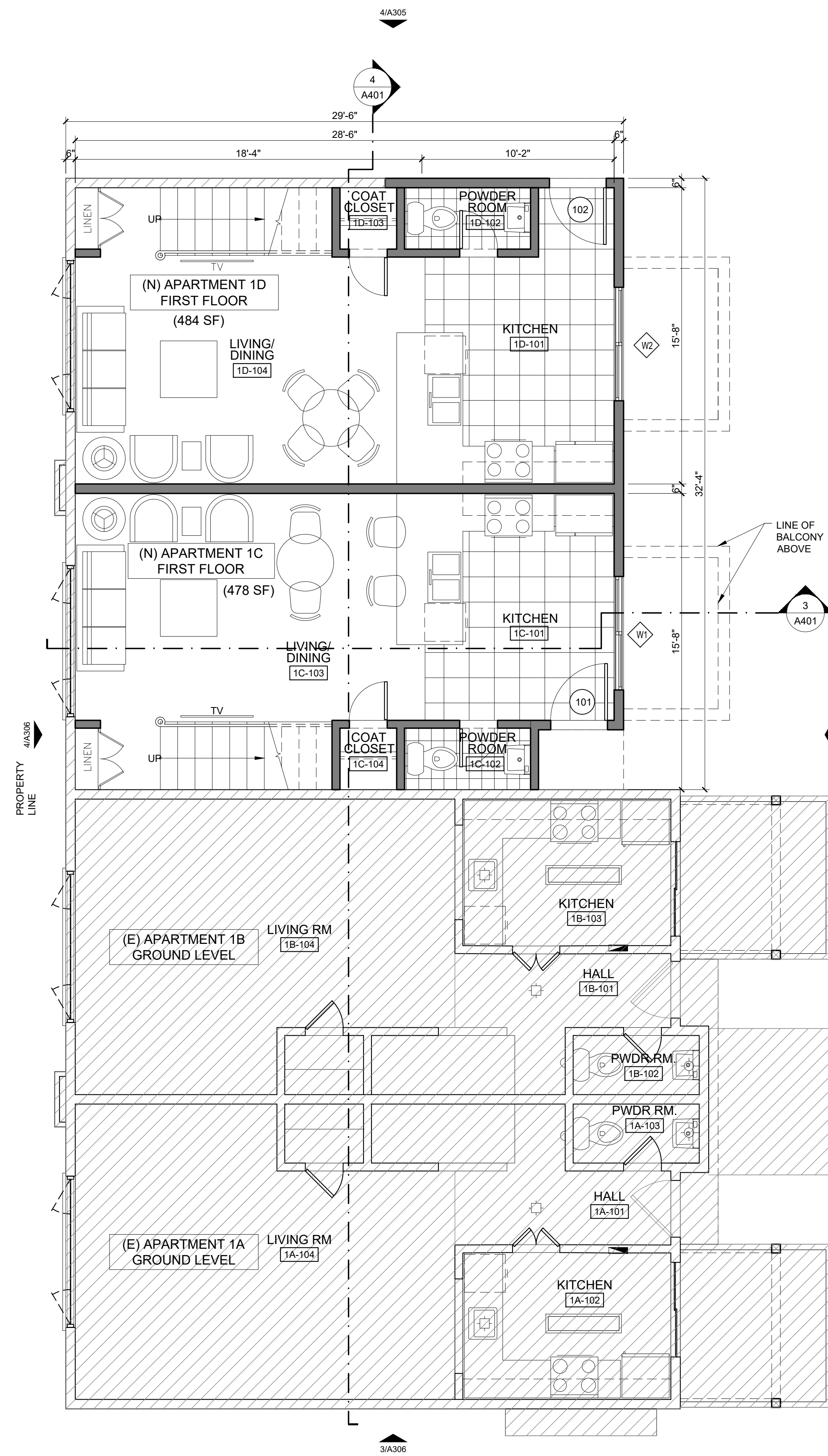
A204

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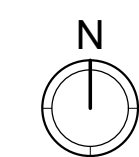
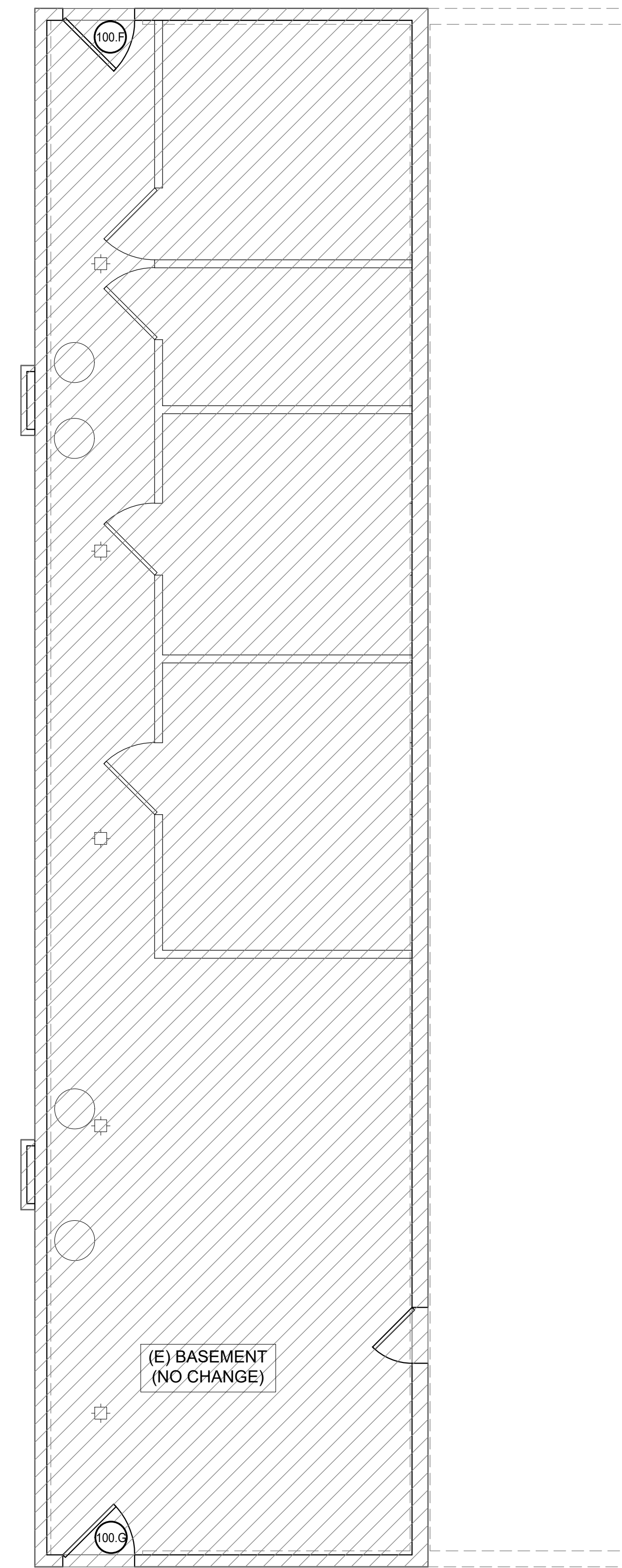
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BUILDING "C" GROUND LEVEL
DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"



2

BUILDING "C" GROUND LEVEL
PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



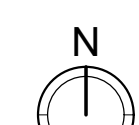
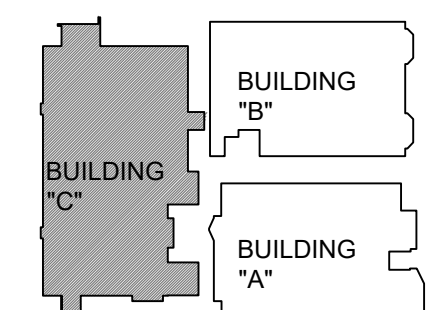
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BUILDING "C" BASEMENT
NO PROPOSED CHANGES
SCALE: 1/4" = 1'-0"

DRAWING LEGEND

- EXISTING TO REMAIN
- DEMO EXISTING WALL OR ELEMENT
- NEW WALL OR ELEMENT
- NEW WINDOW

KEY PLAN





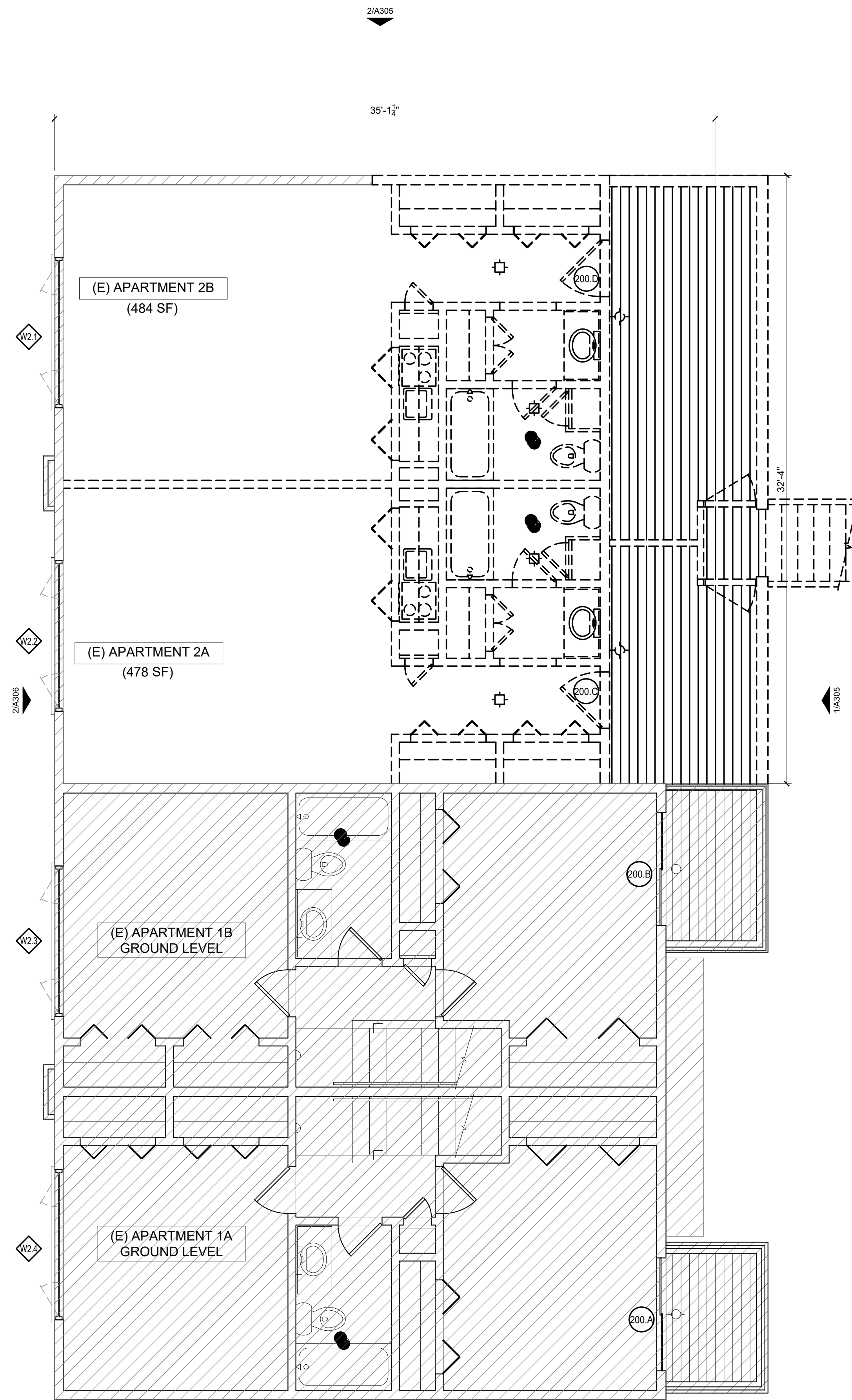
ESPERANZA CARMEL COMMERCIAL LLC
SAN CARLOS 2 NW of 8TH, CARMEL, CA 93921
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BUILDING "C" DEMOLITION & PROPOSED UPPER FLOOR PLANS
DESIGN REVIEW FOR:
WAGNER PROPERTY RENOVATION
LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

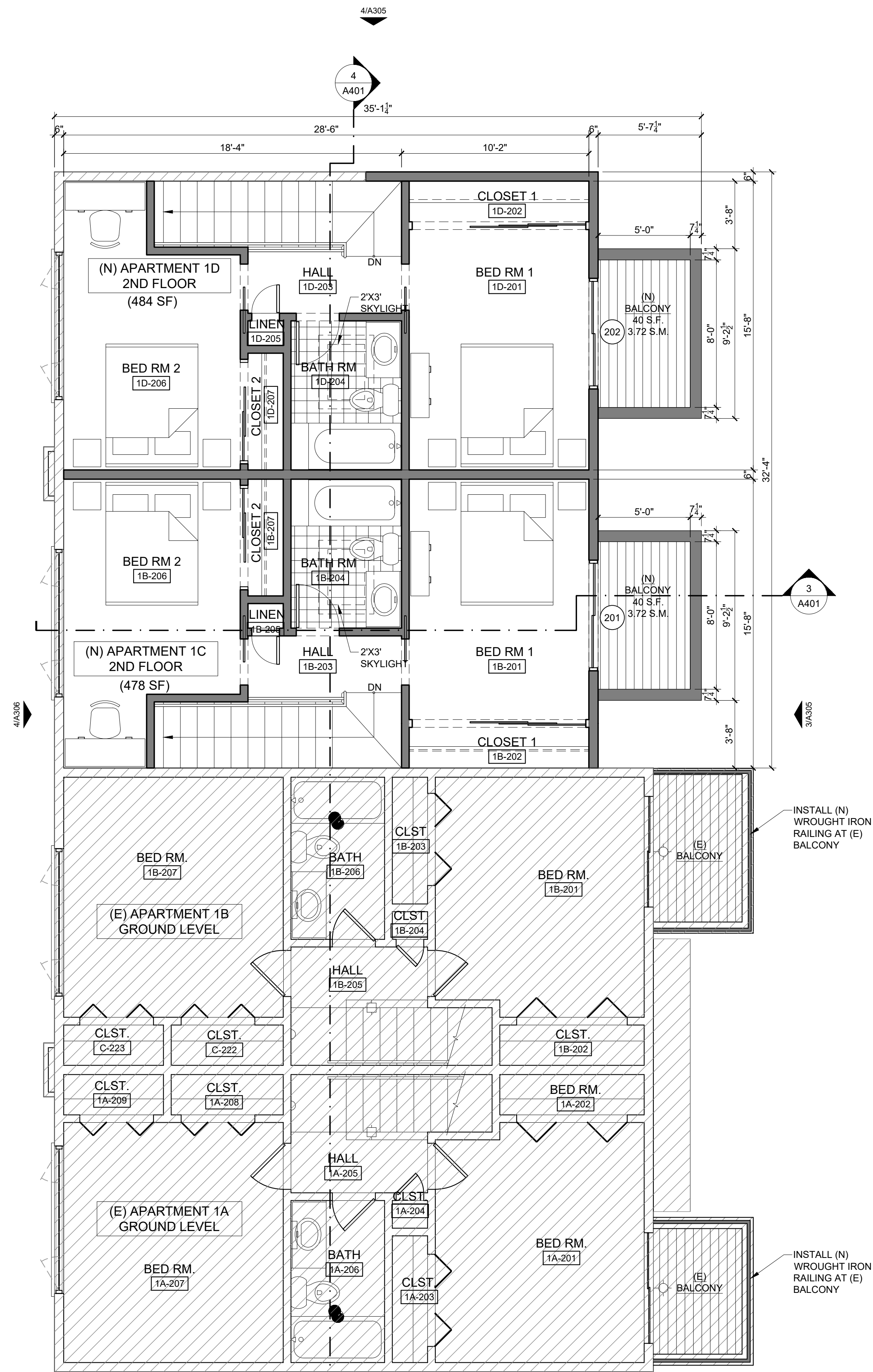
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SCALE: AS NOTED		
DRAWN: JN/SCA		
JOB:		
SHEET:		

A205

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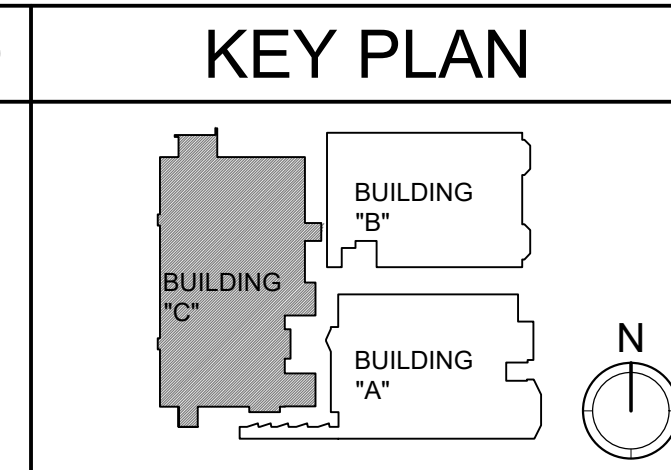


