# 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, September 10, 2025**

**TOUR - 1:30 PM**
**MEETING - 4:00 PM**

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**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.

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## CALL TO ORDER AND ROLL CALL - TOUR

## TOUR OF INSPECTION

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

of Inspection. Following completion of the tour, the Board/Commission will recess and return to the Council Chambers to reconvene the public hearing at 4:00 p.m., or as soon thereafter as possible.

A. **DS 25196 (Rainey):** Lincoln Street 5 southwest of 10th Avenue
B. **DS 25018 (Wong):** Trail View 2 southeast of Flanders Way
C. **DS 25092 (Pike):** Guadalupe Street 5 southeast of 4th Avenue
D. **DS 25074 (Ahmed):** Santa Fe Street 3 southwest of 4th Avenue
E. **DS 25017 (Hobbs):** Santa Rita Street 3 northeast of 1st Avenue
F. **DR 25119 (PRG Carmel LLC) & UP 25191 (Svendsgaard Inn):** Northwest corner of San Carlos and 4th Avenue
G. **DS 25019 (McWhorter):** Carmelo Street 2 northeast of Ocean Road

## CALL TO ORDER AND ROLL CALL - CHAMBERS

## 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)** August 13, 2025 Regular Meeting Minutes

**2)** **DR 25119 (PRG Carmel LLC) & UP 25191 (Svendsgaard Inn):** Consideration of a Track 1 Design Review Referral, Use Permit, and associated Coastal Development Permit for the alterations to an existing hotel and the addition of a kitchen and bar for preparation of light bites and beverages served to patrons only, located at the northwest corner of San Carlos and 4th Avenues in the Residential and Limited Commercial (RC) Zoning District. APN: 010-124-012-000

## ORDERS OF BUSINESS

3) **DS 25095 (DCV Enterprise Partners II LLC):** Consideration of a Concept Design Study (DS 25095, DCV Enterprise Partners II LLC) for the demolition of a 1,990 square-foot, one-story single-family residence and detached 361 square-foot garage, and the construction of a 2,684 square-foot, two-story single-family residence and 231-square-foot detached garage (containing a parking lift which provides an additional 200 reserved square feet of required parking) located at Camino Real 2 southwest of 7th Avenue in the Single-Family Residential (R-1) District. APN: 010-265-002-000. **Recommended for continuance.**

## PUBLIC HEARINGS

4) **Water Management Program, Allocation of Water Resources:** Consideration of a recommendation to the City Council on the allocation of water resources pursuant to Carmel-by-the-Sea Municipal Code Chapter 17.50 (Water Management Program)

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

6) **DS 23-005 (Schwartz-Young):** Consideration of a Final Design Study and 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

7) **DS 25017 (Hobbs):** Consideration of a Final Design Study and associated Coastal Development Permit 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

8) **DS 25092 (Pike Brothers LLC):** Consideration of a Combined Concept and Final Design Study (DS 25092, Pike Brothers LLC) and Coastal Development Permit for substantial alterations to an existing single-family residence located at Guadalupe Street 5 southeast of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-031-015-000.

9) **DS 25074 (Ahmed):** Consideration of a Combined Concept and Final Design Study (DS 25074, Ahmed) and Coastal Development Permit for substantial alterations to an existing single-family residence located at Santa Fe Street 3 southwest of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-091-019-000.

10) **DS 25019 (McWhorter):** Consideration of a Concept Design Study, DS 25019 (McWhorter), for the demolition of an existing single-family residence and the construction of a 1,755-square-foot single-story residence, inclusive of a 265 square foot attached garage. The project includes ministerial approval of a 508 square foot attached accessory dwelling unit. The site is located at Carmelo 2 NE of Ocean in the Single-Family Residential (R-1) District. APN: 010-252-013-000.

11) **DS 25018 (Wong):** Consideration of a Design Study Referral and Coastal Development Permit for the construction of a new 400 square foot 2nd-story attached accessory dwelling unit located at Trail View 2 southeast of Flanders Way in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay District, Park (P) Overlay District, Beach and Riparian (BR) Overlay District. APN: 010-331-046-000

**DIRECTOR'S REPORT**

**FUTURE AGENDA ITEMS**

**12)** Next Regular Meeting: October 8, 2025

**ADJOURNMENT**

**CORRESPONDENCE**

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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

**September 10, 2025**
**CONSENT AGENDA**

**TO:** Chair LePage and Planning Commissioners
**SUBMITTED BY:**
**APPROVED BY:** Anna Ginette, AICP, Director of Community Planning and Building

**SUBJECT:** August 13, 2025 Regular Meeting Minutes

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**Application:**
**APN:**
**Block & Lot:**
**Location:**

**Applicant:**
**Owner:**

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## Recommendation:

## Summary, Background, and Project Description:

## Staff Analysis:

## Other Project Components:

## Attachments:

1. 08.13.25 Planning Commission Minutes

# CARMEL-BY-THE-SEA
# PLANNING COMMISSION

## REGULAR MEETING MINUTES

## Wednesday, August 13, 2025

## CALL TO ORDER AND ROLL CALL

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

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.

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

## ANNOUNCEMENTS

None

## 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.

**Item 2: Monthly Activity Report: June 2025, Item 2: Monthly Activity Report: July 2025, and Item 4: DS 25078 (Casanova All the Way LLC) were pulled for discussion.**

**It was moved by Chair LePage and seconded by Commissioner Ahlborn to approve Item 1: July 9, 2025 Regular Meeting Minutes.**

**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**

**It was moved by Chair LePage and seconded by Commissioner Ahlborn to approve Item 2: Monthly Activity Report: June 2025 and Item 3: Monthly Activity Report July 2025.**

**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 Comment:**
None

**It was moved by Chair LePage and seconded by Commissioner Karapetkov to approve Item 4: DS 25078 (Casanova All the Way LLC).**

**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

## 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.**

**Public Comment:**
Roy Church

**It was moved by Chair LePage and seconded by Commissioner Locke to continue Item 5: DS 25196 (Rainey) to a date uncertain.**

**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**

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.**

**Public Comment:**
None

**It was moved by Chair LePage and seconded by Commissioner Allen to continue Item 6: DS 23-005 (Schwartz-Young) to a date uncertain.**

**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**

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

Katherine Wallace, Associate Planner, presented the project.
Gretchen Flesher, Architect, presented the project.
Randall Dowler, Property Owner, spoke on the project.

**Public Comment:**
None

**It was moved by Commissioner Locke and seconded by Commissioner Ahlborn to approve DS 25169 (Dowler) with the requirement the project utilize steel throughout.**

**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**

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

Katherine Wallace, Associate Planner, presented the project.
Joseph Napo, representative for the Property Owner, spoke on the project.

**Public Comment:**
None

**It was moved by Commissioner Locke and seconded by Commissioner Ahlborn to approve DR 24087 & UP 25188 (Esperanza Carmel Commercial, LLC).**

**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**

## DIRECTOR'S REPORT

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

- **September 8, 2025 Special City Council meeting**: The JB Pastor Appeal and Mills Act Contracts will be brought to the City Council for discussion.
- **September 9, 2025 Regular City Council meeting**: The contract for the consultant who will be preparing the Objective Design and Development Stards will be brought to the City Council for discussion.
- **September 25, 2025 Special Planning Commission Meeting**: The Assessory Dwelling Unit ordinance will be brought to the Planning Commission for discussion.

## FUTURE AGENDA ITEMS

**9)** Next Regular Meeting: September 10, 2025

## ADJOURNMENT

## CORRESPONDENCE

APPROVED: ATTEST:

_____ _____
Michael LePage, Chair Shelby Gorman, Recording Secretary

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

**September 10, 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:** **DR 25119 (PRG Carmel LLC) & UP 25191 (Svendsgaard Inn):** Consideration of a Track 1 Design Review Referral, Use Permit, and associated Coastal Development Permit for the alterations to an existing hotel and the addition of a kitchen and bar for preparation of light bites and beverages served to patrons only, located at the northwest corner of San Carlos and 4th Avenues in the Residential and Limited Commercial (RC) Zoning District. APN: 010-124-012-000

| | | | |
|---|---|---|---|
| **Application:** | **DR 25119 (PRG Carmel LLC) & UP 25191 (Svendsgaard Inn)** | **Applicant:** | Asher Low |
| **APN:** | 010-124-012-000 | **Owner:** | PRG Carmel LLC |
| **Block & Lot:** | Block 34 and Lot 11, 13, 15, 16, 17, 18, 19, & 20 | | |
| **Location:** | NWC San Carlos & 4th Avenue | | |

## Recommendation:

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

1. Finding that the alterations to existing structure, the addition of the bar and kitchen use for patrons, and associated site improvements will not increase capacity and will have a negligible effect on the intensity of the use, which qualifies as Categorically Exempt pursuant to CEQA Guidelines Sections 15301 and none of the exceptions pursuant to Section 15300.2 can be made;
2. Approving a Coastal Development permit for the alteration and associated site improvements to an existing commercial structure; and
3. Approving a Design Study and Use Permit allowing the interior and exterior alterations to an existing hotel, the addition of a kitchen and bar to prepare light bites and beverages served to patrons only, and associated site improvements

located at the northwest corner of San Carlos and 4th Avenues in the Residential and Limited Commercial (RC) Zoning District. APN: 010-124-012-000.

## Summary, Background, and Project Description:

**EXECUTIVE SUMMARY**

The project is for alterations to the interior and exterior of an existing, non-historic hotel and associated site improvements. The project also includes the addition of a bar and kitchen for guests of the hotel only.

**BACKGROUND AND PROJECT DESCRIPTION**

The Svendsgaard's Inn was determined to be ineligible for the historic inventory on July 17, 2024. The property does not relate to themes or property types established in the Historic Context Statement for Carmel-by-the-Sea and does not represent a superior example of architectural work in town.

The applicant is proposing a remodel of the Svendsgaard's Inn. Exterior modifications include replacing all windows and doors, minor modifications to existing door openings, removal of windows, new cedar shingle siding around the front of the property, repainting, site accessibility, and landscape modifications. The project also includes the addition of a bar and restaurant for guests of the hotel.

## Staff Analysis:

***Use Permit***

On July 24, 1957, the City of Carmel-By-The-Sea Planning Commission issued Resolution No. 318 (Attachment 2) approving a building permit for "multiple residential-transient (units) and rebuilding the existing use". This approval acknowledges that the use was in existence prior to July 24, 1957.

The permit allows for 35 residential-transient units. A memo on Motel Complaints from 2007, indicated that a 1980 business license documents 34 units and one manager's unit for the property, which is consistent with today's operation. A follow up to that memo states that the manager is not a full-time on site manager, but indicates that if the ownership changes, a full-time manager will be required (Attachment 5). The property has been operating as nonconforming with only 33 parking spaces. The project includes two additional parking spaces to bring the site into compliance.

As stated above, the project includes an interior remodel and exterior modifications to the building and site. The project will not increase the number of motel units and will not expand the site area of the existing hotel. However, the project does include the addition of a kitchen and bar for hotel guests only, as well as outdoor amenities including three new fire pits and seating area, new trellis covers over the front path, and a new water feature. The project also proposes to add two parking spaces in the parking lot abutting the northwest corner of San Carlos and 4$^{th}$ Ave. In addition, ADA parking and ADA rooms are included as part of the remodel and site improvements.

Special Findings:
The following special findings are required in accordance with Carmel-by-the-Sea Municipal Code (CMC) Section 17.64.120 (Existing Motel Uses and the Reconstruction of Motel Buildings in Commercial and R-4 Districts.):

*A.That the motel or hotel was in existence and lawfully established prior to April 1988 and has remained in operation since that time. That the proposed use will not increase the number of lodging units in existence as of that date;*

Staff Response to Finding A: As stated above, the motel was approved for 35 units and continuing use for transient residential units in 1957. The city's business license tracker shows that Svendsgaard's Inn has an active business license dating back to 1980. Staff recommends the Planning Commission find that the requirements for Finding A have been met.

*B. That the proposed use will be operated as a commercial business offering transient lodging for guests and visitors. That the use will maintain living quarters occupied by a full-time manager on-site, if such occupancy was previously established as part of the use;*

Staff Response to Finding B: The property has historically had a manager's unit. The applicant has maintained the manager's unit in the floor plan (labelled Lar's Suite 4A). Special Condition #27 includes language from this finding requiring the property owner to improve and maintain the unit to accommodate a 24-hour on-site manager.

*C. That the minimum number of units on the site is five. That, except for the manager's unit, no units shall contain kitchens or similar facilities for cooking food;*

Staff Response to Finding C: The property has 35 units, so it meets the minimum unit requirement. Special Condition #27 includes language from this finding requiring the property owner to improve and maintain the manager's unit to accommodate a 24 hour on-site manager.

*D. That, when reconstruction is involved, a site plan has been approved through the design review process that maximizes usable open space, minimizes unrelieved expanses of pavement devoted to parking and conforms in all respects to the commercial design requirements in Chapter 17.14 CMC, Commercial Zoning Districts;*

Staff Response to Finding D: The applicants are proposing to increase the amount of area dedicated to green, open space on the property. The parking on site will be maintained in the existing location, stepped down in elevation slightly from the sidewalk. The parking cannot be further relieved from the public right-of-way without a full demolition and reconstruction of the site, which is not proposed.

*E. That the use meets all parking requirements for all uses on the site established by Chapter 17.38 CMC, Off-Street Parking Requirements; and*

Staff Response to Finding E: The applicant is proposing to bring the property into compliance with parking by adding two new parking spaces and converting two spaces to ADA accessible spaces.

*F. That incidental service uses provided by the motel, that are not otherwise allowed within the land use district, will be limited to use by motel occupants only and will not be made available to the general public.*

Staff Response to Finding F: The applicant is proposing to add a kitchen and bar to the property for preparation of light bites and beverages served to patrons only, as noted in the authorization in the Resolution (Attachment 1).

***Design Review***

*Carmel Municipal Code (CMC) Section 17.58.030 states, "Approval of any design review application for a commercial project under this section shall require the decision-making authority to find that the proposed project represents an improvement over existing conditions. All projects approved shall comply with minimum zoning standards established by this title. However, compliance with minimum standards does not constitute a sufficient basis for project approval. Projects also shall be evaluated for compliance with the design guidelines." Commercial Design Guidelines Section A.1 Encourages modifications to respect the history and traditions of the architecture by maintaining integrity and consistency throughout the building.*

**Staff Analysis:** All proposed work to the Svendsgaard's Inn meets the requirements of the Carmel Municipal Code and meet the intent of the Commercial Design Guidelines. The project is for alterations to the exterior of the building that will maintain the character, while performing the desired renovations. The applicant is proposing to add cedar shingle siding to the east portion of the structure above the existing brick wainscot (see Figures 1 & 2 below). The applicant is proposing to paint the cedar shingles and brick wainscot a muted green. The chosen paint meets Commercial Design Guideline E1 and E2 that encourage paint to be solid, muted earth tones.

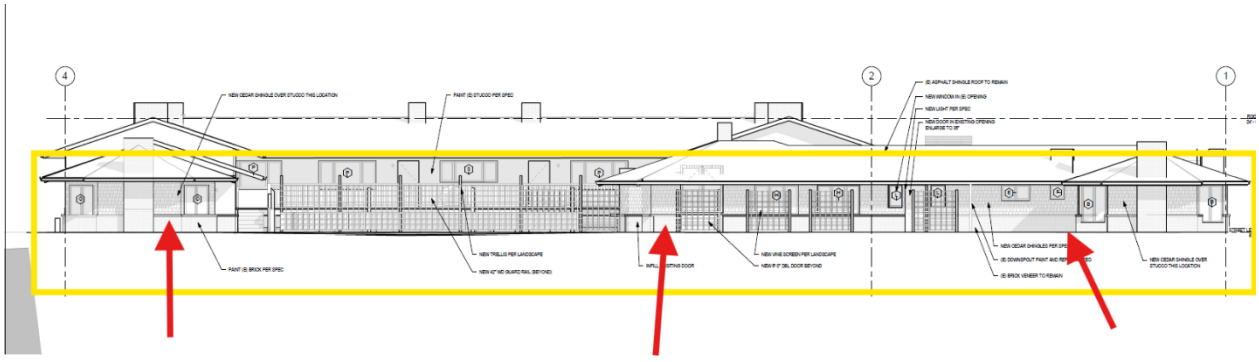

Figure 1

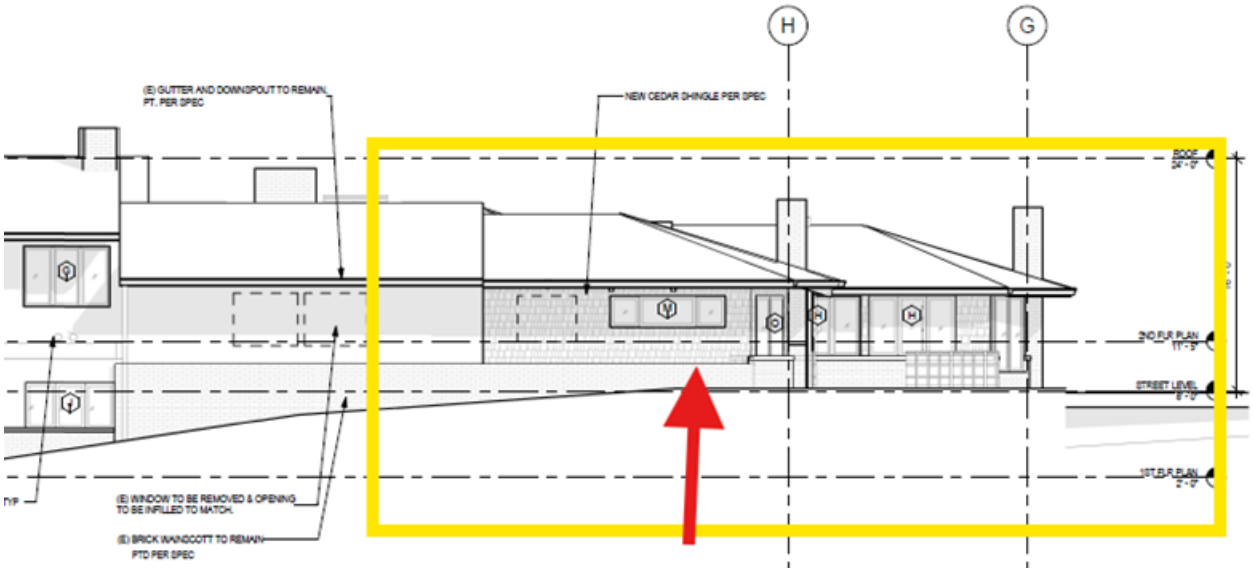


Figure 2

The applicant is proposing to remove 29 windows from the south, west, and north elevations, to be filled to match the existing stucco or proposed cedar shingle siding depending on the location. Additionally, the applicant is proposing to replace the remaining windows in their existing openings. The existing windows are not original to the building and have faux muntins. The applicant is not proposing any divisions in the new windows. Staff has determined that the removal and replacement of windows in the existing openings meets the Commercial Design Guidelines Section C.1, encouraging properties not to have large sheets of glass, unbroken by divisions.

Commercial Design Guidelines Section G - Landscaping, encourages commercial properties to maintain significant trees, install planter and flower boxes, and street furniture. The project does not include installation of street furniture, but does meet the remaining guidelines in Section G. The project includes re-landscaping of the site with vines trained on vertical trellis and vines trained on trellis cover of walkways at the front of the property. The project also includes the retention of all significant trees on site. The existing pool will be filled in and the courtyard will be redesigned around seating areas and new shrubbery. The applicant is proposing to increase the amount of landscaped areas on the property. The project meets the Commercial Design Guidelines and Carmel Municipal Code regulations regarding landscaping commercial properties.

Parking: CMC Chapter 17.38 requires 1 parking space per unit. The property was previously nonconforming with only 33 spaces for 35 units. The applicant proposes to bring the site into compliance by adding two new parking spaces. Additionally, the applicant is converting two spaces into ADA parking spaces, one of which will be an EV charging space. EV charging space will be ADA accessible, but open to all. Therefore,

project meets all parking requirements.

***Environmental Review:*** Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include minor interior and exterior alterations to existing structures and landscapes involving no expansion of the existing use. The project consists of an interior remodel to an existing hotel, including adding a kitchen and bar as guest amenities, alterations to the exterior of the building, and associated site improvements. The proposed project does not intensify the existing use as it will continue to be used as a transient rental. The project scope is routine in nature and does not present any unusual circumstances that would result in a potentially significant environmental impact. There are no exceptions to the exemption that apply to the project pursuant to section 15300.2 of the CEQA Guidelines.

## Other Project Components:

## Attachments:

1. Attachment 1 - Resolution
2. Attachment 2 - Resolution 318
3. Attachment 3 - Plans
4. Attachment 4 - Business Description and Menu
5. Attachment 5 - Complaint Memo and Analysis

**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 PROJECT IS CATAGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15301 AND NONE OF THE EXCEPTIONS TO THE EXEMPTIONS IN SECTOIN 15300.2 CAN BE MADE, APPROVING A DESIGN REVIEW, USE PERMIT AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE ALTERATIONS TO AN EXISTING HOTEL AND THE ADDITION OF A KITCHEN AND BAR** FOR PREPARING LIGHT BITES AND DRINKS TO SERVE TO **PATRONS LOCATED AT THE NORTHWEST CORNER OF SAN CARLOS AND 4TH AVENUES IN THE RESIDENTIAL AND LIMITED COMMERCIAL (RC) ZONING DISTRICT. APN: 010-124-012-000**

WHEREAS, Asher Low ("Applicant") submitted an application on behalf of PRG Carmel LLC requesting approval of a Design Review, Use Permit, and associated Coastal Development Permit (DR 25119 (PRG Carmel LLC) & UP 25191 (Svendsgaard's Inn)) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located at the northwest Corner of San Carlos and 4th Avenue in the Residential and Limited Commercial (RC) District (Block 34, Lot 13, 15, 16, 17, 18, 19, & 20); and

WHEREAS, the Applicant is requesting approval of alterations to an existing hotel and the addition of a kitchen and bar for preparing light bites and drinks to serve to patrons in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), and Section 17.52.080 (Use Permits) requires approval of a Design Review and Use Permit by the Planning Commission; and

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

WHEREAS, notice of the Planning Commission's public hearing was published on August 29, 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 31, 2025; and

WHEREAS, on September 10, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony, 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 evidence presented to the Commission at the hearing including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent judgement to evaluate the project; and WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.,* "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.,* the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

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

WHEREAS, pursuant to 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, and the previously approved work was evaluated for historic and environmental impacts. The property was determined to be ineligible for Carmel Historic Inventory July 29, 2024. The two projects are for minor alterations to the interior and exterior of the building and will not create cumulative impacts that will have an effect on the environment. The project is a permitted use for the site's designated commercial 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 **Use Permit**:

| **FINDINGS REQUIRED FOR USE PERMIT APPROVAL**<br>For each of the required findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues. | | |
|---|---|---|
| **CMC 17.64.010, General Findings Required for All Use Permits** | **YES** | **NO** |
| 1. That the proposed use will not be in conflict with the City's General Plan. | ✓ | |
| 2. That the proposed use will comply with all zoning standards applicable to the use and zoning district. | ✓ | |

| | | |
|---|---|---|
| 3. That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan. | ✓ | |
| 4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection. | ✓ | |
| 5. That the proposed use will not be injurious to public health, safety or welfare. | ✓ | |
| 6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located. | ✓ | |
| 7. That the proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses. | ✓ | |
| **CMC 17.64.020, General Findings Required for Commercial Use Permit** | **YES** | **NO** |
| A. That allowing the proposed use will not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and nonlocal populations. | ✓ | |
| B. That proposed use will provide adequate ingress and egress to and from the proposed location. | ✓ | |
| C. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use. | ✓ | |

**BE IT FURTHER RESOLVED,** that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **remodeling, reconstruction, or alteration of a hotel in the Residential and Limited Commercial (RC) Zoning District**:

| **FINDINGS REQUIRED FOR EXISTING MOTEL USES AND THE RECONSTRUCTION OF MOTEL BUILDINGS IN COMMERCIAL AND R-4 DISTRICTS**<br>For each of the required findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues. | | |
|---|---|---|
| **CMC 17.64.120, Existing Motel Uses and the Reconstruction of Motel Buildings in Commercial and R-4 Districts.** | **YES** | **NO** |
| A. That the motel or hotel was in existence and lawfully established prior to April 1988 and has remained in operation since that time. That the proposed use will not increase the number of lodging units in existence as of that date. | ✓ | |
| B. That the proposed use will be operated as a commercial business offering transient lodging for guests and visitors. That the use will maintain living quarters occupied by a full-time manager on-site, if such occupancy was previously established as part of the use. | ✓ | |

| | | |
|---|---|---|
| C. That the minimum number of units on the site is five. That, except for the manager's unit, no units shall contain kitchens or similar facilities for cooking food. | ✓ | |
| D. That, when reconstruction is involved, a site plan has been approved through the design review process that maximizes usable open space, minimizes unrelieved expanses of pavement devoted to parking and conforms in all respects to the commercial design requirements in Chapter 17.14 CMC, Commercial Zoning Districts. | ✓ | |
| E. That the use meets all parking requirements for all uses on the site established by Chapter 17.38 CMC, Off-Street Parking Requirements. | ✓ | |
| F. That incidental service uses provided by the motel, that are not otherwise allowed within the land use district, will be limited to use by motel occupants only and will not be made available to the general public. | ✓ | |

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

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

**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 DEVLEOPMENT PERMITS**<br>For each of the required findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues. | | |
|---|---|---|
| **CMC 17.64.010.B, Coastal Development Permits** | **YES** | **NO** |
| 1. That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program. | ✓ | |
| 2. If the project is located between the first public road and the sea, that the project is in conformity with the public access and recreation policies of Chapter | ✓ | |

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| 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 that the project is categorically exempt under Section 15302 (Class 2) – Replacement or reconstruction and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines and APPROVE the Design Review DR 25119 (PRG Carmel LLC), UP 25191 (Svendsgaard's Inn), and associated Coastal Development Permit for an interior remodel to an existing hotel, including adding kitchen and bar for preparing light bites and drinks to serve as a guest-only amenity, and exterior building and site modifications located at the west Corner of San Carlos and 4th Avenue in the Residential and Limited Commercial (RC) Zoning District (APN 010-124-012-000), subject to the following Conditions of Approval:

| **CONDITIONS OF APPROVAL** | | |
|---|---|---|
| **No.** | **Standard Conditions** | |
| 1. | **Authorization.** Approval of the Design Review (DR 21-170, Carmel Beach Hotel & Spa), Use Permit UP 25191 (Svendsgaard's Inn) and associated Coastal Development Permit authorizes an interior remodel to an existing hotel, including adding kitchen and bar for preparing light bites and drinks to serve as a guest-only amenity, and exterior building and site modifications located at the west Corner of San Carlos and 4th Avenue in the Residential and Limited Commercial (RC) Zoning District (APN 010-124-012-000), as depicted in the plans prepared by Studio Murnane dated 8.28.2025 stamped approved and on file in the Community Planning & Building Department, unless modified by the conditions of approval contained herein.<br><br>**Use Permit.** This approval amends, in part, the City of Carmel-By-The-Sea Planning Commission Resolution No. 318 to permit the addition of a bar and kitchen in the reception/lobby area for preparing light bites and drinks to serve to hotel guests only. | ✓ |
| 2. | **Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission. | ✓ |
| 3. | **Permit Validity.** This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction. | ✓ |
| 4. | **Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for | ✓ |

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| | this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission. | |
| 5. | **Service Laterals.** All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020). | ✓ |
| 6. | **Modifications.** The applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection. | ✓ |
| | **Landscape Conditions** | |
| 7. | **Tree Removal.** Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester. | ✓ |
| 8. | **Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2”) are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2”) in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12”) of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit. | ✓ |
| 9. | **Erosion Control in the Right-of-Way.** Projects with a natural slope within the right-of-way immediately adjacent to the property where parking is not practical shall install jute netting and a drought tolerant ground cover to manage post-construction erosion control. Plants installed within the drip line of trees shall be selected from the City’s “List of Compatible Plants Under and Around Native Trees” located in the Forest Management Plan. | ✓ |
| 10. | **Tree Planting Requirements.** Prior to issuance of a building permit, the applicant shall submit for review and approval by the Community Planning & Building Department and the City Forester, a final landscape and irrigation plan that shows | ✓ |

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| | the location, size and species of the following required tree plantings: 11 upper canopy trees and 8 lower canopy trees. Source: Forest & Beach Commission, 07.08.2021.<br><br>All new trees shall be installed prior to final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester and/or Forest & Beach Commission. | |
| 11. | **Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.<br>● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.<br>● Excavation within 6 feet of a tree trunk is not permitted.<br>● No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.<br>● Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.<br>● 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.<br>● 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.<br>● 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. | ✓ |

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| | ● 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. | |
| 12. | **Exterior Lighting.**<br>1. All light fixtures shall not be directed toward the public right-of-way.<br><br>2. 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.<br><br>3. Lighting intensity within the interior of the store space 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. | ✓ |
| 13. | **Stone Facades (including chimneys).** Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or his/her designee. The masonry patter shall be clearly identified in the construction drawings submitted with the building permit application. | ✓ |
| 14. | **Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto. | ✓ |
| 15. | **Driveway.** The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. The driveway material and asphalt connection shall be clearly identified on the construction drawings submitted with the building permit application. If a driveway is proposed to be sand set a dimensioned | ✓ |

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| | construction detail showing the base material shall be included in the construction drawings. | |
| 16. | **Hazardous Materials Waste Survey.** A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit. | ✓ |
| 17. | **Cultural Resources.** All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98. | ✓ |
| 18. | **Truck Haul Route.** Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures. | ✓ |
| 19. | **USA North 811.** Prior to any excavation or digging, the applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on site until the applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information) | ✓ |
| 20. | **Conditions of Approval.** All conditions of approval for the Planning permit(s) shall be signed and printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division. | ✓ |
| | **ENVIRONMENTAL COMPLIANCE CONDITIONS** | |
| 21. | **Drainage Plan.** Prior to issuance of a building permit, the applicant shall provide a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused into one corner of the property, infiltration features must be sized appropriately and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas. | ✓ |
| 22. | **BMP Tracking Form.** Prior to issuance of a building permit, the applicant shall submit a completed BMP Tracking form for review and approval by the City of Carmel. | ✓ |
| 23. | **Semi-Permeable Surfaces.** Prior to issuance of a building permit, the applicant | ✓ |

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| | shall provide cross-section details for semi-permeable surfaces. | |
| 24. | **Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the applicant shall provide an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access for review and approval by the City of Carmel. | ✓ |
| **SPECIAL CONDITIONS** | | |
| 25. | **Pre-Construction Meeting.** The contractor overseeing the project shall schedule a pre-construction meeting with the project Planner prior to issuance of the building permit for the purpose of reviewing the conditions of approval and expectations during construction. | ✓ |
| 26. | **Water Use.** Prior to building permit issuance, the applicant shall receive approval from the Monterey Peninsula Water Management District for the new bar and kitchen use on the property. | |
| 27. | **Manager's Unit.** The property shall maintain living quarters occupied by a full-time manager on site equipped with sleeping, bathing, restroom, and cooking facilities. Prior to the building permit issuance, the applicant shall include details of all facilities in the manager's unit. | |

Acknowledgement and acceptance of conditions of approval.

| _____ | _____ | _____ |
|---|---|---|
| Applicant Signature | Printed Name | Date |

| _____ | _____ | _____ |
|---|---|---|
| Property Owner Signature | Printed Name | Date |

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of September 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

RESOLUTION NO. 318

WHEREAS, LARS SVENSGAARD

filed with the Building Inspector of the City of Carmel-by-the-Sea, Plans and Application for multiple residential-transient, rebuilding existing use; on portions of Lots 11, 13, 15, 16, 17, 18, 19, 20, Block 34, on 4th Avenue, N/S San Carlos to Dolores, Carmel.

AND WHEREAS, the Building Inspector has advised the Planning Commission of Carmel-by-the-Sea that said Plans and Application comply with the provisions of the Carmel Zoning Law.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of Carmel-by-the-Sea that the Building Inspector be and he hereby is authorized to issue a Building Permit pursuant to said Plans and Application, provided that construction be commenced within a period of 90 days from this date.

PASSED AND ADOPTED by the Planning Commission of Carmel-by-the-Sea this 24th day of July, 1957, by the following vote:

AYES: Commissioners: WILLOX, MACGREGOR, KEEBLE GOTTFRIED, SMITH

NOES: Commissioners: NONE

ABSENT: Commissioners: JOSSELYN, BLANKS

APPROVED:

(SIGNED) George Willox
Chairman

ATTEST:

(SIGNED) L. D. Rose
Secretary

34

THE PLANNING COMMISSION
City of Carmel-by--the-Sea

ARCHITECTURAL MATTERS
File No. 1.125

OWNER: LARS SVENSGAARD

Mail Address Oakland Phone

Designer Elston & Cranston, PO Box 1826, Carmel

LAND USE: Multiple Residential-transient; rebuilding existing use.

LOCATION OF PROJECT:

Street 4th Ave., N/S, San Carlos to Dolores

Lot(s) portion of 11; 13,15,16, 17,18,19,20. Blk. 34 Zone C1

BUILDING INSPECTOR'S CERTIFICATION:

Plans conform with 1940 Zoning Ordinance yes

COMMITTEE REFERRAL:

To Architectural Matters Committee Date: 7-16-57

To Land Use Committee Date:

To Public Improvements Committee: Date:

To Street Department: Date: 7-17-57
(Note: MERCER tree removal permit may be rescinded by Council on 8-7-57.)

Agenda Date: 7-24-57

Minor changes suggested by P.C. having been made – Approval is recommended

S E Hollstrom

Fred Keeble

ACTION: Report adopted 7-24-57. See Res. 318.

Secretary

# SITE & BUILDING INFO

**PROJECT DESCRIPTION**

RENOVATION OF (E) HOTEL (35) GUEST ROOMS, PUBLIC AREAS, INTERIOR AND EXTERIOR, AND MECHANICAL AREAS
**NEW** GLAZING IN ALL WINDOWS IN EXISTING OPENING AND FRAME
REMOVE (E) WINDOWS AS INDICATED
**NEW** WD EXTERIOR DOORS 36" X 80 IN EXISTING LOCATIONS NEW FRAMES IN PLACE. DOOR RELOCATION INDICATED ON PLAN. DOOR ENLARGEMENT TO MEET CURRENT CODE.
**NEW** HVAC GRILLS NOTED ON EXTERIOR ELEVATION, (1) ROOF TOP HVAC UNIT AND SCREEN AS NOTED
**NEW** COURTYARD LANDSCAPE, AND TRELLIS, DEMO OF EXISTING POOL AND TRELLIS
**IMPROVED** EXISTING STAIR AND WALKWAY WITH CODE COMPLIANT GUARDRAIL AND HANDRAILS
**IMPROVED** PARKING AREA WITH NEW PAVING AND RESTRIPE INCLUDING ADA PARKING SPACE

**OCCUPANCY**

**USE:** R-1

**BUILDING INFO**

| | | |
|---|---|---|
| **GROSS BUILDING AREA:** | 20,932 SF | **NO CHANGE.** |
| **# OF STORIES:** | 2 STORIES | **NO CHANGE.** |
| **SPRINKLERED:** | YES | **NEW** |
| **CONSTRUCTION TYPE:** | VB | **NO CHANGE.** |
| **BUILDING HEIGHT:** | 35'-4" AT WEST<br>16'-0" AT EAST | **NO CHANGE.**<br>**NO CHANGE.** |
| **GUEST ROOMS:** | 35 | **NO CHANGE.** |

**PROPERTY INFO**

| | | |
|---|---|---|
| **LOT AREA:** | 29,185 SF | **NO CHANGE.** |
| **LOT COVERAGE:** | 72% | **NO CHANGE.** |

**APN:** 010124012000

**BLOCK:** 34

**LOT:** 10' OF LOT 11 & ALL OF LOTS 13 15 16 17 18 19 20

| | | |
|---|---|---|
| **GRADING:** | CUT : | **113 CY** |
| | FILL : | **130 CY** |

**FIRE & FLOOD INFO**

**VERY HIGH FIRE HAZARD ZONE:** **YES**

AREA OF MINIMAL FLOOD HAZARD

**ZONING INFO**

**ZONING DISTRICT:** RC (RESIDENTIAL AND LIMITED COMMERCIAL)

**APPLICABLE CODES**

2022 CALIFORNIA ADMINISTRATIVE CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA HISTORICAL BUILDING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA EXISTING BUILDING CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 THE CALIFORNIA REFERENCED STANDARDS CODE
NATIONAL FIRE ALARM AND SIGNALING CODE 2022 OF CALIFORNIA
CARMEL-BY-THE-SEA MUNICIPAL CODE

# SHEET INDEX


| | |
|---|---|
| 000 | CARMEL COVER SHEET |
| C 01 | CIVIL PLAN |
| A 00 | CARMEL SITE PLAN |
| A 01 | CARMEL LOWER LEVEL PLAN |
| A 02 | CARMEL STREET LEVEL PLAN |
| A 03 | CARMEL ELEVATION WEST |
| A 03B | CARMEL ELEVATION WEST AB |
| A 04 | CARMEL ELEVATION NORTH & SOUTH |
| A 04B | CARMEL ELEVATION NORTH & SOUTH |
| A 05 | CARMEL ELEVATION EAST |
| A 05B | CARMEL ELEVATION EAST |
| A 06 | CARMEL ELEVATIONS COURTYARD |
| A 06B | CARMEL ELEVATIONS COURTYARD |
| L 01 | LANDSCAPE PLAN |
| L 02 | LANDSCAPE DETAILS |
| L 03 | LANDSCAPE DETAILS |
| L 04 | LANDSCAPE DETAILS |
| L 05 | LANDSCAPE DETAILS |
| L 06 | LANDSCAPE DETAILS |
| L 07 | LANDSCAPE |
| A 07 | ENLARGED KITCHEN |
| A 07A | LIGHTING STUDY |
| A 10 | CARMEL MATERIALS BOARD |


# CONTACT INFO


**OWNER**

PRG CARMEL LLC

1750 14TH ST, SUITE E

SANTA MONICA, CA 90404

BSHUFORD@PRGIM.COM

**ARCHITECT**

STUDIO MURNANE

2898 ROWENA AVE, SUITE 102

LOS ANGELES, CA 90039

323-284-8921

**INTERIOR DESIGNER**

FREUDENBERGER DESIGN

6161 SANTA MONICA BLVD

SUITE 201

LOS ANGELES, CA 90038

**STRUCTURAL ENGINEER**

CHARLES TAN + ASSOCIATES INC

320 EAST SECOND ST. SUITE 316

LOS ANGELES, CA 90012

213.628-8018

**MEP ENGINEER**

BMA MECHANICAL +

689 TANK FARM ROAD, SUITE 240

SAN LUIS OBISPO, CA 9340

(805) 544-4269

**CIVIL ENGINEER**

L&S ENGINEERING AND SURVEYING

2460 GARDEN ROAD, SUITE G

MONTEREY, CA 93940

(831)655-2723

**LANDSCAPE ARCHITECT**

TERRE MOTO

3618 PASADENA AVENUE

LOS ANGELES CA 90031




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## EARTHWORK

CUT=113 CY
FILL=130 CY
NET=17 CYFILL

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO SUB GRADE IN PAVED AREAS AND ARE ESTIMATES ONLY. AN 8" SECTION WAS ASSUMED FOR THE ASPHALT PAVEMENT, AND A 8" SECTION WAS ASSUMED FOR THE SITE CONC FLAT WORK. A 5 FOOT DEPTH WAS ASSUMED FOR THE SWMMING POOL. NO SHRINK OR SWELL WAS ASSUMED IN THE CALCULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING THEIR OWN CALCULATIONS.

5 0 2.5 5 10
1" = 5'

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

CHRISTOPHER J. SIMS
REGISTERED PROFESSIONAL ENGINEER
No. 91125
CIVIL
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

| | |
|---|---|
| DRAWN BY: | CJS |
| DESIGNED BY: | CJS |
| DATE: | 6/16/25 |
| SCALE: | XXX |
| JOB NUMBER: | 25-03 |
| LAST REVISED: | XXX |
| REVISED BY: | XXX |

SVENDSGAARDS INN
SAN CARLOS ST & 4TH AVE
CARMEL-BY-THE-SEA
CALIFORNIA,

GRADING PLAN

SHEET C4
OF
?? SHEETS

CIVIL PLAN 7.11.2025

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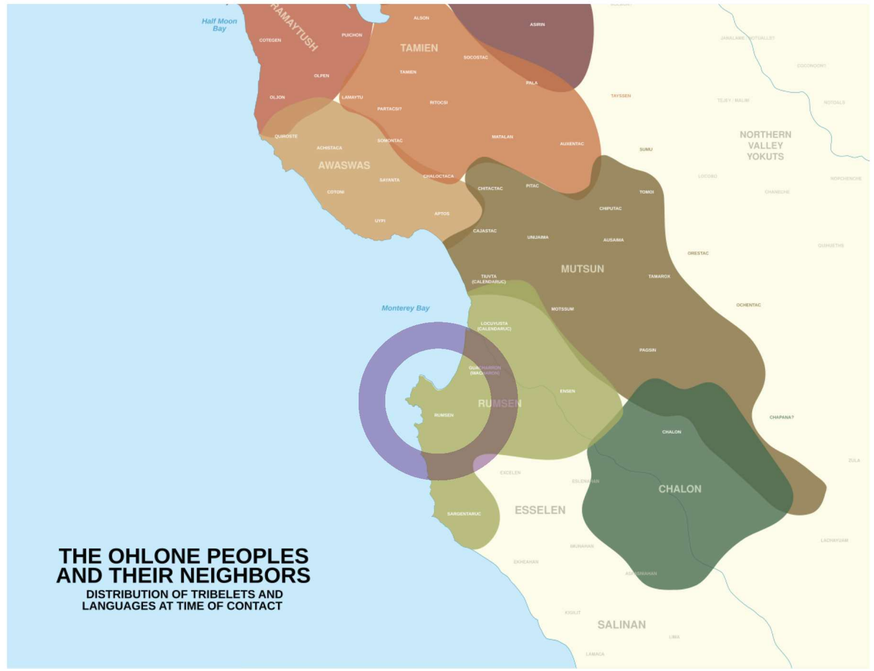
We acknowledge the Rumsen Ohlone and the Esselen as the ancestral caretakers of the landscapes of the Monterey Bay Area, who are still here today, working to support their community through environmental programs and initiatives.

As landscape architects who work intimately with these landscapes, we acknowledge our obligation to contribute to the ongoing empowerment of these Indigenous Tribes by consulting with, collaborating with, and donating to their programs:

- Esselen Tribe of Monterey County Stewardship Programs
- Confederation of Ohlone People



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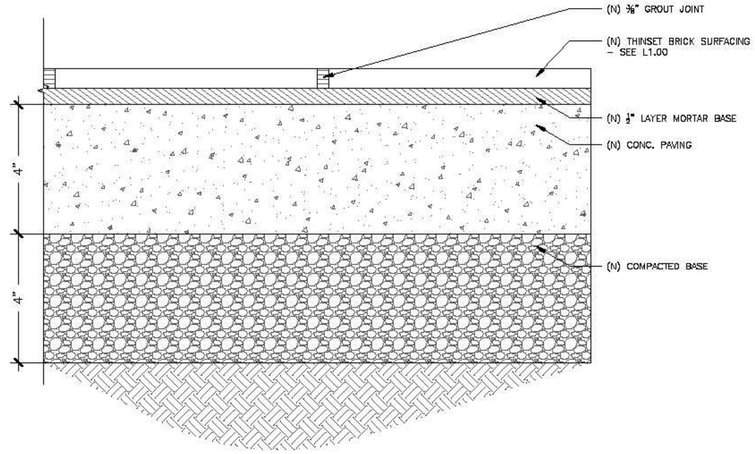
FIREPIT AGGREGATE EXAMPLES - SHELL + TILE, ETC.

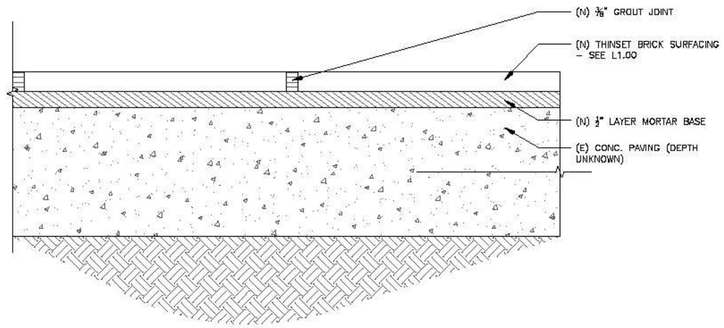


FIREPIT FORM AND TEXTURE - ROUGH AND ORGANIC

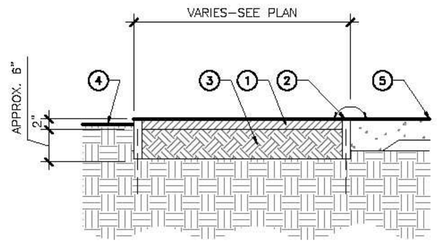
4 PHOTOS: EXAMPLES OF CONCRETE FIREPIT FINISH
SCALE:NTS




3 SECTION: THIN BRICK APPLICATION ON (N) CONC.
SCALE:6" = 1'-0"




2 SECTION: THIN BRICK APPLICATION ON (E) CONC.
SCALE:6" = 1'-0"




LEGEND

1. POLYMER–STABILIZED D.G. SURFACE; COMPACTED TO 85% RELATIVE COMPACTION – DIMENSIONS VARY
2. EDGING; STAKED TO GROUND WITH #4 REBAR
3. 95% COMPACTED SUBGRADE.
4. F.G.
5. ADJ. PAVED SURFACE OR CURB. WHERE DG IS ADJ. WALKABLE SURFACE. TOP OF DG IS TO BE LEVEL WITH PAVEMENT'S F.S.

1 SECTION: STABILIZED DECOMPOSED GRANITE
SCALE:1" = 1'-0"

TERRE MOTO
300 BRANNAN ST
SAN FRANCISCO, CA 94107
843-271-7278
WWW.TERREMOTO.LA

PROJECT
CARMEL HOTEL
San Carlos St. + 4th Ave
Carmel, CA 93923

ISSUE SET
PRICING SET
ISSUE DATE
08/08/2025
REV DATE ISSUE BY

DRAWN BY:
CHECKED BY:
SCALE
SCALE VARIES
SHEET TITLE
CONSTRUCTION DETAILS
SHEET NUMBER
L1.51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PLANTING LEGEND

| SYM | BOTANICAL NAME | COMMON NAME | QTY | SIZE | SPACING | NOTES |
|---|---|---|---|---|---|---|
| **TREES** | | | | | | |
| AcCi | ACER CIRCINATUM | VINE MAPLE | 1 | 24" BOX | AS SHOWN | |
| CuSp | CUSSONIA SPICATA | SPIKED CABBAGE TREE | 3 | 24" BOX | AS SHOWN | |
| RhSa | RHOPALOSTYLIS SAPIDA | NIKAU PALM | 1 | 24" BOX | AS SHOWN | |
| **SHRUBS** | | | | | | |
| LeDi | LEUCADENDRON DISCOLOR 'POM-POM' | PIKETBERG CONEBUSH | 3 | 5 GAL | 4' O.C. | |
| LeCo | LEUCOSPERMUM CORDIFOLIUM 'FLAME GIANT' | FLAME GIANT PINCUSHION | 3 | 5 GAL | 4' O.C. | |
| MeMa | MELIANTHUS MAJOR | HONEYBUSH | 7 | 5 GAL | 8' O.C. | |
| PrRe | PROTEA REPENS 'WHITE' | COMMON SUGARBUSH | 2 | 5 GAL | 6' O.C. | |
| RiSa | RIBES SANGUINEUM | RED FLOWERING CURRANT | 21 | 5 GAL | 5' O.C. | |
| RuPa | RUBUS PARVIFLORUS | THIMBLEBERRY | 8 | 5 GAL | 4' O.C. | |
| SaEx | SALIX EXIGUA | SANDBAR WILLOW | 7 | 15 GAL | 6' O.C. | |
| **PERENNIALS** | | | | | | |
| ⊗ | ARMERIA MARITIMA | THRIFT SEAPINK | 15 | 1 GAL | 6" O.C. | |
| ⃠ | ARTEMESIA DOUGLASIANA | MUGWORT | 125 | 1 GAL | 3' O.C. | |
| ✳ | ATHYRIUM FILIX-FEMINA | COMMON LADYFERN | 8 | 1 GAL | 1' O.C. | |
| CaPr | CAREX PRAEGRACILIS | CLUSTERED FIELD SEDGE | 163 | 1 GAL | 2' O.C. | |
| EcPi | ECHIUM PININANA 'SNOW TOWER' | TOWER OF JEWELS | 8 | 5 GAL | 2' O.C. | |
| ElCo | ELYMUS CONDENSATUS | GIANT WILDRYE | 28 | 1 GAL | 3' O.C. | |
| FrVe | FRAGARIA VESCA | WOODLAND STRAWBERRY | 11 | 1 GAL | 30" O.C. (SPREADING) | |
| △ | HEUCHERA MICRANTHA | CREVICE ALUMROOT | 159 | 1 GAL | 1' O.C. | |
| IrDo | IRIS DOUGLASIANA 'CANYON SNOW' | DOUGLAS IRIS WHITE | 129 | 1 GAL | 2' O.C. | |
| PoMu | POLYSTICHUM MUNITUM | WESTERN SWORD FERN | 52 | 1 GAL | 3' O.C. | |
| PtAq | PTERIDIUM AQUILINUM | WESTERN BRACKEN FERN | 30 | 1 GAL | 3' O.C. | |
| ⊛ | SISYRINCHIUM BELLUM | BLUE-EYED GRASS | 226 | 1 GAL | 6" O.C. | |
| **VINES** | | | | | | |
| | CALYSTEGIA PURPURATA | MORNING GLORY | 10 | 1 GAL | 3' O.C. (SPREADING) | TRAIN ON VINE TRELLIS + PERGOLA |
| | CLEMATIS LASIANTHA | CHAPARRAL CLEMATIS | 10 | 1 GAL | 3' O.C. (SPREADING) | TRAIN ON VINE TRELLIS + PERGOLA |

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PROJECT
# CARMEL HOTEL
San Carlos St. + 4th Ave
Carmel, CA 93923

ISSUE SET
PRICING SET
ISSUE DATE
08/08/2025
REV DATE ISSUE BY

DRAWN BY:
CHECKED BY:
SCALE
NTS
SHEET TITLE
PLANTING LEGEND
SHEET NUMBER
L3.00


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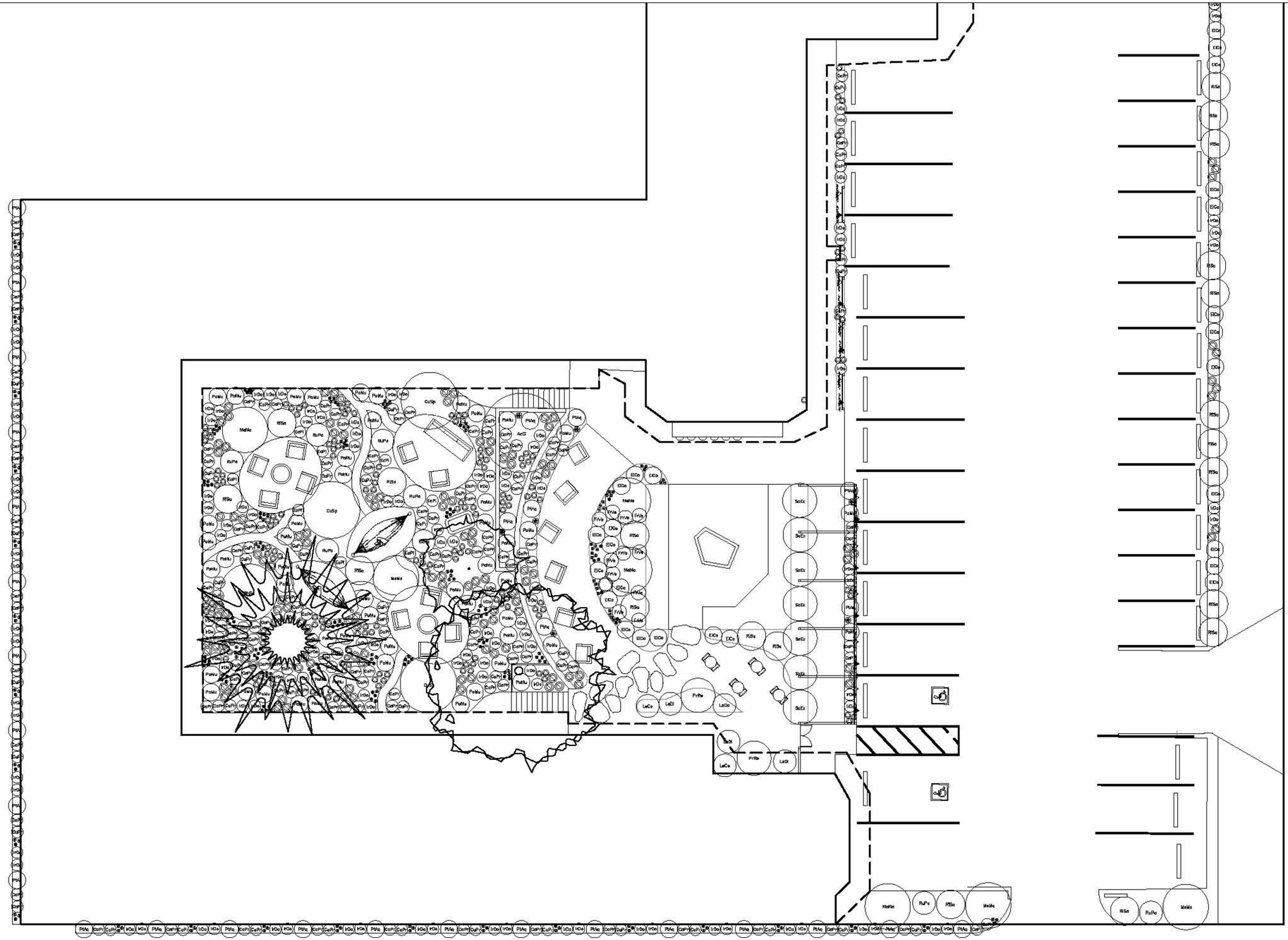

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PROJECT

# CARMEL HOTEL

San Carlos St. + 4th Ave
Carmel, CA 93923

ISSUE SET
PRICING SET

ISSUE DATE
08/08/2025

| REV | DATE | ISSUE | BY |
|---|---|---|---|

DRAWN BY:
CHECKED BY:

SCALE
1/8" =1'-0"

SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L3.10



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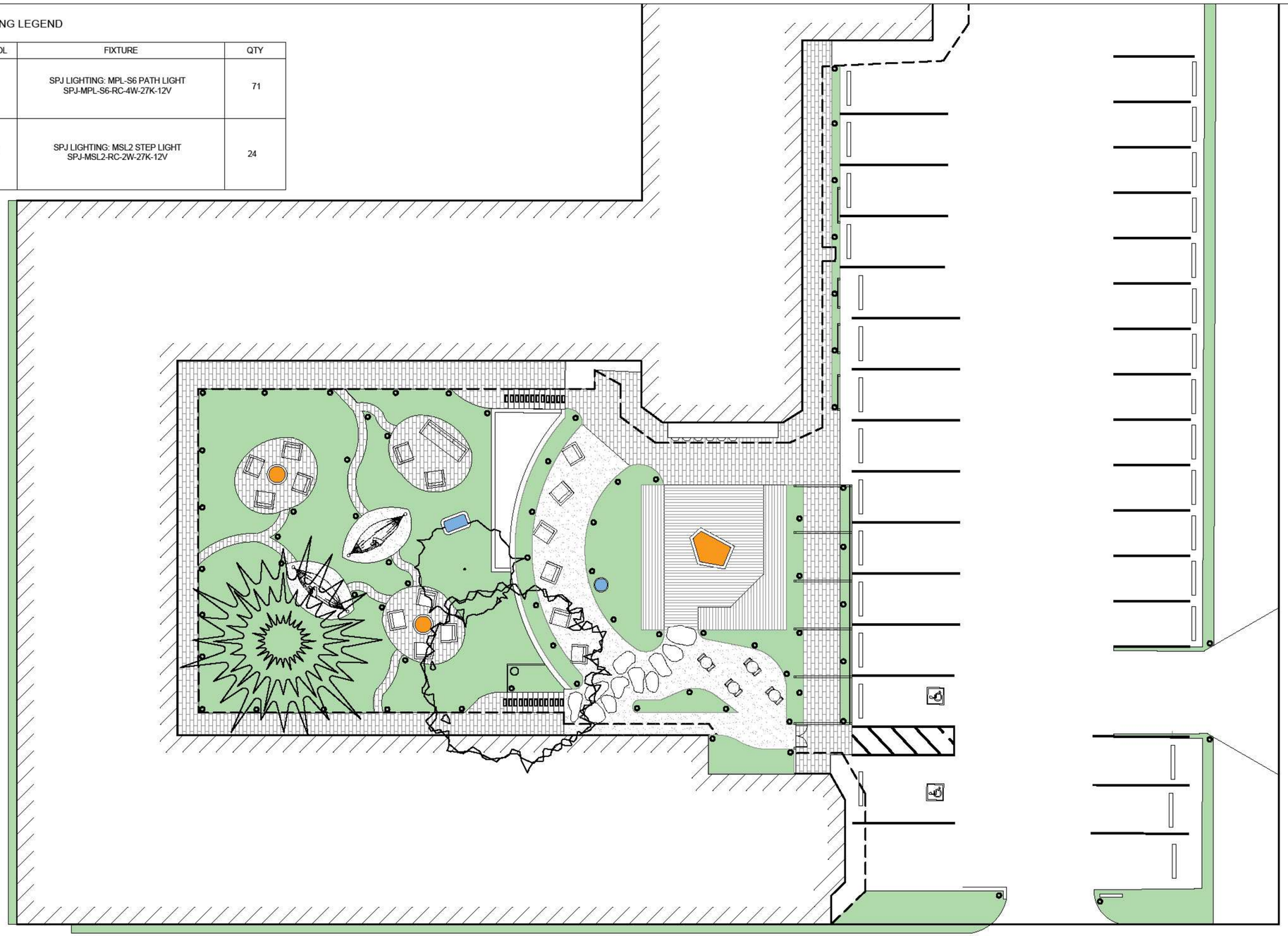
## LIGHTING LEGEND

| SYMBOL | FIXTURE | QTY |
|---|---|---|
| ○ | SPJ LIGHTING: MPL-S6 PATH LIGHT<br>SPJ-MPL-S6-RC-4W-27K-12V | 71 |
| ▭ | SPJ LIGHTING: MSL2 STEP LIGHT<br>SPJ-MSL2-RC-2W-27K-12V | 24 |

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# CARMEL HOTEL

San Carlos St. + 4th Ave
Carmel, CA 93923

ISSUE SET
PRICING SET

ISSUE DATE
08/08/2025

| REV | DATE | ISSUE | BY |
|---|---|---|---|

DRAWN BY:
CHECKED BY:

SCALE
1/8" =1'-0"

SHEET TITLE
LIGHTING PLAN

SHEET NUMBER
**L4.00**




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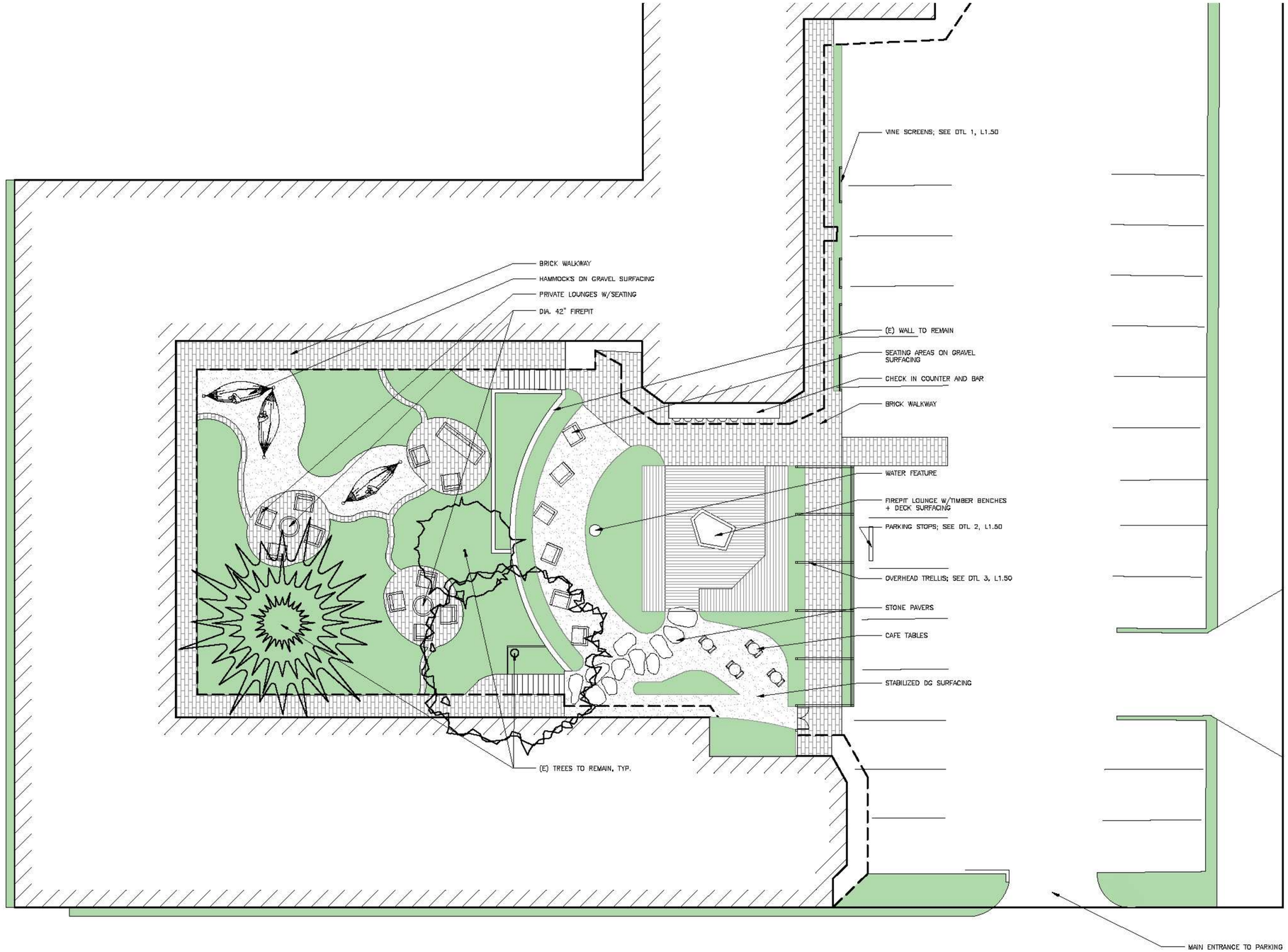


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PROJECT

## CARMEL HOTEL

San Carlos St. + 4th Ave
Carmel, CA 93923

ISSUE SET
Pricing

ISSUE DATE
6/13/25

| REV | DATE | ISSUE | BY |
|---|---|---|---|

DRAWN BY:
CHECKED BY:

SCALE
1/8" = 1'-0"

SHEET TITLE
SITE PLAN

SHEET NUMBER
L.020



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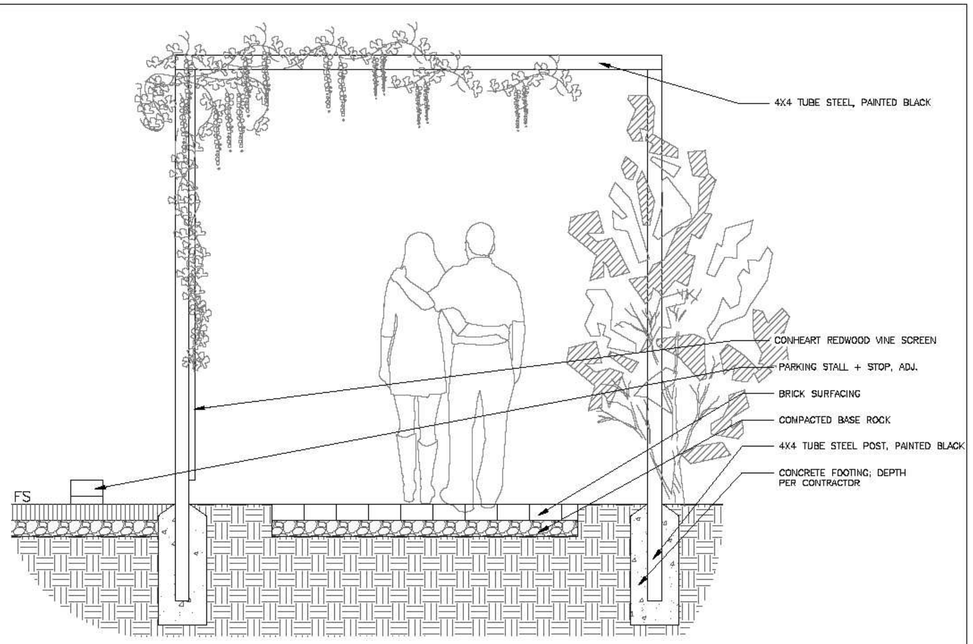
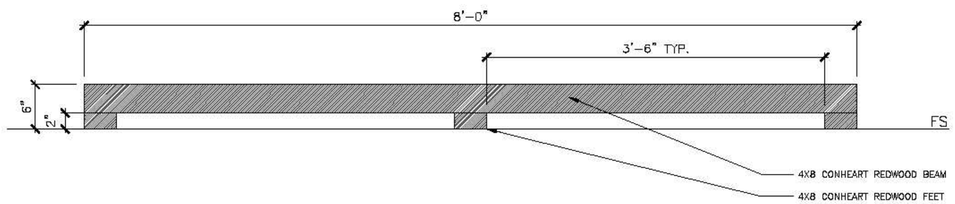
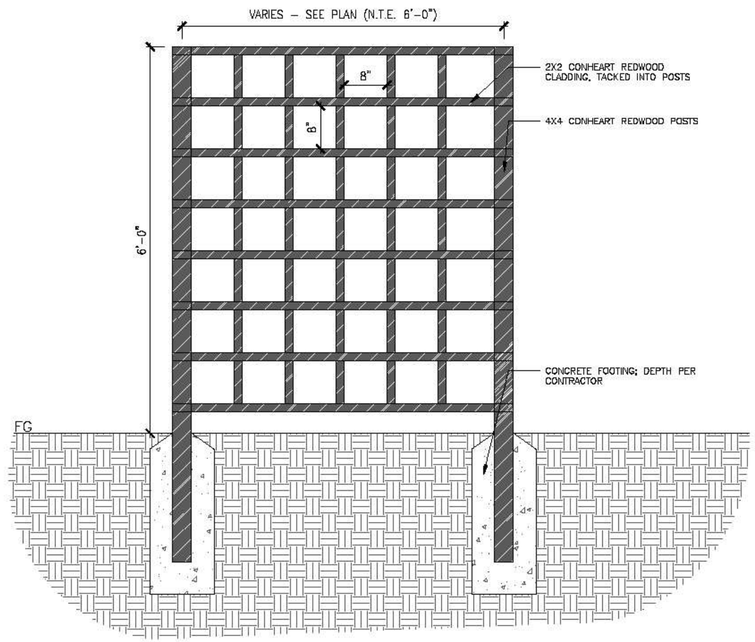



3 ELEVATION: OVERHEAD TRELLIS
SCALE: 3/4" = 1'-0"




2 ELEVATION: PARKING STOP
SCALE: 1-1/2" = 1'-0"




1 ELEVATION: VINE SCREENS
SCALE: 1" = 1'-0"

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SAN FRANCISCO, CA 94107
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PROJECT
# CARMEL HOTEL
San Carlos St. + 4th Ave
Carmel, CA 93923

ISSUE SET
Pricing
ISSUE DATE:
6/13/25

| REV | DATE | ISSUE | BY |
|---|---|---|---|

DRAWN BY:
CHECKED BY:
SCALE:
SCALE VARIES
SHEET TITLE:
CONSTRUCTION DETAILS
SHEET NUMBER:
# L1.50


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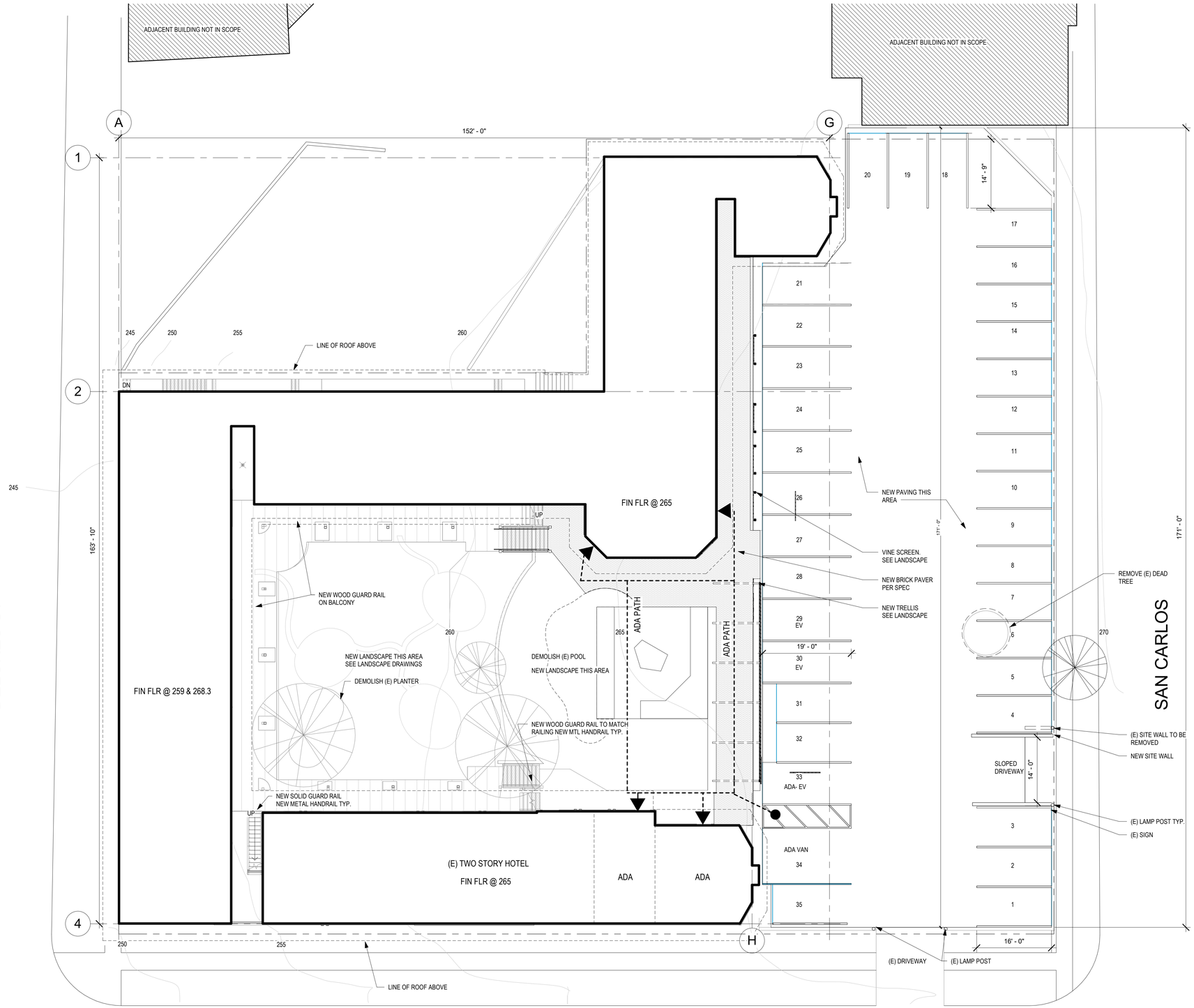


A25 SITE PLAN

3/32" = 1'-0"

CARMEL SITE PLAN 8.28.2025

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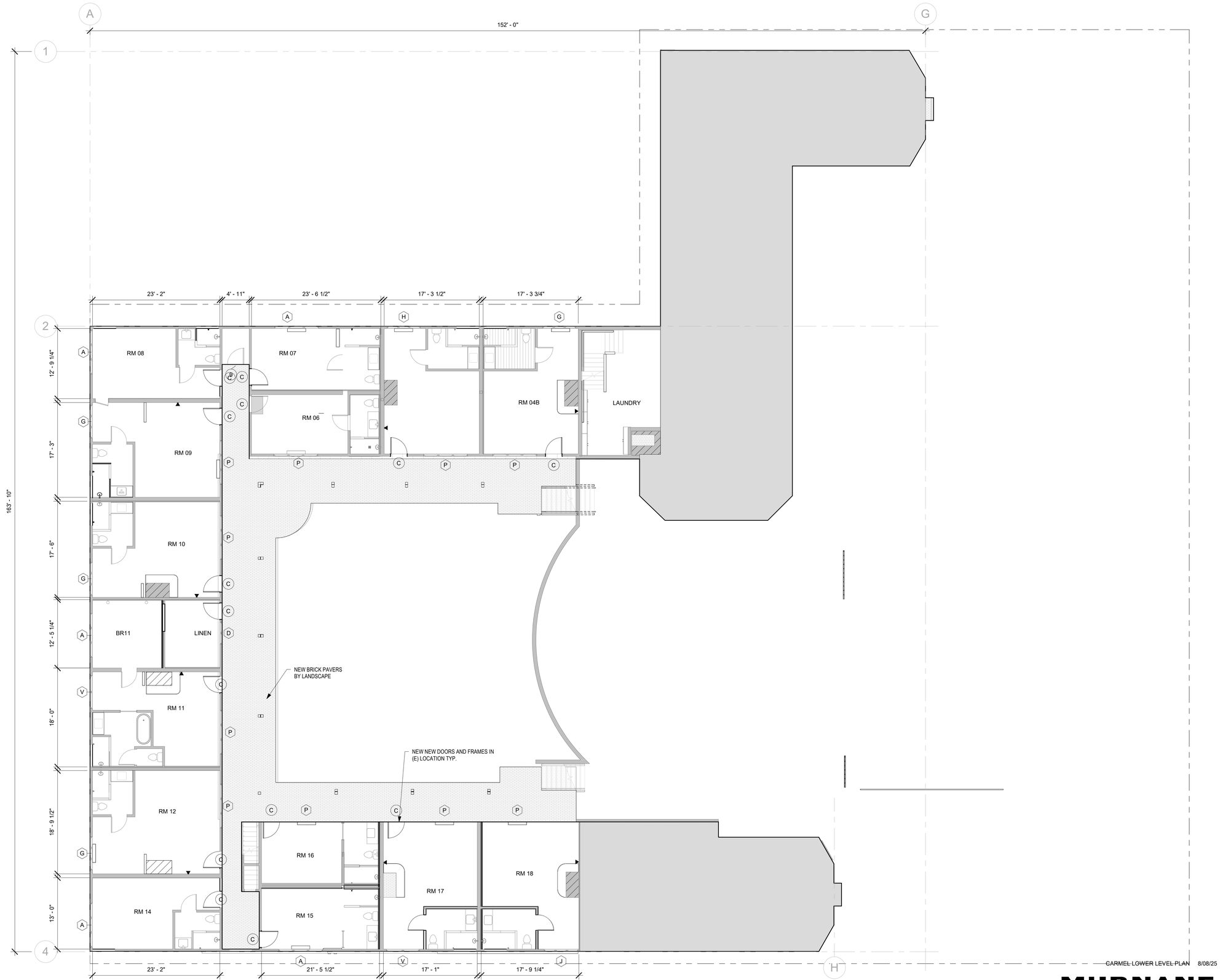


A25 LOWER LEVEL FLOOR PLAN

1/8" = 1'-0"

CARMEL LOWER LEVEL PLAN 8/08/25

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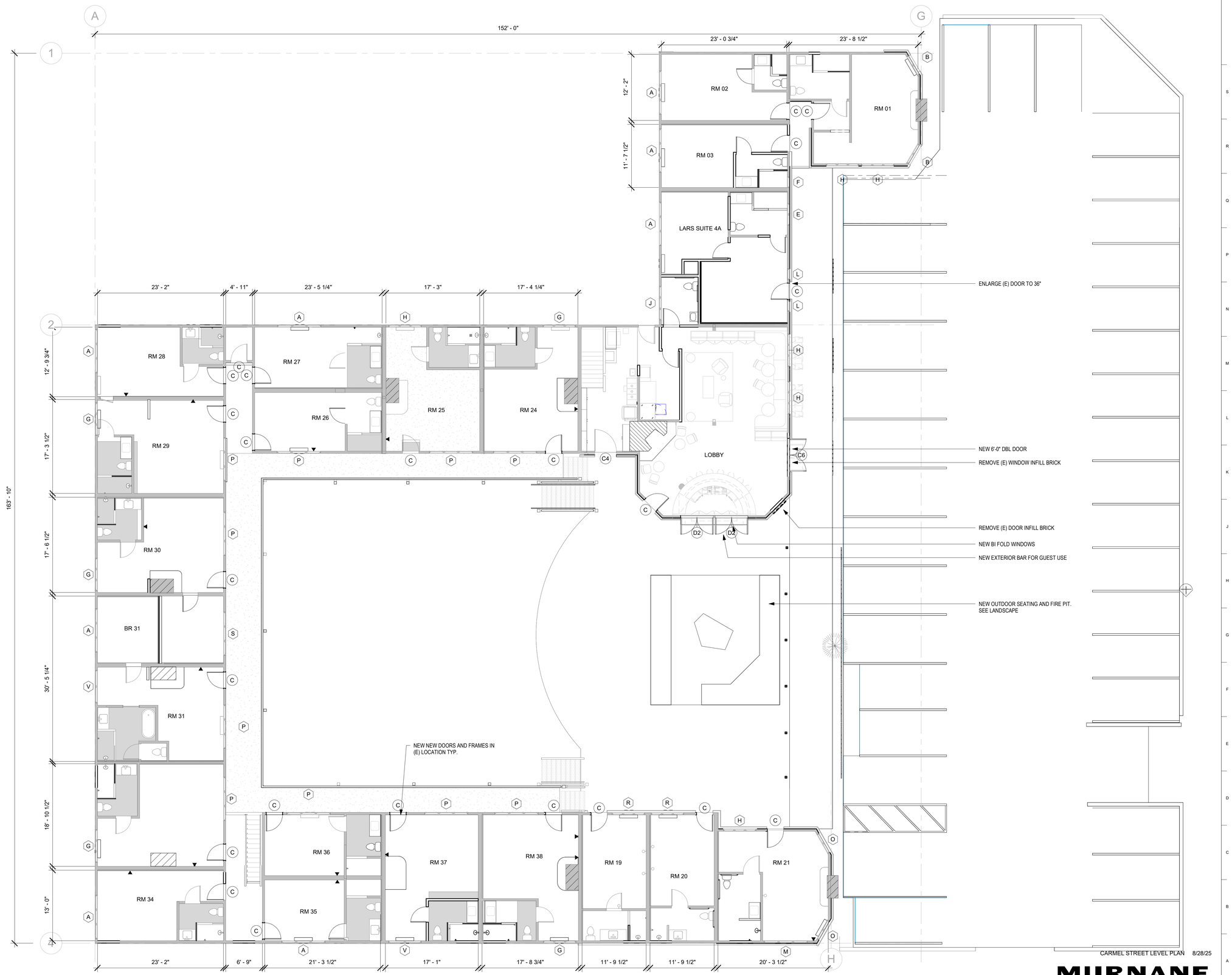


CARMEL STREET LEVEL PLAN 8/28/25

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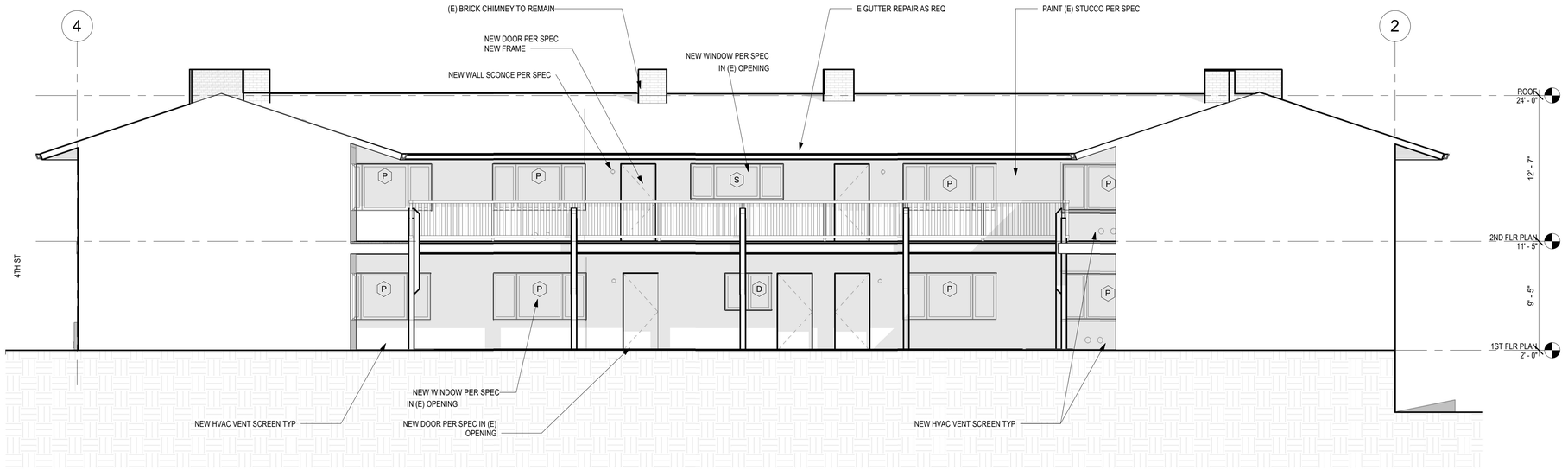
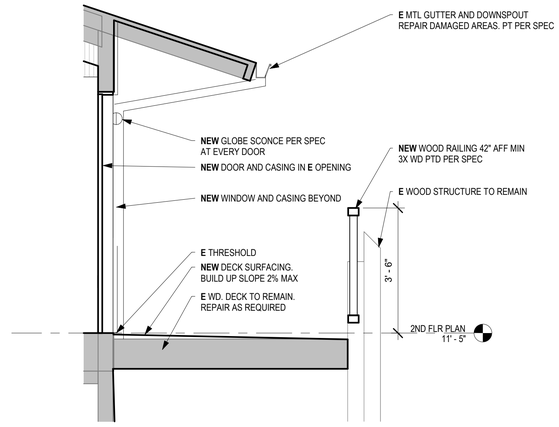


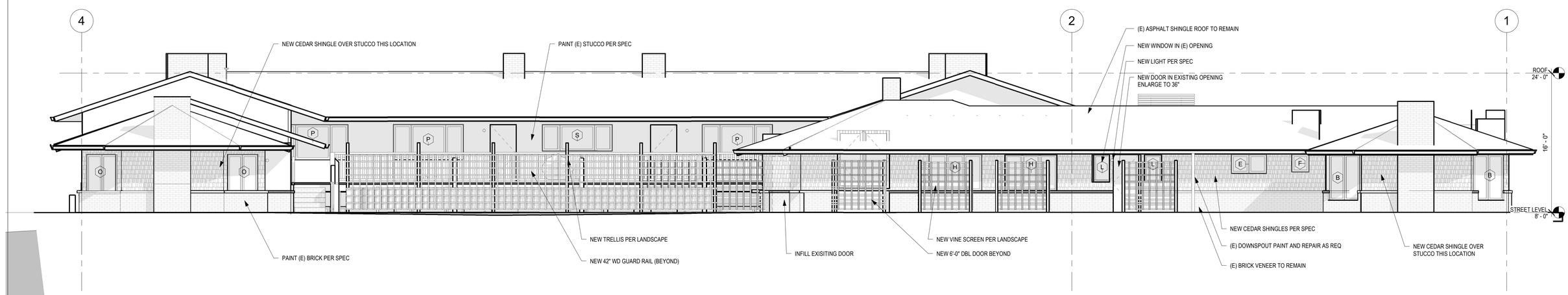

K25 COURTYARD ELEVATION WEST

3/16" = 1'-0"




K06 TYP. DECK SECTION

1/2" = 1'-0"




A25 WEST ELEVATION

3/16" = 1'-0"

CARMEL ELEVATION WEST 8/08/2025

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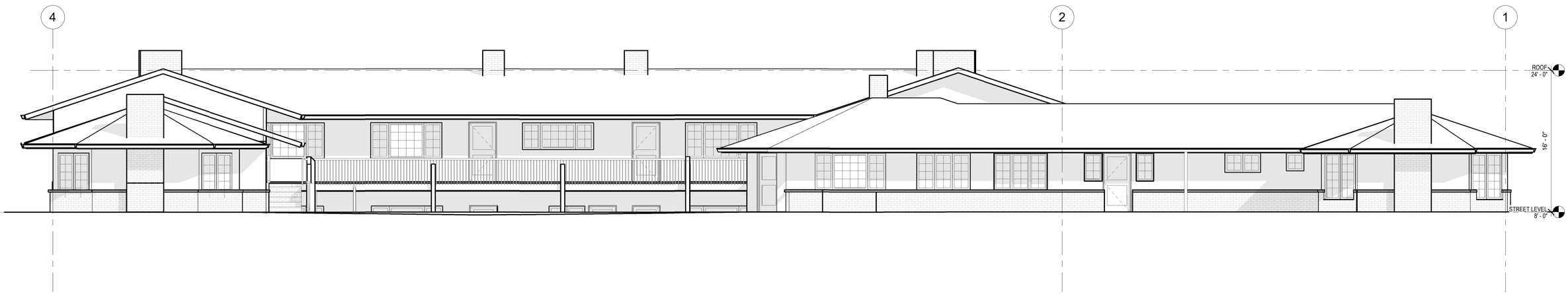
K25 AS BUILT COURTYARD ELEVATION WEST

3/16" = 1'-0"




A25 AS BUILT WEST ELEVATION

3/16" = 1'-0"