**BUILDING "C" UPPER LEVEL
DEMOLITION FLOOR PLAN**
SCALE: 1/4" = 1'-0"

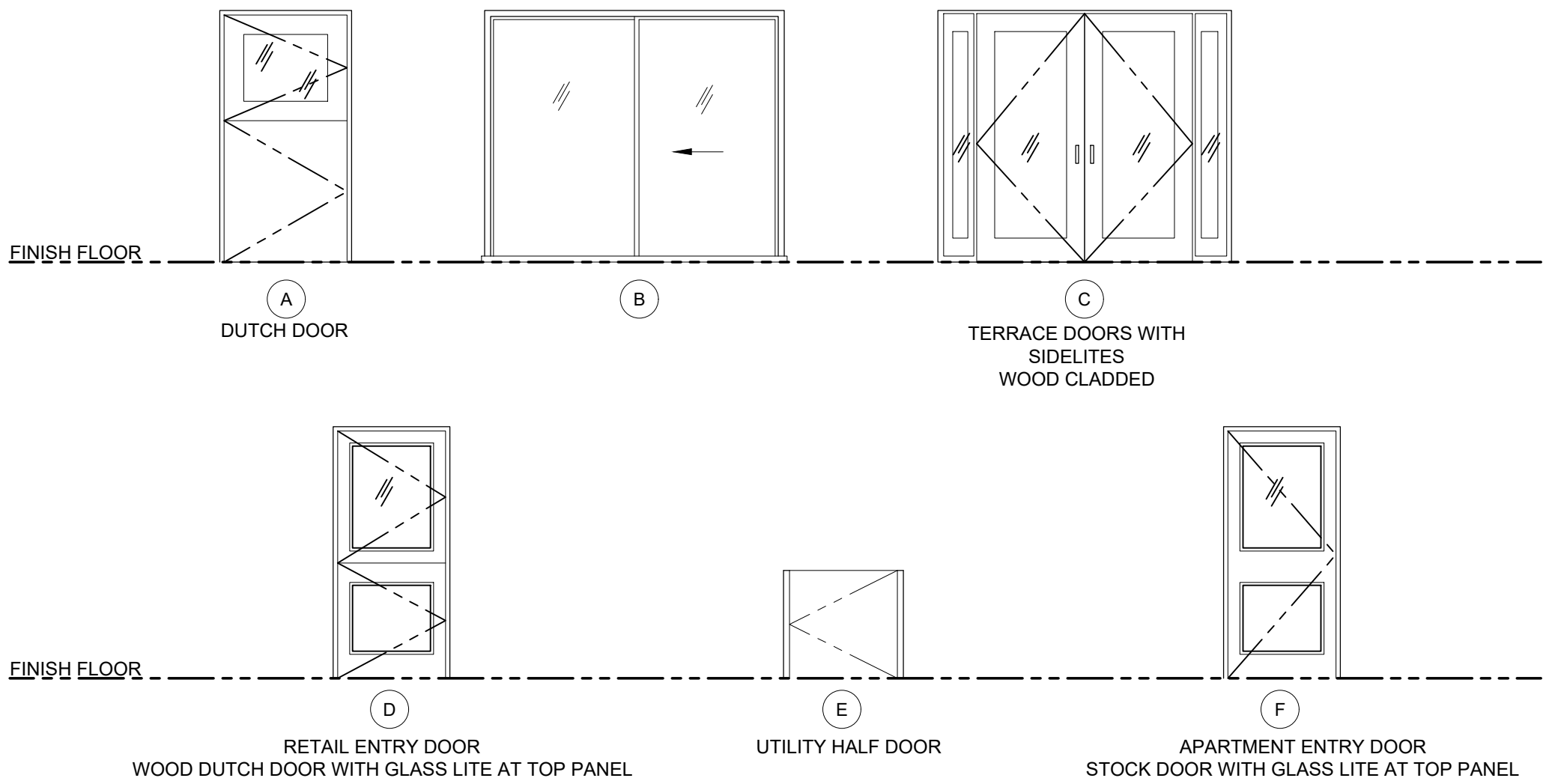


**BUILDING "C" UPPER LEVEL
PROPOSED FLOOR PLAN**
SCALE: 1/4" = 1'-0"

DRAWING LEGEND	
////	EXISTING TO REMAIN
==	DEMO EXISTING WALL OR ELEMENT
—	NEW WALL OR ELEMENT
==	NEW WINDOW

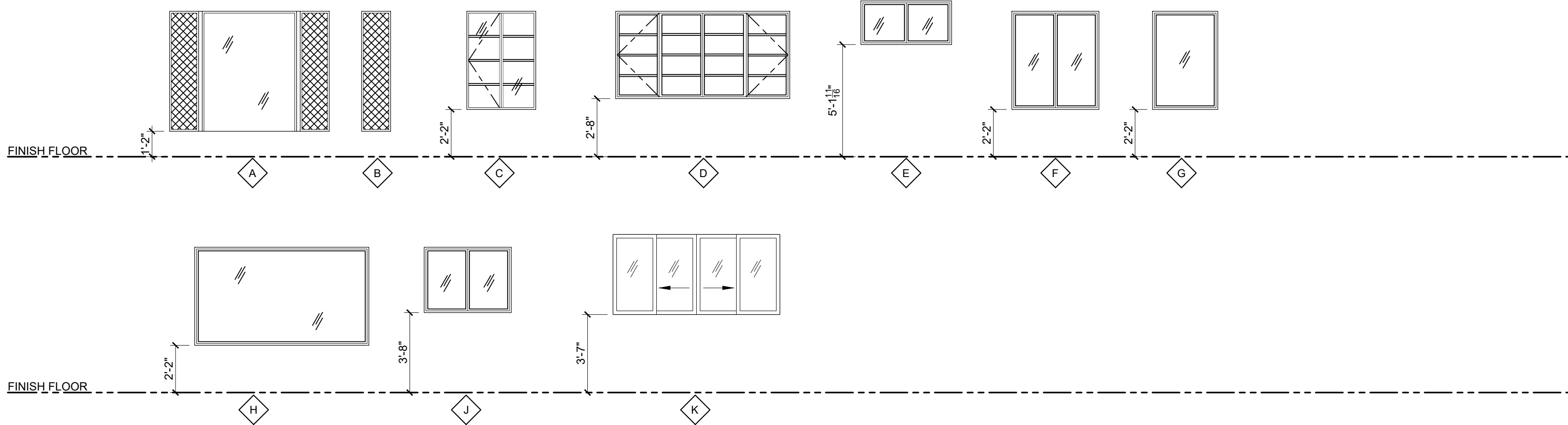


EXTERIOR DOOR AND FRAME SCHEDULE													
# DOOR NUMBER	DOOR						FRAME					MANUFACTURER	NOTES
	SIZE		TYPE	MATERIAL	FINISH	GLAZED LITE	MATERIAL	FINISH	DETAIL				
	WIDTH	HEIGHT							HEAD	JAMB	THRESHOLD		
EXISTING DOORS													
100.A	3'-0"	7'-0"	A	WD	PAINT	YES	WD	PAINT	WD	WD	AL	-	WITH GLASS LITE
100.B	3'-0"	7'-0"	A	WD	PAINT	YES	WD	PAINT	WD	WD	AL	-	WITH GLASS LITE
100.C	3'-0"	7'-0"	A	WD	PAINT	YES	WD	PAINT	WD	WD	AL	-	WITH GLASS LITE
200.A	PR 3'-0"	7'-0"	B	AL	FACTORY	YES	AL	FACTORY	AL/WD	AL/WD	AL	-	SLIDING DOOR
200.B	3'-0"	3'-0"	E	WD	PAINT	-	WD	PAINT	-	WD	-	-	HALF DOOR
NEW DOORS													
101	3'-0"	7'-0"	D	WD	PAINT	YES	WD	PAINT	WD	WD	AL	TM COBB 0144D DUTCH DOOR	COLOR: SW 6258 TRICORN BLACK
102	3'-0"	7'-0"	D	WD	PAINT	YES	WD	PAINT	WD	WD	AL	TM COBB 0144D DUTCH DOOR	COLOR: SW 6258 TRICORN BLACK
103	3'-0"	7'-0"	F	WD	PAINT	YES	WD	PAINT	WD	WD	AL	TM COBB 4182 STOCK ENTRY DOOR	COLOR: SW 6258 TRICORN BLACK
201	PR 3'-0"	7'-0"	C	WD	PAINT	YES	WD	PAINT	WD	WD	AL	KOLBE HERITAGE SERIES KK610 W/ SIDELITE KK510	COLOR: SW 6258 TRICORN BLACK
202	3'-0"	3'-0"	E	WD	PAINT	-	WD	PAINT	-	WD	AL	CONTRACTOR TO FABRICATE FROM WOOD	COLOR: SW 6436 BONSAI TINT



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

WINDOW SCHEDULE													
X WINDOW TYPE	SIZE		TYPE	WINDOW MATERIAL	FRAME MATERIAL	FINISH	DETAIL			GLAZING		MANUFACTURER	NOTES
	WIDTH	HEIGHT					HEAD	JAMB	SILL	DUAL OR SINGLE	TYPE		
EXISTING WINDOWS													
W1.1	7'-4"	5'-6"	A	WD/GL	WD	PAINT	WD	WD	WD	SINGLE	-		BAY WINDOW
W1.2	1'-4"	5'-6"	B	WD/GL	WD	PAINT	WD	WD	WD	SINGLE	-		BAY WINDOW
W1.3	1'-4"	5'-6"	B	WD/GL	WD	PAINT	WD	WD	WD	SINGLE	-		BAY WINDOW
W1.4	7'-0"	5'-6"	H	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		PICTURE WINDOW
W1.5	3'-2"	4'-6"	C	MTL/GL	MTL	PAINT	MTL/WD	MTL/WD	MTL/WD	SINGLE	-		-
W1.6	3'-2"	4'-6"	C	MTL/GL	MTL	PAINT	MTL/WD	MTL/WD	MTL/WD	SINGLE	-		-
W1.7	8'-0"	4'-0"	D	MTL/GL	MTL	PAINT	MTL/WD	MTL/WD	MTL/WD	SINGLE	-		-
W1.8	4'-2"	2'-0"	E	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		-
W2.1	4'-0"	4'-6"	F	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		-
W2.2	3'-0"	4'-6"	G	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		-
W2.3	4'-0"	4'-6"	F	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		-
W2.4	8'-0"	4'-6"	H	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		-
W2.5	4'-0"	3'-0"	F	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		-
W2.6	4'-0"	4'-6"	F	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		-
NEW WINDOWS													
W1	8'-0"	3'-8"	K	AL/GL	AL/WD	FACTORY	AL/WD	AL/WD	AL/WD	DUAL	TEMPERED	KOLBE VISTALUXE WD SERIES QUAD SLIDING WINDOW VLCQSL7036	COLOR: TO MATCH SW 6258 TRICORN BLACK



2 WINDOW TYPES
SCALE: 1/4" = 1'-0"

DOOR NOTES

- CONTRACTOR SHALL VERIFY AND COORDINATE FRAMED ROUGH OPENINGS, MANUFACTURER SPECIFIED ROUGH OPENINGS, AND MANUFACTURER UNIT SIZES, PRIOR TO ORDERING UNITS.
- CONTRACTOR SHALL VERIFY DOORS FINISHES, OPTIONS, HARDWARE, ETC WITH OWNER AND ARCHITECT PRIOR TO ORDERING UNITS.
- REFER TO BUILDING ELEVATIONS AND PLANS FOR UNITS OPERATION TYPE AND DIRECTION.
- GLAZING IN DOORS AND SIDELITES SHALL BE TEMPERED.
- REFER TO PROJECT TITLE-24 ENERGY COMPLIANCE FOR ADDITIONAL INFORMATION. CONTRACTOR SHALL VERIFY AND COORDINATE ENERGY COMPLIANCE REQUIREMENTS, DOOR SCHEDULE INFO, AND SPECIFICATIONS PRIOR TO ORDERING UNITS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO ORDERING UNITS.
- FURNISH AND INSTALL ALL DOOR HARDWARE PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED FOR A COMPLETE ASSEMBLY.
- DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING PARTS ON DOORS SHALL BE INSTALLED AT 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISHED FLOOR OR GROUND. [CBC 11B-404.2.7]
- OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX. [CBC 11B-309.4]
- DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. [CBC 11B-404.2.8]
- THE MAXIMUM FORCE FOR OPERATING A DOOR SHALL BE 5 POUNDS MAXIMUM, EXCEPT FOR FIRE DOORS WHICH ARE ALLOWED AT 15 POUNDS. [CBC 11B-404.2.9]
- SWINGING DOOR SURFACES WITHIN 10" OF THE FINISHED FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGE. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. [CBC 11B-404.2.10]
- DOOR THRESHOLDS SHALL BE ACCESSIBLE. CHANGES IN LEVEL OF 1/4" HIGH MAX SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" HIGH MIN AND 1/2" HIGH MAX SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. DOOR THRESHOLDS SHALL 1/2" HIGH MAXIMUM.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT USE OF KEY, THUMB TURN, OR ANY SPECIAL KNOWLEDGE OR EFFORT.

WINDOW NOTES

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- GLAZING IN HAZARDOUS LOCATIONS AS DEFINED PER CBC SECT 2406.4 SHALL BE TEMPERED. CONTRACTOR SHALL VERIFY REQUIRED TEMPERED GLAZING PRIOR TO ORDERING UNITS.
- OPERABLE WINDOWS SHALL BE EQUIPPED WITH REMOVABLE INSECT SCREENS BY WINDOW MANUFACTURER.
- OPERABLE WINDOWS ADJACENT TO WALKWAYS OR SIDEWALKS SHALL HAVE MANUFACTURER'S DEVICE TO LIMIT PROJECTION TO MAX 4" FROM FACE OF WALL.
- BEDROOMS SHALL HAVE AN EXTERIOR DOOR OR REQUIRE AN EGRESS WINDOW WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQ FT, A MINIMUM NET CLEAR OPENING HEIGHT OF 24 INCHES, AND A MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES ABOVE THE FINISHED FLOOR. [CBC SECT 1030.2 & .3]



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SAN CARLOS 2 NW of 8TH, CARMEL, CA 93921
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BUILDING 'A' DOOR & WINDOW SCHEDULE

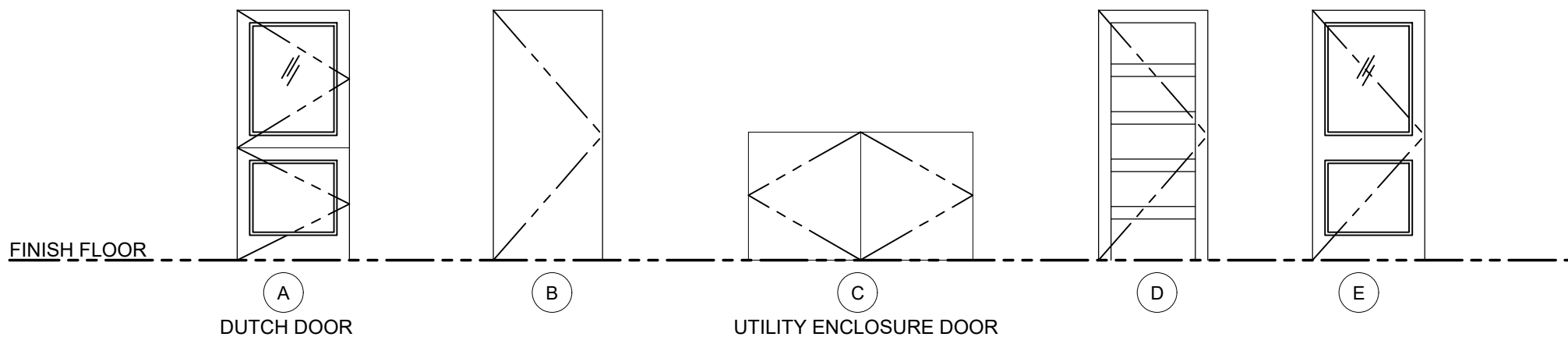
DESIGN REVIEW FOR:
WAGNER PROPERTY RENOVATION
LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

REV.	DATE	DESCRIPTION
	03/20/24	INITIAL PLANNING SUBMITTAL
	08/23/24	COMPLETENESS REVIEW #1 RESPONSE
	05/23/25	COMPLETENESS REVIEW #2 RESPONSE

DATE: 05/23/25
SCALE: AS NOTED
DRAWN: JN/SCA
JOB:
SHEET:

A251

EXTERIOR DOOR AND FRAME SCHEDULE													
# DOOR NUMBER	DOOR						FRAME					MANUFACTURER	NOTES
	SIZE		TYPE	MATERIAL	FINISH	GLAZED LITE	MATERIAL	FINISH	DETAIL				
	WIDTH	HEIGHT							HEAD	JAMB	THRESHOLD		
EXISTING DOORS													
100.A	3'-0"	7'-0"	A	WD	PAINT	YES	WD	PAINT	WD	WD	AL	-	WITH GLASS LITE
100.B	3'-0"	7'-0"	A	WD	PAINT	YES	WD	PAINT	WD	WD	AL	-	WITH GLASS LITE
100.C	3'-0"	6'-10"	B	WD	PAINT	NO	WD	PAINT	WD	WD	AL	-	WITH GLASS LITE
100.D	3'-0"	6'-10"	D	WD	PAINT	NO	WD	PAINT	WD	WD	AL	-	WITH GLASS LITE
NEW DOORS													
101	3'-0"	7'-0"	E	WD	PAINT	YES	WD	PAINT	WD	WD	AL	TM COBB 4182 STOCK ENTRY DOOR	COLOR: SW 6258 TRICORN BLACK
102	6'-0"	3'-5"	C	WD	PAINT	-	WD	PAINT	-	WD	-	CONTRACTOR TO FABRICATE FROM WOOD	COLOR: SW 6258 TRICORN BLACK