CARMEL ELEVATION WEST AB 8/08/2025

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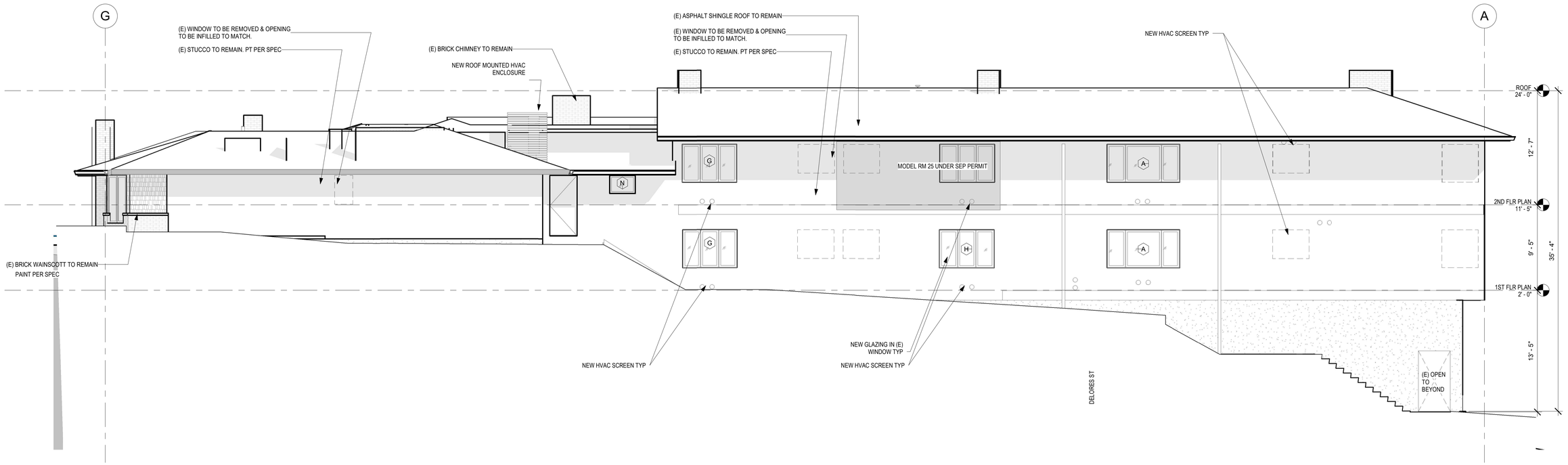
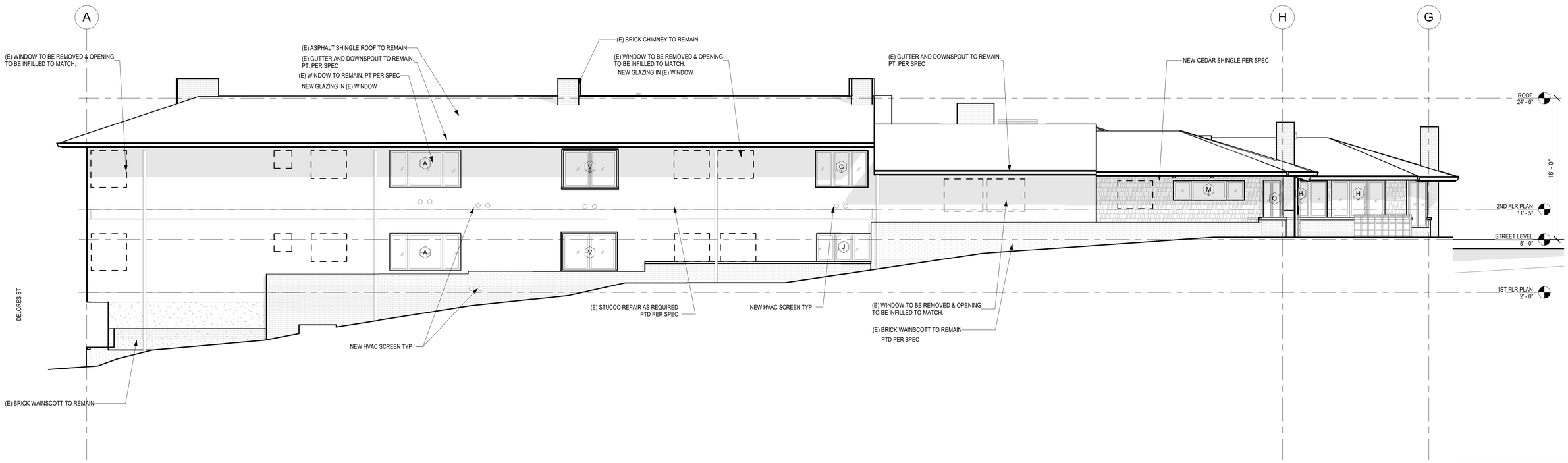



K25 NORTH ELEVATION

3/16" = 1'-0"




A25 SOUTH ELEVATION

3/16" = 1'-0"

CARMEL ELEVATION NORTH & SOUTH 8/08/2025

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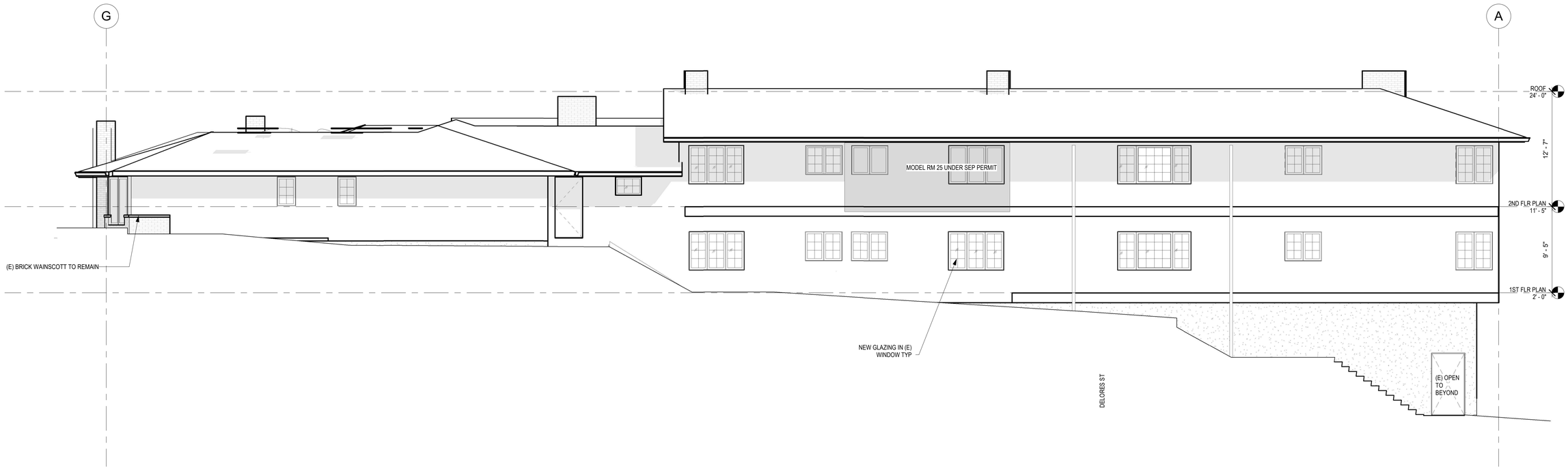
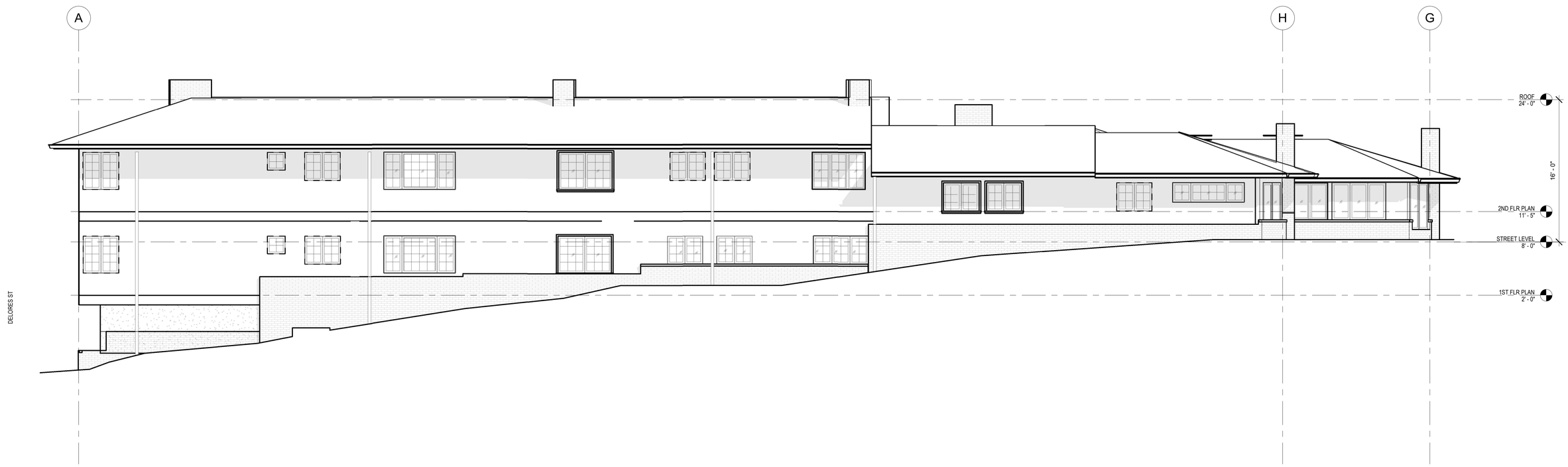



K25 AS BUILT NORTH ELEVATION

3/16" = 1'-0"




A25 AS BUILT SOUTH ELEVATION

3/16" = 1'-0"

CARMEL ELEVATION NORTH & SOUTH 8/08/2025

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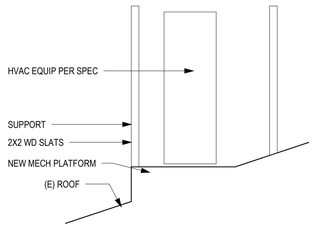
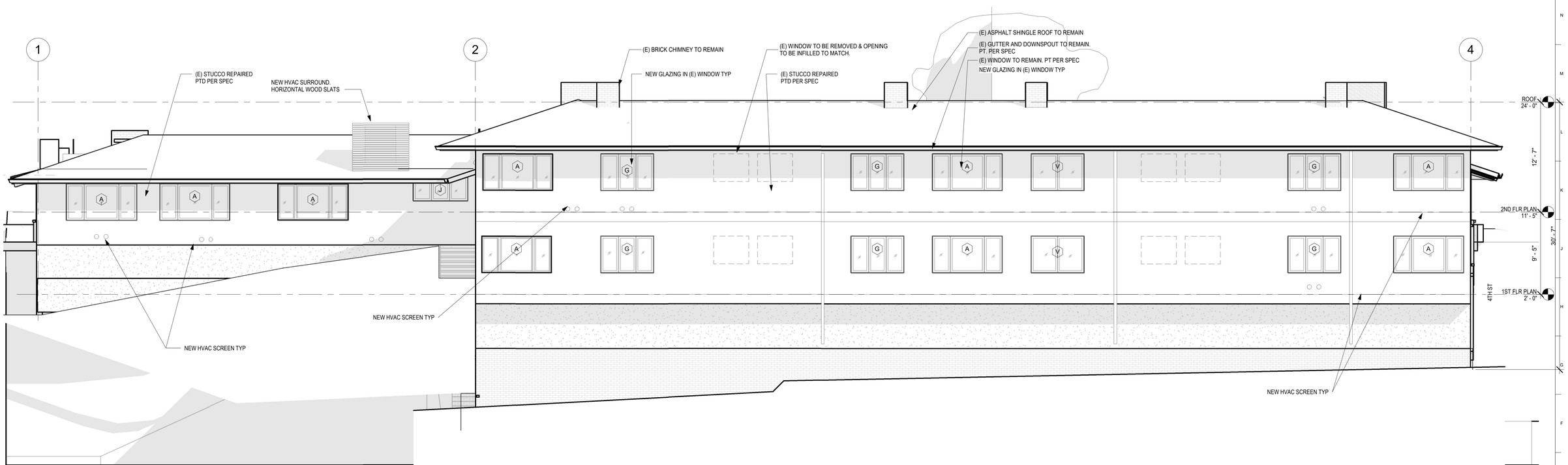



1 MECHANICA SCREEN

1/2" = 1'-0"




A25 EAST ELEVATION

3/16" = 1'-0"

CARMEL ELEVATION EAST 8/08/2025

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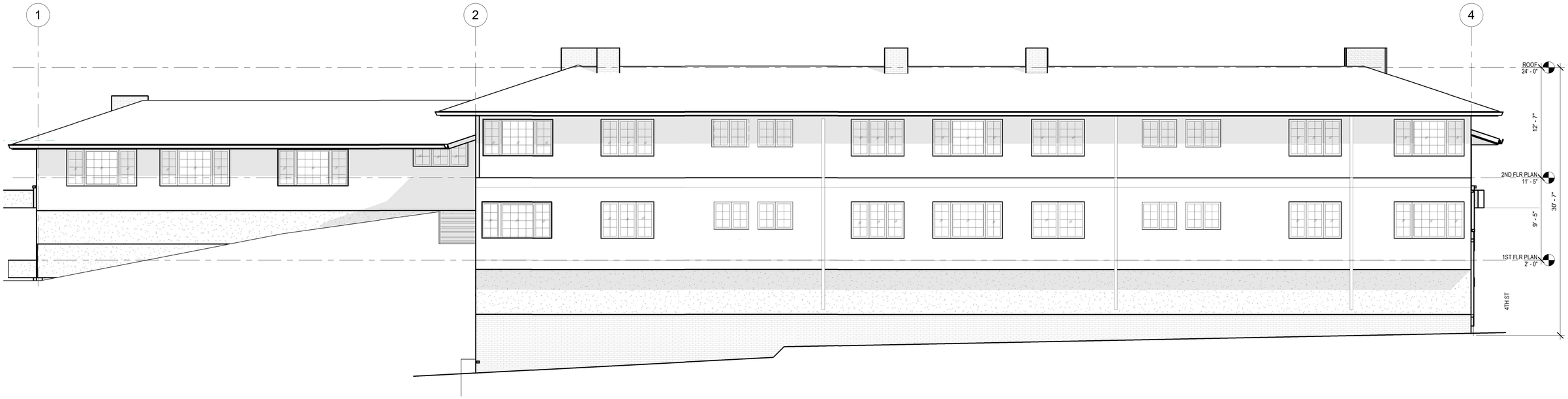


A25

AS BUILT EAST ELEVATION

3/16" = 1'-0"

CARMEL ELEVATION EAST 8/08/2025

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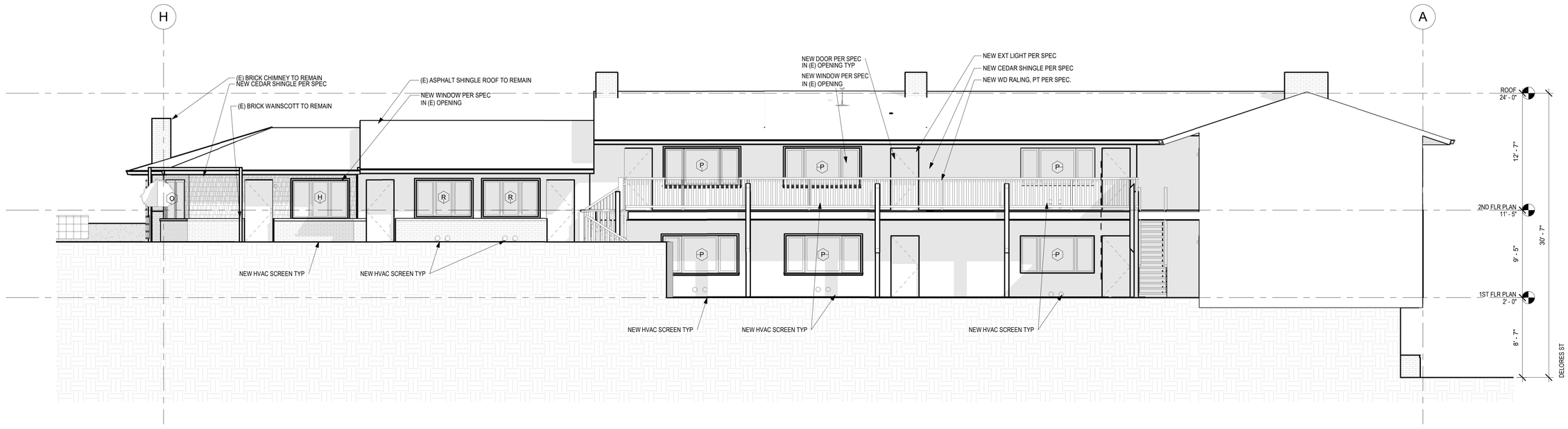
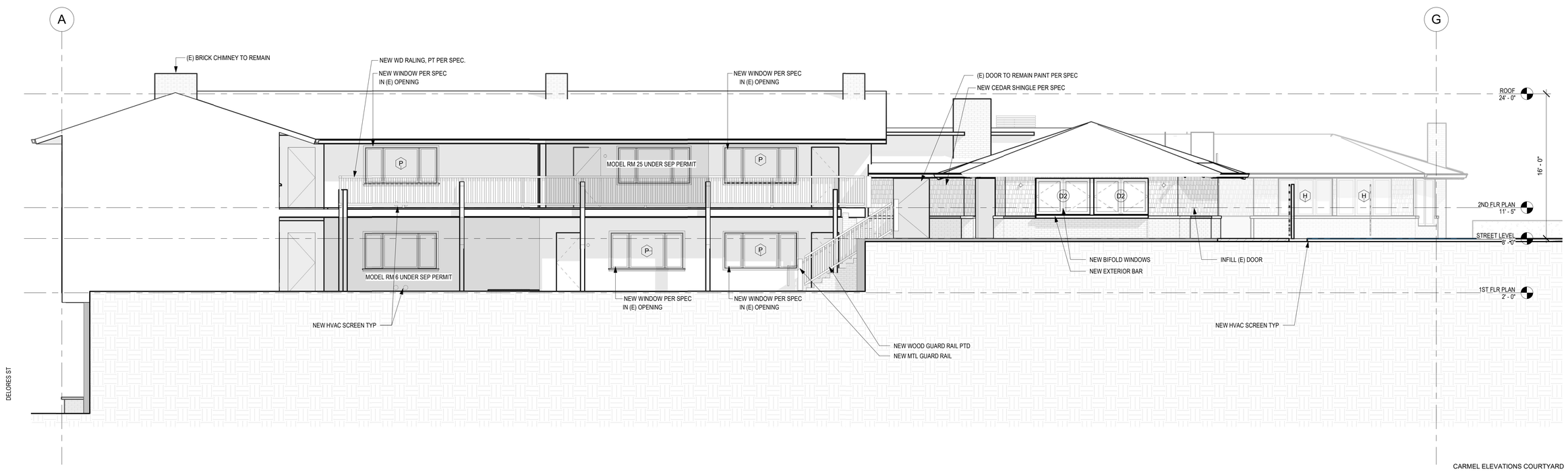



K25 COURTYARD ELEVATION LOOKING SOUTH

3/16" = 1'-0"




A25 COURTYARD ELEVATION LOOKING NORTH

3/16" = 1'-0"

CARMEL ELEVATIONS COURTYARD 8/08/2025

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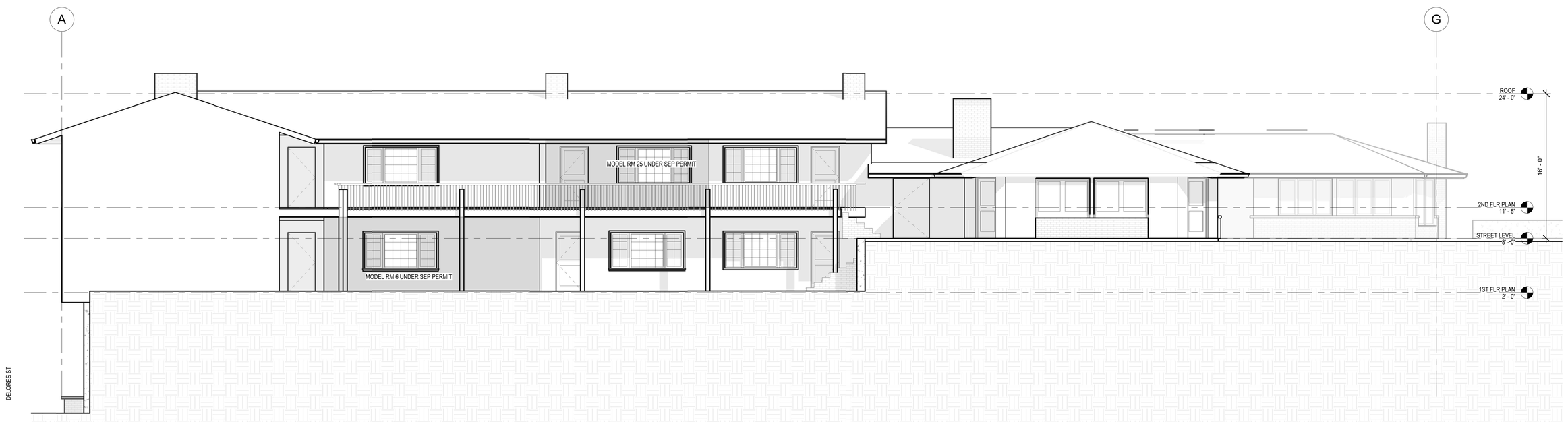
K25 AS BUILT COURTYARD ELEVATION LOOKING SOUTH

3/16" = 1'-0"




A25 AS BUILT COURTYARD ELEVATION LOOKING NORTH

3/16" = 1'-0"

CARMEL ELEVATIONS COURTYARD 8/08/2025

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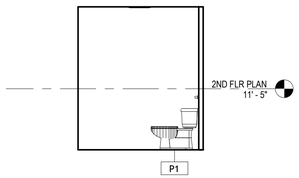
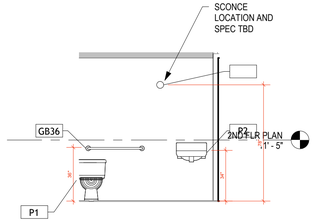
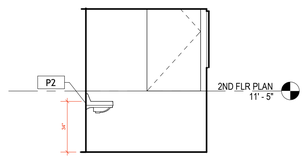


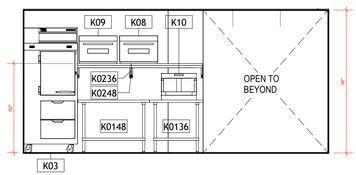

L25 | TOILET RM : NORTH ELEV
1/4" = 1'-0"



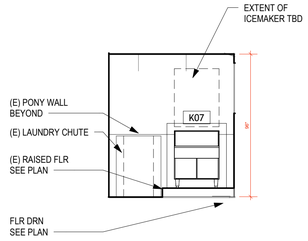

L21 | TOILET RM : EAST ELEV
1/4" = 1'-0"



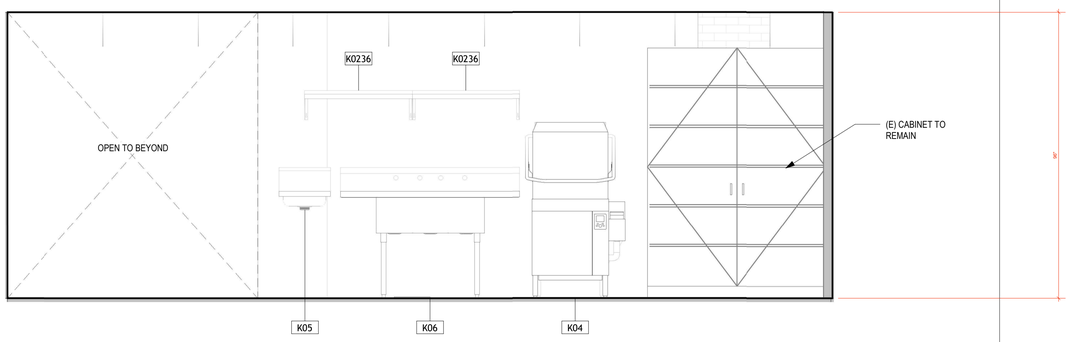

L17 | TOILET RM : SOUTH ELEV
1/4" = 1'-0"



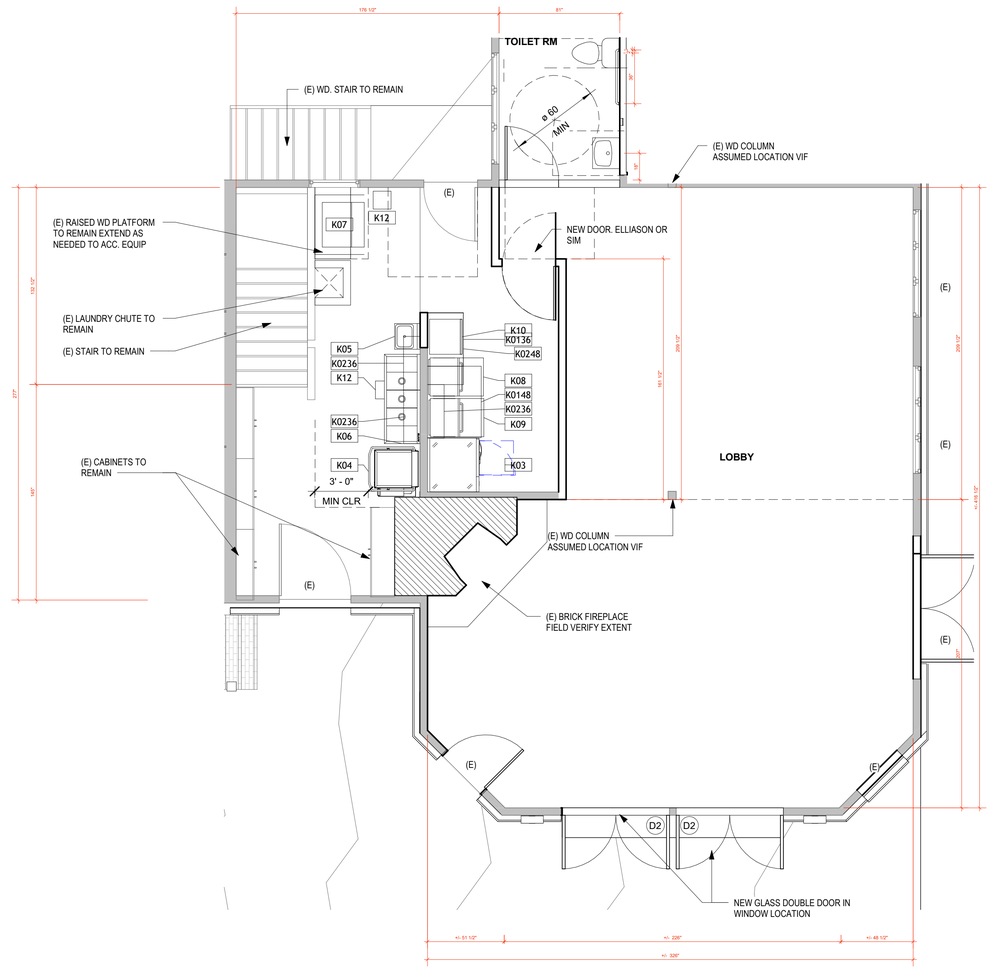

F25 | KITCHEN : PREP ELEVATION
1/4" = 1'-0"




F17 | KITCHEN : ICEMAKER ELEVATION
1/4" = 1'-0"




A25 | KITCHEN: DISHWASH ELEVATION
1/2" = 1'-0"




A13 | ENLARGED LOBBY PLAN Copy 1
1/4" = 1'-0"

## FLOOR PLAN LEGEND

- NOT IN SCOPE
- EXISTING WALL
- DEMO WALL
- MASONRY WALL
- CONCRETE WALL
- INTERIOR WALL
- A — WALL TYPE, SEE A801 FOR WALL SCHED
- 100 — DOOR TAG, SEE A802 FOR DOOR SCHED
- 100 — WINDOW TAG, SEE A802 FOR WINDOW SCHED

EQUIPMENT SCHEDULE

| Type Mark | Description | Manufacturer | Model | URL Cutsheet |
|---|---|---|---|---|
| K03 | REF / FREEZER - SEE SPEC | Beverage-Air | CT12-12HC-1HSD | https://store-2tiw84ejdt.mybigcommerce.com/content/spec-sheets/Cross-Temp-Series/CT12-12HC-1HSD.pdf |
| K04 | DISHWASHER, DOOR TYPE, HIGH TEMP ELECTRIC | HOBART | AM16-ASR | |
| K05 | HAND SINK - SEE SPEC | Advance Tabco | 7-PS-20-NF | |
| K06 | THREE COMPARTMENT SINK - SEE SPEC | Elkay Manufacturer | Weldbilt | |
| K07 | ICE MAKER - SEE SPEC | Koolaire | KDF-0250A | |
| K08 | MICROWAVE - SEE SPEC | WARING | | |
| K09 | OVEN - SEE SPEC | WARING | | |
| K10 | COFFEE MACHINE - SEE SPEC | TBD | | |
| K12 | FLOOR SINK - SEE SPEC | WATTS | FS-732 | |
| K0136 | Work Table | Advance Tabco | MSLAG-243-X | |
| K0148 | Work Table | Advance Tabco | MSLAG-364-X | |
| K0236 | SS WALL SHELF - SEE SPEC | Advance Tabco | MS-24-36-PS | |
| K0248 | SS WALL SHELF - SEE SPEC | Advance Tabco | MS-24-48-PS | |

ENLARGED KITCHEN 8/28/25

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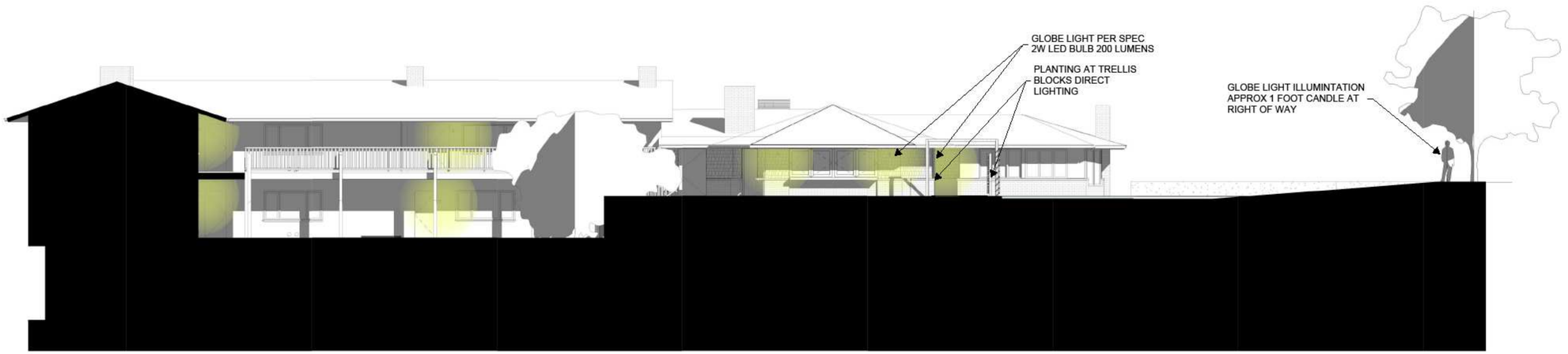


LIGHTING STUDY 08/28/25

MURNANE

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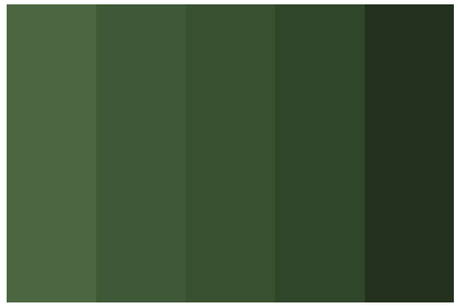
## PAINT COLORS



## BRICK PAVERS




## 8" EXTERIOR WALL SCONCE



## CEDAR SHINGLE



Cedar Valley Shingle Panels

Stain MFR – Armstrong Clark

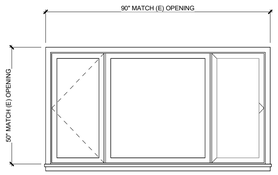
Color: Chestnut

Stain Type: Oil Base Semi Transparent

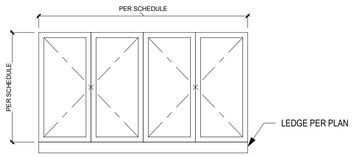
Date: Sept 2024

1 coat applied

## WINDOW SCHEDULE




X **TYPICAL WINDOW**
EXISTING WINDOW
NEW GLAZING INSERT IN SASH
OXO SLIDING WINDOW
BLACK




D2 **BI FOLD WINDOW**
NEW BIFOLD WINDOW
BLACK

| WINDOW SCHEDULE _ PLANNING | | | |
|---|---|---|---|
| Type Mark | Width | Height | Comments |
| A | 8' - 0" | 4' - 2" | REPLACE EXISTING GLAZING PER SPEC |
| B | 4' - 0" | 5' - 3" | REPLACE EXISTING GLAZING PER SPEC |
| D | 4' - 0" | 3' - 2" | REPLACE EXISTING GLAZING PER SPEC |
| E | 4' - 0" | 2' - 2" | REPLACE EXISTING GLAZING PER SPEC |
| F | 2' - 0" | 2' - 0" | REPLACE EXISTING GLAZING PER SPEC |
| G | 6' - 0" | 4' - 2" | REPLACE EXISTING GLAZING PER SPEC |
| H | 6' - 0" | 4' - 2" | REPLACE EXISTING GLAZING PER SPEC |
| J | 6' - 2 1/2" | 3' - 2" | REPLACE EXISTING GLAZING PER SPEC |
| L | 2' - 0" | 3' - 2" | REPLACE EXISTING GLAZING PER SPEC |
| M | 8' - 0" | 2' - 2" | REPLACE EXISTING GLAZING PER SPEC |
| N | 2' - 10" | 2' - 0" | REPLACE EXISTING GLAZING PER SPEC |
| O | 4' - 0" | 5' - 3" | REPLACE EXISTING GLAZING PER SPEC |
| P | 8' - 0" | 4' - 0" | REPLACE EXISTING GLAZING PER SPEC |
| R | 6' - 0" | 4' - 0" | REPLACE EXISTING GLAZING PER SPEC |
| S | 8' - 0" | 3' - 0" | REPLACE EXISTING GLAZING PER SPEC |
| V | 6' - 0" | 4' - 2" | REPLACE EXISTING GLAZING PER SPEC |

## DOOR SCHEDULE

MODEL ROOM 06: 1 NEW FLAT SLAB WD DOOR 36" X 80" PTD

MODEL ROOM 25: 1 NEW FLAT SLAB WD DOOR 36" X 80" PTD

HALEY — DOOR CONSTRUCTION FOR ENTRY DOOR AND INTERIOR DOOR — APC-2

VALIDATE 1-3/4" WANTED FOR INTERIOR BATH DOOR
NO WARRANTY FOR EXTERIOR USE

**ARCHITECTURAL 5-PLY PARTICLE BOARD CORE DOOR**

BONDED TO CORE - NON RATED OR 20-MINUTE - NAUF AVAILABLE
GRADE A HARDWOOD VENEER - PLASTIC LAMINATE

Designated for heavy usage in schools, hospitals, public buildings, military and other corridor entry applications. Highest grade for total door performance and appearance. Interior use only.
Meets or exceeds the following industry standards:
ANSI/WDMA I.S. 1A, W.I. Section 12 and A.W.S. Grade Custom Edition II 2014.



*stile and rail frame dimensions may vary due to machining specifications

**PRODUCT FEATURES AND SPECIFICATIONS**

**Maximum Size**: 4'0" x 10'0"

**Minimum Size**: 1'6" x 5'0" (Please contact customer service for potential options.)

**Thickness**: 1-3/8" or 1-3/4"

**Core**: Particleboard LD-2; Meets or exceeds requirements of ANSI A208.1 and CS236-66. (SLD-1 core used for plastic laminate faces.) Also available in structural composite lumber and wood (stave) cores.

**Stiles***: 1-1/8" laminated hardwood bonded to core

**Rails***: 1-1/8" minimum; softwood

**Faces**: All commercially available Premium Grade 5-Ply hardwood species, high density fiberboard (HDF) and high-pressure decorative laminates (HPDL).

**Adhesives**: Type-I interior.

**Lites and Louvers**: Total area of openings not to exceed 40% of door area, or 50% of door height. Must be a minimum of 5" from door edge.

**Prefitting**"**: Must be factory machined for hardware as specified.

**Other Detailed Work**: Metal louvers and lite stops as specified. Wood light stops to match faces.

**Finishing**: All species available raw or with water-borne stain base UV finish that meets or exceeds WDMA or AIM system TR-6. EPA and California Air Resources Board (CARB) approved.

**Warranty**: Lifetime warranty. See Haley warranty at Haley Bros website for specific warranty details.

**Short Form Specification**: "Doors shall be Haley Architectural APC-2 Particleboard Core manufactured according to specifications in Haley catalog."

Haley Bros.
4291 Orangethorpe Ave
Buena Park, CA 90621

800-854-5951

www.haleybros.com

| DOOR SCHEDULE-PLANNING | | | | | |
|---|---|---|---|---|---|
| Type Mark | Room | Width | Height | Frame Material | Fire Rating |
| C | | 3' - 0" | 6' - 8" | | 45 min |
| C4 | | 4' - 0" | 6' - 8" | | |
| C6 | | 6' - 0" | 6' - 8" | | DOUBLE DOOR |

* TO ACHIEVE FIRE RATING DOOR JAMBS NEED TO BE REPLACED ON EXIT DOORS

CARMEL MATERIALS BOARD 8/28/2025

MURNANE

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# Description of Use for the project

**Asher Low** <alow@prgim.com> Fri, Aug 8, 2025 at 9:30 AM
To: Jacob Olander <jolander@ci.carmel.ca.us>
Cc: Colin Peeples <colin@studiomurnane.com>

Hey Jacob,

Thanks for the call this morning. Please see below for our description of use, for item 1 on your list:

**WRITTEN DETAILED DESCRIPTION OF USE**
**Project Name:** *Carmel Hotel*
**Property Address:** *Northwest Corner of 4th Avenue and San Carlos Street, Carmel-by-the-Sea, CA*

---

## Type of Land Use:

The proposed use is a **hospitality/service commercial use**, specifically a **luxury four-star boutique hotel**. Other uses include **guest-only food and beverage services and administrative back-of-house functions**, consistent with upscale lodging operations.

---

## Typical Operation of the Business:

The hotel will operate as a **luxury**, **four-star boutique hotel** catering to high-end leisure and business travelers. All services are **exclusively available to registered hotel guests and their invited guests**; there is **no public restaurant or event space** included in the project.

The hotel includes:

- **Guest-only** offerings of light bites and beverages
- **Private outdoor/indoor gathering areas** for guests
- **Back-of-house spaces** such as laundry, maintenance, and staff offices

---

## Projects/Services Offered:

- Overnight accommodations in luxury rooms and suites
- Limited food and beverage service (e.g., snacks, light bites, wine, and cocktails) exclusively for guests and their visitors
- Curated, small-scale guest-only programming

---

## Hours of Operation:

- **Hotel (Front Desk & Guest Services):** 24 hours per day, 7 days a week
- **Food & Beverage (light service for guests only):** Hours TBD

---

## Typical Number of Employees:

- **Total Staff:** Approximately 20–35 employees depending on season and occupancy
    - Front Desk / Concierge: 4–6
    - Housekeeping / Maintenance: 8–12
    - Management / Administrative / Guest Services: 5–10

--
ASHER LOW

PROJECT MANAGER
PRG Investment & Management, Inc.
Common Thread Hotels
1750 14th St., Suite E, Santa Monica, CA 90404
Mobile: 3109941109
www.prgim.com
www.commonthreadhotels.com

## FOOD

WARM MARCONA ALMONDS 10
smoked sea salt

MARINATED OLIVES 6
orange peel, thyme

NIMAN RANCH HOT DOG 15
sauerkraut, dijon, brioche bun

GRILLED CHEESE PANINI 12
fontina, toasted brioche (+ La Quercia Prosciutto 7, + fig conserva 2)

JAMBON BEURRE SANDWICH 16
french ham, swiss, Dijon, cornichones, baguette

HUMMUS GARDEN 16
za'atar, hummus, crudité

ARTISAN CHEESE BOARD 24
local honeycomb, fig conserva, marcona almonds (+ La Quercia Prosciutto 7)

CHEESE FONDUE 28
gruyere, green apple, potato, baguette 28

CHOCOLATE FONDUE 28
straberries, banana, marshmallow

SUNDAE 14
vanilla bean gelato, strawberries, caramel sauce, marshmallow fluff, chocolate pearls, Luxardo cherries

## COCKTAILS

MARTINI 14
vodka, vermouth

OLD FASHIONED 14
straight bourbon whiskey, bitters

MANHATTAN 14
whiskey, vermouth, bitters

NEGRONI 14
gin, vermouth, bitters, Campari

MARGARITA 14
tequila, lime, triple sec

AVIATION 14
gin, lemon, dry cherry, violet liqueur

OLALLIEBERRY HOT TODDY 16
Maker's Mark Bourbon, honey, lemon, Olallieberry preserves

SEASONAL MOCKTAIL 12

CUSTOM COCKTAIL 16

## BEER, CIDERS, KOMBUCHA

BOOCHCRAFT GRAPEFRUIT HIBISCUS HARD KOMBUCHA 10

BARRELHOUSE SUNNY DAZE BLONDE ALE 10

BARRELHOUSE BIG SUR DOUBLE IPA 14

CALIDAD MEXICAN STYLE LAGER 9

WHALEBIRD KOMBUCHA SEASONAL ROTATION 9

M.SPECIAL BROWN ALE 9

BEST DAY NA BEER 9

FOR YOUR CONVENIENCE, A 20% GRATUITY WILL BE APPLIED TO ALL F&B CHARGES

## BY THE GLASS + BOTTLE

| | |
|---|---|
| UNA LOU ROSÉ OF PINOT NOIR 2022<br>Sonoma, CA | 14/48 |
| EX SAUVIGNON BLANC BY WRATH 2023<br>Santa Lucia Highlands, CA | 12/44 |
| TALLEY CHARDONNAY 2022<br>San Luis Obispo, CA | 16/54 |
| SCAR OF THE SEA<br>Santa Barba, CA | 19/68 |
| GROUNDWORK CABERNET SAUVIGNON 2021<br>Paso Robles, CA | 14/48 |
| DIBON CAVA BRUT SELECTION NV | 12 |

## BY THE BOTTLE

| | |
|---|---|
| PRESQU'ILE CHARDONNAY 2019<br>Santa Maria Valley, CA | 74 |
| SCRIBE PINOT NOIR 2022<br>Carneros, CA | 72 |
| FIELD RECORDINGS HOSS CABERNET SAUV. 2022<br>Paso Robles, CA | 58 |
| BOOKER HARVEY & HARRIET RED BLEND 2021<br>Paso Robles, CA | 58 |
| THACHER RED BLEND 2019<br>Paso Robles, CA | 96 |

## SPARKLING

| | |
|---|---|
| CARBONISTE 2022 SPARKLING ALBARIÑO<br>Gomes Vineyard, Sacramento, CA | 72 |
| SCHRAMSBERG CRÉMANT 2019 DEMI-SEC<br>Napa Valley, CA | 96 |
| SCHRAMSBERG MIRABELLE 2019<br>BRUT ROSÉ BLEND<br>North Coast, CA | 92 |

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

MEMORANDUM

TO: Tim Meroney, Building Official

FROM: Sean Conroy, Senior Planner

DATE: 9 February 2007

SUBJECT: Motel Complaints

Here is the information I've found regarding the motel complaints form Marc Coleman:

Wayside Inn: The original Use Permit for lots 2 & 4 indicates 8 units. There is no Use Permit for the combined site of lots 2, 4, 6 & 8. 2004 survey indicates 22 units, no managers unit. Possible violation.

Svendsgaards Inn: The original Use Permit indicates 35 units, no indication of managers unit. 1980 Business license indicates 34 units and one managers unit. 2004 survey indicates 35 units, ~~no managers unit. Possible violation.~~

Dolphin Inn: The original Use Permit does not indicate number of units. The 1975 business license indicates 25 units plus a managers unit. A 2004 survey indicates 27 rooms and one managers unit. Possible violations.

Candlelight Inn: Original Use Permit indicates 20 units. No indication of a managers unit. No violation.

Carriage House Inn: No Use Permit on file. Business license indicates 12 units and 1 managers unit. 2004 survey indicates 13 units, no managers unit. Possible violation.

3/1/07 HUFF – HAS TO RESEARCH CRITERIA LAW IS BASED ON. HOW PASSIVE HIS RESEARCH. DH

Phillip – 601-9998
(Chamber Mgr.)

# *City of Carmel-by-the-Sea*

***Community Planning and Building***
Building Services Division
and Office of Code Enforcement
(Office Hours of the Building Official; 8-9am M-F)
POST OFFICE DRAWER G
CARMEL-BY-THE-SEA, CA 93921
(831)620-2010 OFFICE
(831)620-2014 FAX


March 7, 2007

Carmel Candle Power LTD
Carmel Wayside Associates
Isabella Properties
Robert Hicks & Karen Louise Hicks Trust
Tom Reiser
P.O. Box 101
Carmel, CA 93921

**RE: Alleged Carmel Municipal Code and State Housing Code Violations at the Following Hotels:**

Candlelight Inn
W/S San Carlos between 4th & 5th
Block 51, Lot pts. 6-10, APN 10-136-22

Wayside Inn
S/E Mission & 7th
Block 89, Lots 2-8, APN 10-087-13

Dolphin Inn
N/E San Carlos & 4th
Block 35, Lot 10-20, APN 10-123-14

Carriage House Inn
W/S Junipero between 7th & 8th
Block 89, Lots 17/19, APN 10-087-02

Svendsgaards Inn
W/S Mission between Camino del Monte & 4th
Block 37, Lot 7, APN 10-341-07

To Whom It May Concern,

Since our meeting at the Dolphin Inn on March 1, 2007 I have obtained additional information from the State of California Department of Housing and Development, Codes & Standards Division, and met with legal counsel regarding the alleged code violation issues we discussed as noted below:

- The remodeling of units eliminating a manager's unit to create an additional rental unit without the issuance of a building permit.
- Maintenance of a hotel with 12 units or more without a full-time resident manager, janitor, housekeeper or other person per California Administrative Code Title 25.

By this letter any work previously done that may or may not have required the issuance of a building permit is hereby legalized and recorded as compliant with City codes and ordinances. No hazardous conditions or safety violations were found.

In addition, it is my opinion and determination as Building Official that the methods by which you operate to comply with a resident manager on site after hours is in compliance with all laws and ordinances within the City and State of California and meets the spirit of the law as it is intended, specifically:

- All hotels have a manager/employee on site during daylight hours.
- After 10pm to 7am the next day the resident manager at Svendsgaards Inn responds to any problems at all the hotels listed.
- Each hotel has a telephone at the exterior of each office with signage notifying patrons to contact the resident manager and the manager is within 5 minutes from each hotel.
- Due to the close proximity of each hotel relative to each other and the limited distance within our business district the resident manager at one hotel meets the intent and spirit of the law.

Should any of the hotels leave the same ownership as they are today then each one that is sold or transferred in ownership shall comply with the required 24-hour manager on-site requirement.

I appreciate your cooperation during this situation and should you have any additional questions please contact me. At this time I consider this case closed and no further action will be taken regarding these matters.

Sincerely,

Timothy J. Meroney
Chief Building Official
General Services Manager

C: Donald G. Freeman, City Attorney
Sue McCloud, Mayor
Rich Guillen, City Administrator
Marc Colman

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

**September 10, 2025**
**ORDERS OF BUSINESS**

**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 25095 (DCV Enterprise Partners II LLC):** Consideration of a Concept Design Study (DS 25095, DCV Enterprise Partners II LLC) for the demolition of a 1,990 square-foot, one-story single-family residence and detached 361 square-foot garage, and the construction of a 2,684 square-foot, two-story single-family residence and 231-square-foot detached garage (containing a parking lift which provides an additional 200 reserved square feet of required parking) located at Camino Real 2 southwest of 7th Avenue in the Single-Family Residential (R-1) District. APN: 010-265-002-000. **Recommended for continuance.**

| | | | |
|---|---|---|---|
| **Application:** | **DS 25095 (DCV Enterprise Partners II LLC)** | **Applicant:** | James Newhall Smith |
| **APN:** | 010-265-002-000 | **Owner:** | DCV Enterprise Partners II LLC |
| **Block & Lot:** | N / 3, 5, 7 | | |
| **Location:** | Camino Real 2 southwest of 7th Avenue | | |

## Recommendation:

Staff recommends the Planning Commission continue the public hearing to a date uncertain.

## Summary, Background, and Project Description:

The tree evaluation included in the Preliminary Site Assessment needs to be revised by the City Forester and re-issued to the applicant. A project involving the removal of significant trees shall be considered by the Forest & Beach Commission prior to consideration by the Planning Commission.

## Staff Analysis:

## Other Project Components:

## Attachments:

None

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

**September 10, 2025**
**PUBLIC HEARINGS**

**TO:** Chair LePage and Planning Commissioners
**SUBMITTED BY:** Marnie Waffle, Principal Planner, AICP
**APPROVED BY:** Anna Ginette, AICP, Director of Community Planning and Building

**SUBJECT:** **Water Management Program, Allocation of Water Resources:** Consideration of a recommendation to the City Council on the allocation of water resources pursuant to Carmel-by-the-Sea Municipal Code Chapter 17.50 (Water Management Program)

---

**Application:**
**APN:**
**Block & Lot:**
**Location:**

**Applicant:**
**Owner:**

---

## Recommendation:

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

1. Finding that making a recommendation on the allocation of water resources is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378; and
2. Recommending the City Council adopt a Resolution (Attachment 2) adopting an amended water allocation resolution.

## Summary, Background, and Project Description:

## Staff Analysis:

**Executive Summary:**
On January 27, 2025, the Monterey Peninsula Water Management District (MPWMD) adopted Ordinance No. 197 allocating 14-acre feet of water to the City of Carmel-by-the-Sea. According to the City's water management program (Carmel-by-the-Sea Municipal Code Chapter 17.50), this allocation has been placed in unallocated reserves

until the City Council adopts a resolution allocating the water to a specific category (e.g., residential, commercial, municipal, etc.).

**Background:**
The city's water management program was adopted in 1987 by Ordinance 87-14 (**Attachment 3**) and amended in 1993 by Ordinance 93-11 (**Attachment 4**). The program is codified in Carmel-by-the-Sea Municipal Code (CMC) Chapter 17.50 (**Attachment 5**). It establishes the process for distributing the city's water resources by determining which land use categories will be served through water allocations made available to the town. When new water resources become available, the Planning Commission considers the distribution of water in a manner that implements the General Plan and Local Coastal Program and makes a recommendation to the City Council. The City Council considers the Planning Commission's recommendation before adopting a Resolution. These Resolutions document:

1) the quantity of water available,
2) the land use categories that will receive water,
3) the amount of water allocated to each category, and
4) the amount that will remain in an unallocated reserve.

The water management program (CMC Chapter 17.50) requires that at least 10 percent of available water resources be reserved for projects that will create new affordable housing units and that water is reserved for anticipated projects serving coastal recreation, access, and essential public services. Both requirements implement policies in the Carmel General Plan and Local Coastal Program, which is discussed in further detail below in the Analysis section.

***2025 Allocation of Water Resources***
On January 27, 2025, the Monterey Peninsula Water Management District (MPWMD) adopted Ordinance No. 197 (**Attachment 6**), allocating 14 acre-feet of water to the City of Carmel-by-the-Sea in anticipation of the completion of the Pure Water Monterey Expansion project at the end of 2025. The Ordinance took effect on March 1, 2025.

The MPWMD publishes a Monthly Allocation Report for each jurisdiction within its service area. For March 2025 (**Attachment 7**), the City of Carmel-by-the-Sea was reported to have 2.661 acre-feet of water. When combined with the recently allocated 14 acre-feet, the city has a total balance of 16.661 acre-feet of water.

While the MPWMD is responsible for allocating water to municipalities, it is up to the individual municipalities to determine how that water is used. However, pursuant to Ordinance 197 passed by the MPWMD Board of Directors, the sale of water by a jurisdiction is not allowed. Rule 33, Subsection D - Cost of Allocation states explicitly,

*There shall be no sale of water from an Allocation by a Jurisdiction.*

Additionally, the MPWMD 2024 Annual Report states,

*"Construction of the Pure Water Monterey Expansion project is expected to be completed in late 2025. The PWM Expansion will bring a long-term replacement water supply to meet the Peninsula's needs for decades or act as a bridge until a desalination plant is fully permitted and built. In 2024, the District started taking the necessary steps to lift the State's Cease and Desist Order (CDO) imposed on Cal-Am that would eliminate the moratorium on service connections for new housing."*

Until the CDO is lifted, a property must have an existing service connection to receive a water allocation.

CMC Chapter 17.50, Water Management Program, Section 17.50.030.C - Unallocated Reserves, states that if new water resources become available to the City through action by the MPWMD, they shall be placed in *unallocated reserves* administratively until distributed to other categories through the adoption of a new allocation resolution. The most recent allocation resolution that city staff could locate was City Council Resolution 2013-43, adopted on August 6, 2013 (**Attachment 8**). At that time, the following categories, along with their respective water allocations, were identified as follows:

Table 1. 2013 Water Allocation Balances per Resolution 2013-43

| | | |
|---|---|---|
| **Category #1** | **Low & Very Low-Income Housing** | **0.507 af** |
| Category #2 | Single Family Residential | 0.000 af |
| Category #3 | Multi-Family Residential | 0.000 af |
| **Category #4** | **Commercial** | **0.684 af** |
| **Category #5** | **Municipal** | **0.224 af** |
| **Category #6** | **Unallocated Reserve** | **1.690 af** |
| **Category #7** | **Mallery/Pescadero Water Transfer Reserve** | **0.106 af** |
| Category #8 | Not Defined | 0.000 af |
| **Category #9** | **Forest Cottages Pre-Commitment** | **0.109 af** |
| | **Total Water Allocation** | **3.320 af** |

Following the adoption of City Council Resolution 2013-43, 0.684-acre feet in Category #4 "Commercial" was transferred to the Carmel Event Center, now the 7th & Dolores Steakhouse. In addition, 0.109-acre feet in Category #9 "Forest Cottages Pre-Commitment" was transferred back to Category #1 "Low & Very Low-Income Housing" because it did not commence construction by February 13, 2014.

***May 5, 2025, City Council Meeting***

At the May 5, 2025, City Council meeting, staff sought direction from the City Council on how to proceed with the recent 14-acre-foot allocation of water that has been placed administratively in the "Unallocated Reserve" category. The City Council expressed support for transferring 3-acre-feet of water from "Unallocated Reserve" to "Low and Very Low-Income Housing." This would satisfy the minimum 10 percent (1.4-acre feet) set aside required by the city's Water Management Program (CMC Chapter 17.50), ensuring a moderate amount of water is immediately available for an affordable housing

project should the city receive an application. *Note: 3-acre feet of water could support approximately 44 one-bath apartments or 27 two-bath apartments, or some combination thereof.*

To formally move 3-acre feet of water from “Unallocated Reserve” to “Low and Very Low-Income Housing”, the City Council needs to adopt a resolution documenting the transfer. Staff also recommends incorporating other changes that have occurred since 2013 as clean-up items. The table below reflects these changes. Also see **Exhibit A** – Redlined Water Allocation Categories of **Attachment 2**.

Table 2. Water Allocation Balances post-Resolution 2013-43

| | | |
|---|---|---|
| **Category #1** | **Low & Very Low-Income Housing** | **3.616 af** |
| Category #2 | Single Family Residential | 0.000 af |
| Category #3 | Multi-Family Residential | 0.000 af |
| Category #4 | Commercial | 0.000 af |
| **Category #5** | **Municipal** | **0.224 af** |
| **Category #6** | **Unallocated Reserve** | **12.690 af** |
| **Category #7** | **Mallery/Pescadero Water Transfer Reserve** | **0.106 af** |
| Category #8 | Not Defined | 0.000 af |
| Category #9 | Forest Cottages Pre-Commitment | 0.000 af |
| | **Total Water Allocation** | **16.636 af** |

Before the City Council adopts a Resolution, the Water Management Program requires that the Planning Commission review the allocation and make a recommendation to the City Council. Staff is seeking the Planning Commission’s recommendation on the transfer of 3-acre feet of water from the “Unallocated Reserve” to “Low & Very Low-Income Housing”. The City Council will consider the Planning Commission’s recommendation before adopting a new water allocation resolution.

## ANALYSIS

### Local Coastal Program - General Plan/Coastal Land Use Plan:

Carmel’s adopted Local Coastal Program and General Plan include policies for managing water resources, and the CMC serves as the instrument through which these policies are implemented. Below is a brief discussion of the applicable water resource policies.

*Land Use & Community Character Element (page 1-26)*

The Land Use & Community Character Element of the General Plan/Coastal Land Use Plan contains a section on Water Resources, which says in part,

*The City's share of District water resources is internally allocated to land use categories based on policies in the Local Coastal Program and secondarily in the Conservation, Land Use, and Housing Elements of the General Plan. These policies affirm the City's commitment to lots of record, and residential use (new homes, apartments, and*

*remodeling) as the largest allocation for new development. In particular, existing subdivided lots of record zoned for housing should always be considered "first in line" for limited water resources. New subdivisions of land should be limited until existing subdivided lots have a secure water supply to serve full build-out and additional water allocation units have been obtained from the District. As documented above, visitor-serving uses throughout the City have been well accommodated with prior water allocations to achieve consistency with the Coastal Act. Augmenting scarce water supplies to serve planned growth continues to be a City policy. (LUP)*

*Land Use & Community Character Element, Water Resources (page 1-50)*
The Land Use & Community Character Element of the General Plan/Coastal Land Use Plan contains the following goal, objectives, and policies:

*Goal G1-6 Protect, conserve, and increase Carmel's available water resources and water quality. (LUP)*

*Objective O1-19 Maintain and enhance a viable domestic water supply for the City through conservation techniques and direct involvement in regional water policies, including cooperation with Monterey Peninsula Water Management District (MPWMD) and the California-American Water Company. (LUP)*

*P1-116 Where existing public services, including water, can accommodate only a limited amount of new development, priority uses, including essential public services, public recreation, commercial recreation, and visitor-serving land uses, shall not be precluded by services to other development. (LUP)*

*P1-117 Institute conservation measures to preserve compliance with the City's water allocation limits. Retrofit commercial and residential buildings with conservation devices. Consider adopting ordinances that will impose penalties for non-essential water use. (LUP)*

*Objective O1-20 Maintain an effective program to monitor water use in the City and to ensure the availability of water to fulfill the goals of the General Plan. (LUP)*

*P1-123 Applications for new development shall demonstrate an adequate public water supply to support the proposed development. Private water supplies are prohibited to serve existing and new development…*

*P1-125 Prohibit new subdivisions requiring additional water resources until water supplies are available to, and reserved for, all existing subdivided parcels. (LUP)*

*Housing Element*
The City Council adopted the 6th cycle Housing Element in April 2024. The Housing Element is one element, or chapter, of the General Plan. It includes policies and programs that identify how the city will accommodate its regional share of housing needs (349 new housing units) by 2031.

*Goal H1: Facilitate Housing Construction*

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

*Program 1.2.A: Water Distribution Prioritization for Affordable Housing*

> *Work cooperatively with MPWMD to establish a procedure to prioritize water allocation for housing developments that include affordable units for lower-income households (December 2026). From its own modest water allocation of approximately 1.6-acre feet, the City will grant water allocation priority to those projects that assist the City in meeting its share of the regional housing need for lower- and moderate-income households. A city policy to clearly reflect water allocation priority and incentives for Extremely Low, Very Low, Low, and Moderate-Income households will be adopted (December 2026). Timeframe: Adopt policy by June 2025.*

In a memo dated June 1, 2023, the Monterey Peninsula Water Management District (MPWMD) estimated that the City of Carmel-by-the-Sea would need 40-acre-feet of water to accommodate 349 new housing units based on various income categories and assumed unit sizes (**Attachment 9**). These estimates assume that a development site is vacant with no existing water allocation. The estimates also include single-family dwellings in the mix of unit types, which have higher water usage than multifamily dwellings.

One of the strategies in the adopted housing element (2024) is to encourage the conversion of existing buildings on developed parcels in the commercial districts to residential use. These parcels have existing water allocations to support some housing, although additional water may be required for added kitchens and bathrooms. Underdeveloped properties, such as the parking lots at Sunset Center and Vista Lobos, would depend more heavily on an allocation of water to support the development of new housing units. Other strategies outlined in the adopted housing element include developing housing on sites owned by non-profits and constructing accessory dwelling units in single-family neighborhoods.

**Acre-Foot, Water Credit, and Fixture Count:**
An acre-foot is a unit of volume commonly used to measure large-scale water resources in agriculture as well as municipal water supplies. One acre-foot is the amount of water it takes to cover one acre of land to a depth of one foot. If 1 acre is 43,560 square feet, then 1 acre-foot is 43,560 cubic feet of water (or 325,851 gallons).

Water credit refers to the total amount of water allocated to a parcel or required to support a project.

Fixture count refers to items such as sinks, toilets, bathtubs, showers, and other similar fixtures. The MPWMD assigns a factor to each fixture in a residential dwelling based on its water usage. For commercial properties, water usage is typically calculated based on

other factors such as square footage, number of restaurant seats, etc. The MPWMD provides water release forms (**Attachments 10** and **11**) listing each fixture type and its associated water usage. All projects submitted to the Community Planning and Building Department must be less than or equal to existing water usage conditions; otherwise, the application cannot be processed (CMC 17.50.040).

Table 3 below, prepared by the MPWMD, shows the typical fixture count and water usage by residential dwelling type. For more information, refer to the MPWMD memo dated June 1, 2023 (see **Attachment 9**).

Table 3. MPWMD Typical Residential Water Usage

| | Acre-Feet Required | Multi-Family: 1 to 2 Bedroom 1 Bathroom | Multi-Family: 2 to 3 Bedroom 2 Bathroom | Single Family: 1 Master Bath 1 Standard Bath 1 Half-Bath |
|---|---|---|---|---|
| Standard Bathroom(s) | 0.043 | 0.043 | 0.086 | 0.043 |
| Half Bathroom | 0.023 | | | 0.023 |
| Master Bathroom | 0.053 | | | 0.053 |
| Kitchen* | 0.015 | 0.015 | 0.015 | 0.015 |
| Clothes Washer | 0.010 | 0.010 | 0.010 | 0.010 |
| Landscaping & Other | Varies | (see footnote 2) | (see footnote 2) | 0.036 |
| Total per Unit | | 0.068 | 0.111 | 0.180 |

*With a high-efficiency dishwasher
Footnote 2. “Other” may include other fixtures such as utility sink, bar sink, vegetable sink, bidet,
custom tub, or showers. Overall project landscaping will be added.

Table 4 below applies the water fixture count and water usage in Table 3 to the city’s regional housing needs allocation (RHNA) of 349 units. The assumptions city staff used in these calculations are as follows:

- For the very low-, low-, and moderate-income units, Staff assumed a 50/50 split of 1-bath and 2-bath units.
- For the above moderate-income units, Staff assumed 75 percent of the units would be 2 bath and 25 percent would be 1 bath.

Table 4. Estimated Water Usage for Carmel’s RHNA by Income Level

| **RHNA Units** | **Income Level** | **Water Factor** | **# of Bathrooms Distribution (1BA/2BA)** | **Acre Feet of Water** |
|---|---|---|---|---|
| 113 | Very Low | 0.0895 | 50/50 | 10.1135 |
| 74 | Low | 0.0895 | 50/50 | 6.623 |
| 44 | Moderate | 0.0895 | 50/50 | 3.938 |
| 118 | Above Moderate | 0.111/0.068 | 75/25 | 9.879/1.7 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | **Total** | | | | **32.2535** |

Based on these assumptions, approximately 32-acre feet of water are needed to accommodate the RHNA. However, as noted above, one of the primary strategies of the housing element is to encourage the conversion of existing buildings on developed parcels in the commercial districts to residential use. These buildings have existing water allocations that can support a portion of the housing. As a result, the amount of water needed to accommodate the RHNA is likely to be less than 32-acre feet.

**Proposed Housing Element Amendment:**
City staff continue to work with the Affordable Housing Alternatives (AHA) resident group on a housing element amendment that identifies alternative sites and strategies for affordable housing to reduce demand on city-owned sites at the Sunset Center and Vista Lobos during the 6th cycle housing element. Table 5 below provides water demand estimates for these draft programs for comparison with the adopted housing element. Based on these estimates, approximately 30 acre-feet of water would be needed to support these draft programs.

Table 5. Estimated Water Usage for Proposed Housing Element Amendment Programs – DRAFT

| | Live / Work | Mixed Income Incentive Program | Church | Hotel to Residential Conversion | Hotel Employee Housing | **Total** | Water Factor | # of Bathrooms Distribution(1BA/2BA) | Acre Feet of Water |
|---|---|---|---|---|---|---|---|---|---|
| Extremely Low Income | 7 | | 6 | | | **13** | 0.0895 | 50/50 | 1.1635 |
| Very Low Income | 29 | 3 | 26 | 40 | | **98** | 0.0895 | 50/50 | 8.771 |
| Low Income | 37 | 3 | 33 | 40 | | **113** | 0.0895 | 50/50 | 10.1135 |
| Moderate Income | | 3 | | 40 | 5 | **48** | 0.0895 | 50/50 | 4.296 |
| Above Moderate | | 18 | | 41 | | **59** | 0.111/0.068 | 75/25 | 4.884/1.02 |
| **Totals** | **73** | **27** | **65** | **161** | **5** | **331** | | | **30.248** |

**Existing Water Use Categories:**
The existing water use categories adopted in Resolution 2013-43 are as follows:

Category #1: Low & Very Low-Income Housing

Category #2: Single Family Residential
Category #3: Multi-Family Residential
Category #4: Commercial
Category #5: Municipal
Category #6: Unallocated Reserve
Category #7: Mallery/Pescadero Water Transfer Reserve
Category #8: Not defined
Category #9: Forest Cottages Pre-Commitment

Categories can be added or deleted based on City Council action in adopting a new allocation Resolution. For example, Category #8 was previously known as the Spinning Wheel and was created to track the water returned to the city after the Spinning Wheel restaurant closed. Once all water was transferred to new uses, the category was eliminated. Similarly, Staff is recommending that Category #9 be eliminated as the water has been returned to Category #1. Each category includes a description of how the water is to be utilized. If additional categories are added, new descriptions need to be created to define how the water is to be used[AG1] .

**Commercial Water Use:**
The city currently has no water allocated to the commercial use category. The commercial uses listed below are Group I (1) uses per the MPWMD and have the lowest water factor of 0.00007. This means they require the least amount of water compared to Group II (2) and Group III (3) uses.

| | |
|---|---|
| Auto uses | Office |
| Bank | Retail |
| Dry Cleaner (no onsite laundry) | Supermarket |
| Gym | Warehouse |
| Nail Salon and/or Hair Salon | Tasting Room (ABC Type 2) |

Table 6. Commercial Water Use

| | MPWMD Group Number | Quantity/ Square Footage | Water Factor | Water Usage (acre feet) |
|---|---|---|---|---|
| Hotel | Group III (3) | 20 rooms | 0.064/room | 1.28 |
| Full Line Restaurant | Group III (3) | 30 seats | 0.02/seat | 0.6 |
| Dog Grooming | Group III (3) | 3 stations | 0.0567/station | 0.1701 |
| Specialty Restaurant (bakery, cafe, ice cream, etc.) | Group II (2) | 400 SF (min.) | 0.0002 | 0.08 |
| Beauty Salon | Group I (1) | 500 | 0.00007 | 0.035 |
| Tasting Room (ABC Type 2) | Group I (1) | 300 (max.) | 0.00007 | 0.021 |

**Municipal Water Use:**
The city has 0.224-acre feet of water reserved for municipal projects. This includes all

forms of municipal projects, such as the expansion or renovation of existing facilities, the construction of new facilities, and changes in use. Planned projects include an expansion of the public restroom at Piccadilly Park. The addition of one public toilet would require 0.058 acre-feet of water, which can be accommodated within the current municipal water balance of 0.224 acre-feet.

Regarding the renovations of the Harrison Memorial Library and the Carmel Police Department, water usage is based on building square footage, not fixture count. Any increase in floor area would result in increased water usage and would be debited from the municipal category. No increase in floor area is proposed for the Harrison Memorial Library project.

Public drinking fountains/water filling stations do not require a water allocation.

Table 7. Municipal Water Use

| | MPWMD Group Number | Quantity/ Square Footage | Water Factor | Wa (a |
|---|---|---|---|---|
| Public Toilet | Group III (3) | 5 | 0.058/toilet | 0.29 |
| Public Urinal | Group III (3) | 3 | 0.036/urinal | 0.108 |
| Zero Water Urinal | Group III (3) | 2 | No value | 0 |
| Public Drinking Fountain/ Water Filling Station | N/A | N/A | No value | 0 |
| Harrison Memorial Library | Group I (1) | No change in SF | 0.00007 | No cl |
| Carmel Police Department | Group I (1) | TBD | 0.00007 | TBD |

**Post Allocation Process (CMC Section 17.50.040):**
One of the duties and powers of the Community Planning and Building Director is to administer the water management program (CMC Section 17.52.030.H). When a development application is submitted, it is evaluated to determine whether it will result in a net increase in water usage. If so, and no water is available, the application cannot be processed and is returned to the applicant. If there is no net increase in water usage, the application is processed in accordance with the CMC. The only exception is for projects that would create housing affordable to moderate, low- or very low-income households. These applications would be placed on a waiting list until water resources become available. There are currently no projects on the waiting list.

If new water resources were allocated to categories other than affordable housing, the Community Planning and Building Department could accept an application requiring additional water resources. Once deemed complete, a pre-commitment of water would be temporarily assigned while the application goes through the review process. If the project is denied or abandoned, the pre-commitment is returned to the original allocation category. If the application is approved, the water would be permanently allocated upon issuance of a water permit by MPWMD and a building permit by the city.

It is the responsibility of the Community Planning and Building Department to maintain a record of the remaining water balance in each allocation category, and for the Planning

Commission to review the water management plan annually.

**Summary/Conclusion:**
The city received an initial allocation of 14 acre-feet from the MPWMD. While this may not be sufficient to support the city's entire RHNA allocation (349 units), it provides an initial supply that is adequate to facilitate an affordable housing project should an application be submitted in the near term. In conversations with the MPWMD, additional water supply is available, and the city can request it when needed. To comply with the city's General Plan and Local Coastal Program, the Planning Commission and City Council should consider prioritizing water in accordance with existing policies, followed by lesser priorities.

**Fiscal Impact: None.**

**Prior City Council Action:**
On August 6, 2013, the City Council passed Resolution 2013-43 adopting an amended water allocation resolution to facilitate the Carmel Event Center project.

Attachment 1: Draft Planning Commission Resolution recommending City Council adoption of an amended water allocation resolution.
Attachment 2: Draft City Council Resolution adopting an amended water allocation resolution.
Exhibit A to Attachment 2: Redlined Water Allocation Categories
Attachment 3: CBTS Ordinance 87-14
Attachment 4: CBTS Ordinance 93-11
Attachment 5: Carmel Municipal Code Chapter 17.50 Water Management Program
Attachment 6: MPWMD Ordinance 197
Attachment 7: MPWMD Monthly Allocation Report, March 2025
Attachment 8: CBTS Resolution 2013-43 adopting an amended water allocation resolution
Attachment 9: MPWMD Memo dated June 1, 2023
Attachment 10: MPWMD Residential Water Use Form
Attachment 11: MPWMD Commercial Water Use Form

## Other Project Components:

## Attachments:

1. Attachment 1 - Draft Resolution
2. Attachment 2 - Exhibit A: Water Allocation Categories_redlined
3. Attachment 3 - CBTS Ordinance 87-14
4. Attachment 4 - CBTS Ordinance 93-11
5. Attachment 5 - CMC Chapter 17.50 Water Management
6. Attachment 6 - MPWMD Ordinance 197
7. Attachment 7 - MPWMD March 2025 Water Report
8. Attachment 8 - CBTS Resolution 2013-43

9. Attachment 9 - MPWMD Memo 06.01.23
10. Attachment 10 - MPWMD Residential Water Form
11. Attachment 11 - MPWMD Commercial Water Form

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

RESOLUTION NO. 2025-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THAT THEIR WATER ALLOCATION 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 ADOPT AN AMENDED WATER ALLOCATION RESOLUTION (CMC SECTION 17.50.030)

WHEREAS, the Land Use and Conservation Elements of the City's General Plan contain objectives and policies that establish guidance related to the distribution of water in Carmel; and

WHEREAS, in recognition of the need to conserve and manage its limited water resources, the City adopted a Water Management Ordinance in 2004 as part of the Local Coastal Program, which authorizes the establishment of allocation categories; and

WHEREAS, the purpose of establishing these water use categories was to limit access to water to those land uses which have been determined to be consistent with the City's General Plan and projects which provide the greatest level of benefit to the community; and

WHEREAS, the City has adopted a Water Management Program ordinance that requires the allocation of water to defined categories of development as a means of implementing the City's land use goals; and

WHEREAS, on January 27, 2025, the Monterey Peninsula Water Management District (MPWMD) adopted Ordinance No. 197, allocating 14 acre-feet of water to the City of Carmel-by-the-Sea in anticipation of the completion of the Pure Water Monterey Expansion project at the end of 2025; and

WHEREAS, Carmel-by-the-Sea Municipal Code Chapter 17.50, Water Management Program, Section 17.50.030.C, Unallocated Reserves states that if new water resources become available to the City through action by the MPWMD, they shall be placed in unallocated reserves administratively until distributed to other categories through the adoption of a new allocation resolution; and

WHEREAS, the City's Water Management Program requires recommendations from the Planning Commission before the City Council adopts an allocation resolution; and

WHEREAS, on August 29, 2025, a notice of public hearing was published in the Carmel Pine Cone for the September 10, 2025, Planning Commission meeting in compliance with State law (California Government Code 65091), indicating the date and time of the public hearing; and

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WHEREAS, on or before September 5, 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 September 10, 2025, the Planning Commission reviewed the water management program at a duly noticed public hearing; and

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

WHEREAS, the Planning Commission finds that making a recommendation on the allocation of water resources is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378; 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 recommend that the City Council adopt an amended water allocation resolution transferring 3-acre feet of water from the Unallocated Category to the Low & Very Low-Income Category.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA, this 10th of September 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage Shelby Gorman

DRAFT

Chair

Planning Commission Secretary

DRAFT

EXHIBIT "A"

Water Allocation Categories

Pursuant to Carmel Municipal Code Section 17.50.030

TOTAL AVAILABLE WATER RESOURCE ~~3~~17.32 af

**Category #1:** Low & Very Low-Income Housing ~~.507~~ 3.616 af

This category includes residential housing units that meet the affordable housing standards for low-income and/or very low-income households as estimated by the municipal code.

**Category #2:** Single Family Residential 0.0 af

**Category #3:** Multi-Family Residential 0.0 af

This category includes permanent and non-transient multi-family housing in all commercial and R-4 Districts, including new apartments and condominiums, conversions of commercial space to residential dwellings, and the housing component of mixed-use projects.

**Category #4:** Commercial 0.684 af

This category includes construction of new commercial floor space and conversion of existing space to uses with a greater demand for water. This category also includes the commercial component of mixed-use projects.

**Category #5:** Municipal 0.224 af

This category includes all forms of municipal projects including expansion or renovation of existing facilities, construction of new facilities and changes in use.

**Category #6:** Unallocated Reserve 12.690 af

This category is unallocated and is to be held as uncommitted until assigned to a defined category through adoption of a new Allocation Resolution by the City Council.

**Category #7:** Mallery/Pescadero Water Transfer Reserve 0.106 af

This category includes the remaining balance from .960 acre-feet of water originally set aside through a transfer of development rights for four vacant lots in Pescadero Canyon owned in 1998 by Tim Mallery but dedicated as permanent open-space. This water may be used for residential, multi-family residential, commercial or public use development as determined by Mallery provided that the project complies with all zoning and provided that the project is located within the City limits.

~~**Category #9:** Forest Cottages Pre-commitment .109 af~~

~~This category is for water pre-committed to the Forest Cottages Specific Plan for the creation of two low-income housing units. If this project is denied by the City Council or Coastal Commission or the project is not under construction by 13 February 2014 or is otherwise abandoned, the water shall return to Category #1.~~

Note: af = acre feet

CITY COUNCIL

CITY OF CARMEL-BY-THE-SEA

ORDINANCE 87-14

AN ORDINANCE ESTABLISHING A WATER MANAGEMENT PLAN FOR THE PROTECTION OF WATER SUPPLIES FOR EXISTING USES, CONSERVATION, AND THE DISTRIBUTION OF WATER RESOURCES TO NEW DEVELOPMENT

---

WHEREAS, the Monterey Peninsula Water Management District has adopted a long term water allocation plan which limits the water resources available to the City of Carmel-by-the-Sea to 5.542% of the amount chosen by the Water Management District to be used by the jurisdictions within its boundaries; and

WHEREAS, this allocation creates a total supply of 1030.94 acre feet of water per year for Carmel-by-the-Sea; and

WHEREAS, the City of Carmel-by-the-Sea has asked in past years for an adjustment in the water allocation and is currently asking for an adjustment in the water allocation; and

WHEREAS, the use of water within the City has been steadily increasing since the drought of 1975 through 1977, and for the most recent twelve-month period the City consumed more than 98% of its total water allocation; and

WHEREAS, the City Council has identified several classes of interests within the City that compete for available water resources, including vacant lots of record, pending projects with one or more approvals, developed property capable of additional development, and the intensification of land uses within existing buildings; and

WHEREAS, water conservation can reduce current levels of consumption and thereby provide water for the development of vacant lots of record, pending projects and some limited new development; and

WHEREAS, water conservation can also provide water to establish a reserve which can buffer the City from annual fluctuations in consumption patterns caused by weather, economic conditions and demographic changes; and

WHEREAS, the use of water for new development must be managed through a coordinated program that equitably protects at least some development potential for all properties while remaining consistent with the City's General Plan and Local Coastal Plan; and

WHEREAS, the City has the responsibility under the Constitution and Statutes of the State of California to plan and guide its own development in a manner that reflects local conditions, yet is sensitive to the regional impacts of local actions; and

WHEREAS, the City recognizes the unique, regional responsibilities of the Monterey Peninsula Water Management District but finds that the management of the City's water resources can best be attained through local actions that are fully consistent with local planning goals, objectives, policies and ordinances and which do not result in the suspension of local autonomy in land use matters.

NOW, THEREFORE, The City Council of the City of Carmel-by-the-Sea does ordain as follows:

Section One. The following sections of Title 17 are hereby replaced in their entirety:

| | |
|---|---|
| 17.08.030 | Irrigation and landscape standards for new projects. (Ordinance 84-2) |
| 17.08.040 | Commercial zones - Outdoor water use limitations. (Ordinance 84-2) |
| 17.08.050 | Restrictions on intensification of water use in all zones. (Ordinance 84-2, Ordinance 85-1). |
| 17.08.060 | Allocation of potable water resources. (Ordinance 85-1, Ordinance 86-12) |
| 17.08.070 | Retrofitting of commercial property. (Ord. 84-2) |
| 17.08.080 | Reserve established. (Ordinances 86-12, 86-14, 86-20 and 86-22) |

Section Two. The following sections attached as Exhibit A are hereby added to Title 17 of the Municipal Code:

| | |
|---|---|
| 17.08.030 | Water Management Program - Purpose |
| 17.08.040 | Water Conservation |
| 17.08.050 | The Water Reserve |
| 17.08.060 | Land Use |
| 17.08.070 | Acceptance of Applications and Permit Processing |

Section Three. Section 15.28.020 is amended as set forth in Exhibit B.

Section Four. The following section shall be added to Chapter 17.08 of the Municipal Code.

17.08.15 Demolition or Relocation of Structures.

The demolition or relocation of any structure used for residential or commercial purposes shall require review and approval by the Planning Commission prior to issuance of a building permit authorizing such demolition or relocation. No demolition or relocation of any structure encumbering the lot lines or land area of any portion of any parcel composed of two or more legal lots of record shall be approved if such action would result in a net increase in the number of building sites or new vacant lots with increased access to water resources pursuant to sections 17.08.040(D) and 17.08.070(B).

Section 5.40.085 of the Municipal Code shall be amended to read as follows:

No new roominghouse permit shall be issued for any residence until all plumbing fixtures on the property meet the standards for water conservation established in Section 15.28.020 A (1) and (2).

The following code references shall be changed as noted:

References to sections "17.08.050" and "17.08.060" in Section 17.18.180 (C) shall be changed to "17.08.060" and "17.08.070" respectivly.

References to section "17.08.060" appearing in sections 17.24.070(A)(2) and 17.24.075 (A)(2)(c) shall be changed to "17.08.060 and 17.08.070".

Section Five. VIOLATIONS. Any person, firm or corporation, whether acting as principal or agent, employee or otherwise violating or causing or permitting the violation of the provisions of this ordinance, is guilty of an infraction. Any building erected or any use established contrary to the provisions of this ordinance is hereby declared to be unlawful and a public nuisance, and the City Attorney shall, upon order of the City Council, immediately commence action for the abatement or removal thereof.

Section Six. SEVERABILITY. If any part of this ordinance is found to be unenforceable, such finding shall not affect the enforceability of any other part.

Section Seven. EFFECTIVE DATE. This ordinance shall become effective thirty (30) days after its final passage and adoption. Upon the effective date of this ordinance, City Council Resolution 87-27 shall cease to be effective and shall be superceeded by the terms of this ordinance.

PASSED AND ADOPTED by the City Council of the City of Carmel-by-the-Sea this eighteenth day of May 1987, by the following roll call vote:

AYES: COUNCIL MEMBERS: Fisher, Evans, Wright and Laiolo

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: Eastwood

SIGNED,

Elinor Laiolo, Mayor Pro Tempore
City of Carmel-by-the-Sea

ATTEST:

Jeanne Brehmer, City Clerk

## 17.08.030 WATER MANAGEMENT PROGRAM - PURPOSE

The City of Carmel-by-the-Sea recognizes a need to conserve and manage its water resources to achieve adopted land use planning objectives while preserving sufficient water for existing development within the City. The water resources of the City are presently derived from a water allocation system implemented by the Monterey Peninsula Water Management District. It is the purpose and intent of this ordinance to establish a water management program that:

1. Reduces unnecessary consumption in existing and new development;

2. Provides direction for the use of the City's limited water resources in new development;

3. Equitably protects the potential for at least some development and improvement of all private property in spite of limited water resources;

4. Reserves a supply of water to buffer the City from uncontrollable fluctuations in consumption from year to year; and

5. Establishes broad land use objectives for the use and allocation of existing and future water resources available to the City.

## 17.08.040 WATER CONSERVATION

Water conservation is an integral part of the City's water management program. Water resources available to the City are limited. Water conservation can increase the effective supply. Water conservation in new development can reduce the demand from each project and thereby increase the number of projects that can be served with available resources. It is the intent of this section to establish uniform standards for water conservation and to provide guidance on the manner in which conserved water is to be used within the City's total water management program.

### A. Uniform Standards for Plumbing Fixtures

The use of water conserving plumbing fixtures shall be required for all new construction. All existing plumbing fixtures within any building that do not comply with the adopted standards for water conservation shall be replaced with complying fixtures upon issuance of any building permit authorizing substantial construction. Standards for water conserving

plumbing fixtures and the criteria for when such fixtures are required are established in Chapter 15.28 of the Municipal Code.

B. Landscaping Standards

It is recognized that the irrigation of plants used in landscaping can consume large quantities of water. Proper design of irrigation systems and proper selection of plant species can significantly reduce water consumption while achieving a more natural appearance in community design through the use of native plants and plants habituated to the central coast. The following standards are intended to achieve these objectives while facilitating the improvement of landscaped areas throughout the City.

1. All plants within landscaped areas on any public right of way off private property shall be drought tolerant and low water use species as determined by the City Forester.

2. All private projects in all Commercial and R-4 land use districts that involve additions or new buildings shall require the review and approval of a landscape and irrigation plan by the Planning Commission. Standards (a) (b) and (c) below shall be used in evaluating and approving such plans.

3. The installation of permanent irrigation systems, designed to conserve water, is encouraged throughout the R-1 District. Irrigation systems in the R-1 District should comply with standards (a) and (c) below.

4. Standards.

   a. Privately installed irrigation systems shall not be authorized within any public right of way adjacent to private property.

   b. At least 75% of the landscaped area of all open space on project sites in the Commercial and R-4 Districts shall be planted with drought tolerent and low water use species as determined by the City Forester.

   c. Irrigation systems shall be designed to minimize the use of water. Low-output sprinkler heads and drip systems shall be required for systems installed on commercial or R-4 property and shall be encouraged on R-1 property.

C. Water Waste

The waste of potable water resources is hereby declared to be a public nuisance. The unnecessary use of water for purposes that can be achieved by alternate means should be eliminated.

1. The use of hoses or other free-flowing water conveyances for the washing of sidewalks, decks, cars, walls or other large exterior surfaces is prohibited in all Commercial and R-4 Districts. Exceptions to this prohibition may be granted by the City Council when required for the protection of health or safety.

2. The use of sprinkler systems, hoses or irrigation equipment in such a manner as to repeatedly overwater landscaped areas or excessively waste water in the cleaning of paved surfaces with a result of ponding or copious runoff is prohibited in all land use districts.

D. Use of Conserved Water

Until significant additional water resources become available, the conservation of water must be a community-wide effort. It is the intent of the City's water management program to preserve the water conserved through changes in land use and through the implementation of conservation measures so that this water may be used for the fulfillment of long range planning objectives.

As a first priority, conserved water shall be used to contribute to the creation of a water reserve, per Section 17.08.050 and to serve the needs of existing vacant lots of record. As a second priority, conserved water shall be used to serve the needs of underutilized property or property for which long range Specific Plans have been approved. As a third priority, water conserved may be used for increased development or increased land use intensity on the specific property where the conservation has occurred. It shall be the responsibility of the Planning Commission and the Department of Community Planning and Building to ensure that these priorities are implemented through appropriate land use decision-making.

## 17.08.050 THE WATER RESERVE

The City shall establish and maintain a water reserve of 5% of its water allocation. It is the purpose of this reserve to absorb periodic fluctuations in water use and thereby assure that the City will not exceed its water allocation. It is intended that this reserve be attained by means of conservation programs that permanently reduce water use on existing developed sites through the installation of water conserving hardware and through changes in land use that result in reduced water consumption.

### A. Schedule

The following table of water reserve goals establishes a schedule by which the 5% water reserve is expected to be achieved:

Water Reserve Goals

| Date | Conservation Increment | Water Reserve Total | Total allowable Consumption |
|---|---|---|---|
| July 1, 1986 | 1% | 1% | 99% |
| July 1, 1987 | 1% | 2% | 98% |
| July 1, 1988 | 1% | 3% | 97% |
| July 1, 1989 | 1% | 4% | 96% |
| July 1, 1990 | 1% | 5% | 95% |

### B. Calculation of Running Twelve-Month Water Consumption

Compliance with the Water Reserve Goals established in Subsection (A) shall be determined on a monthly basis and shall be based on the water consumption records provided to the City by the California-American Water Company. Upon receipt of each month's report of metered sales, a calculation shall be made by adding the total metered consumption for each of the immediately preceding eleven months to the consumption reported for the most recent month.

### C. Compliance

At the end of any period wherein the twelve-month water consumption total calculated in Subsection (B) has, for two consecutive months, remained below the total allowable consumption established for the applicable fiscal year the

City shall have achieved compliance with the reserve goal for that year established by this ordinance.

D. Effect of Compliance

Upon establishing or re-establishing compliance with the full 5% water reserve goal established in Subsections (A) and (C) above, final permits for projects defined in Section 17.08.060 (B) may be released through the procedure in Section 17.08.070 (D). It shall be the responsibility of the Planning Commission and the Department of Community Planning and Building to assure that the projected cumulative water use impact of all final permits released do not result in the loss of compliance with the full 5% water reserve.

E. New Water Resources

Any circumstance resulting in a permanent increase in water resources available to the City shall first be used to achieve the full 5% water reserve goal established in this section. Any additional water resources remaining from such increase shall then be made available for the implementation of projects consistent with Sections 17.08.040(D) and 17.08.070(D).

17.08.060 LAND USE

It is recognized that the potential for land use changes within existing buildings and through the construction of new buildings presently exceeds the capacity of water resources available to the City. The purpose of this section is to establish procedures for reviewing proposed changes in land use and to reserve limited water resources for vacant or underutilized property.

A. No change in land use shall be permitted through any permit or license that could result in a net increase in water consumption unless such change has been approved in accordance with all applicable provisions of this section and Sections 17.08.050 and 17.08.070.

B. The following projects, actions or construction activities shall be considered changes in land use that could result in a net increase in water consumption pursuant to Subsection (A) above and Section 17.08.070(A):

1. Any permit or activity authorizing or resulting in an increase in net leaseable floor area in any commercial structure.

2. Any permit or construction authorizing or resulting in a net increase in the number of dwelling units in any Land Use District.

3. Changes in use resulting in a net increase in estimated water demand.

4. Any permit or construction authorizing or resulting in a net increase in the number of separate commercial spaces within any commercial structure or the number of motel rooms available for occupancy.

5. Subdivisions or lot line adjustments resulting in a net increase in potential lots of record, building sites or dwelling units.

6. Any change in land use that has been determined by the Planning Commission to use additional water resources. Such determinations must be documented by evidence in the public record.

C. The following projects, actions and construction activities have been determined not to result in an increase in water use pursuant to Subsection (A) above and Section 17.08.070:

1. Additions and alterations to single family residential construction on existing developed building sites when involving no increase in the number of interior plumbing fixture units on the property. Projects qualifying under this provision must meet all criteria listed in Subsection (D) herein below.

2. Commercial design approvals, commercial use permit approvals and building permits authorizing alterations, remodeling or other improvements to existing buildings. No action qualifying under this provision shall include any increase in (a) floor area, (b) the number of commercial shop spaces or motel units, (c) the number of dwelling units or (d) land use intensity. Measures of land use intensity shall

include, but shall not be limited to, increased numbers employees within a shop space, increased hours of operation, and increased business activity wherein employees or patrons could be expected to use additional water. Projects qualifying under this provision must meet all criteria listed in Subsection (D) herein below.

3. Commercial use permits and business licenses authorizing a change in the occupancy of an existing commercial building by a business use when involving no increase in land use intensity as defined above.

4. Lot line adjustments not resulting in the creation of additional lots or building sites.

D. Criteria and Standards

The following standards shall apply to all projects defined in Subsections C(1) and C(2) above:

1. All plumbing fixtures on the property must be retrofitted to meet the standards established in Chapter 15.28. The water savings achieved by retrofitting existing plumbing fixtures to meet these standards may be applied to the authorization of new plumbing fixtures or "fixture units" on the property.

2. "Fixture units" shall be those defined and adopted by the Monterey Peninsula Water Management District for residential fixture unit counts.

3. Trade-offs of fixture units between properties are not authorized. All fixture unit trades must occur on the same building site for which the exemption is sought.

17.08.070 ACCEPTANCE OF APPLICATIONS AND PERMIT PROCESSING

A. Phased Processing of Projects
The following phases and procedures shall be implemented in the acceptance and processing of applications. Any application accepted in violation of these provisions shall be returned to the applicant or denied. All applications for

any project defined in section 17.08.060(B) must be accompanied by a written acknowledgement that water resources may not be available to serve the project for which the application is filed and that the applicant fully accepts all consequences of this risk.

1. Phase I: At any time that a 2% water reserve is not maintained as defined in section 17.08.050(C) and (D), no application for any water consuming project shall be accepted, processed or approved. During this period only those projects classified as exempt in subsection (B) below, or that have been determined to have no impact on water resources as established in section 17.08.060 (C) may be accepted, processed or approved.

2. Phase II: The second phase shall apply at any time that a 2% water reserve, as defined in section 17.08.050 (C) and (D), is maintained. Applications for projects classified within the first and second land use priorities in section 17.08.040 (D), as well as projects authorized in phase I, may be accepted and processed during Phase II.

3. Phase III: Upon achieving and maintaining the full 5% reserve defined in section 17.08.050, applications for projects in all three land use priorities established in section 17.08.040 (D), as well as projects authorized in Phase I may be accepted and processed.

4. Any complete application accepted for processing during any phase shall be processed through all discretionary actions even if the City fails to maintain compliance with one or more reserve goals after accepting said application. All applications for projects within the second and third priorities in section 17.08.040(D) that are approved through these phasing procedures shall only be implemented after the City has achieved compliance with with the full 5% water reserve. Final permits allowing the implementation of such projects shall be released through the procedure in subsection (D) below.

B. Exemptions

The following classes of projects shall be exempt from the prohibitions in 17.08.060(A) and (B) and may be issued permits whenever the water consumption total calculated in 17.08.050(B) remains below 100% of the total water resource

available to the City. No project shall be exempt when consumption, as calculated in section 17.08.050 (B), exceeds 100% of the available resource.

1. Single family residential construction on existing lots of record in the R-1 Land Use District that are vacant and unencumbered by any existing construction. Determination of whether a lot is vacant or encumbered shall be made by reviewing all standards and provisions contained in the following sections of Title 17: 04.130 (Building Site), 04.420 (Lot of Record), 04.670 (Structure), 24.0070 (Lots, Parcels and Building Sites), 24.170 (Floor Area), and 24.190 through 24.220 (Setbacks).

2. Residential or commercial construction on existing lots of record in any commercial district that are vacant, unencumbered and not used for any commercial purpose.

3. Any project determined by the City Council to be an approved pending project as listed in Resolution 87-50.

C. Evaluation of Projected Water Use

In processing applications pursuant to Sections 17.08.060 and 17.08.050(D) an estimate of the projected water demand generated by full use of the proposed project shall be made. This shall be compared to a record or estimate of the past water use established by the specific use being replaced or modified to determine the net change in water use of the proposed activity. When making such comparisons, previously achieved water conservation, and any water conservation required of the project by Chapter 15.28, shall not be used to reduce the estimated water demand of the proposed project.

Past water use on any project site shall be the twelve (12) most recent months during which a site was occupied. Where records documenting past water use are not available and estimates are used, these estimates shall be verified by the Monterey Peninsula Water Management District or by the Department of Community Planning and Building. Disputed estimates shall be resolved by the Planning Commission.

D. Release of Final Permits

The release of final permits for projects shall follow the procedures in this section to assure that the City's adopted water reserve is maintained. The final permit for a project shall only be released when the cumulative effect of all projects already issued final permits and the net effect of the projectbeing considered would not result in in noncompliance with the full 5% water reserve maintained pursuant to section 17.08.050.

1. Eligibility- Pending projects must be considered for the release of final permits in the order in which they obtained their final required discretionary approval. As each final permit is released, or becomes available for release due to sufficient water resources, other projects with later dates of final discretionary approval shall then become eligible for consideration.

2. Available Water Resources- The amount of water available for pending projects shall be calculated as:

   a) the average amount by which consumption has remained below the 5% reserve during the most recent two-month period of compliance, and

   b) as reduced by the amount of water already committed to projects which are eligible for for final permits or for which final permits have been issued, but which have not yet been completed and issued Certificates of Occupancy.

3. Eligibility Limits and Notification- If there are available water resources to serve the full estimated demand of the project under consideration, the project sponser shall be notified by certified mail and a final permit may be issued upon application subject to all relevent city codes and procedures.

4. Time Limits, Abandonment- If a pending project becomes eligible for a final permit and no permit is applied for or issued within six months of the date the project sponser is notified, the project shall be deemed abandoned and shall cease to have a committment of water resources so that other pending projects may then be considered. Projects abandoned pursuant to this section shall not be issued final permits. Final permits issued shall be valid for a period of six months and shall thereafter be void and the project deemed abandoned unless work has commenced on the project or the use has become established.

AMENDMENTS TO CHAPTER 15.28

15.28.020 Standards for Water Conservation and Plumbing Fixtures

A. The following standards are established to achieve water conservation:

1. All toilets shall use 1.5 gallons of water per flush or less.

2. All showerheads shall use 2.5 gallons of water per minute or less.

3. All kitchen and lavatory faucets shall be equiped with aerators or shall have a maximum rate of flow of not more than 2.5 gallons per minute.

4. All ornamental fountains, permanent swimming or wading pools and similar structures shall employ recirculation systems.

5. All waterpipes and connections to water delivery mains shall be equipped with valves to reduce water pressure to fifty pounds of pressure per square inch or less.

6. All hot water pipes shall be insulated.

B. Applicability of Standards.

The following regulations shall establish the circumstances in which the water conservation plumbing standards shall apply:

1. All newly constructed building in all land use districts shall comply with all standards set forth above in Subsection (A).

2. Construction activity involving remodels, additions or reconstruction wherein the total floor area in a building is increased by 25% or more shall require the entire building to be retrofitted to meet standards (1), (2) and (3) as set forth above in Subsection (A). This provision shall not be applied to result in a retrofitting cost that would exceed 25% of the value of the estimated construction cost.

3. Other provisions of the Municipal Code, including those in Chapter 17.08 and Section 17.46.120, may also establish requirements for the retrofitting of existing fixtures in order to achieve water conservation.

4. The City shall cooperate in the implementation of adopted retrofit programs of the Monterey Peninsula Water Management District in District Ordinance No. 30.

C. Exemptions

The Building Official may authorize exemptions from the requirements of this chapter under the following circumstances:

1. The adopted requirements of another governmental agency with jurisdictional authority over the City mandates the use of equipment prohibited by this chapter.

2. The strict adherence to the requirements of this chapter would interfere with the maintenance of the health, safety or sanitation protections provided to similar buildings or uses.

3. Equipment needed to comply with this chapter can not be obtained and waiting to obtain it would cause unreasonable delay in construction. Exemptions granted under this provision shall be temporary and the equipment needed to comply with this chapter shall be installed when it becomes available.

4. An otherwise legal business would be prevented from operating in a manner necessary and reasonable to accomplish its purpose.

5. The plumbing fixtures on a property have been previously retrofitted to comply with Ordinances 84-2 or 85-1. In order to qualify under this exemption, applicants must provide documentation such as plumbing permits or similar evidence that appropriate fixtures were replaced between February 1984 and June 1987.

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## CERTIFICATION OF ORDINANCE

I, JEANNE BREHMER, the undesigned, City Clerk of the City of Carmel-by-the-Sea, California, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 87 - 14 which has been published or posted pursuant to the laws of the State of California and the City of Carmel-by-the-Sea.

DATED THIS 19th DAY OF May 1987.

Jeanne Brehmer

JEANNE BREHMER, CITY CLERK

CITY OF CARMEL-BY-THE-SEA

CITY COUNCIL

ORDINANCE NO. 93-11

AN ORDINANCE AMENDING CHAPTER 17.08 OF THE MUNICIPAL CODE REGARDING WATER ALLOCATION IN THE CITY OF CARMEL-BY-THE-SEA

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WHEREAS, the City of Carmel-by-the-Sea is one of eight member land use agencies of the Monterey Peninsula Water Management District and receives water through a regionwide allocation program administered by the District; and

WHEREAS, the City has long sought an equitable distribution of regional water resources among all member agencies; and

WHEREAS, in 1990, after completing an Environmental Impact Report on water allocations, the District determined that water was in even shorter supply than originally assumed and that further issuance of permits would cause irreparable harm to the environment and expose residents and businesses of the Peninsula to unacceptable rationing hardships during drought periods; and

WHEREAS, in response to this determination the District adopted a moratorium on the issuance of new water permits until additional water storage or supplies could be developed; and

WHEREAS, in January of 1992, the City of Carmel-by-the-Sea stopped accepting applications for projects that could no longer obtain water permits for implementation; and

WHEREAS, the Water District, in conjunction with the California-American Water Company, has developed a new water supply well in the City of Seaside that will allow the Water District to begin issuing water permits; and

WHEREAS, the City's allocation from this new well is equal to 15.07 acre feet per year; and

WHEREAS, the Water District, in cooperation with the City, has developed a new allocation process that separates water for new development from water used by existing customers; and

WHEREAS, this new process will make some provisions of current ordinances invalid and this provides an opportunity to simplify City ordinances to coordinate with the new District process; and

WHEREAS, the City's Planning Commission has studied the issues related to water use in new development and has recommended a process that allows for flexibility, monitoring, and adjustment while implementing the General Plan.

NOW, THEREFORE, the City Council of the City of Carmel-by-the-Sea does ordain as follows:

Section One. Amend Sections 17.08.015, 17.08.030 and 17.08.040 as follows.

17.08.015 Demolition or Relocation of Structures. The demolition or relocation of any structure used for residential or commercial purposes shall require review and approval by the Planning Commission prior to the issuance of a building permit authorizing such demolition or relocation. (Ord. 93-11 1(part), 1993; Ord. 87-14 4,(part), 1987).

17.08.030 Water Management Program -- Purpose. The City recognizes a need to conserve and manage its water resources to achieve adopted land use planning objectives. The water resources of the City are presently derived from a water allocation system implemented by the Monterey Peninsula Water Management District. It is the purpose and intent of this ordinance to establish a Water Management Program that: (Ord. 93-11 1 (part), 1993)

1. Reduces unnecessary water consumption in existing and new development;

2. Provides a process for dedication of the City's limited water resources in new development;

3. Establishes a process for determining the broad land use categories to be served through allocations of existing and future water resources available to the City. (Ord. 93-11 1(part), 1993; Ord. 87-14 2(Exh.A)(part), 1987).

4. Implements the General Plan. (Ord. 93-11 1(part), 1993).

17.08.040 Water Conservation. Water conservation is an integral part of the City's water management program. Water resources available to the City are limited. In some cases, water conservation can increase the effective supply and allow development that otherwise would not be possible. Water conservation in new development can reduce the demand from each project and thereby increase the number of projects that can be served with available resources. It is the intent of this Section to establish uniform standards for water conservation and to provide guidance on the manner in which conserved water is to be used within the City's total Water Management Program. (Ord. 93-11 1(part), 1993).

A. Uniform Standards for Plumbing Fixtures. The use of water-conserving plumbing fixtures shall be required for all new construction. All existing plumbing fixtures within any building that do not comply with the adopted standards for water conserva-

tion shall be replaced with complying fixtures upon issuance of any building permit authorizing substantial construction. Standards for water-conserving plumbing fixtures and the criteria for when such fixtures are required are established in Chapter 15.28 of this Code.

B. Landscaping Standards. It is recognized that the irrigation of plants used in landscaping can consume large quantities of water. Proper design of irrigation systems and proper selection of plant species can significantly reduce water consumption while achieving a more natural appearance in community design through the use of native plants and other species habituated to the central coast. The following standards are intended to achieve these objectives while facilitating the improvement of landscaped areas throughout the City:

1. All plants within landscaped areas on any public right-of-way adjacent to private property shall be drought tolerant and low water use species as determined by the City Forester.

2. All private projects in all commercial, R-4, and R-1 Land Use Districts that involve additions or new buildings requiring design study or design review shall require the review and approval of a landscape and irrigation plan by the Forest and Beach Department. Standards (a), (b) and (c) below shall be used in evaluating and approving such projects:

a. Privately installed irrigation systems may be authorized within any public right-of-way adjacent to private property upon approval of an encroachment permit.

b. At least seventy-five percent of the planted area of all open space on project sites in the commercial, R-4, and R-1 districts, except for existing landscapes, shall be planted with drought tolerant and low water use species as determined by the City Forester. The City Forester shall develop and maintain a list of appropriate species to assist the public in preparing landscape plans meeting this standard.

c. Irrigation systems shall be designed to minimize the use of water. Low output sprinkler heads and/or drip irrigation shall be required for systems installed on commercial, R-4, and R-1 property.

C. Water Waste. The waste of potable water resources is declared to be a public nuisance. The unnecessary use of water for purposes that can be achieved by alternative means should be eliminated.

1. The use of hoses or other free-flowing water conveyances for the washing of sidewalks, decks, cars, walls, or other large exterior surfaces is prohibited in all commercial and R-4 districts. Exceptions to this prohibition may be granted by the City Council when required for the protection of health or safety.

2. The use of sprinkler systems, hoses or irrigation equipment in such a manner as to repeatedly overwater landscaped areas or excessively waste water in the cleaning of paved surfaces with a result of ponding or copious runoff is prohibited in all land use districts.

Section Two. The following Sections shall be deleted in their entirety:

| | |
|---|---|
| 17.08.040.D | Use of Conserved Water |
| 17.08.050 | Water Reserve |
| 17.08.060 | Land Use |
| 17.08.070 | Acceptance of Applications |

Section Three. The following new Sections are hereby adopted as shown below:

17.08.050 Allocation of Water Resources. Following a public hearing, the City Council shall establish an allocation of water resources available for increased use by adopting an Allocation Resolution. The Resolution shall define: (Ord. No. 93-11 3(part), 1993).

- the remaining quantity of water available to the City including any new supplies made available since adoption of the last Allocation Resolution,
- a list of defined land use or project categories for which water will be made available,
- a discrete quantity of water, expressed in acre-feet, to be allotted for each defined land use category, and
- a discrete quantity of water to be held as unallocated reserves.

A. Planning Commission Review and Monitoring. Before adoption of an Allocation Resolution, the City Council shall consider recommendations on the appropriate distribution of water to implement the General Plan as determined by the Planning Commission.

The Allocation Resolution shall remain in effect until replaced by a subsequent Resolution containing the same information, and following the same process as outlined above. The Planning Commission should review water allocations for consistency with the

General Plan on an annual basis and forward any recommendations for change to the City Council during the last month of each calendar year.

B. Unallocated Reserves. Water held in unallocated reserves shall not be used for any project or land use change until transferred to a defined allocation category. Such transfers shall be made by adopting a new Allocation Resolution as described above in Section 17.08.050.A. Reserves are intended to provide a means of adjusting water allocations to respond to changing conditions and General Plan policy. If new water resources become available to the City by action of the Monterey Peninsula Water Management District, they shall be placed in unallocated reserves administratively until distributed to other categories through adoption of a new Allocation Resolution.

17.08.060 Effect of Allocations. The purpose and effect of establishing categories for the allocation of water supplies are to limit access to water to those categories that are consistent with the General Plan. No change in land use shall be allowed through any permit or license that could result in a net increase in water use unless such change has been approved in accordance with all applicable provisions of the Water Management Program. In determining whether a project may result in a net increase in water use the rules and regulations of the Monterey Peninsula Water Management District shall be followed.
(Ord. 93-11 3(part), 1993).

A. Acceptance of Applications. The Department of Community Planning and Building shall monitor the water allocations established by Resolution of the City Council (17.08.050.A). Each proposed change in land use or project for which an application is submitted shall be evaluated to determine whether its approval would result in a net increase in water use. Projects involving no net increase in water use may be accepted and processed without regard to water allocations. (Ord. 93-11 3(part), 1993).

For projects that may result in a net increase in water use, the following procedure shall be used by the Department:

1. The project shall first be classified into one or more land use categories based on the type of project. (For example, a mixed-use project would be classified into both the commercial and multi-family residential categories.)

2. An estimate shall then be made of the net increase in water use that would result from the project within each land use category.

3. If the project would require water from a land use category for which no allocation has been made, the application shall be returned to the applicant and shall not be processed or shall be denied.

4. If the project would require more water from a land use category than currently remains, after considering the original allocation minus all existing precommitments and dedications, the application shall be returned to the applicant and shall not be processed or shall be denied.

5. If the project requires water and there is a sufficient supply remaining in the allocation for each category affected by the project to fully meet the anticipated demand, the application may be accepted for processing after meeting all requirements for a complete application established by the City.

6. Upon acceptance of an application as complete by the Department, a precommitment of water resources shall be temporarily assigned to the project during processing of the application. The Department shall keep a record of the remaining balance of water within each allocation category and a running total of all temporary precommitments and dedications to ensure that applications are not accepted for processing for which water would be unavailable upon approval. For projects that are denied or abandoned, the precommitment shall be terminated and the water shall be administratively restored to its original allocation category.

B. Approval of Applications. Once an application for a project requiring water resources has been approved, the Department shall permanently reduce the remaining balance within each allocation category affected by the project and shall issue a water release to the Monterey Peninsula Water Management District authorizing a debit to the City's water allocation. This action shall terminate the temporary precommitment of water resources and create a permanent dedication of water resources to the project, subject to all applicable time limits established in the permit or by the Municipal Code.

C. Abandonment of Dedicated Water Resources. Upon making a determination that a water release has expired without use, or that time limits applicable to a project have expired without implementation, all water previously dedicated to a project, but not used, shall be considered abandoned. All water abandoned or not used shall be returned to the allocation category from which it originated and shall become available for use by subsequent projects.

Section Four. Severability. If any part of this Ordinance is found to be unenforceable, such finding shall not affect the enforceability of any other part.

Section Five. Violations. Any person, firm or corporation, whether as principal or agent, employed or otherwise, violating or causing or permitting the violation of the provisions of this Ordinance is guilty of an infraction. Any part of any building erected contrary to the provisions of this Ordinance is hereby declared to be unlawful and a public nuisance and the City Attorney shall, upon order of the City Council, immediately commence action for the abatement or removal thereof. Should any person, firm or corporation violate the terms of this Ordinance and any action is authorized by the City Council or the City Attorney or is in fact filed for said violations, no other action shall be taken on any application filed by or on behalf of said person, firm or corporation until the litigation has been resolved.

Section Six. Effective Date. This Ordinance shall take effect 30 days after final adoption.

PASSED AND ADOPTED by the City Council of the City of Carmel-by-the-Sea this 13th day of July, 1993, by the following roll call vote:

AYES: COUNCIL MEMBERS: Brooks, Coniglio, Fischer, Livingston, White

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

SIGNED,

Ken White, Mayor

ATTEST:

Jeanne Brehmer, City Clerk

OR9205/67-73

# Chapter 17.50
# WATER MANAGEMENT PROGRAM[1]

Sections:

17.50.010 Purpose.

17.50.020 Water Conservation.

17.50.030 Allocation of Water Resources.

17.50.040 Effects of Allocation.

## 17.50.010 Purpose.

The City recognizes a need to conserve and manage its water resources to achieve adopted land use planning objectives. The water resources of the City are presently derived from a water allocation system implemented by the Monterey Peninsula Water Management District. It is the purpose and intent of this chapter to establish a water management program that:

A. Reduces unnecessary water consumption in existing and new development;

B. Provides a process for dedication of the City's limited water resources in new development;

C. Establishes a process for determining the broad land use categories to be served through allocations of existing and future water resources available to the City; and

D. Implements the General Plan and Coastal Land Use Plan. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

## 17.50.020 Water Conservation.

Water conservation is an integral part of the City's water management program. Water resources available to the City are limited. In some cases, water conservation can increase the effective supply and allow development that otherwise would not be possible. Water conservation in new development can reduce the demand from each project and thereby increase the number of projects that can be served with available resources. It is the intent of this chapter to establish uniform standards for water conservation and to provide guidance on the manner in which conserved water is to be used within the City's total water management program.

A. Uniform Standards for Plumbing Fixtures. The use of water-conserving plumbing fixtures shall be required for all new construction. All existing plumbing fixtures within any building that do not comply with the adopted standards for water conservation shall be replaced with complying fixtures upon issuance of any building permit authorizing substantial construction. Standards for water-conserving plumbing fixtures and the criteria for when such fixtures are required are established in Chapter 15.28 CMC.

B. Landscaping Standards. It is recognized that the irrigation of plants used in landscaping can consume large quantities of water. Proper design of irrigation systems and proper selection of plant species can significantly reduce water consumption while achieving a more natural appearance in community design through the use of native plants and other species habituated to the central coast. See landscaping standards contained in Chapter 17.34 CMC, Landscaping. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

**17.50.030 Allocation of Water Resources.**

A. Allocation. Following a public hearing, the City Council shall establish an allocation of water resources available for increased use by adopting an allocation resolution. The resolution shall define:

1. The remaining quantity of water available to the City including any new supplies made available since adoption of the last allocation resolution;

2. A list of defined land use or project categories for which water will be made available;

3. A discrete quantity of water, expressed in acre-feet per year, to be allotted for each defined land use category; and

4. A discrete quantity of water to be held as unallocated reserves.

B. Planning Commission Review and Monitoring. Before adoption of an allocation resolution, the City Council shall consider recommendations on the appropriate distribution of water to implement the General Plan and the Local Coastal Program as determined by the Planning Commission. Each allocation resolution shall reserve at least 10 percent of available water resources for projects that will create new affordable housing units for moderately low-, low- or very low-income households. Each allocation resolution also shall ensure that water is reserved for anticipated projects serving coastal recreation, access and essential public services. The allocation resolution shall remain in effect until replaced by a subsequent resolution containing the same information, and following the same process as outlined above. The Planning Commission should review water allocations for consistency with the General Plan and the Local Coastal Program on an annual basis and forward any recommendations for change to the City Council during the last month of each calendar year.

C. Unallocated Reserves. Water held in unallocated reserves shall not be used for any project or land use change until transferred to a defined allocation category. Such transfers shall be made by adopting a new allocation resolution as described in subsection (A) of this section. Reserves are intended to provide a means of adjusting water allocations to respond to changing conditions and General Plan policy. If new water resources become available to the City by action of the Monterey Peninsula Water Management District, they shall be placed in unallocated reserves administratively until distributed to other categories through adoption of a new allocation resolution. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

**17.50.040 Effects of Allocation.**

The purpose and effect of establishing categories for the allocation of water supplies are to limit access to water to those categories that are consistent with the General Plan and the Local Coastal Program. No change in land use shall be allowed through any permit or license that could result in a net increase in water use unless such change has been approved in accordance with all applicable provisions of the water management program. In determining whether a project may result in a net increase in water use the rules and regulations of the Monterey Peninsula Water Management District shall be followed.

A. Acceptance of Applications. The Department of Community Planning and Building shall monitor the water allocations established by resolution of the City Council (CMC 17.50.030, Allocation of Water Resources). Each proposed change in land use or project for which an application is submitted shall be evaluated to determine whether its approval could result in a net increase in water use as defined by the Water Management District. Projects involving no net increase in water use or that will create new housing affordable to moderate, low- or very low-income households may be accepted and processed without regard to water allocations. For projects that may result in a net increase in water use, the following procedure shall be used by the Department:

1. The project shall first be classified into one or more land use categories based on the type of project. (For example, a mixed-use project would be classified into both the commercial and multifamily residential categories.)

2. An estimate shall then be made of the net increase in water use that would result from the project within each land use category.

3. If the project would require water from a land use category for which no allocation has been made, the application shall be returned to the applicant and shall not be processed.

4. If the project would require more water from a land use category than currently remains, after considering the original allocation minus all existing pre-commitments and dedications, the application shall be returned to the applicant and shall not be processed or shall be denied. An exception shall be allowed if the project would create housing affordable to moderate, low- or very low-income households. In such cases, the project shall be processed and then put on a waiting list until water resources become available.

5. If the project requires water and there is a sufficient supply remaining in the allocation for each category affected by the project to fully meet the anticipated demand, the application may be accepted for processing after meeting all requirements for a complete application established by the City.

6. Upon acceptance of an application as complete by the department, a pre-commitment of water resources shall be temporarily assigned to the project during processing of the application. The department shall keep a record of the remaining balance of water within each allocation category and a running total of all temporary pre-commitments and dedications to ensure that applications are not accepted for processing for which water would be unavailable upon approval. For projects that are denied or abandoned, the pre-

commitment shall be terminated and the water shall be administratively restored to its original allocation category.

B. Approval of Applications. Once an application for a project requiring water resources has been approved, the Department shall permanently reduce the remaining balance within each allocation category affected by the project and shall issue a water release to the Monterey Peninsula Water Management District authorizing a debit to the City's water allocation. This action shall terminate the temporary pre-commitment of water resources and create a permanent dedication of water resources to the project, subject to all applicable time limits established in the permit or by the municipal code.

C. Abandonment of Dedicated Water Resources. Upon making a determination that a water release has expired without use, or that time limits applicable to a project have expired without implementation, all water previously dedicated to a project, but not used, shall be considered abandoned. All water abandoned or not used by such unimplemented projects shall be returned to the allocation category from which it originated and shall become available for use by subsequent projects. For projects that are implemented and water demand was overestimated, any remaining, unused water shall be credited back to the City's unallocated reserve. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

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[1] Prior legislation: Ords. 87-14 and 93-11.

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

**ORDINANCE NO. 197**
**AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA WATER MANAGEMENT DISTRICT ALLOCATING WATER FROM PURE WATER MONTEREY EXPANSION**

**FINDINGS**

1. The Monterey Peninsula Water Management District ("District") is organized and exists under the Monterey Peninsula Water Management District Law (Chapter 527 of the Statutes of 1977, and published at Water Code Appendix, Section 118-1, et seq.) ("District Law").

2. The District is charged under the Monterey Peninsula Water Management District Law with the integrated management of all ground and surface water resources in the Monterey Peninsula area.

3. State Water Resources Control Board ("SWRCB") Order No. WR 95-10 dated July 6, 1995, determined that California American Water ("Cal-Am") did not have the right to divert as much water from the Carmel River system as it historically did. The SWRCB, through Order WR 2009-0060, authorized Cal-Am to continue these diversion levels until 2017, and then again through Order WR 2016-0016 to 2021, at which point alternative water supplies were required to avoid significant threats to the health, safety and welfare of residents, businesses, visitors and property owners on the Monterey Peninsula.

4. The Pure Water Monterey ("PWM")/Groundwater Replenishment Project ("PWM/GWR") is an advanced water recycling project, jointly developed by MPWMD and Monterey One Water ("M1W"). The PWM Groundwater Replenishment Final Environmental Impact Report ("2015 EIR") was certified by M1W in October 2015, with Addenda approved in June 2016, March 2017, and October 2017 to address project changes (SCH #2013051094; MPWMD/M1W 2015, 2016, 2017a, 2017b). Initially, the approved PWM/GWR Project had an operational capacity of 4.0 million gallons per day (mgd). In 2017, M1W approved a modification to the PWM/GWR Project that expanded operational capacity from 4.0 mgd to 5.0 mgd (MPWMD/M1W 2019). The PWM/GWR Project is owned and operated by M1W. Currently, MPWMD sells 3,500 AFY of water from PWM/GWR to Cal-Am.

5. In 2019, M1W prepared a Draft Supplemental EIR for modifications to expand the water supply yield of the approved PWM/GWR Project. These modifications would expand facility peak capacity from 5 mgd to 7.6 mgd and would ultimately result in an additional 2,250 AFY of purified recycled water for injection into the Seaside Groundwater Basin.

MPWMD would subsequently extract and sell a total average yield of 5,750 AFY to Cal-Am (MPWMD/M1W 2019). The PWM/GWR Project would also deliver 600 AFY to the Marina Coast Water District. The 5,750 AFY of water would replace a portion of the water supply for Cal-Am, which has been required by the SWRCB to reduce drafting water from the Carmel River to legally permitted levels. The Final Supplemental EIR ("2021 SEIR") was certified in April 2021, and an Addendum was approved in November 2021 (SCH #2013051094, MPWMD/M1W 2020, 2021).

6. The District Law grants MPWMD general and specific powers to cause sufficient water to be available for present and future beneficial use or uses of lands or inhabitants within the District. MPWMD Rule 30 requires the District to establish a specific Allocation for each Jurisdiction to manage water supplies throughout the District.

7. The PWM Expansion provides a replacement water supply that should enable the lifting of the SWRCB Cease and Desist Order (CDO) and the California Public Utilities Commission ("CPUC") moratorium on the setting of new meters.

8. Ordinance No. 197 allocates a portion of the additional new water supply made available by the expansion of the PWM/GWR Project amongst the Monterey Peninsula Jurisdictions within the District's service area. The District anticipates that the additional water supply will be on-line by the fourth quarter of 2025. The Amended and Restated Water Purchase Agreement for the Pure Water Monterey (PWM) Expansion project was signed in March 2023.

9. The District considered several factors when determining the allocation, including but not limited to historical average water consumption data, water production data, water availability, and estimates of job and population growth for each Jurisdiction based on the Association of Monterey Bay Area Governments (AMBAG) 2022 Regional Growth Forecast.

10. The District is allocating a portion of the new supply and retains flexibility to be able to allocate additional supply when needed to meet future water demands of the Jurisdictions.

11. In May 2023, the District authorized an environmental consultant to perform a literature review of Environmental Impact Reports (EIRs), Supplemental EIRs, general plans, etc. for water projects and future growth and then advise the District through a technical memorandum on the appropriate environmental action for the Allocation Process. The Technical Memorandum concluded (a) that the proposed water allocation qualifies as a project under CEQA because it is being undertaken by a public agency (the District) and has the potential for reasonably foreseeable indirect physical changes in the environment, such as facilitating land development through the provision of increased water supplies. In other words, the additional water that would be available to Jurisdictions in the Cal-Am Service Area within the District could facilitate development that would have otherwise been impossible due to lack of water availability; and (b) The document review determined that the Pure Water Monterey 2021 Supplemental EIR (SEIR) had already analyzed the growth-inducing and secondary environmental effects associated with the proposed water

allocation, which is, in practice, a continuation of the District's existing water allocation program. Based on those findings, the District undertook preparation of an Addendum to the SEIR.

12. The District prepared the EIR Addendum which supported the District's determination that the additional water allocation is within the scope of the 2021 SEIR, did not require subsequent action under CEQA Guidelines Section 15162 and, in conjunction with the 2021 SEIR, adequately analyzes potential environmental impacts. The Addendum was adopted by the District Board in February 2024.

NOW THEREFORE, be it ordained as follows:

## ORDINANCE

**Section One: Short Title**

This ordinance shall be known as the Pure Water Monterey Expansion Allocation Ordinance of the Monterey Peninsula Water Management District.

**Section Two: Purpose**

This ordinance establishes initial Allocations of water from Pure Water Monterey Expansion for delivery by California-American Water Company to the Jurisdictions in the Monterey Peninsula Water Management District.

**Section Three: Amendment to Rule 31, Report on Status of Water Allocations**

Rule 31 shall be amended as shown in bold italics for new text (***bold italics***) and strikeout (~~strikeout~~) for deletions.

> The District shall ***prepare a Monthly Allocation Report for the Board of Directors with information about debits and credits to Allocations, Entitlements, and other water tracking processes related to Water Permits. This report shall be available to the public.*** ~~prepare and distribute an annual record to each Jurisdiction showing the current water balance for each Allocation~~.

**Section Four: Amendment to Rule 33, Jurisdictional and Reserve Water Allocations**

Rule 33 shall be amended as shown in bold italics for new text (***bold italics***) and strikeout (~~strikeout~~) for deletions. Table 5 shall be added (not shown in bold italics):

### RULE 33 - JURISDICTIONAL AND RESERVE WATER ALLOCATIONS

#### A. JURISDICTIONAL ALLOCATIONS

Permits to authorize new or Intensified Water Use from the California-American

Water Company shall be issued by the District for use in any Jurisdiction pursuant to the application and approval process set forth in District ~~Rule 23~~***Regulation II***. The total quantity of new or Intensified Water Use in each respective Jurisdiction, shall not exceed the amounts set forth in ~~this section~~***Table 5, MPWMD Cal-Am Water Allocations by Jurisdiction***:

~~Carmel by the Sea 19.41 Acre-Feet~~
~~Del Rey Oaks 8.10 Acre-Feet~~
~~Monterey (City) 76.32 Acre-Feet~~
~~Pacific Grove 25.77 Acre-Feet~~
~~Sand City 51.86 Acre-Feet~~
~~Seaside 65.45 Acre-Feet~~
~~Monterey County 87.71 Acre-Feet~~
~~Monterey Peninsula Airport District 8.10 Acre-Feet~~
~~District Reserve (Allocated) 15.28 Acre-Feet~~

***Table 5***
***MPWMD Cal-Am Water Allocations by Jurisdiction***

| *Jurisdiction* | *Proposed PWM Expansion Allocation* | *Existing Allocation as of 11/ 30/24** | *Total Jurisdictional Allocation** |
|---|---|---|---|
| *Carmel* | *14 AF* | *2.479 AF* | *16.479 AF* |
| *Del Rey Oaks* | *6 AF* | *0 AF* | *6.000 AF* |
| *Monterey* | *141 AF* | *0.469 AF* | *141.469AF* |
| *Pacific Grove* | *32 AF* | *0.024 AF* | *32.024 AF* |
| *Sand City* | *14 AF* | *0 AF* | *14.000 AF* |
| *Seaside* | *21 AF* | *29.292 AF* | *50.292 AF* |
| *Unincorporated Monterey County* | *72 AF* | *10.940 AF* | *82.940 AF* |
| *Monterey Peninsula Airport District* | *44 AF* | *5.197 AF* | *49.197 AF* |
| *Department of Defense Sites* | *27 AF* | *0 AF* | *27.000 AF* |
| *District Reserve* | *2,175 AF* | | *2,175 AF* |

*Allocation will be updated to reflect Paralta and Pre-Paralta Allocations remaining in each Jurisdiction upon the effective date of the ordinance. (This asterisked information shall not be published in Rule 33.)

## B. DISTRICT RESERVE

The District Reserve Allocation shall refer to a quantity of water available for use at the District's discretion, including future allocation. The District Reserve Allocation can be augmented by dedications of water from a Water Entitlement, Water Use Credit, Water Credit, or a new Source of Supply.

## C. WATER WEST ~~ADJUSTMENT~~ RESERVE

A special reserve ~~shall be~~ ***has been*** established ~~to replenish~~ ***separate from*** the Monterey County Allocation for new ***and intensified*** water use ***approved by Monterey County*** which occurs within the boundaries of the former Water West Water Distribution System ***in Carmel Valley***. ~~Replenishment of Monterey County's Allocation from this special reserve shall occur only upon the approval of water use for real property within the Water West boundary.~~ The total quantity of water ~~use to replenish Monterey County's Allocation~~ ***available*** pursuant to this paragraph shall not exceed 12.76 Acre-Feet (sales).

## D. ~~LIMIT ON FUTURE WATER ALLOCATIONS~~*COST OF ALLOCATION*

~~There will be no further allocation of water until an adequate water supply is established.~~***There shall be no sale of water from an Allocation by a Jurisdiction. Water permitted from an Allocation shall, however, be subject to the Capacity Fee collected by the District.***

## *E. RELEASE OF ALLOCATION*

***A Jurisdiction shall release water from an Allocation by use of the Water Release Form approved by the District. A Water Release Form shall expire after five years or more frequently as determined by the Jurisdiction. Jurisdictions are encouraged to maintain records of the release of water and expiration.***

## *F. DETERMINATION OF ALLOCATIONS*

***1. The District began the process of determining Jurisdictional Allocations in 2023, culminating in a meeting on September 12, 2024, to provide a detailed overview of the District's methodology and process for distribution of the new supplies. The process was summarized for Jurisdictions' boards and councils at subsequent public meetings.***

***The methodology used by the District to determine the Allocations of water to be available in 2025 included, but was not limited to:***

***a. The recent 5-year average water demand by Jurisdiction.***

***b. Total water supplies, inclusive of the Pure Water Monterey Expansion, were calculated and the existing recent 5-year average total demand was subtracted. Of the difference, 1,000 AF was identified to be held in the District Reserve as a "factor of safety." The remainder was considered "available" for allocation.***

*c. The 25-year growth rate in water demand by Jurisdiction was forecasted based upon the Association of Monterey Bay Area Governments (AMBAG) Regional Growth Forecast, utilizing population growth for future Residential water use and job growth for future Non-Residential water use.*

*d. The alternate methodology of a survey was used for determining future demands for the Monterey Peninsula Airport District and the Army, Navy, and Coast Guard (Department of Defense Sites).*

*e. Adjustments, if any, were made for the 6th Cycle Regional Housing Needs Allocation (RHNA).*

*f. It was determined that the 25-year total increase in demand was less than the new supplies available for allocation. Based on each Jurisdiction's forecasted 25-year demand, a portion of its future demand has been Allocated from the new available supply (Pure Water Monterey Expansion) and the remainder retained in the District Reserve, available for future allocation.*

*g. Existing unused Jurisdictional Allocations as of the effective date of this Ordinance were left intact.*

*2. The Board of Directors shall examine the Allocations at least every four years following the AMBAG Regional Growth Forecast. Allocations may be reviewed more frequently at the discretion of the Board.*

*G. BISHOP AND RYAN RANCH SUB-UNITS*

***Henceforth, water Connections in the Bishop and Ryan Ranch subsystems of Cal-Am shall be tracked and accounted for using the same methodology as the Main California American Water System described in Regulation II, including the requirement for authorization of water from the Jurisdiction's Allocation as described in Rule 23 and calculated in Rule 24.***

**Section Five: Availability of Allocations**

Each Jurisdiction should limit the release of water from its Allocation to projects that will not be completed before December 31, 2025, until Pure Water Monterey Expansion has received its final approval. All projects using an Allocation, with the exceptions of the Bishop, Ryan Ranch, and Hidden Hills units of Cal-Am, are subject to the moratorium on new Connections imposed by SWRCB Orders WR 2009-0060 and WR 2016-0016. Pre-existing Paralta and pre-Paralta Allocations may continue to be used in the interim.

**Section Six: Residential Retrofit Credit (Ordinances 74 and 90**

Ordinances No. 74 and No. 90 enacted a program allowing toilet retrofit water savings to be used to offset added water fixtures in Residential uses. The ordinances specified that the reinvested savings must be debited from a future allocation. From 1995 through 1998, 12.7 Acre-Feet (AF) of savings were used through the program. As required by the program, 12.7 AF shall be accounted for from the District Reserve Allocation.

**Section Seven:** **Effective Date**

This ordinance shall take effect at 12:01 a.m. on March 1, 2025.

**Section Eight:** **Severability**

If any subdivision, paragraph, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid or unenforceable by a court of competent jurisdiction, such invalidity shall not affect the validity or enforcement of the remaining portions of this ordinance, or of any other provisions of the Monterey Peninsula Water Management District Rules and Regulations. It is the District's express intent that each remaining portion would have been adopted irrespective of the fact that one or more subdivisions, paragraphs, sentences, clauses, or phrases be declared invalid or unenforceable.

**PASSED AND ADOPTED** on this 27th day of January 2025 on a motion by Director Riley with a second by Director Paull by the following vote, to wit:

AYES: Lindor, Paull, Daniels, Edwards, Oglesby and Riley

NAYS: Anderson

ABSENT: None

I, David J. Stoldt, Secretary to the Board of Directors of the Monterey Peninsula Water Management District, hereby certify the foregoing ordinance was duly adopted on the 27th day of January 2025.

Dated: January 28, 2025

David J. Stoldt
Secretary to the Board

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**EXHIBIT 19-A**
**MONTHLY ALLOCATION REPORT**
**Reported in Acre-Feet**
**For the month of March 2025**

| Jurisdiction | Pure Water Monterey Allocation | Changes During Period | Balance Remaining | Paralta & Pre-Paralta Water | Changes During Period | Balance Remaining | Public Credits | Changes During Period | Balance Remaining | Total Available |
|---|---|---|---|---|---|---|---|---|---|---|
| **Airport District** | 44.000 | 0.000 | 44.000 | 8.100 | 0.000 | 5.197 | 0.000 | 0.000 | 0.000 | 49.197 |
| **Carmel-by-the-Sea** | 14.000 | 0.000 | 14.000 | 20.491 | 0.000 | 2.479 | 0.910 | 0.000 | 0.182 | 16.661 |
| **Del Rey Oaks** | 6.000 | 0.000 | 6.000 | 8.540 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 6.000 |
| **Dept of Defense** | 27.000 | 0.000 | 27.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 27.000 |
| **Monterey** | 141.000 | 0.000 | 141.000 | 126.979 | 0.000 | 0.543 | 38.121 | 0.000 | 3.627 | 145.170 |
| **Monterey County** | 72.000 | 0.000 | 72.000 | 100.790 | (0.104) | 11.034 | 7.827 | 0.000 | 1.181 | 84.215 |
| **Pacific Grove** | 32.000 | 0.000 | 32.000 | 27.180 | 0.000 | 0.024 | 15.874 | 0.000 | 0.002 | 32.026 |
| **Sand City** | 14.000 | 0.000 | 14.000 | 52.698 | (0.029) | 0.029 | 24.717 | 0.000 | 23.163 | 37.192 |
| **Seaside** | 21.000 | 0.000 | 21.000 | 99.888 | 0.000 | 29.157 | 2.693 | 0.000 | 1.144 | 51.301 |
| **District Reserve** | 2086.000 | 0.000 | 2,086.000 | 9.000 | 0.242 | 7.802 | 0.000 | 0.000 | 0.000 | 2,093.802 |
| **TOTALS** | **2,457.000** | **0.000** | **2,457.000** | **453.666** | **0.109** | **56.265** | **90.142** | **0.000** | **29.299** | **2,542.564** |

| Allocation Holder | Water Available | Changes During Period | Total Demand from Water Permits Issued | Remaining Water Available |
|---|---|---|---|---|
| **Quail Meadows** | 33.000 | 0.000 | 32.320 | 0.680 |
| **Water West** | 12.760 | 0.000 | 10.352 | 2.408 |

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CITY OF CARMEL-BY-THE-SEA

CITY COUNCIL

RESOLUTION NO. 2013-43

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA ADOPTING AN AMENDED WATER ALLOCATION RESOLUTION (CMC §17.50.030)

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WHEREAS, The Land Use and Conservation Elements of the City's General Plan contain objectives and policies which establish guidance relating to the distribution of water in Carmel; and

WHEREAS, in recognition of the need to conserve and manage its limited water resources, the City adopted a Water Management Ordinance in 2004 as part of the Local Coastal Program which authorizes the establishment of allocation categories; and

WHEREAS, the purpose of establishing these water use categories was to limit access to water to those land uses which have been determined to be consistent with the City's General Plan and projects which provide the greatest level of benefit to the community; and

WHEREAS, the City has adopted a Water Management Program ordinance that requires the allocation of water to defined categories of development as a means of implementing the City's land use goals; and

WHEREAS, the City's Water Management Program requires recommendations from the Planning Commission prior to the adoption of an allocation resolution; and

WHEREAS, on 10 July 2013 the Planning Commission recommended that .334 acre-feet of water from the "Spinning Wheel" land use category and .350 acre-feet of water from the previously unallocated "Le Towt" water credit transfer be transferred to the "Commercial" land use category.

NOW, THEREFORE, BE IT RESOLVED THAT HE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA DOES:

1. Approve the Water Allocation Categories and water amounts identified in exhibit "A" are hereby established.

2. Determines that if the Carmel Event Center project is not implemented or approved all water in the "Commercial Category" will be transferred back to the original categories.

[THIS SPACE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED by the City Council of the City of Carmel-by-the-Sea this 6th day of August 2013, by the following vote:

| | | |
|---|---|---|
| AYES: | COUNCIL MEMBERS: | BEACH, HILLYARD, THEIS & TALMAGE |
| NOES: | COUNCIL MEMBERS: | NONE |
| ABSENT: | COUNCIL MEMBERS: | MAYOR BURNETT |
| ABSTAIN: | COUNCIL MEMBERS: | NONE |

SIGNED,

Kenneth Talmage, Vice Mayor

ATTEST:

Heidi Burch, City Clerk

EXHIBIT "A"

**TOTAL AVAILABLE WATER RESOURCE** **3.32 af**

**Category #1**: Low & Very Low Income Housing **.507 af**
This category includes residential housing units that meet the affordable housing standards for low-income and/or very low-income households as estimated by the municipal code.

**Category #2**: Single Family Residential **0.0 af**

**Category #3**: Multi-Family Residential **0.0 af**
This category includes permanent and non-transient multi-family housing in all commercial and R-4 Districts, including new apartments and condominiums, conversions of commercial space to residential dwellings, and the housing component of mixed-use projects.

**Category #4**: Commercial **0.684 af**
This category includes construction of new commercial floor space and conversion of existing space to uses with a greater demand for water. This category also includes the commercial component of mixed-use projects.

**Category #5**: Municipal **.224 af**
This category includes all forms of municipal projects including expansion or renovation of existing facilities, construction of new facilities and changes in use.

**Category #6**: Unallocated Reserve **1.69 af**

This category is unallocated and is to be held as uncommitted until assigned to a defined category through adoption of a new Allocation Resolution by the City Council.

**Category #7**: Mallery/Pescadero Water Transfer Reserve **.106 af**
This category includes the remaining balance from .960 acre-feet of water originally set aside through a transfer of development rights for four vacant lots in Pescadero Canyon owned in 1998 by Tim Mallery but dedicated as permanent open-space. This water may be used for residential, multi-family residential, commercial or public use development as determined by Mallery provided that the project complies with all zoning and provided that the is located with the City limits.

**Category #9**: Forest Cottages Pre-commitment **.109 af**
This category is for water pre-committed to the Forest Cottages Specific Plan for the creation of two low-income housing units. If this project is denied by the City Council or Coastal Commission or the project is not under construction by 13 February 2014 or is otherwise abandoned, the water shall return to Category #1.

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

# Technical Memorandum
June 1, 2023
Summary of Water Supply Requirements for Housing

Typically, a water supply/demand analysis would examine future residential water demand based on population[1], because people use water not houses, but this year is the beginning of the 6th Cycle of the Regional Housing Needs Allocation (RHNA) effort, so this memorandum will focus on how much residential water is needed to meet typical housing needs and the RHNA goals. However, it is important to acknowledge that a full supply and demand forecast such as the District's 2022 Adopted Supply and Demand Forecast also include non-residential (such as commercial) water needs going forward to meet job growth and economic expansion.

## Residential Water Need – What Do Housing Types Use?

The District has a long-established residential fixture unit count methodology that is captured in its Rules and Regulations, Rule 24. The data is statistically based on engineering, design, and plumbing standards for residential housing units, and is updated to current standards regularly. The methodology examines architectural floor plans and determines ("counts") the number of fixtures in the proposed structure or dwelling unit and, based on the installed fixtures, determines the capacity of the dwelling unit to use water.

For purposes of forecasting future needs, the District has applied its fixture unit counts to determine the following for typical or standard capacity for water use, in acre-feet per unit:

| | Acre-Feet Required | Multi-Family: 1 to 2 Bedroom 1 Bathroom | Multi-Family: 2 to 3 Bedroom 2 Bathroom | Single-Family: 1 Master Bath 1 Standard Bath 1 Half-Bath |
|---|---|---|---|---|
| Standard Bathroom(s) | 0.043 | 0.043 | 0.086 | 0.043 |
| Half Bathroom | 0.023 | | | 0.023 |
| Master Bathroom | 0.053 | | | 0.053 |
| Kitchen | 0.015 | 0.015 | 0.015 | 0.015 |
| Clothes Washer | 0.010 | 0.010 | 0.010 | 0.010 |
| Landscaping & Other[2] | Varies | (see footnote 2) | (see footnote 2) | 0.036 |
| Total per Unit | | 0.068 | 0.111 | 0.180 |

[1] The District's Adopted 2022 Supply and Demand Forecast adopted relies upon the AMBAG Regional Growth Forecast 25-year population projection to estimate the annual growth rate in residential water use. Use of RHNA dwelling units will result in a higher number than population estimates.
[2] "Other" may include other fixtures such as utility sink, bar sink, vegetable sink, bidet, custom tub or showers. Overall project landscaping will be added.

## How do these Capacity Factors Apply to RHNA Categories?

RHNA requirements are allocated to four categories of housing based on affordability, but each category may be a mix of housing types. Therefore, the District assumes a mixture of housing types for each category.

| RHNA Housing Type Category | Assumption of Housing Mix | Resulting Water Use Factor (AF) |
|---|---|---|
| Very Low Income | 50% 1-Bath & 50% 2-Bath (100% Multi-Family) | 0.0895 AF |
| Low Income | 50% 1-Bath & 50% 2-Bath (100% Multi-Family) | 0.0895 AF |
| Moderate Income | 50% Single-Family & 50% Multi-Family | 0.1347 AF |
| Above Moderate | 67% Single-Family & 33% Multi-Family | 0.1501 AF |

## Based on the RHNA Goals and the Capacity Factors, What is the RHNA Water Need?

Based on the District's computed capacity factors by RHNA category, the Monterey Peninsula future residential water need can be forecast as 765 acre-feet, computed as follows. However, the total must be adjusted for jurisdictions whose housing need will be served in part by another water provider, which will include old Fort Ord land and certain self-sourced developments in the Carmel Valley and elsewhere, resulting in a need of 670 AF:

| | Monterey | Pacific Grove | Carmel-by-the-Sea | Seaside | Del Rey Oaks | Sand City | County* | Total Units | Avg. Use per Unit | Water Required (AF) |
|---|---|---|---|---|---|---|---|---|---|---|
| Very Low Income | 1,177 | 362 | 113 | 86 | 60 | 59 | 90 | 1,947 | 0.0895 | 174 |
| Low Income | 769 | 237 | 74 | 55 | 38 | 39 | 59 | 1,271 | 0.0895 | 114 |
| Moderate | 462 | 142 | 44 | 156 | 24 | 49 | 43 | 920 | 0.1347 | 124 |
| Above Moderate | 1,246 | 384 | 118 | 319 | 62 | 113 | 108 | 2,350 | 0.1501 | 353 |
| Total Allocation | 3,654 | 1,125 | 349 | 616 | 184 | 260 | 300 | 6,488 | 0.1179 | 765 |
| Served by Others | (365) | | | (308) | (37) | | (90) | (800) | (0.1179) | (94) |
| Net | 3,289 | 1,125 | 349 | 308 | 147 | 260 | 210 | 5,688 | | 670 |
| Water for Net RHNA (AF) | 380 | 130 | 40 | 45 | 17 | 32 | 25 | | | |

*: Assumption of 300 new RHNA units in the unincorporated County of the Cal-Am/MPWMD water service area. County housing element may differ, but currently unavailable.

# MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

## RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION

**NOTE: When approved and signed by the Jurisdiction, this form must be submitted with complete Construction Plans to**

**conserve@mpwmd.net**

5 Harris Court, Bldg. G (Ryan Ranch) ♦ Monterey, CA 93940 ♦ (831) 658-5601

*Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.*

**ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. *(Please print firmly)***

**1. OWNERSHIP INFORMATION:**

Name: _____

Daytime telephone: _____

E-Mail Address: _____

**2. AGENT/REPRESENTATIVE INFORMATION:**

Name: _____

Daytime telephone: _____

E-Mail Address: _____

**3. PROPERTY INFORMATION:**

Address: _____

Water Company serving parcel: _____ **Assessor's Parcel Number (APN)**_____ -_____-_____

Is a Water Meter needed? YES or NO If yes, how many?_____

*NOTE: Separate Water Meters are required for each User, other than certain Residential uses that may qualify for in-line meters.*

**4. PROJECT DESCRIPTION** (Be thorough and detailed): _____

_____

_____

**5. INSTRUCTIONS**: ***Table No. 1 should list the fixtures on the property as they exist before the project. Table No. 2 should reflect all fixtures on the property after the project is completed. Only one Master Bathroom can be designated per Dwelling Unit.***

**Table No. 1 Existing Property Fixture Count**
***(All fixtures before project)***

| Type of Fixture | Fixture | Value | Count |
|---|---|---|---|
| Washbasin | _____ | x 1.0 = | _____ |
| Two Washbasins in the Master Bathroom | _____ | x 1.0 = | _____ |
| Toilet, Ultra Low-Flush (1.6 gallons-per-flush) | _____ | x 1.8 = | _____ |
| Toilet, High Efficiency (HET) | _____ | x 1.3 = | _____ |
| Toilet, Ultra High Efficiency (UHET) | _____ | x 0.8 = | _____ |
| Urinal, Pint (0.125 gallon maximum) | _____ | x 0.1 = | _____ |
| Urinal, Zero Water Consumption | _____ | x 0.0 = | _____ |
| Master Bath (one per Dwelling):Tub&Shower Stall | _____ | x 3.0 = | _____ |
| Large Bathtub (may have Showerhead above) | _____ | x 3.0 = | _____ |
| Standard Bathtub or Shower Stall (one head) | _____ | x 2.0 = | _____ |
| Additional shower heads, body spray, etc) | _____ | x 2.0 = | _____ |
| Shower System, Rain Bar/ Custom Shower (specs) | _____ | x 2.0 = | _____ |
| Kitchen Sink (with optional Dishwasher) | _____ | x 2.0 = | _____ |
| Kitchen Sink with High Efficiency Dishwasher | _____ | x 1.5 = | _____ |
| Dishwasher, each additional (with optional sink) | _____ | x 2.0 = | _____ |
| Dishwasher, High Efficiency (with opt. sink) | _____ | x 1.5 = | _____ |
| Laundry Sink/Utility Sink (one per Site) | _____ | x 2.0 = | _____ |
| Clothes Washer | _____ | x 2.0 = | _____ |
| Clothes Washer, (HECW) | _____ | x 1.0 = | _____ |
| Bidet | _____ | x 2.0 = | _____ |
| Bar Sink | _____ | x 1.0 = | _____ |
| Entertainment Sink | _____ | x 1.0 = | _____ |
| Vegetable Sink | _____ | x 1.0 = | _____ |
| Swimming Pool (each 100 sq-ft of pool surface) | _____ | x 1.0 = | _____ |
| Other _____ | _____ | x ____ = | _____ |
| Other _____ | _____ | x ____ = | _____ |
| Other _____ | _____ | x ____ = | _____ |
| Other _____ | _____ | x ____ = | _____ |

• Use this fixture count if a previous Permit was issued utilizing the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

**EXISTING FIXTURE UNIT COUNT** **TOTAL** = _____

**Table No. 2 Post Project Fixture Count**
***(All fixtures after project)***

| Type of Fixture | Fixture | Value | Count |
|---|---|---|---|
| Washbasin | _____ | x 1.0 = | _____ |
| Two Washbasins in the Master Bathroom | _____ | x 1.0 = | _____ |
| Toilet, Ultra Low-Flush (1.6 gallons-per-flush) | _____ | x 1.8 = | _____ |
| Toilet, High Efficiency (HET) | _____ | x 1.3 = | _____ |
| Toilet, Ultra High Efficiency (UHET) | _____ | x 0.8 = | _____ |
| Urinal, Pint (0.125 gallon maximum) | _____ | x 0.1 = | _____ |
| Urinal, Zero Water Consumption | _____ | x 0.0 = | _____ |
| Master Bath (one per Dwelling):Tub&Shower Stall | _____ | x 3.0 = | _____ |
| Large Bathtub (may have Showerhead above) | _____ | x 3.0 = | _____ |
| Standard Bathtub or Shower Stall (one head) | _____ | x 2.0 = | _____ |
| Additional shower heads, body spray, etc | _____ | x 2.0 = | _____ |
| Shower System, Rain Bars/Custom Shower (specs) | _____ | x 2.0 = | _____ |
| Kitchen Sink (optional dishwasher) | _____ | x 2.0 = | _____ |
| Kitchen Sink with High Efficiency Dishwasher | _____ | x 1.5 = | _____ |
| Dishwasher, each additional (optional sink) | _____ | x 2.0 = | _____ |
| Dishwasher, High Efficiency (with opt. sink) | _____ | x 1.5 = | _____ |
| Laundry Sink/Utility Sink (one per Site) | _____ | x 2.0 = | _____ |
| Clothes Washer | _____ | x 2.0 = | _____ |
| Clothes Washer, (HECW) | _____ | x 1.0 = | _____ |
| Bidet | _____ | x 2.0 = | _____ |
| Bar Sink | _____ | x 1.0 = | _____ |
| Entertainment Sink | _____ | x 1.0 = | _____ |
| Vegetable Sink | _____ | x 1.0 = | _____ |
| Instant-Access-Hot-Water System (fixture credit) | _____ | x -0.5 = | _____ |
| Subtotal proposed indoor fixtures | | = | _____ |
| Landscape – Refer to District Rule 142.1 "Water Efficient Landscape Requirements" | _____ | x ___ = | _____ |
| Swimming Pool (each 100 sq-ft of pool surface) | _____ | x 1.0 = | _____ |

**PROPOSED FIXTURE UNIT COUNT** **TOTAL** = _____

In completing the Water Release Form, the undersigned acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, Water Permits for the property may be canceled. In addition, water fixtures installed without a Water Permit may be cause for interruption of the water service to the Site, additional fees and penalties, the imposition of a lien on the property, and deduction of water from the local Jurisdiction's Allocation. The property owner/Applicant is required to notify the District and provide Construction Plans as appropriate for each change in the Project made prior to use or occupancy that may affect the project's Capacity to use water. **"PUBLIC ACCESS TO WATER RECORDS" DEED RESTRICTION IS REQUIRED FOR ALL WATER PERMITS.**

**6. I certify under penalty of perjury that the information provided on this Water Release Form & Water Permit Application is to my knowledge correct, and the information accurately reflects water use presently planned for this property.**

_____ _____ _____

**Signature of Owner/Agent** **Print Name** **Date**

*AUTHORIZATION FOR WATER PERMIT – JURISDICTION USE ONLY*

☐ Pure Water ☐ Water Entitlement ☐ Public Credits ☐ Paralta/Pre-Paralta Allocation ☐ WDS (Private Well) ☐ District Reserve
☐ Second Bathroom Protocol ☐ Other ☐ No Water Needed

Authorized by: _____ Amount: _____ Date: _____

**City/County Permit Number** _____

**This form expires after five years from date of authorization for this project by the Jurisdiction or more frequently as determined by the Jurisdiction.**

**Capitalized terms are defined in MPWMD Rule 11, Definitions**

# MONTEREY PENINSULA WATER MANAGEMENT DISTRICT
## NON-RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION

**NOTE: When approved and signed by the Jurisdiction this form must be submitted with final and complete Construction Plans to:**

**conserve@mpwmd.net**

5 Harris Court, Bldg. G ~ Monterey, CA 93940 ~ (831) 658-5601 ~ www.mpwmd.net

*Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.*

**ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. *(Please print firmly)***

**1. OWNERSHIP INFORMATION:**

Name: _____

Daytime telephone: _____

E-Mail Address: _____

**2. AGENT/REPRESENTATIVE INFORMATION:**

Name: _____

Daytime telephone: _____

E-Mail Address: _____

**3. PROPERTY INFORMATION:**

Year building was constructed? _____ Existing Square-footage _____ Proposed Square-footage _____

Address: _____ **Assessor Parcel Number**_____-_____-_____

Water Company serving parcel: _ Is a Water Meter needed? yes ☐ no ☐ How many meters needed?

*NOTE: Separate water meters are required for each User.* Cal-AM Account Number: _____

**4. Type of Non-Residential Use:** _____

**5. Project Description** (Be thorough and detailed): _____

_____

_____

***Any change in Use/Expansion of Use requires a Water Permit. Deed Restriction Required for all Water Permits. Mandatory Retrofit Upon Expansion of Use.***

### Existing Group I *(All Uses before project)*

*Users in this category are low water uses where water is primarily used for employee hygiene and minimal janitorial uses. Examples are shown below.*

| Type of Use | SqFt | | Factor | | Capacity |
|---|---|---|---|---|---|
| Auto Uses | _____ | x | 0.00007 | = | _____ |
| Bank | _____ | x | 0.00007 | = | _____ |
| Dry Cleaner (No Onsite Laundry) | _____ | x | 0.00007 | = | _____ |
| Gym | _____ | x | 0.00007 | = | _____ |
| Nail Salon and/or Hair Salon | _____ | x | 0.00007 | = | _____ |
| Office | _____ | x | 0.00007 | = | _____ |
| Retail | _____ | x | 0.00007 | = | _____ |
| Supermarket | _____ | x | 0.00007 | = | _____ |
| Warehouse | _____ | x | 0.00007 | = | _____ |
| Tasting Room (ABC Type 2) | _____ | x | 0.00007 | = | _____ |

### Post Project Group I *(All Uses after project)*

| Type of Use | SqFt | | Factor | | Capacity |
|---|---|---|---|---|---|
| Auto Uses | _____ | x | 0.00007 | = | _____ |
| Bank | _____ | x | 0.00007 | = | _____ |
| Dry Cleaner (No Onsite Laundry) | _____ | x | 0.00007 | = | _____ |
| Gym | _____ | x | 0.00007 | = | _____ |
| Nail Salon and/or Hair Salon | _____ | x | 0.00007 | = | _____ |
| Office | _____ | x | 0.00007 | = | _____ |
| Retail | _____ | x | 0.00007 | = | _____ |
| Supermarket | _____ | x | 0.00007 | = | _____ |
| Warehouse | _____ | x | 0.00007 | = | _____ |
| Tasting Room (ABC Type 2) | _____ | x | 0.00007 | = | _____ |

### Existing Group II *(All Uses before project)*

*Users in this category prepare and/or sell food/beverages that are primarily provided to customers in/on disposable tableware. Food with high moisture content and liquid food may be served on reusable tableware. Glassware may be used to serve beverages. Users in this category are not full-service restaurants.*

| Type of Use | SqFt | | Factor | | Capacity |
|---|---|---|---|---|---|
| Bakery | _____ | x | 0.0002 | = | _____ |
| Catering | _____ | x | 0.0002 | = | _____ |
| Coffee House | _____ | x | 0.0002 | = | _____ |
| Deli | _____ | x | 0.0002 | = | _____ |
| Ice Cream Shop/Sandwich Shop | _____ | x | 0.0002 | = | _____ |
| Pizza | _____ | x | 0.0002 | = | _____ |

### Post Project Group II *(All Uses after project)*

| Type of Use | SqFt | | Factor | | Capacity |
|---|---|---|---|---|---|
| Bakery | _____ | x | 0.0002 | = | _____ |
| Catering | _____ | x | 0.0002 | = | _____ |
| Coffee House | _____ | x | 0.0002 | = | _____ |
| Deli | _____ | x | 0.0002 | = | _____ |
| Ice Cream Shop/Sandwich Shop | _____ | x | 0.0002 | = | _____ |
| Pizza | _____ | x | 0.0002 | = | _____ |

### Existing Group III *(All Uses before project)*

| Type of Use | Quantity/SF | | Factor | | Capacity |
|---|---|---|---|---|---|
| Assisted Living (more than 6 beds) | _____ | x | 0.085 bed | = | _____ |
| Bar (ABC License-Indoor/Outdoor) | _____ | x | 0.0002 sf | = | _____ |
| Dry Cleaner (with Onsite Laundry) | _____ | x | 0.0002 sf | = | _____ |
| Dog Grooming | _____ | x | 0.0567 station | = | _____ |
| Child/Dependent Adult Day Care | _____ | x | 0.0072 person | = | _____ |
| Dormitory - at institutional facility | _____ | x | 0.020 bed | = | _____ |
| Laundromat | _____ | x | 0.12 machine | = | _____ |
| Motel/Hotel/Bed &Breakfast | _____ | x | 0.064 room | = | _____ |
| w/Large Tub (add to room) | _____ | x | 0.03 tub | = | _____ |
| w/Each Showerhead beyond one | _____ | x | 0.02 per head | = | _____ |
| Irrigated area (within 10 ft. of bldg.) | _____ | x | ETWU[1] | = | _____ |
| Plant Nursery | _____ | x | 0.00009 sf | = | _____ |
| Public Toilet | _____ | x | 0.058 toilet | = | _____ |
| Public Urinal | _____ | x | 0.036 urinal | = | _____ |
| Zero Water Consumption Urinal | _____ | | No value | = | _____ |
| Recreational Vehicle (RV) Hookup | _____ | x | 0.064 af | = | _____ |
| Restaurant (Includes Bar/Brewpub Seat) | _____ | x | 0.02 seat | = | _____ |
| Ext. Seats above Allowance | _____ | x | 0.01 seat | = | _____ |
| Ext. Seats within Allowance | _____ | x | No value | = | _____ |
| Restaurant (24-Hour and Fast Food) | _____ | x | 0.038 seat | = | _____ |
| School/Church | _____ | x | 0.00007 sf | = | _____ |
| Self-Storage | _____ | x | 0.0008 unit | = | _____ |
| Skilled Nursing/Alzheimer's Care | _____ | x | 0.120 bed | = | _____ |
| Spa | _____ | x | 0.05 spa | = | _____ |
| Swimming Pool (each 100 sq-ft of pool surface) | _____ | x | 0.02 sf | = | _____ |
| Theater | _____ | x | 0.0012 seat | = | _____ |
| **EXISTING Capacity** | | | **TOTAL** | = | _____ |

### Post Project Group III *(All Uses after project)*

| Type of Use | Quantity/SF | | Factor | | Capacity |
|---|---|---|---|---|---|
| Assisted Living (more than 6 beds) | _____ | x | 0.085 bed | = | _____ |
| Bar (ABC License-Indoor/Outdoor) | _____ | x | 0.0002 sf | = | _____ |
| Dry Cleaner (with Onsite Laundry) | _____ | x | 0.0002 sf | = | _____ |
| Dog Grooming | _____ | x | 0.0567 station | = | _____ |
| Child/Dependent Adult Day Care | _____ | x | 0.0072 child | = | _____ |
| Dormitory at institutional facility | _____ | x | 0.020 bed | = | _____ |
| Laundromat | _____ | x | 0.12 machine | = | _____ |
| Motel/Hotel/Bed & Breakfast | _____ | x | 0.064 room | = | _____ |
| w/Large Tub (add to room) | _____ | x | 0.03 tub | = | _____ |
| w/Each Showerhead beyond one | _____ | x | 0.02 per head | = | _____ |
| Irrigated area (within 10 ft. of bldg.) | _____ | x | ETWU | = | _____ |
| Plant Nursery | _____ | x | 0.00009 sf | = | _____ |
| Public Toilet | _____ | x | 0.058 toilet | = | _____ |
| Public Urinal | _____ | x | 0.036 urinal | = | _____ |
| Zero Water Consumption Urinal | _____ | | no value | = | _____ |
| Recreational Vehicle (RV) Hookup | _____ | x | 0.064 af | = | _____ |
| Restaurant (Includes Bar/Brewpub Seat) | _____ | x | 0.02 seat | = | _____ |
| Ext. Seats above Allowance | _____ | x | 0.01 seat | = | _____ |
| Ext. Seats within Allowance | _____ | x | No Value | = | _____ |
| Restaurant (24-Hour and Fast Food) | _____ | x | 0.038 seat | = | _____ |
| School/Church | _____ | x | 0.00007 sf | = | _____ |
| Self-Storage | _____ | x | 0.0008 unit | = | _____ |
| Skilled Nursing/Alzheimer's Care | _____ | x | 0.120 bed | = | _____ |
| Spa | _____ | x | 0.05 spa | = | _____ |
| Swimming Pool (each 100 sq-ft of pool surface) | _____ | x | 0.02 sf | = | _____ |
| Theater | _____ | x | 0.0012 seat | = | _____ |
| **PROPOSED Capacity** | | | **TOTAL** | = | _____ |

**Group IV – Modified Uses**

*Reduced water Capacity and have received a Water Use Credit or modified factor from the District* _____ _____ = _____

**New/Refurbished Landscape – Refer to District Rule 142.1 "Water Efficient Landscape Requirements"** _____ _____ = _____

**PROPOSED WATER CAPACITY (DIFFERENCE BETWEEN EXISTING CAPACITY –POST PROJECT CAPACITY)** _____ _____ = _____

*NOTE: Water Factors are subject to change by Board action.* *(Jurisdiction must authorize water for positive result)*

In completing this Water Release Form, the undersigned (as owner or as agent for the property owner) acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for the type of Non-Residential use. Changes of Use or Expansions completed without a Water Permit may result in additional fees and penalties, the imposition of a lien on the property, and the deduction of water from the local Jurisdiction's Allocation.

**I certify, under penalty of perjury, that the information provided on this Water Release Form & Permit Application is to my knowledge correct, and the information accurately reflects the changes presently planned for this property.**

_____ _____

**Signature of Owner/Agent** **Date**

☐ Pure Water ☐ Water Entitlemen ☐ Public Credits ☐ Paralta/Pre-Paralta ☐ WDS (private well) ☐ District Reserve ☐ Other ☐ No Water Needed

Authorized By _____ Amount _____ Date _____

City/County Permit _____

This form expires after five years from date of authorization for this project by the Jurisdiction or more frequently as determined by the Jurisdiction.

[1] See MPWMD Rule 142.1

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

**September 10, 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 in height as previously approved as part of DS 20-205 (Rainey), located Lincoln Street 5 southwest of 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-182-004-000

| | | | |
|---|---|---|---|
| **Application:** | DS 25196 (Rainey) | **Applicant:** | Cynthia Spellacy |
| **APN:** | 010-182-004 | **Owner:** | RAINEY JOHN D & KELLY M |
| **Block & Lot:** | Block 114; Lots 9, 11, and 13 | | |
| **Location:** | Lincoln Street 5 southwest of 10th Avenue | | |

## Recommendation:

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

1. Find the project Categorically Exempt per CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and none of the exceptions pursuant to Section 15300.2 can be made; and

2. Approve a Track 1 Design Study Referral for the after-the-fact construction of fencing that exceeds six feet in height as previously approved as part of DS 20-205 (Rainey), resulting in a 7 foot tall side yard fence located Lincoln Street 5 southwest of 10th Avenue in the Single-Family Residential (R-1) District; APN: 010-182-004-000.

## Summary, Background, and Project Description:

### EXECUTIVE SUMMARY

The applicant is requesting approval of a Design Study Referral for a new side yard fence that exceeds six feet in height. The fencing was approved to be six feet tall as part of a 2021 Design Study Approval (DS 20-205). However, the constructed fencing is

7 feet tall and exceeds the permitted height limit. The applicant is requesting after-the-fact approval to maintain the fencing at a height limit that exceeds 6-feet tall. Consideration of this request is within the Planning Commission's purview.

**BACKGROUND AND PROJECT DESCRIPTION**

The project site is a 7,000 square foot lot located on Lincoln, 5 southwest of 10th Ave. On May 12, 2021, the Planning Commission approved the demolition of an existing 1,752 square foot one-story single-family residence with detached garage and construction of a 2,868 square foot two-story single-family residence inclusive of a basement and attached garage, as well as a lot merger application and associated Coastal Development Permit for the project site.

The Planning Commission has subsequently reviewed changes to the windows and site coverage/landscaping to the residence (DS 22-244), denied an application for a driveway gate (DS 23-313), and approved a separate driveway gate application (DS 24-267).

On July 10, 2023, staff conducted a Planning rough inspection and observed that the installed fencing was not to plan and exceeded the allowable fence heights. At the conclusion of the inspection, staff provided a note on the job inspection card stating, *"Notes for final [inspection] - Fences to be cut down to height: 6' max including retaining walls, 4' max in front setback…"*

On January 21, 2025, staff conducted a Planning final inspection and observed that the installed fence had not been cut to height, as previously directed, and based on discussion at the inspection gave direction to the applicant to (from inspection notes) *"cut fence to compliance height in front setback, and 2) submit a DS application for a PC referral for the remaining fence sections outside the front setback for PC consideration or to bring the fence into compliance."*

On June 27, 2025, the applicant submitted a Design Study application for the after-the-fact construction of fencing that exceeds six feet tall previously approved as part of DS 20-205 (Rainey), as previously described above.

Today, the associated Building Permit (BP 21-292) has not been finaled as there are still outstanding items to be addressed by the Planning Division, such as resolution regarding the compliance of the site fencing. The site is currently subject to a temporary certificate of occupancy (TCO).

## Staff Analysis:

**STAFF ANALYSIS**

The zoning code allows side yard fences to be up to 6' tall and up to 7' with a trellis (a trellis is defined as, *A frame supporting open latticework used as a screen or a support for growing vines or plants*.) Ref: Carmel-by-the-Sea Municipal Code (CMC) section 17.10.030.E and Chapter 17.70. As described in Table 17.10-G (CMC section 17.10.030.E) the Planning Commission has the authority to approve taller fences within

the side yard setback through Design Review.

E. Fences and Walls.

1. Height. Fences and walls meeting the standards in Table 17.10-G may be approved through track one design review. Approval of taller fences and walls require approval from the Planning Commission.

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

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

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

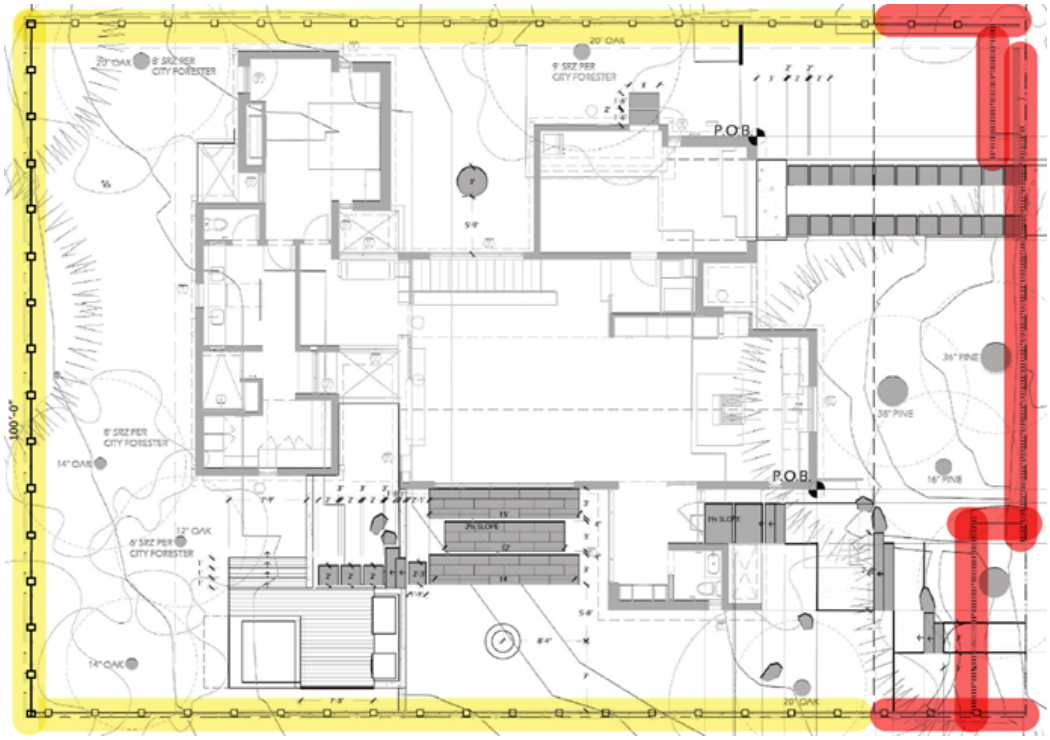



**Figure 1.** As-built site plan. **Red** highlight shows fences within the front setback. These fences are limited to four feet in height and the height shall not be altered through Design Review. **Yellow** highlights show fences outside of the front setback. Heights of the yellow portions of the fence may be increased through Design Review.

| **Table 1. As-Built Site Conditions** | | | |
|---|---|---|---|
| | **Front Setback** | **Side Setback** | **Rear Setback** |
| **Allowed Height** | 4’ | 6’ | 6’ |
| **Existing Height** | <4’ - 4’6” | 6’ - ~9’ | ~6’+ |
| **Can PC Approve?** | No | Yes | Yes |

The applicant is requesting approval to allow for the existing fences to remain in their currently constructed configuration. The Commission has the authority to allow for taller fences in the side and rear yards. The Commission does not have the authority to grant for taller fences in the front setback through Design Review. As an alternative, the Commission may require design changes to the fences, such has lowering the fences, and/or adding a lattice to the top (with or without planting) for additional privacy screening.

Staff has been contacted by the neighbor to the north (right) who is supportive of the existing fence as proposed. Staff has not been contacted by any additional neighbors.



**Figure 2.** Partial south (left) side yard fence. Portion beyond tape measure exceed 6-feet in height. Site slopes gently down away from the street with the fence height remaining constant.



**Figure 3.** Partial south (left) fence in front setback exceeding 4-foot height limit.



**Figure 4.** Partial north (right) fence in front setback exceeding 4-foot height limit and side yard fence exceeding 6-feet in height limit.



**Figure 5.** Partial south (left) and west (rear) yard fences. Approximately 6-feet +1-2 inches.

Relation to Design Guidelines and Zoning Code.
While the zoning code authorized the Commission to allow for taller fences, the code does not establish a maximum height. Similarly, the Residential Design Guidelines do not explicitly describe requirements for interior or rear yard fences, but rather provide guidance for "fences and walls along street frontages."

While the term "along street frontages" is ambiguous and undefined, the Fences, Wall, and Lighting introduction section of the Residential Design Guidelines (Section 11.0) states (emphasis added in **bold** and underline):

***Fences and walls visible from the street*** *may be appropriate when used as landscape design elements that help define property edges, gardens and entrances. Fences and walls that exhibit craftsmanship and interesting design are preferred. Not every site needs a fence or wall along the street. Fences and walls should be low and should not block views of front yard open space from the public way nor contribute to a "walled off" appearance along the street edge.*

While the Design Guidelines primarily discuss fences "along the street" in terms of the syntax used in the context of the design guidelines, prior Planning Commission direction and interpretation for similar requests for taller fences have found that the Design Guidelines are applicable to fences and walls visible from the street and not limited to those parallel to the street, or within a front setback.

Design Guidelines

As noted above, the Residential Design Guidelines primarily discusses fences “along a street,” however, there is still language that is applicable within the Design Guidelines to fences that are visible from the public way that may not be located at the immediate street edge.

- *Where a sense of enclosure or privacy is desired shrubs, hedges or other vegetation are encouraged instead of fence or wall structures (RDG 11.1).*
- *Respect the neighborhood context when designing a fence or wall (RDG 11.2).*
- *Continue the pattern of fences, walls and landscaping on other properties nearby and respect any existing patterns on nearby properties (height, materials, vegetation, visibility into the site) (RDG 11.3).*

Past Policy Direction.

While fences on the interior of sites are generally permitted with little discussion or review, provided the fence meets the height requirement; to staff’s knowledge there has only been a handful of application approvals for requests for taller fences. When considered, the findings made by the commission was that taller fences than the height limit creates a “wall-in effect” and the use of vegetation, or an apparatus to hold vegetation, is a better solution for screening.

Summary and Recommendation

Staff has not provided any comments or conditions regarding the design of the fence, as the fence is existing and upon review, the Commission can provide direction accordingly. The Commission, may however, add conditions regarding the design as appropriate.

Alternatives: The Commission may amend staff’s recommendation to allow for an alternative, and/or make additional design changes to the fence. If the Commission chooses to amend staff’s recommendation, direction should be provided in the motion accordingly to allow staff to amend the resolution per the Commission’s determination.

The Commission may also find that a fence that exceeds the height limit is in fact not appropriate and may deny the request. In this instance, staff recommends the Commission rely on the Residential Design Guidelines to support their findings. For example, the applicant may construct a fence that meets the height limits as prescribed in the zoning code, and/or explore alternative landscape options for screening. If the Commission finds the 7-foot tall fence inappropriate, direction should be provided in the motion accordingly to allow staff to amend the resolution.

The Commission does not have the authority to approve a taller fence in the front setback and the portions of the fence in the front setback will need to be reduced no taller than 4-feet. Therefore, Condition of Approval No. 13 has been incorporated requiring the fence in this location to be lowered to 4 feet in height.

## Other Project Components:

***Environmental Review:*** Staff recommends that the proposed project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. Class 3 exemptions include Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. The project includes the construction of a new fence and therefore qualifies for a Class 3 exemption. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact.

## Attachments:

1. Attachment 1 - Resolution
2. Attachment 2 - 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 PER CEQA GUIDELINES SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AND NONE OF THE EXCEPTIONS PURSUANT TO SECTION 15300.2 CAN BE MADE; AND APPROVING A TRACK 1 DESIGN STUDY REFERRAL FOR THE AFTER-THE-FACT CONSTRUCTION OF FENCING THAT EXCEEDS SIX FEET IN HEIGHT AS PREVIOUSLY APPROVED AS PART OF DS 20-205 (RAINEY), RESULTING IN A 7 FOOT TALL SIDE YARD FENCE LOCATED LINCOLN STREET 5 SOUTHWEST OF 10TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT; APN: 010-182-004-000**

WHEREAS, on June 27, 2025, Cynthia Spellacy ("Applicant") submitted an application on behalf of RAINEY JOHN D & KELLY M ("Owner") requesting approval of Design Study application DS 25196 (Rainey) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the after-the-fact approval of fencing that exceeds six feet in height, located at Lincoln Street 5 southwest of 10th in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the project has been referred to the Planning Commission in accordance with Carmel-by-the-Sea Municipal Code (CMC) section 17.52.030.L, as side yard fences that exceed 6 feet in height require approval by the Planning Commission through Design Review (CMC section 17.10.030.E); and

WHEREAS, a Coastal Development Permit is not required in accordance with CMC section 17.52.100.B (Development Excluded from Coastal Permit Requirements; Improvements to Existing Single-Family Residences); and

WHEREAS, on August 29, 2025, a notice of public hearing was published in the Carmel Pine Cone for the September 10, 2025, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before August 31, 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 September 7, 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 September 10, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

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

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

**FINDINGS REQUIRED FOR DESIGN REVIEW APPROVAL (CMC 17.58.060.B)**

For each of the required design study findings listed below, staff has indicated whether the plans as proposed or conditioned support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

| **Municipal Code Finding.** Before approving an application for design review in any district, the Planning Commission shall find that the final design plans: | **YES** | **NO** |
|---|---|---|
| 1. Conform to the applicable policies of the General Plan and the Local Coastal Program | ✓ | |
| 2. Comply with all applicable provisions of this code; and | ✓ | |
| 3. Are consistent with applicable adopted design review guidelines. | ✓ | |

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case and **APPROVE** a Track 1 Design Study Referral for the after-the-fact construction of fencing that exceeds six feet in height as previously approved as part of DS 20-205 (Rainey), resulting in a 7 foot tall fence located Lincoln Street 5 southwest of 10th Avenue in the Single-Family Residential (R-1) District; APN: 010-182-004-000, subject to the following Conditions of Approval:

| **CONDITIONS OF APPROVAL** | |
|---|---|
| **No.** | **Standard Conditions** |
| 1. | **Authorization.** This approval of Design Study (DS 25196) authorizes the after-the-fact construction of fencing that exceeds six feet in height as previously approved as part of DS 20-205 (Rainey), resulting in a 7 foot tall side yard fence located Lincoln Street 5 southwest of 10th Avenue in the Single-Family Residential (R-1) District; APN: 010-182-004-000. The project shall be as depicted in the plans approved by City of Carmel-by-the-Sea Planning Commission on September 10, 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 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.<br><br>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. |
| 8. | **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. |
| 9. | **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) |
| **Special Conditions** | |
| 10. | **Conditions of Approval.** These Conditions of Approval shall be signed and returned to the Community Planning and Building Department prior to the issuance of a Notice of Authorized Work. These signed conditions shall also be printed on a full size plan sheet in the building plan set and submitted to the building division in accordance with Condition of Approval #12, below, along with any prior conditions of approval of prior Design Study Applications. |
| 11. | **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. |
| 12. | **Building Permit Revision.** A building permit revision to BP 21-292 is not required, however, prior to commencement of work the applicant shall submit a revised set of as-built plans, incorporating these approved plans, to the Building Division. These conditions of approval shall be incorporated into the plan set as part of the as-built submittal (see Condition #10, above). |
| 13. | **Front Yard Setback.** Prior to final inspection, fences located within the front setback that exceed four (4) feet tall shall be lowered to a height of no more than four (4) feet tall. |
| 14. | **Height Measurement.** Fence height shall be measured as vertical distance from the ground level immediately under the fence to the top of the fence. Retaining walls and fences on top of retaining walls are measured from the ground level on the lower side of the retaining wall. (CMC section 17.06.020.L.2 & CMC section 17.06.020.L.2.a) |

Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

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

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of September, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

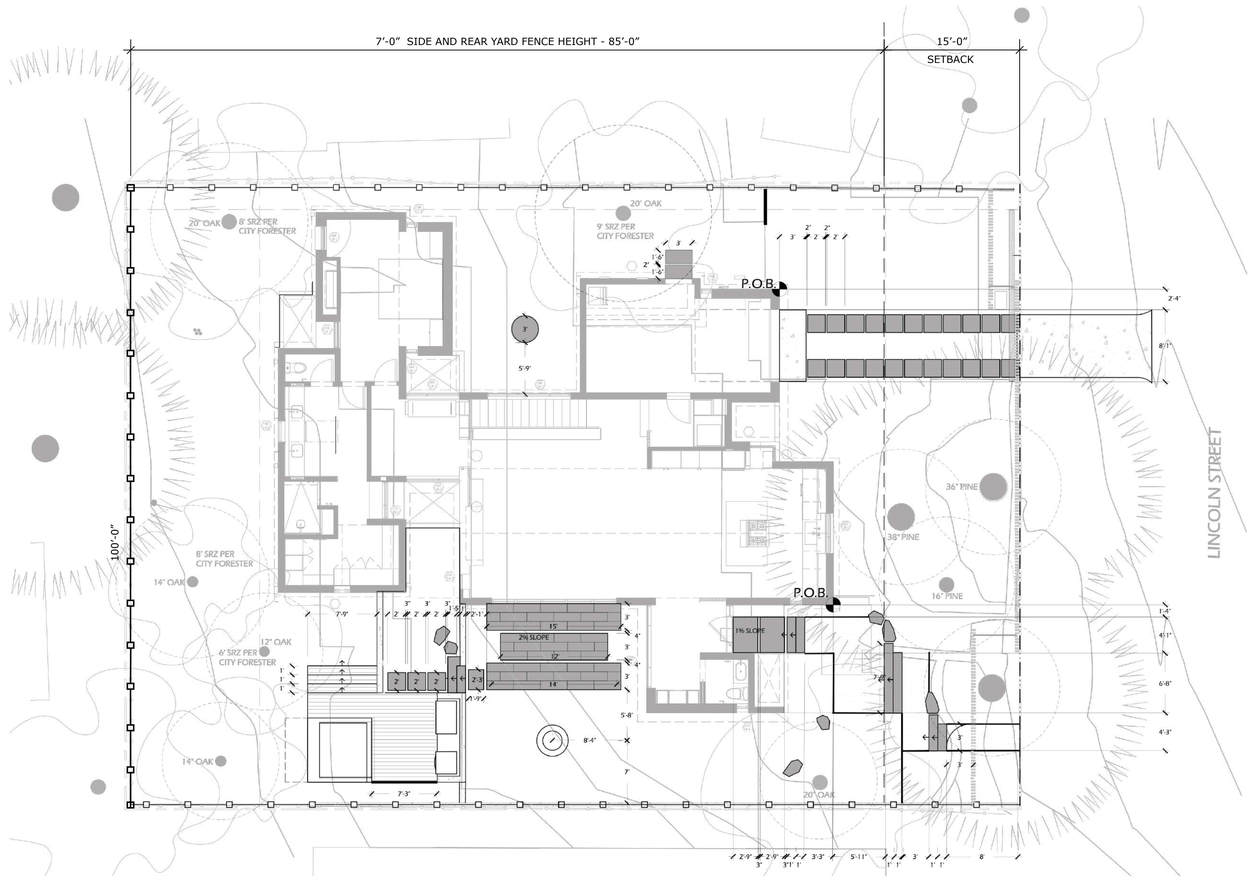
APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

# THE RAINEY RESIDENCE




## SITE PLAN

N.T.S

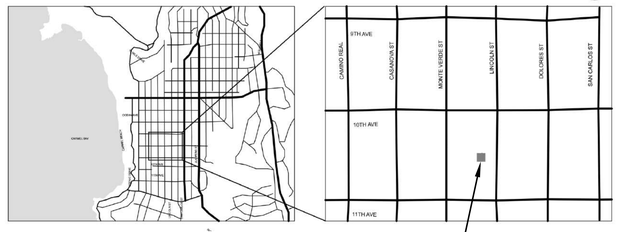
## PROJECT DATA

| | |
|---|---|
| **PROPERTY OWNER:** | JOHN & KELLY RAINEY<br>PH: (713) 907-1570 |
| **PROJECT ADDRESS:** | LINCOLN 5 SW of 10th<br>CARMEL, CA. 93923 |
| **APPLICANT:** | CYNTHIA SPELLACY<br>STOCKER & ALLAIRE, INC.<br>21B MANDEVILLE CT.<br>MONTEREY, CA. 93940<br>PH: (831) 375-1890 |
| **A.P.#:** | 010-182-004-000 |
| **ZONING:** | R-1 |

## DESCRIPTION

APPLICATION FOR APPROVAL OF A 7 FT. HIGH FENCE BEHIND THE FRONTYARD SETBACK. 240 LF TOTAL.