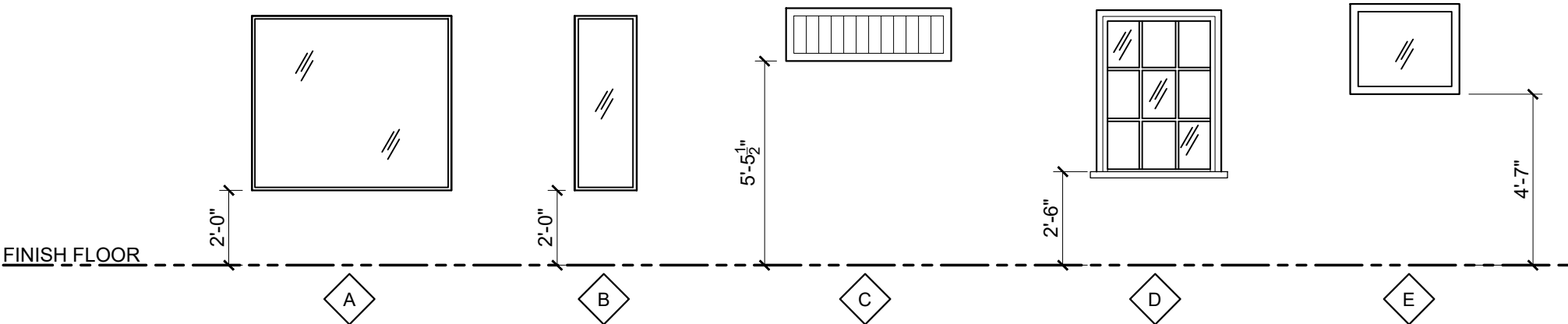


1

DOOR TYPES

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

WINDOW SCHEDULE													
X WINDOW TYPE	SIZE		TYPE	WINDOW MATERIAL	FRAME MATERIAL	FRAME FINISH	DETAIL			GLAZING		MANUFACTURER	NOTES
	WIDTH	HEIGHT					HEAD	JAMB	SILL	DUAL OR SINGLE	TYPE		
EXISTING WINDOWS													
W1.1	7'-4"	5'-6"	B	WD/GL	WD	PAINTED	WD	WD	WD	SINGLE	-	-	BAY WINDOW
W1.2	1'-4"	5'-6"	A	WD/GL	WD	PAINTED	WD	WD	WD	SINGLE	-	-	BAY WINDOW
W1.3	1'-4"	5'-6"	B	WD/GL	WD	PAINTED	WD	WD	WD	SINGLE	-	-	BAY WINDOW
W1.4	7'-0"	5'-6"	B	WD/GL	WD	PAINTED	WD	WD	WD	SINGLE	-	-	BAY WINDOW
W1.5	3'-2"	4'-6"	A	WD/GL	WD	PAINTED	WD	WD	WD	SINGLE	-	-	BAY WINDOW
W1.6	3'-2"	4'-6"	B	WD/GL	WD	PAINTED	WD	WD	WD	SINGLE	-	-	BAY WINDOW
W1.7	4'-0"	1'-5"	C	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-	-	WITH GLASS LOUVERS
W1.8	4'-0"	1'-5"	C	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-	-	WITH GLASS LOUVERS
W1.9	3'-0"	4'-3"	D	WD/GL	WD	PAINTED	WD	WD	WD	SINGLE	-	-	-
W1.10	3'-0"	4'-3"	D	WD/GL	WD	PAINTED	WD	WD	WD	SINGLE	-	-	-
NEW WINDOWS													
W1	8'-0"	4'-0"	E	WD/GL	AL/WD	PAINTED	AL/WD	AL/WD	AL/WD	DUAL	TEMPERED FROSTED	KOLBE VISTALUXE WD SERIES DIRECT SET WINDOW	COLOR: WHITE
W2	8'-0"	4'-0"	E	WD/GL	AL/WD	FACTORY	AL/WD	AL/WD	AL/WD	DUAL	TEMPERED FROSTED	KOLBE VISTALUXE WD SERIES DIRECT SET WINDOW	COLOR: WHITE



2

WINDOW TYPES

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



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PHONE: (831) 238-8260

BUILDING 'B' DOOR & WINDOW SCHEDULE
DESIGN REVIEW FOR:
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LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

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A252		

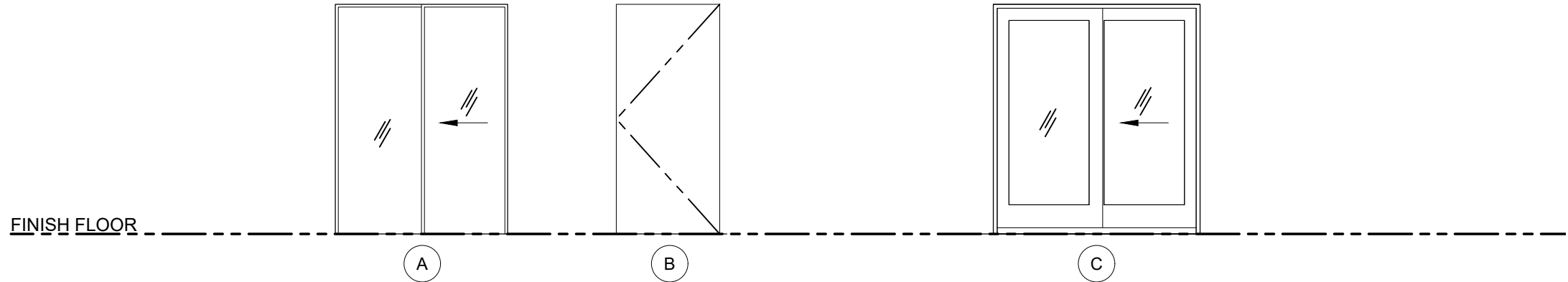
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- OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX. [CBC 11B-309.4]
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WINDOW NOTES

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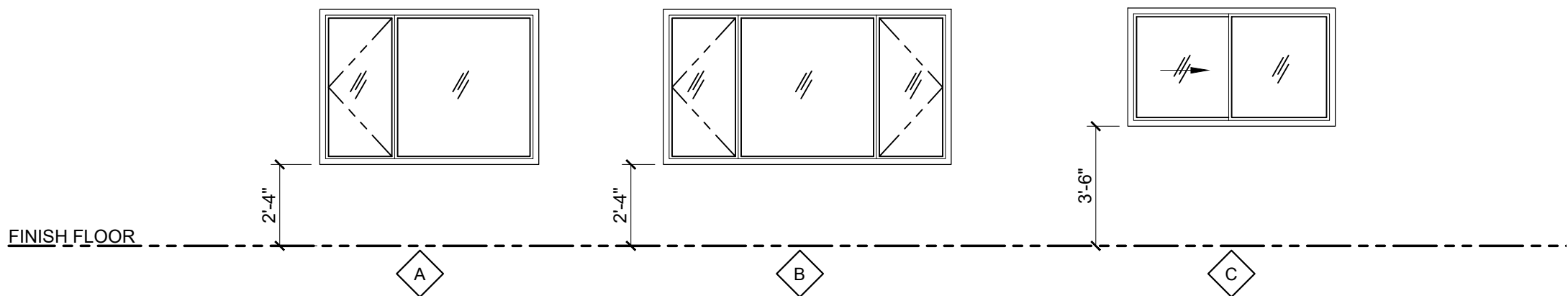
EXTERIOR DOOR AND FRAME SCHEDULE													
# DOOR NUMBER	DOOR						FRAME				MANUFACTURER		NOTES
	SIZE		TYPE	MATERIAL	FINISH	GLAZED LITE	MATERIAL	FINISH	DETAIL				
	WIDTH	HEIGHT							HEAD	JAMB	THRESHOLD		
EXISTING DOORS													
100.A	3'-0"	6'-8"	B	WD	PAINT	YES	WD	PAINT	WD	WD	AL	-	-
100.B	3'-0"	6'-8"	B	WD	PAINT	YES	WD	PAINT	WD	WD	AL	-	-
100.C	3'-0"	6'-8"	B	WD	PAINT	YES	WD	PAINT	WD	WD	AL	-	-
100.D	3'-0"	6'-8"	B	WD	PAINT	YES	WD	PAINT	WD	WD	AL	-	-
100.E	PAIR 3'-0"	6'-8"	A	AL	FACTORY	YES	AL	PAINT	AL/WD	AL/WD	AL	-	SLIDING DOOR
100.F	3'-0"	6'-8"	B	WD	PAINT	YES	WD	PAINT	WD	WD	AL	-	-
100.G	3'-0"	6'-8"	B	WD	PAINT	YES	WD	PAINT	WD	WD	AL	-	-
200.A	PAIR 3'-0"	6'-8"	A	AL	FACTORY	YES	AL	PAINT	AL/WD	AL/WD	AL	-	SLIDING DOOR
200.B	PAIR 3'-0"	6'-8"	A	AL	FACTORY	YES	AL	PAINT	AL/WD	AL/WD	AL	-	SLIDING DOOR
200.C	3'-0"	6'-8"	B	WD	FACTORY	YES	WD	PAINT	WD	WD	AL	-	-
200.D	3'-0"	6'-8"	B	WD	FACTORY	YES	WD	PAINT	WD	WD	AL	-	-
NEW DOORS													
101	3'-0"	6'-8"	B	WD	PAINT	YES	WD	PAINT	WD	WD	AL	T.M. COBB CO. WOOD SLAB DOOR	COLOR: SW 6258 TRICORN BLACK
102	3'-0"	6'-8"	B	WD	PAINT	YES	WD	PAINT	WD	WD	AL	T.M. COBB CO. WOOD SLAB DOOR	COLOR: SW 6258 TRICORN BLACK
201	PAIR 3'-0"	6'-8"	C	WD	PAINT	YES	WD	PAINT	WD	WD	AL	KOLBE HERITAGE SERIES SLIDING DOOR GAW51166	COLOR: SW 6160 BEST BRONZE
202	PAIR 3'-0"	6'-8"	C	WD	PAINT	YES	WD	PAINT	WD	WD	AL	KOLBE HERITAGE SERIES SLIDING DOOR GAW51166	COLOR: SW 6160 BEST BRONZE



1 DOOR PANELS AND FRAME TYPES

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

WINDOW SCHEDULE													
X WINDOW TYPE	SIZE		TYPE	WINDOW MATERIAL	FRAME MATERIAL	FRAME FINISH	DETAIL			GLAZING		MANUFACTURER	NOTES
	WIDTH	HEIGHT					HEAD	JAMB	SILL	DUAL OR SINGLE	TYPE		
EXISTING WINDOWS													
W1.1	6'-0"	4'-2"	A	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		BAY WINDOW
W1.2	6'-0"	4'-2"	A	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		BAY WINDOW
W1.3	8'-0"	4'-1"	B	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		BAY WINDOW
W1.4	8'-0"	4'-1"	B	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		PICTURE WINDOW
W1.5	8'-0"	4'-1"	B	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		-
W1.6	8'-0"	4'-1"	B	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		-
W2.1	8'-0"	4'-1"	B	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		-
W2.2	8'-0"	4'-1"	B	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		-
W2.3	8'-0"	4'-1"	B	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		-
W2.4	8'-0"	4'-1"	B	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		-
NEW WINDOWS													
W1	8'-0"	4'-0"	C	AL/GL	AL/WD	FACTORY	AL/WD	AL/WD	AL/WD	DUAL	TEMPERED	KOLBE VISTALUXE WD SERIES SLIDER VLCSL6040	COLOR: TO MATCH SW 6160 BEST BRONZE
W2	8'-0"	4'-0"	C	AL/GL	AL/WD	FACTORY	AL/WD	AL/WD	AL/WD	DUAL	TEMPERED	KOLBE VISTALUXE WD SERIES SLIDER VLCSL6040	COLOR: TO MATCH SW 6160 BEST BRONZE



2 WINDOW TYPE

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

DOOR NOTES

- CONTRACTOR SHALL VERIFY AND COORDINATE FRAMED ROUGH OPENINGS, MANUFACTURER SPECIFIED ROUGH OPENINGS, AND MANUFACTURER UNIT SIZES, PRIOR TO ORDERING UNITS.
- CONTRACTOR SHALL VERIFY DOORS FINISHES, OPTIONS, HARDWARE, ETC WITH OWNER AND ARCHITECT PRIOR TO ORDERING UNITS.
- REFER TO BUILDING ELEVATIONS AND PLANS FOR UNITS OPERATION TYPE AND DIRECTION.
- GLAZING IN DOORS AND SIDELITES SHALL BE TEMPERED.
- REFER TO PROJECT TITLE-24 ENERGY COMPLIANCE FOR ADDITIONAL INFORMATION. CONTRACTOR SHALL VERIFY AND COORDINATE ENERGY COMPLIANCE REQUIREMENTS, DOOR SCHEDULE INFO, AND SPECIFICATIONS PRIOR TO ORDERING UNITS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO ORDERING UNITS.
- FURNISH AND INSTALL ALL DOOR HARDWARE PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED FOR A COMPLETE ASSEMBLY.
- DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING PARTS ON DOORS SHALL BE INSTALLED AT 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISHED FLOOR OR GROUND. [CBC 11B-404.2.7]
- OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX. [CBC 11B-309.4]
- DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. [CBC 11B-404.2.8]
- THE MAXIMUM FORCE FOR OPERATING A DOOR SHALL BE 5 POUNDS MAXIMUM, EXCEPT FOR FIRE DOORS WHICH ARE ALLOWED AT 15 POUNDS. [CBC 11B-404.2.9]
- SWINGING DOOR SURFACES WITHIN 10" OF THE FINISHED FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGE. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. [CBC 11B-404.2.10]
- DOOR THRESHOLDS SHALL BE ACCESSIBLE. CHANGES IN LEVEL OF 1/4" HIGH MAX SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" HIGH MIN AND 1/2" HIGH MAX SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. DOOR THRESHOLDS SHALL 1/2" HIGH MAXIMUM.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT USE OF KEY, THUMB TURN, OR ANY SPECIAL KNOWLEDGE OR EFFORT.

WINDOW NOTES

- CONTRACTOR SHALL VERIFY AND COORDINATE FRAMED ROUGH OPENINGS, MANUFACTURER SPECIFIED ROUGH OPENINGS, AND MANUFACTURER UNIT SIZES, PRIOR TO ORDERING UNITS.
- CONTRACTOR SHALL VERIFY WINDOW FINISHES, OPTIONS, HARDWARE, ETC WITH OWNER AND ARCHITECT PRIOR TO ORDERING UNITS.
- REFER TO BUILDING ELEVATIONS AND PLANS FOR UNITS OPERATION TYPE AND DIRECTION.
- REFER TO PROJECT TITLE-24 ENERGY COMPLIANCE FOR ADDITIONAL INFORMATION. CONTRACTOR SHALL VERIFY AND COORDINATE ENERGY COMPLIANCE REQUIREMENTS, WINDOW SCHEDULE INFO, AND SPECIFICATIONS PRIOR TO ORDERING UNITS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO ORDERING UNITS.
- GLAZING IN HAZARDOUS LOCATIONS AS DEFINED PER CBC SECT 2406.4 SHALL BE TEMPERED. CONTRACTOR SHALL VERIFY REQUIRED TEMPERED GLAZING PRIOR TO ORDERING UNITS.
- OPERABLE WINDOWS SHALL BE EQUIPPED WITH REMOVABLE INSECT SCREENS BY WINDOW MANUFACTURER.
- OPERABLE WINDOWS ADJACENT TO WALKWAYS OR SIDEWALKS SHALL HAVE MANUFACTURER'S DEVICE TO LIMIT PROJECTION TO MAX 4" FROM FACE OF WALL.
- BEDROOMS SHALL HAVE AN EXTERIOR DOOR OR REQUIRE AN EGRESS WINDOW WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQ FT, A MINIMUM NET CLEAR OPENING HEIGHT OF 24 INCHES, AND A MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES ABOVE THE FINISHED FLOOR. [CBC SECT 1030.2 & .3]



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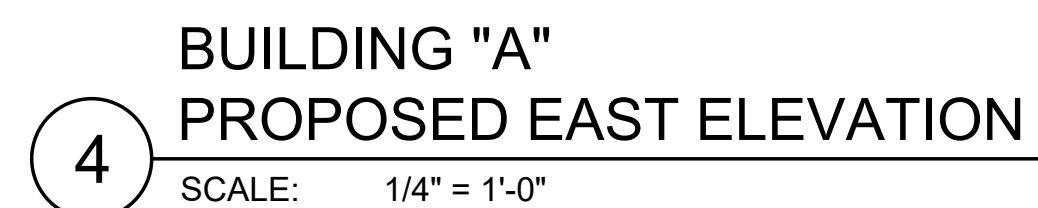
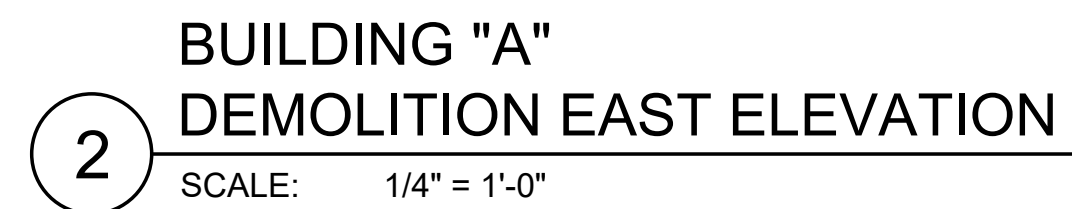
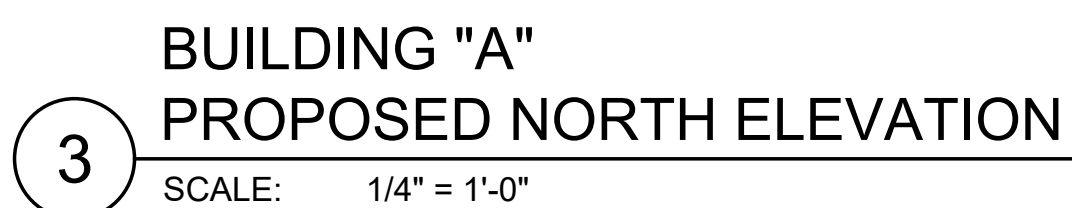
BUILDING 'C' DOOR & WINDOW SCHEDULE

DESIGN REVIEW FOR:
WAGNER PROPERTY RENOVATION
LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

REV.	DATE	DESCRIPTION
	03/20/24	INITIAL PLANNING SUBMITTAL
	08/23/24	COMPLETENESS REVIEW #1 RESPONSE
	05/23/25	COMPLETENESS REVIEW #2 RESPONSE

DATE: 05/23/25
SCALE: AS NOTED
DRAWN: JN/SCA
JOB:
SHEET:

A253



- THE GENTLEST MEANS POSSIBLE WILL BE USED FOR CLEANING ALL HISTORIC WOOD, BRICK AND METAL FEATURES.
- REFER TO HISTORIC RESOURCES BOARD IN SHEET A001 FOR PRESERVATION BRIEFS.