## VICINITY MAP




PROJECT LOCATION
LINCOLN 5 SW of 10th


Stocker & Allaire
General Contractors, Inc.
Lic. # 504797
21 Mandeville Court Monterey, CA 93940
Ph 831.375.1890 Fax 831.375.1480


LINCOLN 5 SW of 10th
CARMEL, CA. 93923

APN: 010-182-004-000

JUNE 19, 2025

RAINEY RESIDENCE

COVER SHEET & PROJECT DATA

Revisions:

A0.0

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

**September 10, 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 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

| | | | |
|---|---|---|---|
| **Application:** | DS 23-005 (Schwartz-Young) | **Applicant:** | Benjamin Schaefer |
| **APN:** | 010-214-024 | **Owner:** | YOUNG SUE & SCHWARTZ AARON |
| **Block & Lot:** | Block EE; Lot 28 | | |
| **Location:** | Casanova Street 10 northeast of Ocean Avenue | | |

## Recommendation:

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

1. Find the project Categorically Exempt per CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and none of the exceptions pursuant to Section 15300.2 can be made; and
2. Approve a Coastal Development Permit and Design Study for 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

## Summary, Background, and Project Description:

### EXECUTIVE SUMMARY

The applicant is requesting approval of a Final Design Study and Coastal Development Permit for a 411-square-foot addition to an existing 2,045-square-foot two-story single-family residence.

The Planning Commission considered the Concept Design Study on February 11, 2025, and adopted Resolution 2025-010-PC, accepting the Concept Design Study with Conditions of Approval to address project consistency with applicable policies and regulations prior to scheduling for the final details review. The applicant has responded to the corrections/conditions and is requesting final approval of the project.

**BACKGROUND AND PROJECT DESCRIPTION**

The project site is a 6,000-square-foot residentially zoned lot developed with an existing 2,045-square-foot, three-story, single-family residence that is non-conforming with respect to number of stories and height. As illustrated in Figure 1 below, portions of the existing structure contain three-stories, based on the finished floor elevations above grade. At the western portions of the building, the ridge height exceeds the 24' height limit and the plate height exceeds the 18' height limit. The number of stories, nor building/plate height are proposed to be altered or modified and may be maintained pursuant to Carmel-by-the-Sea Municipal Code (CMC) sections 17.36.020.A and 17.36.030.A & B.

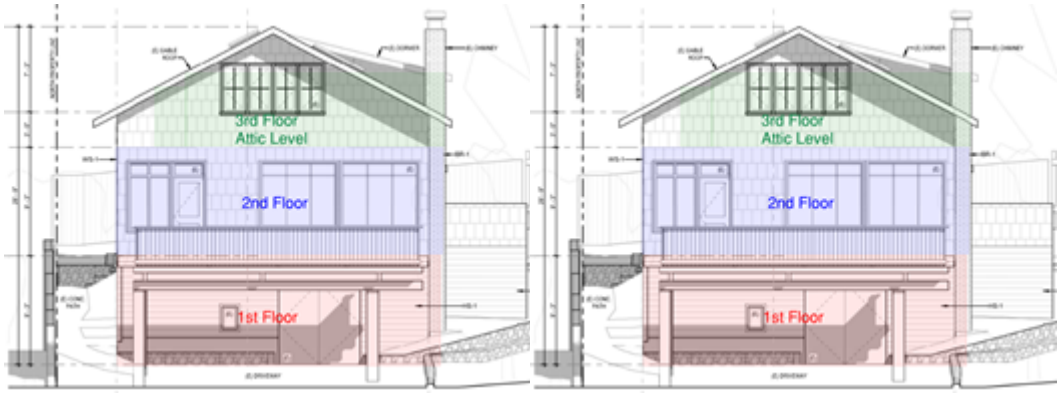



**Figure 1.** Existing North (left) and West (right) Elevations. Figures illustrate approximate locations of existing floor levels.

The applicant is proposing to convert the existing carport and a portion of the existing lower floor/crawl space to an Accessory Dwelling Unit (ADU). The ADU is not part of the scope of this discretionary application in accordance with State ADU Law (GOV § 66310 – 66342), but is mentioned here as reference as it is described and illustrated on the project plans. The project scope under the purview of the Planning Commission is the construction of a new attached garage serving the primary dwelling, a new addition at the rear to primarily be utilized for a stairway, and the addition of a dormer on the northern roof form. New exterior wall cladding and replacement of exterior finishes are proposed throughout the building. New flatwork (pervious and impervious) and landscaping is proposed, which will result in the site's conformance with coverage limitations.

The project was previously considered at the February 11, 2025, hearing and underwent a concept review. The primary purpose of the concept review was to formally evaluate and consider site planning, privacy and views, and the mass and scale of the project. The Commission accepted the concept design via adoption

Resolution 2025-010-PC with Conditions of Approval for concept acceptance. The applicant has responded to the Conditions of Approval, which were required to be addressed prior to scheduling for final details review, and is now requesting final approval of the project including approval of the associated Coastal Development permit.

## Staff Analysis:

**STAFF ANALYSIS**

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

1. ***Volume Study.*** *The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review. The applicant shall provide one full size printed set of plans following Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, heights, site planning, grading, etc) shall be incorporated into the plans submitted for the volume study.*

   Staff Analysis: The required volume study has been successfully completed. As calculated by the city's contracted volumetric consultant, the allowable volume for the project is 25,328 cubic feet and the proposed volume is 20,314.8 cubic feet.

2. ***Privacy Impacts.*** *Prior to scheduling for final details review, the applicant shall work with the neighbor to the north to address privacy concerns and impacts as a result of the proposed window modifications and alterations on the north elevation and revise the plans accordingly and resubmit to the Planning Division for review.*

   Staff Analysis: At the Concept Hearing, the northern neighbor expressed privacy concerns regarding the proposed project. Since the Concept Hearing, the owners have communicated with the neighbor regarding the details of the project, resulting in the northern neighbor providing a letter to staff expressing their support for the project and encouraging the Planning Commission to approve the project. This letter has been included as Attachment 3.

3. ***Deck Railing.*** *Prior to scheduling for final details review, the plans shall be revised and resubmitted to the Planning Division for review to include a revised deck railing (west deck located above proposed ADU) that provides a more open and light design as opposed to a solid or walled appearance.*

   Staff Analysis: As described by the applicant, the railing has been revised to

increase its transparency. Specifically, a full-height glass railing has been incorporated into the design to create a lighter, more open appearance. From the street view, the railing appears more open, contributing to the desired transparency and visual lightness of the project. See Figure 2a and 2b below.



**Figure 2a & 2b.** Design from Concept Hearing (Left); Revised/Proposed Design for Final (Right)

4. ***West Windows.*** *Prior to scheduling for final details review, the plans shall be revised and resubmitted to the Planning Division for review to include a revised west elevation (and floor plan, window schedule, etc., as appropriate) showing the scale of the 3rd level window reduced to minimize the increased appearance of a three-story building.*

   Staff Analysis: As described by the applicant, the size of the third-level window was reduced to minimize the appearance of a three-story building. The revised window now closely matches the width and height of the original existing window, with the only modification being a lower sill. This adjustment ensures the window blends more seamlessly with the existing design, reducing its visual impact.

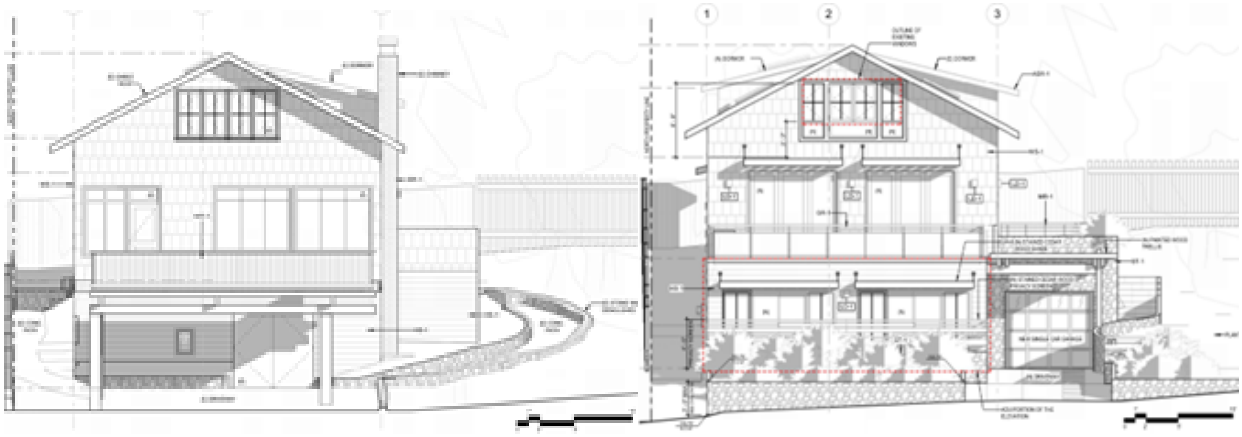


**Figure 3a & 3b.** Existing Elevation (Left); Revised/Proposed Elevation (Right). Also see Figures 2 a & b, above.

5. **Additional Changes.** As part of the applicant's resubmittal, the applicant provided a project alternative which included a modification to the proposed northern dormer. In this alternative, the proposed dormer has been moved northward to align with the northern building wall below, as opposed to being setback toward the south (refer to Figure 3, below). Staff does not recommend approval of the alternative based on the following:

- Extending the dormer to the north adds floor area which has not been accounted for in the square footage calculation. The proposed floor of the residence is 2,459 sf where 2,460 sf is permitted. Moving the dormer would add floor area to the residence and increase the limits beyond what is permitted by the underlying zoning.
- As discussed in the February 11, 2025 staff report (emphasis added), "*...The proposed dormer does sit above the 18' plate height limit (and below the 24' ridge height), however, past practice has allowed these features to exceed the plate limits as they are "dormers" and* ***not part of the building plate****.... Based on the project plans, staff was initially concerned regarding the size and potential massing of the dormer. However, as assessed by the story poles, the dormer is nearly invisible from the right-of-way and a concerted effort was required to view the story poles representing the dormers from the right-of-way and the ground level around the building site... Based on the dormer being minimally visible from the right-of-way, staff is supportive of the dormer, as proposed, however, the Commission may be inclined to discuss the mass of the dormer."*

While the Commission previously found there was not a massing impact as a result of the new dormer, aligning the dormer with the exterior wall would be inconsistent with past practice and incorporates the subject feature as part of the building plate. In turn, this feature would then exceed the allowable plate height permitted by the underlying zoning.

The zoning compliance (plate height and floor area) and visual impacts (size and massing) are two separate standards that need to be evaluated based on the zoning code and Design Guidelines/Objectives. Just because there was not an impact visually does not mean zoning compliance can be disregarded.

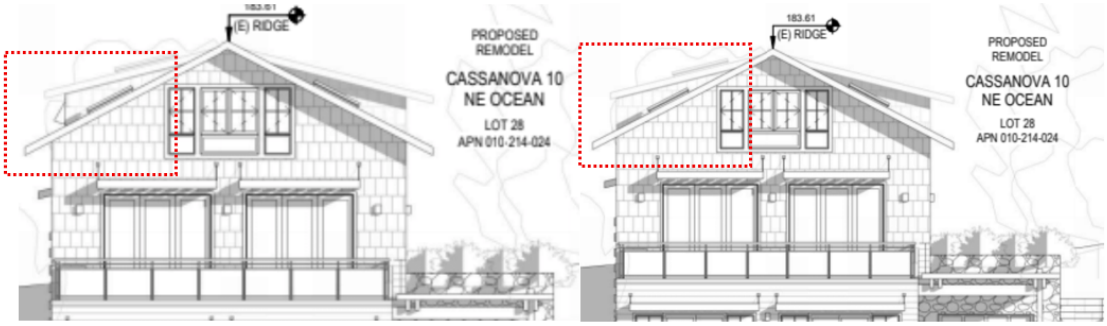



**Figure 4a & 4b.** Proposed Partial Elevation, recommended for approval (Left); Partial Alternative Proposal, not recommended for approval (Right)

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

1. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites;

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

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

   In considering the deliberation and direction for the Concept Hearing, and the findings listed below, the project is consistent with Final Details Approval Finding #1 and the applicable Residential Design Guidelines.

2. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape; and

   Staff Analysis: Early residences have been described in the Residential Design Guidelines as: "*wood homes [] set on high stone foundations. Wood siding treatments were either shingle, vertical board and batten or horizontal*

*clapboards. Roofs were most often gabled and covered with wood-shingles. Many of these early structures would be considered vernacular rustic cabins, while others exhibited stylistic influences of turn-of-the-century houses around San Francisco."*

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

The proposed residence draws from early influences and will feature a mix of stone elements for the lower portions of the building and combination of shingled siding and horizonal wood siding for the elements above the stone, as encouraged by Residential Design Guideline 9.5.

Residential Design Guideline 9.8 states, "composition shingles that convey a color and texture similar to that of wood shingles may be considered on some architectural styles characteristics of more recent eras." While the specific color was not identified in the project plans, the material sample on sheet A11.01 (refer to Attachment 2) appears to be a black or dark grey. The Commission may be inclined to provide direction regarding the proposed roofing material.

The project is consistent with Final Details Approval Finding #2 and the applicable Residential Design Guidelines, however, the Commission may find additional changes are required for compliance with Design Guideline 9.8.

3. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.

   Staff Analysis: Residential Design Guidelines 9.9-9.16 encourage simple and traditional stonework designs using natural stone to ensure authenticity and structural integrity. The guidelines promote the use of a single type of stone and discourage imitation stone or the application of stone as a superficial or purely decorative element. For windows and doors, the guidelines advise consistency in style and materials throughout a building, favoring divided light windows and discouraging overly large or grand entryways that are out of scale with the neighborhood. Skylights, when used, should blend with the building design and minimize visual impact, avoiding prominence from the street or neighboring windows. Chimneys are encouraged as integrated design elements, and garages should be designed to appear subordinate to the main structure, with garage doors that either provide visual interest or blend with the building's materials.

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

The windows and doors throughout are proposed to be dark bronze aluminum clad wood (the manufacture is not noted), however, the windows are shown with divided lights throughout, as encouraged by Residential Design Guideline 9.11. Condition of Approval #15 also requires the windows be installed with true or simulated divided lights. The exterior doors include a mix of swinging and sliding and range in height between 6'8"-8'0" tall.

The applicant is proposing the inclusion of a series of five (5) skylights throughout the roof.

***Residential Design Guideline 9.13.*** *When a skylight is to be used, it should blend with the overall building design and its visual impacts should be minimized. Skylights are appropriate when:*

- *Interior spaces have no access to exterior windows or such windows have limited access to light.*
- *Windows would cause greater impacts to adjoining homes.*
- *The skylight design is compatible with the architecture.*
- *The size of the skylight is appropriate to the lighting task.*

***Residential Design Guideline 9.14.*** *Skylights should not be visually prominent from the street or from neighboring windows.*

- *The size, placement, number, and design of skylights should be an integral part of the building design. Skylight placement or size that appears random from the exterior and that detracts from architectural integrity should be avoided.*
- *Skylights should be framed in colors that match adjoining roof surfaces. High profile, domed, or pyramidal covers are inappropriate.*
- *Skylight that will produce glare or light pollution visible to neighbors or the public should be mitigated.*

In this case, the project does not achieve full consistency with the Design Guidelines cited above. For example, evaluating against the Design Guideline for when skylights are appropriate:

- *Interior spaces have no access to exterior windows or such windows have*

*limited access to light.*
    - Interior spaces all have access to light via windows;

- *Windows would cause greater impacts to adjoining homes.*
    - Windows have been found to not have impacts to adjoining homes at the concept hearing;

- *The skylight design is compatible with the architecture.*
    - Architectural style is not an issue.

- *The size of the skylight is appropriate to the lighting task.*
    - The majority of skylights the commission approves are either 24”x24” or 24”x48”. Proposed skylights are 24”x48” and 38”x48”.

As compliance with the Design Guideline would be a purely discretionary matter, staff has deferred direction to the Planning Commission. As it stands, the draft Resolution includes approval the plans with the skylights, as proposed. However, the Resolution incorporates Condition of Approval #13 pertaining to the standard requirements for skylights. The Commission has the authority to include additional requirements or direction (e.g. Conditions of Approval) the Planning Commission deems necessary to comply with the applicable Residential Design Guidelines (CMC section 17.58.050.C).

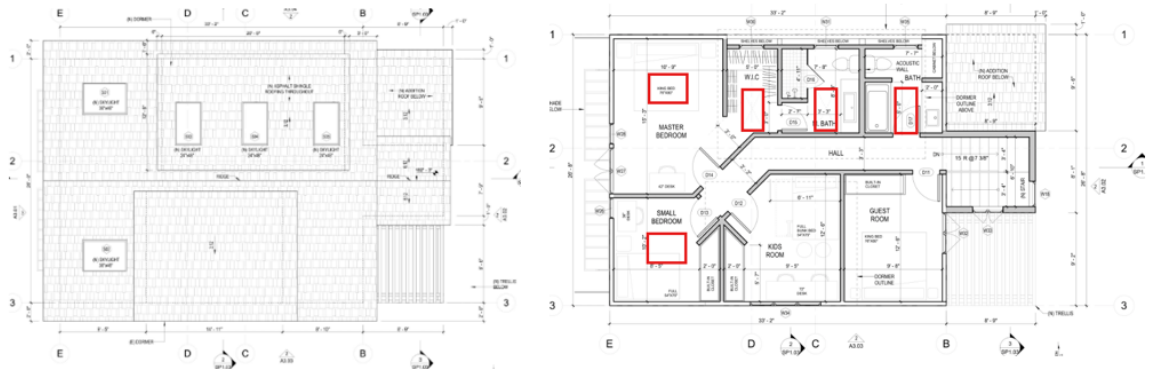



**Figure 5.** Proposed skylight locations.

As conditioned, the project is consistent with Final Details Approval Finding #3 and the applicable Residential Design Guidelines. However, the Commission may find additional changes are required for compliance with Design Guideline 9.13 and 9.14.

4. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites and the public right-of-way. The design will reinforce a sense of visual continuity along the street.

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

The applicant has proposed a comprehensive landscape plan that includes landscaping on both the site and the right-of-way. The right-of-way is proposed to be planted with a mix of coyote bush, and California sagebrush with a variety of plant materials informally arranged on the site.

The applicant is proposing a limestone paver driveway and walkway at the front of the property. The materials are proposed to be set in sand. The only impermeable materials proposed are the proposed new garden walls (56 sf) and new exterior staircase (170 sf). The site is permitted 781 square feet of coverage whereas only 765 square feet of coverage is proposed, as encouraged by the Residential Design Guidelines, with 540 square feet of the proposed coverage being permeable or semi-permeable materials.

The applicant is proposing to maintain the existing wood perimeter fencing throughout the site, however, a new horizontal cedar garbage screen is proposed along the driveway and bisects the front setback line. CMC section 17.10.030.A.2 finds that garbage enclosures are not permitted in the front setback. However, CMC section 8.16.110 states, *All solid waste, recyclable materials and organic materials containers in the R-1 district shall be located in the rear or side yard setback, except in the event of access limitations such as steep slopes, width constraints, and other significant access obstructions, as approved by the Planning Director or their designee.* The location for the refuse could be shifted away from the front property line, however, the proposed location is less impactful to trees, and topography than a moderate shift away from the front property line within a well setback screened recess. Staff is supportive of the proposed location though the commission may wish to provide alternative direction.

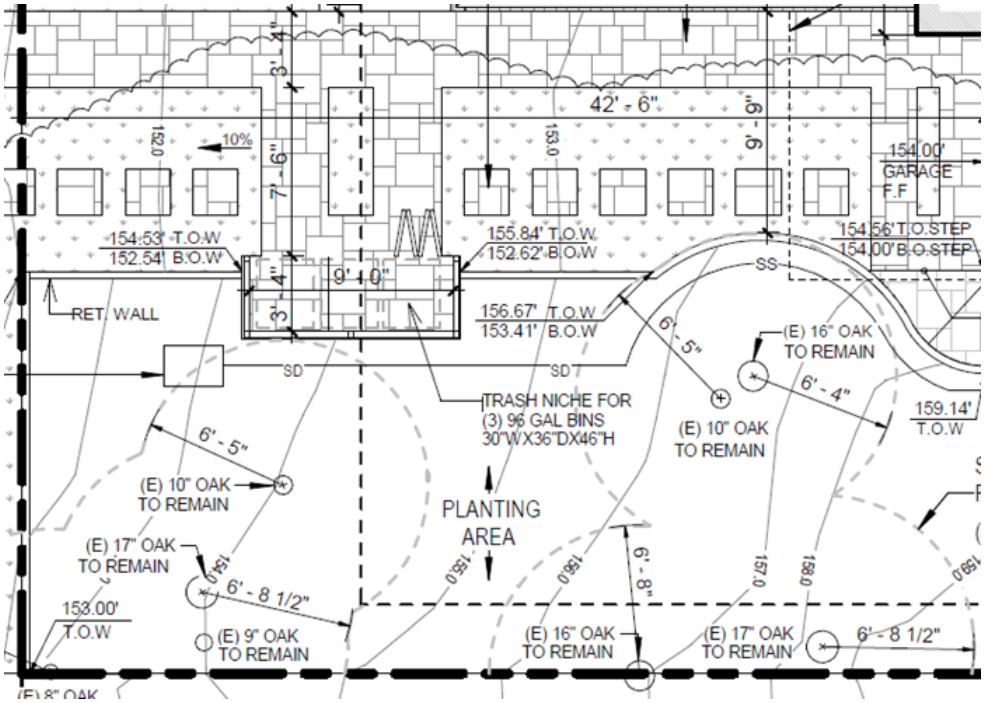


**Figure 6.** Proposed garbage location.

Two styles of light fixtures are proposed, a wall sconce and a step light. Both fixtures comply with the shielded and down lit requirement, as suggested in the Residential Design Guidelines. Standard Condition of Approval #12 has been incorporated requiring any future landscape lighting "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."

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

***Public Correspondence:*** At the time of writing this report staff received one correspondence letter from a neighbor -the neighbor to the north (Attachment 3). The neighbor speaks favorably of the project and supports approval the project.

## Other Project Components:

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

exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

**Attachments:**

1. Attachment 1 - Resolution
2. Attachment 2a - Project Plans
3. Attachment 2b - Project Plans (Landscaping and Materials)
4. Attachment 3 - Public Correspondence

**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 PROJECT QUALIFIES AS A CLASS 3 CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELNES SECTION 15303 AND NONE OF THE EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 CAN BE MADE IN THIS CASE, AND APPROVING A COASTAL DEVELOPMENT PERMIT AND FINAL DESIGN STUDY FOR 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**

WHEREAS, on February 2, 2023, Benjamin Schaefer ("Applicant") submitted an application on behalf of YOUNG SUE & SCHWARTZ AARON ("Owner") requesting approval of Track 2 Design Study application DS 23-005 (Schwartz-Young) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 6,000-square-foot site located at Casanova Street 10 northeast of Ocean Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the applicant is proposing to convert the existing carport and a portion of the existing lower floor/crawl space to an Accessory Dwelling Unit (ADU) and construct a new attached garage serving the primary dwelling, a new addition at the rear to primarily be utilized for a stairway, and the addition of a dormer on the northern roof form. The building is also proposed to finished with a new exterior wall cladding and the exterior finishes throughout are also proposed to be replaced; and

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

WHEREAS, on August 24, 2022, planning staff and the city forester conducted a preliminary site assessment in accordance with CMC section 17.58.040.B.2. The Community Planning and Building Department then provided the applicant with a Preliminary Site Assessment Report for the subject property outlining zoning and Land Use Plan standards as described in CMC section 17.58.040.B.2; and

WHEREAS, the subject property was determined to ineligible for listing on Carmel Inventory of Historic Resources. A determination of ineligibility was issued by the Community Planning and Building Department on September 22, 2022, in accordance with CMC sections 17.32.060.D and 17.32.060.E.1; and

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

WHEREAS, on February 11, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding a concept design study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, on February 11, 2025, the Planning Commission passed a Resolution (Resolution 2025-

10-PC) approving the Concept design with Conditions; and

WHEREAS, on August 29, 2025, a notice of public hearing was published in the Carmel Pine Cone for the September 10, 2025, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before August 31, 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 September 7, 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 September 10, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

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

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

**FINDINGS REQUIRED FOR DESIGN STUDY ACCEPTANCE (CMC SECTION 17.64.80)**

For each of the required design study findings listed below, staff has indicated whether the plans submitted, and/or as conditioned, support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.

| **CMC Section 17.64.080.B – Final Details Phase Approval Findings** | **YES** | **NO** |
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| 1. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites. | ✓ | |

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| 2. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape. | ✓ | |
| 3. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood. | ✓ | |
| 4. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites and the public right-of-way. The design will reinforce a sense of visual continuity along the street. | ✓ | |

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

**FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS**

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

| **CMC Section 17.64.010.B, Coastal Development Permits** | YES | NO |
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| 1. The project, as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program. | ✓ | |
| 2. If the project is located between the first public road and the sea, the project conforms with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code). | N/A | N/A |

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case and **APPROVE** a Coastal Development Permit and Final Design Study (DS 22-005, Schwartz-Young) to allow 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 Approval of the Coastal Development Permit and Final Design Study is subject to the following Conditions of Approval:

| **CONDITIONS OF APPROVAL** | |
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| **No.** | **Standard Conditions** |
| 1. | **Authorization.** This approval of Design Study (DS 22-005, Schwartz-Young) 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 as depicted in the plans approved by City of Carmel-by-the-Sea Planning Commission on September 10, 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 |

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| | additional environmental review and subsequent approval by the Planning Commission. |
| 3. | **Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this times, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC Section 17.52.170.C. |
| 4. | **Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission. |
| 5. | **Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing:<br>• The footing locations are in conformance with the approved plans prior to footing/foundation inspection;<br>• 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.<br>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 |

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| | 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.<br><br>When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail. |
| 12. | **Exterior Lighting.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings, the proposed location(s), as well as the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing.<br><br>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.<br><br>Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces. |
| 13. | **Skylights & Skylight Shades.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights (new and/or replaced) and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness. |
| 14. | **Stone Facades (including chimneys).** Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and |

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| | approval by the Community Planning & Building Director or their designee. Brickwork shall be finished the same manner as stonework described above. |
| 15. | **Aluminum-Clad Wood Frame Windows and Doors.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved aluminum-clad wood windows and doors. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss. |
| 16. | **Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto. |
| 17. | **Driveway.** Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings. |
| 18. | **Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District. |
| 19. | **Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98. |
| 20. | **Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures. |
| 21. | **USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 |

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| | calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information) |
| 22. | **Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division. |
| | **Landscape Conditions** |
| 23. | **Landscape Plan Required.** Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following:<br><br>1) All new landscaping shall be 75% drought-tolerant;<br>2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and<br>3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions.*<br><br>The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.<br><br>**No additional trees were required to be planted as part of the project approval. If trees are removed, or are not adequately protected during construction, replacement trees shall provided per the City Forester or Forest and Beach Commission, as appropriate.* |
| 24. | **Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission. |
| 25. | **Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.<br>• Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.<br>• Excavation within 6 feet of a tree trunk is not permitted.<br>• No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree.<br>• 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.<br>• 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 |

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| | 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.<br>• 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.<br>• 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.<br>• If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place. |
| 26. | **Foundation Work Near Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit. |
| **Environmental Compliance Conditions** | |
| 27. | **Drainage Plan.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas. |
| 28. | **BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form. |
| 29. | **Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces. |
| 30. | **Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access. |
| **Special Conditions** | |
| 31. | **Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit. |

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| 32. | **Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts. |
| 33. | **Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director. |

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of September, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary



## ARCHITECTURAL ABBREVIATIONS

| | |
|---|---|
| A.F.F. | ABOVE FINISHED FLOOR |
| AGGR. | AGGREGATE |
| ALUM. | ALUMINUM |
| ALT. | ALTERNATE |
| ANOD. | ANODIZED |
| ARCH. | ARCHITECTURAL |
| BD. | BOARD |
| BLDG. | BUILDING |
| BLK. | BLOCK |
| BLK'G | BLOCKING |
| BM. | BEAM |
| B.U.R. | BUILT UP ROOFING |
| B.W. | BOTH WAYS |
| C.J. | CONTROL JOINT |
| CLG. | CEILING |
| CLR. | CLEAR |
| C.M.U. | CONCRETE MASONRY UNIT |
| COL. | COLUMN |
| CONC. | CONCRETE |
| CONN. | CONNECTION |
| CONSTR. | CONSTRUCTION |
| CONT. | CONTINUOUS |
| C.T. | CERAMIC TILE |
| DEG. | DEGREE |
| DET/DTL | DETAIL |
| D.F. | DRINKING FOUNTAIN |
| DIAG. | DIAGONAL |
| DIA. | DIAMETER |
| DN. | DOWN |
| DS. | DOWNSPOUT |
| DWG. | DRAWING |
| E | EAST |
| (E) | EXISTING |
| EA | EACH |
| E.J. | EXPANSION JOINT |
| E.I.F.S. | EXTERIOR INSULATION AND FINISH SYSTEM |
| EL. | ELEVATION |
| ELEC. | ELECTRICAL |
| EMER. | EMERGENCY |
| ENCL. | ENCLOSURE |
| EQ | EQUAL |
| EQUIP. | EQUIPMENT |
| EXT. | Exterior |
| F.A. | FIRE ALARM |
| F.D. | FLOOR DRAIN |
| F.D.C. | FIRE DEPARTMENT CONNECTION |
| FDN/FND | FOUNDATION |
| F.E. | FIRE EXTINGUISHER |
| F.E.C. | FIRE EXTINGUISHER CABINET |
| F.F. | FINISH FLOOR |
| FFE | FINISH FLOOR ELEVATION |
| F.H.C. | FIRE HOSE CABINET |
| FIN. | FINISH |
| FLR. | FLOOR |
| FLUOR. | FLUORESCENT |
| F.O.B. | FACE OF BRICK |
| F.O.C. | FACE OF CONCRETE |
| F.S. | FULL SIZE |
| FT. | FOOT OR FEET |
| FTG. | FOOTING |
| FURR. | FURRING |
| GA. | GAUGE |
| GALV. | GALVANIZED |
| G.C. | GENERAL CONTRACTOR |
| GL. | GLASS |
| GLB | GLUE LAM BEAM |
| GR. | GRADE |
| GYP. | GYPSUM |
| GYP BD. | GYPSUM BOARD |
| GSM | GALVANIZED SHEET METAL |
| HB | HOSE BIB |
| H.C. | HOLLOW CORE |
| HDWD | HARDWOOD |
| HDWE. | HARDWARE |
| H.M. | HOLLOW METAL |
| HR. | HOUR |
| HT. | HEIGHT |
| HVAC | HEATING VENTILATION AIR CONDITIONING |
| HW | HOT WATER |
| I.D. | INSIDE DIAMETER |
| INSUL. | INSULATION |
| INT. | INTERIOR |
| JH | JOIST HANGER |
| JNT. | JOINT |
| JST. | JOIST |
| KIT. | KITCHENLAB |
| LAB. | LABORATORY |
| LAM. | LAMINATE |
| LAV. | LAVATORY |
| LT. | LIGHT |
| MAX. | MAXIMUM |
| MECH. | MECHANICAL |
| MEMB. | MEMBRANE |
| MFR. | MANUFACTURER |
| MIN. | MINIMUM |
| MISC. | MISCELLANEOUS |
| MTL. | METAL |
| MUL. | MULLION |
| N | NORTH |
| (N) | NEW |
| N.I.C. | NOT IN CONTRACT |
| NOM. | NOMINAL |
| N.T.S. | NOT TO SCALE |
| O.C. | ON CENTER |
| O.D. | OUTSIDE DIAMETER |
| OH. | OVERHEAD |
| OPG. | OPENING |
| OPP. | OPPOSITE |
| P.L. | PROPERTY LINE |
| P.LAM. | PLASTIC LAMINATE |
| PLAS. | PLASTER |
| PLYWD. | PLYWOOD |
| PR. | PAIR |
| Q.T. | QUARRY TILE |
| R. | RISER |
| (R) | REMODELED |
| R.D. | ROOF DRAIN |
| RE: | REFER TO |
| REFR. | REFRIGERATOR |
| REINF. | REINFORCED |
| REQ'D. | REQUIRED |
| RM | ROOM |
| R.O. | ROUGH OPENING |
| RWL | RAINWATER LEADER |
| S | SOUTH |
| S.A.S.M. | SELF ADHERED SHEET MEMBRANE |
| S.C. | SOLID CORE |
| SCHED | SCHEDULE |
| SECT. | SECTION |
| S.F. | SQUARE FOOT |
| SHT. | SHEET |
| SIM. | SIMILAR |
| SPEC. | SPECIFICATION |
| SQ. | SQUARE |
| S.S. | STAINLESS STEEL |
| STAGG. | STAGGERED |
| STD. | STANDARD |
| STL. | STEEL |
| STRUC. | STRUCTURAL |
| SUSP. | SUSPENDED |
| TR | TREAD |
| T&B | TOP AND BOTTOM |
| TER. | TERRAZO |
| T&G | TONGUE AND GROOVE |
| THK. | THICK |
| T/ | TOP OF |
| T.O.C. | TOP OF CURB |
| T.O.P. | TOP OF PARAPET |
| TYP. | TYPICAL |
| UON | UNLESS OTHERWISE NOTED |
| VER | VERIFY |
| V.I.F. | VERIFY IN FIELD |
| VERT. | VERTICAL |
| W | WEST |
| W/ | WITH |
| W.C. | WATER CLOSET |
| WD. | WOOD |
| W/O | WITHOUT |

## GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH CONDITIONS AT THE JOB SITE BEFORE PROCEEDING WITH ANY WORK. CONDITIONS AT INDIVIDUAL DETAILS MAY VARY. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO FABRICATION AND INSTALLATION OF THE NEW WORK.

2. DO NOT SCALE THE DRAWINGS. LOCATE ONLY BY WRITTEN DIMENSION, SITE VERIFICATION, OR WRITTEN CLARIFICATION.

3. ALL DIMENSIONS WHEN SHOWN IN PLAN, ARE TO FACE OF FINISH WALL UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS WHEN SHOWN IN SECTION OR ELEVATION, ARE TO TOP OF FINISH FLOOR OR TOP OF CONCRETE SLAB UNLESS OTHERWISE NOTED.

5. ANY ERRORS, OMISSION, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING AND THE CONTRACTOR SHALL RECEIVE WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

6. DETAILS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.

7. CONTRACTOR SHALL VERIFY ALL DETAILS WITH THE LANDSCAPE, UTILITY AND SHOP DRAWINGS BEFORE THE ORDERING OF, OR INSTALLATION OF ANY ITEM OF THE WORK.

8. VERIFY ADAQUACY OF CLEARANCES, AND POINTS OF CONNECTION FOR PIPES WITH PLUMBING CONTRACTOR.

9. ALL WORK SHALL BE DONE WITHOUT CAUSING UNDUE INCONVENIENCE TO ADJACENT SITE IMPROVEMENTS.

10. TRADE NAMES USED ARE DESIGNED TO ESTABLISH QUALITY DESIRED. ANY SUBSTITUTIONS DESIRED BY THE CONTRACTOR SHALL ACCORD WITH SUBSTITUTION PROCEDURES AND FORMAT AS DESCRIBED IN SPECIFICATIONS.

11. ALL WORK SHALL BE DONE IN A SAFE, ORDERLY MANNER WITHOUT DAMAGE TO OTHER PARTS OF THE PREMISES OR ADJACENT PROPERTIES. ANY RESULTING DAMAGE OR LOSS SHALL BE CORRECTED OR REPLACED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER, AND WITHOUT TIME EXTENSION TO THE CONTRACT PERIOD.

12. DESIGNS REPRESENTED BY THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND WERE DEVELOPED FOR THE USE OF THIS PROJECT ONLY. REUSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

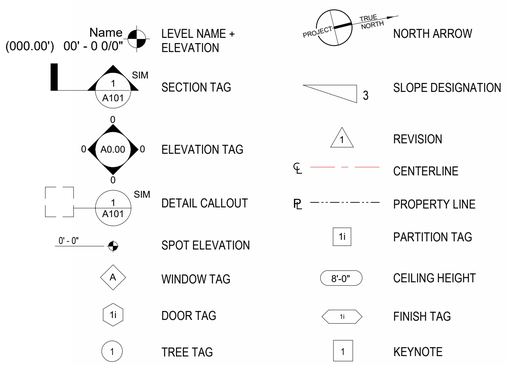
13. MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDUE ENCUMBRANCES AT ALL TIMES. REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.

14. IN CASE OF AN INCONSISTENCY BETWEEN DRAWINGS AND SPECIFICATIONS OR WITHIN OTHER CONTRACT DOCUMENTS NOT CLARIFIED BY ADDENDUM, PROVIDE BETTER QUALITY OR GREATER QUANTITY OF WORK IN ACCORDANCE WITH ARCHITECT'S INTERPRETATION.

15. IN CASE OF DISCREPANCIES, LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

16. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF C.B.C. SECTIONS 709.6 AND 709.7 FOR PENETRATIONS THROUGH ALL FIRE-RATED MEMBRANES AND/OR ASSEMBLIES.

## ARCHITECTURAL SYMBOLS




## PROJECT DATA

### SITE INFORMATION

| | |
|---|---|
| APN: | 010-214-024-000 |
| YEAR BUILT: | 1919 PER COUNTY ASSESOR RECORDS |
| ZONING: | R-1 (RESIDENCE DISTRICT) |
| LOT AREA: | 6000 SF |
| FAR: | 0.45 x (6000-4000) x 0.02) / 1000) = 0.41 |
| BASE FLOOR AREA: | LOT AREA (6000 SF) x FAR (0.41) =2,460 SF |

### RESIDENCE INFORMATION

| | EXISTING | PROPOSED |
|---|---|---|
| STORIES: | 2 STORIES + BASEMENT | 2 STORIES + BASEMENT |
| UNITS: | 1 MAIN RESIDENCE | 2 UNITS (MAIN RESIDENCE + ADU) |
| OCCUPANCY TYPE: | R-3 | R-3 |
| CONSTRUCTION TYPE: | V-B | V-B |
| SPRINKLERS: | NO | YES |
| PARKING: | (2) 10'-0" X 20'-0" COVERED SPACE | (1) 10'-0" X 20'-0" UNCOVERED SPACE<br>(1) 10'-0" X 20'-0" COVERED SPACE |

### SETBACKS

| | EXISTING | | PROPOSED | | MIN. REQUIRED | |
|---|---|---|---|---|---|---|
| FRONT SETBACK | 39'-7" | | 19'-0" | | 15'-0" | |
| NORTH SETBACK | 5'-0" | Composite 33'-0" | 5'-0" | Composite 22'-3" | 3'-0" | Composite 15'-0" |
| SOUTH SETBACK | 28-3" | (55% of Lot Width) | 17'-3" | (37% of Lot Width) | 12'-0" | (25% of Lot Width) |
| REAR SETBACK | 24'-3" | | 18'-6" | | 15'-0" | |

### HEIGHT LIMITS (2 STORIES ALLOWED)

| | EXISTING | PROPOSED | MAX. ALLOWED |
|---|---|---|---|
| FIRST STORY RIDGE HEIGHT: | N/A | 12'-9" (TOP OF PARAPET) | 18'-0" |
| FIRST STORY PLATE HEIGHT: | N/A | N/A | 12'-0" |
| SECOND STORY RIDGE HEIGHT: | 28'-9" | 28'-9" | 24'-0" |
| SECOND STORY PLATE HEIGHT: | 21'-6" | 21'-6" | 18'-0" |

### FLOOR AREAS (BASE FLOOR AREA ALLOWED = 2,460 SF.)

| EXISTING AREAS MAIN HOUSE | |
|---|---|
| LEVEL | AREA |
| (E) BASEMENT | 559 SF |
| (E) MAIN HOUSE | 905 SF |
| (N) MAIN HOUSE | 641 SF |
| TOTAL EXISTING AREA | 2,105 SF |

| PROPOSED AREAS ADU | |
|---|---|
| LEVEL | AREA |
| (N) ADU | 800 SF |
| TOTAL PROPOSED ADU AREA | 800 SF |

| PROPOSED AREAS MAIN HOUSE | |
|---|---|
| LEVEL | AREA |
| (N) MAIN HOUSE GARAGE LEVEL | 346 SF |
| (N) MAIN HOUSE GARAGE | 372 SF |
| (N) MAIN HOUSE 1ST LEVEL | 1,023 SF |
| (N) MAIN HOUSE 2ND LEVEL | 719 SF |
| TOTAL PROPOSED MAIN HOUSE AREA | 2,459 SF |

### SITE COVERAGE

| | | | |
|---|---|---|---|
| LAND COVERAGE ALLOWED | 541 SF | (22% OF 2460 SF) | |
| BONUS SITE COVERAGE | 240 SF | (4% OF SITE) | |
| TOTAL COVERAGE ALLOWED | 781 SF | (13.01% OF SITE) | |

| EXISTING SITE COVERAGE... | |
|---|---|
| AREA TYPE | AREA |
| IMPERVIOUS | |
| (E) CONCRETE PATHS | 536 SF |
| (E) DRIVEWAY | 891 SF |
| (E) EXTERIOR PATIO | 699 SF |
| | 2,126 SF |
| PERVIOUS | |
| (E) FRONT ENTRANCE DECK | 118 SF |
| | 118 SF |
| TOTAL EXISTING SITE COVERAGE | 2,244 SF |

| PROPOSED SITE COVERAGE W/O BONUS | |
|---|---|
| AREA TYPE | AREA |
| IMPERVIOUS | |
| (N) EXTERIOR STAIR | 170 SF |
| (N) GARDEN WALLS | 56 SF |
| | 226 SF |
| PERVIOUS* | |
| (N) FRONT DECK | 102 SF |
| (N) REAR DECK | 157 SF |
| (N) TRASH | 45 SF |
| | 305 SF |
| TOTAL PROPOSED COVERAGE W/O BONUS | 530 SF |

| BONUS SITE COVERAGE | |
|---|---|
| AREA TYPE | AREA |
| (N) DRIVEWAY PAVERS | 235 SF |
| TOTAL PROPOSED BONUS COVERAGE | 235 SF |

**TOTAL EXISTING PERMEABLE COVERAGE %**
118 SF / 2244 SF = 0.052 X 100 = 5.26%

**TOTAL EXISTING IMPERMEABLE COVERAGE %**
2126 SF / 2244 SF = 0.9774 X 100 = 97.74%

**TOTAL EXISTING SITE COVERAGE = 2244 SF**
(91.2% OF BASE FLOOR AREA)

SITE COVERAGE WILL BE BROUGHT INTO COMPLIANCE

**TREE REMOVAL**

(1) ONE EXISTING 4" OAK TREE TO BE REMOVED
(1) ONE EXISTING 5" ACACIA TREE TO BE REMOVED

**PROPOSED SITE COVERAGE W/O BONUS=**
305SF + 226 SF = 530SF

**PROPOSED SITE COVERAGE W/ BONUS=**
530SF + 235 SF = 765SF

**PROPOSED PERMEABLE COVERAGE %=**
(305 SF +235 SF) /765 SF= 0.71 X 100 = 71%

**PROPOSED IMPERMEABLE COVERAGE % =**
226 SF/ 765 SF= 0.29 X 100 = 29%

## PROJECT SCOPE

EXCAVATION AND EXTENSION OF EXISTING WALKOUT BASEMENT TO PROVIDE NEW ADU. HORIZONTAL ADDITION TO RELOCATE 1ST FLOOR STAIR/BATHROOM. HORIZONTAL ADDITION TO PROVIDE ATTACHED SIDE GARAGE. NEW TRELLISES AND DECK. INTERIOR ALTERATIONS. NEW ROOF DORMER

## APPLICABLE CODES

A. 2022 CALIFORNIA BUILDING CODE AND APPENDICES;
B. 2022 CALIFORNIA HISTORICAL BUILDING CODE;
C. 2022 CALIFORNIA EXISTING BUILDING CODE;
D. 2022 CALIFORNIA RESIDENTIAL CODE;
E. 2022 CALIFORNIA PLUMBING CODE;
F. 2022 CALIFORNIA ELECTRICAL CODE;
G. 2022 CALIFORNIA MECHANICAL CODE;
H. 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE;
I. 2022 CALIFORNIA FIRE CODE;
K. 2022 CALIFORNIA ENERGY CODE.

ALONG WITH OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS

## PROJECT DIRECTORY

**ARCHITECT**

BENJAMIN SCHAEFER ARCHITECT
7214 DURANGO CIRCLE
CARLSBAD, CA 92011
CONTACT: BEN SCHAEFER
PHONE: 510.282.7177
EMAIL: ben@bsarchitectsca.com

**OWNER**

AARON & SUE SCHWARTZ
1O CASANOVA NE OCEAN STREET
CARMEL BY THE SEA, CA 93921
PHONE: 917.374.3772
EMAIL: AARON.C.SCHWARTZ@GMAIL.COM

**CIVIL ENGINEER**

C3 ENGINEERING
126 BONIFACIO PLACE, SUITE C
MONTEREY, CA 93940
(831) 647-1192 V
(831) 647-1194 F

**STRUCTURAL ENGINEER**

PHONE:
FAX:
CONTACT:
EMAIL:

**LANDSCAPE DESIGN**

PHONE:
FAX:
CONTACT:
EMAIL:

**GEOTECHNICAL ENGINEER / SHORING**

PHONE:
FAX:
CONTACT:
EMAIL:

**ARBORIST**

PHONE:
FAX:
CONTACT:
EMAIL:

**GREEN POINT RATER**

PHONE:
FAX:
CONTACT:
EMAIL:

**TITLE 24**

PHONE:
FAX:
CONTACT:
EMAIL:

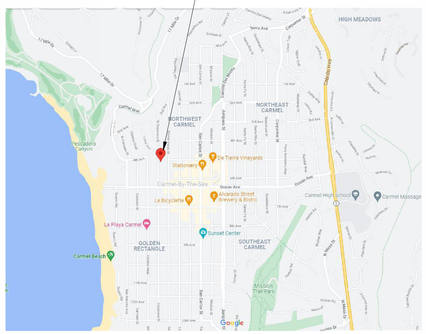
**SURVEYOR**

WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940
CONTACT: CHUCK PUGH
PHONE: 831.649.5225
EMAIL: cpugh@whitsonengineers.com

## DRAWING INDEX


| | |
|---|---|
| 1. GENERAL | |
| G0.00 | TITLE SHEET / PROJECT DATA |
| 2. REFERENCE | |
| R0.01 | TREE EVALUATION WORKSHEET & SURVEY |
| 3. ARCHITECTURAL | |
| A1.01 | EXISTING SITE PLAN |
| A1.02 | PROPOSED SITE PLAN |
| C3 | GRADING & DRAINAGE |
| A2.01 | EXISTING + DEMO FLOOR PLANS |
| A2.02 | EXISTING + DEMO FLOOR PLANS |
| A2.03 | EXISTING + DEMO FLOOR PLANS |
| A2.04 | PROPOSED FLOOR PLANS |
| A2.05 | PROPOSED FLOOR PLANS |
| A2.06 | PROPOSED FLOOR PLANS |
| A3.01 | EXISTING + PROPOSED ELEVATIONS |
| A3.02 | EXISTING + PROPOSED ELEVATIONS |
| A3.03 | EXISTING + PROPOSED ELEVATIONS |
| A3.04 | EXISTING + PROPOSED ELEVATIONS |
| A3.05 | STREETCAPE ELEVATIONS & FENCES |
| A3.20 | EXISTING + PROPOSED ROOF PLANS |
| A10.01 | PROPOSED LANDSCAPE + EXT. LIGHTING PLANS |
| A11.01 | FINISH MATERIALS |
| A11.02 | 3D VIEWS |
| 4. SUPLEMENTAL | |
| SP1.00 | DIAGRAMS / EXAMPLES IMAGES |
| SP1.02 | EXISTING SECTIONS |
| SP1.03 | PROPOSED SECTIONS |
| SP1.10 | EXISTING CODE COMPLIANCE DIAGRAMS |
| SP1.11 | PROPOSED CODE COMPLIANCE DIAGRAMS |
| SP1.12 | PLUMBING FIXTURES CALCULATIONS |
| 5. CIVIL | |
| C1 | COVER SHEET & GENERAL NOTES |
| C2 | EXISTING SITE |
| C4 | UTILITY PLAN |
| C5 | SECTIONS & DETAILS |
| C6 | EROSION AND SEDIMENT CONTROL PLAN |
| C7 | EROSION AND SEDIMENT CONTROL PLAN DETAILS |
| C8 | EROSION AND SEDIMENT CONTROL PLAN BMP'S |


## VICINITY MAP




DESIGNER:

Benjamin Schaefer Architect

7214 DURANGO CIRCLE
CARLSBAD, CA 92011

PHONE:
510.282.7177

EMAIL:
BEN@BSARCHITECTSCA.COM

STAMP:

CLIENT NAME:

AARON SCHWARTZ
SUE YOUNG

# SCHWARTZ AND YOUNG RESIDENCE

CASSANOVA 10 NE OCEAN, CARMEL, CA 93923

REVISION SCHEDULE

| REV NO | DESCRIPTION | DATE |
|---|---|---|
| | CONCEPT DESIGN REVIEW | 01.05.2023 |
| | CONCEPT DESIGN REV RESPONSE 1 | 06.05.2024 |
| | CONCEPT DESIGN REV RESPONSE 2 | 12.09.2024 |
| | CONCEPT DESIGN REV RESPONSE 3 | 04.22.2025 |
| | CONCEPT DESIGN REV RESPONSE 4 | 05.09.2025 |

SHEET TITLE

TITLE SHEET / PROJECT DATA

CURRENT ISSUE TITLE
**CONCEPT DESIGN REVIEW PROGRESS B**

CURRENT ISSUE DATE
**05.09.2025**

SCALE
1/4" = 1'-0"

PROJECT NO.
2105.00

**G0.00**

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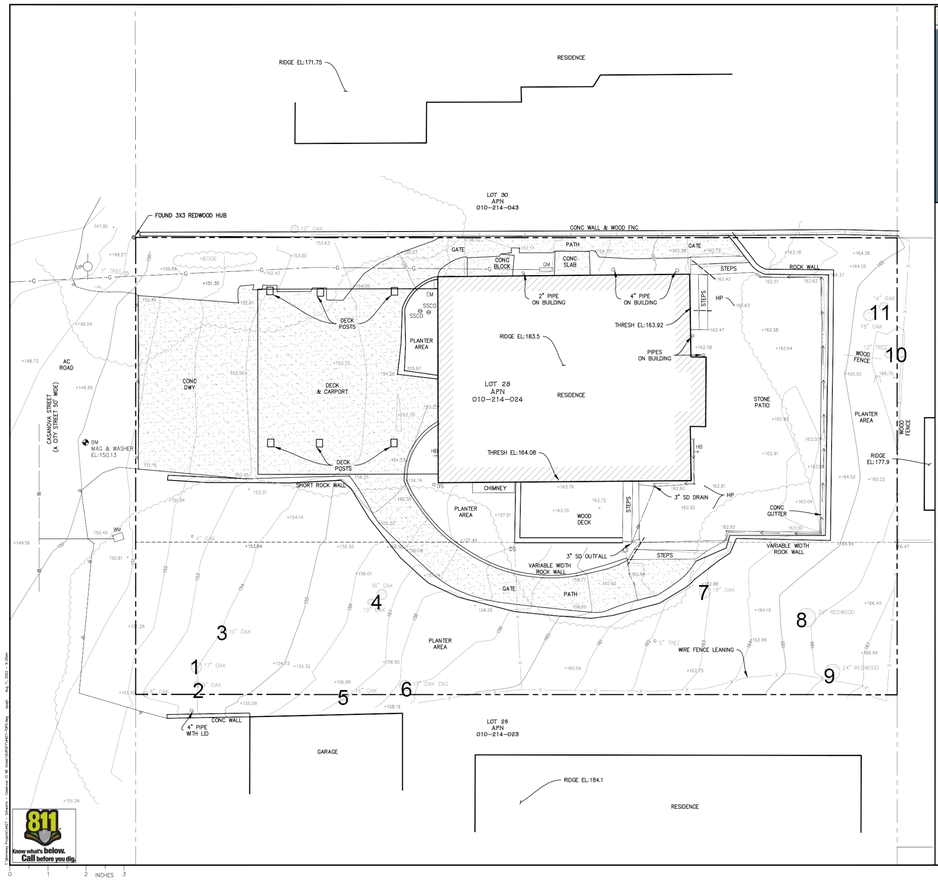


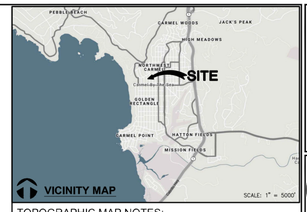


## TOPOGRAPHIC MAP NOTES:

1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY WHITSON ENGINEERS IN SEPTEMBER, 2021.
2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGIC INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
3. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHIC MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY, WHICH ARE NOT SHOWN HEREON.
4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
5. BENCHMARK: A SET MAG & WASHER. ELEVATION: 150.13 (ASSUMED DATUM)
6. LOCATION OF UNDERGROUND UTILITIES WAS NOT WITHIN THE SCOPE OF THIS SURVEY. WITH THE EXCEPTION OF OBSERVED FACILITIES, UNDERGROUND UTILITIES ARE NOT SHOWN. UNDERGROUND UTILITIES SHOWN, WHERE SHOWN, AREA BASED ON VISUAL OBSERVATION FROM THE SURFACE AND ARE APPROXIMATE.
7. THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES MUST BE VERIFIED BY POSITIVE LOCATION (POTHOLING) BY THE CONSTRUCTION CONTRACTOR PRIOR TO EXCAVATION OR ANY CONSTRUCTION WHICH MAY BE AFFECTED BY THE LOCATION OR ELEVATION OF THE UTILITY.
8. DIAMETERS OF TREES ARE SHOWN IN INCHES MEASURED AT BREAST HEIGHT. TREES SMALLER THAN 6" WERE NOT NECESSARILY LOCATED AS PART OF THIS SURVEY.

## ABBREVIATIONS

| | |
|---|---|
| AC | ASPHALT CONCRETE |
| CO | CLEANOUT |
| CONC | CONCRETE |
| ELEC | ELECTRIC |
| ELEV | ELEVATION |
| FF | FINISHED FLOOR |
| FL | FLOWLINE |
| GM | GAS METER |
| HP | HIGH POINT |
| INV | INVERT |
| SD | STORM DRAIN |
| SS | SANITARY SEWER |
| W | WATER |
| WM | WATER METER |

## REFERENCES

VOLUME 2 CITIES & TOWNS PAGE 5

## LEGEND

GROUND CONTOUR
SUBJECT PROPERTY LINE
ADJACENT PROPERTY LINE
ABANDONED LOT LINE
BENCHMARK
SPOT GRADE
TREE
STUMP OR SNAG (DEAD)
TREE DRIP LINE
FENCE
FLOW LINE
SIGN
UTILITY POLE
LIGHT, ELECTROLIER
GAS LINE
STORM DRAIN LINE
DOWNSPOUT
CLEANOUT
WATER LINE
WATER VALVE
HOSE @@
CONCRETE

N

SCALE: 1" = 5'

Civil Engineering
Land Surveying
Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER — JAMES M. WHITSON — No. 9357 — 12-31-2022

| REVISIONS | |
|---|---|
| | |

10 AE Guarenno
Carmel-by-the-Sea, California
APN 010-214-024

TOPOGRAPHIC MAP

SCALE: 1" = 5' (NOT TO SCALE)
DRAWN: TCP
JOB NO.: 4427
SHEET 1 OF 1

DESIGNER:


Benjamin Schaefer Architect

7214 DURANGO CIRCLE
CARLSBAD, CA 92011

PHONE:
510.282.7177

EMAIL:
BEN@BSARCHITECTSCA.COM


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SHEET TITLE

TREE EVALUATION WORKSHEET & SURVEY

CURRENT ISSUE TITLE
**CONCEPT DESIGN REVIEW PROGRESS B**

CURRENT ISSUE DATE
**05.09.2025**

SCALE
As indicated

PROJECT NO.
2105.00

**R0.01**

5/11/2025 10:52:17 AM

## Significant Tree Evaluation Worksheet

APN: 010-214-024-000
Street Location: Casanova 10 NE of Ocean
Planner: Evan Kort
City Forester: Sara Davis
Property Owner: Schwartz
Recommended Tree Density: 4upper and 3 lower

### Part One: Initial Screening:

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

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

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

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

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

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

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

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

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

| Tree # | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| YES | 17 | 9 | 10 | 19 | 16 | 17 | 18 | 29 | 24 | | 23 | | | | |
| NO | | | | | | | | | | X | | | | | |

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

Diameter at breast height = 4.5' above ground

### Part Two: Assessment For Tree Significance

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

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

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

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

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

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

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

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

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

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

G. Are environmental conditions favorable to the tree?

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

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

### Part Three: Final Assessment

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

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

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

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

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

Yes _____

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

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

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

**Items to note:**

**Required Structural Root Zone**

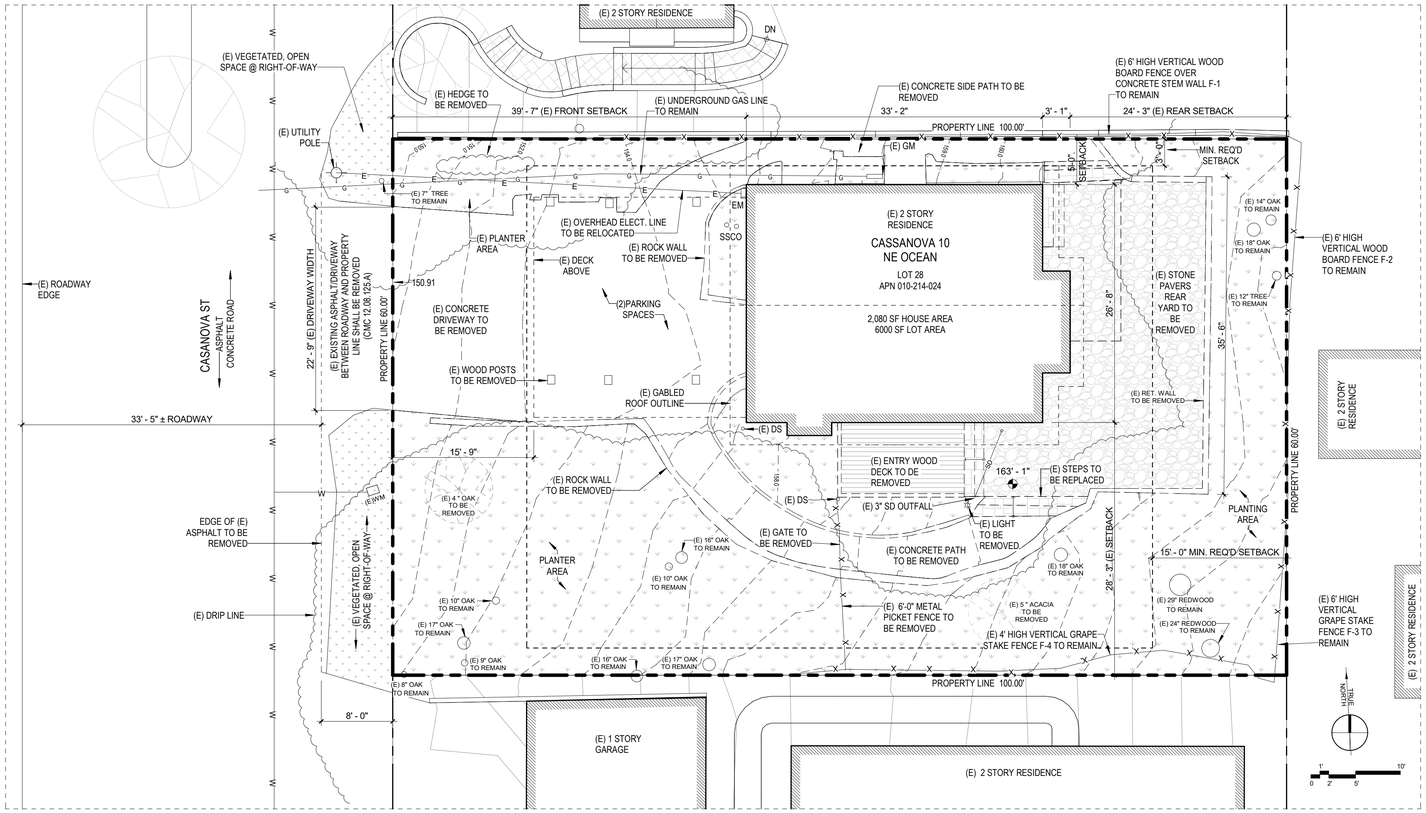
| Tree # | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Feet | 8.5 | 6 | 6 | 9.5 | 8 | 8.5 | 9 | 14.5 | 12 | | 11.5 | | | | |

**Required Tree Protection Zone**

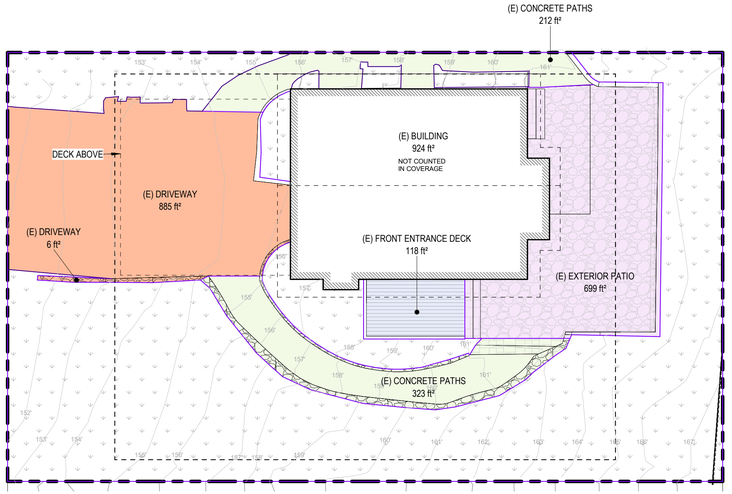
| Tree # | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| YES | 25.5 | 18 | 18 | 28.5 | 24 | 25.5 | 27 | 43.5 | 36 | | 34.5 | | | | |

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

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




1 (E) SITE PLAN
1/8" = 1'-0"




2 (E) SITE COVERAGE DIAGRAM
1" = 10'-0"

**EXISTING SITE COVERAGE...**

| AREA TYPE | AREA |
|---|---|
| IMPERVIOUS | |
| (E) CONCRETE PATHS | 536 SF |
| (E) DRIVEWAY | 891 SF |
| (E) EXTERIOR PATIO | 699 SF |
| | 2,126 SF |
| PERVIOUS | |
| (E) FRONT ENTRANCE DECK | 118 SF |
| | 118 SF |
| TOTAL EXISTING SITE COVERAGE | 2,244 SF |

**TOTAL EXISTING PERMEABLE COVERAGE %**
118 SF / 2244 SF = 0.052 X 100 = 5.26%

**TOTAL EXISTING IMPERMEABLE COVERAGE %**
2126 SF / 2244 SF = 0.9774 X 100 = 97.74%

**TOTAL EXISTING SITE COVERAGE = 2244 SF**
(91.2% OF BASE FLOOR AREA)

SITE COVERAGE WILL BE BROUGHT INTO COMPLIANCE

## SHEET NOTES

## DEMOLITION LEGEND

- EXISTING WALL/PARTITION TO REMAIN
- EXISTING WALL/PARTITION TO BE REMOVED
- EXISTING ELEMENT TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- CUT EARTH
- TREE OUTLINE / DRIP EDGE
- TREE TRUNK

## SITE LEGEND

- PROPERTY LINE
- CITY FORESTER STRUCTURAL ROOT ZONE
- TREE PROTECTION ZONE (DRIPLINE)
- SETBACK LINES
- 0' - 0" SPOT ELEVATION
- X X FENCE
- G G GAS LINE
- W W WATER LINE
- E E ELECTRIC LINE
- SSCO SANITARY CLEANOUT
- EM ELECTRIC METER
- GM GAS METER
- PROPOSED PLANTING AREAS
- DRY RED CEDAR DECKING
- FLAGSTONE PAVERS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PHONE:
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EMAIL:
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EXISTING SITE PLAN

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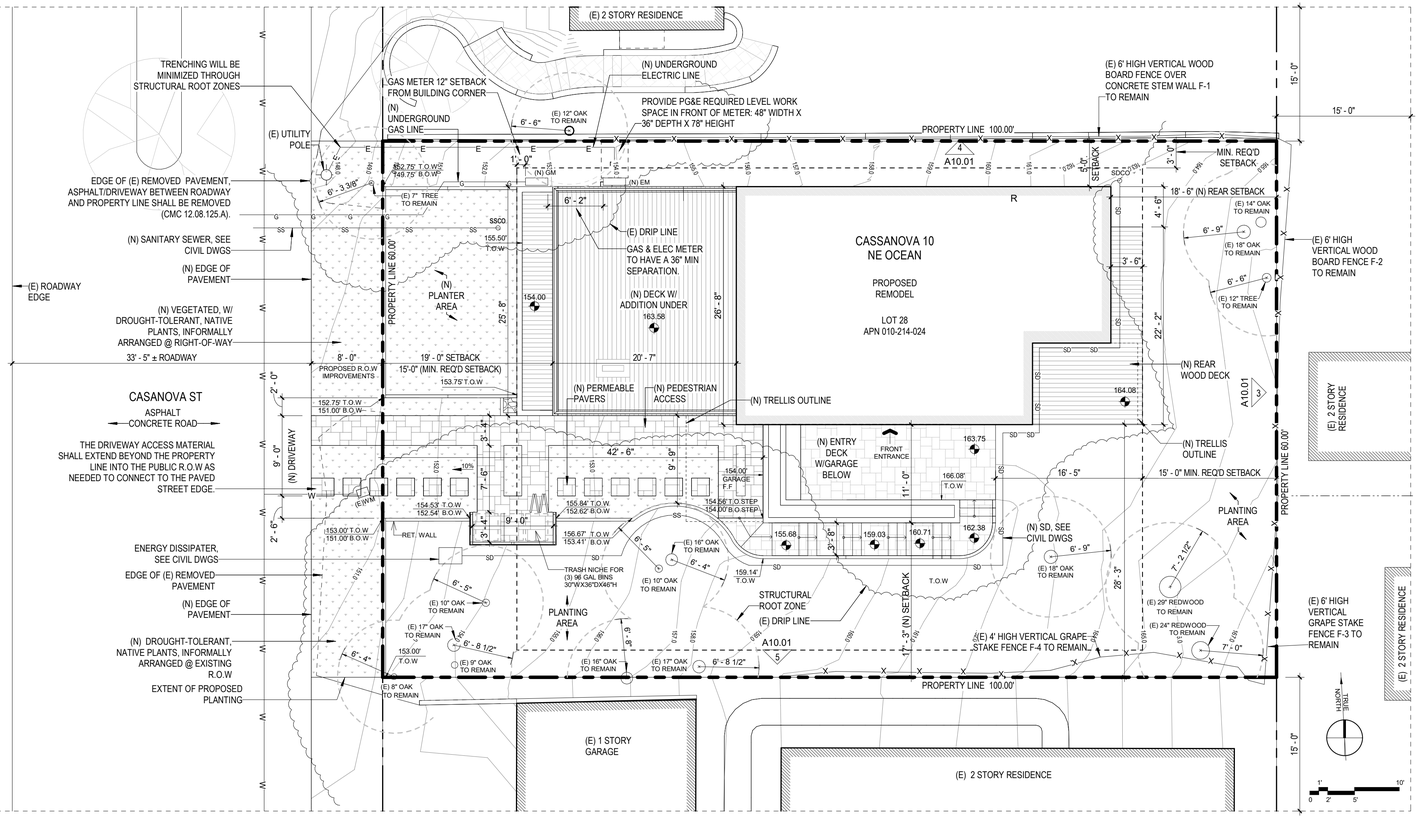
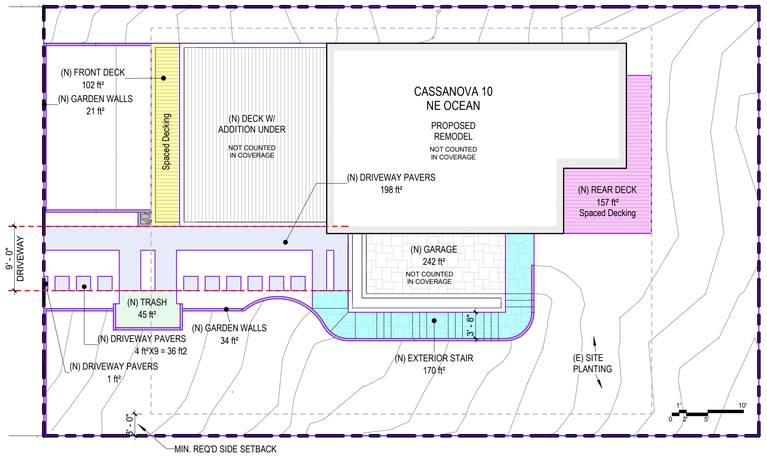



1 PROPOSED SITE PLAN
1/8" = 1'-0"




2 (N) SITE COVERAGE DIAGRAM
1" = 10'-0"

*IF AT LEAST 50% OF ALL SITE COVERAGE ON THE PROPERTY IS MADE OF PERMEABLE OR SEMI-PERMEABLE MATERIALS, AN ADDITIONAL AMOUNT OF SITE COVERAGE OF UP TO 4% OF THE SITE AREA, MAY BE ALLOWED FOR USE IN A SINGLE DRIVEWAY OF UP TO NINE FEET IN WIDTH.

| PROPOSED SITE COVERAGE W/O BONUS | |
|---|---|
| AREA TYPE | AREA |
| IMPERVIOUS | |
| (N) EXTERIOR STAIR | 170 SF |
| (N) GARDEN WALLS | 56 SF |
| | 226 SF |
| PERVIOUS* | |
| (N) FRONT DECK | 102 SF |
| (N) REAR DECK | 157 SF |
| (N) TRASH | 45 SF |
| | 305 SF |
| TOTAL PROPOSED COVERAGE W/O BONUS | 530 SF |

| BONUS SITE COVERAGE | |
|---|---|
| AREA TYPE | AREA |
| (N) DRIVEWAY PAVERS | 235 SF |
| TOTAL PROPOSED BONUS COVERAGE | 235 SF |

**PROPOSED SITE COVERAGE W/O BONUS=**
305SF + 226 SF = 530SF

**PROPOSED SITE COVERAGE W/ BONUS=**
530SF + 235 SF = 765SF

**PROPOSED PERMEABLE COVERAGE %=**
(305 SF +235 SF) /765 SF= 0.71 X 100 = 71%

**PROPOSED IMPERMEABLE COVERAGE % =**
226 SF/ 765 SF= 0.29 X 100 = 29%

## SHEET NOTES

## PROPOSED SITE PLAN NOTES

1. ALL PLANTING IS EXISTING. ONLY ONE 4" OAK TREE WILL BE REMOVED.

2. SEE A11.01 FOR IMAGES OF (E) FENCES TO REMAIN

## SITE LEGEND

- PROPERTY LINE
- CITY FORESTER STRUCTURAL ROOT ZONE
- TREE PROTECTION ZONE (DRIPLINE)
- SETBACK LINES
- 0' - 0" SPOT ELEVATION
- X FENCE
- G GAS LINE
- W WATER LINE
- E ELECTRIC LINE
- SSCO SANITARY CLEANOUT
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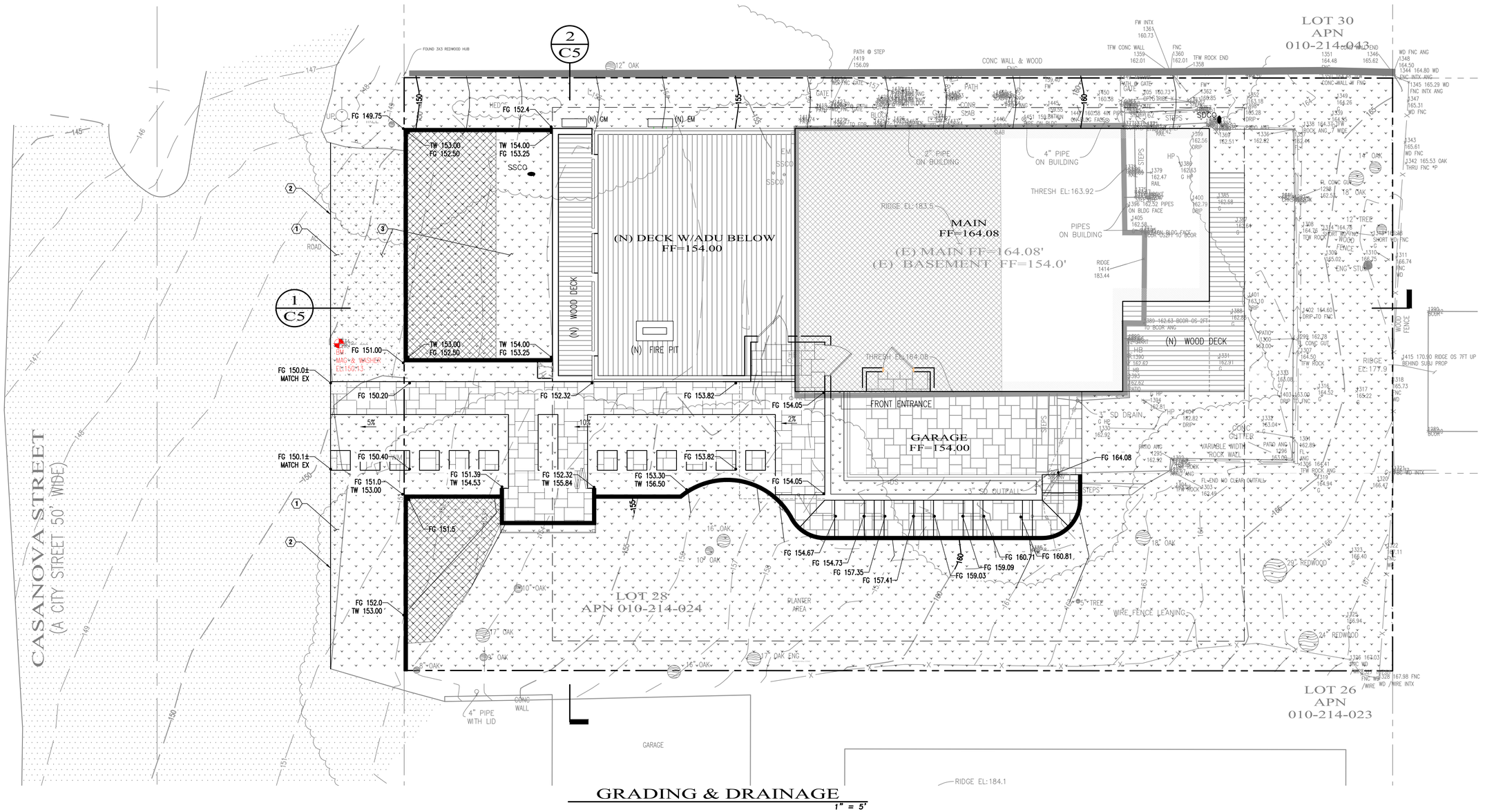
**A1.02**

5/11/2025 10:52:25 AM


CASANOVA STREET
(A CITY STREET 50' WIDE)
LOT 30
APN
010-214-043
LOT 28
APN 010-214-024
LOT 26
APN
010-214-023
(N) DECK W/ADU BELOW
FF=154.00
MAIN
FF=164.08
(E) MAIN FF=164.08'
(E) BASEMENT FF=154.0'
GARAGE
FF=154.00
(N) WOOD DECK
(N) FIRE PIT
(N) WOOD DECK
FRONT ENTRANCE
THRESH EL:163.92
THRESH EL:164.08
RIDGE EL:183.5
RIDGE EL:179.9
RIDGE EL:184.1
PIPES ON BUILDING
2" PIPE ON BUILDING
4" PIPE ON BUILDING
3" SD DRAIN
3" SD OUTFALL
CONC GUTTER
VARIABLE WIDTH ROCK WALL
WOOD FENCE
WIRE FENCE LEANING
CONC WALL & WOOD FNC
CONC WALL W/ FNG
CONC WALL
4" PIPE WITH LID
PLANTER AREA
GARAGE
FOUND 3X3 REDWOOD HUB
SSCO
STEPS
GATE
PATH @ STEP
TFW CONC WALL
TFW ROCK END
FNC INTX ANG
WD FNC ANG
FL END W/O CLEAN OUTFALL
FL CONC GUT
ENG STK
SHRT WD FNC
TFW ROCK
TFW ROCK ANG
PATIO ANG
PATIO
HP
G HP
RAIL
BOOR
BOOR OS 2FT TO BOOR ANG
BOOR OS 7FT TO BOOR
BOOR OS 7FT UP BEHIND SUBU PROP
FG 149.75
FG 152.4
FG 151.00
SMD+& WASHER
El=150.13
FG 150.0± MATCH EX
FG 150.20
FG 150.1± MATCH EX
FG 150.40
FG 151.0
TW 153.00
FG 151.39
TW 154.53
FG 152.32
TW 155.84
FG 153.30
TW 156.50
FG 153.82
FG 154.05
FG 154.08
FG 151.5
FG 152.0
TW 153.00
FG 154.67
FG 154.73
FG 157.35
FG 157.41
FG 159.03
FG 159.09
FG 160.71
FG 160.81
TW 153.00
FG 152.50
TW 154.00
FG 153.25
16" OAK
10" OAK
17" OAK
9" OAK
8" OAK
17" OAK ENC
12" OAK
14" OAK
18" OAK
29" REDWOOD
24" REDWOOD
12" TREE
5" TREE
ROAD
5%
10%
2%
150
155
160
165
170
175
180
185
190
195
200
205
210
215
220
225
230
235
240
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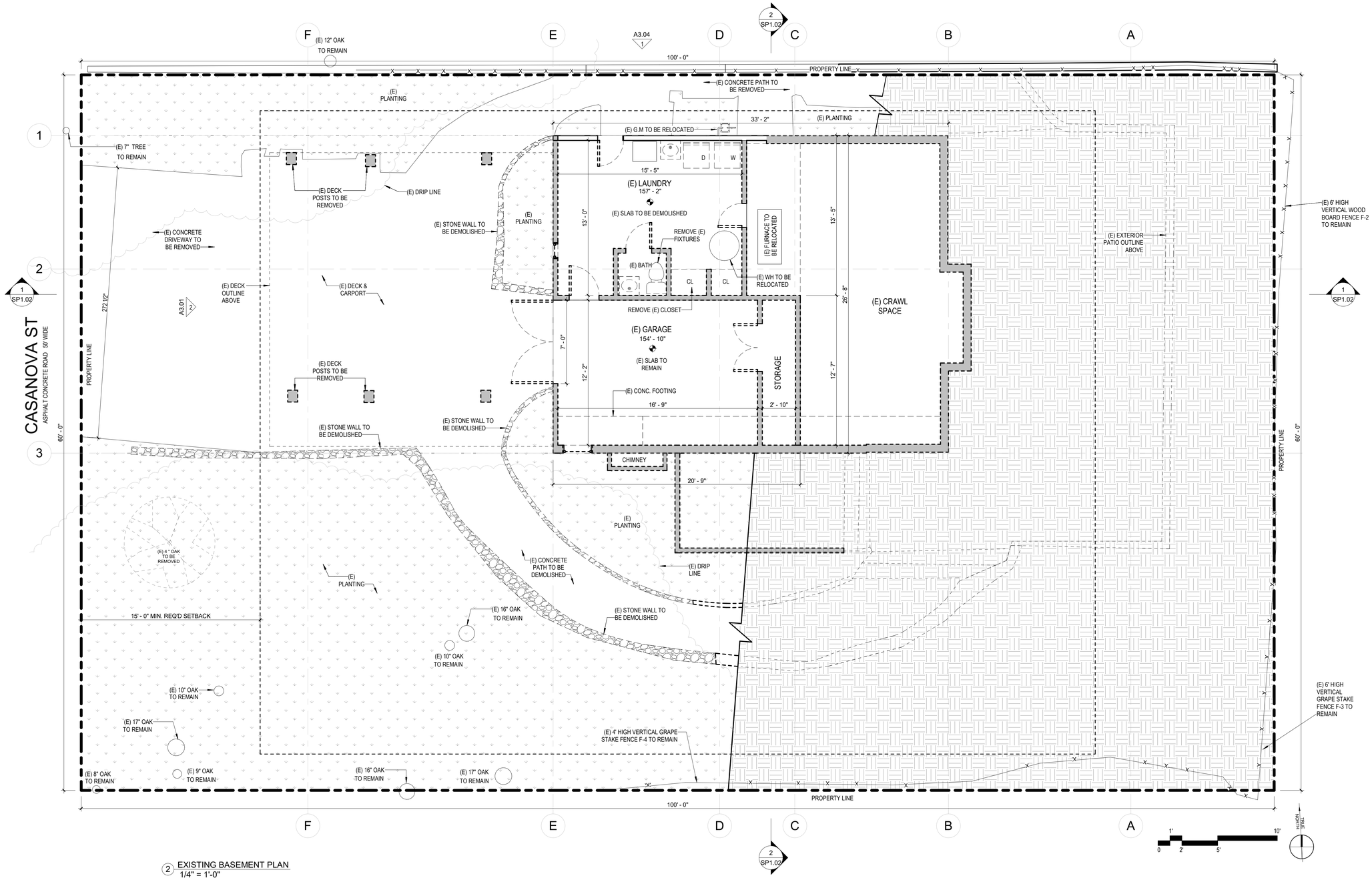


2 EXISTING BASEMENT PLAN
1/4" = 1'-0"

## SHEET NOTES

## DEMOLITION CALCULATION

**PERCENTAGE OF EXTERIOR STRUCTURAL WALLS TO BE REMOVED OR REBUILT**

| FLOOR | EXSITING | PROPOSED |
|---|---|---|
| BASEMENT | 126.24 LNFT | 108.48 LNFT |
| FIRST FLOOR | 126.35 LNFT | 34.92 LNFT |
| SECOND FLOOR | 122.43 LNFT | 8.86 LNFT |
| **TOTAL** | **375.02 LNFT** | **152.26 LNFT** |

**TOTAL PERCENTAGE = 152.26 LNFT / 375.02 LNFT = 0.406 X 100 = 40.6%**

## DEMOLITION LEGEND

- EXISTING WALL/PARTITION TO REMAIN
- EXISTING WALL/PARTITION TO BE REMOVED
- EXISTING ELEMENT TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- CUT EARTH
- TREE OUTLINE / DRIP EDGE
- TREE TRUNK

## DEMOLITION PLAN NOTES

1. SEE SITE PLAN FOR SITE ELEMENTS TO BE DEMOLISHED
2. REMOVE STRUCTURE AS INDICATED.


DESIGNER:

Benjamin Schaefer Architect

7214 DURANGO CIRCLE
CARLSBAD, CA 92011

PHONE:
510.282.7177

EMAIL:
BEN@BSARCHITECTSCA.COM


STAMP:

CLIENT NAME:

AARON SCHWARTZ
SUE YOUNG

# SCHWARTZ AND YOUNG RESIDENCE

CASSANOVA 10 NE OCEAN, CARMEL, CA 93923

REVISION SCHEDULE

| REV NO | DESCRIPTION | DATE |
|---|---|---|
| | CONCEPT DESIGN REVIEW | 01.05.2023 |
| | CONCEPT DESIGN REV RESPONSE 1 | 06.05.2024 |
| | CONCEPT DESIGN REV RESPONSE 2 | 12.09.2024 |
| | CONCEPT DESIGN REV RESPONSE 3 | 04.22.2025 |

SHEET TITLE

## EXISTING + DEMO FLOOR PLANS

CURRENT ISSUE TITLE
**CONCEPT DESIGN REVIEW PROGRESS B**

CURRENT ISSUE DATE
**05.09.2025**

SCALE
1/4" = 1'-0"

PROJECT NO.
2105.00

**A2.01**

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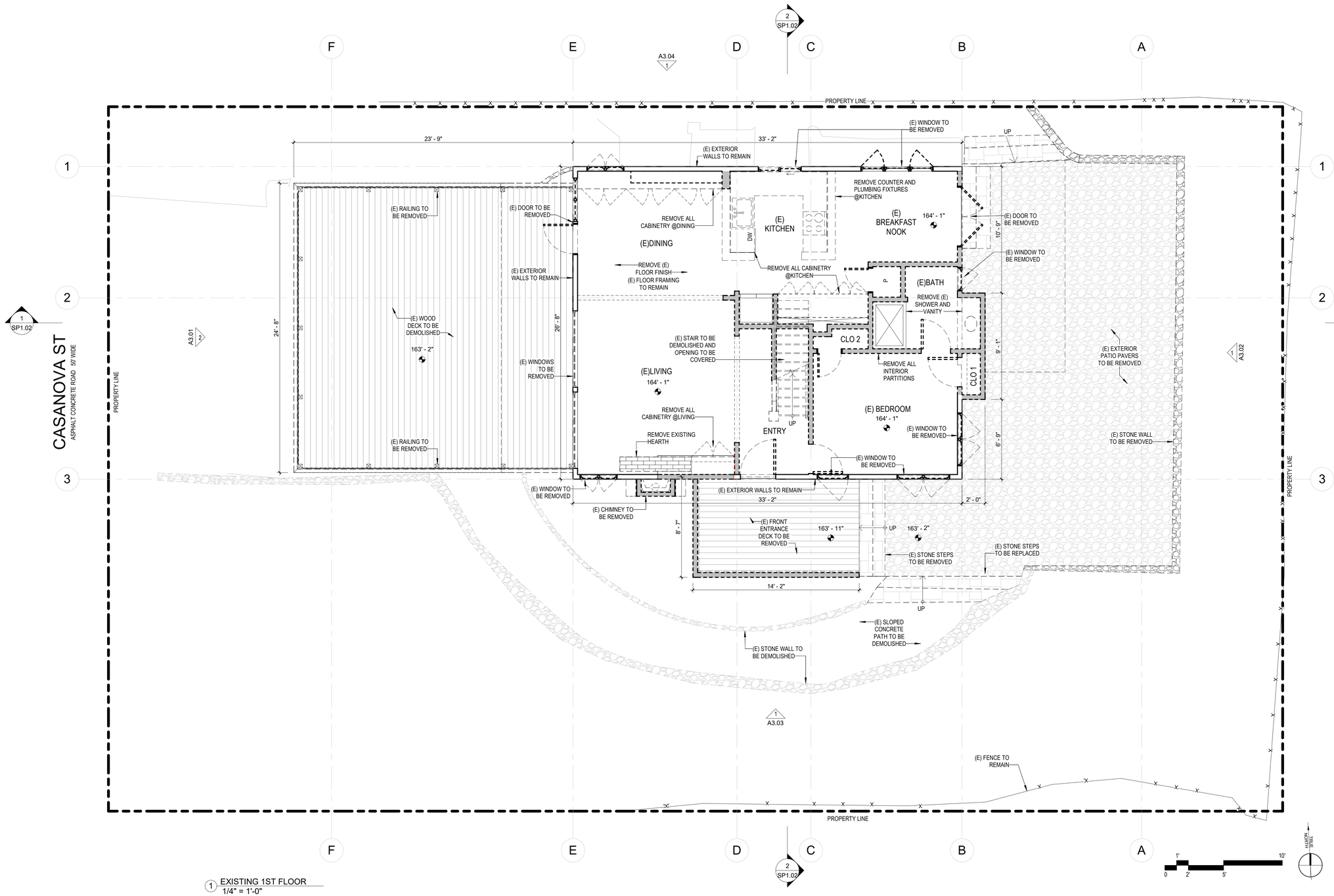


1 EXISTING 1ST FLOOR
1/4" = 1'-0"

## SHEET NOTES

## DEMOLITION CALCULATION

**PERCENTAGE OF EXTERIOR STRUCTURAL WALLS TO BE REMOVED OR REBUILT**

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|---|---|---|
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## DEMOLITION LEGEND

- EXISTING WALL/PARTITION TO REMAIN
- EXISTING WALL/PARTITION TO BE REMOVED
- EXISTING ELEMENT TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- CUT EARTH
- TREE OUTLINE / DRIP EDGE
- TREE TRUNK

## DEMOLITION PLAN NOTES

1. SEE SITE PLAN FOR SITE ELEMENTS TO BE DEMOLISHED
2. REMOVE STRUCTURE AS INDICATED.


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SHEET TITLE

EXISTING + DEMO FLOOR PLANS

CURRENT ISSUE TITLE
**CONCEPT DESIGN REVIEW PROGRESS B**

CURRENT ISSUE DATE
**05.09.2025**

SCALE
1/4" = 1'-0"

PROJECT NO.
2105.00

**A2.02**

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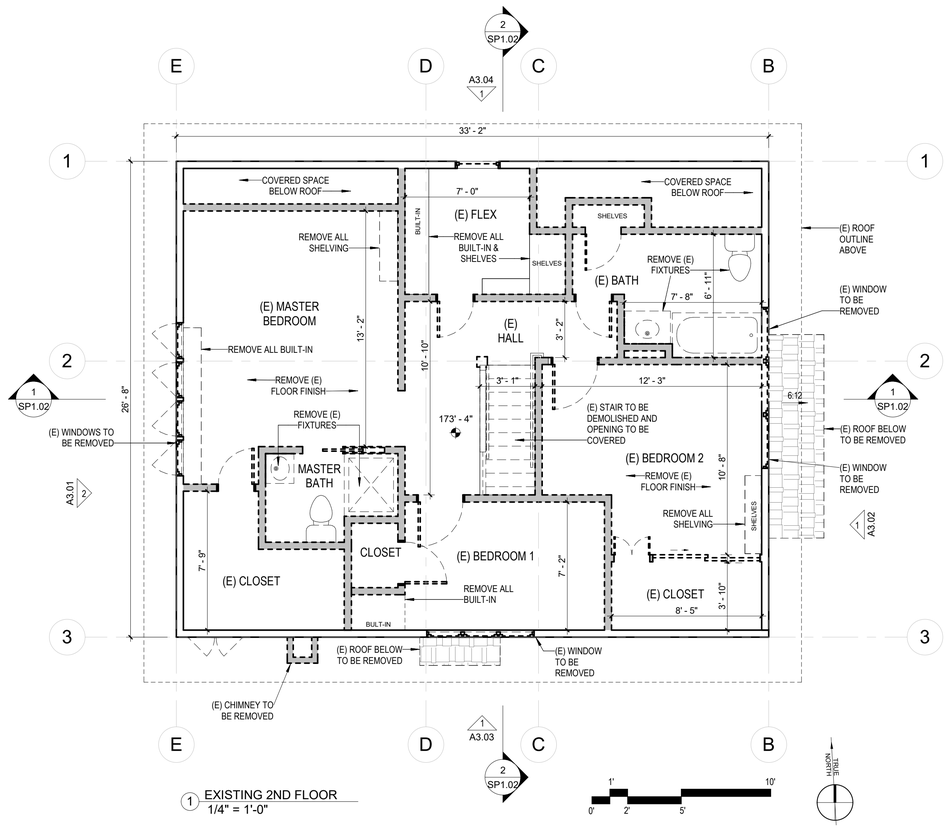


1 EXISTING 2ND FLOOR
1/4" = 1'-0"

## DEMOLITION CALCULATION

**PERCENTAGE OF EXTERIOR STRUCTURAL WALLS TO BE REMOVED OR REBUILT**

| FLOOR | EXSITING | PROPOSED |
|---|---|---|
| BASEMENT | 126.24 LNFT | 108.48 LNFT |
| FIRST FLOOR | 126.35 LNFT | 34.92 LNFT |
| SECOND FLOOR | 122.43 LNFT | 8.86 LNFT |
| **TOTAL** | **375.02 LNFT** | **152.26 LNFT** |

**TOTAL PERCENTAGE = 152.26 LNFT / 375.02 LNFT = 0.406 X 100 = 40.6%**

## DEMOLITION LEGEND

- EXISTING WALL/PARTITION TO REMAIN
- EXISTING WALL/PARTITION TO BE REMOVED
- EXISTING ELEMENT TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- CUT EARTH
- TREE OUTLINE / DRIP EDGE
- TREE TRUNK

## DEMOLITION PLAN NOTES

1. SEE SITE PLAN FOR SITE ELEMENTS TO BE DEMOLISHED
2. REMOVE STRUCTURE AS INDICATED.


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| | CONCEPT DESIGN REV RESPONSE 3 | 04.22.2025 |

SHEET TITLE

EXISTING + DEMO FLOOR PLANS

CURRENT ISSUE TITLE
**CONCEPT DESIGN REVIEW PROGRESS B**

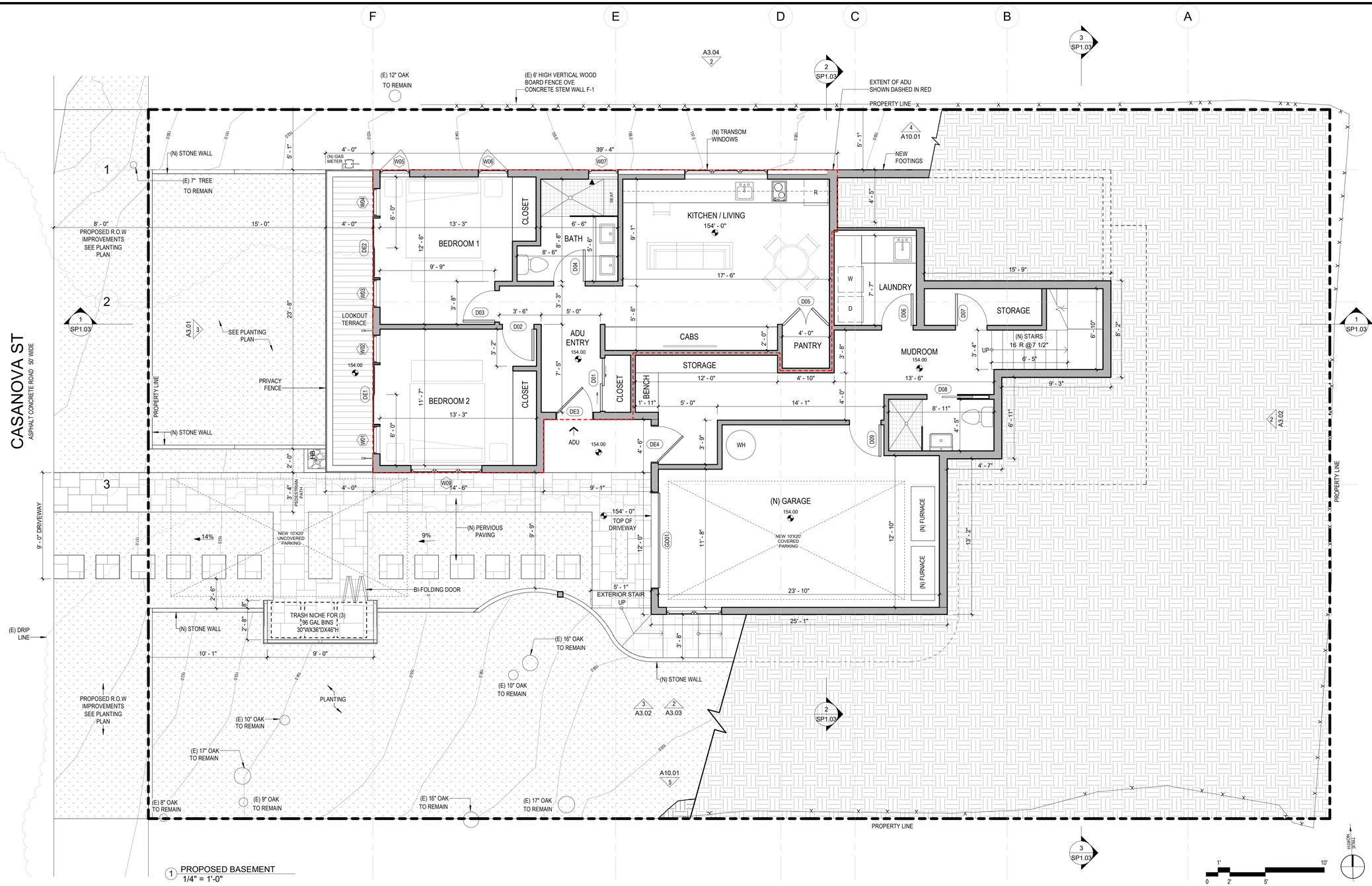
CURRENT ISSUE DATE
**05.09.2025**

SCALE
1/4" = 1'-0"

PROJECT NO.
2105.00

**A2.03**

5/11/2025 10:52:32 AM




1 PROPOSED BASEMENT
1/4" = 1'-0"

## SHEET NOTES

## NEW CONSTRUCTION LEGEND

- EXISTING WALL/PARTITION TO REMAIN
- NEW WALL/PARTITION
- EXISTING DOOR TO REMAIN
- NEW WINDOW
- WALL TAG
- EXISTING TREE TO REMAIN
- NEW TREE
- ADU OUTLINE

## PROPOSED PLAN NOTES

1. SEE SITE PLAN FOR NEW SITE WORK


DESIGNER:
Benjamin Schaefer Architect
7214 DURANGO CIRCLE
CARLSBAD, CA 92011
PHONE:
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CASSANOVA 10 NE OCEAN, CARMEL, CA 93923

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| | CONCEPT DESIGN REV RESPONSE 3 | 04.22.2025 |

SHEET TITLE
PROPOSED FLOOR PLANS

CURRENT ISSUE TITLE
**CONCEPT DESIGN REVIEW PROGRESS B**

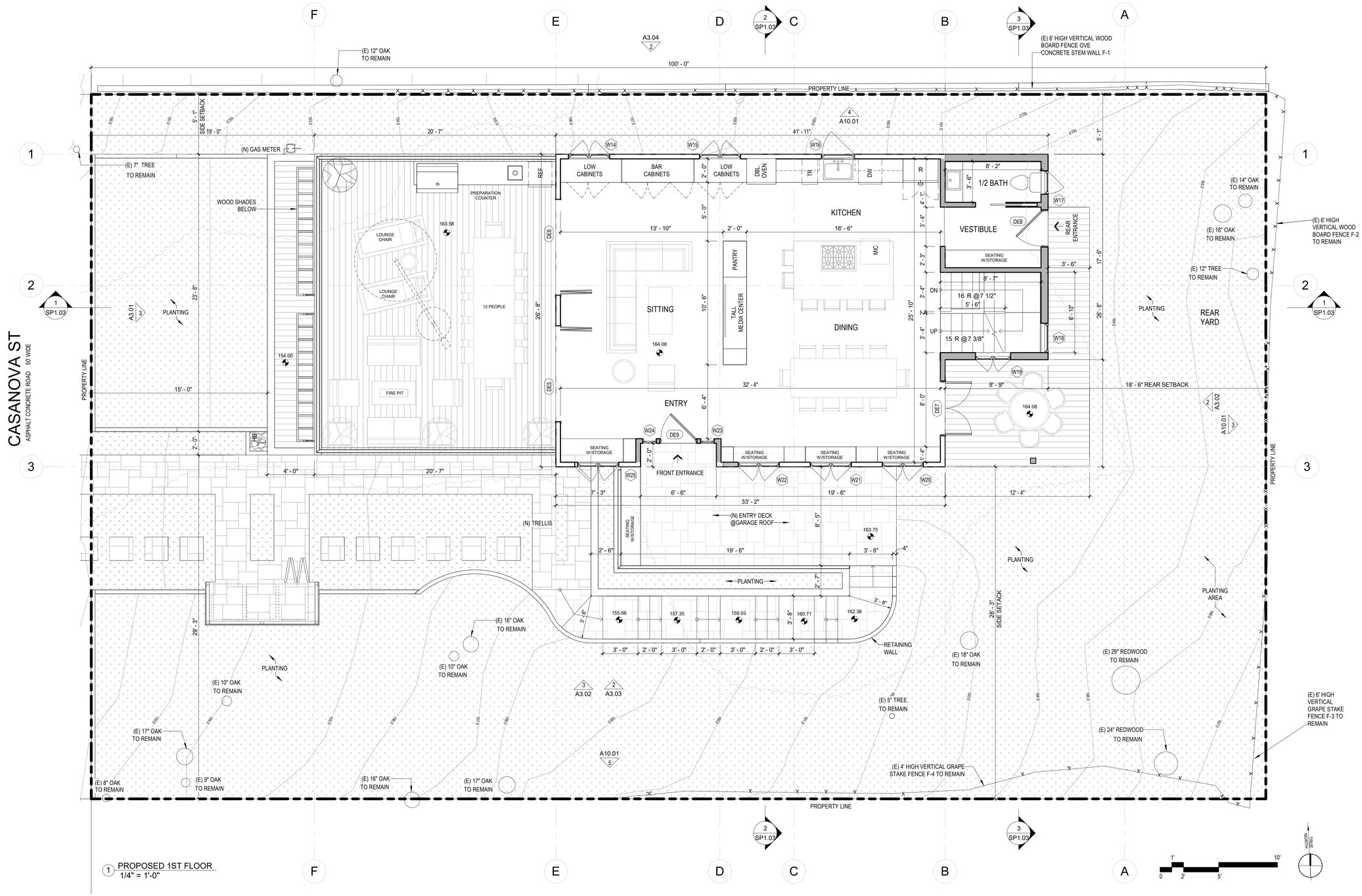
CURRENT ISSUE DATE
**05.09.2025**

SCALE
1/4" = 1'-0"

PROJECT NO.
2105.00

**A2.04**

5/11/2025 10:52:35 AM




1 PROPOSED 1ST FLOOR
1/4" = 1'-0"

## SHEET NOTES

## NEW CONSTRUCTION LEGEND

- EXISTING WALL/PARTITION TO REMAIN
- NEW WALL/PARTITION
- EXISTING DOOR TO REMAIN
- NEW WINDOW
- WALL TAG
- EXISTING TREE TO REMAIN
- NEW TREE
- ADU OUTLINE

## PROPOSED PLAN NOTES

1. SEE SITE PLAN FOR NEW SITE WORK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Benjamin Schaefer Architect

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CARLSBAD, CA 92011

PHONE:
510.282.7177

EMAIL:
BEN@BSARCHITECTSCA.COM


STAMP:

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AARON SCHWARTZ
SUE YOUNG

# SCHWARTZ AND YOUNG RESIDENCE

CASSANOVA 10 NE OCEAN, CARMEL, CA 93923

REVISION SCHEDULE

| REV NO | DESCRIPTION | DATE |
|---|---|---|
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| | CONCEPT DESIGN REV RESPONSE 3 | 04.22.2025 |

SHEET TITLE

PROPOSED FLOOR PLANS

CURRENT ISSUE TITLE
**CONCEPT DESIGN REVIEW PROGRESS B**

CURRENT ISSUE DATE
**05.09.2025**

SCALE
1/4" = 1'-0"

PROJECT NO.
2105.00

**A2.05**

5/11/2025 10:52:39 AM

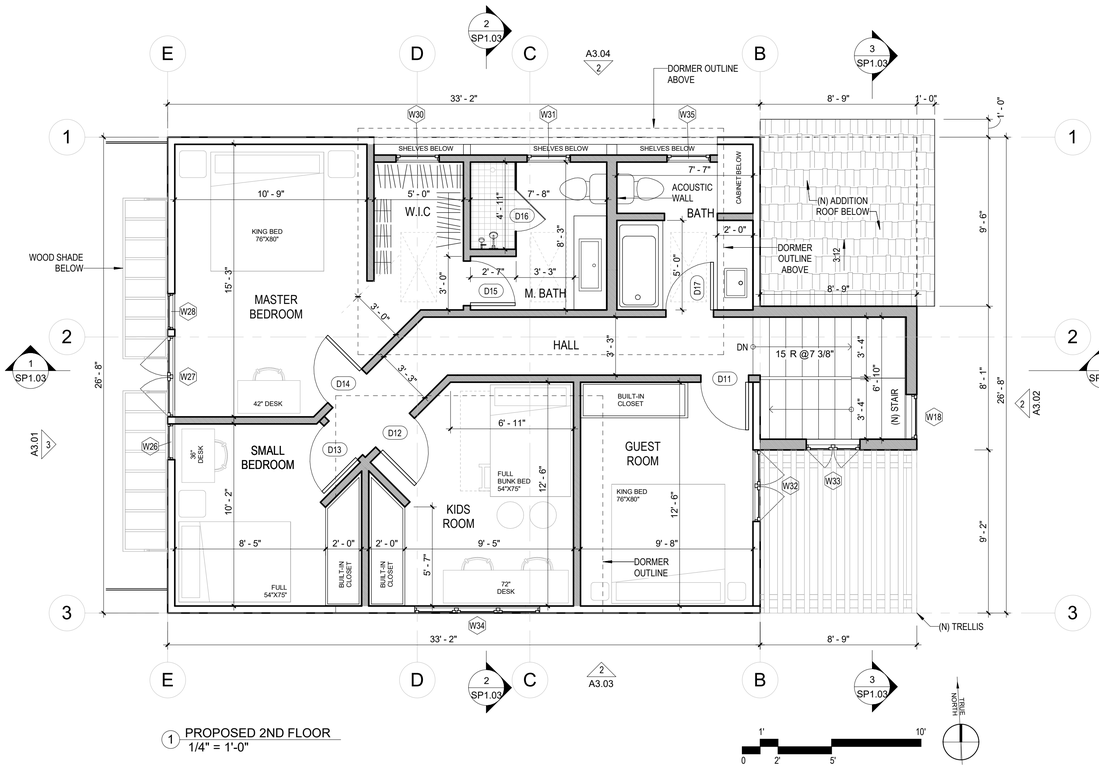
# NEW DOOR & FRAME SCHEDULE

DR=door, WD=wood, GL=glass, PTD= painted, STN=stained MFR=manufacturer, PR=pair, IA=inactive, CLR=clear, TMP=tempered, INS=insulated, SC=solid core HC=Hollow core AL=Aluminum clad

| Level | MARK | DOOR WIDTH | DOOR HEIGHT | DOOR THK | DOOR MATL | TYPE | HARDWARE FUNCTION | HARDWARE MFR | HARDWARE SERIES | HARDWARE FINISH | #PRS/TYPE | THHLD | GLASS INS | GLASS TMP | REMARKS(ELEV/DETAILS) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| (N) BASEMENT | | | | | | | | | | | | | | | |
| (N) BASEMENT | D01 | 4' - 6" | 7' - 0" | 2" | WD/SC | SLIDING | Interior | | | | | | | | |
| (N) BASEMENT | D02 | 2' - 8" | 7' - 0" | 2" | WD/SC | SINGLE FLUSH | Interior | | | | | | | | |
| (N) BASEMENT | D03 | 2' - 8" | 7' - 0" | 2" | WD/SC | SINGLE FLUSH | Interior | | | | | | | | |
| (N) BASEMENT | D04 | 2' - 8" | 7' - 0" | 2" | WD/SC | SINGLE FLUSH | Interior | | | | | | | | |
| (N) BASEMENT | D05 | 4' - 0" | 7' - 0" | 2" | WD/SC | DOUBLE FLUSH | Interior | | | | | | | | |
| (N) BASEMENT | D06 | 2' - 8" | 7' - 0" | 2" | WD/SC | SINGLE FLUSH | Interior | | | | | | | | |
| (N) BASEMENT | D07 | 2' - 8" | 7' - 0" | 2" | WD/SC | SINGLE FLUSH | Interior | | | | | | | | |
| (N) BASEMENT | D08 | 2' - 7" | 7' - 0" | 1 3/8" | WD/SC | POCKET | Interior | | | | | | | | |
| (N) BASEMENT | D09 | 2' - 8" | 7' - 0" | 2" | WD/SC | SINGLE FLUSH | Interior | | | | | | | | |
| (N) BASEMENT | DE1 | 5' - 0" | 7' - 0" | 3/4" | WD/AL/GL | SLIDING | Exterior | | | | | | YES | YES | |
| (N) BASEMENT | DE2 | 5' - 0" | 7' - 0" | 3/4" | WD/AL/GL | SLIDING | Exterior | | | | | | YES | YES | |
| (N) BASEMENT | DE3 | 3' - 0" | 7' - 0" | 1 3/8" | WD/AL/GL | SWING | Exterior | | | | | | YES | YES | |
| (N) BASEMENT | DE4 | 3' - 0" | 7' - 0" | 1 3/8" | WD/AL/GL | SWING | Exterior | | | | | | YES | YES | |
| (N) BASEMENT | GD01 | 8' - 0" | 7' - 0" | 1 1/2" | WOOD | SECTIONAL GARAGE DOOR | Exterior | | | | | | | | |
| (E) 1ST FLOOR | | | | | | | | | | | | | | | |
| (E) 1ST FLOOR | D10 | 2' - 7" | 7' - 0" | 1 3/8" | WD/SC | POCKET | Interior | | | | | | | | |
| (E) 1ST FLOOR | DE5 | 8' - 0" | 8' - 0" | 1 3/8" | WD/AL/GL | FOLDING | Exterior | | | | | | YES | YES | |
| (E) 1ST FLOOR | DE6 | 8' - 0" | 8' - 0" | 1 3/8" | WD/AL/GL | FOLDING | Exterior | | | | | | YES | YES | |
| (E) 1ST FLOOR | DE7 | 4' - 6" | 6' - 8" | 1 3/8" | WD/AL/GL | FRENCH | Exterior | | | | | | YES | YES | |
| (E) 1ST FLOOR | DE8 | 3' - 0" | 7' - 0" | 1 3/8" | WD/AL/GL | SWING | Exterior | | | | | | YES | YES | |
| (E) 1ST FLOOR | DE9 | 3' - 0" | 7' - 0" | 1 3/8" | WD/AL/GL | SWING | Exterior | | | | | | YES | YES | |
| (E) 2ND FLOOR | | | | | | | | | | | | | | | |
| (E) 2ND FLOOR | D11 | 2' - 8" | 7' - 0" | 2" | WD/SC | SINGLE FLUSH | Interior | | | | | | | | |
| (E) 2ND FLOOR | D12 | 2' - 8" | 7' - 0" | 2" | WD/SC | SINGLE FLUSH | Interior | | | | | | | | |
| (E) 2ND FLOOR | D13 | 2' - 8" | 7' - 0" | 2" | WD/SC | SINGLE FLUSH | Interior | | | | | | | | |
| (E) 2ND FLOOR | D14 | 2' - 8" | 7' - 0" | 2" | WD/SC | SINGLE FLUSH | Interior | | | | | | | | |
| (E) 2ND FLOOR | D15 | 2' - 6" | 6' - 8" | 2" | WD/SC | SINGLE FLUSH | Interior | | | | | | | | |
| (E) 2ND FLOOR | D16 | 2' - 4" | 6' - 6" | 1/2" | WD/SC | GLASS SHOWER | Interior | | | | | | NO | YES | |
| (E) 2ND FLOOR | D17 | 2' - 8" | 7' - 0" | 2" | WD/SC | SINGLE FLUSH | Interior | | | | | | | | |

# NEW WINDOW SCHEDULE

| MARK | WIDTH | HEIGHT | TYPE | MTL | FINISH EXT | INS | LowE | U.V | LAM | TMP | FUNCTION LT | RT | OP | FIX | SILL | REMARKS (ELEV/ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| (N) BASEMENT | | | | | | | | | | | | | | | | |
| W01 | 2' - 4" | 7' - 0" | FIXED | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | No | No | Yes | No | No | No | Yes | 0' - 0" | |
| W02 | 2' - 4" | 7' - 0" | FIXED | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | No | No | Yes | No | No | No | Yes | 0' - 0" | |
| W03 | 2' - 4" | 7' - 0" | FIXED | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | No | No | Yes | No | No | No | Yes | 0' - 0" | |
| W04 | 2' - 4" | 7' - 0" | FIXED | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | No | No | Yes | No | No | No | Yes | 0' - 0" | |
| W05 | 2' - 6" | 4' - 0" | CASEMENT SINGLE | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | No | No | No | Yes | No | Yes | No | 3' - 0" | |
| W06 | 2' - 6" | 4' - 0" | CASEMENT SINGLE | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | No | No | No | No | Yes | Yes | No | 3' - 0" | |
| W07 | 2' - 6" | 2' - 4" | AWNING | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | No | No | No | No | No | Yes | No | 4' - 8" | |
| W09 | 6' - 0" | 2' - 0" | AWNING | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | No | No | No | No | No | No | Yes | 5' - 0" | |
| W10 | 7' - 0" | 2' - 4" | CASEMENT DOUBLE W/FIXED CENTER | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | | | | Yes | Yes | | | 4' - 8" | |
| W11 | 4' - 8" | 1' - 8" | AWNING | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | | | | | | Yes | No | 5' - 5" | |
| (E) 1ST FLOOR | | | | | | | | | | | | | | | | |
| W14 | 3' - 6" | 4' - 10" | CASEMENT DOUBLE | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | No | No | No | No | No | Yes | No | 2' - 8" | |
| W15 | 3' - 6" | 4' - 10" | CASEMENT DOUBLE | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | No | No | No | No | No | Yes | No | 2' - 8" | |
| W16 | 2' - 10" | 4' - 2" | CASEMENT SINGLE | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | No | No | No | No | Yes | No | No | 3' - 4" | |
| W17 | 2' - 0" | 3' - 9 3/4" | CASEMENT SINGLE | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | No | No | No | Yes | No | No | No | 3' - 2 1/4" | |
| W18 | 2' - 6" | 11' - 5" | FIXED / TRIPLE VERTICAL | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | No | No | No | No | No | No | Yes | 3' - 0 1/2" | |
| W19 | 3' - 0" | 3' - 6" | CASEMENT DOUBLE | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | No | No | No | No | No | Yes | Yes | 3' - 2" | |
| W20 | 3' - 6" | 3' - 11" | CASEMENT DOUBLE | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | No | No | No | No | No | Yes | No | 3' - 3 1/4" | |
| W21 | 3' - 6" | 3' - 11" | CASEMENT DOUBLE | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | No | No | No | No | No | Yes | Yes | 3' - 3 1/4" | |
| W22 | 3' - 6" | 3' - 11" | CASEMENT DOUBLE | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | No | No | No | No | No | Yes | No | 3' - 3 1/4" | |
| W23 | 1' - 0" | 7' - 0" | FIXED | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | No | No | Yes | No | No | No | Yes | 0' - 0" | |
| W24 | 1' - 0" | 7' - 0" | FIXED | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | No | No | Yes | No | No | No | Yes | 0' - 0" | |
| W25 | 3' - 6" | 3' - 11" | CASEMENT DOUBLE | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | No | No | No | No | No | Yes | No | 3' - 3 1/4" | |
| (E) 2ND FLOOR | | | | | | | | | | | | | | | | |
| W26 | 2' - 0" | 5' - 0" | CASEMENT + FIXED | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | No | No | Yes | No | Yes | No | Yes | 1' - 9" | |
| W27 | 4' - 6" | 5' - 0" | CASEMENT DOUBLE + FIXED | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | | | | | | Yes | Yes | 1' - 9" | |
| W28 | 2' - 0" | 5' - 0" | CASEMENT + FIXED | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | No | No | Yes | No | Yes | No | Yes | 1' - 9" | |
| W30 | 2' - 5" | 2' - 0" | AWNING | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | No | No | No | No | No | Yes | No | 4' - 0" | |
| W31 | 2' - 5" | 2' - 0" | AWNING | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | No | No | No | No | No | Yes | No | 4' - 0" | |
| W32 | 4' - 0" | 3' - 6" | CASEMENT DOUBLE | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | No | No | No | No | No | Yes | No | 1' - 8" | |
| W33 | 3' - 0" | 3' - 6" | CASEMENT DOUBLE | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | No | No | No | No | No | Yes | No | 1' - 8" | |
| W34 | 7' - 0" | 2' - 4" | CASEMENT DOUBLE W/FIXED CENTER | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | No | No | No | No | No | Yes | No | 3' - 4 1/8" | |
| W35 | 2' - 5" | 2' - 0" | AWNING | WOOD | DARK BRONZE ALUMINUM CLAD | Yes | Yes | No | No | No | No | No | Yes | No | 4' - 0" | |
| (E) T.O ROOF | | | | | | | | | | | | | | | | |
| S01 | 4' - 0" | 3' - 0" | SKYLIGHT | WOOD | VELUX BRONZE ALUMINUM CLAD | Yes | Yes | No | No | No | No | No | Yes | No | | |
| S02 | 4' - 0" | 3' - 0" | SKYLIGHT | WOOD | VELUX BRONZE ALUMINUM CLAD | Yes | Yes | No | No | No | No | No | Yes | No | | |
| S03 | 2' - 0" | 4' - 0" | SKYLIGHT | WOOD | VELUX BRONZE ALUMINUM CLAD | Yes | Yes | No | No | No | No | No | Yes | No | | |
| S04 | 2' - 0" | 4' - 0" | SKYLIGHT | WOOD | VELUX BRONZE ALUMINUM CLAD | Yes | Yes | No | No | No | No | No | Yes | No | | |
| S05 | 2' - 0" | 4' - 0" | SKYLIGHT | WOOD | VELUX BRONZE ALUMINUM CLAD | Yes | Yes | No | No | No | No | No | Yes | No | | |




1 PROPOSED 2ND FLOOR
1/4" = 1'-0"

## SHEET NOTES

## NEW CONSTRUCTION LEGEND

- EXISTING WALL/PARTITION TO REMAIN
- NEW WALL/PARTITION
- EXISTING DOOR TO REMAIN
- NEW WINDOW
- WALL TAG
- EXISTING TREE TO REMAIN
- NEW TREE
- ADU OUTLINE

## PROPOSED PLAN NOTES

1. SEE SITE PLAN FOR NEW SITE WORK


DESIGNER:

Benjamin Schaefer Architect

7214 DURANGO CIRCLE
CARLSBAD, CA 92011

PHONE:
510.282.7177

EMAIL:
BEN@BSARCHITECTSCA.COM


STAMP:

CLIENT NAME:

AARON SCHWARTZ
SUE YOUNG

**SCHWARTZ AND YOUNG RESIDENCE**

CASSANOVA 10 NE OCEAN, CARMEL, CA 93923

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| | CONCEPT DESIGN REV RESPONSE 4 | 05.09.2025 |

SHEET TITLE

PROPOSED FLOOR PLANS

CURRENT ISSUE TITLE
**CONCEPT DESIGN REVIEW PROGRESS B**

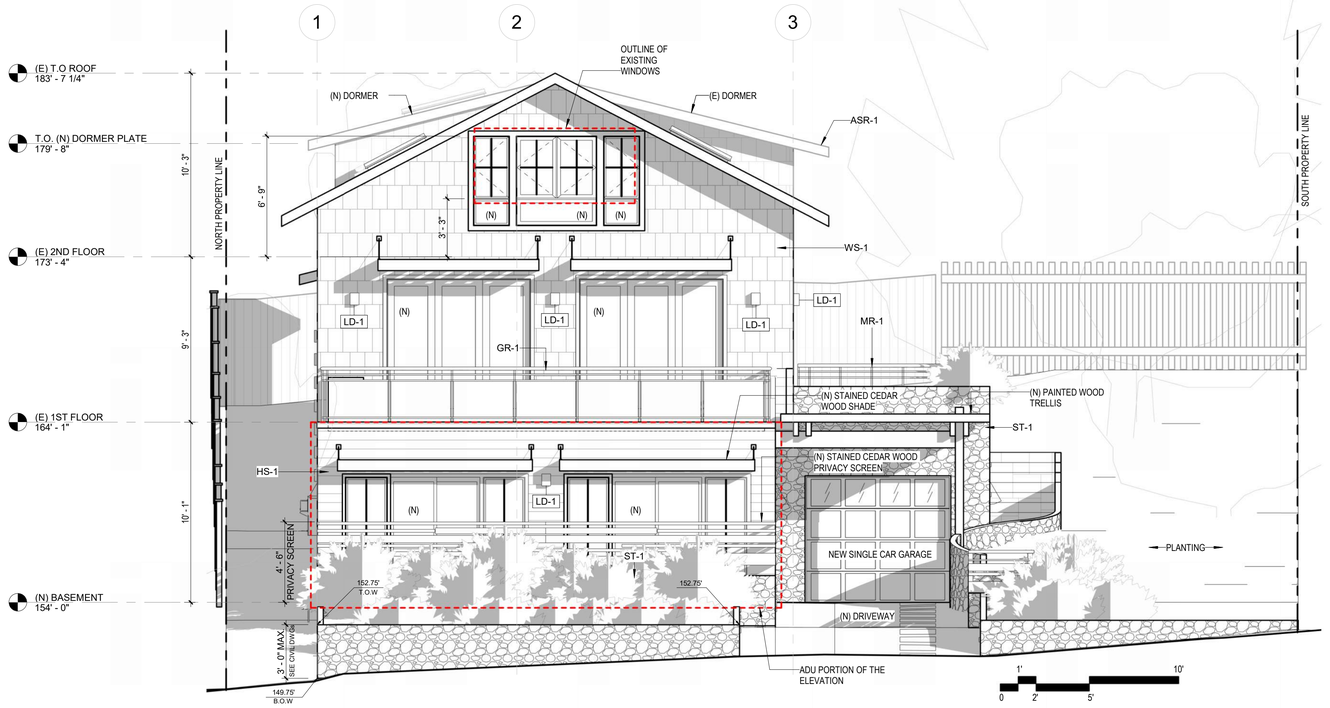
CURRENT ISSUE DATE
**05.09.2025**

SCALE
1/4" = 1'-0"

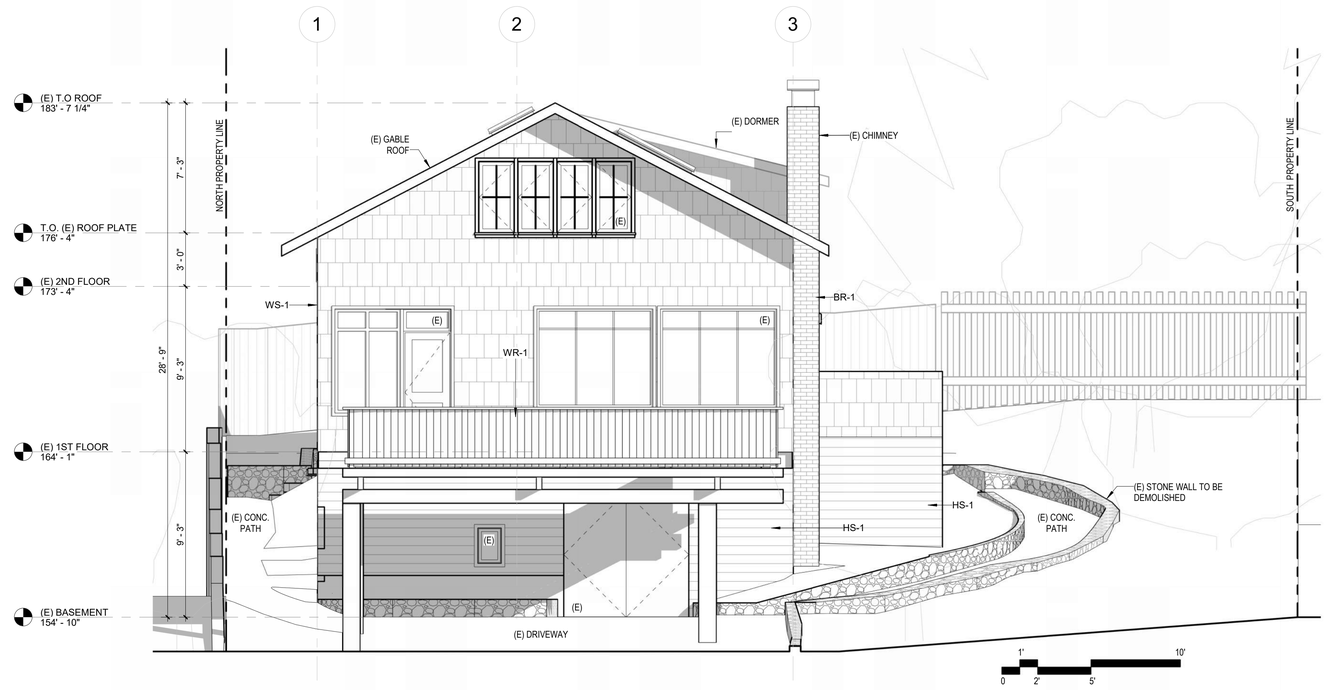
PROJECT NO.
2105.00

**A2.06**

5/17/2025 10:52:43 AM




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




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

## EXISTING ELEVATION LEGEND

| MARK | DESCRIPTION |
|---|---|
| ASR-1 | ASPHALT SHINGLE ROOFING |
| BR-1 | BRICK WALL |
| GR-1 | METAL GUARDRAIL W/ GLASS INFILL & WOOD CAP |
| HS-1 | WOOD SIDING HORIZONTAL |
| MR-1 | METAL GUARDRAIL & WOOD CAP |
| WR-1 | WOOD RAILING |
| WS-1 | WOOD SHAKES |

## PROPOSED ELEVATION LEGEND

| MARK | DESCRIPTION |
|---|---|
| ASR-1 | ASPHALT SHINGLE ROOFING |
| BR-1 | BRICK WALL |
| SL-1 | LED RECESSED STEP LIGHTS |
| LD-1 | LED WALL SCONCE DOWLINGHT / SURFACE MOUNTED |
| MR-1 | METAL GUARDRAIL & WOOD CAP |
| GR-1 | METAL GUARDRAIL W/ GLASS INFILL & WOOD CAP |
| E11 | OPERBALE, 2 LIGHTS, CUSTOM SIZE |
| WR-1 | WOOD RAILING |
| WS-1 | WOOD SHAKES |
| HS-1 | WOOD SIDING HORIZONTAL |


DESIGNER:

Benjamin Schaefer Architect

7214 DURANGO CIRCLE
CARLSBAD, CA 92011

PHONE:
510.282.7177

EMAIL:
BEN@BSARCHITECTSCA.COM


STAMP:

CLIENT NAME:

AARON SCHWARTZ
SUE YOUNG

# SCHWARTZ AND YOUNG RESIDENCE

CASSANOVA 10 NE OCEAN, CARMEL, CA 93923

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SHEET TITLE

EXISTING + PROPOSED ELEVATIONS

CURRENT ISSUE TITLE
**CONCEPT DESIGN REVIEW PROGRESS B**

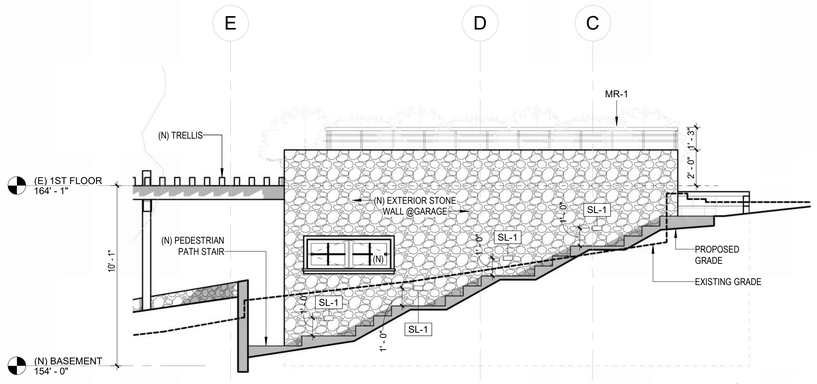
CURRENT ISSUE DATE
**05.09.2025**

SCALE
1/4" = 1'-0"

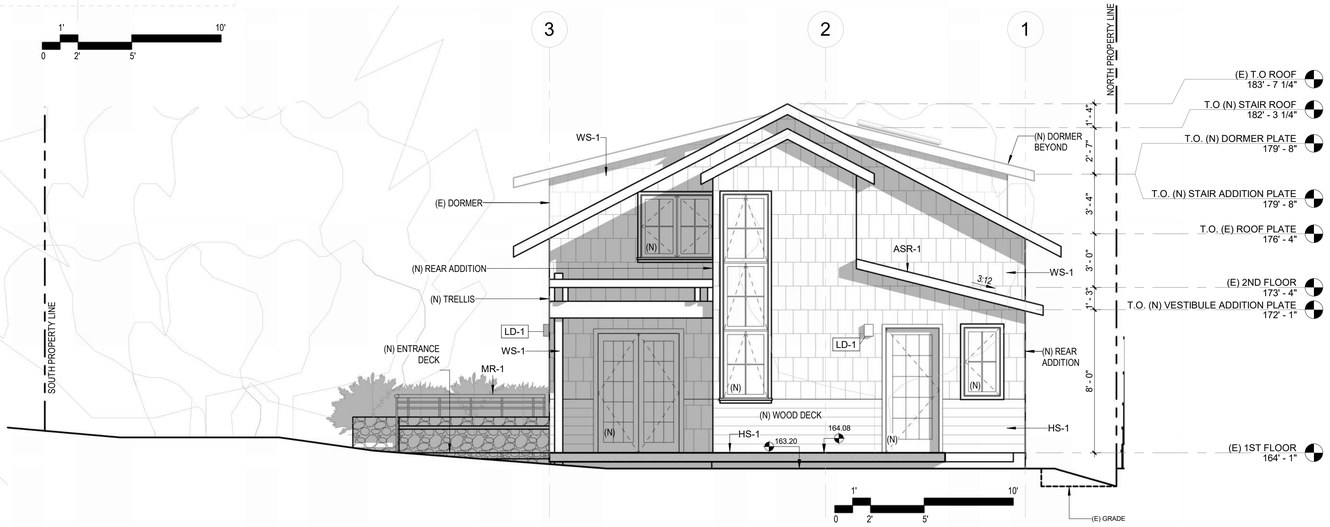
PROJECT NO.
2105.00

**A3.01**

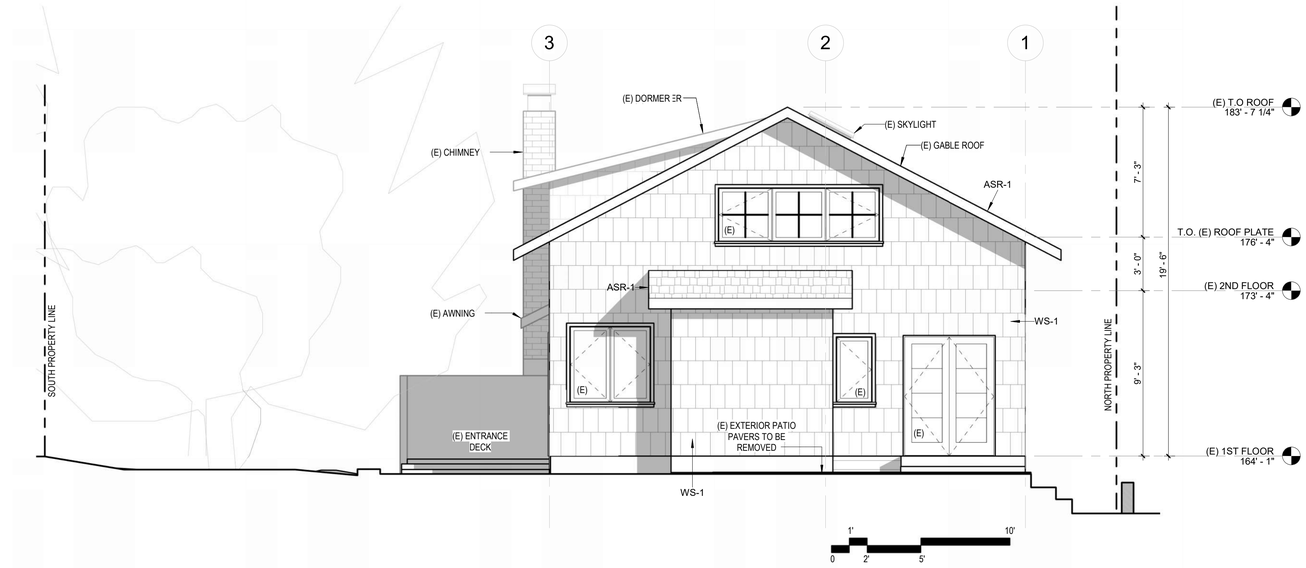
5/11/2025 10:52:49 AM




3 PROPOSED SOUTH ELEVATION @EXT. STAIR
1/4" = 1'-0"




2 PROPOSED EAST ELEVATION
1/4" = 1'-0"




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

## EXISTING ELEVATION LEGEND

| MARK | DESCRIPTION |
|---|---|
| ASR-1 | ASPHALT SHINGLE ROOFING |
| BR-1 | BRICK WALL |
| GR-1 | METAL GUARDRAIL W/ GLASS INFILL & WOOD CAP |
| HS-1 | WOOD SIDING HORIZONTAL |
| MR-1 | METAL GUARDRAIL & WOOD CAP |
| WR-1 | WOOD RAILING |
| WS-1 | WOOD SHAKES |

## PROPOSED ELEVATION LEGEND

| MARK | DESCRIPTION |
|---|---|
| ASR-1 | ASPHALT SHINGLE ROOFING |
| BR-1 | BRICK WALL |
| SL-1 | LED RECESSED STEP LIGHTS |
| LD-1 | LED WALL SCONCE DOWLINGHT / SURFACE MOUNTED |
| MR-1 | METAL GUARDRAIL & WOOD CAP |
| GR-1 | METAL GUARDRAIL W/ GLASS INFILL & WOOD CAP |
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| HS-1 | WOOD SIDING HORIZONTAL |


DESIGNER:

Benjamin Schaefer Architect

7214 DURANGO CIRCLE
CARLSBAD, CA 92011

PHONE:
510.282.7177

EMAIL:
BEN@BSARCHITECTSCA.COM


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CLIENT NAME:

AARON SCHWARTZ
SUE YOUNG

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SHEET TITLE

EXISTING + PROPOSED ELEVATIONS

CURRENT ISSUE TITLE
**CONCEPT DESIGN REVIEW PROGRESS B**

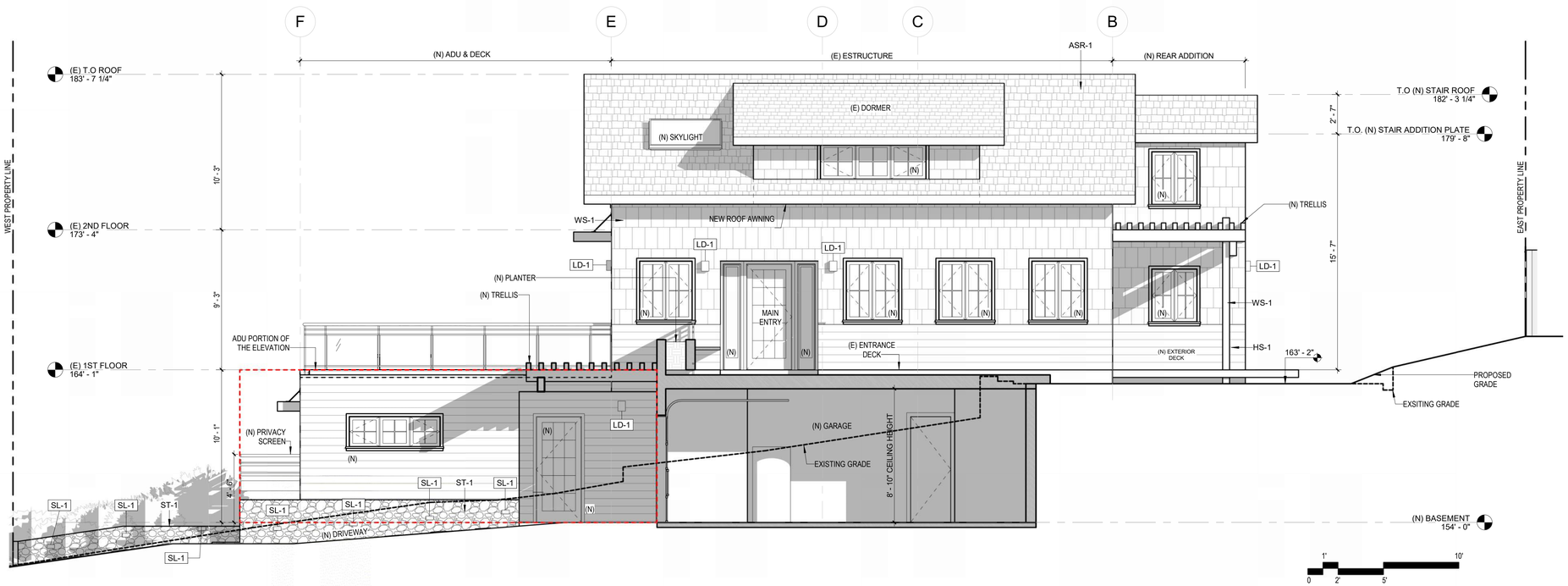
CURRENT ISSUE DATE
**05.09.2025**

SCALE
1/4" = 1'-0"

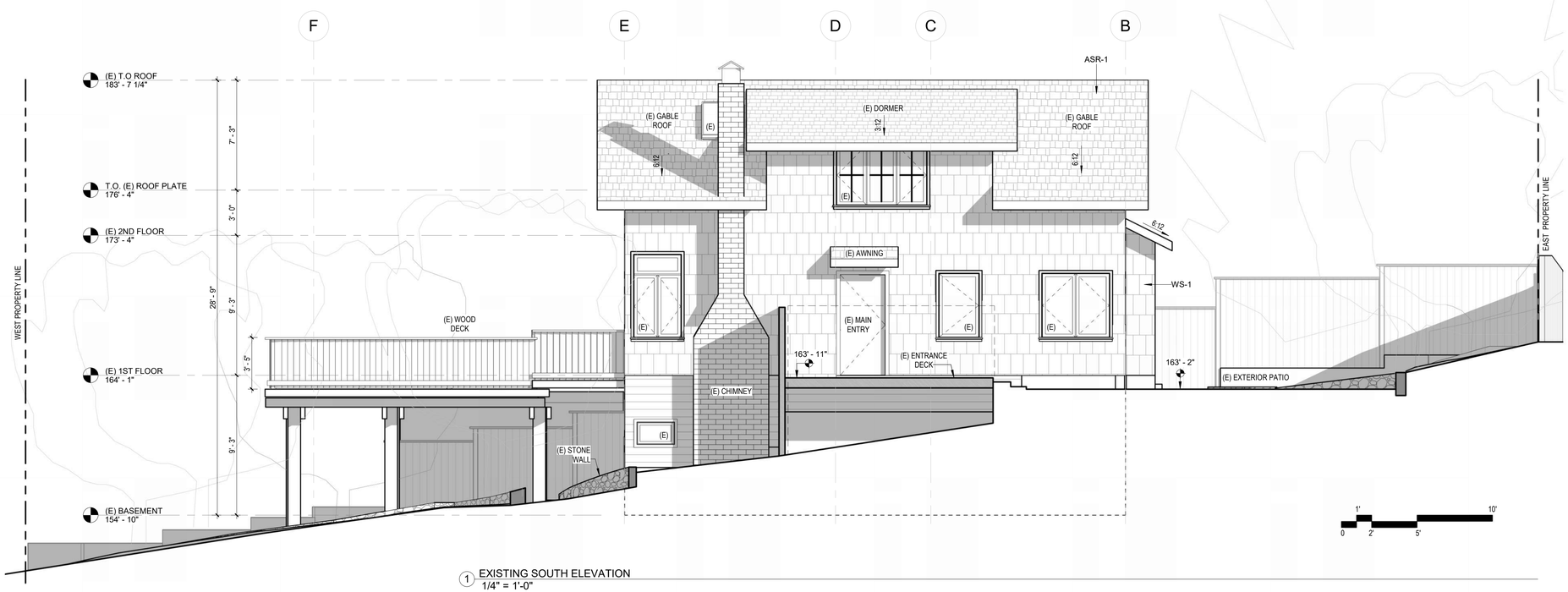
PROJECT NO.
2105.00

**A3.02**

5/11/2025 10:52:55 AM




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




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

## EXISTING ELEVATION LEGEND

| MARK | DESCRIPTION |
|---|---|
| ASR-1 | ASPHALT SHINGLE ROOFING |
| BR-1 | BRICK WALL |
| GR-1 | METAL GUARDRAIL W/ GLASS INFILL & WOOD CAP |
| HS-1 | WOOD SIDING HORIZONTAL |
| MR-1 | METAL GUARDRAIL & WOOD CAP |
| WR-1 | WOOD RAILING |
| WS-1 | WOOD SHAKES |

## PROPOSED ELEVATION LEGEND

| MARK | DESCRIPTION |
|---|---|
| ASR-1 | ASPHALT SHINGLE ROOFING |
| BR-1 | BRICK WALL |
| SL-1 | LED RECESSED STEP LIGHTS |
| LD-1 | LED WALL SCONCE DOWLINGHT / SURFACE MOUNTED |
| MR-1 | METAL GUARDRAIL & WOOD CAP |
| GR-1 | METAL GUARDRAIL W/ GLASS INFILL & WOOD CAP |
| E11 | OPERBALE, 2 LIGHTS, CUSTOM SIZE |
| WR-1 | WOOD RAILING |
| WS-1 | WOOD SHAKES |
| HS-1 | WOOD SIDING HORIZONTAL |


DESIGNER:

Benjamin Schaefer Architect

7214 DURANGO CIRCLE
CARLSBAD, CA 92011

PHONE:
510.282.7177

EMAIL:
BEN@BSARCHITECTSCA.COM


STAMP:

CLIENT NAME:

AARON SCHWARTZ
SUE YOUNG

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| | CONCEPT DESIGN REV RESPONSE 4 | 05.09.2025 |

SHEET TITLE

EXISTING + PROPOSED ELEVATIONS

CURRENT ISSUE TITLE
**CONCEPT DESIGN REVIEW PROGRESS B**

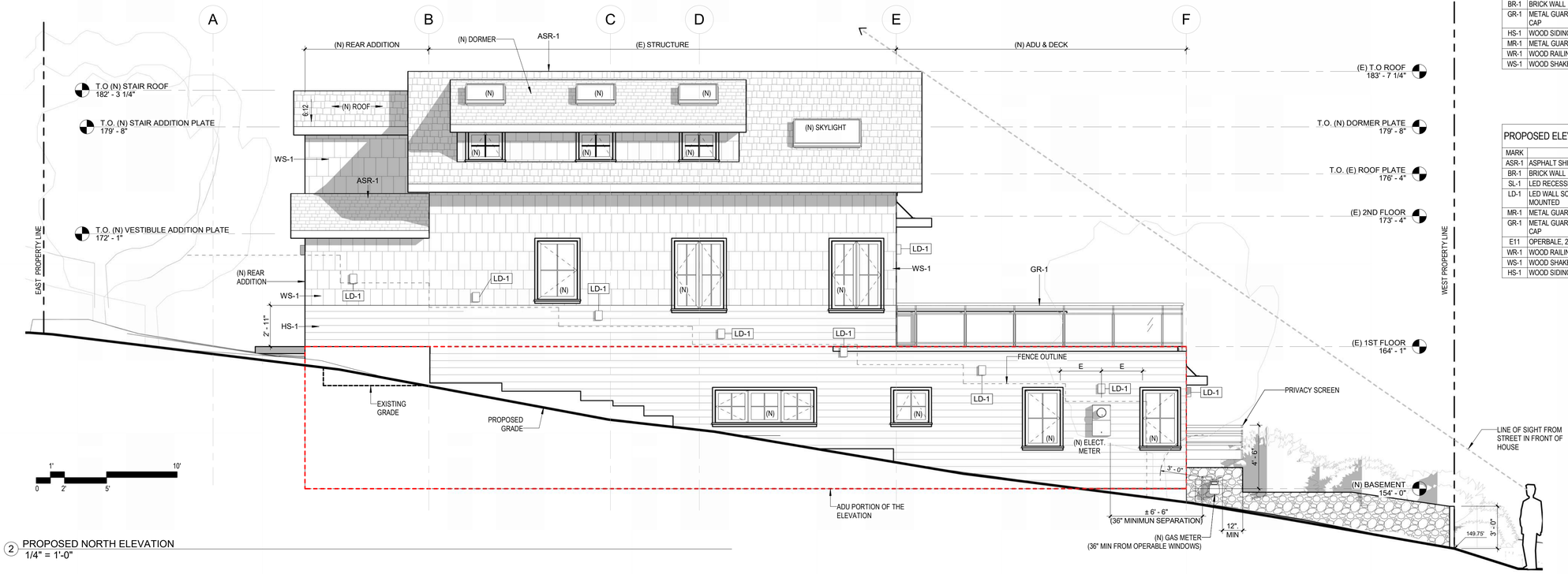
CURRENT ISSUE DATE
**05.09.2025**

SCALE
1/4" = 1'-0"

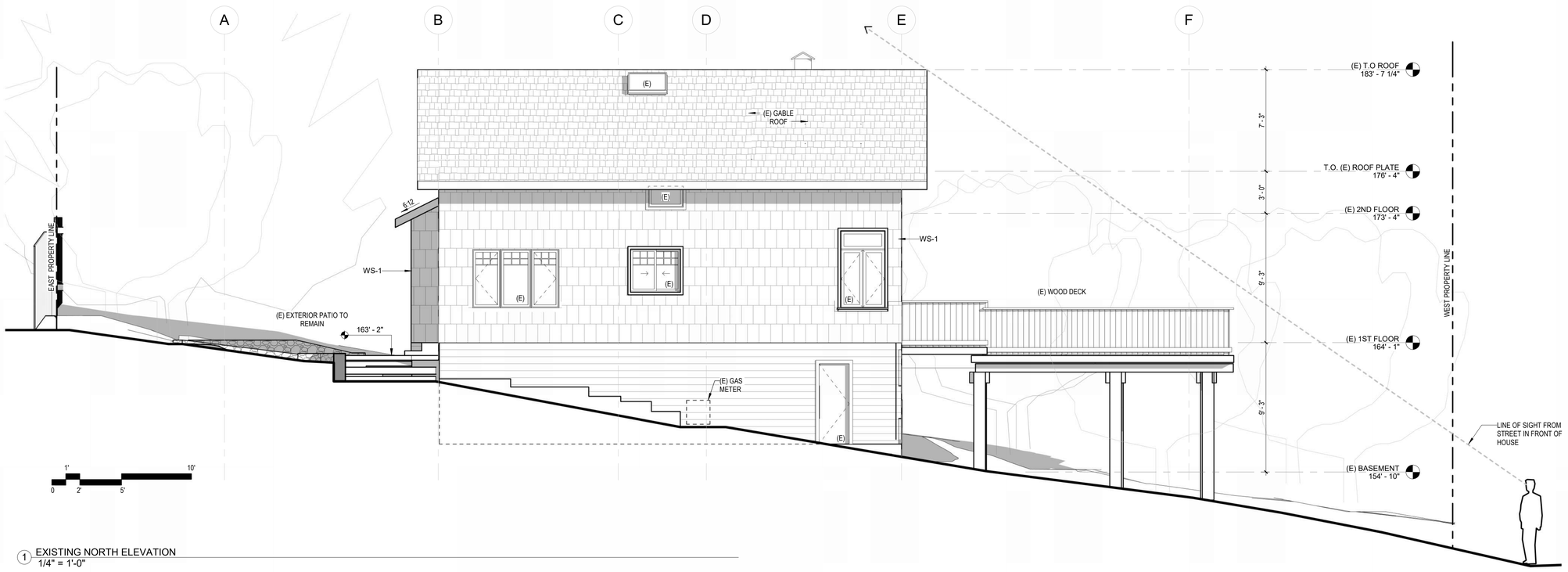
PROJECT NO.
2105.00

**A3.03**

5/11/2025 10:53:01 AM




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




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

## EXISTING ELEVATION LEGEND

| MARK | DESCRIPTION |
|---|---|
| ASR-1 | ASPHALT SHINGLE ROOFING |
| BR-1 | BRICK WALL |
| GR-1 | METAL GUARDRAIL W/ GLASS INFILL & WOOD CAP |
| HS-1 | WOOD SIDING HORIZONTAL |
| MR-1 | METAL GUARDRAIL & WOOD CAP |
| WR-1 | WOOD RAILING |
| WS-1 | WOOD SHAKES |

## PROPOSED ELEVATION LEGEND

| MARK | DESCRIPTION |
|---|---|
| ASR-1 | ASPHALT SHINGLE ROOFING |
| BR-1 | BRICK WALL |
| SL-1 | LED RECESSED STEP LIGHTS |
| LD-1 | LED WALL SCONCE DOWLINGHT / SURFACE MOUNTED |
| MR-1 | METAL GUARDRAIL & WOOD CAP |
| GR-1 | METAL GUARDRAIL W/ GLASS INFILL & WOOD CAP |
| E11 | OPERBALE, 2 LIGHTS, CUSTOM SIZE |
| WR-1 | WOOD RAILING |
| WS-1 | WOOD SHAKES |
| HS-1 | WOOD SIDING HORIZONTAL |


DESIGNER:

Benjamin Schaefer Architect

7214 DURANGO CIRCLE
CARLSBAD, CA 92011

PHONE:
510.282.7177

EMAIL:
BEN@BSARCHITECTSCA.COM


STAMP:

CLIENT NAME:

AARON SCHWARTZ
SUE YOUNG

# SCHWARTZ AND YOUNG RESIDENCE

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SHEET TITLE

EXISTING + PROPOSED ELEVATIONS

CURRENT ISSUE TITLE
**CONCEPT DESIGN REVIEW PROGRESS B**

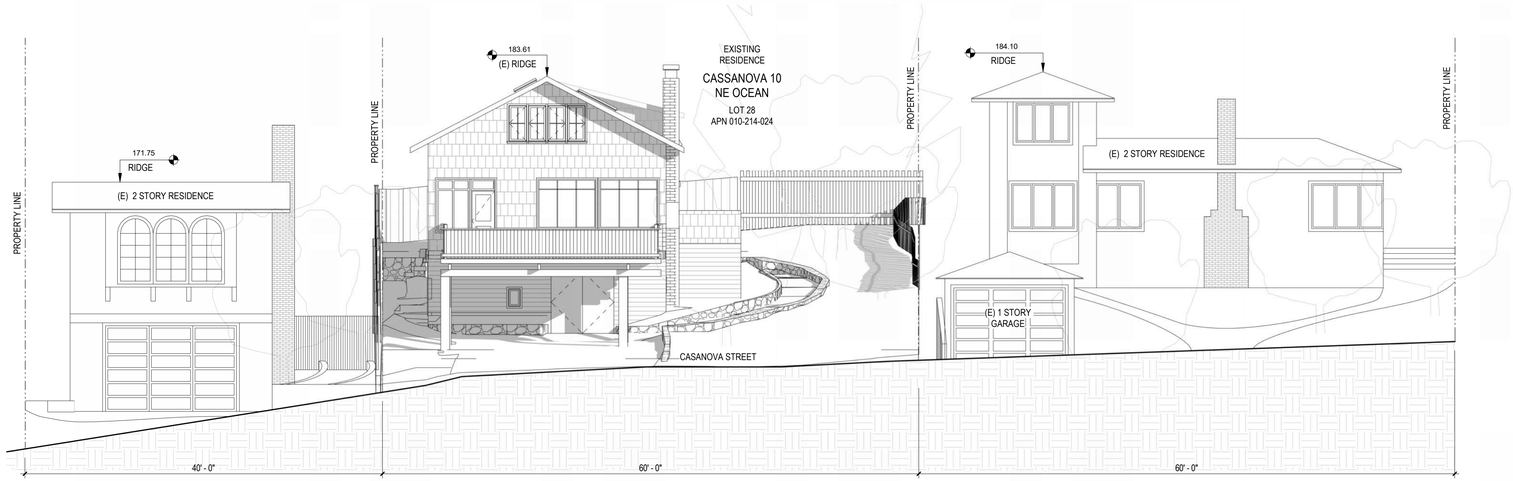
CURRENT ISSUE DATE
**05.09.2025**

SCALE
1/4" = 1'-0"

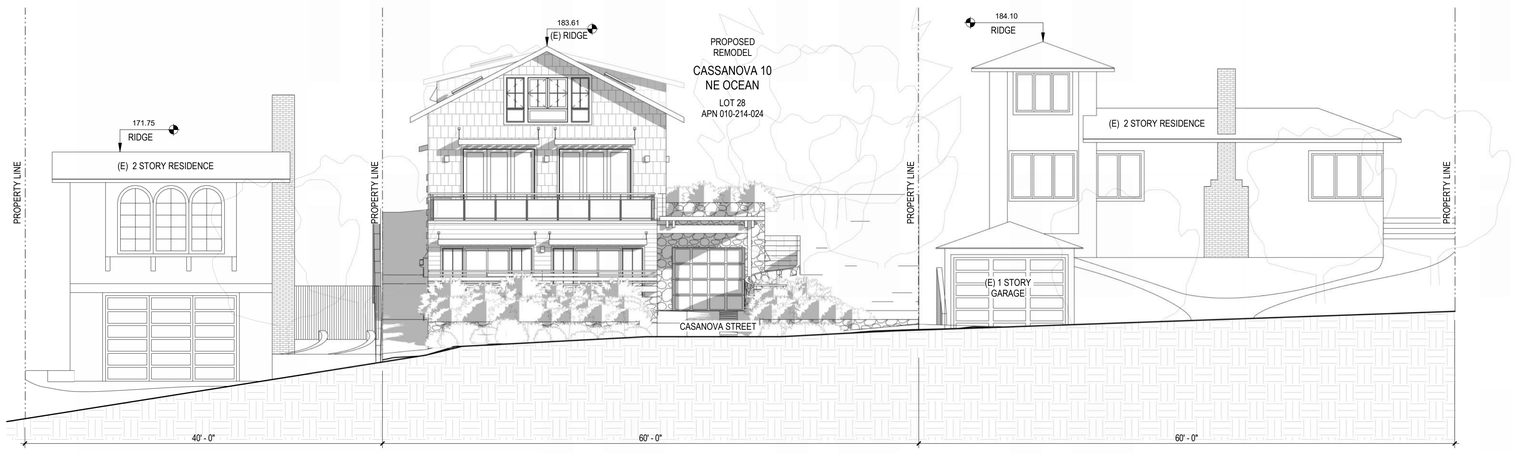
PROJECT NO.
2105.00

**A3.04**

5/11/2025 10:53:08 AM




2 EXISTING STREET PROFILE @CASANOVA STREET
1/8" = 1'-0"




1 PROPOSED STREET PROFILE @CASANOVA STREET
1/8" = 1'-0"


DESIGNER:

Benjamin Schaefer Architect

7214 DURANGO CIRCLE
CARLSBAD, CA 92011

PHONE:
510.282.7177

EMAIL:
BEN@BSARCHITECTSCA.COM


STAMP:

CLIENT NAME:

AARON SCHWARTZ
SUE YOUNG

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SHEET TITLE

STREETCAPE ELEVATIONS & FENCES

CURRENT ISSUE TITLE
**CONCEPT DESIGN REVIEW PROGRESS B**

CURRENT ISSUE DATE
**05.09.2025**

SCALE
1/8" = 1'-0"

PROJECT NO.
2105.00

**A3.05**

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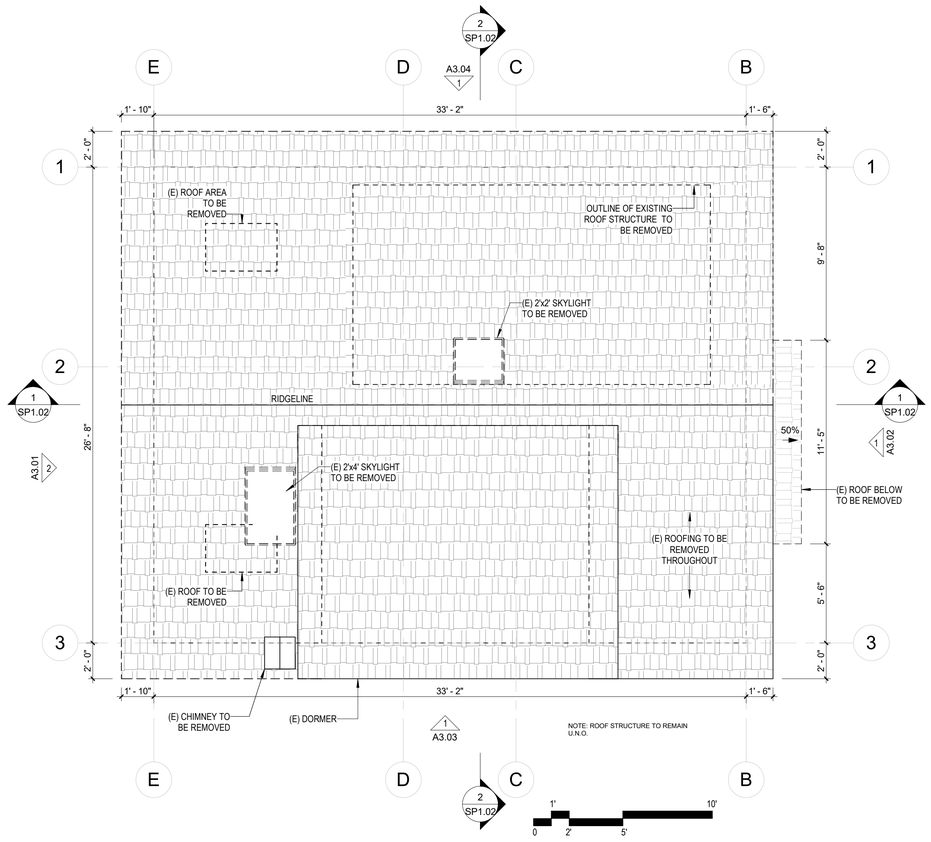
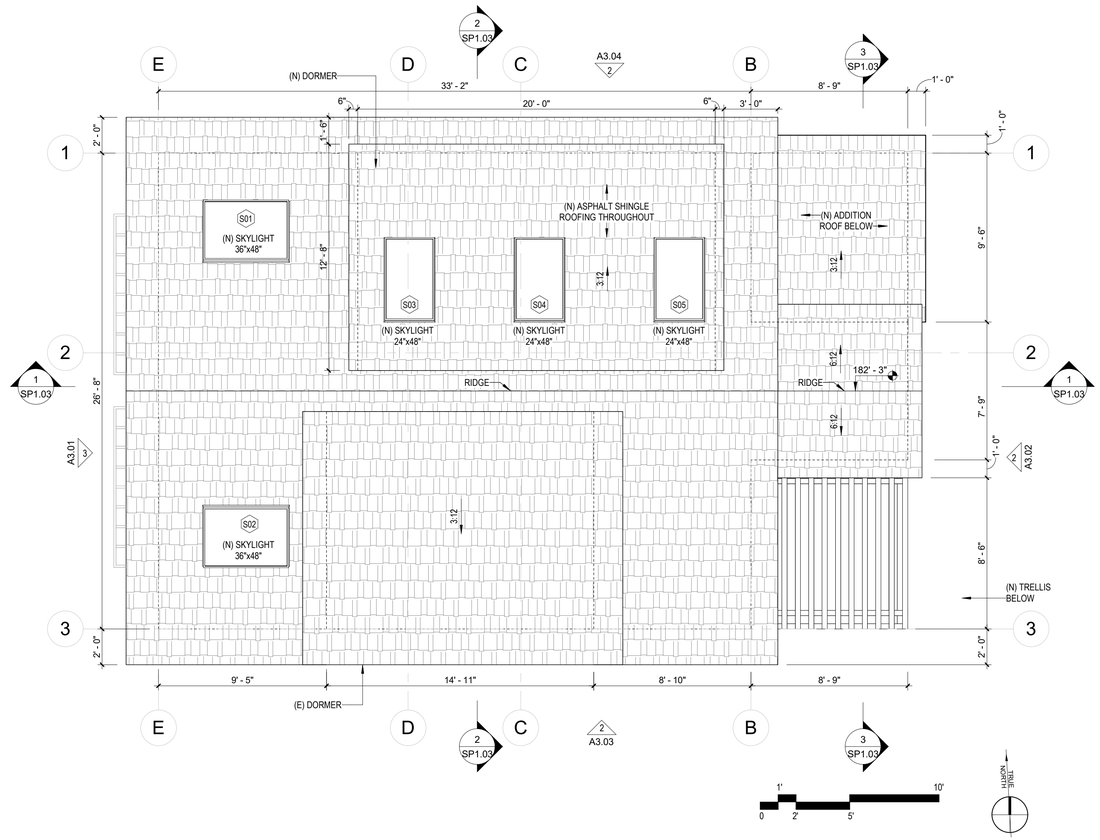



1 EXISTING ROOF PLAN
1/4" = 1'-0"




2 PROPOSED ROOF PLAN
1/4" = 1'-0"


DESIGNER:

Benjamin Schaefer Architect

7214 DURANGO CIRCLE
CARLSBAD, CA 92011

PHONE:
510.282.7177

EMAIL:
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SUE YOUNG

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SHEET TITLE

## EXISTING + PROPOSED ROOF PLANS

CURRENT ISSUE TITLE
**CONCEPT DESIGN REVIEW PROGRESS B**

CURRENT ISSUE DATE
**05.09.2025**

SCALE
1/4" = 1'-0"

PROJECT NO.
2105.00

**A3.20**

5/11/2025 10:53:15 AM

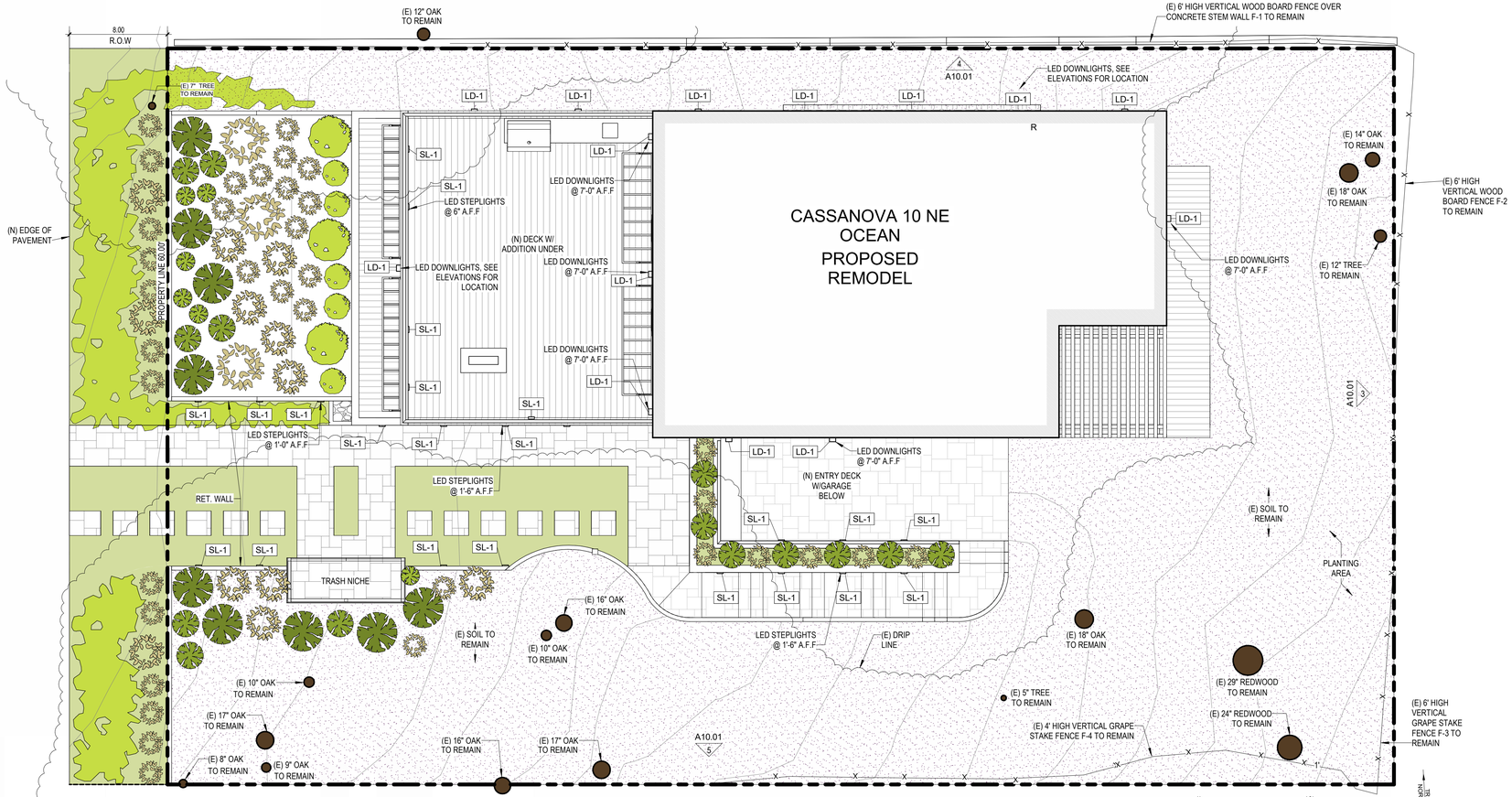
SHEET NOTES

DEMOLITION LEGEND

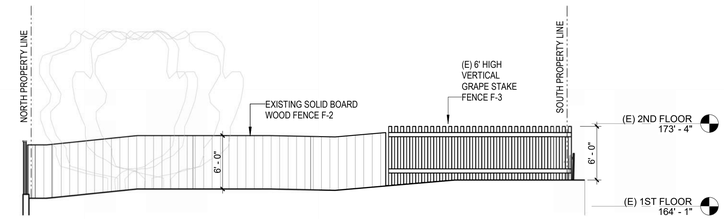
- EXISTING WALL/PARTITION TO REMAIN
- EXISTING WALL/PARTITION TO BE REMOVED
- EXISTING ELEMENT TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- CUT EARTH
- TREE OUTLINE / DRIP EDGE
- TREE TRUNK

DEMOLITION PLAN NOTES

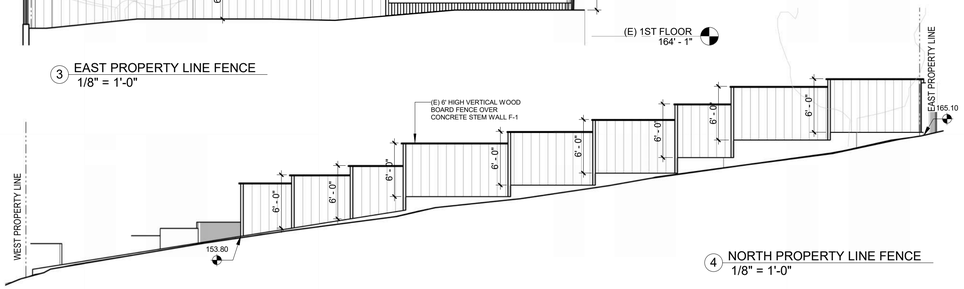
1. SEE SITE PLAN FOR SITE ELEMENTS TO BE DEMOLISHED
2. REMOVE STRUCTURE AS INDICATED.