BUILDING 'A' DEMOLITION AND PROPOSED ELEVATIONS

DESIGN REVIEW FOR:

WAGNER PROPERTY RENOVATION
LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

REV.	DATE	DESCRIPTION
	03/20/24	INITIAL PLANNING SUBMITTAL
	08/23/24	COMPLETENESS REVIEW #1 RESPONSE
	05/23/25	COMPLETENESS REVIEW #2 RESPONSE

DATE: 05/23/25

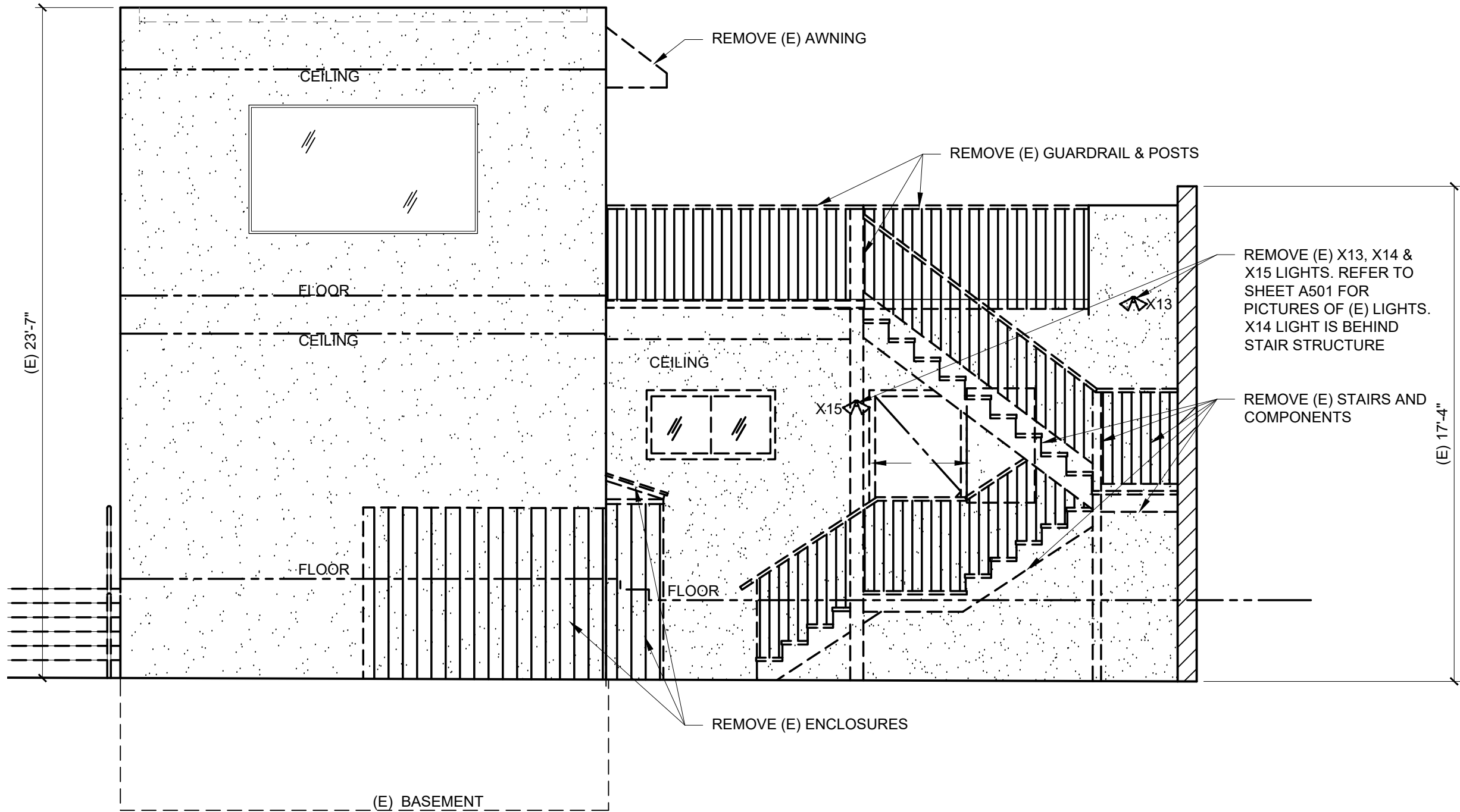
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DRAWN: JN/SCA

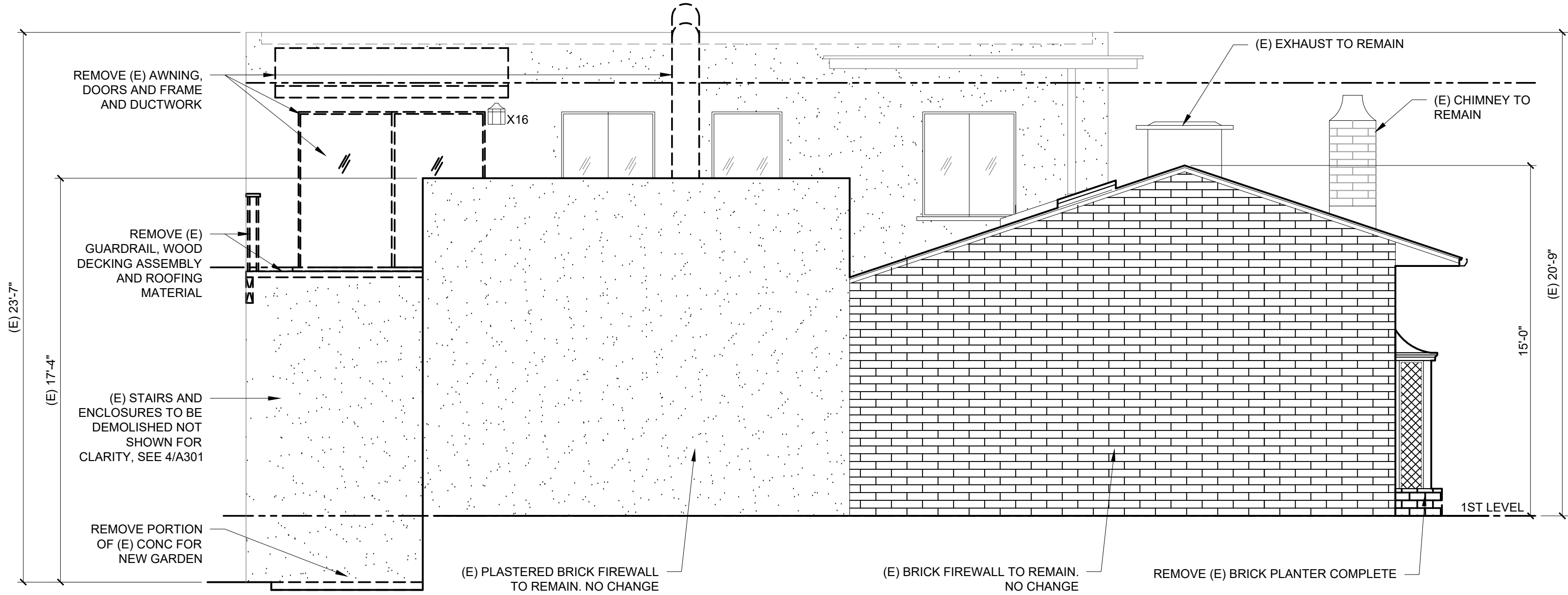
JOB:

SHEET:

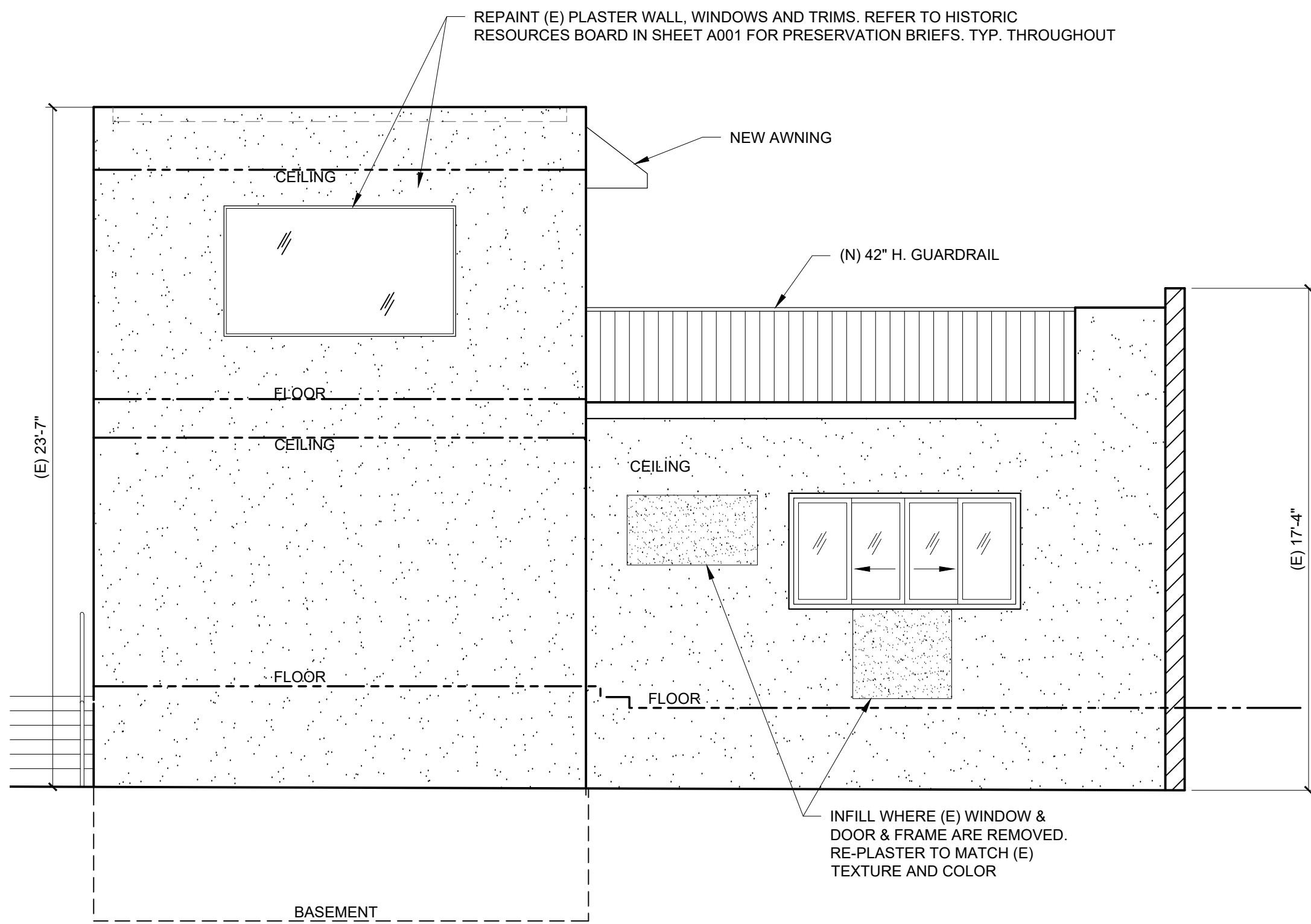
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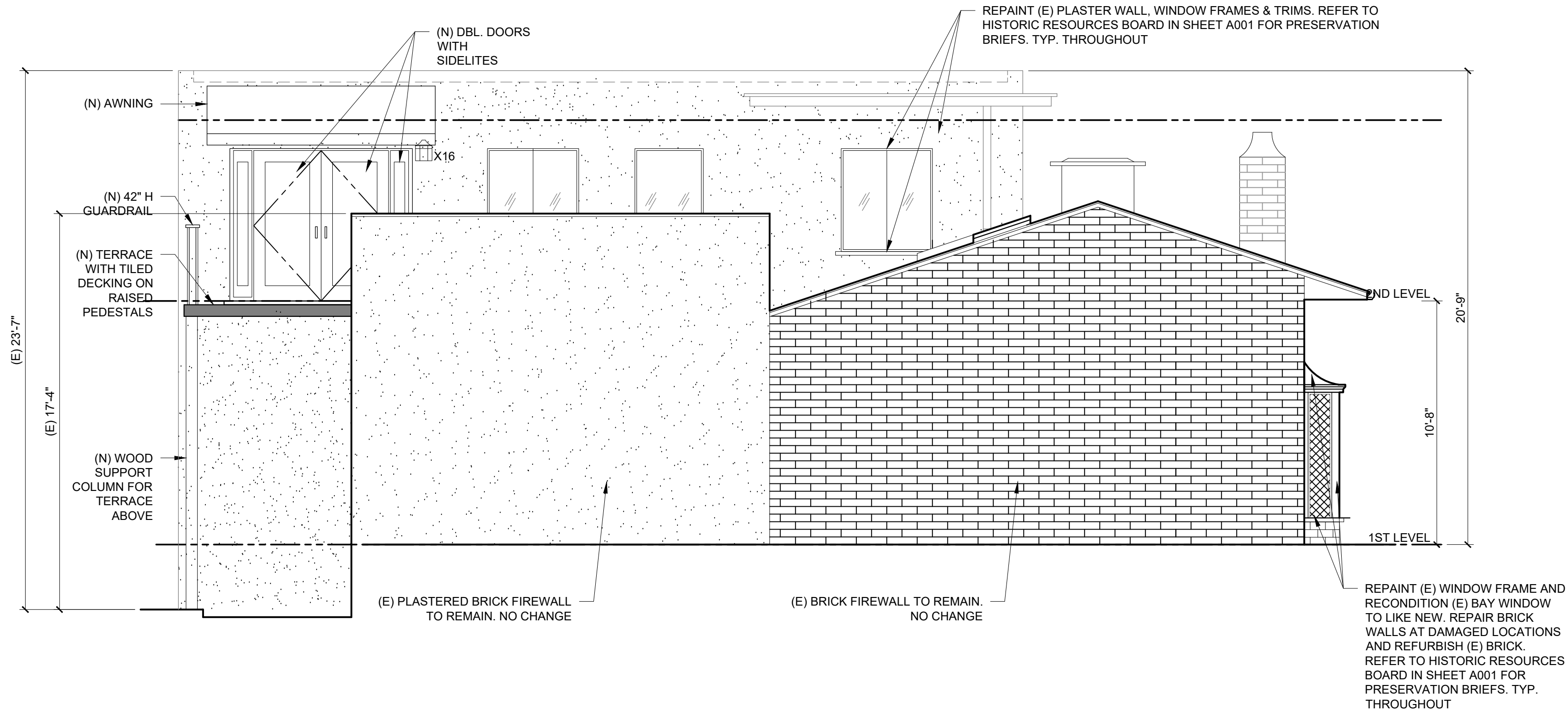
BUILDING "A"
DEMOLITION WEST ELEVATION
SCALE: 1/4" = 1'-0"



BUILDING "A"
DEMOLITION SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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

HISTORIC RESOURCES BOARD NOTES:

- THE GENTLEST MEANS POSSIBLE WILL BE USED FOR CLEANING ALL HISTORIC WOOD, BRICK, AND METAL FEATURES.
- REFER TO HISTORIC RESOURCES BOARD IN SHEET A001 FOR PRESERVATION BRIEFS.

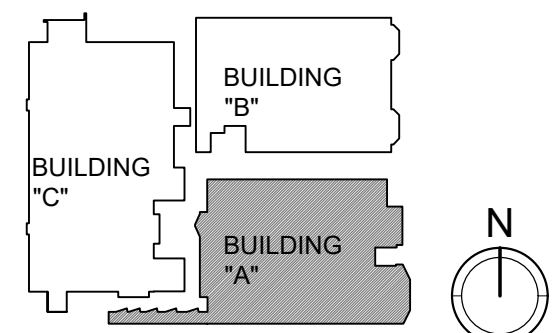
NOTES

- REFER TO FINISH PLAN FOR NEW PAINT COLORS AND DETAILS.
- REPAIR DAMAGED AND DETERIORATED FINISHES AND REPAINT.
- ADD NEW SIGNS FOR NEW RETAIL SPACES.