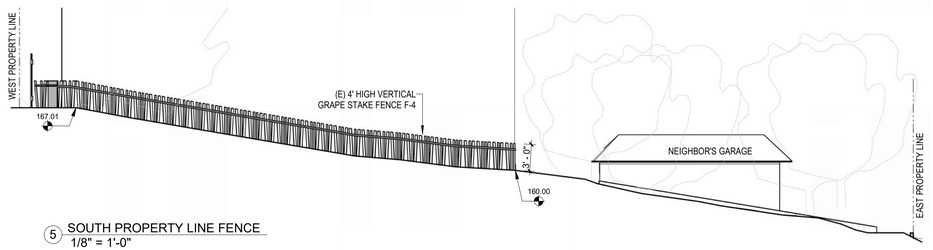

1 PROPOSED PLANTING & LIGHTING PLAN
3/16" = 1'-0"




3 EAST PROPERTY LINE FENCE
1/8" = 1'-0"




4 NORTH PROPERTY LINE FENCE
1/8" = 1'-0"




5 SOUTH PROPERTY LINE FENCE
1/8" = 1'-0"

## SHEET NOTES

1. IRRIGATION DOES NOT CURRENTLY EXIST. PROVIDE DRIP IRRIGATION AT NEW PLANTING AREAS

## LIGHTING PLAN LEGEND

| MARK | LUMINAIRE TYPE | FIXTURE TYPE | WATTAGE | LUMENS | BRAND | MODEL |
|---|---|---|---|---|---|---|
| SL-1 | LED | STEP LIGHT | 12.2 W | 202 Lm | VISUAL COMFORT | IKON OUTDOORS STEP LIGHT |
| LD-1 | LED | SCONCE DOWNLIGHT | 6 W | 236 Lm | OXIGEN | TITAN OUTDOOR |



LD-1 SL-1

## LIGHTING NOTES

1. WALL-MOUNTED LIGHTING LIMITED TO NO MORE THAN 25 WATTS (INCANDESCENT EQUIVALENT; I.E. APPROXIMATELY 375 LUMENS)

2. PATH LIGHTING TO BE NO MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; I.E. APPROXIMATELY 225 LUMENS).

3. ALL LIGHTING TO BE SHIELDED AND DOWNLIT, DARK SKY STANDARDS

## LEGEND

EXISTING TREE TRUNK

EXISTING TREES DRIP EDGE

EXISTING SOIL & MISC GROUNDCOVER

NEW FLAGSTONE PAVERS

PROPOSED CALIFORNIA SAGEBRUSH (ARTEMISIA CALIFORNICA) 3 - 4 FT TALL

PROPOSED CALIFORNIA SEABLITE (SUAEDA CALIFORNICA) 2-3 FT TALL

PROPOSED COASTAL BUSH LUPINE (LUPINUS ARBOREUS) 5-6 FT TALL

PROPOSED COYOTE BUSH (BACCHARIS PILULARIS) GROUNDCOVER

SILVER CARPET GROUNDCOVER (DYMONDIA MARGARETAE)



SILVER CARPET GROUND COVER (DYMONDIA MARGARETAE)



CALIFORNIA SAGEBRUSH (ARTEMISIA CALIFORNICA)



CALIFORNIA SEABLITE (SUAEDA CALIFORNICA)



COASTAL BUSH LUPINE (LUPINUS ARBOREUS)



COYOTE BUSH (BACCHARIS PILULARIS)

DESIGNER:
Benjamin Schaefer Architect
7214 DURANGO CIRCLE
CARLSBAD, CA 92011
PHONE:
510.282.7177
EMAIL:
BEN@BSARCHITECTSCA.COM

STAMP:

CLIENT NAME:
AARON SCHWARTZ
SUE YOUNG

# SCHWARTZ AND YOUNG RESIDENCE

CASSANOVA 10 NE OCEAN, CARMEL, CA 93923

REVISION SCHEDULE

| REV NO | DESCRIPTION | DATE |
|---|---|---|
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| | CONCEPT DESIGN REV RESPONSE 3 | 04.22.2025 |

SHEET TITLE

## PROPOSED LANDSCAPE + EXT. LIGHTING PLANS

CURRENT ISSUE TITLE
**CONCEPT DESIGN REVIEW PROGRESS B**

CURRENT ISSUE DATE
**05.09.2025**

SCALE
As indicated

PROJECT NO.
2105.00

**A10.01**

5/11/2025 10:53:21 AM



PAINTED RED CEDAR SHINGLE WS-1

BENJAMIN MOORE PORTLAND GRAY 2109-60



PAINTED CEDAR SIDING SH-1

6" RED CEDAR RABBETED BEVEL SIDING
PAINTED: BENJAMIN MOORE SIMPLY WHITE 2143-70



ASPHALT SHINGLES ASR-1

BENJAMIN MOORE
SIMPLY WHITE 2143-70

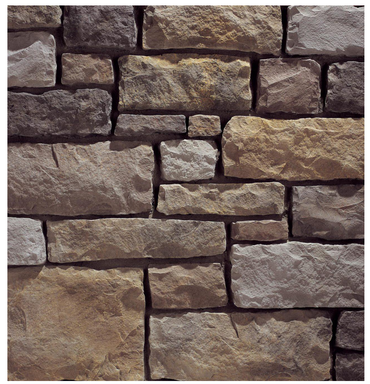
BENJAMIN MOORE
PORTLAND GRAY 2109-60

1 EXTERIOR WALL FINISHES

1 1/2" = 1'-0"

5 COLOR SAMPLES

1 1/2" = 1'-0"



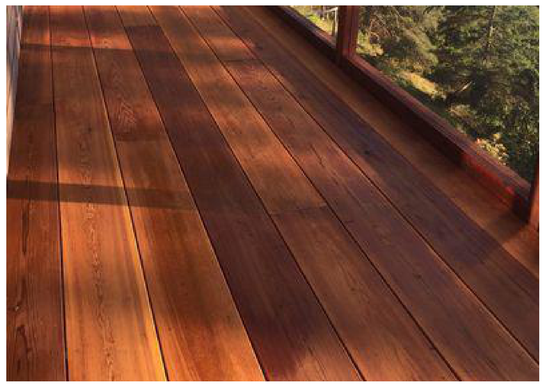
SPLIT BLOCK LIMESTONE VENEER ST-1

RANDOM PATTERN



LIMESTONE PAVER @DRIVEWAY DS-1

RANDOM PATTERN
WHITE / TAN COLOR



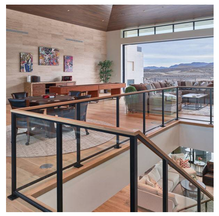
DRY RED CEDAR DECKING @PATIO RC-1

2 SITE FINISHES

1 1/2" = 1'-0"



PROPOSED
HORIZONTAL CEDAR
SCREEN @ TRASH
ENCLOSURE AND
FRONT DECK



PROPOSED DARK
ANODIZED METAL
RAILING W/ GLASS
INFILL AND WOOD
CAP FOR DECK.
WITHOUT GLASS AT
ENTRY PLANTER

4 PROPOSED SCREENS

1 1/2" = 1'-0"



(E) 6' HIGH VERTICAL WOOD BOARD FENCE
OVER CONCRETE STEM WALL F-1



(E) 6' HIGH VERTICAL WOOD BOARD FENCE F-2



(E) 6' HIGH VERTICAL WOOD PICKET FENCE F-3



(E) 4' HIGH VERTICAL WOOD PICKET FENCE F-4

3 EXISTING FENCES

1 1/2" = 1'-0"


DESIGNER:

Benjamin Schaefer Architect

7214 DURANGO CIRCLE
CARLSBAD, CA 92011

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510.282.7177

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| | CONCEPT DESIGN REV RESPONSE 4 | 05.09.2025 |

SHEET TITLE

FINISH MATERIALS

CURRENT ISSUE TITLE
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SCALE
1 1/2" = 1'-0"

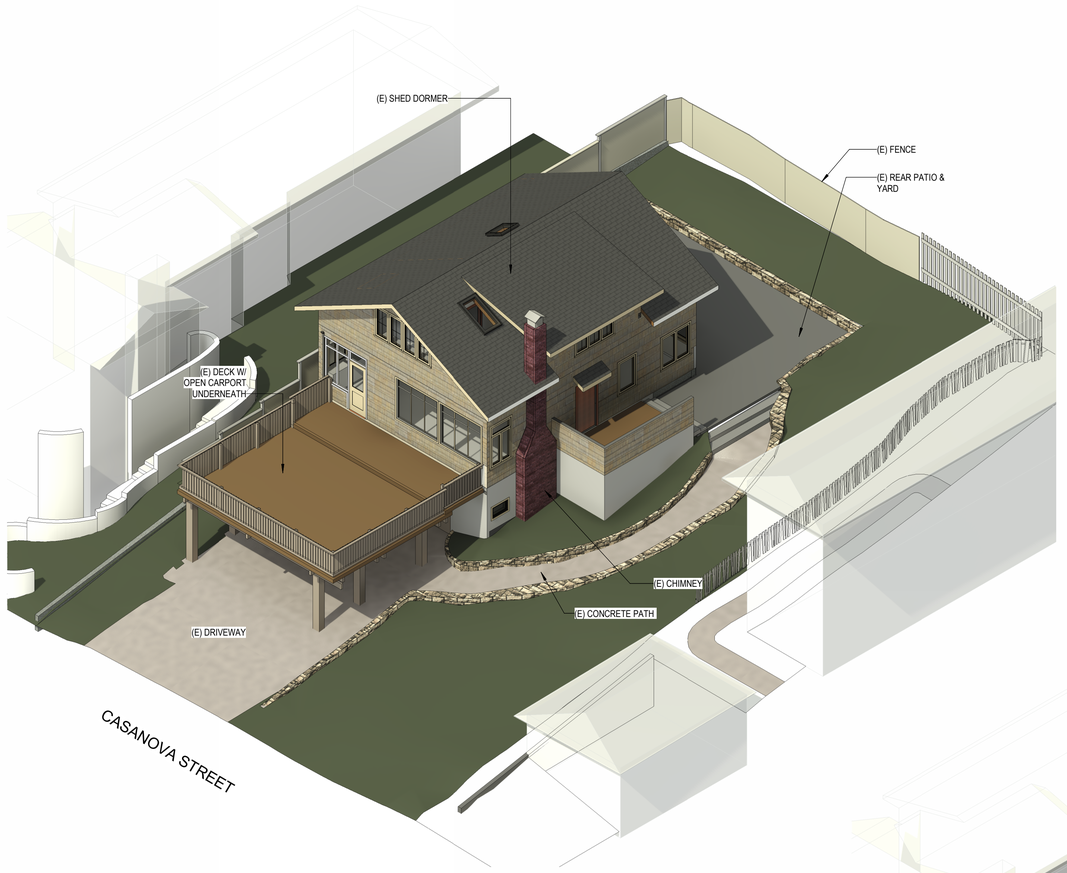
PROJECT NO.
2105.00

**A11.01**

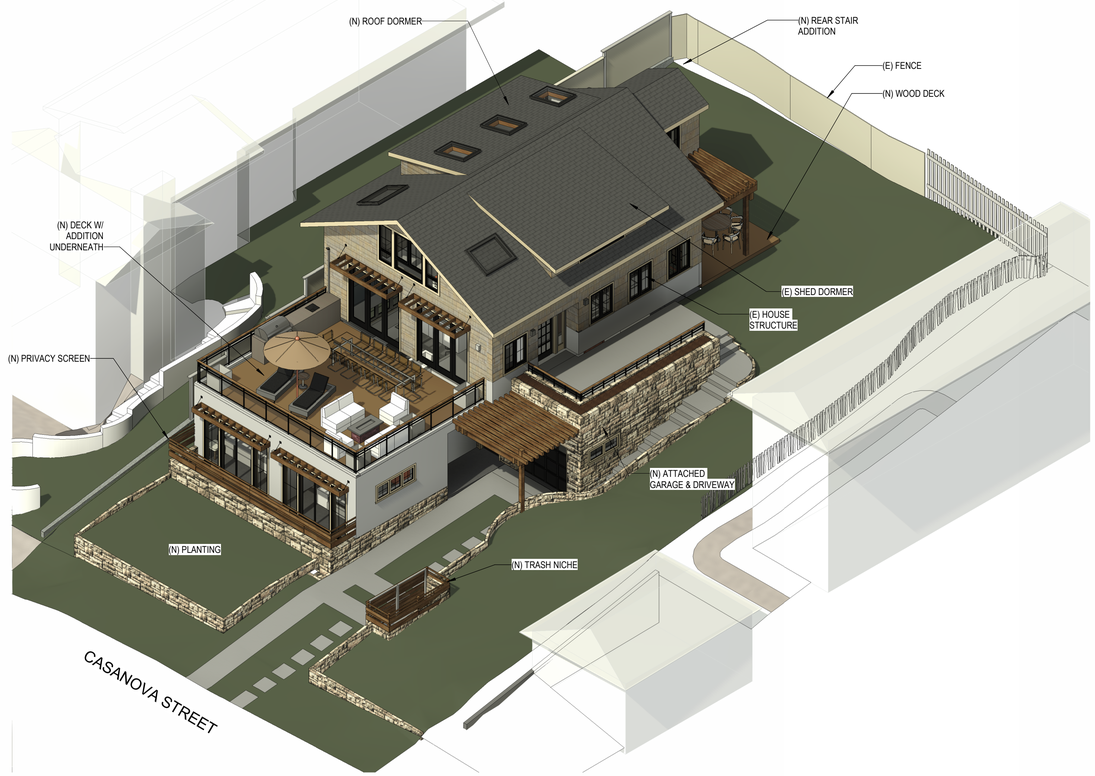
5/11/2025 10:53:24 AM

NOTES

1. PLANTINGS HIDDEN FOR DRAWING CLARITY




1 EXISTING BIRDSEYE VIEW




2 PROPOSED BIRDSEYE VIEW


DESIGNER:

Benjamin Schaefer Architect

7214 DURANGO CIRCLE
CARLSBAD, CA 92011

PHONE:
510.282.7177

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SUE YOUNG

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SHEET TITLE

3D VIEWS

CURRENT ISSUE TITLE
**CONCEPT DESIGN REVIEW PROGRESS B**

CURRENT ISSUE DATE
**05.09.2025**

SCALE

PROJECT NO.
2105.00

**A11.02**

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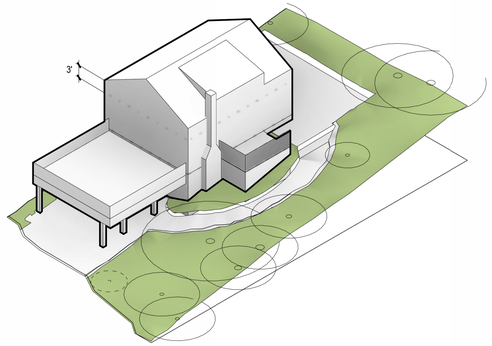
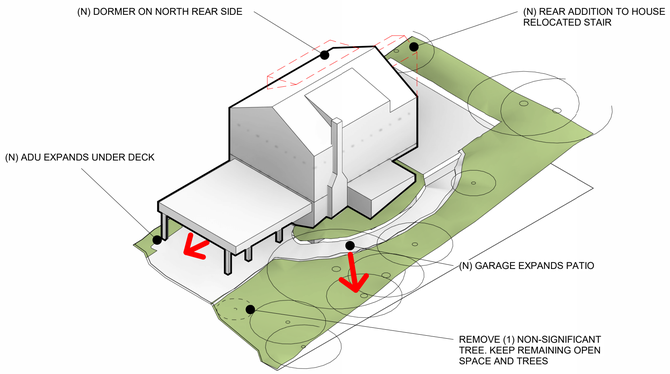


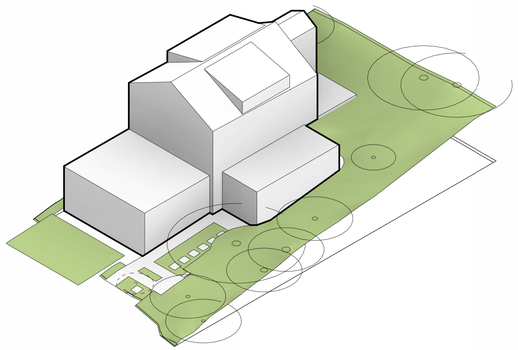

## EXISTING CONDITION

- 3 STORY RESIDENCE. EXTENDED DECK CREATES THE APPEARANCE OF 2 STORIES AT STREET
- URBAN FOREST W/ SIGNIFICANT TREES WRAPPED AROUND SIDE AND REAR OF RESIDENCE
- USABLE REAR PATIO CREATES DISTANCE FROM UPHILL NEIGHBORS
- 2ND FLOOR ROOF PLATE FOR FLEX ROOM AND BATHROOM IS SHORT, DOES NOT MEET BUILDING CODE FOR HEAD CLEARANCE



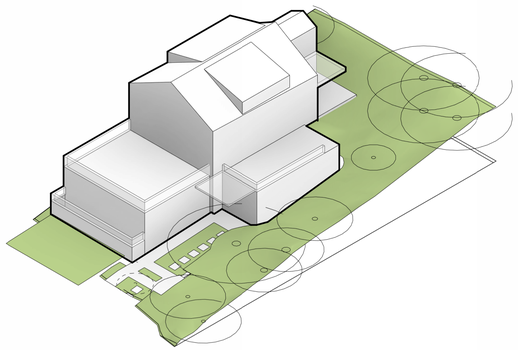

## ALTERATIONS / ADDITIONS

- STRATEGIZE MAIN HOUSE AND ADU EXPANSION TO SALVAGE EXISTING STRUCTURE, STAY WITHIN SETBACKS, AND AVOID DISRUPTING EXISTING URBAN FOREST
- EMPLOY MASSING CONCEPT FOUND IN NEIGHBORHOOD ON STEEP UPHILL SITES: SINGLE LEVEL MASS UP FRONT WITH TALLER 2-STORY MASS SET BACK
- NEW ADDITIONS ARE WITHIN HEIGHT ALLOWANCES. NEW ROOF DORMER IS BOUNDED WITHIN ROOF FORM TO CREATE A SUBORDINATE HIERARCHY. NEW FORMS DO NOT INCREASE THE NON-CONFORMING PLATE HEIGHT CONDITION
- GARAGE SETBACK TO PRODUCE VARIETY OF LOCATION ALONG BLOCK



## PROPOSED MASSING

- FORESTED SITE REMAINS INTACT WITH MORE FLOOR AREA FOR RESIDENCE
- LARGE DRIVEWAY INTERFACE WITH STREET REMOVED



## FINISHED CONDITION

- BALCONIES, RAILINGS, SCREENS, AND TRELLISES ADDED TO EMBELLISH THE FORM AND REDUCE THE APPARENT MASS
- EXISTING SIGNIFICANT TREES REMAIN, AMPLE PERMEABLE OPEN SPACE
- WIDE CONCRETE DRIVEWAY REMOVED TO PROVIDE A LANDSCAPED STREET BOUNDARY
- EXISTING REAR PATIO & LANDSCAPING REMAIN AS A BUFFER TO UPHILL NEIGHBORS

3RD STORY @ FRONT FACADE



3RD STORY SETBACK



3RD STORY THROUGH DORMER



3RD STORY @ FRONT FACADE



3RD STORY @ FRONT FACADE



3RD STORY SETBACK



3RD STORY @ FRONT FACADE



3RD STORY THROUGH DORMER



## EXISTING 3- STORY NEIGHBORHOOD EXAMPLES

DESIGNER:
Benjamin Schaefer Architect
7214 DURANGO CIRCLE
CARLSBAD, CA 92011
PHONE:
510.282.7177
EMAIL:
BEN@BSARCHITECTSCA.COM

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AARON SCHWARTZ
SUE YOUNG

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SHEET TITLE
DIAGRAMS / EXAMPLES IMAGES

CURRENT ISSUE TITLE
**CONCEPT DESIGN REVIEW PROGRESS B**

CURRENT ISSUE DATE
**05.09.2025**

SCALE

PROJECT NO.
2105.00

**SP1.00**

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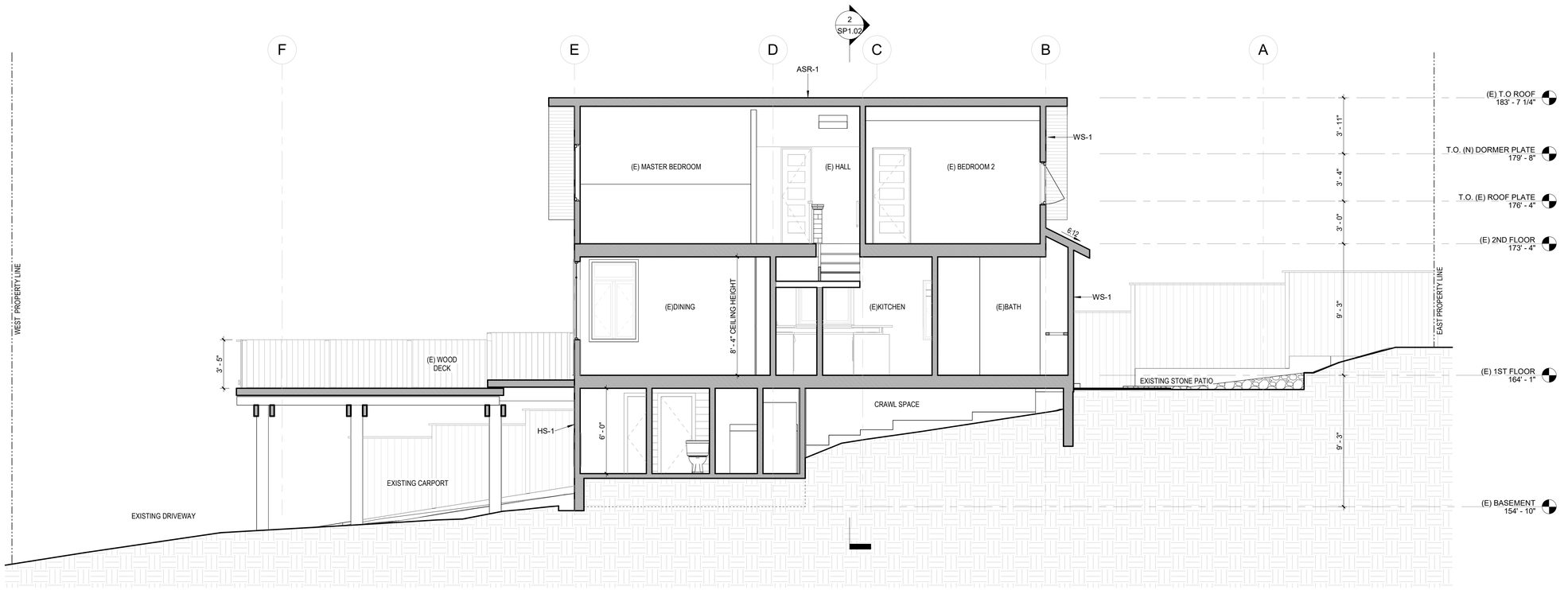
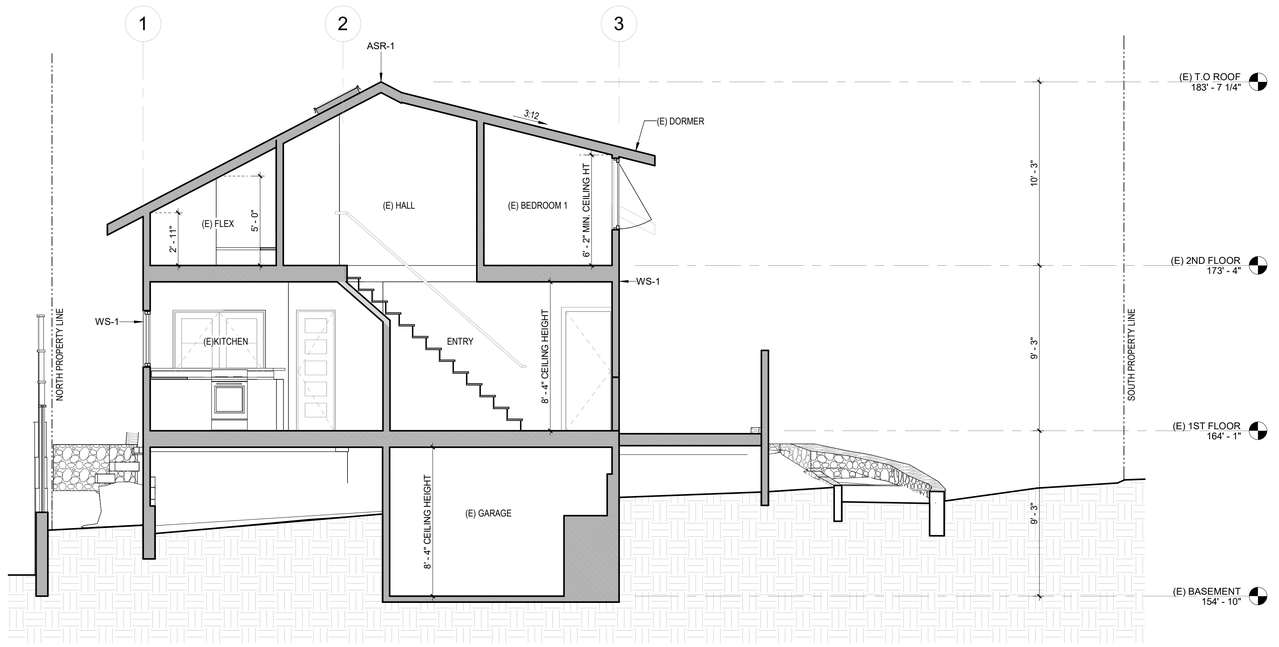



1 EXISTING LONGITUDINAL SECTION
1/4" = 1'-0"




2 EXISTING SECTION LOOKING EAST
1/4" = 1'-0"


DESIGNER:

Benjamin Schaefer Architect

7214 DURANGO CIRCLE
CARLSBAD, CA 92011

PHONE:
510.282.7177

EMAIL:
BEN@BSARCHITECTSCA.COM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SHEET TITLE

EXISTING SECTIONS

CURRENT ISSUE TITLE
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CURRENT ISSUE DATE
**05.09.2025**

SCALE
1/4" = 1'-0"

PROJECT NO.
2105.00

**SP1.02**

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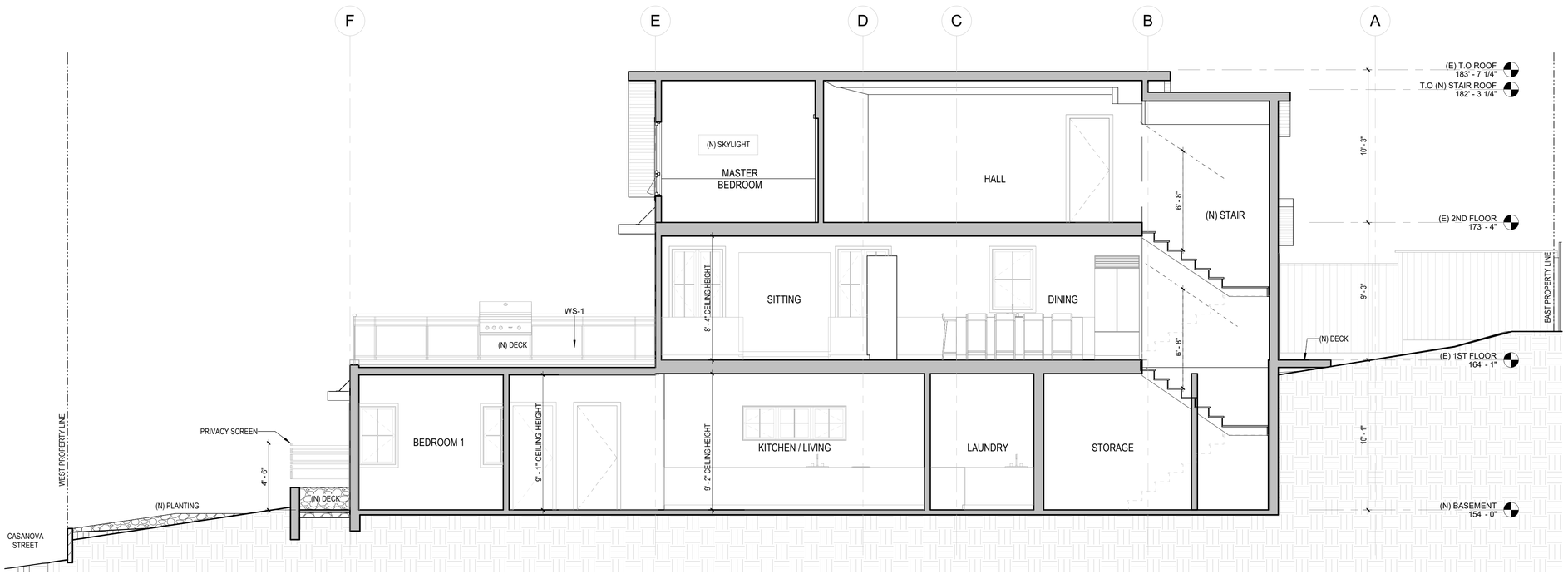
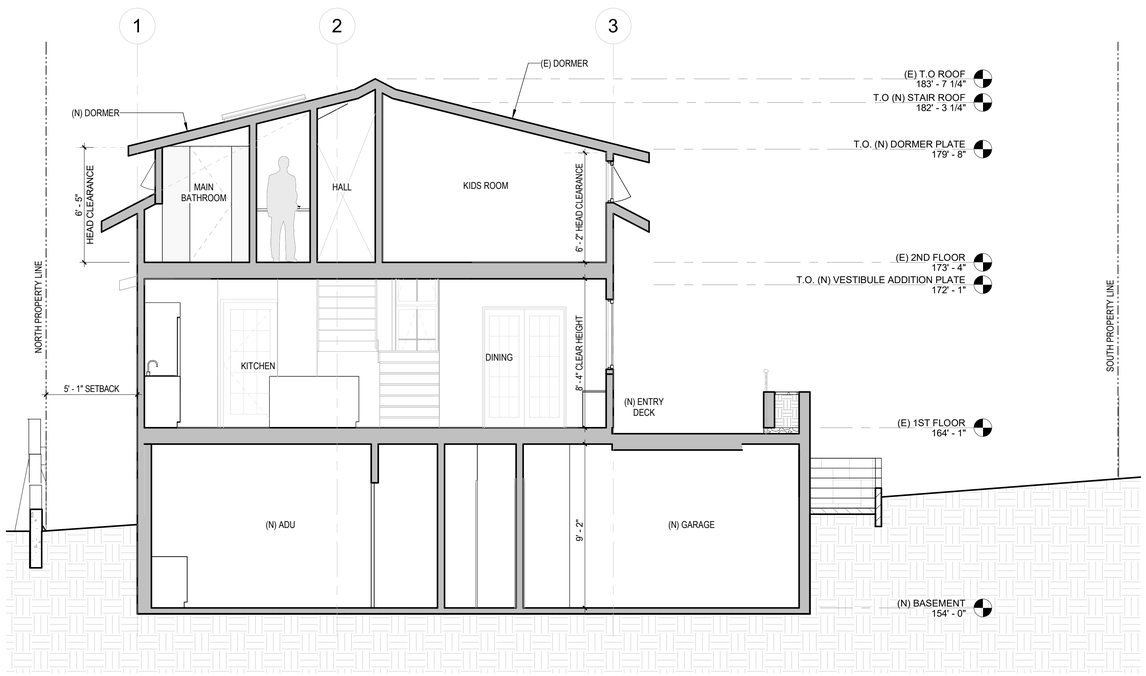
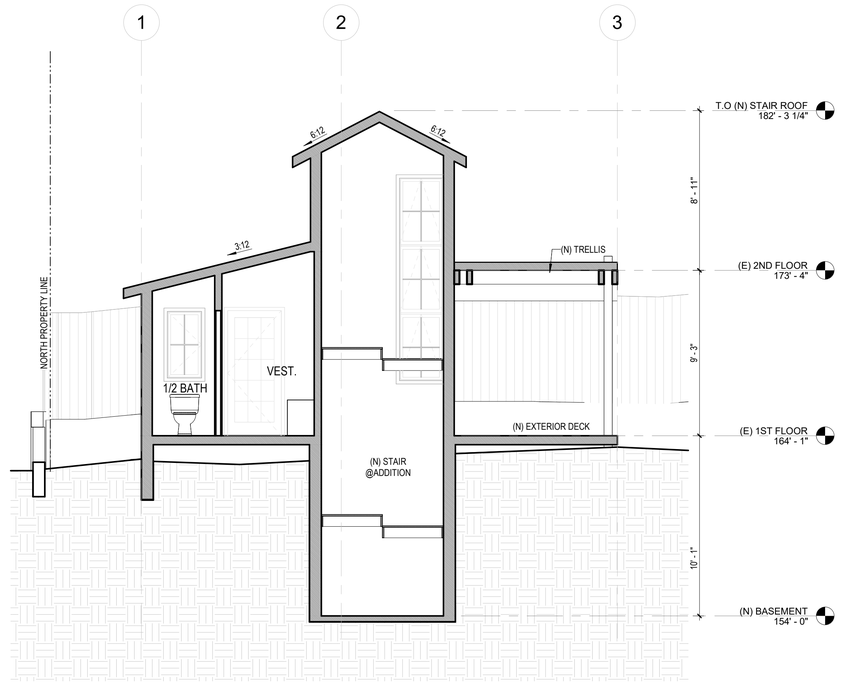



1 PROPOSED LONGITUDINAL SECTION
1/4" = 1'-0"




2 PROPOSED SECTION LOOKING EAST
1/4" = 1'-0"




3 PROPOSED SECTION @ADDITION
1/4" = 1'-0"


DESIGNER:

Benjamin Schaefer Architect

7214 DURANGO CIRCLE
CARLSBAD, CA 92011

PHONE:
510.282.7177

EMAIL:
BEN@BSARCHITECTSCA.COM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AARON SCHWARTZ
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SHEET TITLE

PROPOSED SECTIONS

CURRENT ISSUE TITLE
**CONCEPT DESIGN REVIEW PROGRESS B**

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SCALE
1/4" = 1'-0"

PROJECT NO.
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**SP1.03**

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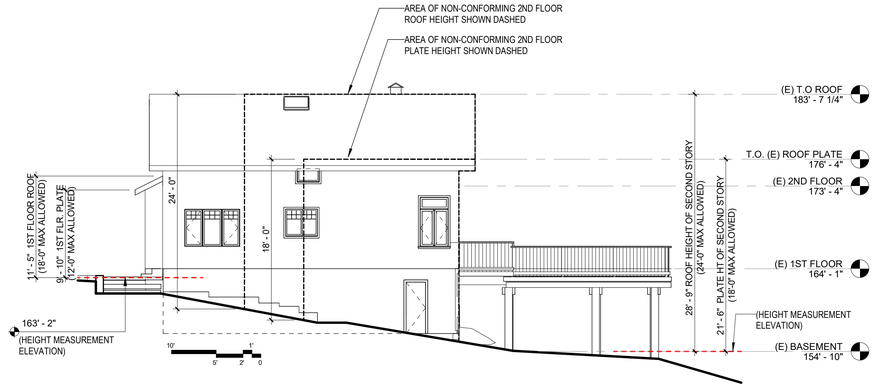
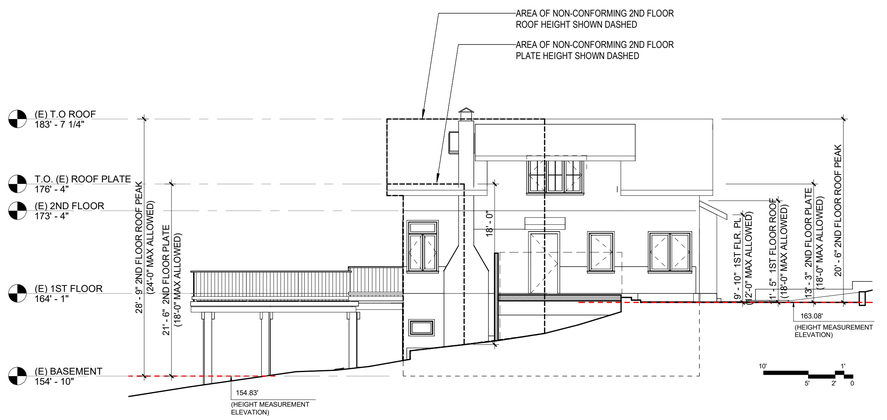
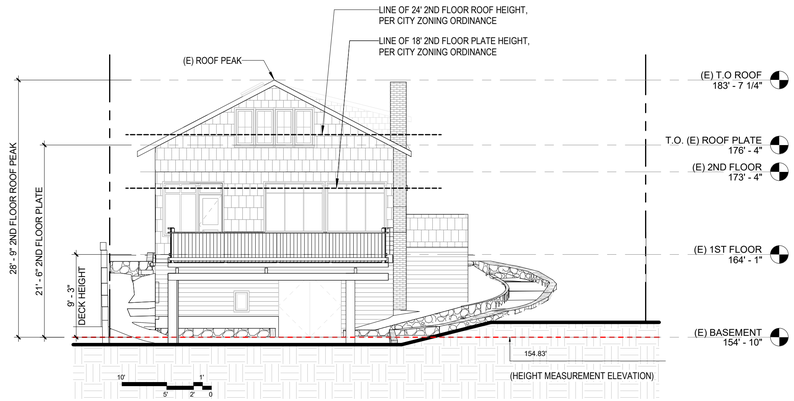


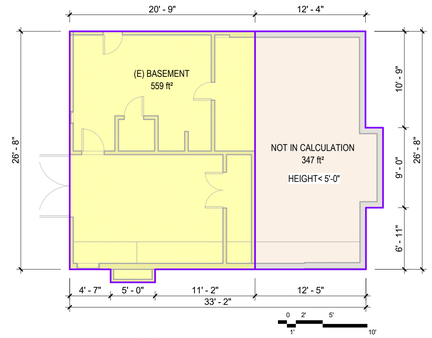

4 EXISTING NORTH ELEVATION HEIGHT DIAGRAM
1/8" = 1'-0"



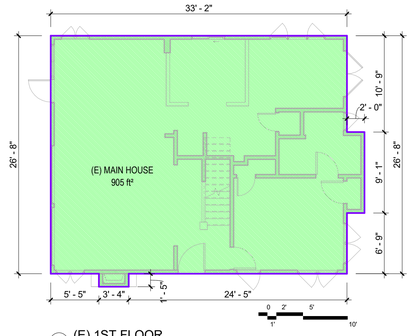

5 EXISTING SOUTH ELEVATION HEIGHT DIAGRAM
1/8" = 1'-0"



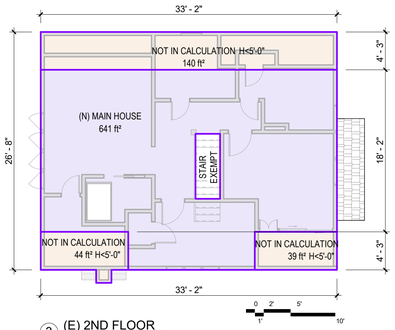

6 EXISTING WEST ELEVATION HEIGHT DIAGRAM
1/8" = 1'-0"




1 (E) BASEMENT
1/8" = 1'-0"




2 (E) 1ST FLOOR
1/8" = 1'-0"




3 (E) 2ND FLOOR
1/8" = 1'-0"

BASE FLOOR AREA CALCULATIONS

| EXISTING AREAS MAIN HOUSE | |
|---|---|
| LEVEL | AREA |
| (E) BASEMENT | 559 SF |
| (E) MAIN HOUSE | 905 SF |
| (N) MAIN HOUSE | 641 SF |
| TOTAL EXISTING AREA | 2,105 SF |

BASE FLOOR AREA ALLOWED = 2,460 SF.


DESIGNER:
Benjamin Schaefer Architect
7214 DURANGO CIRCLE
CARLSBAD, CA 92011
PHONE:
510.282.7177
EMAIL:
BEN@BSARCHITECTSCA.COM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SHEET TITLE
EXISTING CODE COMPLIANCE DIAGRAMS

CURRENT ISSUE TITLE
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CURRENT ISSUE DATE
**05.09.2025**

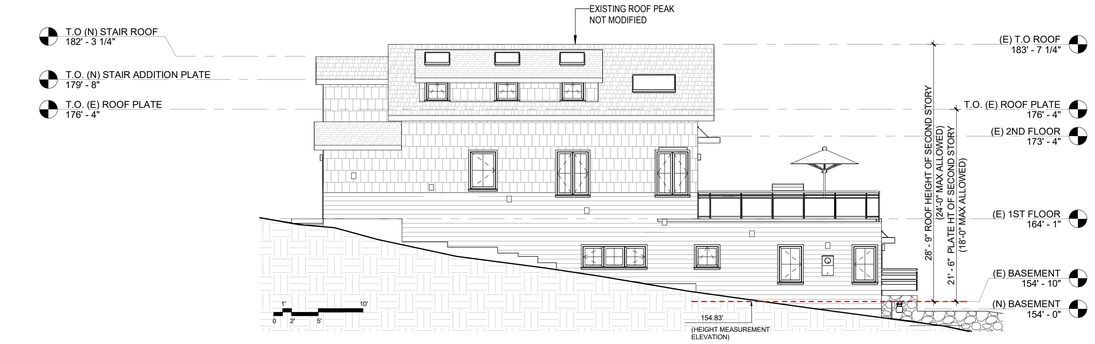
SCALE
1/8" = 1'-0"

PROJECT NO.
2105.00

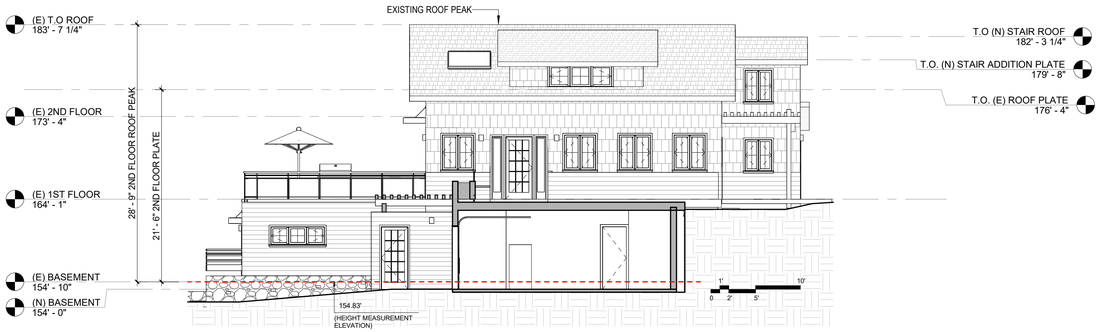
**SP1.10**

TRUE NORTH

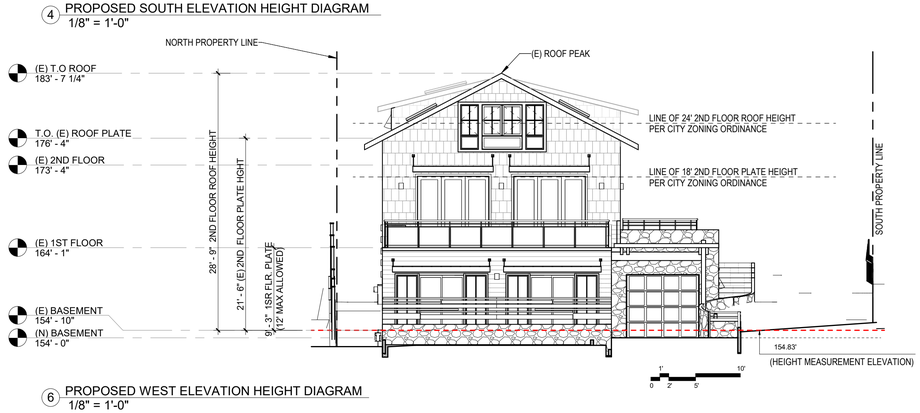
5/11/2025 10:53:51 AM




5 PROPOSED NORTH ELEVATION HEIGHT DIAGRAM
1/8" = 1'-0"



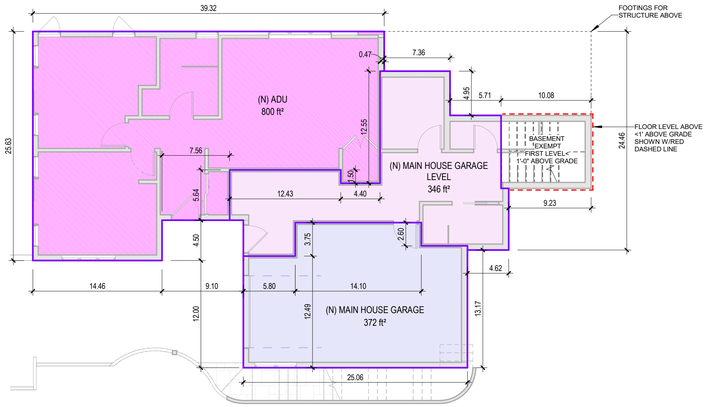

4 PROPOSED SOUTH ELEVATION HEIGHT DIAGRAM
1/8" = 1'-0"



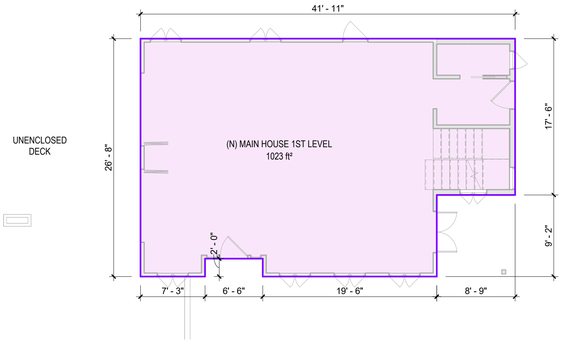

6 PROPOSED WEST ELEVATION HEIGHT DIAGRAM
1/8" = 1'-0"



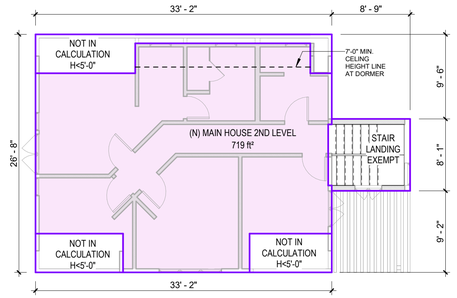

7 PROPOSED EAST ELEVATION HEIGHT DIAGRAM
1/8" = 1'-0"




1 PROPOSED BASEMENT
1/8" = 1'-0"




2 PROPOSED 1ST FLOOR
1/8" = 1'-0"




3 PROPOSED 2ND FLOOR
1/8" = 1'-0"

*HEIGHT MEASUREMENT CLARIFICATION:

THE CITY MEASURES BUILDING HEIGHT AS THE VERTICAL DISTANCE FROM THE LOWER OF THE EXISTING OR FINISHED GRADE TO THE ROOF'S HIGHEST POINT. TO PROVIDE ADEQUATE HEAD CLEARANCE FOR THE ADU, WE ARE LOWERING THE BASEMENT FLOOR BY 10 INCHES. HOWEVER, THIS ADJUSTMENT IS PURELY INTERNAL, WITH NO CHANGE IN THE VISIBLE GRADE DIRECTLY BENEATH THE ROOF PEAK.

MEASURING HEIGHT FROM THE EXISTING AND PROPOSED BASEMENT FLOOR ELEVATIONS CREATES A MISLEADING APPEARANCE THAT THE ROOF OR PLATE HEIGHT IS INCREASING, THOUGH IT IS NOT. TO PREVENT THIS CONFUSION, WE ARE MEASURING BOTH THE EXISTING AND THE PROPOSED CONDITIONS FROM THE ORIGINAL (EXISTING) BASEMENT-FLOOR DATUM. THIS APPROACH PROVIDES A CLEAR AND ACCURATE DEPICTION, CONFIRMING THAT THE ROOF/PLATE ELEVATIONS REMAIN UNCHANGED.

## BASE FLOOR AREA CALCULATIONS

| PROPOSED AREAS ADU | |
|---|---|
| LEVEL | AREA |
| (N) ADU | 800 SF |
| TOTAL PROPOSED ADU AREA | 800 SF |

| PROPOSED AREAS MAIN HOUSE | |
|---|---|
| LEVEL | AREA |
| (N) MAIN HOUSE GARAGE LEVEL | 346 SF |
| (N) MAIN HOUSE GARAGE | 372 SF |
| (N) MAIN HOUSE 1ST LEVEL | 1,023 SF |
| (N) MAIN HOUSE 2ND LEVEL | 719 SF |
| TOTAL PROPOSED MAIN HOUSE AREA | 2,459 SF |

BASE FLOOR AREA ALLOWED = 2,460 SF.


DESIGNER:

Benjamin Schaefer Architect

7214 DURANGO CIRCLE
CARLSBAD, CA 92011

PHONE:
510.282.7177

EMAIL:
BEN@BSARCHITECTSCA.COM


STAMP:

CLIENT NAME:

AARON SCHWARTZ
SUE YOUNG

# SCHWARTZ AND YOUNG RESIDENCE

CASSANOVA 10 NE OCEAN, CARMEL, CA 93923

REVISION SCHEDULE

| REV NO | DESCRIPTION | DATE |
|---|---|---|
| | CONCEPT DESIGN REVIEW | 01.05.2023 |
| | CONCEPT DESIGN REV RESPONSE 1 | 06.05.2024 |
| | CONCEPT DESIGN REV RESPONSE 2 | 12.09.2024 |
| | CONCEPT DESIGN REV RESPONSE 3 | 04.22.2025 |

SHEET TITLE

## PROPOSED CODE COMPLIANCE DIAGRAMS

CURRENT ISSUE TITLE
**CONCEPT DESIGN REVIEW PROGRESS B**

CURRENT ISSUE DATE
**05.09.2025**

SCALE
1/8" = 1'-0"

PROJECT NO.
2105.00

**SP1.11**

5/11/2025 10:53:55 AM

## MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

5 HARRIS COURT, BLDG. G · P.O. BOX 85 · MONTEREY, CA 93942 · (831) 658-5601 · FAX (831) 644-9558 · www.mpwmd.net

## RESIDENTIAL INSPECTION REPORT

**Conservation** (X) Change of Title | **Permits:** ☐ Pre-Inspection/Credits ☐ New Construction ☐ Remodel/Addition ☐ Re-Inspection

PROPERTY ADDRESS: Cassanova 10NE of Ocean

CITY: Carmel BATHROOMS: FULL_____ ½_____ Other_____

ASSESSOR'S PARCEL NUMBER: 010 - 214 - 024 E-mail_____

OWNER'S NAME: Young/Schwartz PERSON CONTACTED:_____

(X) SINGLE FAMILY ☑ CONDO ☐ AUXILLARY UNIT _____ ☐ MULTI FAMILY_____

This form certifies that an inspection was conducted at the above address. At the time of the inspection, the property (X) **WAS** ☐ **WAS NOT** found to be in compliance with MPWMD Water Efficiency Standards and/or with MPWMD Water Permit No._____. Additionally, fees in the amount of _____ are ☐ **PAID** ☐ **DUE.** Water Efficiency Standards are listed in Regulation XIV of the District Rules and Regulations; see summary on the back of this form. (***Specific Permit requirements are on file at the District office.***)

***Any discrepancies on fixture counts must be reported and cleared or appealed within 21 days of inspection date.***

WATER FIXTURE INVENTORY:

| Name of fixture | Fixture Count | Efficiency | Remarks/Location |
|---|---|---|---|
| Washbasin | 4 | 1.2 | |
| Toilet | 4 | 1.28 | W/ Receipts |
| Large Bathtub (over 55 gal.) | — | | |
| Standard Bathtub or Shower Stall (with one Showerhead) | 3 | 2.0 | |
| Additional Showerhead | — | | |
| Kitchen Sink/Dishwasher | 1 | 1.8 | |
| Dishwasher, additional | — | | |
| Laundry Sink or Utility Sink | — | | |
| Clothes Washer | 1 | | |
| Bidet | — | | |
| Bar Sink/Vegetable Sink/Entertainment Sink | 1 | | |
| Instant-Access Hot Water System | NO | | |
| Swimming Pool (square-feet of surface area) | N/A | | |
| Rain Sensor/Soil Sensor | — | | |
| Rainwater Harvesting Capacity/Cistern Gallons | — | | |
| Sub-metering (in line meters) | — | | |
| Separate meter requirement | — | | |

**No Water Credits are available for outdoor water fixtures, multiple utility sinks, and multiple showerhead installations (Pursuant to District Rules 24 & 25.5)**

Inspector's Notes: Report updated in office with Receipts for 4 of 1.28 Toilets

***ACTION REQUIRED***

☐ Items not in compliance **must be corrected** within thirty (30) days.

☐ **Re-inspection required.** Please call 658-5601 to schedule. (Re-inspection Fees of $110.00 are required prior to inspection.)

☐ Provide itemized receipts for Toilets, Showerheads or signed "Showerhead Certification" form; provide photos, receipts and certification form for Rain Sensor installation. Mail documents to P.O. Box 85, Monterey, CA 93942; or fax to 644-9558.

☐ Water Release Form & Water Permit Application Form required (Jurisdiction). Fees may be due. **(Contact the District.)**

Emailed to Agent 11/12/21
Acknowledgment of Receipt Date

MPWMD Representative 11/12/21
Date

**See Important Terms and Conditions on back of form.**

*U:\demand\Work\Forms\Inspection Reports\Residential Inspection Report Revised 20170619.docx white copy – applicant yellow copy - MPWMD*

## MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

**RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION**

**NOTE: When approved and signed by the jurisdictions, this form must be submitted with final and complete Construction Plans to:**
Monterey Peninsula Water Management District Permit Office
5 Harris Court, Bldg. G ♦ Monterey, CA 93940 ♦ (831) 658-5601 ♦ www.mpwmd.net ♦ Fax (831) 644-9558
*Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.*

**ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED.** ***(Please print firmly)***

**1. OWNERSHIP INFORMATION:**
Name: Aaron Schwartz
Daytime telephone: 917.374.3772
Mailing Address: Casanova 10NE Ocean, Carmel, Ca 93921
E-Mail Address: aaron.c.schwartz@gmail.com, as@loopreturns.com

**2. AGENT/REPRESENTATIVE INFORMATION:**
Name: Benjamin Schaefer Architect
Daytime telephone: 510.282.7177
Mailing Address: 7214 Durango Circle, Ca 92011
E-Mail Address: ben@bsarchitectsca.com

**3. PROPERTY INFORMATION:** Existing Square-footage ±2,300 sf Square-footage ±2,300 sf
Address Casanova 10NE Ocean, Carmel, Ca 93921 **Assessor Parcel Number** 010-214-024-000
Water company serving parcel: California American Water ____ Is a water meter needed? YES or NO If yes, how many? TBD, New ADU is proposed
*NOTE: Separate water meters are required for each User. Residential uses require separate meters for all auxiliary housing that includes a kitchen.*

**4. PROJECT DESCRIPTION** (Be thorough and detailed): Single-Family residence alteration and addition including new attached ADU

**5. INSTRUCTIONS**: ***Table #1 should list the fixtures on the property as they exist before the project. Table #2 should reflect all fixtures on the property after the project is completed. Only one Master Bathroom can be designated per dwelling unit.***

**Table No. 1 Existing Property Fixture Count**
***(All fixtures before project)***

| Type of Fixture | Fixture | Value | Count |
|---|---|---|---|
| Washbasin | 4 | x 1.0 = | 4 |
| Two Washbasins in the Master Bathroom• | | x 1.0 = | |
| Toilet, Ultra Low-Flush (1.6 gallons-per-flush) | 4 | x 1.8 = | 7.2 |
| Toilet, High Efficiency (HET) | | x 1.3 = | |
| Toilet, Ultra High Efficiency (UHET) | | x 0.8 = | |
| Urinal, Pint (0.125 gallon maximum) | | x 0.1 = | |
| Urinal, Zero Water Consumption | | x 0.0 = | |
| Masterbath (one per Dwelling):Tub&Shower Stall• | | x 3.0 = | |
| Large Bathtub (may have Showerhead above) | | x 3.0 = | |
| Standard Bathtub or Shower Stall (one head) | 3 | x 2.0 = | 6 |
| Shower, each additional (heads, body spray, etc) | | x 2.0 = | |
| Shower system, Rain Bar/ Custom Shower (specs) | | x 2.0 = | |
| Kitchen Sink (with optional dishwasher) | 1 | x 2.0 = | 2 |
| Kitchen Sink with High Efficiency Dishwasher | | x 1.5 = | |
| Dishwasher, each additional (with optional sink) | | x 2.0 = | |
| Dishwasher, High Efficiency (with opt. sink) | | x 1.5 = | |
| Laundry Sink/Utility Sink (one per Site) | | x 2.0 = | |
| Clothes Washer | 1 | x 2.0 = | 2 |
| Clothes Washer, (HEW) 5.0 water factor or less | | x 1.0 = | |
| Bidet | | x 2.0 = | |
| Bar Sink | 1 | x 1.0 = | 1 |
| Entertainment Sink | | x 1.0 = | |
| Vegetable Sink | | x 1.0 = | |
| Swimming Pool (each 100 sq-ft of pool surface) | | x 1.0 = | |
| Other | | x = | |
| Other | | x = | |
| Other | | x = | |
| Other | | x = | |

• Use this fixture count if a previous Permit was issued utilizing the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

**EXISTING FIXTURE UNIT COUNT TOTAL = 22.2**

**Table No. 2 Post Project Fixture Count**
***(All fixtures after project)***

| Type of Fixture | Fixture | Value | Count |
|---|---|---|---|
| Washbasin | 5 | x 1.0 = | 5 |
| Two Washbasins in the Master Bathroom | 1 | x 1.0 = | 1 |
| Toilet, Ultra Low-Flush (1.6 gallons-per-flush) | | x 1.8 = | |
| Toilet, High Efficiency (HET) | | x 1.3 = | |
| Toilet, Ultra High Efficiency (UHET) | 5 | x 0.8 = | 4 |
| Urinal, Pint (0.125 gallon maximum) | | x 0.1 = | |
| Urinal, Zero Water Consumption | | x 0.0 = | |
| Masterbath (one per Dwelling):Tub&Shower Stall | | x 3.0 = | |
| Large Bathtub (may have Showerhead above) | | x 3.0 = | |
| Standard Bathtub or Shower Stall (one head) | 4 | x 2.0 = | 8 |
| Shower, each additional (heads, body spray, etc | | x 2.0 = | |
| Shower system, Rain Bars/Custom Shower (specs | | x 2.0 = | |
| Kitchen Sink (optional dishwasher) | | x 2.0 = | |
| Kitchen Sink with High Efficiency Dishwasher | 1 | x 1.5 = | 1.5 |
| Dishwasher, each additional (optional sink) | | x 2.0 = | |
| Dishwasher, High Efficiency (with opt. sink) | | x 1.5 = | |
| Laundry Sink/Utility Sink (one per Site) | 1 | x 2.0 = | 2 |
| Clothes Washer | | x 2.0 = | |
| Clothes Washer, (HEW) 5.0 water factor or less | 1 | x 1.0 = | 1 |
| Bidet | | x 2.0 = | |
| Bar Sink | | x 1.0 = | |
| Entertainment Sink | 1 | x 1.0 = | 1 |
| Vegetable Sink | | x 1.0 = | |
| Instant-Access-Hot-Water System (fixture credit) | 3 | x -0.5 = | -1.5 |
| Subtotal proposed indoor fixtures | | = | 22 |
| New Connection – Refer to District Rule 24-A5 "Exterior Residential Water Demand Calculations" | | x = | |
| Swimming Pool (each 100 sq-ft of pool surface) | | x 1.0 = | |

**PROPOSED FIXTURE UNIT COUNT TOTAL = 22.0**

In completing the Water Release Form, the undersigned acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, Water Permits for the property may be canceled. In addition, water fixtures installed without a Water Permit may be cause for interruption of the water service to the Site, additional fees and penalties, the imposition of a lien on the property, and deduction of water from the local Jurisdiction's Allocation. The property owner/Applicant is required to notify the District and provide Construction Plans as appropriate for each change in the Project made prior to use or occupancy that may affect the Project's Capacity to use water. **"PUBLIC ACCESS TO WATER RECORDS" DEED RESTRICTION IS REQUIRED FOR ALL WATER PERMITS.**

**6. I certify, under penalty of perjury, that the information provided on this Water Release Form & Water Permit Application is to my knowledge correct, and the information accurately reflects water use presently planned for this property.**

Ben Schaefer 1.05.2023 Carlsbad, Ca
**Signature of Owner/Agent** **Date** **Location Where Signed**

Benjamin Schaefer Architect
**Print Name** File or Plan Check Number _____

*AUTHORIZATION FOR WATER PERMIT – JURISDICTION USE ONLY*
_____ *AF Paralta Allocation* ____ *AF Public Credits* _____ *AF Second Bathroom Protocol*
_____ *AF Pre-Paralta Credits* ____ *WDS (Private Well)* _____ *Water Entitlement* _____ *No water needed*
Notes: _____ Authorized by: _____ Date: _____

**This form expires one year from date of authorization for this project by the jurisdiction.**
*White copy-MPWMD Yellow copy-applicant Pink copy-jurisdiction*

U:\demand\Work\Forms\Applications\Residential Water Release & Permit Application Revised 20170701.docx

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT


DESIGNER:
Benjamin Schaefer Architect
7214 DURANGO CIRCLE
CARLSBAD, CA 92011
PHONE:
510.282.7177
EMAIL:
BEN@BSARCHITECTSCA.COM


STAMP:

CLIENT NAME:
AARON SCHWARTZ
SUE YOUNG

# SCHWARTZ AND YOUNG RESIDENCE

CASSANOVA 10 NE OCEAN, CARMEL, CA 93923

REVISION SCHEDULE

| REV NO | DESCRIPTION | DATE |
|---|---|---|
| | CONCEPT DESIGN REVIEW | 01.05.2023 |
| | CONCEPT DESIGN REV RESPONSE 1 | 06.05.2024 |
| | CONCEPT DESIGN REV RESPONSE 2 | 12.09.2024 |
| | CONCEPT DESIGN REV RESPONSE 3 | 04.22.2025 |

SHEET TITLE
PLUMBING FIXTURES CALCULATIONS

CURRENT ISSUE TITLE
**CONCEPT DESIGN REVIEW PROGRESS B**

CURRENT ISSUE DATE
**05.09.2025**

SCALE
1 1/2" = 1'-0"

PROJECT NO.
2105.00

**SP1.12**

5/11/2025 10:53:56 AM

# GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
– LATEST REVISION OF CITY DESIGN STANDARDS AND SPECIFICATIONS
– THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
– THE 2022 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CENC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRES CODE (CFC).

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

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

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

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

6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227–2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND MAINTAIN A CURRENT DIG ALERT/811 TICKET THROUGHOUT THE PROJECT.

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

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

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

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

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

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

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

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

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

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

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

# STORM DRAIN

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

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

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

# BENCHMARK

BENCHMARK: A SET MAG & WASHER. ELEVATION: 150.13 (ASSUMED DATUM). SEE SITE PLAN SHEET C2 FOR LOCATION.

# GRADING & DRAINAGE

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

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

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

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

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

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

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

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

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

10. EARTHWORK QUANTITIES:
CUT = **90** CY
FILL = **29** CY
NET = **61** CY CUT

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

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

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

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

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

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

16. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15TH AND APRIL 15TH) THE FOLLOWING MEASURES MUST BE TAKEN:

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

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

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

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

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

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

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

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

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

22. THE ULTIMATE PURPOSE OF GRADING IS FOR THE ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE.

# UNDERGROUND UTILITIES

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

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

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

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

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

# TREE PROTECTION NOTES

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

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

2. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW ONTO THE GROUND. ALL CONTAMINANTS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE CASAQ CONSTRUCTION BEST MANAGEMENT PRACTICES, SEE EROSION CONTROL PLAN SHEET C4.

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

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

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

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

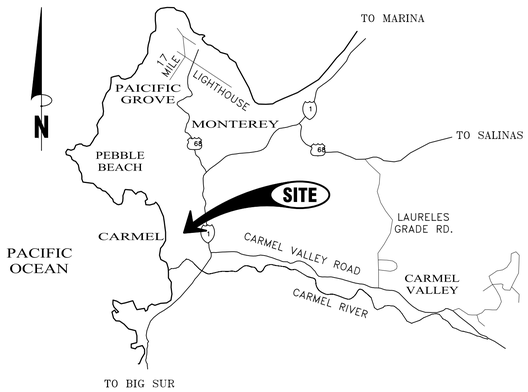
THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS (INCLUDING RESIDENTIAL, COMMERCIAL, AND MUNICIPAL / PUBLIC DOMAIN PROJECTS).

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

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

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

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




# VICINITY MAP

# LEGEND

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

# SHEET INDEX


C1 COVER & GENERAL NOTES
C2 SITE PLAN (EXISTING)
C3 GRADING & DRAINAGE PLAN
C4 UTILITY PLAN
C5 SECTIONS & DETAILS
C6 EROSION CONTROL PLAN
C7 EROSION CONTROL DETAILS
C8 CONSTRUCTION BMP'S


CONTACT 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |


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


MADE IN THE USA

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

COVER SHEET & GENERAL NOTES

SCHWARTZ & YOUNG RESIDENCE
APN# 010-214-024-000
*Project Location: CASANOVA 10 NE OCEAN CARMEL, CA 93923*
*PREPARED FOR: SCHWARTZ & YOUNG*

| | |
|---|---|
| SCALE: | AS NOTED |
| DATE: | 05/02/24 |
| DESIGN BY: | FJC |
| DRAWN BY: | ECH |
| CHECKED BY: | FJC |

SHEET NUMBER: C1
OF 8 SHEETS
PROJECT# 123–141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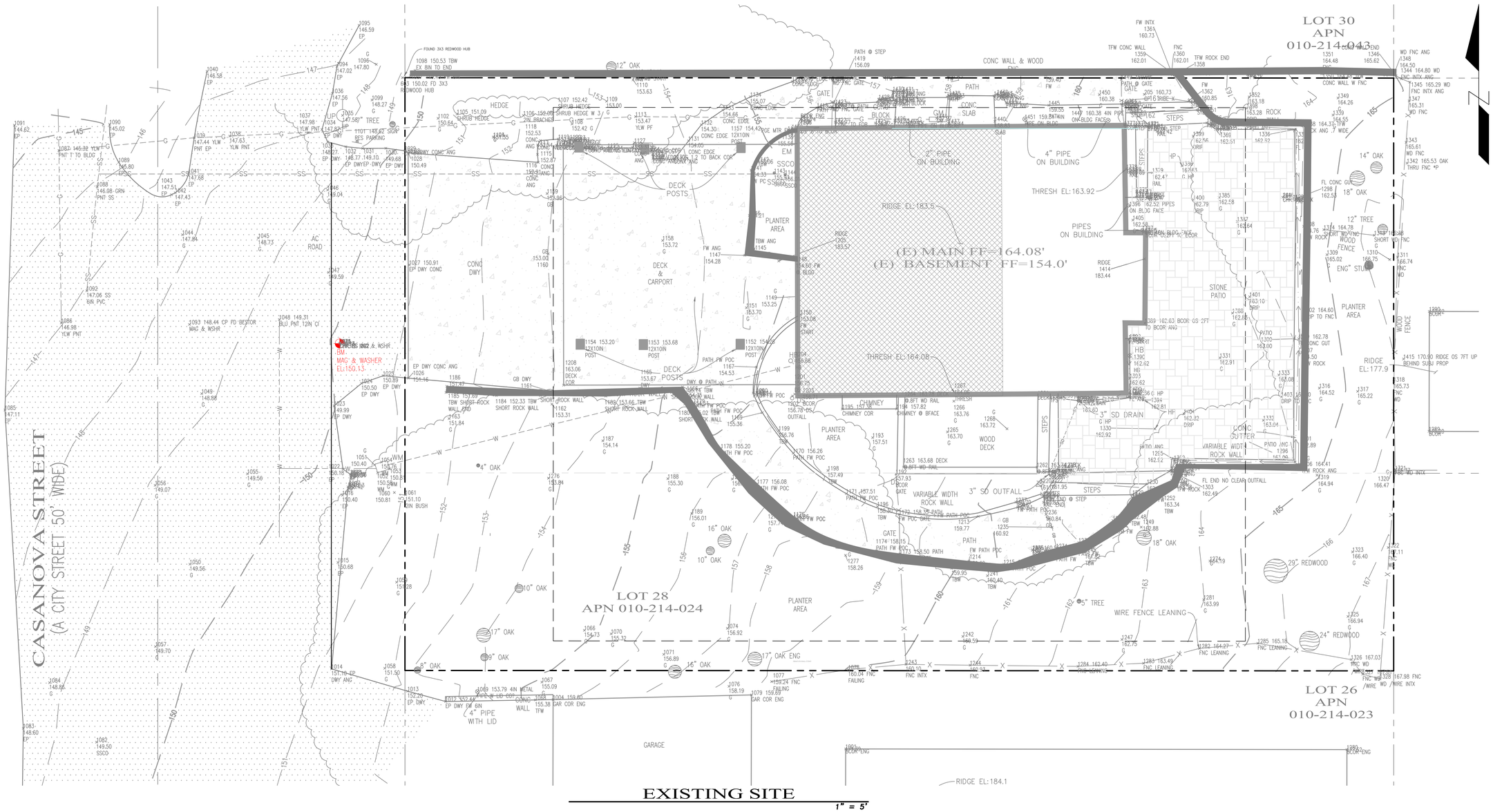
Plotted: May 02, 2024 – 9:57pm




EXISTING SITE

1" = 5'

## HATCH LEGEND

- EXISTING AC PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING STONE

Scale 1" = 5'

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Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

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

# EXISTING SITE

SCHWARTZ & YOUNG RESIDENCE
APN# 010-214-024-000

*Project Location: CASANOVA 10 NE OCEAN, CARMEL, CA 93923*
*PREPARED FOR: SCHWARTZ & YOUNG*

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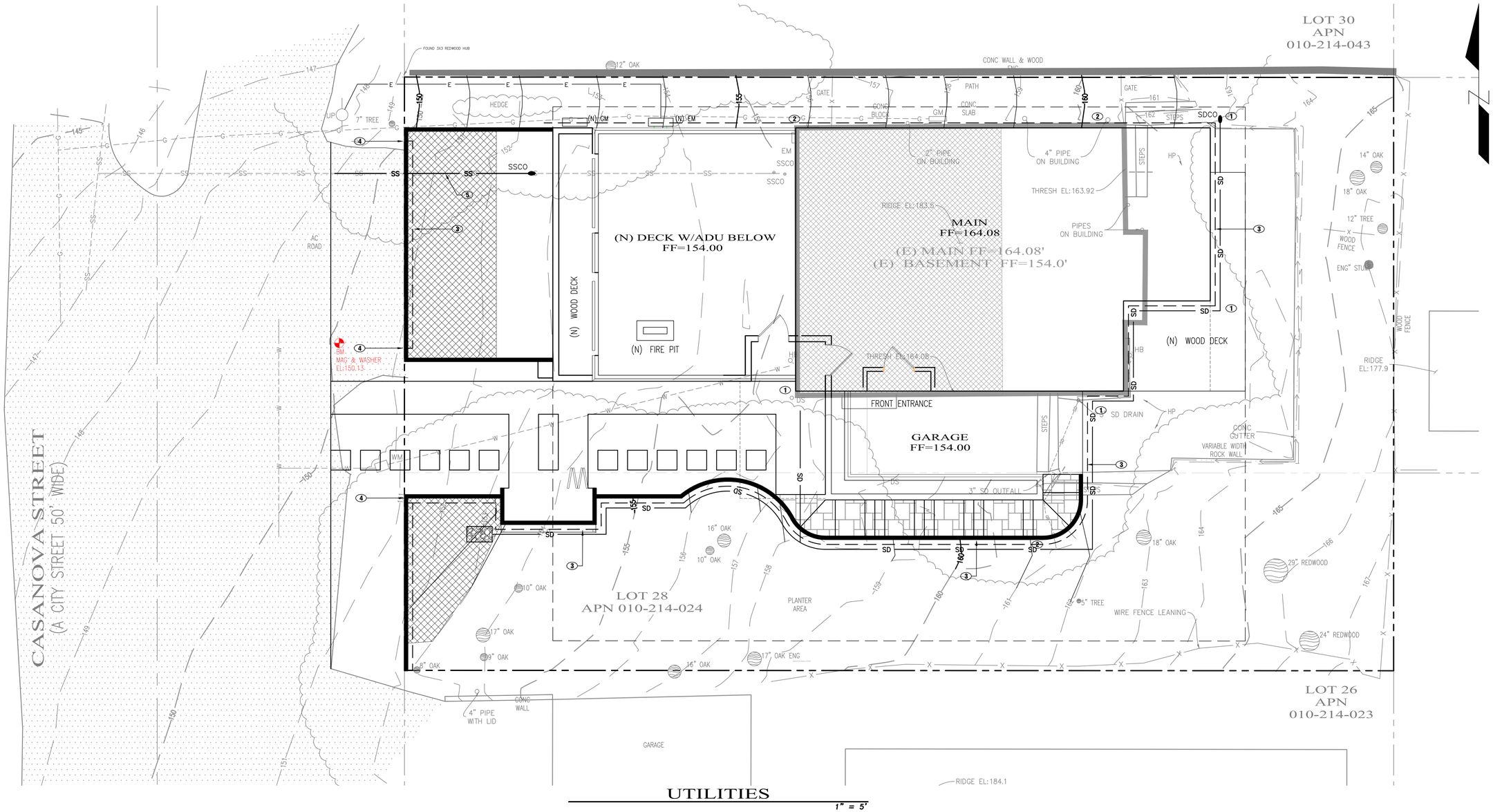
| SCALE: | AS NOTED |
| DATE: | 05/02/24 |
| DESIGN BY: | FJC |
| DRAWN BY: | ECH |
| CHECKED BY: | FJC |
| SHEET NUMBER: | C2 |
| OF | 8 SHEETS |
| PROJECT# | 123-141 |




UTILITIES

1" = 5'

## KEY NOTES

1. FIELD LOCATE DOWNSPOUTS AND CONNECT TO SD, (SEE D/C4)
2. FIELD LOCATE DOWNSPOUTS AND DISCHARGE ONTO SPLASHBLOCK
3. RETAINING WALL SUB-DRAIN, (SEE F/C4)
4. DAYLIGHT THRU WALL AT GRADE
5. REPLACE EX SANITARY SEWER LATERAL FROM NEW EP TO NEW SSCO (SEE MEP PLANS FOR CONTINUATION INTO BUILDING). MATCH EX SIZE, MAINTAIN 2% MIN SLOPE.

## HATCH LEGEND

STORMWATER DETENTION AREA (320 SQFT TOTAL)

5 0 5 10 15

Scale 1" = 5'

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Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

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

# UTILITY PLAN

## SCHWARTZ & YOUNG RESIDENCE
## APN# 010-214-024-000

Project Location: CASANOVA 10 NE OCEAN CARMEL, CA 93923
PREPARED FOR: SCHWARTZ & YOUNG

| | |
|---|---|
| SCALE: | AS NOTED |
| DATE: | 05/02/24 |
| DESIGN BY: | FJC |
| DRAWN BY: | ECH |
| CHECKED BY: | FJC |
| SHEET NUMBER: | C4 |
| OF | 8 SHEETS |
| PROJECT# | 123-141 |

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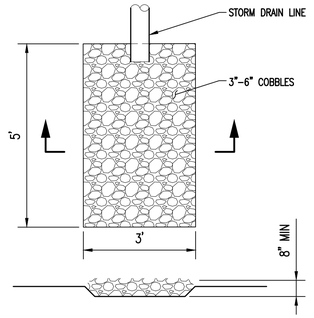


H C3 ENERGY DISSIPATER

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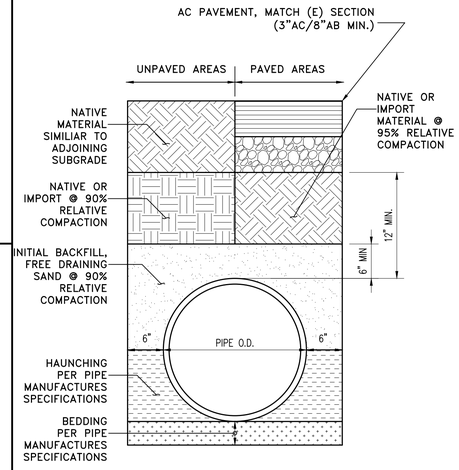
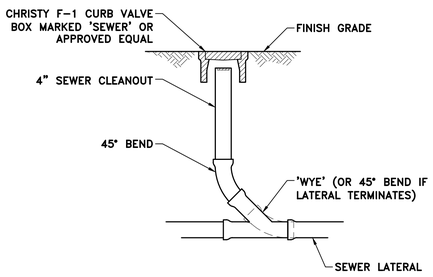



NOTES:
1. BACKFILL MATERIAL TO BE PLACED IN 6" LIFTS MAX.

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

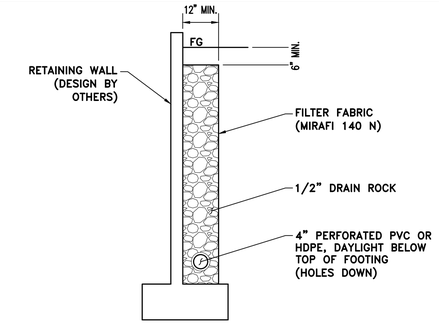
G C5 TRENCH BACKFILL

NTS




E C5 CLEAN-OUT @ GRADE

NTS




F C5 RET. WALL SUBDRAIN

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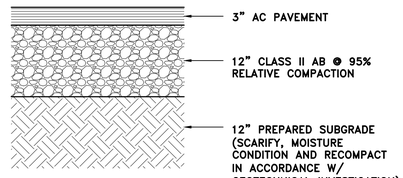
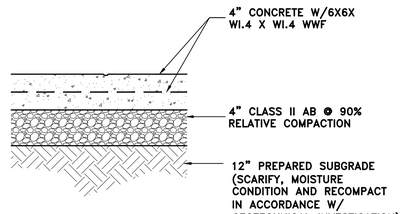



A C5 A.C. PAVEMENT SECT.

NTS

SEE DETAIL C/C5 FOR THICKENED EDGE




B C5 CONCRETE PAVEMENT

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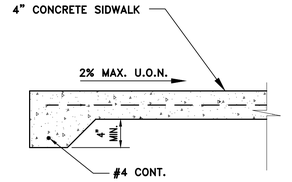


C C5 THICKENED EDGE

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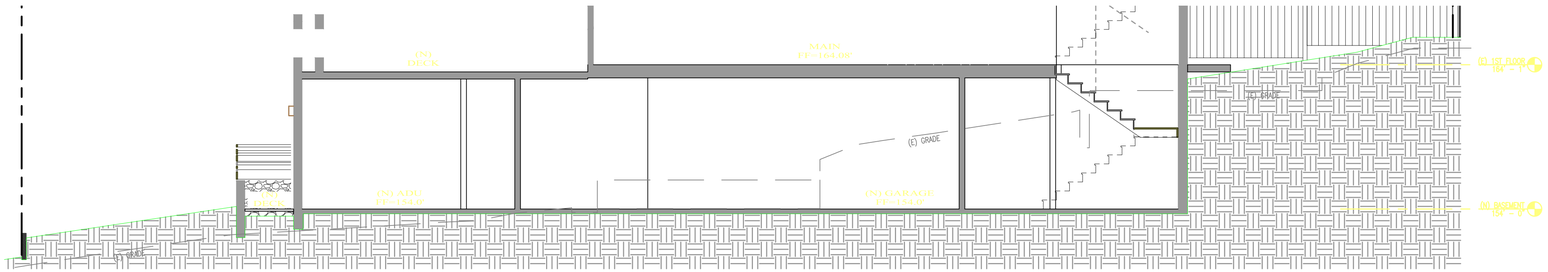
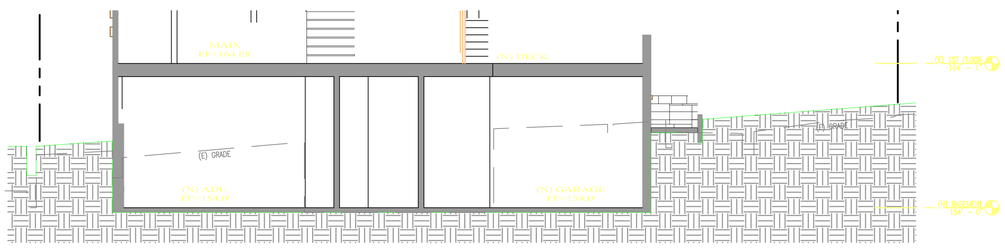



1 C5 SECTION 1

HOR: 1" = 5' - VER: 1" = 5'

NOTE:
ALL STRUCTURAL MEMBERS (WALLS, FOUNDATIONS, FOOTINGS, ETC.) ARE SCHEMATIC AND SHOWN FOR REFERENCE ONLY. SEE DRAWINGS BY OTHERS FOR CONSTRUCTION DETAILS.




2 C5 SECTION 2

HOR: 1" = 5' - VER: 1" = 5'

NOTE:
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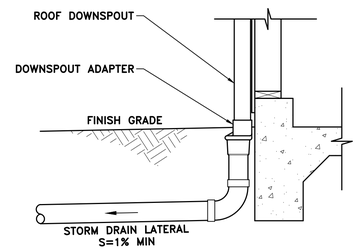


D C5 ROOF DRAIN CONNECTION

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mail@C3Engineering.net

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

PRELIMINARY NOT FOR CONSTRUCTION

# SECTIONS & DETAILS

SCHWARTZ & YOUNG RESIDENCE
APN# 010-214-024-000
Project Location: CASANOVA 10 NE OCEAN CARMEL, CA 93923
PREPARED FOR: SCHWARTZ & YOUNG

| | |
|---|---|
| SCALE: | AS NOTED |
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| DRAWN BY: | ECH |
| CHECKED BY: | FJC |

SHEET NUMBER: C5

OF 8 SHEETS

PROJECT# 123-141

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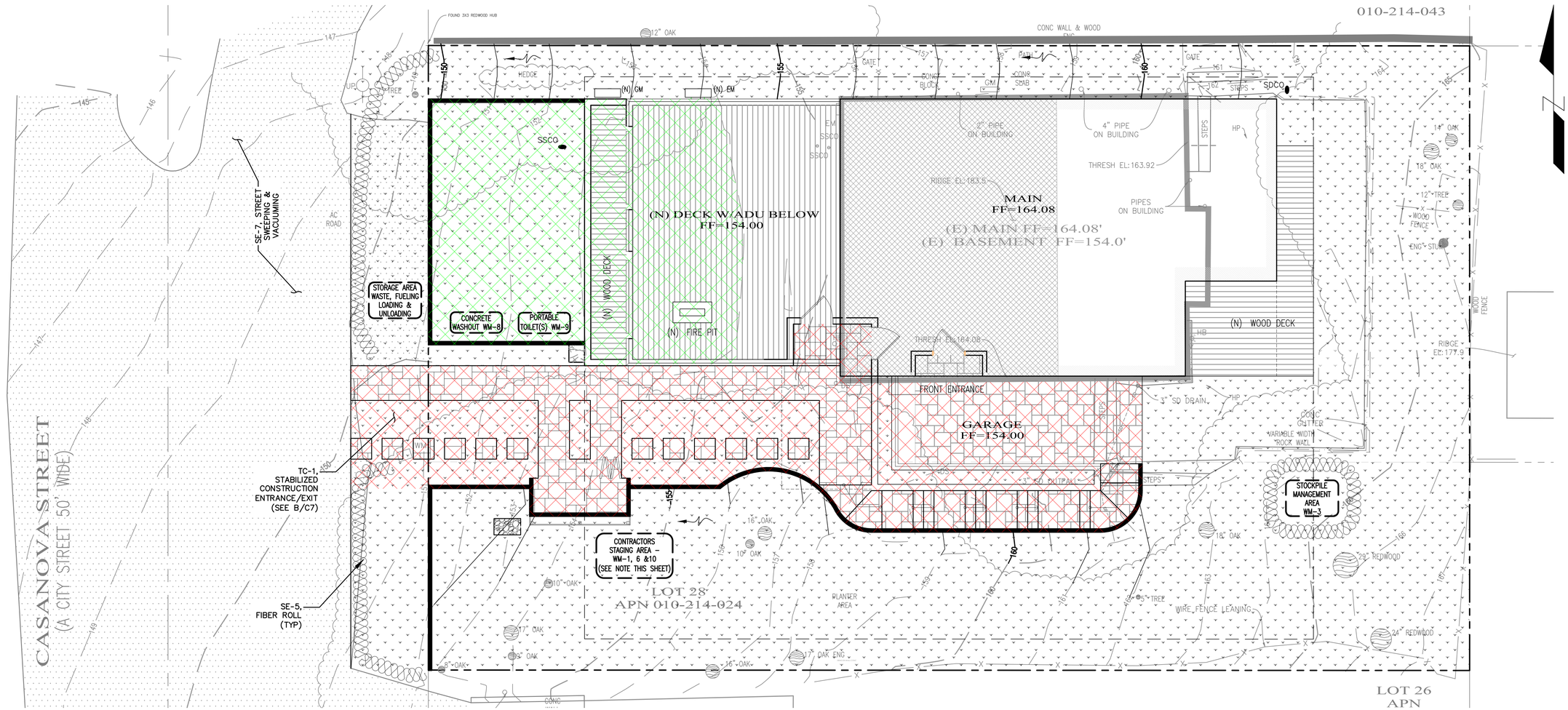


## EROSION CONTROL PLAN

1" = 5'

## EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

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

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

4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 1 AND APRIL 30), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

## EROSION CONTROL NOTES

E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

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

6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;

7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;

8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY

9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.

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

NOTE:
1. CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, VEHICLE & EQUIPMENT MAINTENANCE, MATERIAL DELIVERY & STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION & CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT. IF STAGING IS REQUIRED IN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT AND PAY ALL APPLICABLE FEES. ALL BMP'S INCLUDING CONTAINMENTS SHALL APPLY TO THE PUBLIC RIGHT OF WAY AND SHALL BE KEPT IN FORCE AT ALL TIMES.

2. DISCHARGE FROM DEWATERING OPERATIONS SHALL NOT BE ALLOWED INTO THE STORM DRAIN SYSTEM AND INSTEAD SHALL BE MANAGED ON SITE OR BE FILTERED AND DIRECTED TO THE SANITARY SEWER UNDER PERMIT BY THE CARMEL AREA WASTEWATER DISTRICT (CAWD). THE CONTRACTOR SHALL CONTACT CAWD PRIOR TO ANY SITE DEWATERING EFFORTS.

## STORMWATER MANAGEMENT

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

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

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

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

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

## BMP'S

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

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

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

EROSION CONTROL:
EC-1 SCHEDULING
EC-2 PRESERVATION OF EXISTING VEGETATION
EC-8 WOOD MULCHING
EC-16 NON-VEGETATIVE STABILIZATION

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

WIND EROSION CONTROL:
WE-1 WIND EROSION CONTROL

REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.

## LEGEND

INLET PROTECTION (SEE DETAIL D/C7)
PROPOSED DRAINAGE FLOW
FIBER ROLL (SEE DETAIL A/C7)

## HATCH LEGEND

CUT (90 YD)
FILL (90 YD)

SEE GRADING AND DRAINAGE NOTE #10, SHEET C1 FOR EARTHWORK QUANTITIES

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Scale 1" = 5'

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

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

PRELIMINARY NOT FOR CONSTRUCTION

EROSION AND SEDIMENT CONTROL PLAN

SCHWARTZ & YOUNG RESIDENCE
APN# 010-214-024-000
Project Location: CASANOVA 10 NE OCEAN CARMEL, CA 93923
PREPARED FOR: SCHWARTZ & YOUNG

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SHEET NUMBER: C6
OF 8 SHEETS
PROJECT# 123-141

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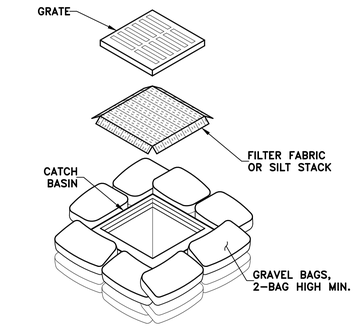


D C7 DROP INLET PROTECTION
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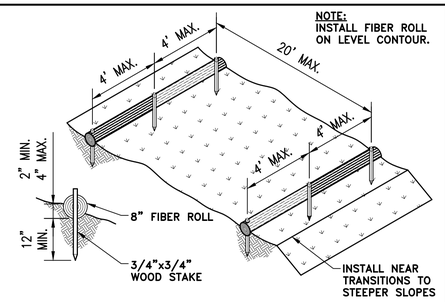


A C7 FIBER ROLL
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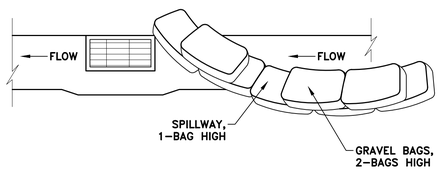


NOTES:
1. INTENDED FOR SHORT-TERM USE.
2. USE TO INHIBIT NON-STORM WATER FLOW.
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETE.
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

E C7 CURB INLET PROTECTION
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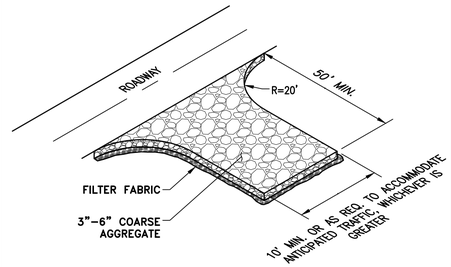


B C7 STABILIZE ENTRANCE
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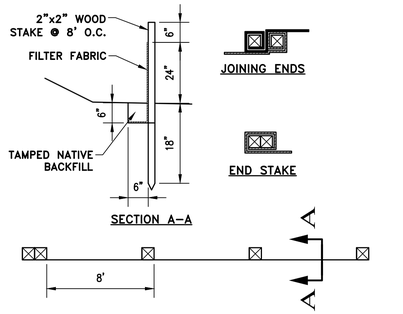


F C7 SILT FENCE
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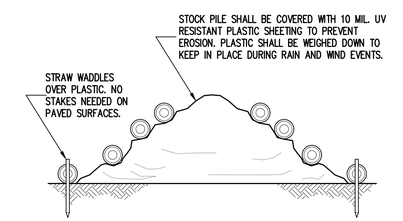


G C7 STOCK PILE COVERING
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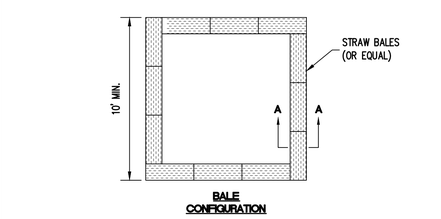
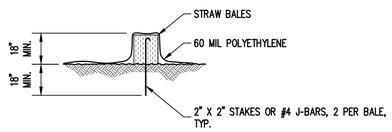
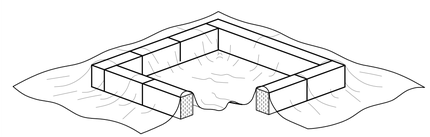



BALE CONFIGURATION




SECTION A-A



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

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

C C7 CONCRETE WASHOUT
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REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPO
No. 61390
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

PRELIMINARY
NOT FOR CONSTRUCTION

# EROSION AND SEDIMENT CONTROL PLAN DETAILS

SCHWARTZ & YOUNG
RESIDENCE
APN# 010-214-024-000
Project Location: CASANOVA 10 NE OCEAN CARMEL, CA 93923
PREPARED FOR: SCHWARTZ & YOUNG

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| DATE: | 05/02/24 |
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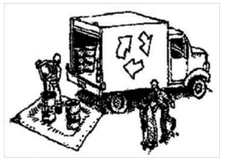
C7
OF 8 SHEETS
PROJECT# 123-141

# CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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



## MATERIALS & WASTE MANAGEMENT

**Non-Hazardous Materials**

- ❑ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ❑ Use (but don't overuse) reclaimed water for dust control.

**Hazardous Materials**

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

**Construction Entrances and Perimeter**

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

**Waste Management**

- ❑ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).



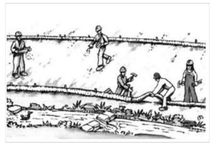
## EQUIPMENT MANAGEMENT & SPILL CONTROL

**Maintenance and Parking**

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ❑ Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

**Spill Prevention and Control**

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management Districts' guidelines for accepting hazardous waste materials).
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.



## EARTHWORK & CONTAMINATED SOILS

**Erosion Control**

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

**Sediment Control**

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



## PAVING/ASPHALT WORK

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

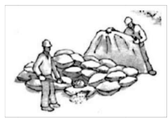
**Sawcutting & Asphalt/Concrete Removal**

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



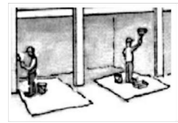

## CONCRETE, GROUT & MORTAR APPLICATION

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



## LANDSCAPE MATERIALS

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



## PAINTING & PAINT REMOVAL

**Painting cleanup**

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

**Paint Removal**

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



## DEWATERING

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

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

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

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| | |
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| SCALE: | AS NOTED |
| DATE: | 05/02/24 |
| DESIGN BY: | FJC |
| DRAWN BY: | ECH |
| CHECKED BY: | FJC |

SHEET NUMBER: C8
OF 8 SHEETS
PROJECT# 123-141



# ARCHITECTURAL ABBREVIATIONS

| | |
|---|---|
| A.F.F. | ABOVE FINISHED FLOOR |
| AGGR. | AGGREGATE |
| ALUM. | ALUMINUM |
| ALT. | ALTERNATE |
| ANOD. | ANODIZED |
| ARCH. | ARCHITECTURAL |
| BD. | BOARD |
| BLDG. | BUILDING |
| BLK. | BLOCK |
| BLK'G | BLOCKING |
| BM. | BEAM |
| B.U.R. | BUILT UP ROOFING |
| B.W. | BOTH WAYS |
| C.J. | CONTROL JOINT |
| CLG. | CEILING |
| CLR. | CLEAR |
| C.M.U. | CONCRETE MASONRY UNIT |
| COL. | COLUMN |
| CONC. | CONCRETE |
| CONN. | CONNECTION |
| CONSTR. | CONSTRUCTION |
| CONT. | CONTINUOUS |
| C.T. | CERAMIC TILE |
| DEG. | DEGREE |
| DET/DTL | DETAIL |
| D.F. | DRINKING FOUNTAIN |
| DIAG. | DIAGONAL |
| DIA. | DIAMETER |
| DN. | DOWN |
| DS. | DOWNSPOUT |
| DWG. | DRAWING |
| E | EAST |
| (E) | EXISTING |
| EA | EACH |
| E.J. | EXPANSION JOINT |
| E.I.F.S. | EXTERIOR INSULATION AND FINISH SYSTEM |
| EL. | ELEVATION |
| ELEC. | ELECTRICAL |
| EMER. | EMERGENCY |
| ENCL. | ENCLOSURE |
| EQ | EQUAL |
| EQUIP. | EQUIPMENT |
| EXT. | Exterior |
| F.A. | FIRE ALARM |
| F.D. | FLOOR DRAIN |
| F.D.C. | FIRE DEPARTMENT CONNECTION |
| FDN/FND | FOUNDATION |
| F.E. | FIRE EXTINGUISHER |
| F.E.C. | FIRE EXTINGUISHER CABINET |
| F.F. | FINISH FLOOR |
| FFE | FINISH FLOOR ELEVATION |
| F.H.C. | FIRE HOSE CABINET |
| FIN. | FINISH |
| FLR. | FLOOR |
| FLUOR. | FLUORESCENT |
| F.O.B. | FACE OF BRICK |
| F.O.C. | FACE OF CONCRETE |
| F.S. | FULL SIZE |
| FT. | FOOT OR FEET |
| FTG. | FOOTING |
| FURR. | FURRING |
| GA. | GAUGE |
| GALV. | GALVANIZED |
| G.C. | GENERAL CONTRACTOR |
| GL. | GLASS |
| GLB | GLUE LAM BEAM |
| GR. | GRADE |
| GYP. | GYPSUM |
| GYP BD. | GYPSUM BOARD |
| GSM | GALVANIZED SHEET METAL |
| HB | HOSE BIB |
| H.C. | HOLLOW CORE |
| HDWD | HARDWOOD |
| HDWE. | HARDWARE |
| H.M. | HOLLOW METAL |
| HR. | HOUR |
| HT. | HEIGHT |
| HVAC | HEATING VENTILATION AIR CONDITIONING |
| HW | HOT WATER |
| I.D. | INSIDE DIAMETER |
| INSUL. | INSULATION |
| INT. | INTERIOR |
| JH | JOIST HANGER |
| JNT. | JOINT |
| JST. | JOIST |
| KIT. | KITCHENLAB |
| LAB. | LABORATORY |
| LAM. | LAMINATE |
| LAV. | LAVATORY |
| LT. | LIGHT |
| MAX. | MAXIMUM |
| MECH. | MECHANICAL |
| MEMB. | MEMBRANE |
| MFR. | MANUFACTURER |
| MIN. | MINIMUM |
| MISC. | MISCELLANEOUS |
| MTL. | METAL |
| MUL. | MULLION |
| N | NORTH |
| (N) | NEW |
| N.I.C. | NOT IN CONTRACT |
| NOM. | NOMINAL |
| N.T.S. | NOT TO SCALE |
| O.C. | ON CENTER |
| O.D. | OUTSIDE DIAMETER |
| OH. | OVERHEAD |
| OPG. | OPENING |
| OPP. | OPPOSITE |
| P.L. | PROPERTY LINE |
| P.LAM. | PLASTIC LAMINATE |
| PLAS. | PLASTER |
| PLYWD. | PLYWOOD |
| PR. | PAIR |
| Q.T. | QUARRY TILE |
| R. | RISER |
| (R) | REMODELED |
| R.D. | ROOF DRAIN |
| RE: | REFER TO |
| REFR. | REFRIGERATOR |
| REINF. | REINFORCED |
| REQ'D. | REQUIRED |
| RM | ROOM |
| R.O. | ROUGH OPENING |
| RWL | RAINWATER LEADER |
| S | SOUTH |
| S.A.S.M. | SELF ADHERED SHEET MEMBRANE |
| S.C. | SOLID CORE |
| SCHED | SCHEDULE |
| SECT. | SECTION |
| S.F. | SQUARE FOOT |
| SHT. | SHEET |
| SIM. | SIMILAR |
| SPEC. | SPECIFICATION |
| SQ. | SQUARE |
| S.S. | STAINLESS STEEL |
| STAGG. | STAGGERED |
| STD. | STANDARD |
| STL. | STEEL |
| STRUC. | STRUCTURAL |
| SUSP. | SUSPENDED |
| TR | TREAD |
| T&B | TOP AND BOTTOM |
| TER. | TERRAZO |
| T&G | TONGUE AND GROOVE |
| THK. | THICK |
| T/ | TOP OF |
| T.O.C. | TOP OF CURB |
| T.O.P. | TOP OF PARAPET |
| TYP. | TYPICAL |
| UON | UNLESS OTHERWISE NOTED |
| VER | VERIFY |
| V.I.F. | VERIFY IN FIELD |
| VERT. | VERTICAL |
| W | WEST |
| W/ | WITH |
| W.C. | WATER CLOSET |
| WD. | WOOD |
| W/O | WITHOUT |

# GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH CONDITIONS AT THE JOB SITE BEFORE PROCEEDING WITH ANY WORK. CONDITIONS AT INDIVIDUAL DETAILS MAY VARY. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO FABRICATION AND INSTALLATION OF THE NEW WORK.

2. DO NOT SCALE THE DRAWINGS. LOCATE ONLY BY WRITTEN DIMENSION, SITE VERIFICATION, OR WRITTEN CLARIFICATION.

3. ALL DIMENSIONS WHEN SHOWN IN PLAN, ARE TO FACE OF FINISH WALL UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS WHEN SHOWN IN SECTION OR ELEVATION, ARE TO TOP OF FINISH FLOOR OR TOP OF CONCRETE SLAB UNLESS OTHERWISE NOTED.

5. ANY ERRORS, OMISSION, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING AND THE CONTRACTOR SHALL RECEIVE WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

6. DETAILS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.

7. CONTRACTOR SHALL VERIFY ALL DETAILS WITH THE LANDSCAPE, UTILITY AND SHOP DRAWINGS BEFORE THE ORDERING OF, OR INSTALLATION OF ANY ITEM OF THE WORK.

8. VERIFY ADAQUACY OF CLEARANCES, AND POINTS OF CONNECTION FOR PIPES WITH PLUMBING CONTRACTOR.

9. ALL WORK SHALL BE DONE WITHOUT CAUSING UNDUE INCONVENIENCE TO ADJACENT SITE IMPROVEMENTS.

10. TRADE NAMES USED ARE DESIGNED TO ESTABLISH QUALITY DESIRED. ANY SUBSTITUTIONS DESIRED BY THE CONTRACTOR SHALL ACCORD WITH SUBSTITUTION PROCEDURES AND FORMAT AS DESCRIBED IN SPECIFICATIONS.

11. ALL WORK SHALL BE DONE IN A SAFE, ORDERLY MANNER WITHOUT DAMAGE TO OTHER PARTS OF THE PREMISES OR ADJACENT PROPERTIES. ANY RESULTING DAMAGE OR LOSS SHALL BE CORRECTED OR REPLACED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER, AND WITHOUT TIME EXTENSION TO THE CONTRACT PERIOD.

12. DESIGNS REPRESENTED BY THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND WERE DEVELOPED FOR THE USE OF THIS PROJECT ONLY. REUSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

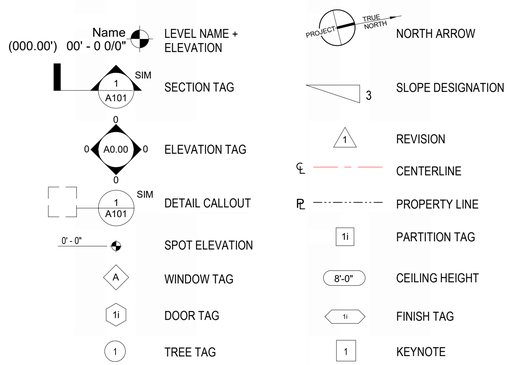
13. MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDUE ENCUMBRANCES AT ALL TIMES. REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.

14. IN CASE OF AN INCONSISTENCY BETWEEN DRAWINGS AND SPECIFICATIONS OR WITHIN OTHER CONTRACT DOCUMENTS NOT CLARIFIED BY ADDENDUM, PROVIDE BETTER QUALITY OR GREATER QUANTITY OF WORK IN ACCORDANCE WITH ARCHITECT'S INTERPRETATION.

15. IN CASE OF DISCREPANCIES, LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

16. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF C.B.C. SECTIONS 709.6 AND 709.7 FOR PENETRATIONS THROUGH ALL FIRE-RATED MEMBRANES AND/OR ASSEMBLIES.

# ARCHITECTURAL SYMBOLS




# PROJECT DATA

## SITE INFORMATION

| | |
|---|---|
| APN: | 010-214-024-000 |
| YEAR BUILT: | 1919 PER COUNTY ASSESOR RECORDS |
| ZONING: | R-1 (RESIDENCE DISTRICT) |
| LOT AREA: | 6000 SF |
| FAR: | 0.45 x (6000-4000) x 0.02) / 1000) = 0.41 |
| BASE FLOOR AREA: | LOT AREA (6000 SF) x FAR (0.41) =2,460 SF |

## RESIDENCE INFORMATION

| | EXISTING | PROPOSED |
|---|---|---|
| STORIES: | 2 STORIES + BASEMENT | 2 STORIES + BASEMENT |
| UNITS: | 1 MAIN RESIDENCE | 2 UNITS (MAIN RESIDENCE + ADU) |
| OCCUPANCY TYPE: | R-3 | R-3 |
| CONSTRUCTION TYPE: | V-B | V-B |
| SPRINKLERS: | NO | YES |
| PARKING: | (2) 10'-0" X 20'-0" COVERED SPACE | (1) 10'-0" X 20'-0" UNCOVERED SPACE<br>(1) 10'-0" X 20'-0" COVERED SPACE |

## SETBACKS

| | EXISTING | | PROPOSED | | MIN. REQUIRED | |
|---|---|---|---|---|---|---|
| FRONT SETBACK | 39'-7" | | 19'-0" | | 15'-0" | |
| NORTH SETBACK | 5'-0" | Composite 33'-0" | 5'-0" | Composite 22'-3" | 3'-0" | Composite 15'-0" |
| SOUTH SETBACK | 28-3" | (55% of Lot Width) | 17'-3" | (37% of Lot Width) | 12'-0" | (25% of Lot Width) |
| REAR SETBACK | 24'-3" | | 18'-6" | | 15'-0" | |

## HEIGHT LIMITS (2 STORIES ALLOWED)

| | EXISTING | PROPOSED | MAX. ALLOWED |
|---|---|---|---|
| FIRST STORY RIDGE HEIGHT: | N/A | 12'-9" (TOP OF PARAPET) | 18'-0" |
| FIRST STORY PLATE HEIGHT: | N/A | N/A | 12'-0" |
| SECOND STORY RIDGE HEIGHT: | 28'-9" | 28'-9" | 24'-0" |
| SECOND STORY PLATE HEIGHT: | 21'-6" | 21'-6" | 18'-0" |

## FLOOR AREAS (BASE FLOOR AREA ALLOWED = 2,460 SF.)

| EXISTING AREAS MAIN HOUSE | |
|---|---|
| LEVEL | AREA |
| (E) BASEMENT | 559 SF |
| (E) MAIN HOUSE | 905 SF |
| (N) MAIN HOUSE | 641 SF |
| TOTAL EXISTING AREA | 2,105 SF |

| PROPOSED AREAS ADU | |
|---|---|
| LEVEL | AREA |
| (N) ADU | 800 SF |
| TOTAL PROPOSED ADU AREA | 800 SF |

| PROPOSED AREAS MAIN HOUSE | |
|---|---|
| LEVEL | AREA |
| (N) MAIN HOUSE GARAGE LEVEL | 326 SF |
| (N) MAIN HOUSE GARAGE | 372 SF |
| (N) MAIN HOUSE 1ST LEVEL | 1,023 SF |
| (N) MAIN HOUSE 2ND LEVEL | 738 SF |
| TOTAL PROPOSED MAIN HOUSE AREA | 2,459 SF |

## SITE COVERAGE

| | | |
|---|---|---|
| LAND COVERAGE ALLOWED | 541 SF | (22% OF 2460 SF) |
| BONUS SITE COVERAGE | 240 SF | (4% OF SITE) |
| TOTAL COVERAGE ALLOWED | 781 SF | (13.01% OF SITE) |

| EXISTING SITE COVERAGE... | |
|---|---|
| AREA TYPE | AREA |
| IMPERVIOUS | |
| (E) CONCRETE PATHS | 536 SF |
| (E) DRIVEWAY | 891 SF |
| (E) EXTERIOR PATIO | 699 SF |
| | 2,126 SF |
| PERVIOUS | |
| (E) FRONT ENTRANCE DECK | 118 SF |
| | 118 SF |
| TOTAL EXISTING SITE COVERAGE | 2,244 SF |

| PROPOSED SITE COVERAGE W/O BONUS | |
|---|---|
| AREA TYPE | AREA |
| IMPERVIOUS | |
| (N) EXTERIOR STAIR | 170 SF |
| (N) GARDEN WALLS | 56 SF |
| | 226 SF |
| PERVIOUS* | |
| (N) FRONT DECK | 102 SF |
| (N) REAR DECK | 157 SF |
| (N) TRASH | 45 SF |
| | 305 SF |
| TOTAL PROPOSED COVERAGE W/O BONUS | 530 SF |

| BONUS SITE COVERAGE | |
|---|---|
| AREA TYPE | AREA |
| (N) DRIVEWAY PAVERS | 235 SF |
| TOTAL PROPOSED BONUS COVERAGE | 235 SF |

**TOTAL EXISTING PERMEABLE COVERAGE %**
118 SF / 2244 SF = 0.052 X 100 = 5.26%

**TOTAL EXISTING IMPERMEABLE COVERAGE %**
2126 SF / 2244 SF = 0.9774 X 100 = 97.74%

**TOTAL EXISTING SITE COVERAGE = 2244 SF**
(91.2% OF BASE FLOOR AREA)

SITE COVERAGE WILL BE BROUGHT INTO COMPLIANCE

**TREE REMOVAL**

(1) ONE EXISTING 4" OAK TREE TO BE REMOVED
(1) ONE EXISTING 5" ACACIA TREE TO BE REMOVED

**PROPOSED SITE COVERAGE W/O BONUS=**
305SF + 226 SF = 530SF

**PROPOSED SITE COVERAGE W/ BONUS=**
530SF + 235 SF = 765SF

**PROPOSED PERMEABLE COVERAGE %=**
(305 SF +235 SF) /765 SF= 0.71 X 100 = 71%

**PROPOSED IMPERMEABLE COVERAGE % =**
226 SF/ 765 SF= 0.29 X 100 = 29%

# PROJECT SCOPE

EXCAVATION AND EXTENSION OF EXISTING WALKOUT BASEMENT TO PROVIDE NEW ADU. HORIZONTAL ADDITION TO RELOCATE 1ST FLOOR STAIR/BATHROOM. HORIZONTAL ADDITION TO PROVIDE ATTACHED SIDE GARAGE. NEW TRELLISES AND DECK. INTERIOR ALTERATIONS. NEW ROOF DORMER

# APPLICABLE CODES

A. 2022 CALIFORNIA BUILDING CODE AND APPENDICES;
B. 2022 CALIFORNIA HISTORICAL BUILDING CODE;
C. 2022 CALIFORNIA EXISTING BUILDING CODE;
D. 2022 CALIFORNIA RESIDENTIAL CODE;
E. 2022 CALIFORNIA PLUMBING CODE;
F. 2022 CALIFORNIA ELECTRICAL CODE;
G. 2022 CALIFORNIA MECHANICAL CODE;
H. 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE;
I. 2022 CALIFORNIA FIRE CODE;
K. 2022 CALIFORNIA ENERGY CODE.

ALONG WITH OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS

# PROJECT DIRECTORY

**ARCHITECT**

BENJAMIN SCHAEFER ARCHITECT
7214 DURANGO CIRCLE
CARLSBAD, CA 92011
CONTACT: BEN SCHAEFER
PHONE: 510.282.7177
EMAIL: ben@bsarchitectsca.com

**OWNER**

AARON & SUE SCHWARTZ
1O CASANOVA NE OCEAN STREET
CARMEL BY THE SEA, CA 93921
PHONE: 917.374.3772
EMAIL: AARON.C.SCHWARTZ@GMAIL.COM

**CIVIL ENGINEER**

C3 ENGINEERING
126 BONIFACIO PLACE, SUITE C
MONTEREY, CA 93940
(831) 647-1192 V
(831) 647-1194 F

**STRUCTURAL ENGINEER**

PHONE:
FAX:
CONTACT:
EMAIL:

**LANDSCAPE DESIGN**

PHONE:
FAX:
CONTACT:
EMAIL:

**GEOTECHNICAL ENGINEER / SHORING**

PHONE:
FAX:
CONTACT:
EMAIL:

**ARBORIST**

PHONE:
FAX:
CONTACT:
EMAIL:

**GREEN POINT RATER**

PHONE:
FAX:
CONTACT:
EMAIL:

**TITLE 24**

PHONE:
FAX:
CONTACT:
EMAIL:

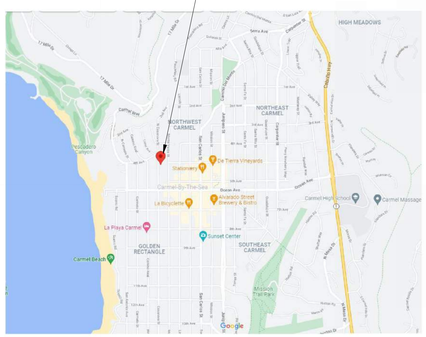
**SURVEYOR**

WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940
CONTACT: CHUCK PUGH
PHONE: 831.649.5225
EMAIL: cpugh@whitsonengineers.com

# DRAWING INDEX


| | | |
|---|---|---|
| 1. GENERAL | | |
| G0.00 | TITLE SHEET / PROJECT DATA | |
| 2. REFERENCE | | |
| R0.01 | TREE EVALUATION WORKSHEET & SURVEY | |
| 3. ARCHITECTURAL | | |
| A1.01 | EXISTING SITE PLAN | |
| A1.02 | PROPOSED SITE PLAN | |
| C3 | GRADING & DRAINAGE | |
| A2.01 | EXISTING + DEMO FLOOR PLANS | |
| A2.02 | EXISTING + DEMO FLOOR PLANS | |
| A2.03 | EXISTING + DEMO FLOOR PLANS | |
| A2.04 | PROPOSED FLOOR PLANS | |
| A2.05 | PROPOSED FLOOR PLANS | |
| A2.06 | PROPOSED FLOOR PLANS | |
| A3.01 | EXISTING + PROPOSED ELEVATIONS | |
| A3.02 | EXISTING + PROPOSED ELEVATIONS | |
| A3.03 | EXISTING + PROPOSED ELEVATIONS | |
| A3.04 | EXISTING + PROPOSED ELEVATIONS | |
| A3.05 | STREETCAPE ELEVATIONS & FENCES | |
| A3.20 | EXISTING + PROPOSED ROOF PLANS | |
| A10.01 | PROPOSED LANDSCAPE + EXT. LIGHTING PLANS | |
| A11.01 | FINISH MATERIALS | |
| A11.02 | 3D VIEWS | |
| 4. SUPLEMENTAL | | |
| SP1.00 | DIAGRAMS / EXAMPLES IMAGES | |
| SP1.02 | EXISTING SECTIONS | |
| SP1.03 | PROPOSED SECTIONS | |
| SP1.10 | EXISTING CODE COMPLIANCE DIAGRAMS | |
| SP1.11 | PROPOSED CODE COMPLIANCE DIAGRAMS | |
| SP1.12 | PLUMBING FIXTURES CALCULATIONS | |
| 5. CIVIL | | |
| C1 | COVER SHEET & GENERAL NOTES | |
| C2 | EXISTING SITE | |
| C4 | UTILITY PLAN | |
| C5 | SECTIONS & DETAILS | |
| C6 | EROSION AND SEDIMENT CONTROL PLAN | |
| C7 | EROSION AND SEDIMENT CONTROL PLAN DETAILS | |
| C8 | EROSION AND SEDIMENT CONTROL PLAN BMP'S | |


# VICINITY MAP




DESIGNER:

Benjamin Schaefer Architect

7214 DURANGO CIRCLE
CARLSBAD, CA 92011

PHONE:
510.282.7177

EMAIL:
BEN@BSARCHITECTSCA.COM

STAMP:

CLIENT NAME:

AARON SCHWARTZ
SUE YOUNG

**SCHWARTZ AND YOUNG RESIDENCE**

CASSANOVA 10 NE OCEAN, CARMEL, CA 93923

REVISION SCHEDULE

| REV NO | DESCRIPTION | DATE |
|---|---|---|
| | CONCEPT DESIGN REVIEW | 01.05.2023 |
| | CONCEPT DESIGN REV RESPONSE 1 | 06.05.2024 |
| | CONCEPT DESIGN REV RESPONSE 2 | 12.09.2024 |
| | CONCEPT DESIGN REV RESPONSE 3 | 04.22.2025 |
| | CONCEPT DESIGN REV RESPONSE 4 | 05.09.2025 |

SHEET TITLE

TITLE SHEET / PROJECT DATA

CURRENT ISSUE TITLE
**CONCEPT DESIGN REVIEW PROGRESS A**

CURRENT ISSUE DATE
**05.09.2025**

SCALE
1/4" = 1'-0"

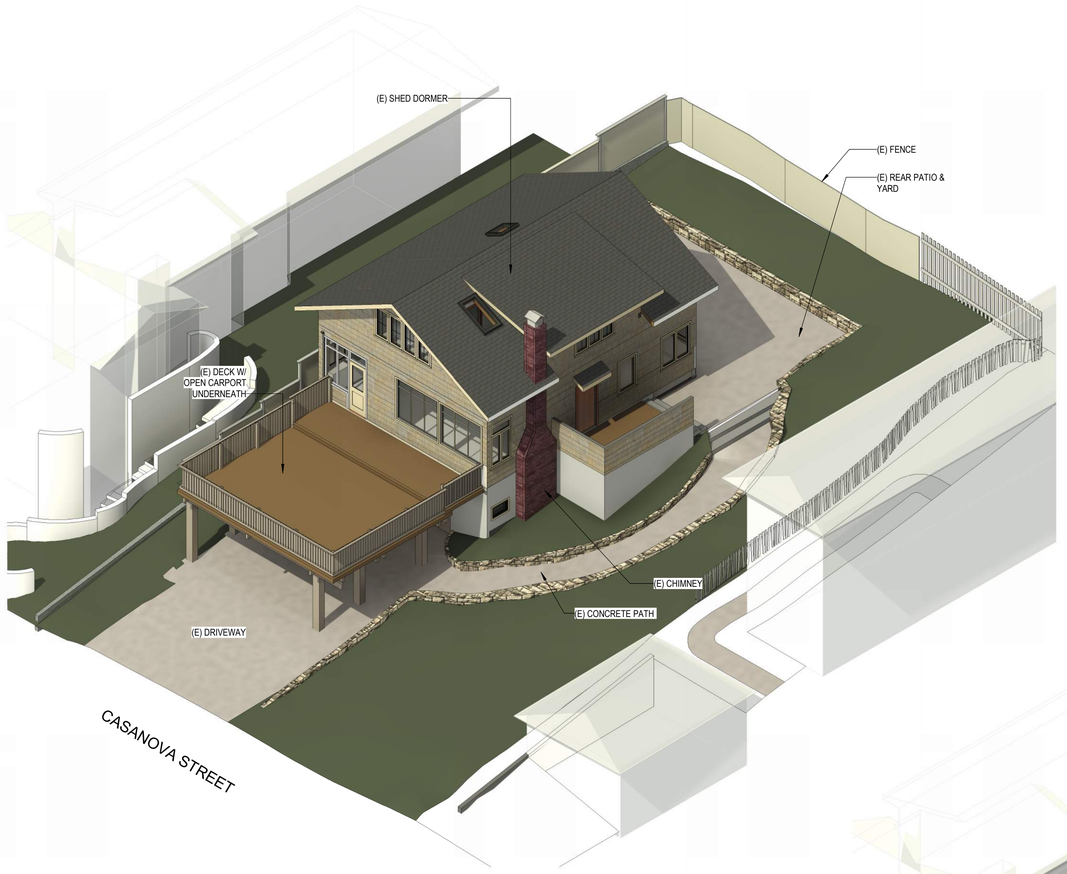
PROJECT NO.
2105.00

**G0.00**

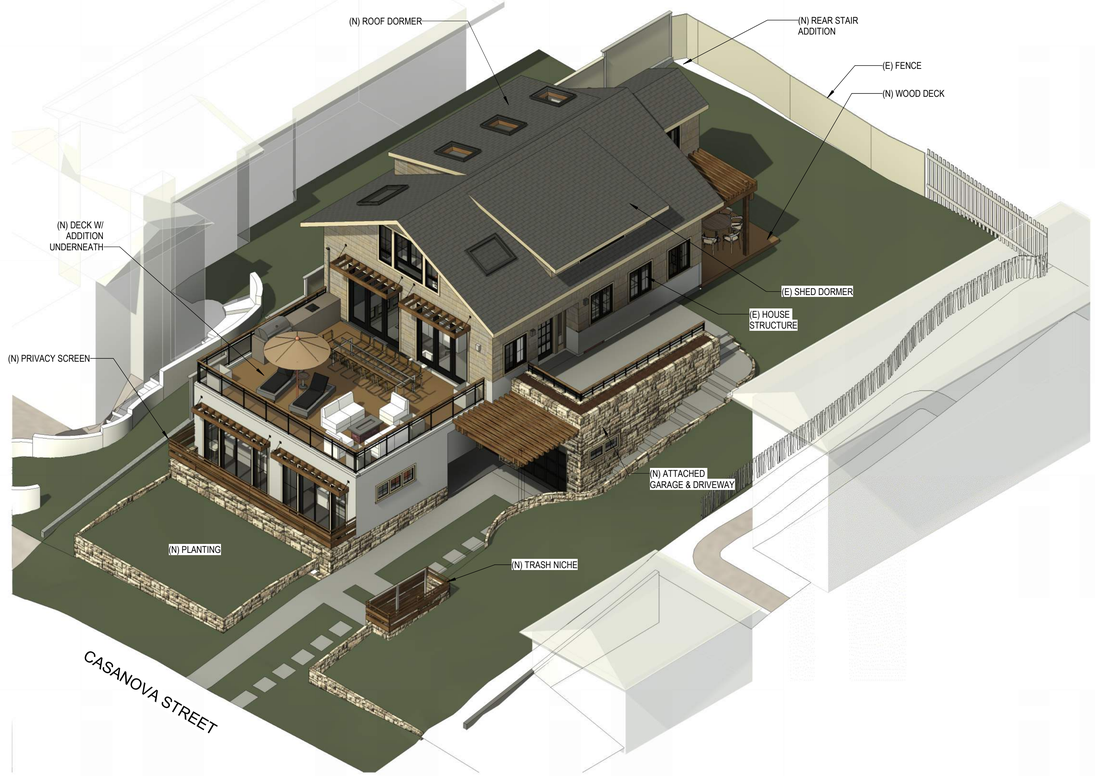
5/11/2025 11:04:19 AM

NOTES

1. PLANTINGS HIDDEN FOR DRAWING CLARITY




1 EXISTING BIRDSEYE VIEW




2 PROPOSED BIRDSEYE VIEW


DESIGNER:

Benjamin Schaefer Architect

7214 DURANGO CIRCLE
CARLSBAD, CA 92011

PHONE:
510.282.7177

EMAIL:
BEN@BSARCHITECTSCA.COM


STAMP:

CLIENT NAME:

AARON SCHWARTZ
SUE YOUNG

# SCHWARTZ AND YOUNG RESIDENCE

CASSANOVA 10 NE OCEAN, CARMEL, CA 93923

REVISION SCHEDULE

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| | CONCEPT DESIGN REV RESPONSE 4 | 05.09.2025 |

SHEET TITLE

3D VIEWS

CURRENT ISSUE TITLE
**CONCEPT DESIGN REVIEW PROGRESS A**

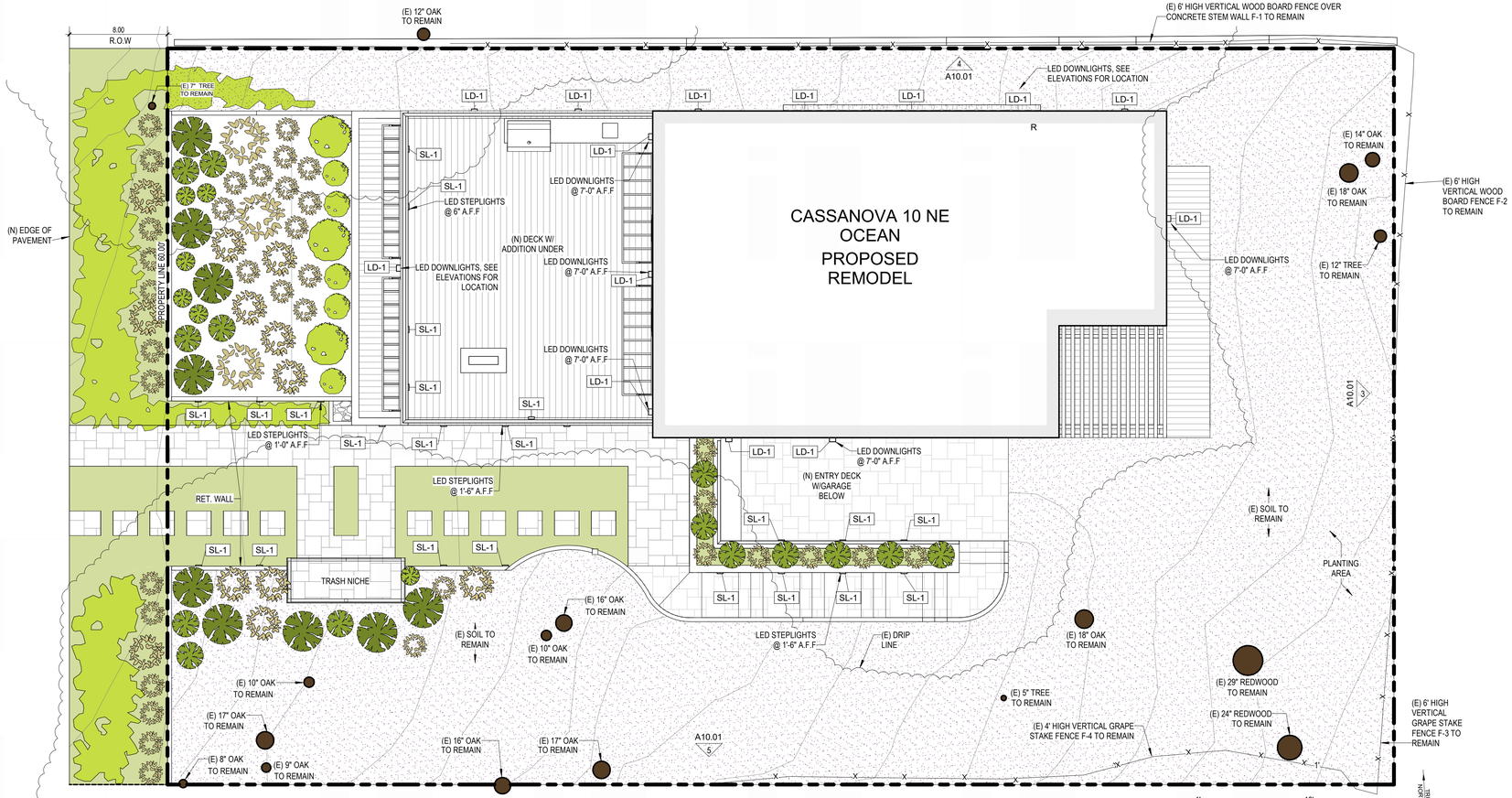
CURRENT ISSUE DATE
**05.09.2025**

SCALE

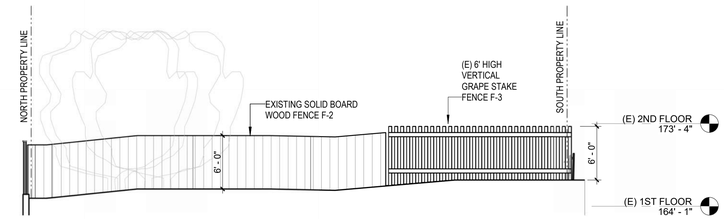
PROJECT NO.
2105.00

**A11.02**

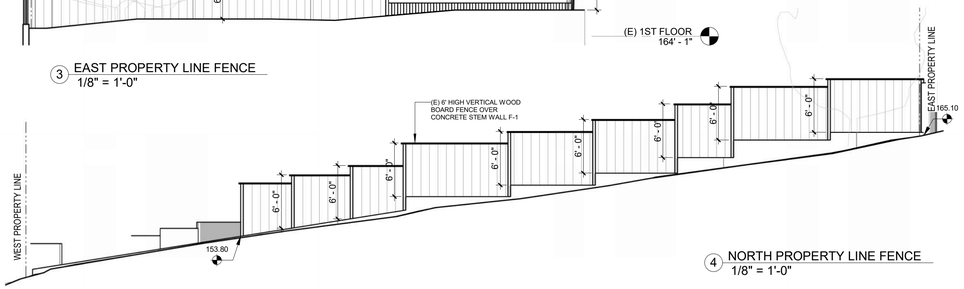
5/11/2025 11:05:52 AM



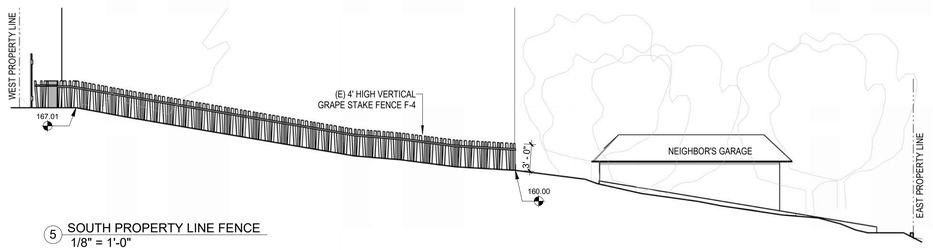

1 PROPOSED PLANTING & LIGHTING PLAN
3/16" = 1'-0"




3 EAST PROPERTY LINE FENCE
1/8" = 1'-0"




4 NORTH PROPERTY LINE FENCE
1/8" = 1'-0"




5 SOUTH PROPERTY LINE FENCE
1/8" = 1'-0"

## SHEET NOTES

1. IRRIGATION DOES NOT CURRENTLY EXIST. PROVIDE DRIP IRRIGATION AT NEW PLANTING AREAS

## LIGHTING PLAN LEGEND

| MARK | LUMINAIRE TYPE | FIXTURE TYPE | WATTAGE | LUMENS | BRAND | MODEL |
|---|---|---|---|---|---|---|
| SL-1 | LED | STEP LIGHT | 12.2 W | 202 Lm | VISUAL COMFORT | IKON OUTDOORS STEP LIGHT |
| LD-1 | LED | SCONCE DOWNLIGHT | 6 W | 236 Lm | OXIGEN | TITAN OUTDOOR |



LD-1 SL-1

## LIGHTING NOTES

1. WALL-MOUNTED LIGHTING LIMITED TO NO MORE THAN 25 WATTS (INCANDESCENT EQUIVALENT; I.E. APPROXIMATELY 375 LUMENS)

2. PATH LIGHTING TO BE NO MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; I.E. APPROXIMATELY 225 LUMENS).

3. ALL LIGHTING TO BE SHIELDED AND DOWNLIT, DARK SKY STANDARDS

## LEGEND

- EXISTING TREE TRUNK
- EXISTING TREES DRIP EDGE
- EXISTING SOIL & MISC GROUNDCOVER
- NEW FLAGSTONE PAVERS
- PROPOSED CALIFORNIA SAGEBRUSH (ARTEMISIA CALIFORNICA) 3 - 4 FT TALL
- PROPOSED CALIFORNIA SEABLITE (SUAEDA CALIFORNICA) 2-3 FT TALL
- PROPOSED COASTAL BUSH LUPINE (LUPINUS ARBOREUS) 5-6 FT TALL
- PROPOSED COYOTE BUSH (BACCHARIS PILULARIS) GROUNDCOVER
- SILVER CARPET GROUNDCOVER (DYMONDIA MARGARETAE)



SILVER CARPET GROUND COVER (DYMONDIA MARGARETAE)



CALIFORNIA SAGEBRUSH (ARTEMISIA CALIFORNICA)



CALIFORNIA SEABLITE (SUAEDA CALIFORNICA)



COASTAL BUSH LUPINE (LUPINUS ARBOREUS)



COYOTE BUSH (BACCHARIS PILULARIS)

DESIGNER:
Benjamin Schaefer Architect
7214 DURANGO CIRCLE
CARLSBAD, CA 92011
PHONE:
510.282.7177
EMAIL:
BEN@BSARCHITECTSCA.COM

STAMP:

CLIENT NAME:
AARON SCHWARTZ
SUE YOUNG

# SCHWARTZ AND YOUNG RESIDENCE

CASSANOVA 10 NE OCEAN, CARMEL, CA 93923

REVISION SCHEDULE

| REV NO | DESCRIPTION | DATE |
|---|---|---|
| | CONCEPT DESIGN REVIEW | 01.05.2023 |
| | CONCEPT DESIGN REV RESPONSE 1 | 06.05.2024 |
| | CONCEPT DESIGN REV RESPONSE 2 | 12.09.2024 |
| | CONCEPT DESIGN REV RESPONSE 3 | 04.22.2025 |

SHEET TITLE

## PROPOSED LANDSCAPE + EXT. LIGHTING PLANS

CURRENT ISSUE TITLE
**CONCEPT DESIGN REVIEW PROGRESS A**

CURRENT ISSUE DATE
**05.09.2025**

SCALE
As indicated

PROJECT NO.
2105.00

**A10.01**

5/11/2025 11:05:30 AM



PAINTED RED CEDAR SHINGLE WS-1

BENJAMIN MOORE PORTLAND GRAY 2109-60



PAINTED CEDAR SIDING SH-1

6" RED CEDAR RABBETED BEVEL SIDING
PAINTED: BENJAMIN MOORE SIMPLY WHITE 2143-70



ASPHALT SHINGLES ASR-1

1 EXTERIOR WALL FINISHES

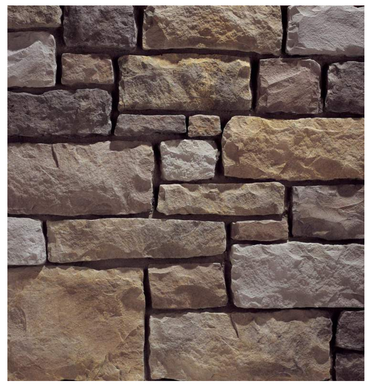
1 1/2" = 1'-0"

BENJAMIN MOORE
SIMPLY WHITE 2143-70

BENJAMIN MOORE
PORTLAND GRAY 2109-60

5 COLOR SAMPLES

1 1/2" = 1'-0"



SPLIT BLOCK LIMESTONE VENEER ST-1

RANDOM PATTERN



LIMESTONE PAVER @DRIVEWAY DS-1

RANDOM PATTERN
WHITE / TAN COLOR



DRY RED CEDAR DECKING @PATIO RC-1

2 SITE FINISHES

1 1/2" = 1'-0"



PROPOSED
HORIZONTAL CEDAR
SCREEN @ TRASH
ENCLOSURE AND
FRONT DECK



PROPOSED DARK
ANODIZED METAL
RAILING W/ GLASS
INFILL AND WOOD
CAP FOR DECK.
WITHOUT GLASS AT
ENTRY PLANTER

PROPOSED HORIZONTAL CEDAR SCREEN
@ TRASH ENCLOSURE AND FRONT DECK

4 PROPOSED SCREENS

1 1/2" = 1'-0"



(E) 6' HIGH VERTICAL WOOD BOARD FENCE
OVER CONCRETE STEM WALL F-1



(E) 6' HIGH VERTICAL WOOD BOARD FENCE F-2



(E) 6' HIGH VERTICAL WOOD PICKET FENCE F-3



(E) 4' HIGH VERTICAL WOOD PICKET FENCE F-4

3 EXISTING FENCES

1 1/2" = 1'-0"


DESIGNER:

Benjamin Schaefer Architect

7214 DURANGO CIRCLE
CARLSBAD, CA 92011

PHONE:
510.282.7177

EMAIL:
BEN@BSARCHITECTSCA.COM


STAMP:

CLIENT NAME:

AARON SCHWARTZ
SUE YOUNG

# SCHWARTZ AND YOUNG RESIDENCE

CASSANOVA 10 NE OCEAN, CARMEL, CA 93923

REVISION SCHEDULE

| REV NO | DESCRIPTION | DATE |
|---|---|---|
| | CONCEPT DESIGN REVIEW | 01.05.2023 |
| | CONCEPT DESIGN REV RESPONSE 1 | 06.05.2024 |
| | CONCEPT DESIGN REV RESPONSE 2 | 12.09.2024 |
| | CONCEPT DESIGN REV RESPONSE 3 | 04.22.2025 |
| | CONCEPT DESIGN REV RESPONSE 4 | 05.09.2025 |

SHEET TITLE

FINISH MATERIALS

CURRENT ISSUE TITLE
**CONCEPT DESIGN REVIEW PROGRESS A**

CURRENT ISSUE DATE
**05.09.2025**

SCALE
1 1/2" = 1'-0"

PROJECT NO.
2105.00

**A11.01**

5/11/2025 11:05:33 AM

May 5th, 2025

To whom it may concern:

My name is CJ MacDonald and I am neighbors in Carmel with the Schwartz-Young family and live directly across the street.

I had written a letter after their first round of submissions to say that we're a fan, and wanted to reiterate that now. I saw the changes to the front façade with the new concepts in early May 2025, and I think they look wonderful.

We have gotten to know the family over the last couple of years and they recently shared their plans with us and we are extremely excited and supportive of their proposed project.  I think it is great for the neighborhood and sounds like this will be very helpful for their family to make these updates and improvements.

I am excited to see their project come to life and if there are any questions or we can support in any additional way please let me know.

Thanks,

CJ MacDonald (Casanova 4 SW 4th)

cj@cjmacdonald.com

(203) 913-9229

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

**September 10, 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 25017 (Hobbs):** Consideration of a Final Design Study and associated Coastal Development Permit 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

| | | | |
|---|---|---|---|
| **Application:** | DS 25017 (Hobbs) | **Applicant:** | Adam Jeselnic |
| **APN:** | 009-146-029 | **Owner:** | Karen Ruth Hobbs, Trustee of the Karen Ruth Hobbs Trust |
| **Block & Lot:** | | | |
| **Location:** | Santa Rita Street 3 northeast of 1st Avenue | | |

## Recommendation:

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

1. Find the project Categorically Exempt per CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and none of the exceptions pursuant to Section 15300.2 can be made; and

2. Approve a Coastal Development Permit and Final 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

## Summary, Background, and Project Description:

The project site is a 6,000-square-foot lot developed with an existing 1,111-square-foot, two-story, single-family residence, as well as a 665 square foot two story guesthouse. The subject building site comprises of two parcels with one parcel located in the City of Carmel-by-the-Sea (APN 009-146-029-000) and the other in unincorporated Monterey County (APN 009-146-028-000). The owner of the subject building site, through the applicant, submitted an application to the City to remodel and expand the existing improvements on the subject parcels.

Due to jurisdictional complexities, the parcels cannot be formally merged without approval by the Monterey County Local Agency Formation Commission (LAFCO). Thus, the applicant and the City, in cooperation with the County of Monterey, have approved a Land Use Regulatory Jurisdiction Agreement and Covenant to hold the two parcels as one for planning and regulatory purposes (refer to Attachment 2).

This agreement was approved by the Carmel-by-the-Sea City Council on June 2, 2025, and the Monterey County Board of Supervisors on June 16, 2025. Simply put, while the site is comprised of two parcels, one in unincorporated Monterey County, and one within the City Limits of Carmel-by-the-Sea, through this land use agreement, the building site is treated as part of the City of Carmel-by-the-Sea for land use purposes.

The project was previously considered at the July 9, 2025, hearing and underwent a concept review. The primary purpose of the concept review was to formally evaluate and consider site planning, privacy and views, and the mass and scale of the project. The Commission accepted the concept design via adoption Resolution 2025-035-PC with Conditions of Approval for concept acceptance. The applicant has responded to the Conditions of Approval, which were required to be addressed prior to scheduling for final details review, and is now requesting final approval of the project including approval of the associated Coastal Development permit.

## Staff Analysis:

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

1. ***Volume Study.*** *The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review. The applicant shall provide one full size printed set of plans following Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, heights, site planning, grading, etc) shall be incorporated into the plans submitted for the volume study.*

   Staff Analysis: The required volume study has been successfully completed. As calculated by the city's contracted volumetric consultant, the allowable volume

for the project is 21,540 cubic feet and the proposed volume is 21,076.96 cubic feet.

Since the completion of the volume study, the applicant has modified the plans to increase the floor level of the garage by 1-foot and increase the plate height of the garage by 1-foot. As calculated by staff, this resulted in a total increase 448.75 cubic feet, or 21,525.71 total cubic feet for the project, just below the allowable maximum for the project.

2. ***Landscape Plan.*** *Prior to scheduling for final details review, the applicant shall submit a preliminary landscape plan for review by the Planning Division and City Forester that meets the submittal requirements of the Track 2 submittal checklist, and additionally includes the following:*
    1. *The species, size, and location of all new trees to be planted on-site to meet the site's recommended tree density (4 upper canopy; 3 lower canopy); and*
    2. *Include right-of-way landscaping on the landscape plan submitted at final details in a manner consistent with the requirements of both CMC section 17.10.030.A.1 and Chapter 17.34.*
    3. *The landscape plan shall comply with the requirements of CMC Chapter 17.34 and the applicable Residential Design Guidelines.*

    Staff Analysis: A landscape plan has been submitted and is discussed below.

3. ***Story Poles.*** *Prior to scheduling for final details review, the garage story poles shall be revised to reflect the project dimensions, as represented in the proposed plans for re-evaluation of the criteria in CMC section CMC 17.10.030.A.1 at the final details hearing.*

    Staff Analysis: As discussed at the prior hearing, the story poles were not installed correctly for the garage and therefore a review of the garage was not able to be completed. The story poles have since been revised to accurately reflect the proposed garage.

4. ***Submittal Requirements.*** *Prior to scheduling for Final Details review, the applicant shall work with staff to revise the plan set to include the requisite information necessary for scheduling for final details review, as determined by the Community Planning and Building Department.*

    Staff Analysis: Staff has found the plans satisfactory for schedule for final details review.

***Finish Details:***

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

1. *The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites;*

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

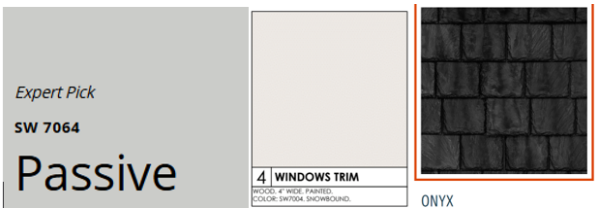
   The Design Guidelines also recommend simplicity and visual restraint in building forms, materials, and details, promoting simple designs and discouraging excessive ornamentation or complexity, and by discouraging building forms, materials, and details that contrast strongly within a single building or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

   The project is consistent with Final Details Approval Finding #1 and the applicable Residential Design Guidelines.

2. *The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape; and*

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

   The proposed residence would be primarily finished with board and batten siding, with horizontal wood elements. The wood siding is proposed to be painted "Passive" by Sherwin Williams throughout (click here for manufacturer's information). The windows are proposed to be wood windows by Sierra Pacific with divided lights on the top third (approximately) of the window. The roof is proposed to be a composite slate tile roof by Brava in an Onyx color (click here for manufacturer's specifications).




The Residential Design Guidelines do not have specific guidance in respect to slate, or composite slate tile roof, unlike composition shingle, however, the Commission may be inclined to provide direction regarding the proposed color palate. The City's Residential Design Guidelines encourage muted, earth-tone color palettes that blend with the natural surroundings. Bright white and contrasting color schemes are discouraged. Staff has not provided any condition or requirement to amended the color palate; this comment is just for Commission consideration. The project is consistent with Final Details Approval Finding #2 and the applicable Residential Design Guidelines, however, the Commission may find additional changes are required for compliance with Design Guideline 9.8.

3. *Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.*

   Staff Analysis: Residential Design Guidelines 9.9-9.16 encourage simple and traditional stonework designs using natural stone to ensure authenticity and structural integrity. The guidelines promote the use of a single type of stone and discourage imitation stone or the application of stone as a superficial or purely decorative element. For windows and doors, the guidelines advise consistency in style and materials throughout a building, favoring divided light windows and discouraging overly large or grand entryways that are out of scale with the neighborhood. Skylights, when used, should blend with the building design and minimize visual impact, avoiding prominence from the street or neighboring windows. Chimneys are encouraged as integrated design elements, and garages should be designed to appear subordinate to the main structure, with garage doors that either provide visual interest or blend with the building's materials. Stone elements are not proposed however, a brick chimney is. This element appears structural and authentic and do not present a superficial application and the design is consistent with Residential Design Guidelines. The windows and doors throughout are proposed to be wood with partial divided lights. Condition of Approval #14 also requires the windows be installed with true or simulated divided lights. The applicant is proposing the inclusion of a series of five skylights throughout the roof.

   ***Residential Design Guideline 9.13.*** *When a skylight is to be used, it should blend with the overall building design and its visual impacts should be minimized. Skylights are appropriate when:*

   1. *Interior spaces have no access to exterior windows or such windows have*

*limited access to light.*

2. *Windows would cause greater impacts to adjoining homes.*
3. *The skylight design is compatible with the architecture.*
4. *The size of the skylight is appropriate to the lighting task.*

***Residential Design Guideline 9.14.*** *Skylights should not be visually prominent from the street or from neighboring windows.*

5. *The size, placement, number, and design of skylights should be an integral part of the building design. Skylight placement or size that appears random from the exterior and that detracts from architectural integrity should be avoided.*
6. *Skylights should be framed in colors that match adjoining roof surfaces. High profile, domed, or pyramidal covers are inappropriate.*
7. *Skylight that will produce glare or light pollution visible to neighbors or the public should be mitigated.*

Staff has concerns regarding consistency with the Design Guidelines cited above. For example, evaluating against the Design Guideline for when skylights are appropriate:

8. *Interior spaces have no access to exterior windows or such windows have limited access to light.*
    - 4 of the 5 skylights are located where interior spaces all have access to light via windows;

9. *Windows would cause greater impacts to adjoining homes.*
    - Windows have been found to not have impacts to adjoining homes at the concept hearing;

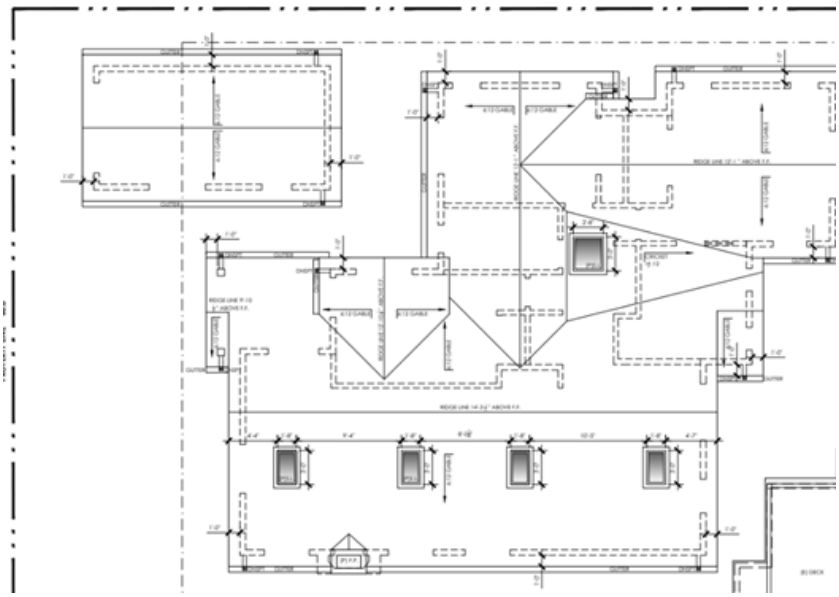
10. *The skylight design is compatible with the architecture.*
    - Architectural style is not an issue.

11. *The size of the skylight is appropriate to the lighting task.*
    1. Size does not appear to be an issue, however, quantity of the skylights appears to detract from the overall design particularly on the south elevation.

       As compliance with the Design Guideline would be a purely discretionary matter, staff has differed the matter to the Planning Commission for direction. As it stands, the associated Resolution is drafted to approve the plans with the skylights, as proposed, however, the Resolution maintains Condition of Approval #12 pertaining to the standard requirements for skylights. The Commission has the authority to include additional requirements or direction (i.e. Conditions of Approval) the Planning Commission deems necessary to comply with the applicable Residential Design

Guidelines (CMC section 17.58.050.C).

The Commission has the authority to include additional requirements or direction (i.e. Conditions of Approval) the Planning Commission deems necessary to comply with the applicable Residential Design Guidelines (CMC section 17.58.050.C).



As conditioned, the project is consistent with Final Details Approval Finding #3 and the applicable Residential Design Guidelines. However, the Commission may find additional changes are required for compliance with Design Guideline 9.13 and 9.14.

4. *Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites and the public right-of-way. The design will reinforce a sense of visual continuity along the street.*

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

environment.

The applicant has proposed a comprehensive landscape plan that includes landscaping on both the site and the right-of-way. The right-of-way is proposed to be planted with a mix of winter daphne, rosemary, and white gaura with a variety of plant materials informally arranged on the site.

A total of 5 new trees are proposed to be planted on-site to bring the site up to the recommended density: 3 cypress, 1 deodar cedar, and 1 liquidambar. Two oaks are currently existing. The applicant is proposing a concrete paver driveway and a gravel walkway at the front of the property. The materials are proposed to be set in sand or fully permeable. The site is permitted 781 square feet of coverage whereas only 754 square feet of coverage is proposed, as encouraged by the Residential Design Guidelines, with 378 square feet of the proposed coverage being permeable or semi-permeable materials.

The applicant is proposing to maintain the existing wood perimeter fencing throughout the site, however, a new fence and retaining wall are proposed to be constructed adjacent to the new detached garage along the north property line.

One styles of light fixture is proposed -a wall sconce. The fixture complies with the shielded and down lit requirement, as suggested in the Residential Design Guidelines. However, according to the specifications for the proposed fixture (click here for product information), the fixture produces 1490 total lumens which exceeds the allowable 375 lumen limit. Condition of Approval #11 requires an alternative light fixture be required that complies with the lighting output requirement and any future landscape lighting “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.” As conditioned, the project is consistent with Final Details Approval Finding #4 and the applicable Residential Design Guidelines.

**Detached Garage:** At the concept hearing, it was identified that elements of the detached garage were not able to be successfully/fully reviewed, primarily due to inadequacies with the story pole installation. A revised analysis is provided below. New responses are provided in underline; text from the concept hearing remains with no additional notation or emphasis:

According to CMC section 17.10.030.A.1, "*To encourage variety and diversity in neighborhood design, detached garages and carports may be authorized by the Planning Commission within the front yard setback facing the street and within an interior side yard setback,"* provided that the proposal is compliant with the following Municipal Code requirements:

1. Garages in the front setback shall not exceed 12 feet in width, 250 square feet in

floor area and 15 feet in height.

**Staff Response:** The garage is proposed to be 10’9.5" wide, 200 square feet in area, and ~~10’8.5”~~11’8.5” tall at the tallest point (front elevation). The project meets standard #1.

2. At least 50 percent of the adjacent right-of-way is landscaped or preserved in a natural and forested condition to compensate for the loss of open space.

   **Staff Response:**The revised landscape plan adequately demonstrates that at least 50% of the adjacent right-of-way will be landscaped.

3. The proposed setback encroachment would not impact significant trees.

   **Staff Response:** The proposed garage is located near a significant oak tree; however, is outside of the structural root zone of the tree. The city forester does not anticipate impacts to the significant tree provided the tree standard protection measures adopted at the final details hearing are followed. As an additional precaution, the forester is recommending root exploration around the significant tree. Condition of Approval #34 has been included which requires:

   ***Significant Tree Root Exploration.*** *Prior to the issuance of a building permit, the contractor overseeing the project shall conduct root exploration with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots to identify any conflicts between significant roots and the building foundation. A licensed arborist approved by the City Forester shall supervise all work. Once the roots have been exposed, the contractor shall schedule an inspection with the City Forester. Any conflict between significant roots and the building foundation shall require that the building foundation be adjusted to avoid the tree roots. The project shall be redesigned if the tree roots cannot be avoided.*

   As conditioned, the project meets standard no. 3.

4. The protection of the free and safe movement of pedestrians and vehicles.

   **Staff Response:** The garage location would not impact the free and safe movement of pedestrians or vehicles. The garage is setback approximately 7’1” from the front property line and is approximately 19’ from the street edge –as such there is limited potential from the garage to impact free and safe movement of pedestrians or vehicles.

5. All development on site will be in scale with adjacent properties.

   **Staff Response:**As assessed by the story poles installed on site, the proposed detached garage is in scale with the development on-site as well as adjacent

properties.

6. Placement of the garage within the front setback will add diversity to the neighborhood streetscape.

   **Staff Response:** The inclusion of a new detached garage in the front setback on the subject site would add diversity to the neighborhood. This would be the only home on the block with a detached garage in the front setback, and few homes in the vicinity have a detached garage located in the front setback.

***Public Correspondence:*** At the time of writing this report staff has not received any correspondence pertaining to this project.

## Other Project Components:

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

## Attachments:

1. Attachment 1 - Resolution
2. Attachment 2 - Project Plans

**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 PROJECT QUALIFIES AS A CLASS 3 CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELNES SECTION 15303 AND NONE OF THE EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 CAN BE MADE IN THIS CASE, AND APPROVING A COASTAL DEVELOPMENT PERMIT AND FINAL DESIGN STUDY (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**

WHEREAS, on February 2, 2023, Adam Jeselnick, Architect ("Applicant") submitted an application on behalf of Karen Ruth Hobbs, Trustee of the Karen Ruth Hobbs Trust dated January 28, 2004 ("Owner") requesting approval of Track 2 Design Study application DS 25017 (Hobbs) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 6,000-square-foot site located at Santa Rita Street 3 northeast of 1st Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the applicant is proposing to 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; and

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

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

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

WHEREAS, the City Council of the City of Carmel-by-the-Sea and the County of Monterey Board of Supervisor's have entered into an agreement with the property owner to execute a Land Use Regulatory Jurisdiction Agreement and Covenant and Agreement to hold parcels identified as APNs 009-146-029-000 and 009-146-028-000 as one building site under sole land use jurisdiction of the City, as described in City Council Resolution 2025-049; and

WHEREAS, on July 9, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding a concept design study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, on July 9, 2025, the Planning Commission passed a Resolution (Resolution 2025-035-

PC) approving the Concept design with Conditions; and

WHEREAS, on August 29, 2025, a notice of public hearing was published in the Carmel Pine Cone for the September 10, 2025, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before August 31, 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 September 7, 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 September 10, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

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

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

**FINDINGS REQUIRED FOR DESIGN STUDY ACCEPTANCE (CMC SECTION 17.64.80)**

For each of the required design study findings listed below, staff has indicated whether the plans submitted, and/or as conditioned, support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.

| **CMC Section 17.64.080.B – Final Details Phase Approval Findings** | **YES** | **NO** |
|---|---|---|
| 1. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites. | ✓ | |

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| 2. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape. | ✓ | |
| 3. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood. | ✓ | |
| 4. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites and the public right-of-way. The design will reinforce a sense of visual continuity along the street. | ✓ | |

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

**FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS**

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

| **CMC Section 17.64.010.B, Coastal Development Permits** | YES | NO |
|---|---|---|
| 1. The project, as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program. | ✓ | |
| 2. If the project is located between the first public road and the sea, the project conforms with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code). | N/A | N/A |

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case and **APPROVE** a Coastal Development Permit and Final Design Study (DS 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, subject to the following Conditions of Approval:

| **CONDITIONS OF APPROVAL** | |
|---|---|
| **No.** | **Standard Conditions** |
| 1. | **Authorization.** This approval of Design Study (DS 25017, Hobbs) authorizes 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, as depicted in the plans approved by City of Carmel-by-the-Sea Planning Commission on September 10, 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 |

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| | other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission. |
| 3. | **Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C. |
| 4. | **Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission. |
| 5. | **Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing:<br>• The footing locations are in conformance with the approved plans prior to footing/foundation inspection;<br>• 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.<br>Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section. |
| 6. | **Service Laterals.** Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020). |
| 7. | **Fire Sprinklers - Residential.** Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135). |
| 8. | **Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection. |
| 9. | **Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning |

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| | Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit. |
| 10. | **Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee.<br><br>When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail. |
| 11. | **Exterior Lighting.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing.<br><br>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.<br><br>Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces. |
| 12. | **Skylights & Skylight Shades.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights (new and/or replaced) and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be permanently installed in each skylight to reduce visible light transmission during the hours of darkness. |
| 13. | **Stone Facades (including chimneys).** Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee. Brickwork shall be finished the same manner as stonework described above. |
| 14. | **Aluminum-Clad Wood Frame Windows and Doors.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved aluminum-clad |

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| | wood windows and doors. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss. |
| 15. | **Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto. |
| 16. | **Driveway.** Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings. |
| 17. | **Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District. |
| 18. | **Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98. |
| 19. | **Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures. |
| 20. | **USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information) |

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| 21. | **Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division. |
| | **Landscape Conditions** |
| 22. | **Landscape Plan Required.** Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following:<br><br>1) All new landscaping shall be 75% drought-tolerant;<br>2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and<br>3) At the end of construction, the project shall meet the City's recommended tree density standards (4 upper and 3 lower canopy trees), as depicted on the proposed landscape plan.<br><br>The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission. |
| 23. | **Tree Planting Requirements.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission. |
| 24. | **Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission. |
| 25. | **Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.<br>• Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.<br>• Excavation within 6 feet of a tree trunk is not permitted.<br>• No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree.<br>• 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.<br>• 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 |

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| | feet above the soil line outside of the fencing.<br>• 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.<br>• 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.<br>• If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place. |
| 26. | **Foundation Work Near Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit. |
| **Environmental Compliance Conditions** | |
| 27. | **Drainage Plan.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas. |
| 28. | **BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form. |
| 29. | **Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces. |
| 30. | **Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access. |
| **Special Conditions** | |
| 31. | **Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit. |
| 32. | **Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the |

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| | applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts. |
| 33. | **Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director. |
| 34. | **Significant Tree Root Exploration.** Prior to the issuance of a building permit, the contractor overseeing the project shall conduct root exploration with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots to identify any conflicts between significant roots and the building foundation (limited to the vicinity of the detached garage in the front setback and the adjacent oak tree -refer to staff report). A licensed arborist approved by the City Forester shall supervise all work. Once the roots have been exposed, the contractor shall schedule an inspection with the City Forester. Any conflict between significant roots and the building foundation shall require that the building foundation be adjusted to avoid the tree roots. The project shall be redesigned if the tree roots cannot be avoided. |
| 35. | **Recording Documents.** Prior to issuance of a building permit, the property owner shall record the fully executed land use documents described as "Exhibit A" and "Exhibit B" in City Council Resolution No. 2025-049 (Section 3 of said resolution) with the Monterey County Recorder's Office. The owner shall be responsible for any fees assessed by the Monterey County Recorder's Office for the recordation of said documents. |
| 36. | **Lighting.** Prior to building permit issuance, the exterior wall sconce shall be revised to comply with Condition of Approval #11. |
| 37. | **Tree Planting/Density.** The site is required to meet a tree density of 4 upper canopy trees and 3 lower canopy trees. The location and species of the proposed trees shall be shown on the proposed site plan and required landscape plan (see Condition of Approval #22).<br><br>The species shall be selected from the city's Recommended Tree Species List (refer to Appendix G, Forest Management Plan) unless approved in writing from the city forester. The trees shall be, at a minimum, a 15 gallon container or a 24" box. Should any of the trees die within 5 years, a new replacement tree of the same size and species shall be planted on site as a replacement unless otherwise approved by the City Forester. |

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of September, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

| | |
|---|---|
| _____ | _____ |
| Michael LePage | Shelby Gorman |
| Chair | Planning Commission Secretary |

## GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE; CONFIRM ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.

2. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.

3. ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & METHODS) SHALL COMPLY WITH TITLE 24 AND THE **2022 CALIFORNIA RESIDENTIAL BUILDING** CODE (CBC); CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, FIRE CODE, AND CALGREEN; AND ALL LOCAL AMENDMENTS AS ADOPTED BY COUNTY ORDINANCE.

4. THE OWNER-CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND MUST ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.

5. DEMOLITION: CONFIRM ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE/SHE WISHES TO RETAIN FOR HIS/HER USE. ALL OTHER ITEMS TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. SEE DEMOLITION PLANS FOR ADDITIONAL INFORMATION.

6. THE OWNER-CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.

7. DO NOT STORE CONSTRUCTION MATERIALS, OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.

8. IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY - RMA PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

9. COORDINATE NEW UNDERGROUND ELECTRICAL SERVING WITH PG&E.

10. NEW FIRE SPRINKLERS TO BE INSTALLED UNDER SEPARATE PERMIT.

## SHEET INDEX


| | | | |
|---|---|---|---|
| A0 | TITLE (PROJECT DATA AND SITE LOCATION) | A12 | SOUTH (SIDE) ELEVATIONS |
| A1 | SITE SURVEY AND TREE ASSESSMENT | A13 | GARAGE ELEVATIONS |
| A2 | EXISTING SITE PLAN | A14 | DEMOLITION ELEVATIONS |
| A3 | SITE DEMOLITION AND GRADING PLAN | A15 | DEMOLITION ELEVATIONS |
| A4 | PROPOSED SITE PLAN | A16 | STREETSCAPE ELEVATIONS |
| A5 | PROPOSED DRAINAGE PLAN | A17 | EXISTING ROOF PLAN |
| A6 | EXISTING FLOOR PLAN | A18 | PROPOSED ROOF PLAN |
| A7 | DEMOLITION PLAN | A19 | PROPOSED WINDOW AND DOOR SCHEDULES |
| A8 | PROPOSED FLOOR PLAN | A20 | PROPOSED MATERIALS |
| A9 | WEST (FRONT) ELEVATIONS | A21 | PROPOSED RENDERINGS |
| A10 | EAST (REAR) ELEVATIONS | A22 | PROPOSED RENDERINGS |
| A11 | NORTH (SIDE) ELEVATIONS | A23 | PROPOSED RENDERINGS |
| | | L1 | LANDSCAPE PLAN |


## EXISTING SITE PHOTOGRAPHS



FRONT VIEW OF THE EXISTING RESIDENCE



REAR VIEW OF THE EXISTING RESIDENCE

## PROJECT DATA

SCOPE OF WORK:
EXTENSION OF AN EXISTING SINGLE FAMILY RESIDENCE TO INCLUDE A NEW MASTER BEDROOM. NEW ROOF. NEW EXTERIOR FINISH. MODIFY INTERIOR OF RESIDENCE TO INCLUDE NEW KITCHEN, NEW BATHROOMS. REPLACE EXISTING LIGHTING, PLUMBING FIXTURES, AND CABINETS. REPLACE DOORS AND WINDOWS. NEW DETACHED GARAGE.

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| CONSTRUCTION TYPE: | V-B |
| OCCUPANCY: | R-3 / U |
| FIRE SPRINKLERS: | YES |
| WATER: | CAL AM |
| SEWER: | CARMEL AREA WASTEWATER DISTRICT |

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| TREE REMOVAL: | THREE MAYTEN TREES (#2, #3, #4) |
| GRADING: | **90 CUBIC YARDS CUT/ 5 CUBIC YARDS FILL** |

SITE COVERAGE CALCULATIONS:

| | |
|---|---|
| **LOT SIZE** | **6,000 SF** |
| MAX. ALLOWABLE FLOOR AREA = | 2,460 SF |
| MAX. ALLOWABLE SITE COVERAGE = | 541 SF / 781 SF |

FLOOR AREA CALCULATIONS:

| | | |
|---|---|---|
| **EXISTING** | | |
| (E) RESIDENCE | 1,111 SF | |
| (E) GUEST HOUSE | 665 SF | |
| **TOTAL, (E)** | **1,776 SF** | **(29.60%OF LOT AREA)** |
| **PROPOSED** | | |
| (E) RESIDENCE | 1,098 SF | |
| (P) ADDITION | 24 SF | |
| (P) ADDITION | 441 SF | |
| (P) FIREPLACE | 8 SF | |
| (P) GARAGE | 224 SF | |
| (E) GUEST HOUSE | 665 SF | |
| **TOTAL, (P)** | **2,460 SF** | **(41,00% OF LOT AREA)** |

SITE COVERAGE CALCULATIONS:

**EXISTING**

| | | |
|---|---|---|
| (E) ASPHALT NORTH DRIVEWAY | 640 SF | IMPERMEABLE |
| (E) ASPHALT SOUTH DRIVEWAY | 337 SF | IMPERMEABLE |
| (E) FRONT STONE PORCH AND STAIRS | 245 SF | IMPERMEABLE |
| (E) STEPPING STONES PATH | 147 SF | PERMEABLE |
| (E) WATER HEATER SHED | 6 SF | IMPERMEABLE |
| (E) STORAGE SHED | 82 SF | IMPERMEABLE |
| (E) STONE STEPS | 13 SF | IMPERMEABLE |
| (E) STONE PATIO | 379 SF | IMPERMEABLE |
| (E) HOT TUB WOOD DECK | 155 SF | PERMEABLE |
| (E) HOT TUB | 50 SF | IMPERMEABLE |
| (E) CONCRETE WALKWAY | 33 SF | IMPERMEABLE |
| (E) AGGREGATE WALKWAY | 53 SF | PERMEABLE |
| **TOTAL, (E)** | **2,140 SF** | |
| **EXISTING NON CONFIRMING** | | |

**PROPOSED**

| | | |
|---|---|---|
| (P) CONC. PAVERS STRIPS DRIVEWAY | 28 SF | PERMEABLE |
| (P) GARAGE CONCRETE LANDING | 9 SF | IMPERMEABLE |
| (P) FRONT GRAVEL PATH | 48 SF | PERMEABLE |
| (P) FRONT STONE PORCH | 90 SF | IMPERMEABLE |
| (P) FRONT WOOD DECK | 153 SF | PERMEABLE |
| (P) BED 1 STONE PATIO | 95 SF | IMPERMEABLE |
| (P) WOOD STEPS | 10 SF | PERMEABLE |
| (P) HOT TUB WOOD DECK | 127 SF | PERMEABLE |
| (E) HOT TUB | 50 SF | IMPERMEABLE |
| (P) BACK COURTYARD STONES | 112 SF | IMPERMEABLE |
| (P) GUEST HOUSE GRAVEL WALKWAY | 12 SF | PERMEABLE |
| (P) GUEST HOUSE CONC. LANDING | 20 SF | IMPERMEABLE |
| **TOTAL, (P)** | **754 SF** | **(378=50,13% PERM.)** |

## PROJECT DATA

| | |
|---|---|
| ADDRESS: | SANTA RITA STREET 3 NE OF 1ST AVE<br>CARMEL-BY-THE-SEA, CALIFORNIA 93921 |
| A.P.N. | 009-146-029 |
| **ZONING:** | **R-1** SINGLE FAMILY |
| OWNER: | **KAREN AND MARK HOBBS**<br>SANTA RITA STREET 3 NE OF 1ST AVE<br>CARMEL-BY-THE-SEA, CALIFORNIA 93921 |
| ARCHITECT: | **ADAM JESELNICK ARCHITECT**<br>SAN CARLOS STREET 2 N/W 8TH AVENUE<br>SUITE 200<br>CARMEL-BY-THE-SEA, CA 93921<br>PHONE: (831) 620.5164 m<br>CONTACT: ADAM JESELNICK AIA<br>EMAIL: aejarch@gmail.com |
| SURVEYOR: | LUCIDO SURVEYORS<br>2 SAUCITO AVENUE,<br>DEL REY OAKS, CA 93940<br>831-443-6970<br>info@lucidosurveyors.com |

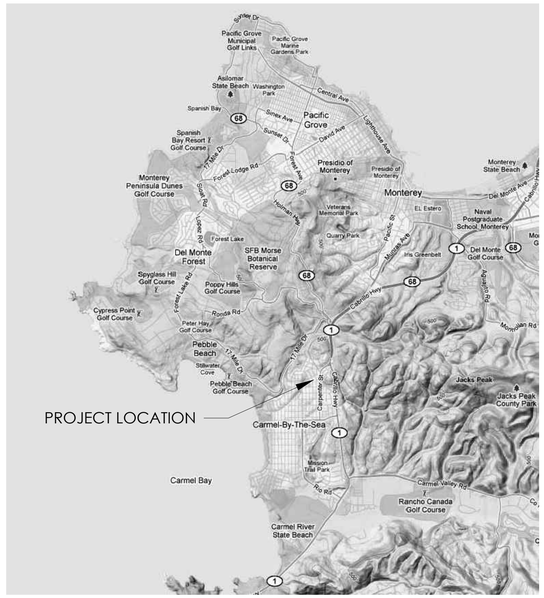
SETBACKS

| LOCATION | EXISTING | PROPOSED | REQUIRED |
|---|---|---|---|
| FRONT - WEST | 20'-2 3/4" | 18'-1 1/2" | 15'-0" |
| SIDE - NORTH | 19'-5 1/4" | 5'-2" | 3'-0" |
| BACK- EAST | 34'-6 1/4" | 27'-1 1/4" | 15'-0" / 3'-0" |
| SIDE - SOUTH | 9'-11 3/4" | 9'-11 3/4" | 3'-0" |

REAR STRUCTURE IS LESS THAN 15 FEET IN HEIGHT
MIN. COMPOSITE SETBACK: 18'-3 1/2" (30.5% OF 60'-0")

HEIGHTS

| LEVEL | EXISTING | PROPOSED | REQUIRED |
|---|---|---|---|
| PLATE | 11'-9" | 11'-9" | 12'-0" (E)NON-CONF. |
| RIDGE | 15'-9 3/4" | 17'-11 3/4" | 18'-0" |




1 VICINITY MAP
SCALE: N.T.S

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/27 STATE OF CALIFORNIA

**HOBBS RESIDENCE**
SANTA RITA STREET 3 NE OF 1ST AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

TITLE SHEET

7/28/2025

1/4" = 1'-0"

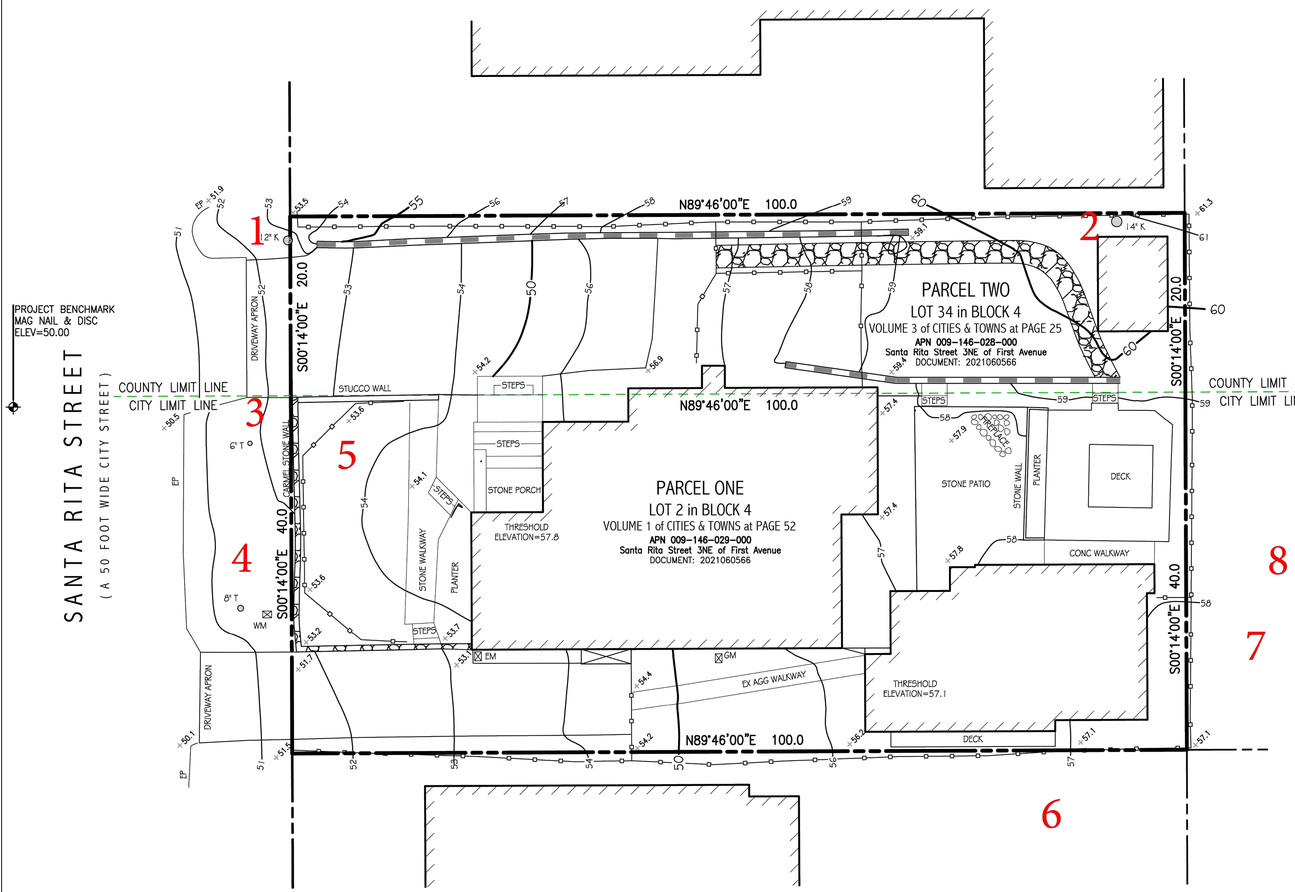
A0

TRACK 2 DESIGN APPROVAL SET

LEGEND:

| | | | |
|---|---|---|---|
| RECORD BOUNDARY | WOOD FENCE | FLOWLINE | CS CARMEL STONE |
| RECORD RIGHT OF WAY | WIRE FENCE | BUILDING APPROXIMATE BUILDING OUTLINE | CMP CORRUGATED METAL PIPE |
| RECORD LOT LINE | CHAIN LINK FENCE | CHIMNEY | CONC CONCRETE SLAB |
| RECORD CENTERLINE | ST5 STREET SIGN | THRESHOLD ELEVATION APPROXIMATE FLOOR ELEVATION | DG DECOMPOSED GRANITE |
| RECORD EASEMENT LINE | SP SIGN POST | DECK DECK | EX AGG EXPOSED AGGREGATE |
| COUNTY/CITY LIMIT LINE | MB MAIL BOX | CONC PAD CONCRETE PAD | HDPE HIGH DENSITY POLY ETHYLENE |
| OLD RECORD LINE | B BOLLARD | STEP STEP | PCC PORTLAND CEMENT CONCRETE |
| PROJECT BENCHMARK | P PILLAR | PLANTER PLANTER | PS PAVER STONE |
| 50 CONTOUR (MAJOR) | RRW RAILROAD TIE WALL | W WATER LINE | PVC POLY VINYL CHLORIDE |
| 49 CONTOUR (MINOR) | RRS RAILROAD TIE STEPS | WV WATER VALVE | RCP REINFORCED CONCRETE PIPE |
| SET FENCE CONSTRUCTION STAKE | ROCK RETAINING WALL | WM WATER METER | TE TRASH ENCLOSURE |
| EP EDGE OF PAVEMENT | BRICK WALKWAY/PATIO | FH FIRE HYDRANT | EDGE OF FOLIAGE |
| LIP OF GUTTER | CARMEL STONE | HB HOSE BIB | 12" T TREE WITH SIZE AND TYPE |
| FACE OF CURB | | CV IRRIGATION CONTROL VALVE | A ACACIA |
| CURB AND GUTTER BACK OF CURB | | 55 SANITARY SEWER LINE | C CYPRESS |
| SIDEWALK BACK OF SIDEWALK | | MH SANITARY SEWER MANHOLE | K OAK |
| DRIVEWAY EDGE OF DRIVEWAY | AC ASPHALT CONCRETE | CO SANITARY SEWER CLEAN-OUT | P PINE |
| | | | R REDWOOD |
| | | | T TREE |

| | | | |
|---|---|---|---|
| SD STORM DRAIN | | | |
| MH STORM DRAIN MANHOLE | | | |
| AD AREA DRAIN | | | |
| CB STORM DRAIN CATCH BASIN | | | |
| E ELECTRIC LINE | | | |
| UP UTILITY POLE | | | |
| GW GUY WIRE | | | |
| EV ELECTRIC VAULT | | | |
| UV UTILITY VAULT | | | |
| EM ELECTRIC METER | | | |
| SL STREET LIGHT | | | |
| LP LAMP POST | | | |
| G GAS LINE | | | |
| GM GAS METER | | | |
| T TELEPHONE LINE | | | |
| TS TELEPHONE STANDARD | | | |
| TV CABLE TELEVISION LINE | | | |
| CTVB CABLE TELEVISION BOX | | | |
| 49.3 SPOT ELEVATION | | | |




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

N

## Significant Tree Evaluation Worksheet

APN: 009-148-029-000
Street Location: Santa Rita 3 NE of First
Planner: Evan kort
City Forester: Justin Ono
Property Owner: Hobbs
Recommended Tree Density: 4 upper, 3 lower

### Part One: Initial Screening:

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

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

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

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

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

| Tree # | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Species | CLO | CLO | May | May | May | CLO | JM | RW | | | | | | | |
| YES | x | x | | | | x | | x | | | | | | | |
| NO | | | x | x | x | | x | | | | | | | | |

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

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

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

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

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

1of4

### Part Two: Assessment For Tree Significance

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

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

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

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

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

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

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

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

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

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

2of4

G. Are environmental conditions favorable to the tree?

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

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

### Part Three: Final Assessment

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

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

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

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

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

Yes _____

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

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

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

3of4

**Items to note:**

**Required Structural Root Zone**

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

**Required Tree Protection Zone**

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

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

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

4of4

2 TREE EVALUATION
N.T.S.


ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/27 STATE OF CALIFORNIA


TRACK 2 DESIGN APPROVAL SET

# HOBBS RESIDENCE

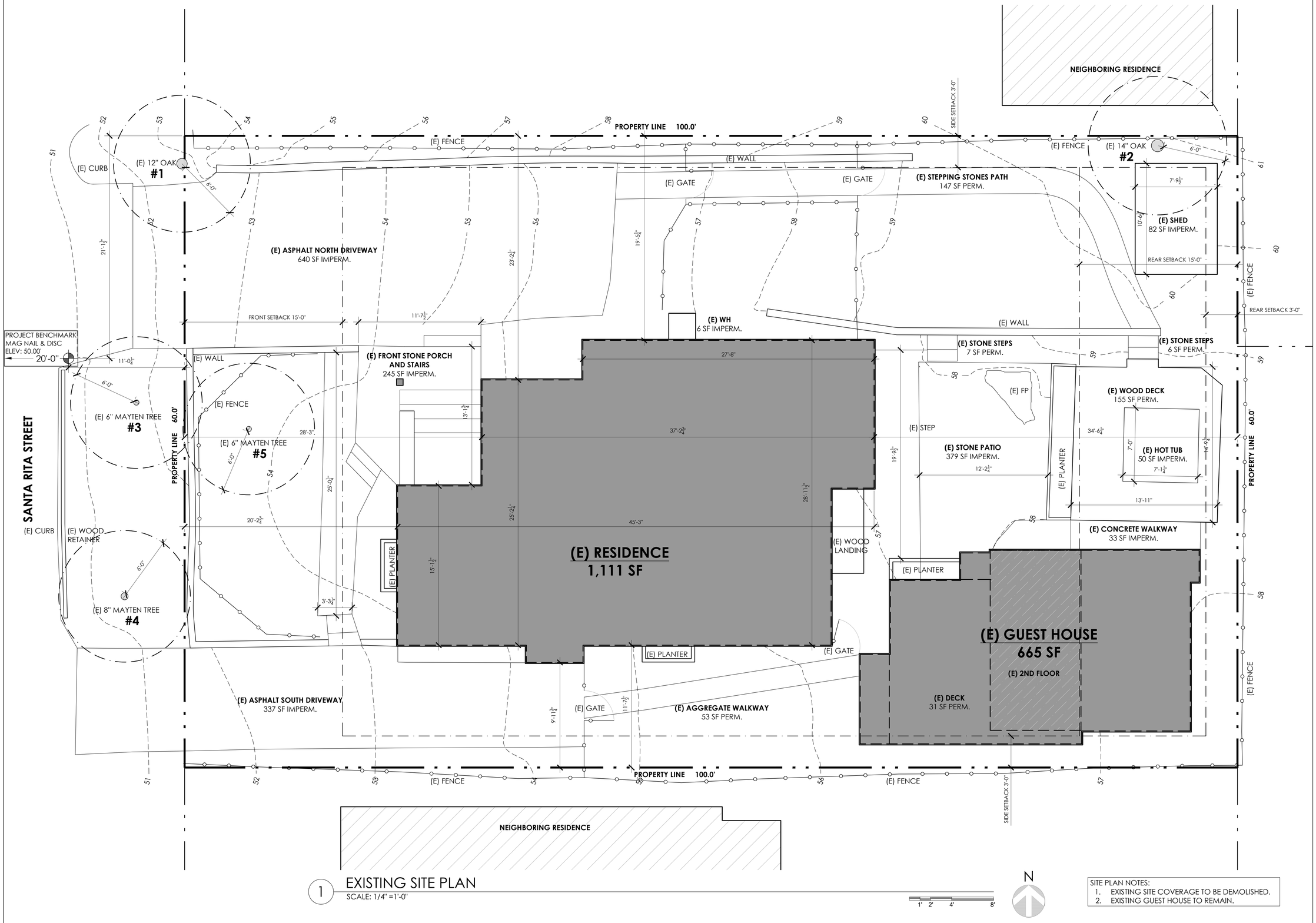
SANTA RITA STREET 3 NE OF 1ST AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

SITE SURVEY AND TREE ASSESSMENT

7/28/2025

1/8" = 1'-0"

A1




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

N

1' 2' 4' 8'

SITE PLAN NOTES:
1. EXISTING SITE COVERAGE TO BE DEMOLISHED.
2. EXISTING GUEST HOUSE TO REMAIN.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

# HOBBS RESIDENCE

SANTA RITA STREET 3 NE OF 1ST AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

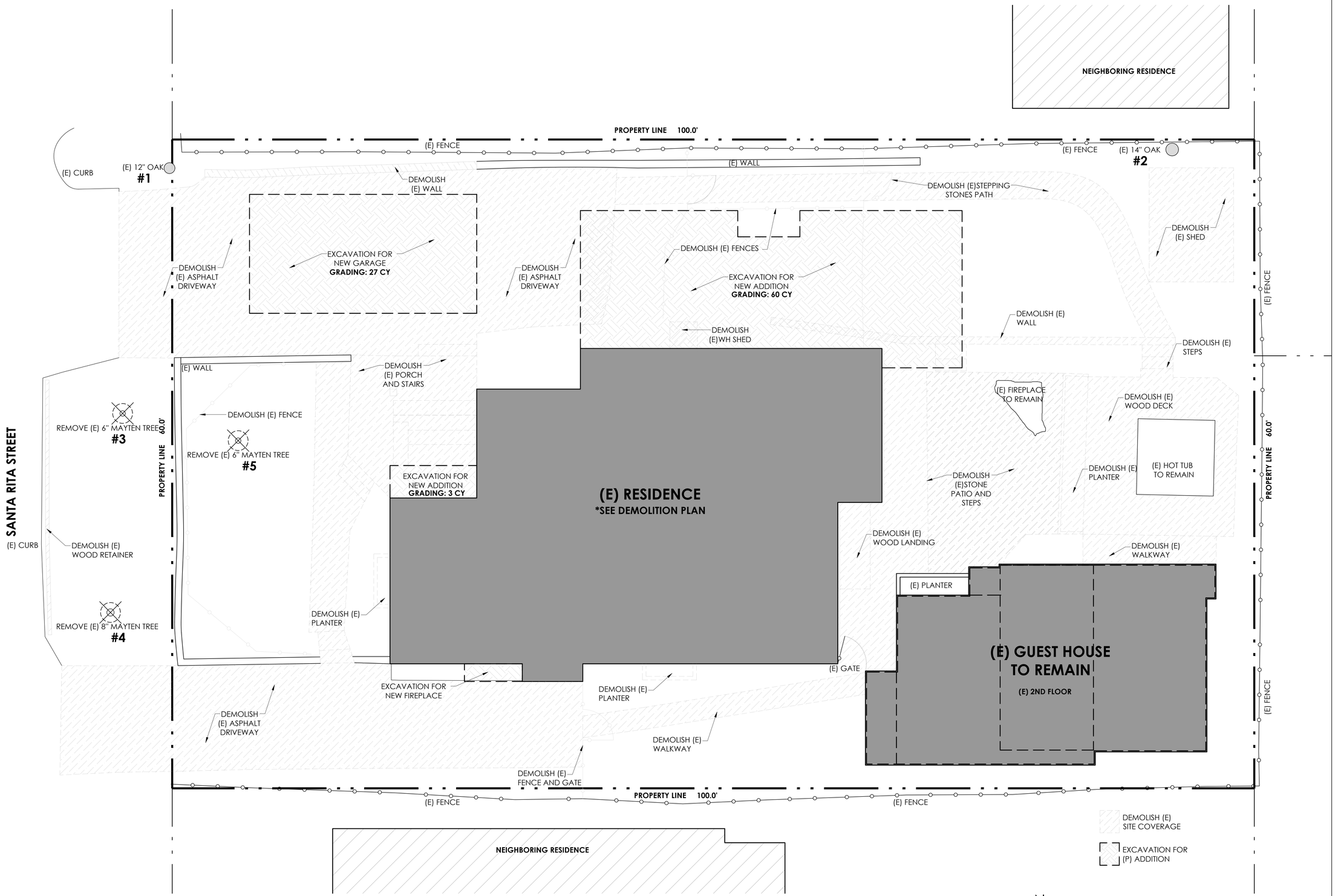
EXISTING SITE PLAN

7/28/2025

1/4" = 1'-0"