DRAWING LEGEND

- //// (E) TO REMAIN
- = = = = DEMO (E) WALL OR ELEMENT
- NEW WALL OR ELEMENT
- NEW WINDOW

KEY PLAN



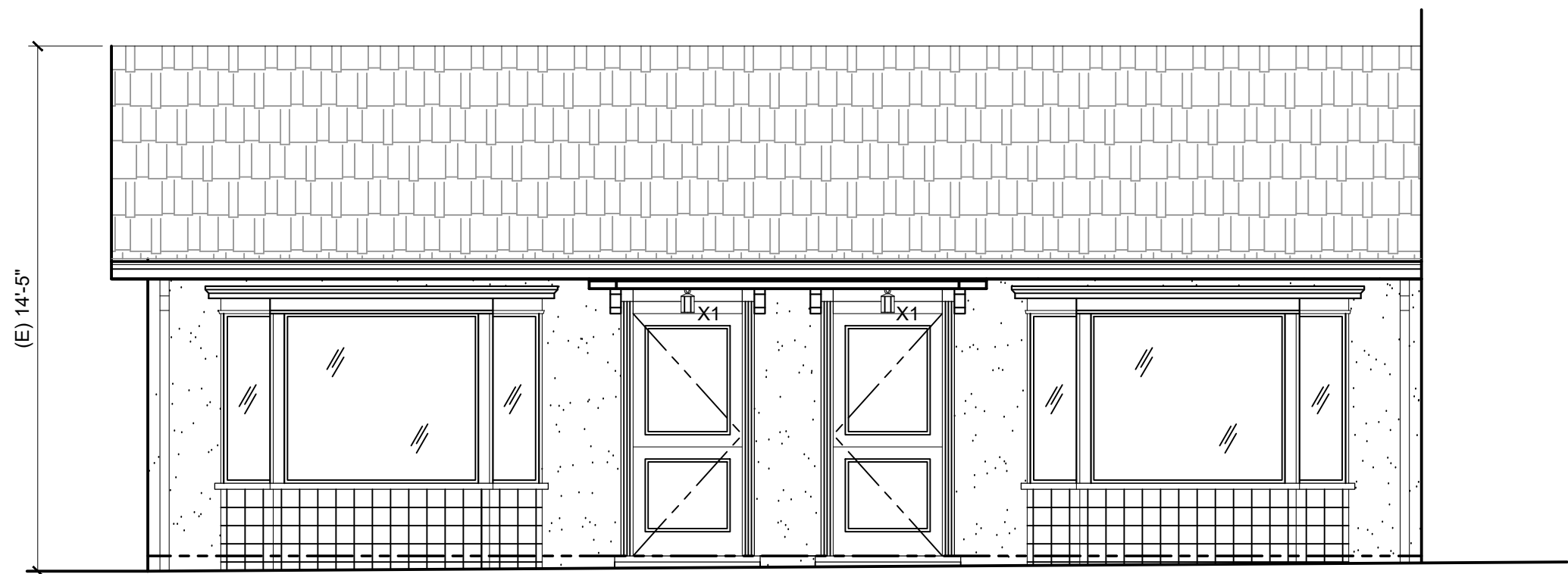
ESPERANZA CARMEL COMMERCIAL LLC
SAN CARLOS 2 NW of 8TH, CARMEL, CA 93921
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PHONE: (831) 238-8260

BUILDING "A" DEMOLITION AND PROPOSED ELEVATIONS
DESIGN REVIEW FOR:
WAGNER PROPERTY RENOVATION
LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

REV.	DATE	DESCRIPTION
	03/20/24	INITIAL PLANNING SUBMITTAL
	08/23/24	COMPLETENESS REVIEW #1 RESPONSE
	05/23/25	COMPLETENESS REVIEW #2 RESPONSE

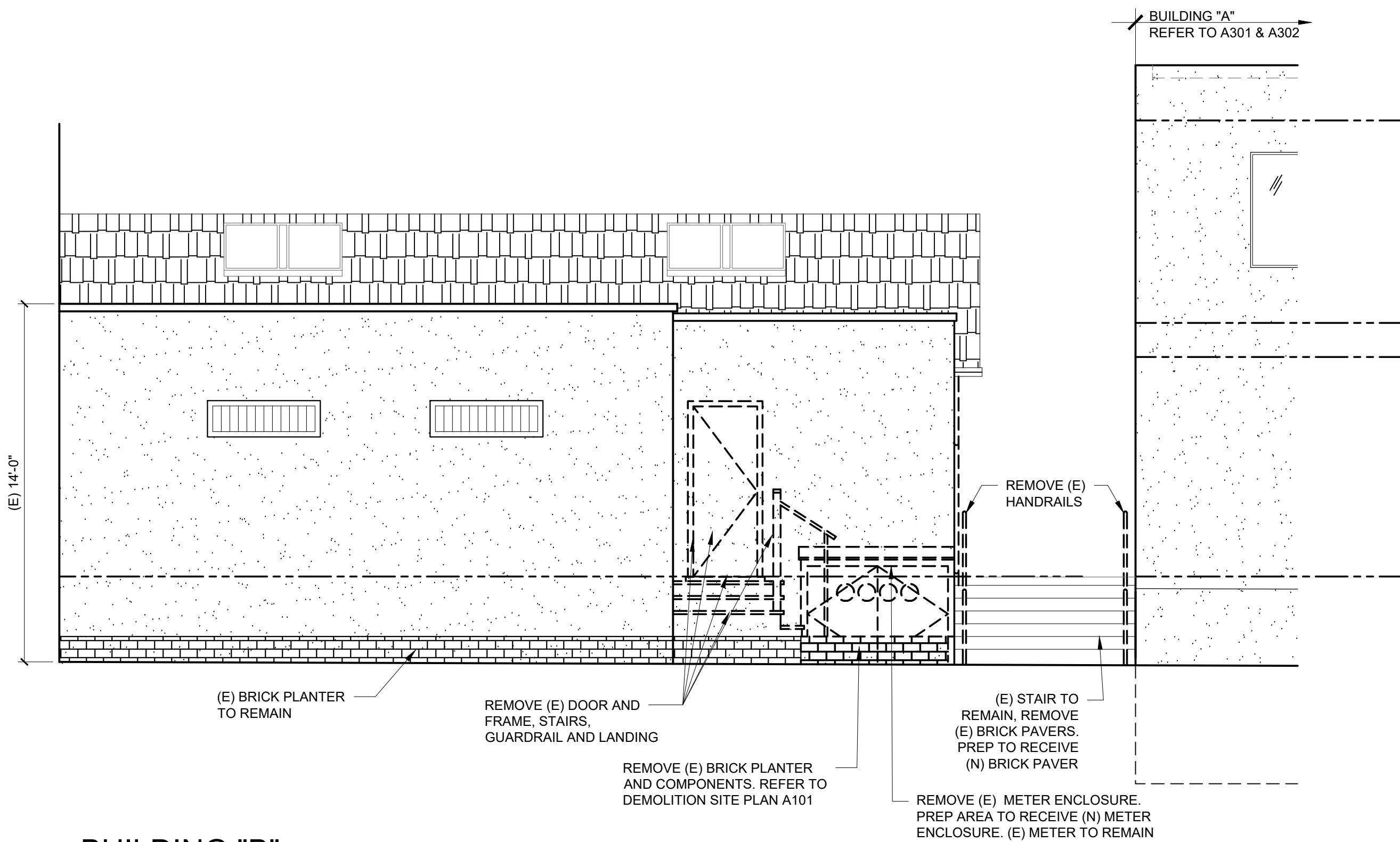
DATE: 05/23/25
SCALE: AS NOTED
DRAWN: JN/SCA
JOB:
SHEET:

A302



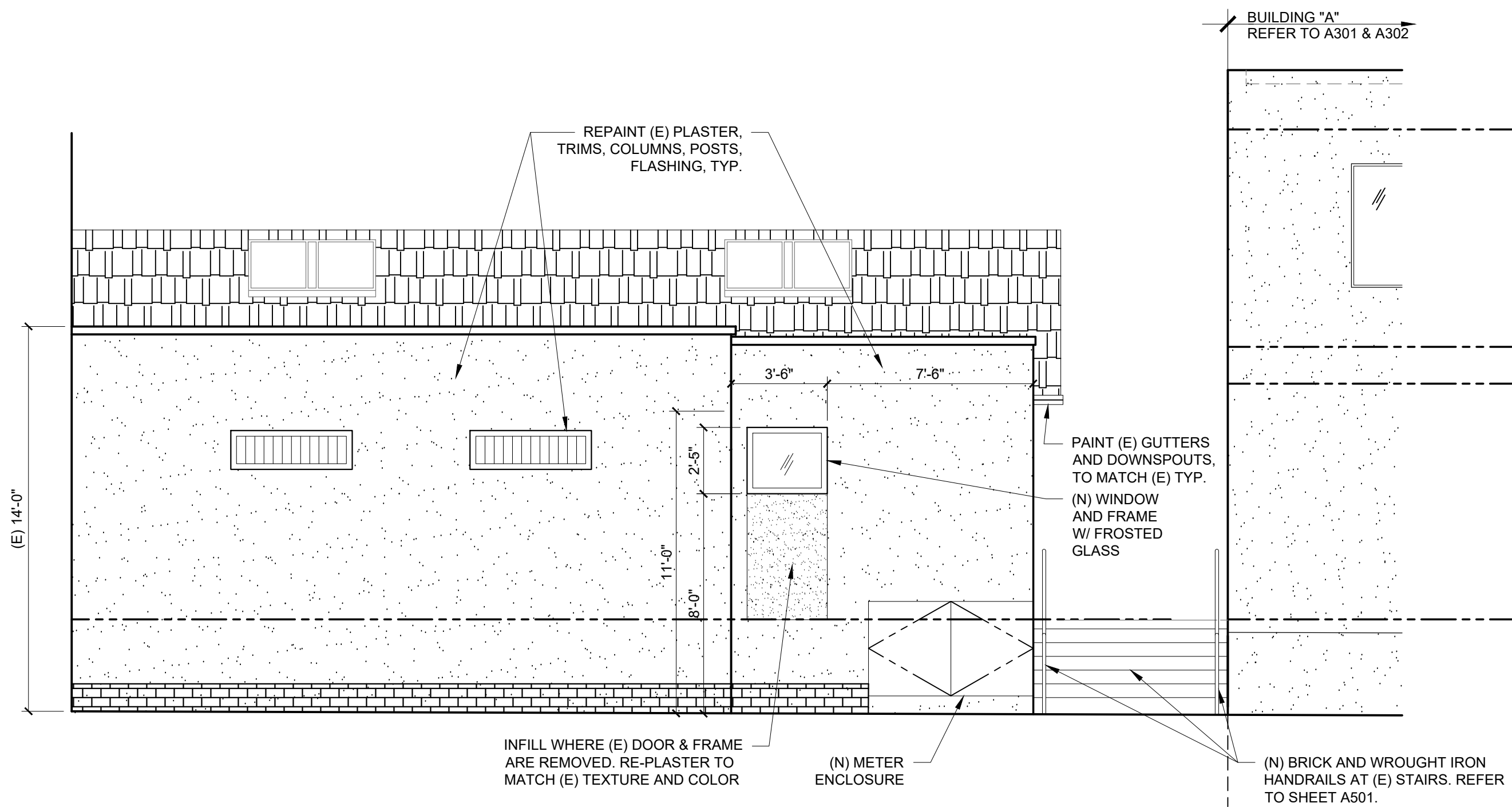
2

BUILDING "B"
EXISTING EAST ELEVATION (NO PROPOSED WORK)
SCALE: 1/4" = 1'-0"



3

BUILDING "B"
DEMOLITION WEST ELEVATION
SCALE: 1/4" = 1'-0"



4

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

HISTORIC RESOURCES BOARD NOTES:

- THE GENTLEST MEANS POSSIBLE WILL BE USED FOR CLEANING ALL HISTORIC WOOD, BRICK, AND METAL FEATURES.
- REFER TO HISTORIC RESOURCES BOARD IN SHEET A001 FOR PRESERVATION BRIEFS.

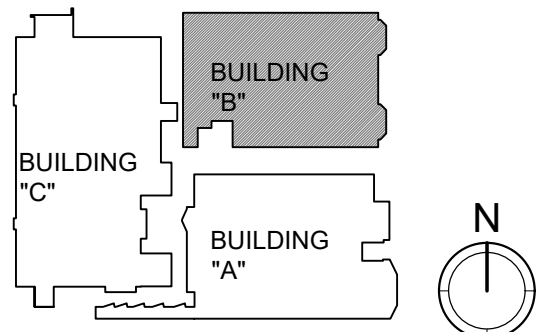
NOTES

- REFER TO FINISH PLAN FOR NEW PAINT COLORS AND DETAILS.
- REPAIR DAMAGED AND DETERIORATED FINISHES AND REPAINT.

DRAWING LEGEND

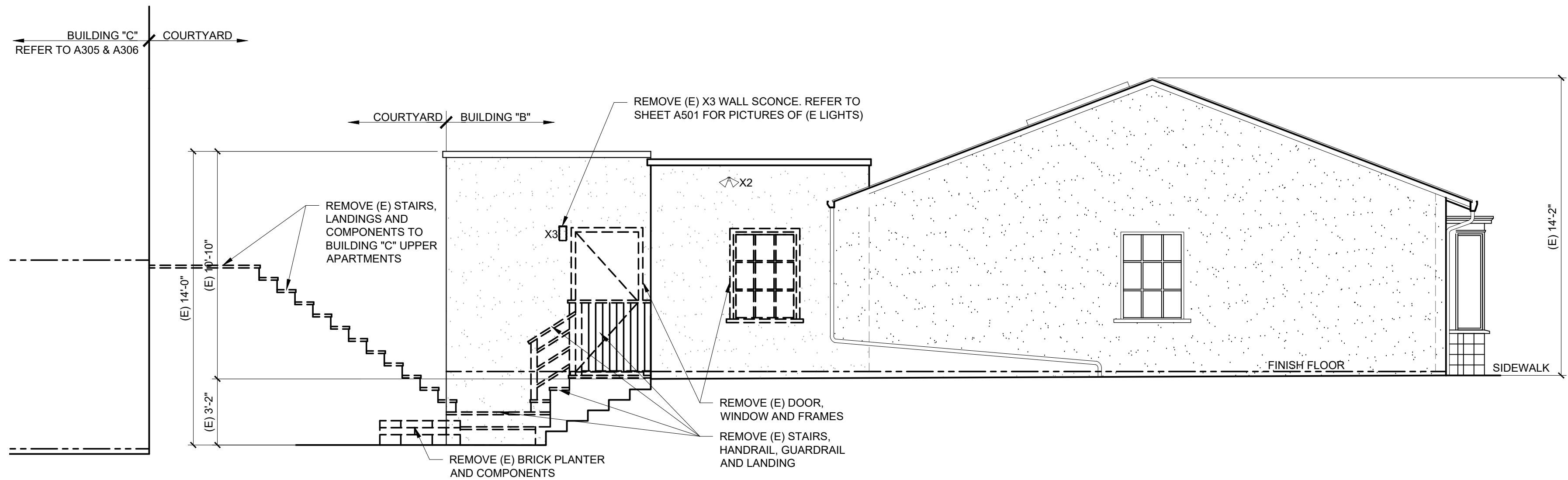
- EXISTING TO REMAIN
- DEMO EXISTING WALL OR ELEMENT
- NEW WALL OR ELEMENT
- NEW WINDOW

KEY PLAN

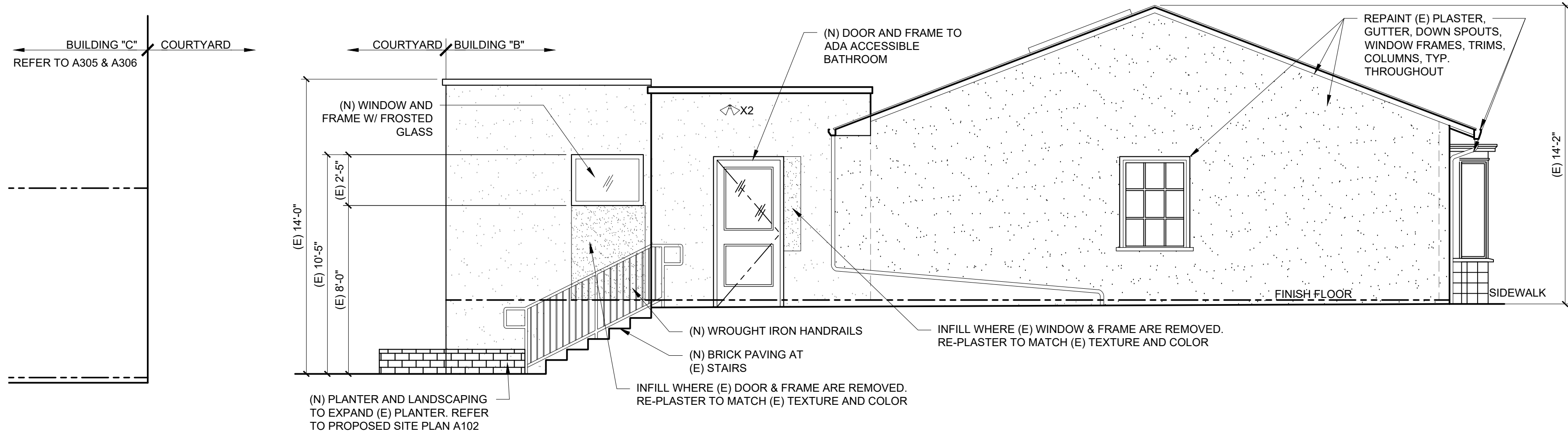


REV.	DATE	DESCRIPTION
	03/20/24	INITIAL PLANNING SUBMITTAL
	08/23/24	COMPLETENESS REVIEW #1 RESPONSE
	05/23/25	COMPLETENESS REVIEW #2 RESPONSE

DATE:	05/23/25
SCALE:	AS NOTED
DRAWN:	JN/SCA
JOB:	
SHEET:	



1
BUILDING "B"
DEMOLITION SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2
BUILDING "B"
PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

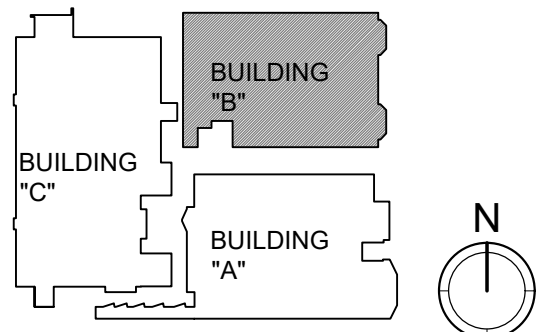
HISTORIC RESOURCES BOARD NOTES:

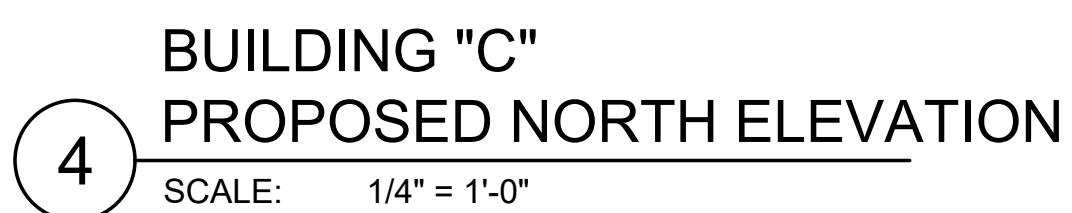
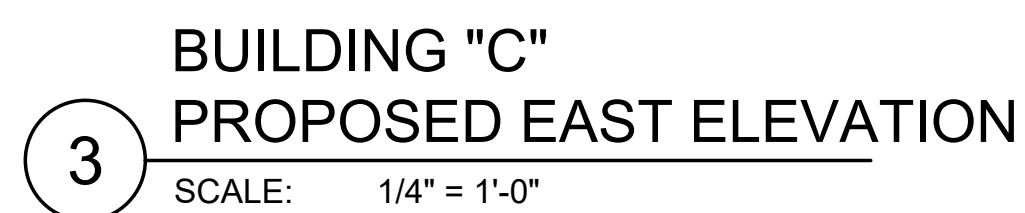
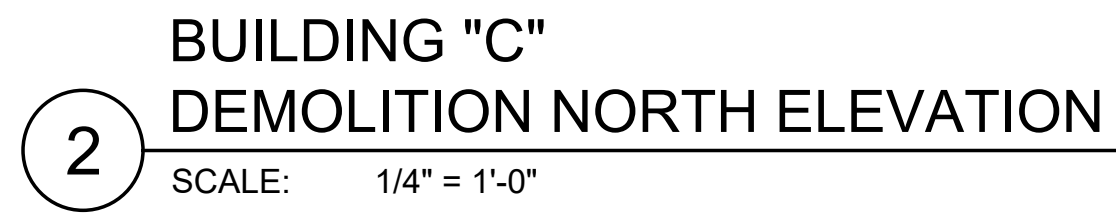
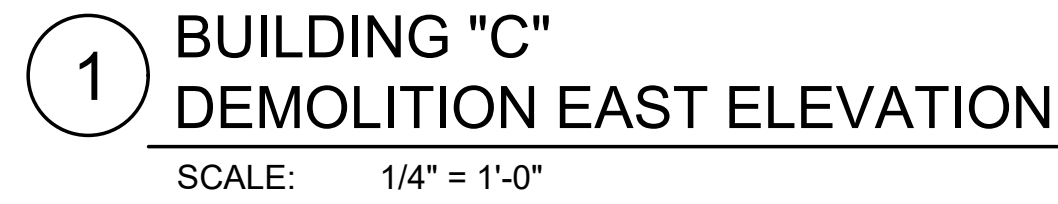
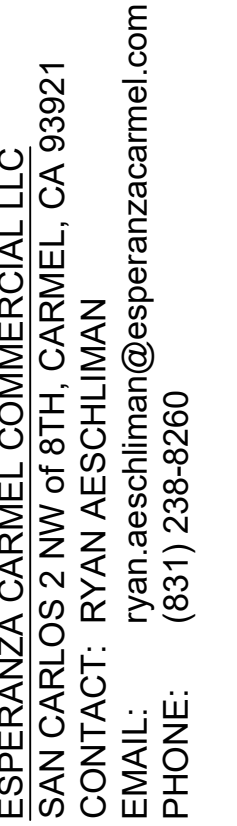
- THE GENTLEST MEANS POSSIBLE WILL BE USED FOR CLEANING ALL HISTORIC WOOD, BRICK, AND METAL FEATURES.
- REFER TO HISTORIC RESOURCES BOARD IN SHEET A001 FOR PRESERVATION BRIEFS.

DRAWING LEGEND

- EXISTING TO REMAIN
- DEMO EXISTING WALL OR ELEMENT
- NEW WALL OR ELEMENT
- NEW WINDOW

KEY PLAN

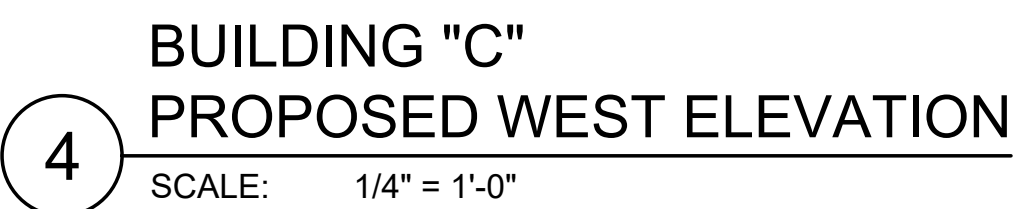
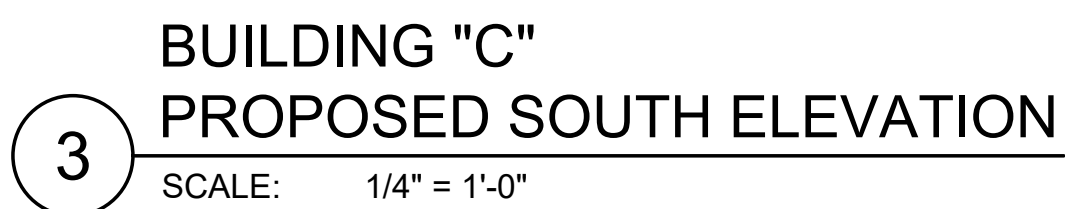
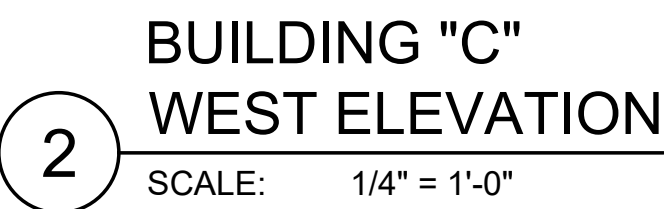
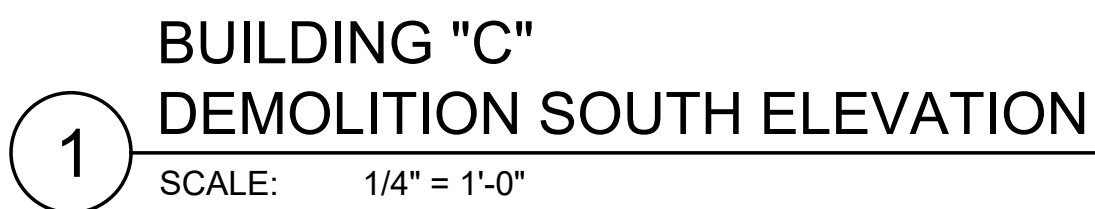
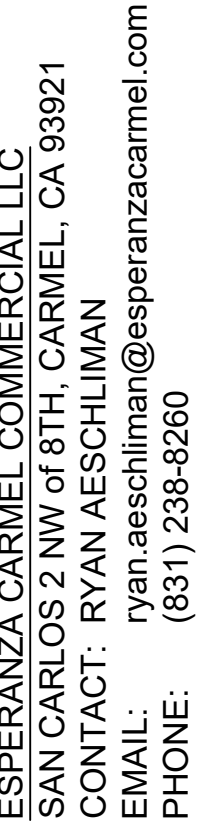




DESIGN REVIEW FOR:
WAGNER PROPERTY RENOVATION
LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

	INITIAL PLANNING SUBMITTAL	COMPLETENESS REVIEW #1 RESPONSE	COMPLETENESS REVIEW #2 RESPONSE
E:	03/20/24		
L:	05/23/25	AS NOTED	
W:	JN/SCA		
T:			

A305



DESIGNING & CONSTRUCTING THE FUTURE OF ELEVATIONS

DESIGN REVIEW FOR:

WAGNER PROPERTY RENOVATION

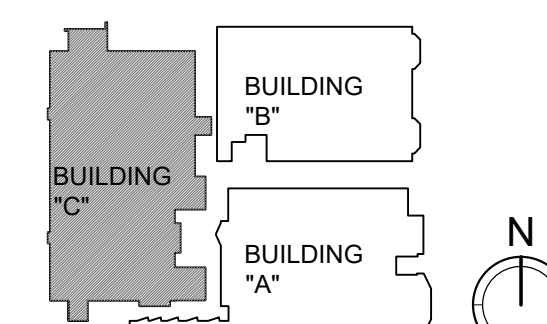
LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMELO COMMERCIAL LLC

	INITIAL PLANNING SUBMITTAL	COMPLETENESS REVIEW #1 RESPONSE	COMPLETENESS REVIEW #2 RESPONSE
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LE:	AS NOTED		
AWN:	JN/SCA		
ET:			

A306



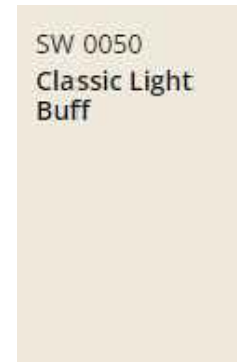
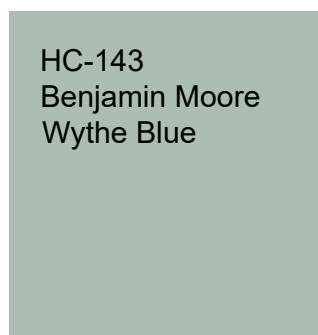
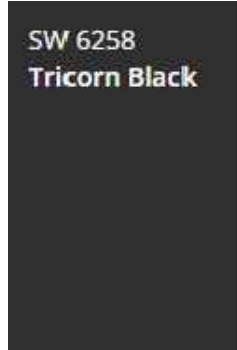
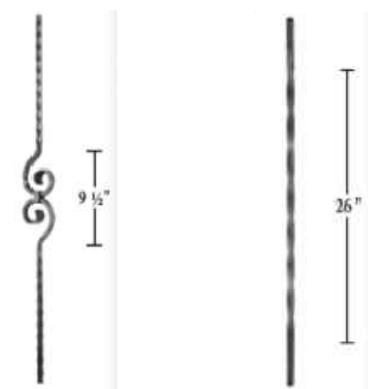
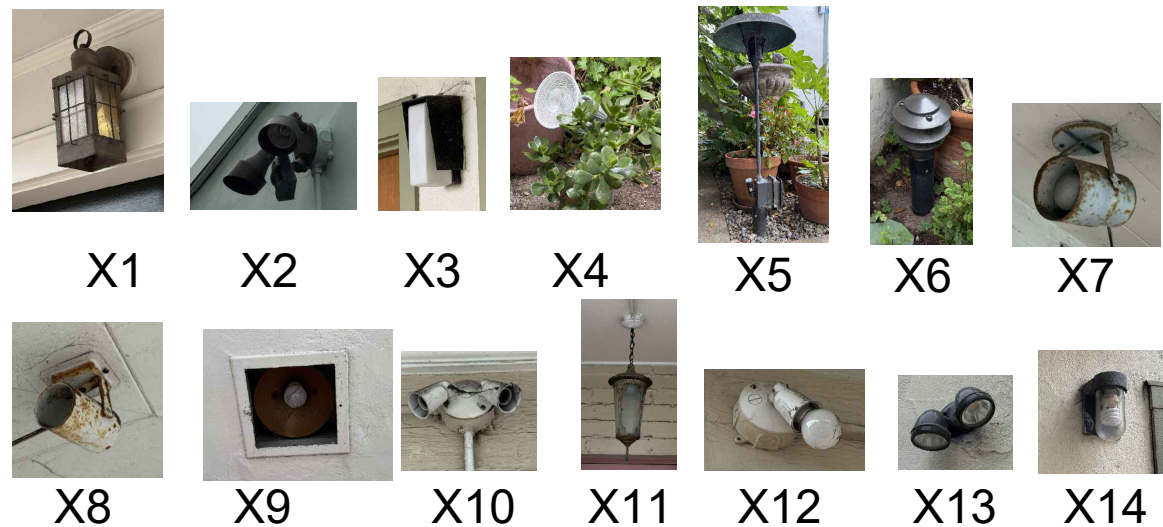
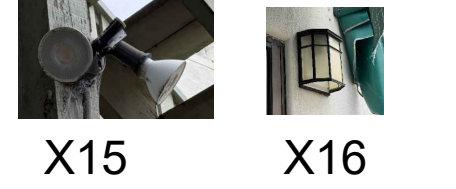
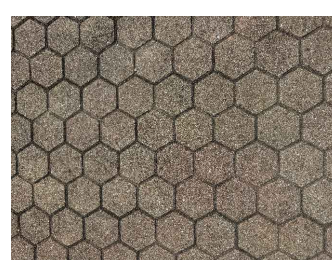
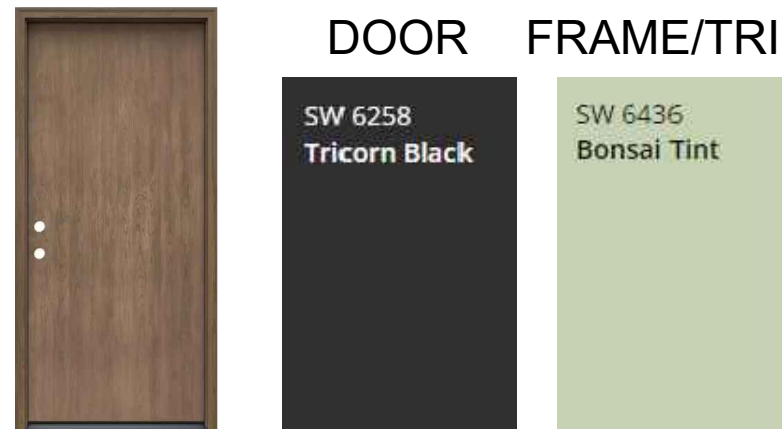
KEY PLAN



REV.	DATE	DESCRIPTION
	03/20/24	INITIAL PLANNING SUBMITTAL
	08/23/24	COMPLETENESS REVIEW #1 RESPONSE
	05/23/25	COMPLETENESS REVIEW #2 RESPONSE

DATE: 05/23/25
SCALE: AS NOTED
DRAWN: JN/SJS
JOB: 24-067
SHEET: 1 OF 1

BUILDING "A" & "C" SECTIONS
DESIGN REVIEW FOR:
WAGNER PROPERTY RENOVATION
LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEI COMMERCIAL LLC

BUILDING "A"		BUILDING "A", CONTINUED		BUILDING "C"			
EXISTING	PROPOSED	EXISTING	PROPOSED		EXISTING	PROPOSED	
 WALLS - PAINT COLOR	 WALLS - PAINT COLOR	 APT ABOVE COTTAGE RESTAURANT FLAT AND ASPHALT SHINGLE ROOF AREAS	 ASPHALT SHINGLE LOCATION REPAIR AND MATCH EXISTING SHINGLES AT DAMAGED AREAS	 FLAT ROOF LOCATION MODIFIED BITUMEN ROOFING SYSTEM	 WALLS - PAINT COLOR	 WALLS - PAINT COLOR	
 APT ABOVE (E) COTTAGE RESTAURANT TERRACE SLIDING DOORS	 APARTMENT 2A TERRACE DOORS KOLBE HERITAGE SERIES KK610 W/ SIDELITE KK510 ALL WOOD DOORS W/ SIDELITE (TO MATCH TRICORN BLACK COLOR)	BUILDING "B"				 BALCONY DOORS	 WINDOWS AND FRAME
 WINDOWS & SHUTTERS	 FRAME AND SHUTTER PAINT COLORS	 WALLS/WINDOWS - PAINT COLOR	 KOLBE VISTALUXE WD SERIES DIRECT SET WINDOW COLOR: WHITE	 WALLS HC-143 Benjamin Moore Wythe Blue	 BALCONY GUARDRAIL	 ENTRY DOORS AND FRAME	
 APARTMENT TERRACE GUARDRAIL	 EXTERIOR FIRE RETARDANT-TREATED PINE, PAINT	 FRONTAGE ENTRY DOOR	 REAR ENTRY DOORS	 DOOR SW 6258 Tricorn Black	 FRAME SW 0050 Classic Light Buff	 KOLBE VISTALUXE WD SERIES SLIDING WINDOW COLOR: SW 6160 BEST BRONZE TRIM COLOR - SW 6436 BONSAI TINT	
 APARTMENT TERRACE AWNING	 AWNTECH SAN FRANCISCO 124.5" W X 31" H X 24" D FABRIC AWNING MILL FINISH ALUMINUM FRAME	SITE				 WROUGHT IRON RAILING DECORATIVE & TWISTED BALUSTERS, REF. A/306	
 EXISTING RESTAURANT ENTRY DUTCH DOOR	 DUTCH STOCK	 EXISTING EXTERIOR LIGHTS		 EXISTING		 PROPOSED	
		 NEW EXTERIOR LIGHTS		 ALLEY/COURTYARD STAIRS		 THREADS & RISERS: SOLDIER COURSE PATTERN	
		 XA HALO COOPER LIGHTING: LTC 4" DIA RECESSED CANLESS LED DOWN LIGHT. RECESSED BAFFLE TRIM FLAT DIFFUSER LENS. 120V PHASE CUT DIMMING		 PLANTER		 WALKWAY - HEXAGONAL PAVERS TO MATCH LA RAMBLA	
		 XB EVERGREEN LIGHTING: 6 1/2"H x 10"W x 6 1/2"D WALL MOUNT CUT OFF FIXTURE, METAL HOUSING WITH TEXTURED BRONZE POWER COAT FINISH. CLEAR FROSTED ACRYLIC LENS, 120/277V.		 COURTYARD/WALKWAY FINISH MATERIAL		 ENTRY DOORS AND FRAMES WOOD SLAB DOOR	
		 WOOD RAILING				NOTE: MANUFACTURERS LISTED ON THIS SHEET SHALL BE AS NOTED OR EQUAL.	

ESPERANZA CARMEL

ESPERANZA CARMEL COMMERCIAL LLC
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EXTERIOR FINISH MATERIAL

DESIGN REVIEW FOR:
WAGNER PROPERTY RENOVATION
LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

REV.	DATE	DESCRIPTION
03/20/24	03/20/24	INITIAL PLANNING SUBMITTAL
08/23/24	08/23/24	COMPLETENESS REVIEW #1 RESPONSE
05/23/25	05/23/25	COMPLETENESS REVIEW #2 RESPONSE

DATE: 05/23/25
SCALE: AS NOTED
DRAWN: JN/SCA
JOB:
SHEET: A501



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EXTERIOR FINISH MATERIAL
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DATE:	05/23/25	
SCALE:	AS NOTED	
DRAWN:	JN/SCA	
JOB:		
SHEET:		
A501		

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REGISTERED PROFESSIONAL ENGINEER
ELECTRICAL
No. 17789
Exp. 6/30/26
STATE OF CALIFORNIA

SYMBOLS, ABBREVIATIONS, LIGHT FIXTURE SCHEDULE, CODES & SHEET INDEX
DESIGN REVIEW FOR:
WAGNER PROPERTY RENOVATION
LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

REV.	DATE	DESCRIPTION
	03/20/24	INITIAL PLANNING SUBMITTAL
	08/22/24	COMPLETENESS REVIEW #1 RESPONSE
	05/22/25	COMPLETENESS REVIEW #2 RESPONSE

DATE: 05/23/25
SCALE: AS NOTED
DRAWN: JN/SCA
JOB:
SHEET:

E001

ELECTRICAL SYMBOLS & ABBREVIATIONS

SYMBOLS & ABBREVIATIONS SHOWN ARE FOR GENERAL USE. DISREGARD THOSE WHICH DO NOT APPEAR ON THE PLANS.

	FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE		SECURITY DOOR CONTACTS		PANELBOARD - FLUSH MOUNTED		DETAIL NOTE REFERENCE SYMBOL SEE ASSOCIATED NOTE ON SAME DETAIL		DETAIL NUMBER DETAIL OR SECTION REFERENCE SHEET NUMBER
	EMERGENCY OR NIGHT LIGHT		SECURITY MOTION DETECTOR		EQUIPMENT PANEL - FLUSH MOUNTED				
	STRIP FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE		CCTV CAMERA		PANELBOARD - SURFACE MOUNTED		FEEDER DESIGNATION; SEE ASSOCIATED NOTE ON SAME DETAIL		INDICATES QUANTITY OF TELEPHONE OUTLETS
	LUMINAIRE - RECESSED - SEE SCHEDULE		SECURITY SYSTEM KEYPAD		EQUIPMENT PANEL - SURFACE MOUNTED				INDICATES QUANTITY OF DATA OUTLETS
	RECESSED WALL WASHER		DOOR BELL PUSHBUTTON						
	LUMINAIRE - SURFACE MOUNTED - SEE SCHEDULE		DOOR CHIME WITH LED						
	LUMINAIRE - POLE OR POST MOUNTED - SEE SCHEDULE		RECEPTACLE - DUPLEX *		METER W/ CURRENT TRANSFORMER				
	LUMINAIRE - WALL MOUNTED SEE SCHEDULE		DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT		JUNCTION BOX - CEILING OR WALL MOUNTED, SIZE PER CODE, TAPE AND TAG WIRES				
	BOLLARD OR PATH LIGHT - SEE SCHEDULE		GFCI CONVENIENCE RECEPTACLE - DUPLEX*		SURGE PROTECTIVE DEVICE				
	EXIT LIGHT - DIRECTIONAL ARROWS AS INDICATED - SEE SCHEDULE		GFCI CONVENIENCE DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT		MOTOR CONNECTION				
	TRACK LIGHTING - SEE SCHEDULE		RECEPTACLE DOUBLE DUPLEX *		NON-FUSED DISCONNECT SWITCH				
	EMERGENCY LIGHT		MAGNETIC STARTER - NEMA SIZE INDICATED		FUSED DISCONNECT SWITCH; FUSED WITH DUAL-ELEMENT FUSES SIZED PER EQUIPMENT MFG'S NAMEPLATE DATA				
	LIGHTING CONTROL OCCUPANCY SENSOR		HALF SWITCHED DUPLEX RECEPTACLE *		COMBINATION STARTER/FUSED DISCONNECT SWITCH; FUSED DISCONNECT SWITCH ELEMENT FUSES SIZED PER EQUIPMENT MFG'S NAMEPLATE DATA				
	LIGHTING CONTROL OCCUPANCY SENSOR CORNER MOUNTED		SINGLE RECEPTACLE*		C.O. CONDUIT ONLY				
	DIMMER ROOM CONTROLLER		DUPLEX RECEPTACLE - CEILING MOUNTED		MAGNETIC STARTER - NEMA SIZE INDICATED				
	PLUG LOAD CONTROLLER		LETTER INDICATES DUPLEX HALF CONTROLLED RECEPTACLE *		NEMA 3R ENCLOSURE UNLESS OTHERWISE SPECIFIED				
	ROOM LIGHTING CONTROLLER		LETTER INDICATES DUPLEX FULLY CONTROLLED RECEPTACLE *		CIRCUIT BREAKER				
	LIGHTING CONTROL PANEL		FLOOR MOUNTED DUPLEX RECEPTACLE		GROUND ROD WITH GROUNDWELL BOX				
	DIGITAL DAYLIGHT SENSOR		FLOOR MOUNTED BOX		GROUND ELECTRODE				
	SINGLE POLE SWITCH **		POWER OUTLET - SEE PLANS FOR NEMA TYPE*		NORMALLY OPEN CONTACT				
	SINGLE POLE SWITCH, ** a = CIRCUIT CONTROLLED		POWER POLE		NORMALLY CLOSED CONTACT				
	THREE WAY SWITCH**		WALL TELEPHONE OUTLET **		TRANSFORMER - SEE SINGLE LINE FOR SIZE				
	FOUR WAY SWITCH**		VOICE/DATA WALL OUTLET *		PULLBOX				
	MANUAL MOTOR STARTER		VOICE/DATA OUTLET MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT		ERMS				
	KEY OPERATED SWITCH**		SURFACE MOUNTED VOICE/DATA WALL OUTLET *		FLEX CONDUIT WITH CONNECTION				
	LIGHTING DIMMER**		SURFACE MOUNTED VOICE/DATA OUTLET MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT		CONDUIT - UP				
	DIGITAL ON/OFF SWITCH **		WIRELESS ACCESS POINT (WAP) - CEILING MOUNTED		CONDUIT - DOWN				
	DIGITAL DIMMER SWITCH **		WIRELESS ACCESS POINT (WAP) - WALL MOUNTED - FIELD VERIFY HEIGHT		CONDUIT EMERGENCY SYSTEM				
	DIGITAL MULTI SCENE LIGHTING SWITCH **		VOICE/DATA OUTLET - FLOOR MOUNTED		SURFACE METAL OR NON-METALLIC RACEWAY				
	WALL OCCUPANCY SENSOR **		TV OUTLET *		CONDUIT - CONCEALED IN WALLS OR CEILING				
	DOUBLE SWITCHED WALL OCCUPANCY SENSOR **		VOICE/DATA OUTLET - CEILING MOUNTED		CONDUIT - EXISTING				
	DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR **		INTERIOR SPEAKERS CEILING MOUNTED		CONDUIT - BELOW SLAB OR UNDERGROUND: 3/4"MIN.				
	2-BUTTON DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR **		INTERIOR SPEAKERS WALL MOUNTED		CAPPED OR STUB-OUT CONDUIT				
			CLOCK +8/-0" AFF U.O.N. VERIFY BEFORE INSTALLATION		CONDUIT CONTINUATION				
			SHEET NOTE REFERENCE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET		CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. RUNS MARKED WITH CROSSHATCHES INDICATE NUMBER OF #12 AWG WIRES WHEN MORE THAN TWO. SIZE CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODE. CROSS HATCHES WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12 AWG.				
			SCHEDULE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET						

*+15" A.F.F. TO BOTTOM OF BOX, U.O.N.
**+48" A.F.F. TO TOP OF BOX, U.O.N.
[#] NUMBER IN BRACKETS DENOTES NUMBER OF CABLE DROPS WHEN MORE THAN (2).

LIGHT FIXTURE SCHEDULE

FIXTURE NOTES:			
1. ALL LED LIGHT FIXTURE DRIVERS SHALL BE ELECTRONIC TYPE, 10% TOTAL HARMONIC DISTORTION MAXIMUM.			
2. ALL LED LIGHT MODULES SHALL BE ENERGY SAVING 3500° K, 80 CRI MINIMUM, U.O.N. (SEE SPECIFICATIONS FOR MORE INFORMATION).			
3. ALL LED DRIVERS (AND ASSOC. FIXTS.) SHALL HAVE MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH CALIFORNIA ENERGY COMMISSION STANDARDS AND REQUIREMENTS, WHERE SUCH ARE USED IN CONDITIONED SPACES.			
4. EXIT SIGNS, EMERGENCY LIGHTS AND LIGHT FIXTURES WITH EMERGENCY BATTERY BACK-UP SHALL SUPPLY A MINIMUM DURATION OF 90 MINUTES OF POWER IN THE EVENT OF A POWER OUTAGE/FAILURE.			
5. ALL RECESSED LIGHT FIXTURES SHALL BE U.L. APPROVED FOR ZERO CLEARANCE INSULATION COVER WHEN INSTALLED IN INSULATED CEILINGS.			
TYPE	DESCRIPTION	LAMPS	MANUFACTURER
XA	4"DIA RECESSED CAN LESS LED DOWN LIGHT WITH MOUNTING FRAME, RECESSED BAFFLE TRIM FLAT DIFFUSER LENS, 120V PHASE CUT DIMMING.	7.3 W 650 LUMENS 90 CRI LED	HALO COOPER LIGHTING LTC 4"
XB	10"Wx6-1/2"Hx6-1/2"D LED WALL SCONCE, METAL HOUSING WITH TEXTURED BRONZE POWER COAT FINISH. CLEAR FROSTED ACRYLIC LENS, 120/277V.	8 W LED	EVERGREEN LIGHTING WALL MOUNT CUT OFF FIXTURE CAT. NO. 25215

APPLICABLE CODES & STANDARDS

CODES:	
1.	2022 CALIFORNIA ADMINISTRATIVE CODE C.A.C., PART 1, TITLE 24, C.C.R.
2.	2022 CALIFORNIA BUILDING CODE (CBC) C.C.R., TITLE 24, VOL. 1 & 2 BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC) WITH CALIFORNIA AMENDMENTS.
3.	2022 CALIFORNIA RESIDENTIAL CODE C.C.R., TITLE 24, PART 2.5 BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE WITH CALIFORNIA AMENDMENTS.
4.	2022 CALIFORNIA ELECTRICAL CODE (CEC) C.C.R., TITLE 24, PART 3 BASED ON THE 2020 NATIONAL ELECTRICAL CODE (NEC) WITH CALIFORNIA AMENDMENTS.
5.	2022 CALIFORNIA MECHANICAL CODE (CMC) C.C.R., TITLE 24, PART 4 BASED ON THE 2021 UNIFORM MECHANICAL CODE (UMC) WITH CALIFORNIA AMENDMENTS.
6.	2022 CALIFORNIA PLUMBING CODE (CPC) C.C.R., TITLE 24, PART 5 BASED ON THE 2021 UNIFORM PLUMBING CODE (UPC) WITH CALIFORNIA AMENDMENTS.
7.	2022 CALIFORNIA ENERGY CODE C.C.R., TITLE 24, PART 6.
8.	2022 CALIFORNIA FIRE CODE (OFC) C.C.R., TITLE 24, PART 9 BASED ON THE 2021 INTERNATIONAL FIRE CODE (IFC) WITH CALIFORNIA AMENDMENTS.
9.	2022 CALIFORNIA GREEN BUILDING STANDARDS CODE C.C.R., TITLE 24, PART 11.
10.	2022 CALIFORNIA REFERENCED STANDARDS CODE C.C.R., TITLE 24, PART 12.
11.	TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
12.	NATIONAL FIRE ALARM CODE (NFPA 72) 2022.
13.	CITY OF CARMEL BY THE SEA ORDINANCES, CODES, AND REGULATIONS.
STANDARDS:	
1.	AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
2.	ELECTRONICS INDUSTRIES ASSOCIATION (EIA)
3.	INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
4.	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
5.	NATIONAL ELECTRICAL TESTING ASSOCIATION (NETA)
6.	UNDERWRITER LABORATORIES (UL)
7.	CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT STANDARDS (CAL/OSHA)

SHEET INDEX

E001	SYMBOLS, ABBREVIATIONS, LIGHT FIXTURE SCHEDULE, CODES & SHEET INDEX.
E003	CALIFORNIA ENERGY COMPLIANCE TITLE 24 (BUILDING EXTERIOR).
E201	SITE PLAN.
E501	LIGHTING PLAN.
E502	LIGHTING PLAN - PHOTOMETRICS.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
NRCC-LTO-E
This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)(2) for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e)(6), 180.1(a) and 180.2(b)(4)(b) for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.
Project Name: Wagner Property, Lincoln St., Carmel
Report Page: (Page 1 of 8)
Project Address: Lincoln St. 3 SW of Ocean Ave., Carmel by The Sea, CA 93921
Date Prepared: 2025-06-13T17:27:55-04:00

A. GENERAL INFORMATION

01	Project Location (city)	Carmel by The Sea	04	Total Illuminated Hardscape Area (ft²)	2077
02	Climate Zone	3			
03	Outdoor Lighting Zone per Title 24 Part 1 10.114 or as designated by Authority Having Jurisdiction (AHJ):				
☐ L2-0: Very Low - Undeveloped Parkland		☐ L2-2: Moderate - Urban Clusters	☐ L2-4: High - Must be reviewed by CA Energy Commission for Approval		
☐ L2-1: Low - Rural Areas		☒ L2-3: Moderately High - Urban Areas			
05	Occupancy Types within Project				
• All Other Occupancies					

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e)(6) or 141.0(b)(2) / 180.2(b)(4)(b) for alterations.

My Project Consists of:

01	02
☒ New Lighting System	Must Comply with Allowances from 140.7 / 170.2(e)(6)
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)? ☐ Yes ☒ No
03	04
% of Existing Luminaires Being Altered¹	Sum Total of Luminaires Being Added or Altered
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%	Calculation Method

Please proceed to Table F, Outdoor Lighting Fixture Schedule to define the project's luminaires.

¹ FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.

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STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
NRCC-LTO-E
Project Name: Wagner Property, Lincoln St., Carmel
Report Page: (Page 4 of 8)
Date Prepared: 2025-06-13T17:27:55-04:00

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.

Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05
Area Description	Shut-Off 130.2(c)(1) / 160.5(c)	Auto-Schedule 130.2(c)(2) / 160.5(c)	Motion Sensor 130.2(c)(3) / 160.5(c)	Field Inspector
				Pass Fail
General Hardscape: "XA"	Astronomical Timer	NA: MF Complying w 160.5(a)	NA: MF Complying w 160.5(a)	☐ ☐
General Hardscape: "XB"	Astronomical Timer	NA: MF Complying w 160.5(a)	NA: MF Complying w 160.5(a)	☐ ☐

¹ FOOTNOTE: Test has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.

² Authority having jurisdiction may ask for cut sheets or other documentation to confirm compliance of light source.

³ Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii.

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STATE OF CALIFORNIA
Outdoor Lighting
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CERTIFICATE OF COMPLIANCE
NRCC-LTO-E
Project Name: Wagner Property, Lincoln St., Carmel
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N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title

NRCC-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <http://www.energy.ca.gov/title24/attcp/providers.html>

Form/Title

Systems/Spaces To Be Field Verified

NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.

General Hardscape: "XA"; General Hardscape: "XB"

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CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: 303984-0625-0004 Schema Version: rev 20220101 Report Generated: 2025-06-13 14:27:59

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
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Project Name: Wagner Property, Lincoln St., Carmel
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C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e)(6) or 141.0(b)(2) / 180.2(b)(4)(b)

01	02	03	04	05	06	07	08	09
General Hardscape Allowance 140.7(d)(1) / 170.2(e)(6) (See Table I)	+ Per Application 140.7(d)(2) / 170.2(e)(6) (See Table J)	+ Sales Frontage 140.7(d)(2) / 170.2(e)(6) (See Table K)	+ Ornamental 140.7(d)(2) / 170.2(e)(6) (See Table L)	+ Per Specific Area 140.7(d)(2) / 170.2(e)(6) (See Table M)	OR Existing Power Allowance 141.0(b)(2) / 180.2(b)(4)(b) (See Table N)	= Total Allowed (Watts)	≥ Total Actual (Watts)	07 must be >= 08
368.82	+	31.3	+	---	+	---	OR	---
Shielding Compliance (See Table G for Details)						N/A		
Controls Compliance (See Table H for Details)						COMPLIES		

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

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STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
NRCC-LTO-E
Project Name: Wagner Property, Lincoln St., Carmel
Report Page: (Page 5 of 8)
Date Prepared: 2025-06-13T17:27:55-04:00

I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))

This table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-A / Table 170.2-A while "Use it or lose it" Allowances are per Table 140.7-B / Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance. Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H, and are not included here. All other multifamily outdoor lighting is included here.

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel

01	"Use it or lose it" Allowance (select all that apply) (select all that apply)							
☒ General Hardscape Allowance Table I (below)	☐ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☐ Per Specific Area Table M				
02	03	04	05	06	07	08	09	
Area Description	Area Wattage Allowance (AWA) Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (ft)	Allowed Density (W/ft)	Linear Allowance (Watts)	Total General AWA + LWA (Watts)	
General Hardscape	2077	0.021	43.52	376	0.2	75.2	118.82	
Initial Wattage Allowance for Entire Site (Watts):							250	
Instances of Initial Wattage Allowance (L2 0 only)¹								
Total General Hardscape Allowance (Watts):							368.82	

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CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: 303984-0625-0004 Schema Version: rev 20220101 Report Generated: 2025-06-13 14:27:59

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
NRCC-LTO-E
Project Name: Wagner Property, Lincoln St., Carmel
Report Page: (Page 8 of 8)
Date Prepared: 2025-06-13T17:27:55-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Eldridge O. Bell

Company: Aurum Consulting Engineers, Monterey

Address: 404 W. Franklin St., Suite 100

City/State/Zip: Monterey, CA, 93940

Phone: 831-646-3330

Signature Date: 06/13/25

CEA/HER Certification Identification (if applicable):

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Eldridge O. Bell

Company: Aurum Consulting Engineers, Monterey

Address: 404 W. Franklin St., Suite 100

City/State/Zip: Monterey, CA, 93940

Signature Date: 06/13/25

License: E17789 Exp: 06/30/26

Phone: 831-646-3330

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
NRCC-LTO-E
Project Name: Wagner Property, Lincoln St., Carmel
Report Page: (Page 3 of 8)
Date Prepared: 2025-06-13T17:27:55-04:00

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)(6) all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)(2), only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H, and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Watts per luminaire¹, ²	How is Wattage determined	Total Number Luminaires¹	Luminaire Status³	Excluded per 140.7(a) / 170.2(e)(6A)	Design Watts	Cutoff Req. > 6,200 initial lumen output 130.2(b) / 160.5(c)¹, ⁴	Field Inspector
XA	4" Dia. Recessed Can Less LED Downlight	☐ Linear	7.3	Mfr. Spec	1	New	☐	7.3	NA: < 6200 lumens
XB	LED Wall Sconce	☐ Linear	8	Mfr. Spec	8	New	☐	64	NA: < 6200 lumens
Total Design Watts:								71.3	

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to 130.2(b)
¹ FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b)
² For linear luminaires, wattage should be indicated as W/ft instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.
³ Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.
⁴ Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b) / 160.5(c)

G. SHIELDING REQUIREMENTS (BUG)

This section does not apply to this project.

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STATE OF CALIFORNIA
Outdoor Lighting
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CERTIFICATE OF COMPLIANCE
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Project Name: Wagner Property, Lincoln St., Carmel
Report Page: (Page 6 of 8)
Date Prepared: 2025-06-13T17:27:55-04:00

J. LIGHTING ALLOWANCE: PER APPLICATION

This table includes areas using the wattage allowance per application from Table 140.7-B / Table 170.2-S.

01	02	03	04	05	06	07	08	09	10
Area Description	Application per Table 140.7-B¹	CALCULATED ALLOWANCE (Watts)			DESIGN WATTS			Additional Allowance (Watts)	
		# of Locations	Allowance per Location²	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires		Design Watts
Entrances	Building Entrance/Exit	4	19	76	XA	7.3	1	7.3	31.3
					XB	8	3	24	
Total Design Watts for this Area:									31.3
Total Allowance (Watts) All Areas:									31.3

¹ FOOTNOTES: Primary entrance applications are only available for senior care facilities, healthcare facilities, police stations, hospitals, fire stations, and emergency vehicle facilities.
² The Allowance per Location for ATMs is 100W for the first ATM and 35W for each additional per Table 140.7-B / Table 170.2-S.
³ For luminaires indicated in Table F as linear, wattage in column 07 is W/ft instead of Watts/luminaire. Total linear feet should be indicated in column 08 instead of number of luminaires.

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

Outdoor Lighting Mandatory Measures:

110.9 OUTDOOR LIGHTING CONTROLS AND COMPONENTS

ALL LIGHTING CONTROL DEVICES AND SYSTEMS, AND ALL LIGHT SOURCES SHALL MEET THE APPLICABLE REQUIREMENTS OF 110.9.

130.0 GENERAL LUMINAIRE REQUIREMENTS

ALL LUMINAIRES SHALL BE FACTORY-LABELLED PER 130.0(c). ENERGY MANAGEMENT CONTROL SYSTEMS (EMCS) SHALL MEET REQUIREMENTS OF 130.0(e).

130.2(c) CONTROLS FOR OUTDOOR LIGHTING

ALL OUTDOOR LIGHTING SHALL BE INDEPENDENTLY CONTROLLED FROM OTHER ELECTRICAL LOADS AND SHALL HAVE THE FOLLOWING FEATURES:

- AUTOMATICALLY TURNS OFF OUTDOOR LIGHTING WHEN DAYLIGHT IS AVAILABLE
- AUTOMATIC SCHEDULING CONTROLS
- AUTOMATIC SCHEDULING CONTROLS SHALL BE INSTALLED FOR ALL OUTDOOR LIGHTING.
- CAPABLE OF REDUCING LIGHTING POWER AT LEAST 50% AND NO MORE THAN 90% AND SEPARATELY CAPABLE OF TURNING LIGHTING OFF DURING UNOCCUPIED PERIODS
- THAT ALLOW SCHEDULING OF AT LEAST TWO NIGHTTIME PERIODS WITH INDEPENDENT LIGHTING LEVELS (MAY INCLUDE OVERRIDE FOR NO MORE THAN 2 HOURS)



ESPERANZA CARMEL COMMERCIAL LLC
SAN CARLOS 2 NW of 8TH, CARMEL, CA 93921
CONTACT: RYAN AESCHLINIAN
EMAIL: ryan.aeschlinian@esperanzacarmel.com
PHONE: (831) 238-8260



CALIFORNIA ENERGY COMPLIANCE TITLE 24
BUILDING EXTERIOR
DESIGN REVIEW FOR:
WAGNER PROPERTY RENOVATION
LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

REV.	DATE	DESCRIPTION
03/20/24	03/20/24	INITIAL PLANNING SUBMITTAL
08/22/24	08/22/24	COMPLETENESS REVIEW #1 RESPONSE
06/22/25	06/22/25	COMPLETENESS REVIEW #2 RESPONSE

DATE: 05/23/25

SCALE: AS NOTED

DRAWN: JN/SCA

JOB:

SHEET: E003



ESPERANZA CARMEL COMMERCIAL LLC
SAN CARLOS 2 NW of 8TH, CARMEL, CA 93921
CONTACT: RYAN AESCHILMAN
EMAIL: ryan.aeschilman@esperanzacarmel.com
PHONE: (831) 238-8260



SITE PLAN
DESIGN REVIEW FOR:
WAGNER PROPERTY RENOVATION
LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

REV.	DATE	DESCRIPTION
	03/20/24	INITIAL PLANNING SUBMITTAL
	08/23/24	COMPLETENESS REVIEW #1 RESPONSE
	05/23/25	COMPLETENESS REVIEW #2 RESPONSE

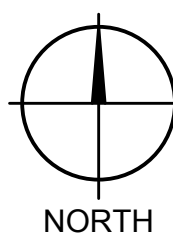
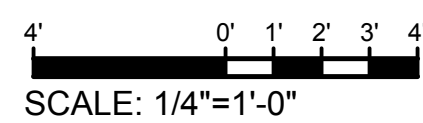
DATE: 05/23/25

SCALE: AS NOTED

DRAWN: JN/SCA

JOB:

E201



NO STUDY BLDGS "A" & "B"

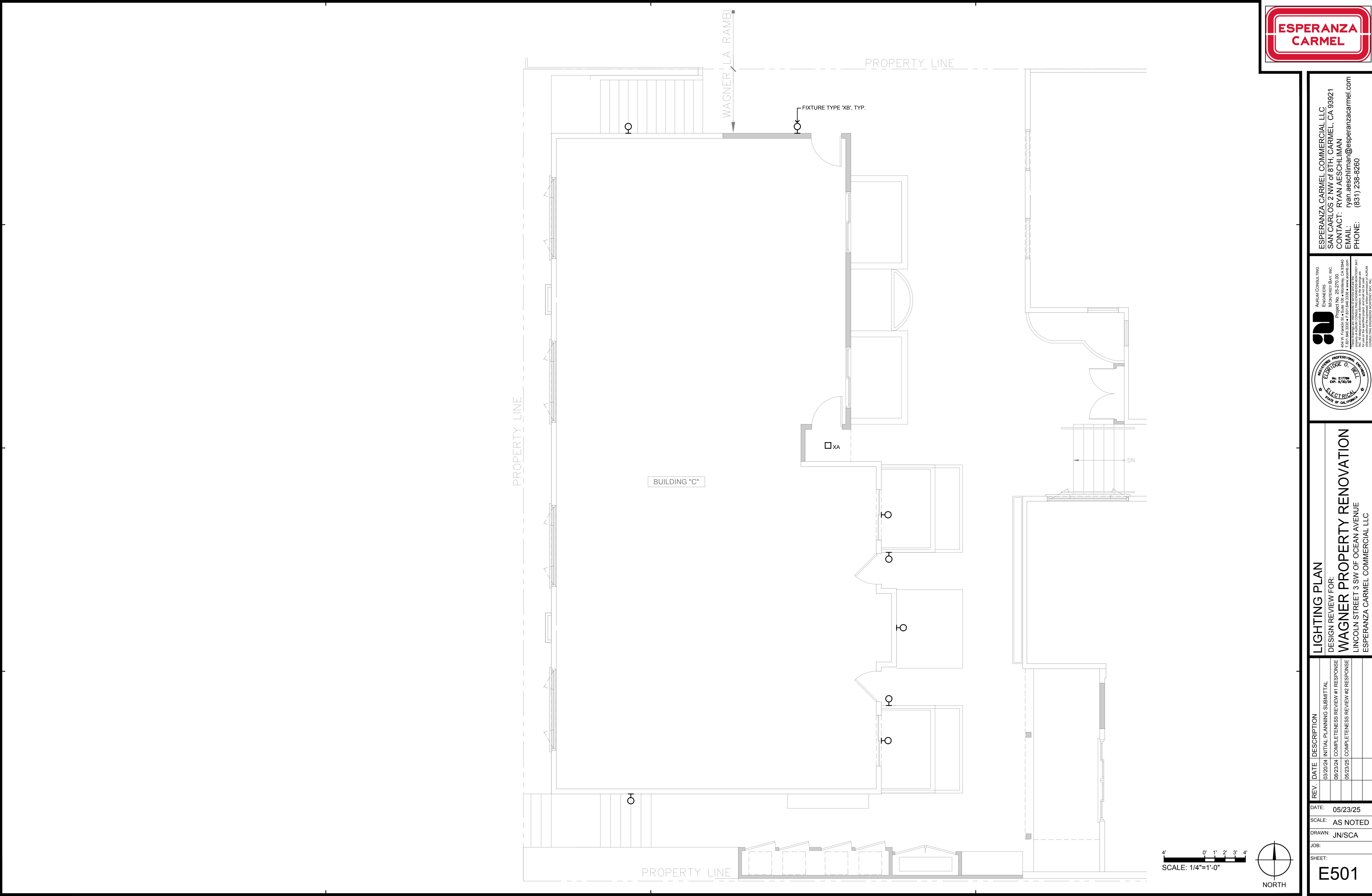
BUILDING "B"

BUILDING "A"

BUILDING "C"

WAGNER | LA RAMBI

DN



PROJECT DATA FOR A 8,000 SQUARE-FOOT SITE IN THE CENTRAL COMMERCIAL (CC) DISTRICT			
Site Considerations	Allowed	Existing	Proposed
Building Coverage	80% base + 10% intrablock walkway "exception" = 90% allowed (7,200 SF) per CMC 17.14.130.A)	5,997 SF	5,711 SF
Floor Area	135% base + 10% intrablock walkway bonus = 145% allowed (11,600 SF) per CMC 17.14.140.A; 17.14.140.D.2; and 17.14.170.C	7,970 SF	7,970 SF
Open Space	8,000 SF – 7,200 SF = 800 SF per CMC 17.14.130	2,004 SF	2,289 SF
Landscape	50% of required Open Space = 400 SF per CMC 17.34.080.A.1.	626 SF	875 SF
Building Height	2-stories above grade; 30' maximum	BUILDING A: 23'-7" BUILDING B: 14'-2" BUILDING C: 31'-5"	
Setbacks	Minimum Required	Existing	Proposed
Build-To Line	0-2' for 70% of each street frontage	N/A	N/A
Side Yard	0'	0'	0'
Rear	0'		0'

**CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD**

HISTORIC RESOURCES BOARD RESOLUTION NO. 2025-010-HRB

**A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA
ISSUING 1) A DETERMINATION OF CONSISTENCY WITH THE SECRETARY OF THE INTERIOR’S
STANDARDS FOR EXTERIOR CHANGES AND SITE IMPROVEMENTS AT THE HISTORIC
“AUCOURT COMMERCIAL BLOCK” PROPERTY AT LINCOLN STREET 3 SOUTHWEST OF OCEAN
AVENUE IN THE CENTRAL COMMERCIAL (CC) DISTRICT AND DOWNTOWN CONSERVATION
DISTRICT (DC) OVERLAY; 2) A FINDING OF CONSISTENCY WITH THE ESTABLISHED DESIGN
CONTEXT OF THE DOWNTOWN CONSERVATION DISTRICT; AND 3) A FINDING THAT THE
PROJECT WILL HAVE NO IMPACTS ON NEARBY HISTORIC RESOURCES.
APN: 010-191-001-000.**

WHEREAS, on April 2, 2024, Ryan Aeschliman (“Applicant”) submitted an application (DR 24087) on behalf of Esperanza Carmel Commercial, LLC, requesting the approval of Design Study 24087 (Esperanza Carmel Commercial, LLC); and

WHEREAS, the project is located on Lots 11 and 13 of Block 74 (APN 010-191-001-000) in the Central Commercial (CC) Zone District and Downtown Conservation District (DC) Overlay, listed on the Carmel Inventory of Historic Resources as the “Aucourt Commercial Block”; and

WHEREAS, the applicant is proposing to renovate all three buildings on the property (with no increase in floor area or building height) and complete various site improvements; and

WHEREAS, the project qualifies as a Major Alteration to a Historic Resource pursuant to Carmel-by-the-Sea Municipal Code (CMC) section 17.32.160; and

WHEREAS, pursuant to CMC section 17.32.120 (Alteration of Historic Resources), a determination of consistency with the Secretary’s Standards shall be obtained prior to altering, remodeling, demolishing, grading, relocating, reconstructing or restoring any historic resource; and

WHEREAS, pursuant to CMC section 17.32.120.B, determinations of consistency for major alterations shall be prepared by a qualified professional and shall be supported by written documentation that (1) identifies which of the Secretary of the Interior’s Standards for Rehabilitation are applicable to the project, (2) reviews the proposed project, and (3) explains the basis of the determination; and

WHEREAS, a Phase II report was prepared by a qualified professional, Margaret Clovis, dated July 14, 2025, and found the proposed project to be consistent with the Secretary of the Interior’s Standards for Rehabilitation provided the six recommendations outlined in the report are carried out; and

WHEREAS, both historic and non-historic projects in the Downtown Conservation District require review by the Historic Resources Board; and

WHEREAS, pursuant to CMC section 17.20.280.A, *Projects affecting any historic resource shall require approval by the Historic Resources Board consistent with CMC Chapter 17.32. In its review, the Board shall apply the Secretary of the Interior's Standards and shall adopt the following findings: 1. The historic character of the property will be retained and preserved. Distinctive materials, features, spaces, and spatial relationships that characterize the property will be preserved; 2. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved; 3. The new work shall be subtly differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion and massing to protect the integrity of the property and its environment; and 4. The proposed development is consistent with the established design context of the conservation district and will not adversely affect any historic resources on the project site or on adjacent sites; and*

WHEREAS, per CMC section 17.20.280.A, the Board's recommendation regarding the matter of consistency of the project with the Downtown Conservation District does not constitute a project approval or denial; the project shall subsequently be scheduled for final review by the Planning Commission consistent with CMC Chapter 17.58; and

WHEREAS, on July 11, 2025, a notice of the public hearing scheduled for July 21, 2025, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before July 11, 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 July 18, 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 July 21, 2025, the Historic Resources Board held a public hearing to receive public testimony regarding the Determinations of Consistency for the application, including without limitation, information provided to the Historic Resources Board by City staff and through public testimony on the application; and

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

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

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

WHEREAS, adoption of a finding of consistency is “not a project” pursuant to section 15378 of the CEQA Guidelines. Adoption of a finding of consistency does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment; and

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

NOW THEREFORE, BE IT RESOLVED, that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Design Review Application, as conditioned:

FINDINGS REQUIRED FOR PROJECTS AFFECTING ANY HISTORIC RESOURCE WITHIN THE DOWNTOWN CONSERVATION DISTRICT: Projects affecting any historic resource shall require approval by the Historic Resources Board consistent with CMC Chapter 17.32. In its review, the Board shall apply the Secretary of Interior’s Standards and shall adopt the following findings:		
CMC section 17.20.280.A, Historic Resources	Yes	No
1. The historic character of the property will be retained and preserved. Distinctive materials, features, spaces, and spatial relationships that characterize the property will be preserved.	✓	
2. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved.	✓	
3. The new work shall be subtly differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion and massing to protect the integrity of the property and its environment.	✓	
4. The proposed development is consistent with the established design context of the conservation district and will not adversely affect any historic resources on the project site or on adjacent sites.	✓	

NOW THEREFORE, LET IT BE RESOLVED, based on the above findings and evidence, that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby issue 1) a Determination of Consistency with the Secretary of the Interior's Standards for exterior changes and site improvements at the historic “Aucourt Commercial Block” property at Lincoln Street 3 southwest of Ocean Avenue in the Central Commercial (CC) District and Downtown Conservation District (DC) Overlay (APN: 010-191-001-000); 2) a Finding of Consistency with the established design context of the Downtown Conservation District; and 3) a Finding that the project will have no impacts on nearby historic resources, if the following conditions are met:

DRAFT CONDITIONS	
No.	
1.	Retain and preserve the original Dutch doors at Building A, restore the lattice windowpane pattern to the upper light of the 1941 door, and restore the solid wood panel to the upper section of the 1938 door.

2.	Note on the project plans that preservation techniques described in Preservation Briefs 1, 2, 6, and 47 will be followed.
3.	Note on the project plans that the gentlest means possible will be used for cleaning all historic wood, brick, and metal features.
4.	Specify what type of lighting will be used on the historic buildings, using the original building plans in the building file to ascertain appropriate types of lighting and locations.
5.	Omit the use of Spanish tiles on the Paso de Pauline stairs.
6.	Re-install the Building A door shutters, if they can be located.

PASSED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 21st day of July, 2025, by the following vote:

AYES: Dyar, Goodhue, Gualtieri, Voris, Chroman

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Jordan Chroman
Chair

Shelby Gorman
Historic Resources Board Secretary