A2

TRACK 2 DESIGN APPROVAL SET




1 SITE DEMOLITION AND GRADING PLAN
SCALE: 1/4" =1'-0"

SITE PLAN NOTES:
1. EXISTING SITE COVERAGE TO BE DEMOLISHED.
2. EXISTING GUEST HOUSE TO REMAIN.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

# HOBBS RESIDENCE

SANTA RITA STREET 3 NE OF 1ST AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

SITE DEMOLITION PLAN

7/28/2025

1/4" = 1'-0"

A3

TRACK 2 DESIGN APPROVAL SET

ADAM JESELNICK
ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

# HOBBS RESIDENCE

SANTA RITA STREET 3 NE OF 1ST AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED SITE PLAN

7/28/2025

1/4" = 1'-0"

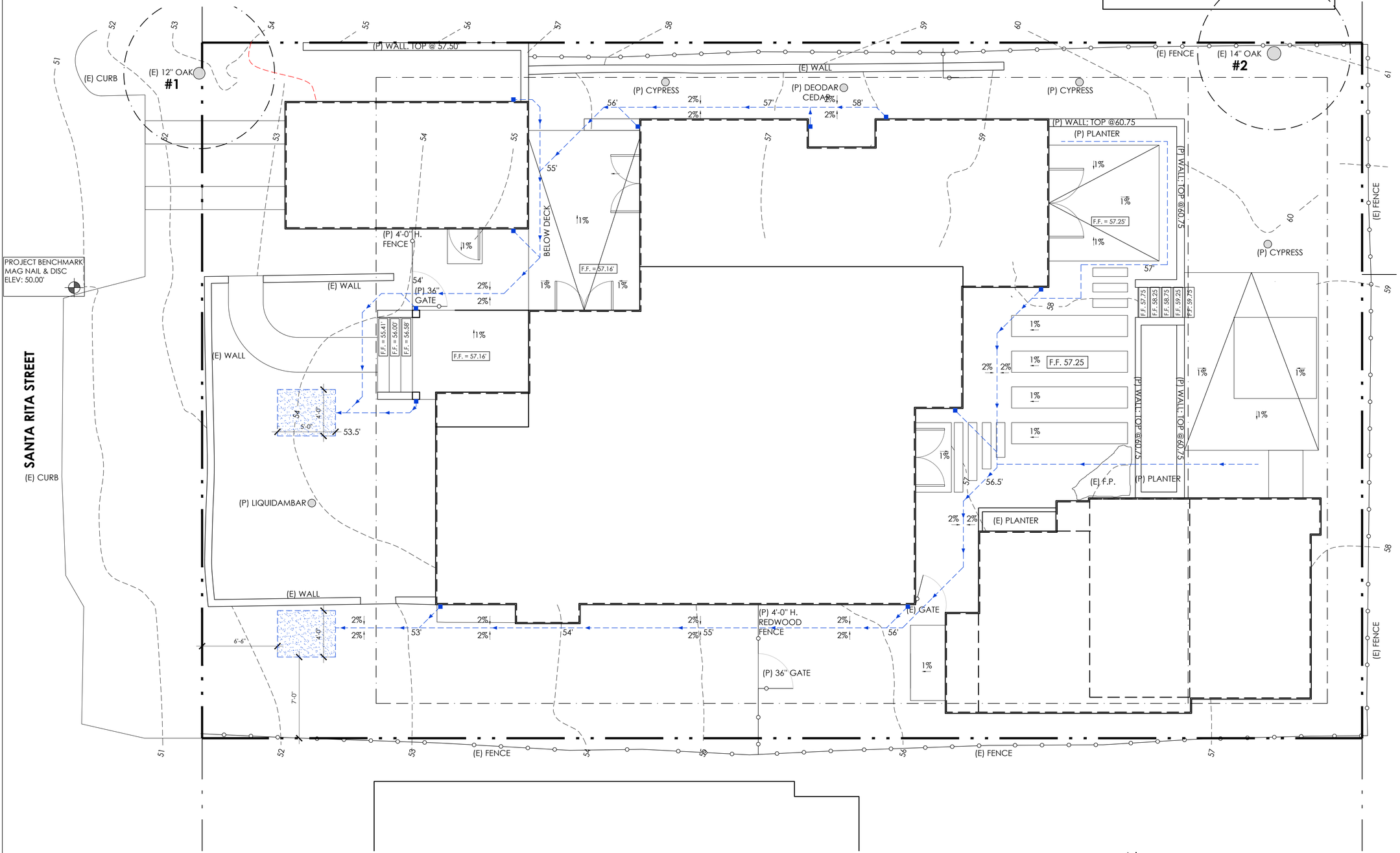
A4

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

## DRAINAGE REQUIREMENTS:

- DRAINAGE FROM DOWNSPOUTS AND PAVED AREAS IS DIRECTED TO LANDSCAPED AREAS, OR COLLECTED IN FRENCH DRAINS OR SUBGRADE PERFORATED PIPE COLLECTORS, AND CONVEYED TO INFILTRATION BEST MANAGEMENT PRACTICES (BMP) SUCH AS RAIN GARDENS OR INFILTRATION TRENCHES.
- THE LANDSCAPED AREA USED FOR INFILTRATION IS AT LEAST 50% OF THE SIZE OF THE CONTRIBUTING IMPERVIOUS SURFACE
- RUNOFF IS DIRECTED AWAY FROM BUILDING FOUNDATIONS
- RUNOFF IS DISPERSED THROUGHOUT THE SITE, OR DIRECTED TO TWO OR MORE INFILTRATION BMP'S
- WHEN NOT DISPERSED THROUGHOUT THE SITE, SWALES, DRY CREEKS OR PIPING SYSTEMS WITH A MINIMUM PIPE DIAMETER OF 3" SHALL BE USED TO CONVEY RUNOFF TO AN APPROVED INFILTRATION BMP

- RAIN GARDENS ARE DESIGNED IN ACCORDANCE WITH THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA) PUBLICATION RAIN GARDENS, STORMWATER CONTROL FOR SMALL PROJECTS
- INFILTRATION TRENCHES MUST HAVE A SEDIMENT CAPTURE FACILITY (SEDIMENT TRAP, VEGETATED SWALE) AHEAD OF THE TRENCH
- INFILTRATION TRENCHES SHALL BE A MINIMUM OF 24 INCHES WIDE, 4' LONG AND 3 TO 5 FEET DEEP AND SHALL BE DESIGNED IN ACCORDANCE WITH ATTACHMENT 2, = TYPICAL INFILTRATION TRENCH DESIGN
- TRENCH AGGREGATE SHALL HAVE A MINIMUM VOID VOLUME OF 30%
- THE LONGITUDINAL SLOPE OF THE TRENCH SHALL NOT EXCEED 3%
- DRAINAGE AND INFILTRATION FEATURES SHALL BE LOCATED AT LEAST 6 FEET AWAY FROM NEIGHBORING PROPERTIES AND THE TOP OF STEEP SLOPES; AND 3 FEET AWAY FROM ANY PUBLIC STREET RIGHT-OF-WAY.
- OVERFLOW MUST BE DIRECTED AWAY FROM NEIGHBORING PROPERTIES. OVERFLOW TO THE STREET REQUIRES AN ENCROACHMENT PERMIT APPROVED BY THE PUBLIC WORKS DIRECTOR




1 PROPOSED DRAINAGE PLAN
SCALE: 1/4" =1'-0"

N

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/27 STATE OF CALIFORNIA

# HOBBS RESIDENCE

SANTA RITA STREET 3 NE OF 1ST AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

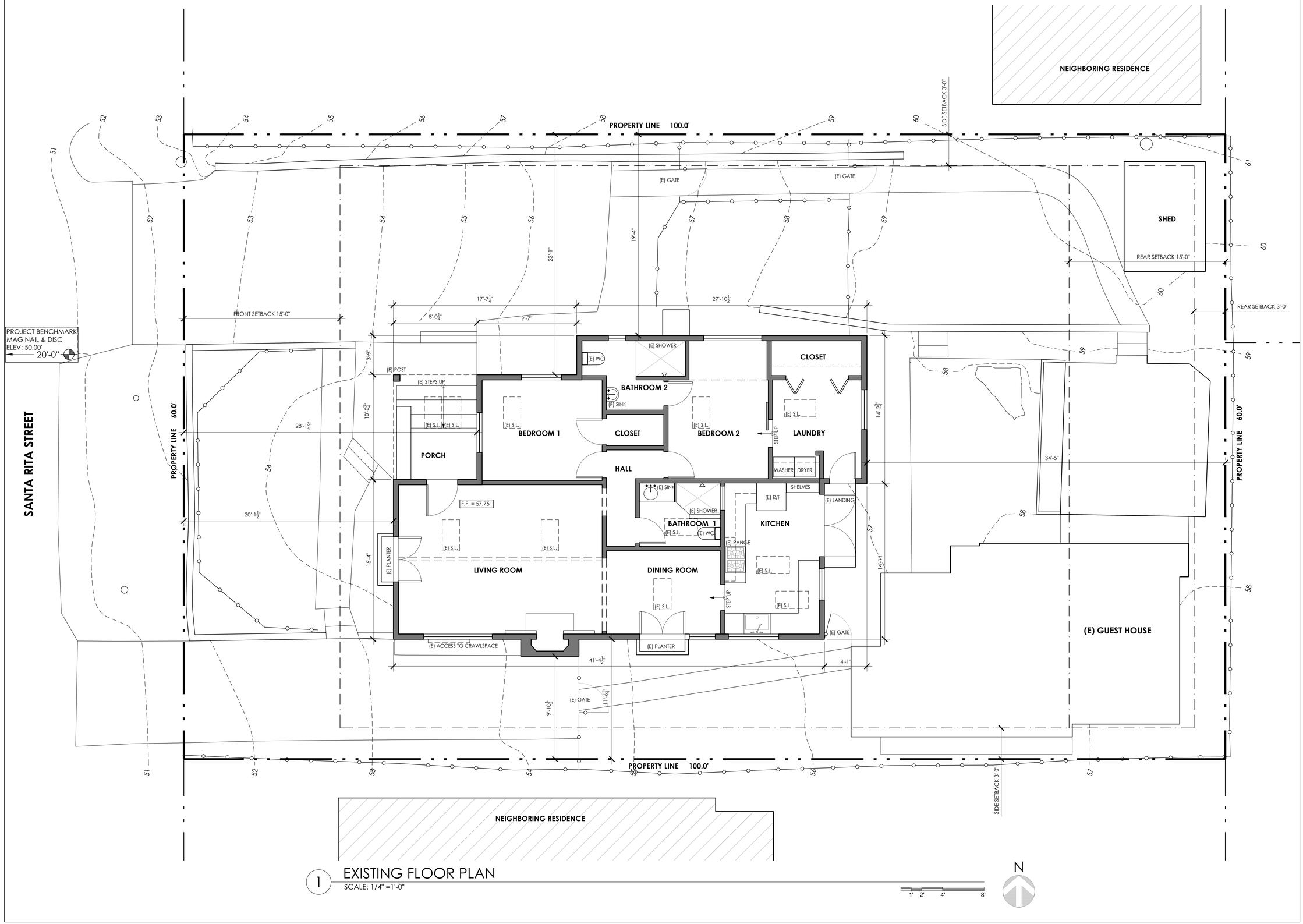
PROPOSED DRAINAGE PLAN

7/28/2025

1/4" = 1'-0"

A5

TRACK 2 DESIGN APPROVAL SET




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

TRACK 2 DESIGN APPROVAL SET

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/27 STATE OF CALIFORNIA

# HOBBS RESIDENCE

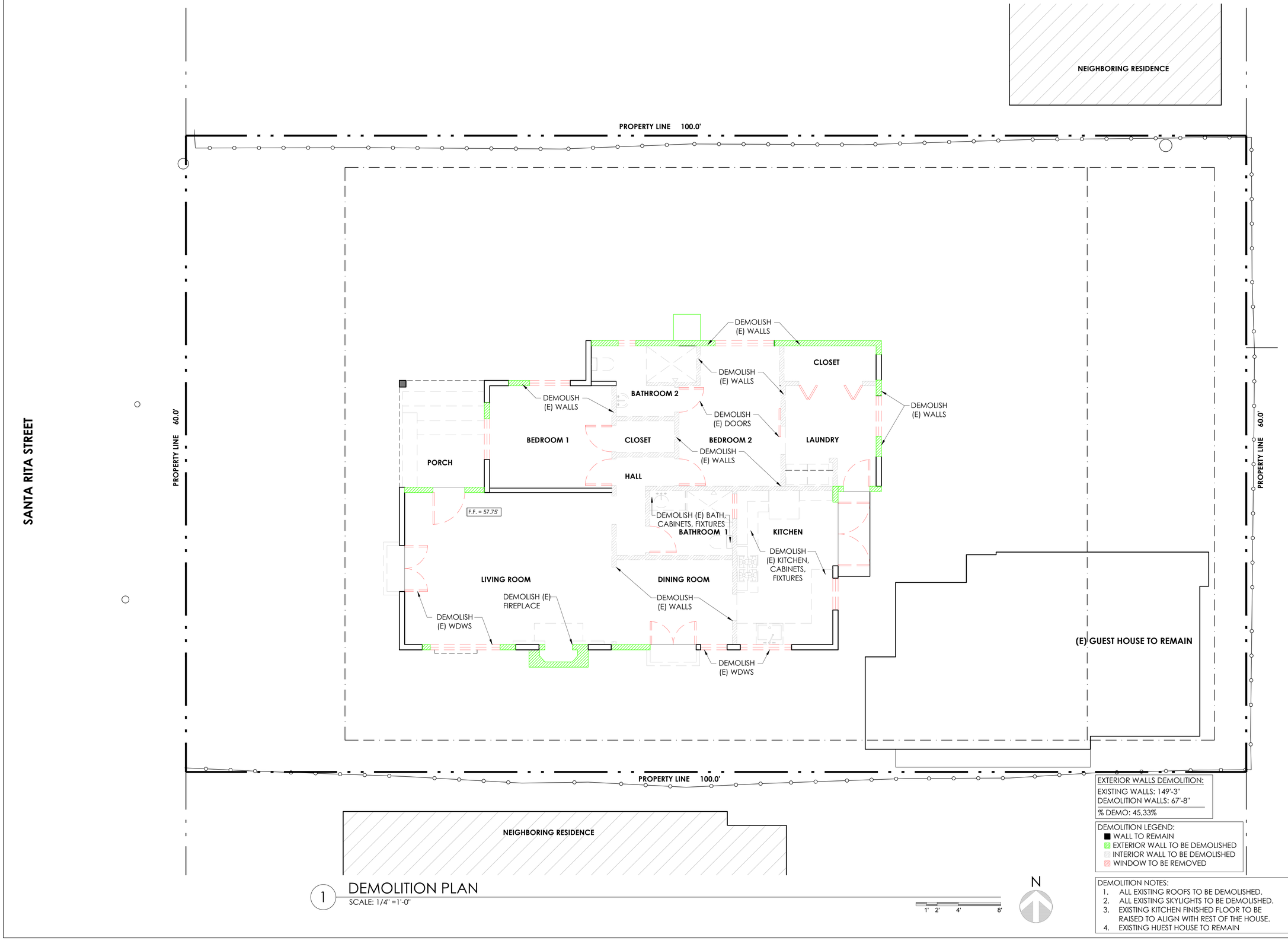
SANTA RITA STREET 3 NE OF 1ST AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

EXISTING FLOOR PLAN

7/28/2025

1/4" = 1'-0"

A6




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

1' 2' 4' 8'

N

EXTERIOR WALLS DEMOLITION:
EXISTING WALLS: 149'-3"
DEMOLITION WALLS: 67'-8"
% DEMO: 45.33%

DEMOLITION LEGEND:
- WALL TO REMAIN
- EXTERIOR WALL TO BE DEMOLISHED
- INTERIOR WALL TO BE DEMOLISHED
- WINDOW TO BE REMOVED

DEMOLITION NOTES:
1. ALL EXISTING ROOFS TO BE DEMOLISHED.
2. ALL EXISTING SKYLIGHTS TO BE DEMOLISHED.
3. EXISTING KITCHEN FINISHED FLOOR TO BE RAISED TO ALIGN WITH REST OF THE HOUSE.
4. EXISTING HUEST HOUSE TO REMAIN

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/27 STATE OF CALIFORNIA

# HOBBS RESIDENCE

SANTA RITA STREET 3 NE OF 1ST AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

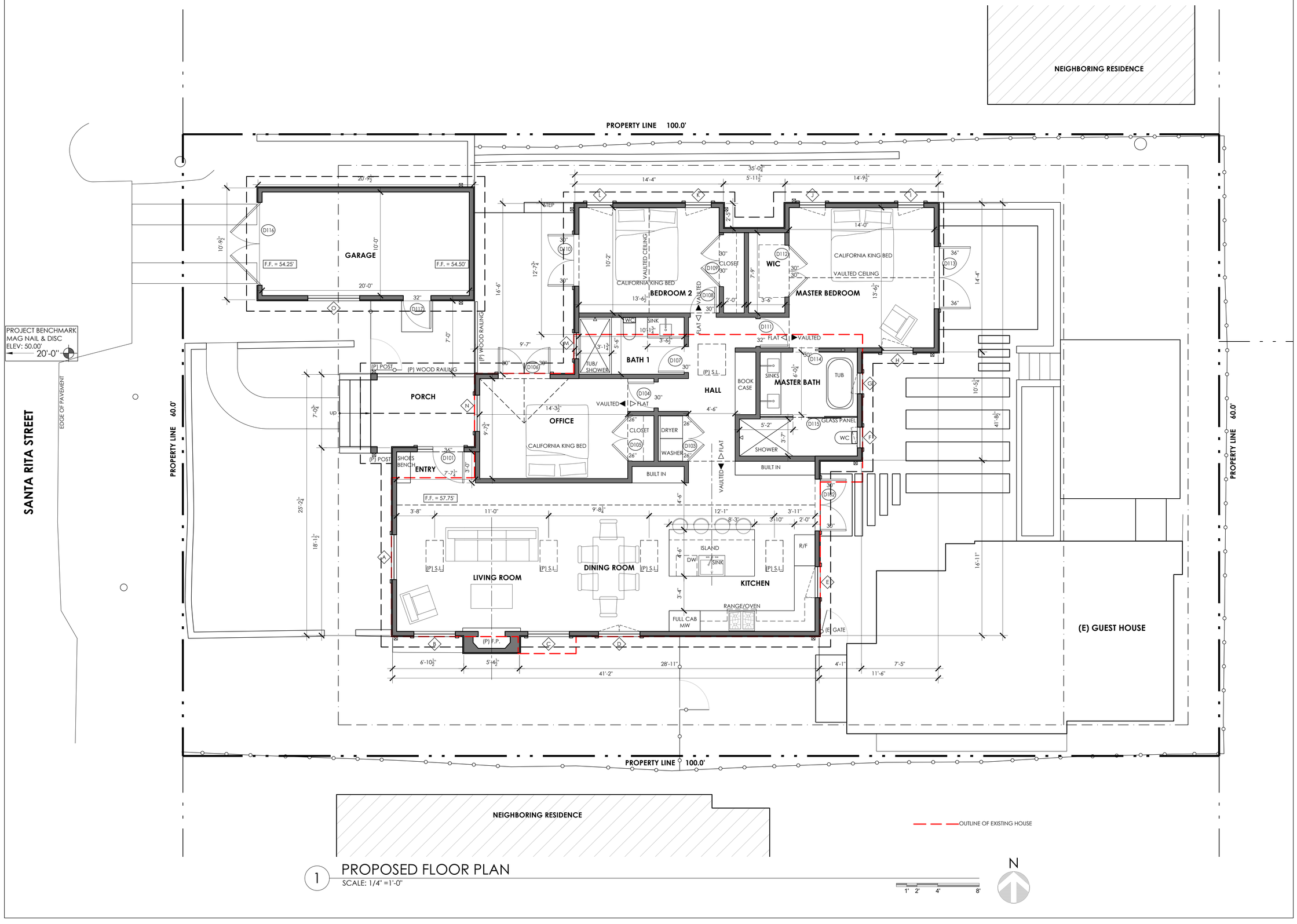
DEMOLITION PLAN

7/28/2025

1/4" = 1'-0"

A7

TRACK 2 DESIGN APPROVAL SET




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

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

# HOBBS RESIDENCE

SANTA RITA STREET 3 NE OF 1ST AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

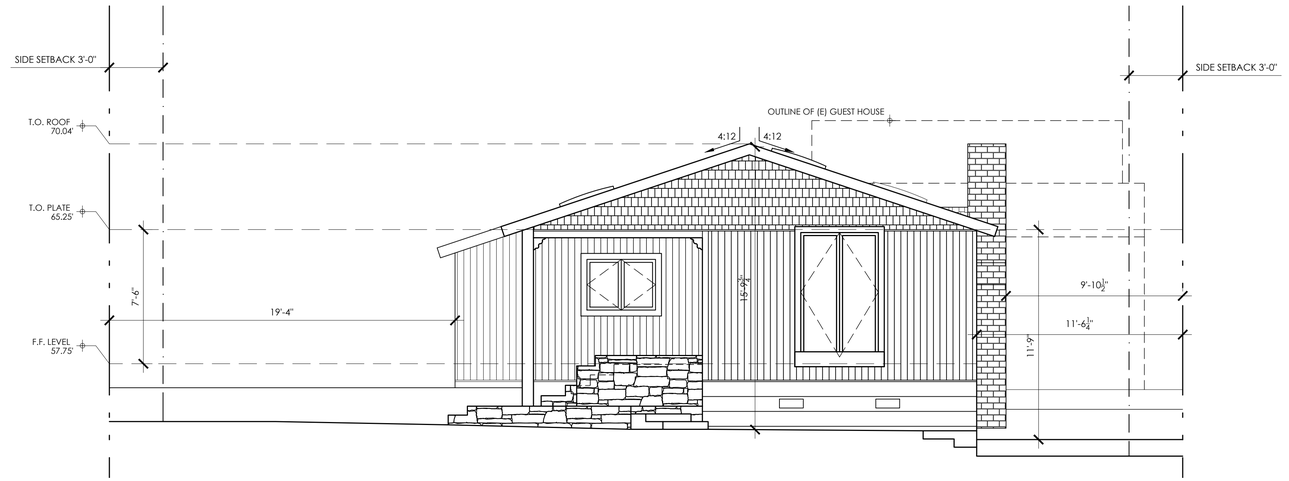
PROPOSED FLOOR PLAN

7/28/2025

1/4" = 1'-0"

A8

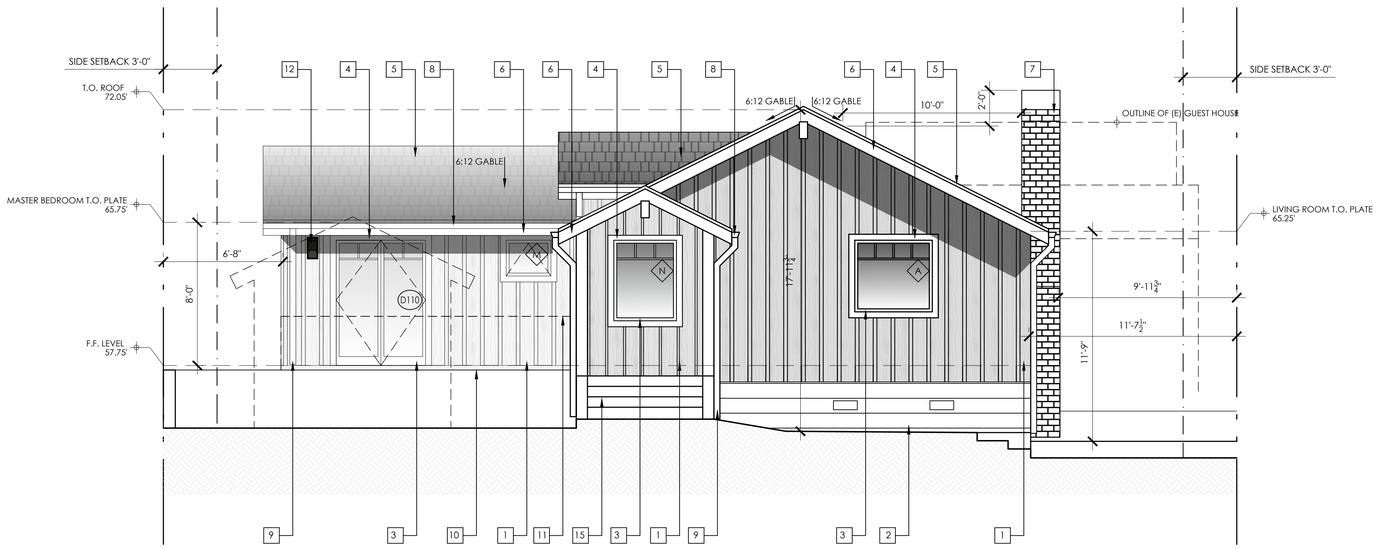
TRACK 2 DESIGN APPROVAL SET




1 EXISTING WEST (FRONT) ELEVATION

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

1' 2' 4' 8'




2 PROPOSED WEST (FRONT) ELEVATION

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

1' 2' 4' 8'

## KEYNOTES

| | |
|---|---|
| 1 | **WALL:** WOOD. BOARD AND BATTEN. 2 1/2" EVERY 12". COLOR: SW7064. PASSIVE. |
| 2 | **WALL:** WOOD. HORIZONTAL SIDING. 10". COLOR: SW7064. PASSIVE. |
| 3 | **EXTERIOR DOORS AND WINDOWS:** WOOD. SIERRA PACIFIC. COLOR: FRENCH LINEN 112. DIVIDED LITES. |
| 4 | **WINDOWS TRIM:** WOOD. 4" WIDE. PAINTED. COLOR: SW7004. SNOWBOUND. |
| 5 | **ROOF:** COMPOSITE SLATE TILE. BRAVA. 22"x12" COLOR: ONYX |
| 6 | **FASCIA:** WOOD. PAINTED. COLOR: SW7004. SNOWBOUND. |
| 7 | **CHIMNEY BRICK:** SBI MATERIALS. 2.75" H. x 8.19" L. CULTURED STONE - HANDMADE BRICK. TITANIUM. |
| 8 | **GUTTER:** ALUMINUM. PAINTED. COLOR: SW7004. SNOWBOUND. |
| 9 | **DOWNSPOUT:** ALUMINUM. PAINTED. COLOR: SW7064. PASSIVE. |
| 10 | **DECK:** REDWOOD. PAINTED. |
| 11 | **DECK RAILING:** ALUMINUM POSTS. WOOD TOP. HORIZONTAL CABLE. |
| 12 | **EXTERIOR LIGHT FIXTURE:** ALUMINUM. HINKLEY. CASCADE OUTDOOR WALL SCONCE. BRONZE. 8x14.5x4. |
| 13 | **ROOF SKYLIGHTS:** VELUX. DECK MOUNTED. FIXED FS. PVC FLASHED. FINISH: QUAKER BRONZE. SOLAR SHADE. |
| 14 | **CONCRETE PAVERS:** BELGARD. AQUALINE. COLOR: VICTORIAN. |
| 15 | **STONE PAVERS:** SBI MATERIALS. WALNUT TRAVERTINE PAVER. |

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/27 STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

# HOBBS RESIDENCE

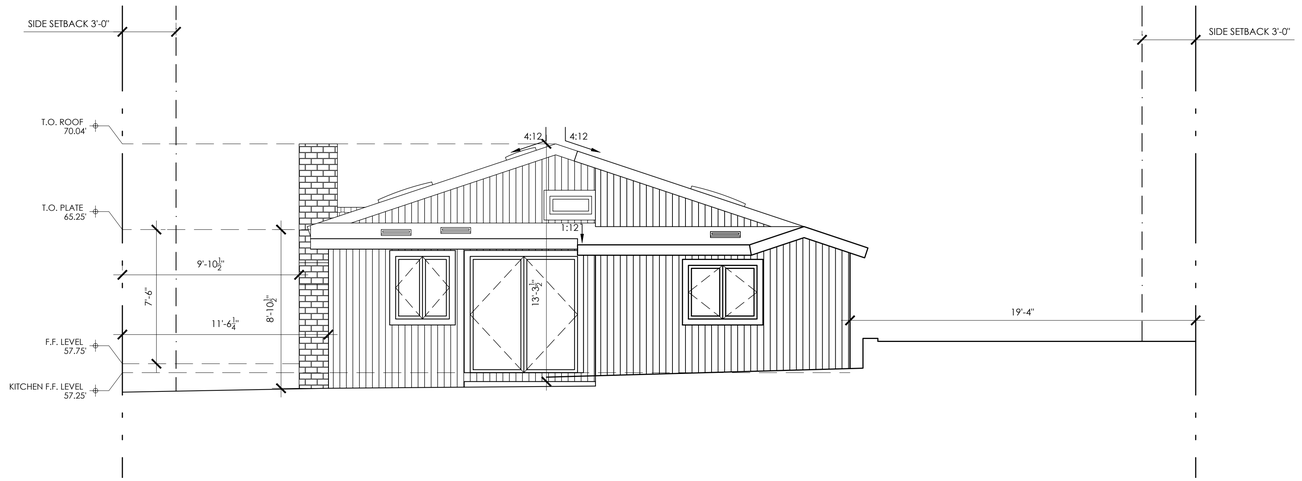
SANTA RITA STREET 3 NE OF 1ST AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

WEST ELEVATIONS

7/28/2025

1/4" = 1'-0"

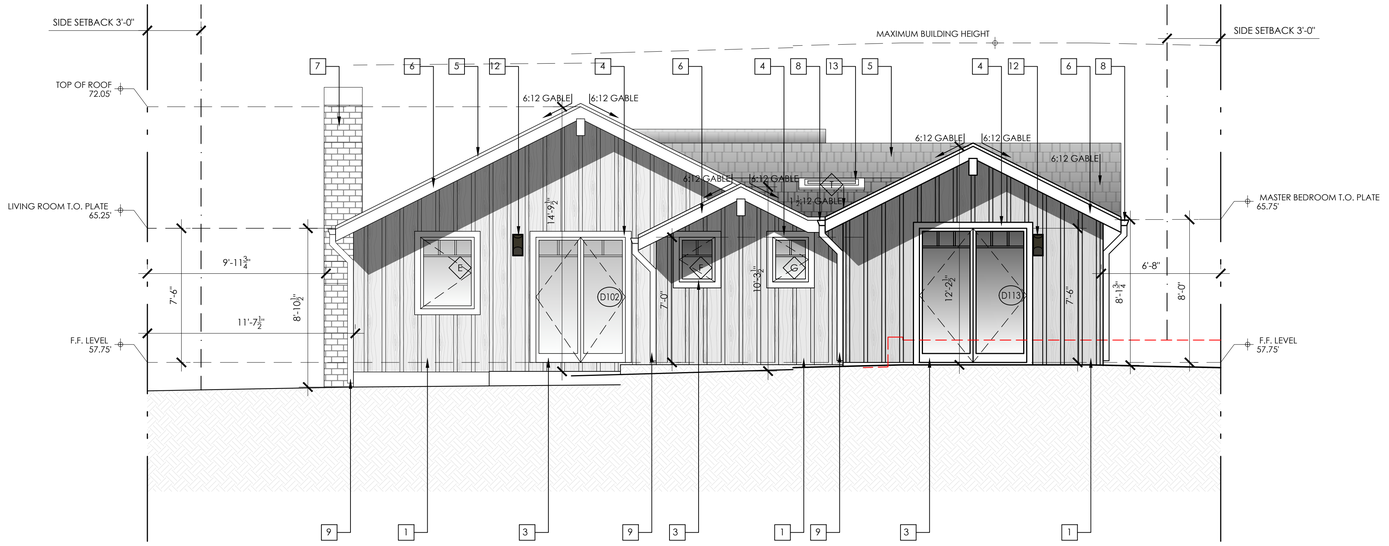
A12




1 EXISTING EAST (REAR) ELEVATION

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

1' 2' 4' 8'




2 PROPOSED EAST (REAR) ELEVATION

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

1' 2' 4' 8'

## KEYNOTES

| | |
|---|---|
| 1 | **WALL:** WOOD. BOARD AND BATTEN. 2 ½" EVERY 12". COLOR: SW7064. PASSIVE. |
| 2 | **WALL:** WOOD. HORIZONTAL SIDING. 10". COLOR: SW7064. PASSIVE. |
| 3 | **EXTERIOR DOORS AND WINDOWS:** WOOD. SIERRA PACIFIC. COLOR: FRENCH LINEN 112. DIVIDED LITES. |
| 4 | **WINDOWS TRIM:** WOOD. 4" WIDE. PAINTED. COLOR: SW7004. SNOWBOUND. |
| 5 | **ROOF:** COMPOSITE SLATE TILE. BRAVA. 22"x12" COLOR: ONYX |
| 6 | **FASCIA:** WOOD. PAINTED. COLOR: SW7004. SNOWBOUND. |
| 7 | **CHIMNEY BRICK:** SBI MATERIALS. 2.75" H. x 8.19" L. CULTURED STONE - HANDMADE BRICK. TITANIUM. |
| 8 | **GUTTER:** ALUMINUM. PAINTED. COLOR: SW7004. SNOWBOUND. |
| 9 | **DOWNSPOUT:** ALUMINUM. PAINTED. COLOR: SW7064. PASSIVE. |
| 10 | **DECK:** REDWOOD. PAINTED. |
| 11 | **DECK RAILING:** ALUMINUM POSTS. WOOD TOP. HORIZONTAL CABLE. |
| 12 | **EXTERIOR LIGHT FIXTURE:** ALUMINUM. HINKLEY. CASCADE OUTDOOR WALL SCONCE. BRONZE. 8x14.5x4. |
| 13 | **ROOF SKYLIGHTS:** VELUX. DECK MOUNTED. FIXED FS. PVC FLASHED. FINISH: QUAKER BRONZE. SOLAR SHADE. |
| 14 | **CONCRETE PAVERS:** BELGARD. AQUALINE. COLOR: VICTORIAN. |
| 15 | **STONE PAVERS:** SBI MATERIALS. WALNUT TRAVERTINE PAVER. |

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/27 STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

# HOBBS RESIDENCE

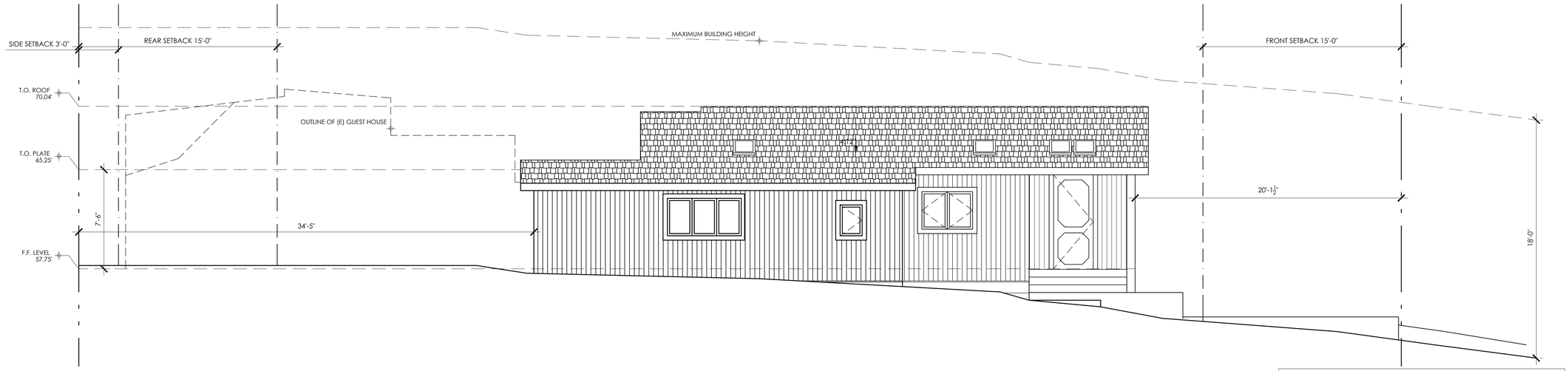
SANTA RITA STREET 3 NE OF 1ST AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

EAST ELEVATIONS

7/28/2025

1/4" = 1'-0"

A10




1 EXISTING NORTH (SIDE) ELEVATION

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

1' 2' 4' 8'

## KEYNOTES

| | |
|---|---|
| 1 | **WALL:** WOOD. BOARD AND BATTEN. 2 1/2" EVERY 12". COLOR: SW7064. PASSIVE. |
| 2 | **WALL:** WOOD. HORIZONTAL SIDING. 10". COLOR: SW7064. PASSIVE. |
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| 10 | **DECK:** REDWOOD. PAINTED. |
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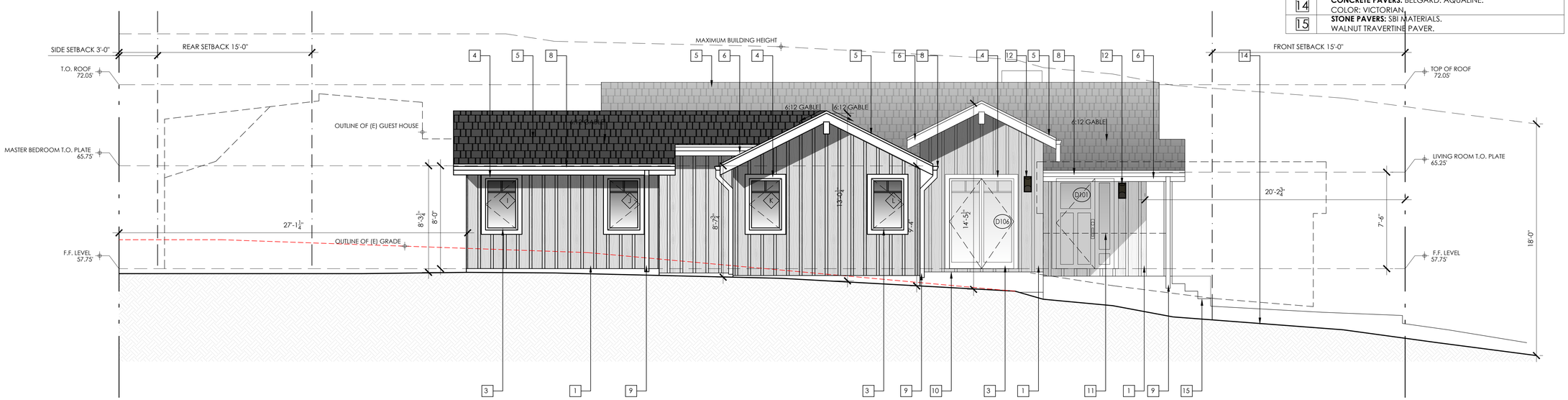
| 14 | **CONCRETE PAVERS:** BELGARD. AQUALINE. COLOR: VICTORIAN. |
| 15 | **STONE PAVERS:** SBI MATERIALS. WALNUT TRAVERTINE PAVER. |




2 PROPOSED NORTH (SIDE) ELEVATION

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

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/27 STATE OF CALIFORNIA

# HOBBS RESIDENCE

SANTA RITA STREET 3 NE OF 1ST AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

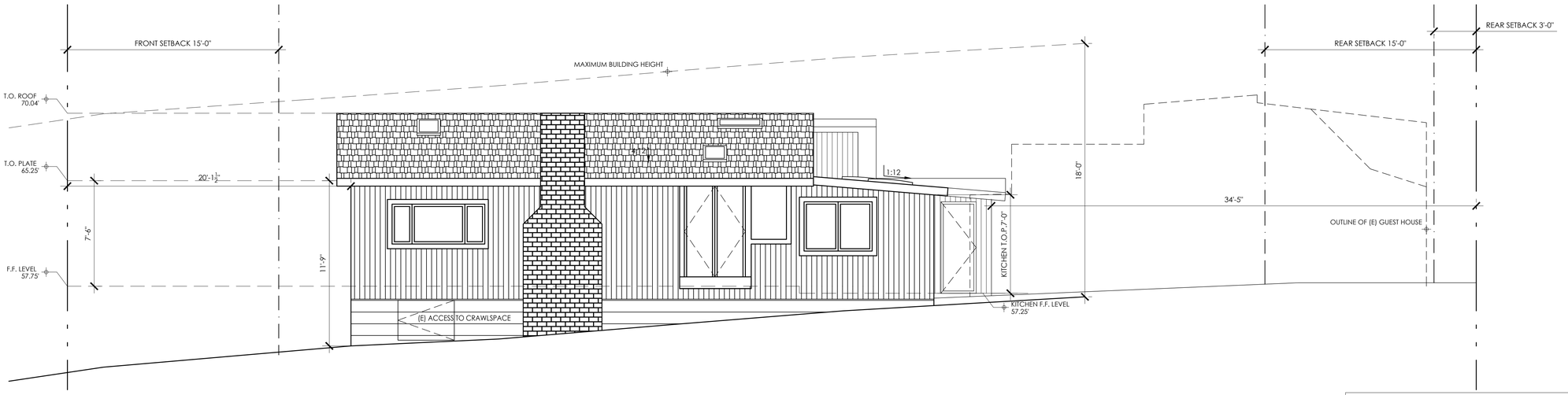
NORTH ELEVATIONS

7/28/2025

1/4" = 1'-0"

A11

TRACK 2 DESIGN APPROVAL SET




1 EXISTING SOUTH (SIDE) ELEVATION

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

1' 2' 4' 8'

## KEYNOTES

| | |
|---|---|
| 1 | **WALL:** WOOD. BOARD AND BATTEN. 2 1/2" EVERY 12". COLOR: SW7064. PASSIVE. |
| 2 | **WALL:** WOOD. HORIZONTAL SIDING. 10". COLOR: SW7064. PASSIVE. |
| 3 | **EXTERIOR DOORS AND WINDOWS:** WOOD. SIERRA PACIFIC. COLOR: FRENCH LINEN 112. DIVIDED LITES. |
| 4 | **WINDOWS TRIM:** WOOD. 4" WIDE. PAINTED. COLOR: SW7004. SNOWBOUND. |
| 5 | **ROOF:** COMPOSITE SLATE TILE. BRAVA. 22"x12" COLOR: ONYX |
| 6 | **FASCIA:** WOOD. PAINTED. COLOR: SW7004. SNOWBOUND. |
| 7 | **CHIMNEY BRICK:** SBI MATERIALS. 2.75" H. x 8.19" L. CULTURED STONE - HANDMADE BRICK. TITANIUM. |
| 8 | **GUTTER:** ALUMINUM. PAINTED. COLOR: SW7004. SNOWBOUND. |
| 9 | **DOWNSPOUT:** ALUMINUM. PAINTED. COLOR: SW7064. PASSIVE. |
| 10 | **DECK:** REDWOOD. PAINTED. |
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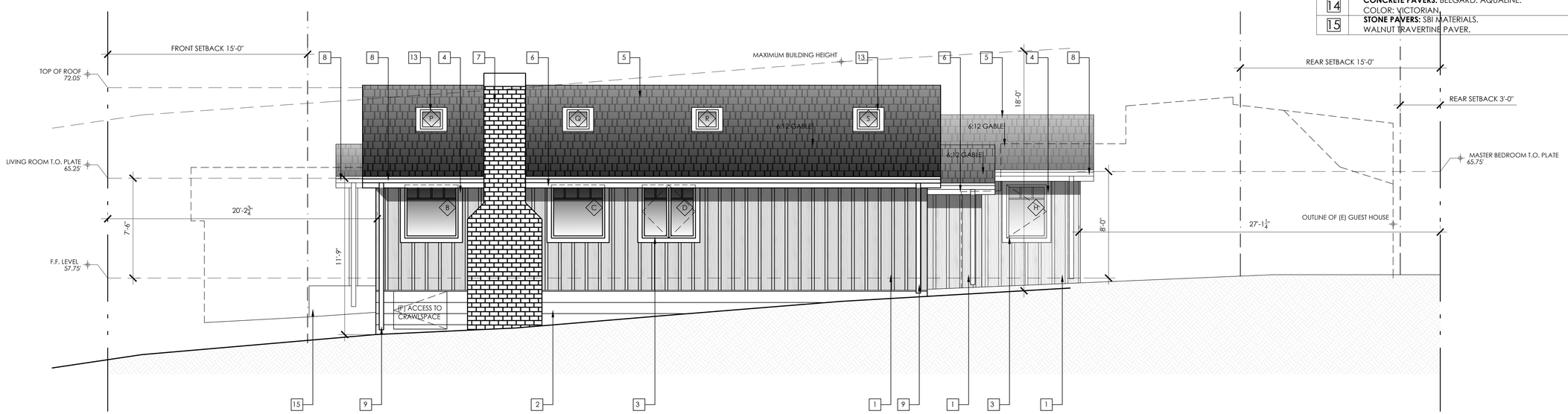
| 15 | **STONE PAVERS:** SBI MATERIALS. WALNUT TRAVERTINE PAVER. |




2 PROPOSED SOUTH (SIDE) ELEVATION

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

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

# HOBBS RESIDENCE

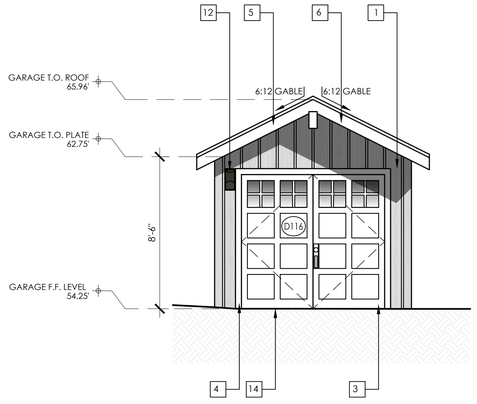
SANTA RITA STREET 3 NE OF 1ST AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

NORTH ELEVATIONS

7/28/2025

1/4" = 1'-0"

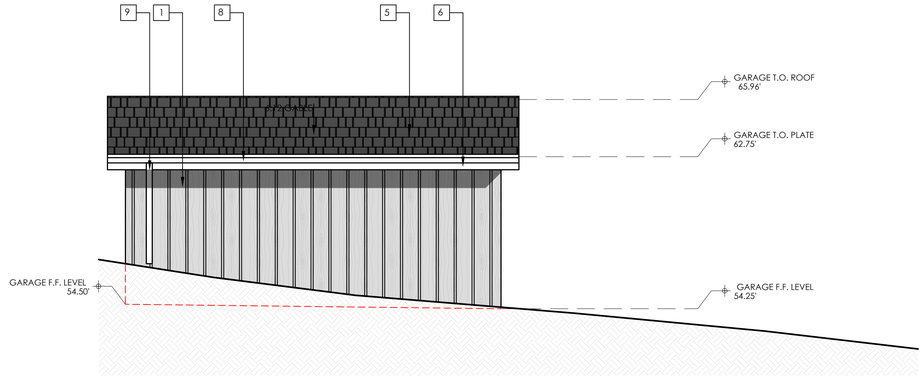
A12




1 PROPOSED GARAGE - WEST (FRONT) ELEVATION

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

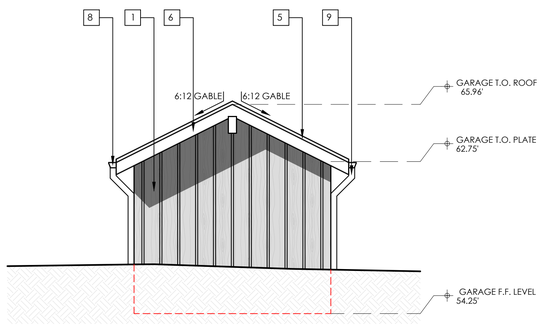
1' 2' 4' 8'




2 PROPOSED GARAGE - NORTH (SIDE) ELEVATION

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

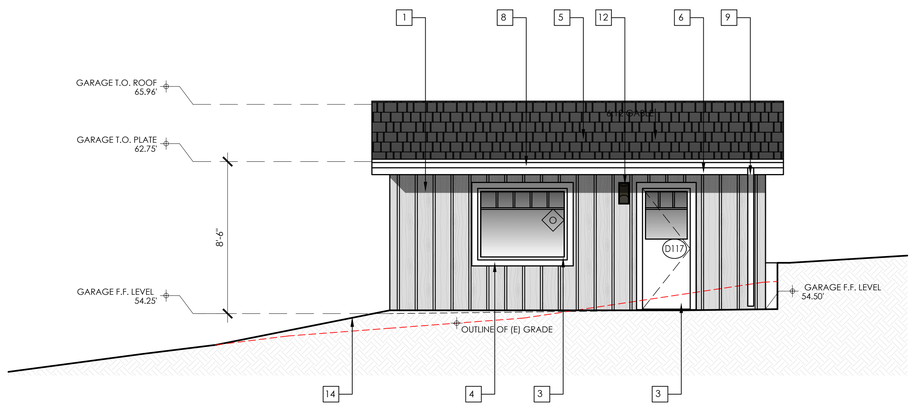
1' 2' 4' 8'




3 PROPOSED GARAGE - EAST (BACK) ELEVATION

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

1' 2' 4' 8'




4 PROPOSED GARAGE - SOUTH (SIDE) ELEVATION

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

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

**HOBBS RESIDENCE**

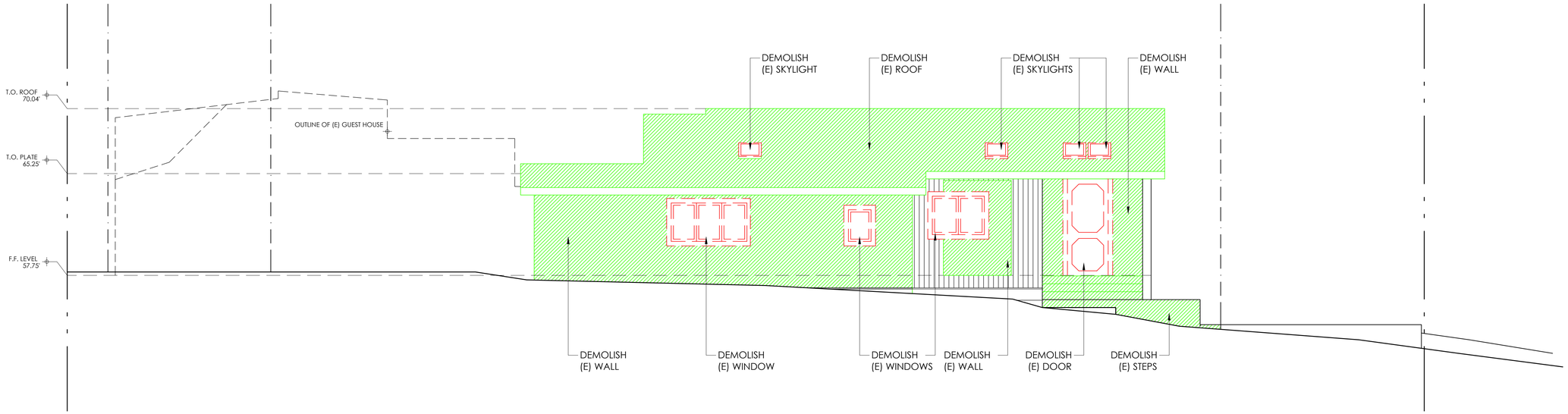
SANTA RITA STREET 3 NE OF 1ST AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED GARAGE ELEVATIONS

7/28/2025

1/4" = 1'-0"

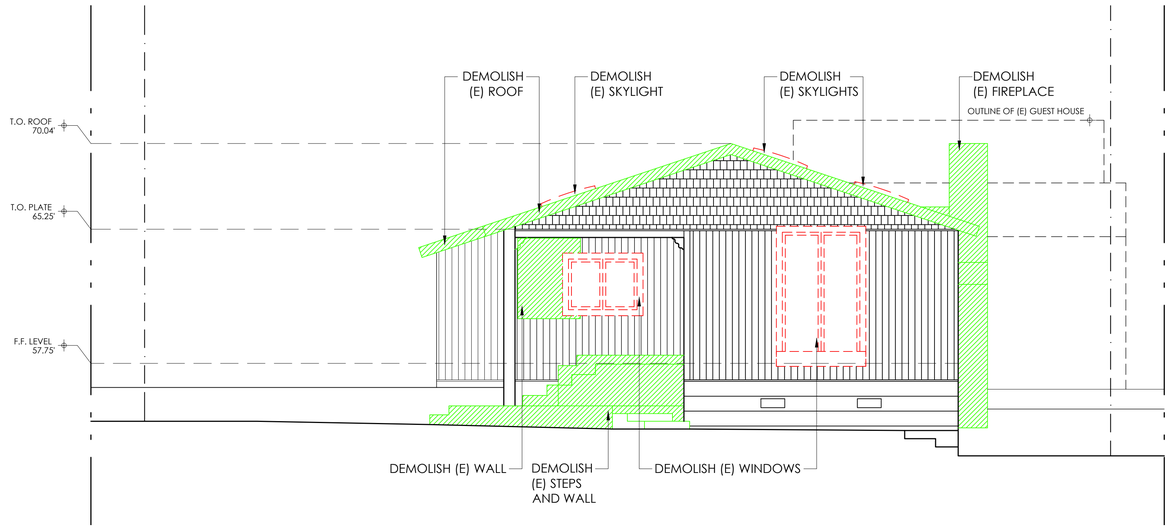
A13




1 DEMOLITION NORTH (SIDE) ELEVATION

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

1' 2' 4' 8'




2 DEMOLITION EAST (FRONT) ELEVATION

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

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

# HOBBS RESIDENCE

SANTA RITA STREET 3 NE OF 1ST AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

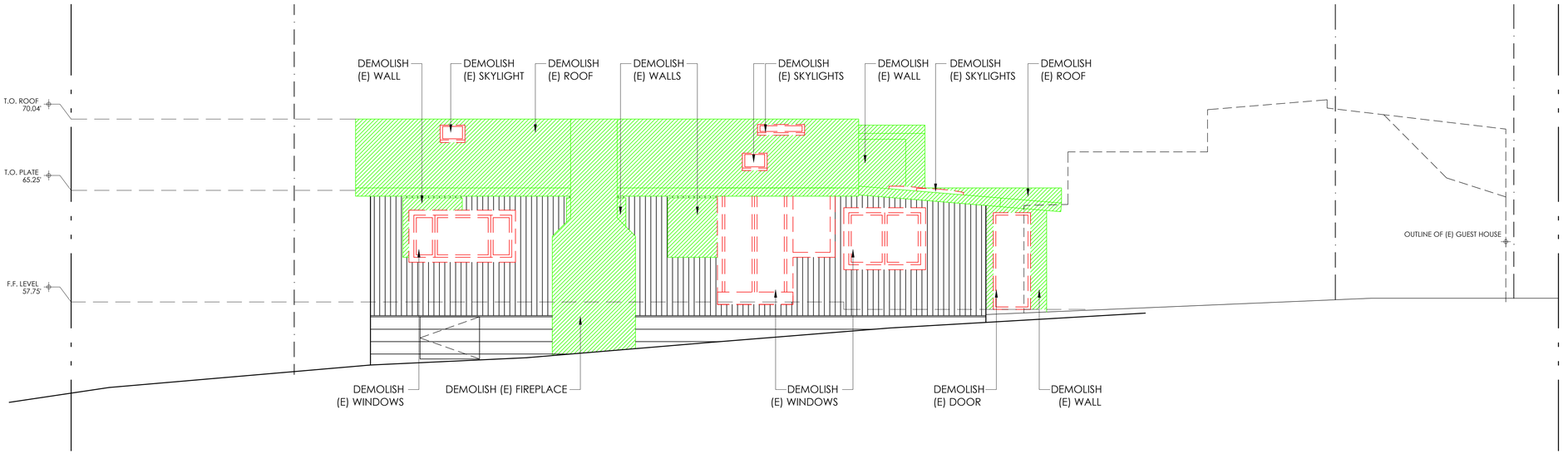
DEMOLITION ELEVATIONS

7/28/2025

1/4" = 1'-0"

A14

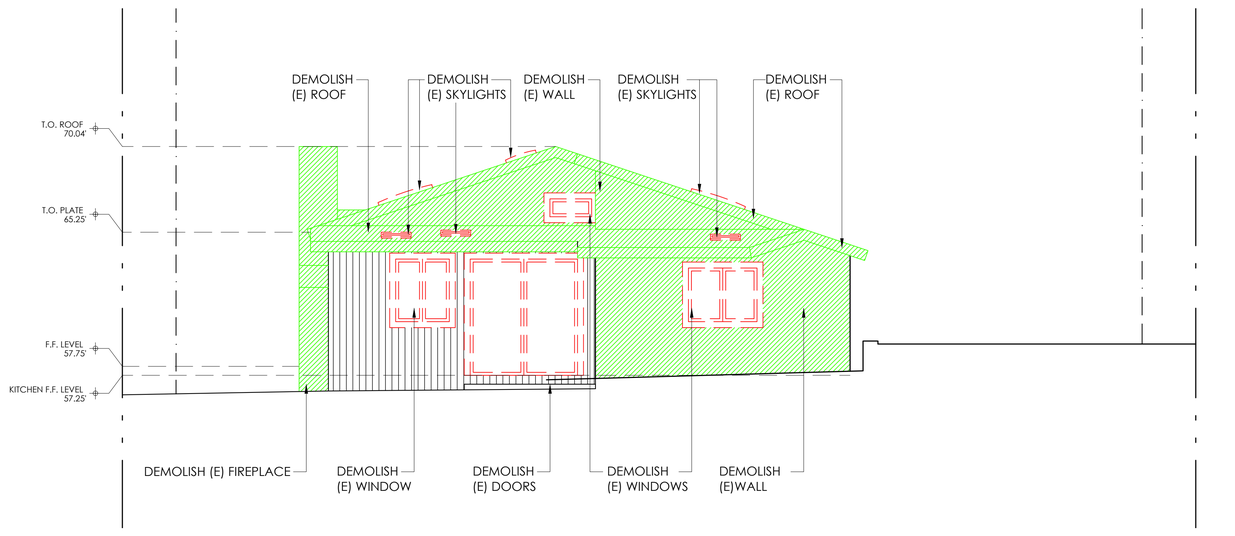
TRACK 2 DESIGN APPROVAL SET




1 DEMOLITION SOUTH (SIDE) ELEVATION

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

1' 2' 4' 8'




2 DEMOLITION WEST (REAR) ELEVATION

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

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

**HOBBS RESIDENCE**

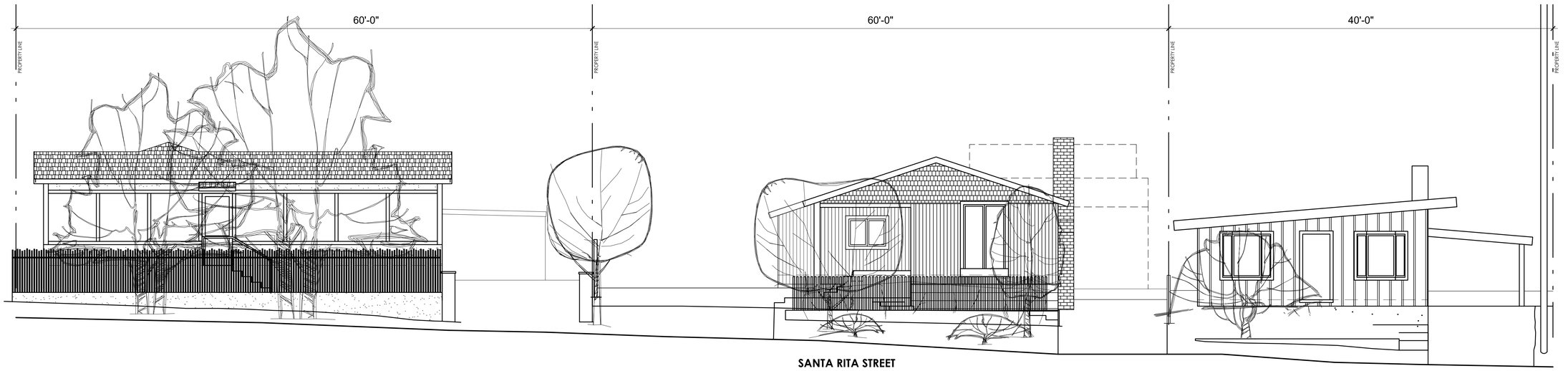
SANTA RITA STREET 3 NE OF 1ST AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

DEMOLITION ELEVATIONS

7/28/2025

1/4" = 1'-0"

A14




1 EXISTING STREETSCAPE ELEVATION

SCALE: 3/16" =1'-0"




2 PROPOSED STREETSCAPE ELEVATION

SCALE: 3/16" =1'-0"

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

**HOBBS RESIDENCE**

SANTA RITA STREET 3 NE OF 1ST AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

STREETSCAPE ELEVATIONS

7/28/2025

1/4" = 1'-0"

A16

SANTA RITA STREET

NEIGHBORING RESIDENCE

PROPERTY LINE 100.0'

PROPERTY LINE 60.0'

PROPERTY LINE 60.0'

19'-1½"

17'-7¼"

29'-10½"

30'-5"

18'-4"

6'-7½"

9'-7¼"

14'-11"

27'-4¾"

10'-4½"

33'-10"

9'-6½"

4:12 GABLE

4:12 GABLE

1:12 SHED

(E) S.L.

(E) F.P.

(E) DECK

(E) GUEST HOUSE

SHED

PROPERTY LINE 100.0'

NEIGHBORING RESIDENCE

1 EXISTING ROOF PLAN

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

1' 2' 4' 8'

N

NOTES:
1. ALL EXISTING ROOFS TO BE DEMOLISHED.
2. ALL EXISTING SKYLIGHTS TO BE DEMOLISHED.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/27 STATE OF CALIFORNIA

# HOBBS RESIDENCE

SANTA RITA STREET 3 NE OF 1ST AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

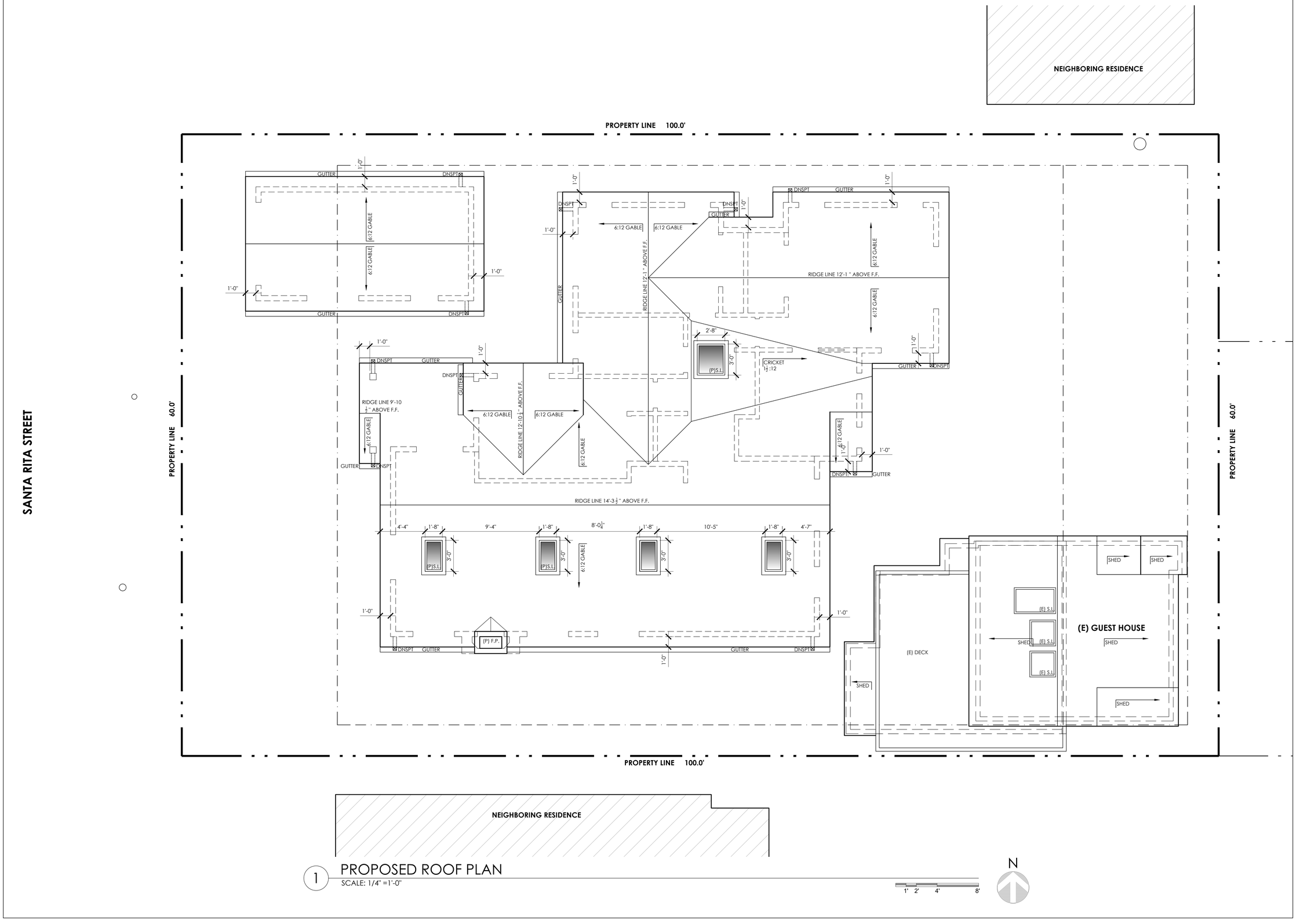
EXISTING ROOF PLAN

7/28/2025

1/4" = 1'-0"

A17

TRACK 2 DESIGN APPROVAL SET




1 PROPOSED ROOF PLAN
SCALE: 1/4" =1'-0"

1' 2' 4' 8'

N

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/27 STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

**HOBBS RESIDENCE**

SANTA RITA STREET 3 NE OF 1ST AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED ROOF PLAN

7/28/2025

1/4" = 1'-0"

A18

## HOBBS RESIDENCE DOOR SCHEDULE

| | | | DOOR TYPE | THICKNESS | HAND | H.W. TYPE | |
|---|---|---|---|---|---|---|---|
| | **UPPER LEVEL** | | | | | | |
| | **101** | 3'-0" x 7'-0" + 1'-0" x 7'-0" SIDE LITE | 1 | 2" | LH | | ENTRY DOOR. WOOD. |
| | **102** | 5'-0" x 7'-0" (DOUBLE; 2'-6" W.EACH) | 5 | 2" | LHRH | | EXTERIOR FRENCH DOORS. ALUMINUM CLAD WOOD |
| | **103** | 4'-4" X 7'-0" (DOUBLE; 2'-2" EACH) | 6 | 1 3/4" | LHRH | | FOLDING DOORS. ALUMINUM CLAD WOOD |
| | **104** | 2'-6" X 7'-0" | 6 | 1 3/4" | RH | | EXTERIOR FRENCH DOORS. ALUMINUM CLAD WOOD |
| | **105** | 4'-4" X 7'-0" (DOUBLE; 2'-2" EACH) | 6 | 1 3/4" | LHRH | | INTERIOR WOOD DOOR |
| | **106** | 5'-0" x 7'-0" (DOUBLE; 2'-6" W.EACH) | 5 | 2" | LHRH | | POCKET DOOR |
| | **107** | 2'-6" X 7'-0" | 6 | 1 3/4" | LH | | INTERIOR WOOD DOOR |
| | **108** | 2'-6" X 7'-0" | 6 | 1 3/4" | RH | | CLOSET WOOD DOORS |
| | **109** | 5'-0" x 7'-0" (DOUBLE; 2'-6" W.EACH) | 6 | 1 3/4" | LHRH | | INTERIOR WOOD DOOR |
| | **110** | 5'-0" x 7'-0" (DOUBLE; 2'-6" W.EACH) | 5 | 2" | LHRH | | POCKET DOOR |
| | **111** | 2'-8" X 7'-0" | 6 | 1 3/4" | RH | | POCKET DOOR |
| | **112** | 5'-0" x 7'-0" (DOUBLE; 2'-6" W.EACH) | 6 | 1 3/4" | LHRH | | POCKET DOOR |
| | **113** | 6'-0" x 7'-6" (DOUBLE; 3'-0" W.EACH) | 5 | 2" | LHRH | | POCKET DOOR |
| | **114** | 2'-6" X 7'-0" | 7 | 1 3/4" | LHRH | | CLOSET WOOD DOORS |
| | **115** | 3'-0" X 7'-0" | 8 | 1 3/4" | LHRH | | CLOSET WOOD DOORS |
| | **116** | 8'-0" X 7'-6" | 10 | 2" | LHRH | | CLOSET WOOD DOORS |
| | **117** | 2'-8" X 6'-9" | 1 | 2" | LHRH | | CLOSET WOOD DOORS |

| | **DOOR TYPE LEGEND** | **HARDWARE TYPE LEGEND** |
|---|---|---|
| **TYPE 1** | ENTRY DOOR, HALF LITE, WOOD | TYPE 1: --. |
| **TYPE 2** | ENTRY DOOR, DUTCH DOOR 1/2 LITE WOOD | |
| **TYPE 3** | EXTERIOR FOLDING DOORS. ALUMINUM CLAD WOOD. | TYPE 2: --. |
| **TYPE 4** | FRENCH DOORS. FULL LITE GLASS W / SIDE LITES. ALUMINUM CLAD WOOD. | TYPE 3: --. |
| **TYPE 5** | FRENCH DOORS. FULL LITE GLASS. ALUMINUM CLAD WOOD. | |
| **TYPE 6** | INTERIOR HINGED MDF DOOR, PRIMED | |
| **TYPE 7** | POCKET DOOR, MDF, PRIMED | |
| **TYPE 8** | GLASS INTERIOR DOOR | |
| **TYPE 9** | INTERIOR BARN DOOR | |
| **TYPE 10** | GARAGE DOOR | |
| **TYPE 11** | INTERIOR SLIDING DOORS | |
| **TYPE 10** | GARAGE DOOR | |

## HOBBS RESIDENCE - WINDOW SCHEDULE

| REVISION | TYPE / LETTER | SIZE [WIDTH x HEIGHT] | R.O. | MATERIAL | TYPE | NUMBERED NOTES / REMARKS |
|---|---|---|---|---|---|---|
| | | **UPPER LEVEL** | | | | |
| | **A** | 4'-4" x 4'-0" | | ALUMINUM CLAD WOOD | FIXED | |
| | **B** | 4'-0" x 4'-0" | | ALUMINUM CLAD WOOD | FIXED | |
| | **C** | 4'-0" x 4'-0" | | ALUMINUM CLAD WOOD | FIXED | |
| | **D** | 4'-0" x 4'-0" (2 PANELS) | | ALUMINUM CLAD WOOD | CSMT | |
| | **E** | 3'-0" x 4'-0" | | ALUMINUM CLAD WOOD | CSMT | |
| | **F** | 2'-0" x 2'-6" | | ALUMINUM CLAD WOOD | CSMT | |
| | **G** | 2'-0" x 2'-6" | | ALUMINUM CLAD WOOD | CSMT | |
| | **H** | 3'-0" x 4'-0" | | ALUMINUM CLAD WOOD | CSMT | |
| | **I** | 2'-6" x 4'-0" | | ALUMINUM CLAD WOOD | CSMT | |
| | **J** | 2'-6" x 4'-0" | | ALUMINUM CLAD WOOD | CSMT | |
| | **K** | 2'-6" x 4'-0" | | ALUMINUM CLAD WOOD | CSMT | |
| | **L** | 2'-6" x 4'-0" | | ALUMINUM CLAD WOOD | CSMT | |
| | **M** | 2'-6" x 2'-0" | | ALUMINUM CLAD WOOD | AWNING | |
| | **N** | 3'-6" x 4'-6" | | ALUMINUM CLAD WOOD | FIXED | |
| | **O** | 5'-0" x 4'-0" | | ALUMINUM CLAD WOOD | FIXED | |
| | **P** | 1'-8" x 3'-0" | | ALUMINUM CLAD WOOD | FIXED | SKYLIGHT |
| | **Q** | 1'-8" x 3'-0" | | ALUMINUM CLAD WOOD | FIXED | SKYLIGHT |
| | **R** | 1'-8" x 3'-0" | | ALUMINUM CLAD WOOD | FIXED | SKYLIGHT |
| | **S** | 1'-8" x 3'-0" | | ALUMINUM CLAD WOOD | FIXED | SKYLIGHT |
| | **T** | 3'-0" x 2'-8" | | ALUMINUM CLAD WOOD | FIXED | SKYLIGHT |

1 PROPOSED WINDOW SCHEDULE

2 PROPOSED DOOR SCHEDULE

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/27 STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

**HOBBS RESIDENCE**
SANTA RITA STREET 3 NE OF 1ST AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED WINDOW AND DOOR SCHEDULES

7/28/2025

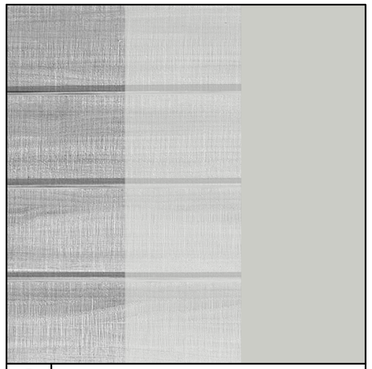
1/4" = 1'-0"

A19



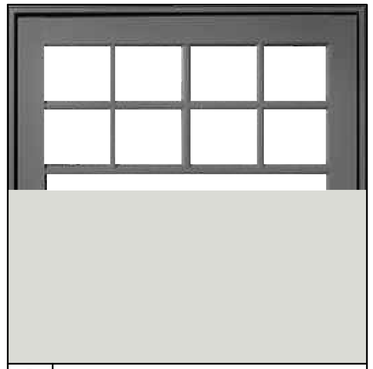
## 1 WALL

WOOD. BOARD AND BATTEN. 2 1/2" EVERY 12".
COLOR: SW7064. PASSIVE.



## 2 WALL

WOOD. HORIZONTAL SIDING. 10"
COLOR: SW7064. PASSIVE.



## 3 EXT DOORS & WINDOWS

WOOD. SIERRA PACIFIC. DIVIDED LITES.
COLOR: FRENCH LINEN 112.

## 4 WINDOWS TRIM

WOOD. 4" WIDE. PAINTED.
COLOR: SW7004. SNOWBOUND.



## 5 ROOF

COMPOSITE SLATE TILE. BRAVA. 22"x12".
COLOR: ONYX.

## 6 FASCIA

WOOD. PAINTED.
COLOR: SW7004. SNOWBOUND.



## 7 CHIMNEY BRICK

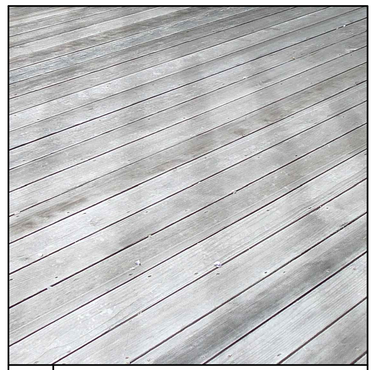
SBI MATERIALS. 2.75" H x 8.12" L. CULTURE STONE.
HANDMADE BRICK. FINISH: TITANIUM.

## 8 GUTTER

ALUMINUM. PAINTED.
COLOR: SW7004. SNOWBOUND.

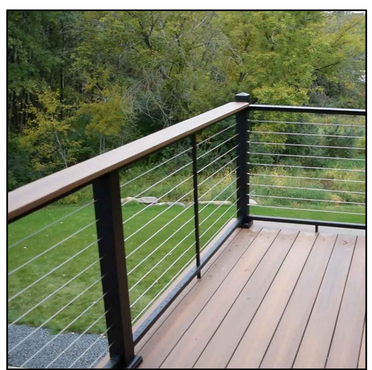
## 9 DOWNSPOUT

ALUMINUM. PAINTED.
COLOR: SW7064. PASSIVE.



## 10 DECK

REDWOOD. PAINTED.



## 11 DECK RAILING

ALUMINUM POSTS. WOOD TOP.
HORIZONTAL CABLE.



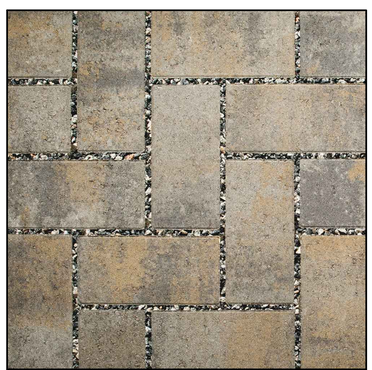
## 12 EXTERIOR LIGHT FIXTURE

ALUMINUM. CASCADE OUTDOOR WALL SCONCE.
HINKLEY. FINISH: BRONZE. 8x14.5x4.



## 13 ROOF SKYLIGHTS

VELUX. DECK MOUNTED. FIXED FS. SOLAR SHADE.
PVC FLASHED. FINISH: QUAKER BRONZE.



## 14 CONCRETE PAVERS

BELGARD. AQUALINE.
COLOR: VICTORIAN.



## 15 STONE PAVERS

SBI MATERIALS. WALNUT TRAVERTINE PAVER.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

**HOBBS RESIDENCE**

SANTA RITA STREET 3 NE OF 1ST AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED MATERIALS

7/28/2025

1/4" = 1'-0"

A20

TRACK 2 DESIGN APPROVAL SET



1 PROPOSED FRONT VIEW FROM THE NORTH
N.T.S.



2 PROPOSED FRONT VIEW FROM THE SOUTH
N.T.S.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C30090
Renew 3/31/27
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

**HOBBS RESIDENCE**
SANTA RITA STREET 3 NE OF 1ST AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED RENDERINGS

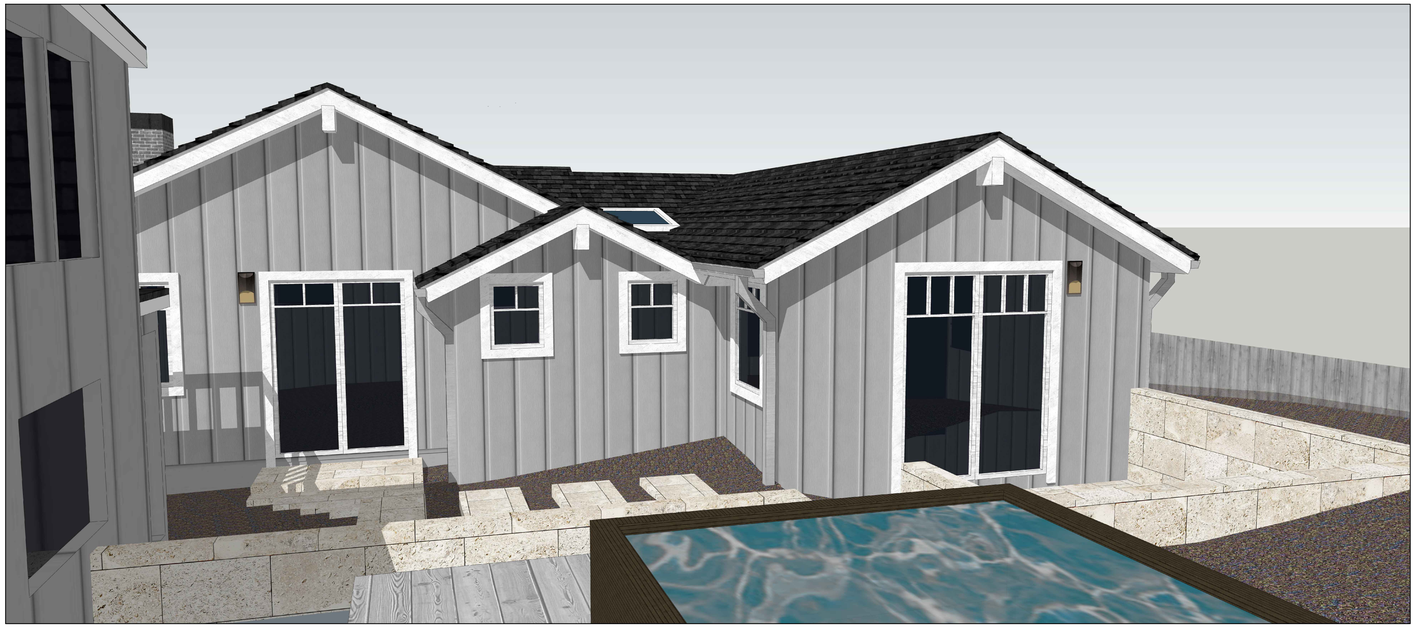
7/28/2025

N.T.S.

A21



1 PROPOSED REAR VIEW FROM THE NORTH
N.T.S.



2 PROPOSED REAR VIEW FROM THE SOUTH
N.T.S.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

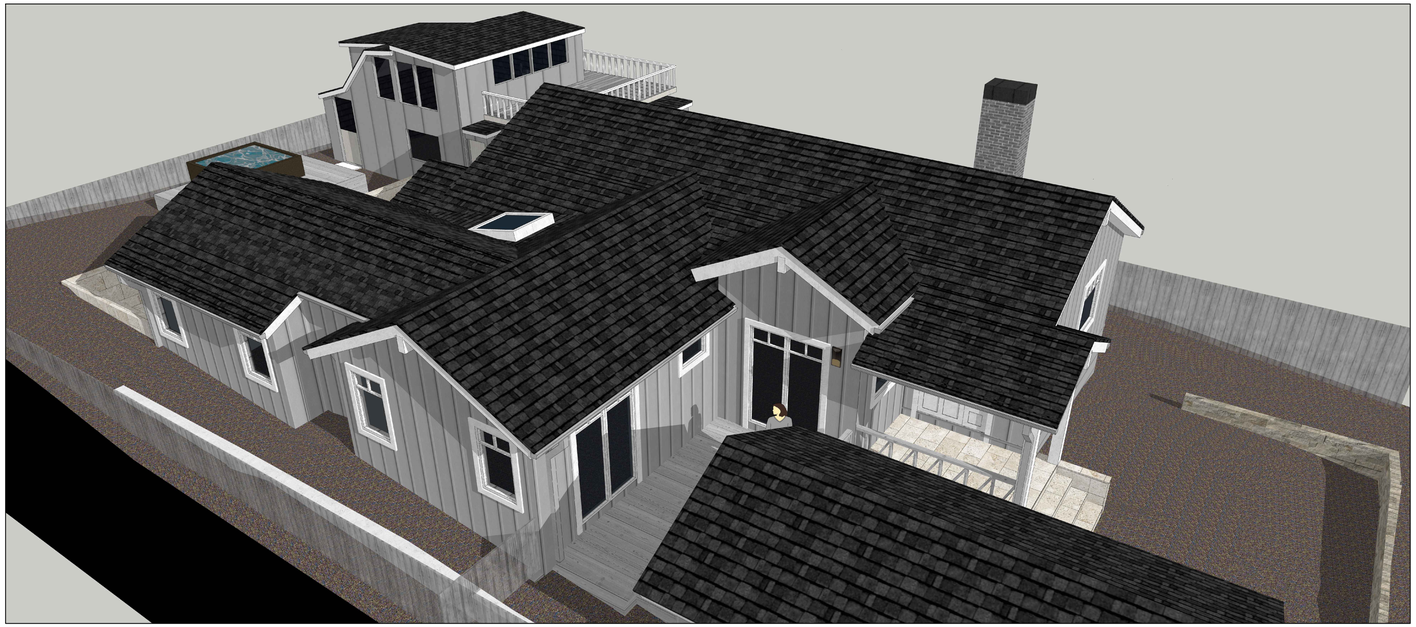
**HOBBS RESIDENCE**
SANTA RITA STREET 3 NE OF 1ST AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED RENDERINGS

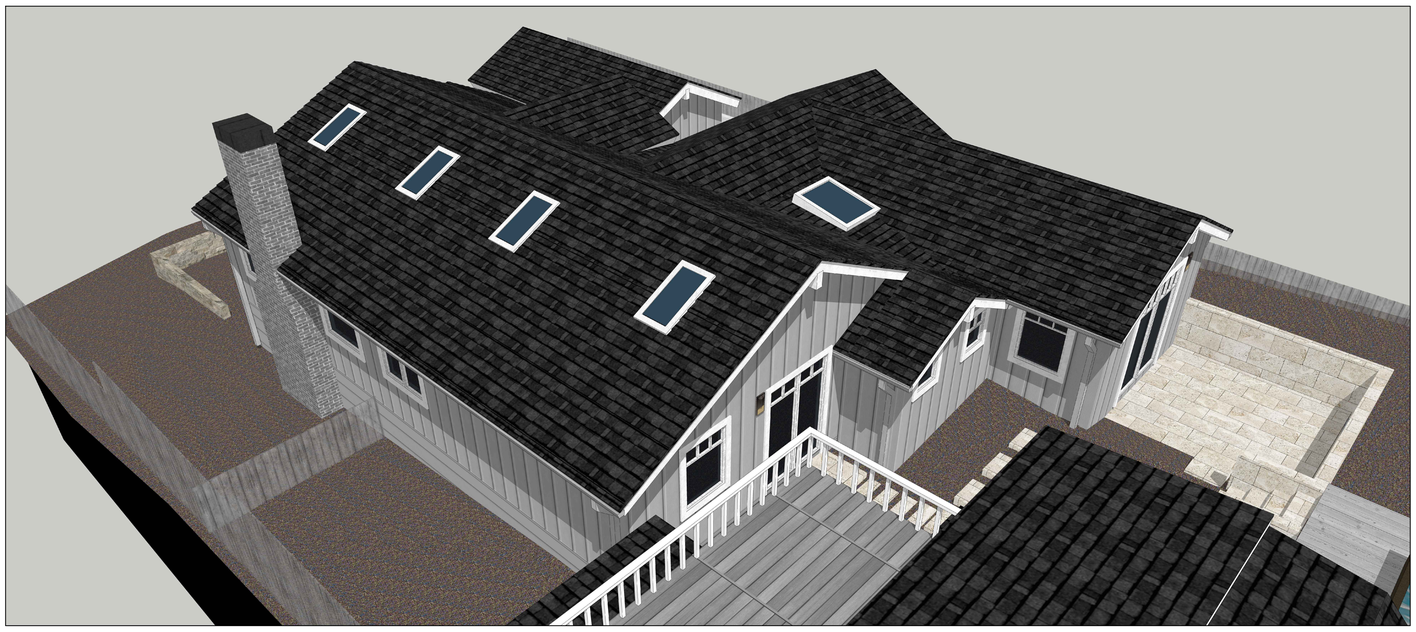
7/28/2025

N.T.S.

A22



1 PROPOSED BIRD VIEW FROM THE NORTH
N.T.S.



2 PROPOSED BIRD VIEW FROM THE SOUTH
N.T.S.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

**HOBBS RESIDENCE**
SANTA RITA STREET 3 NE OF 1ST AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED RENDERINGS

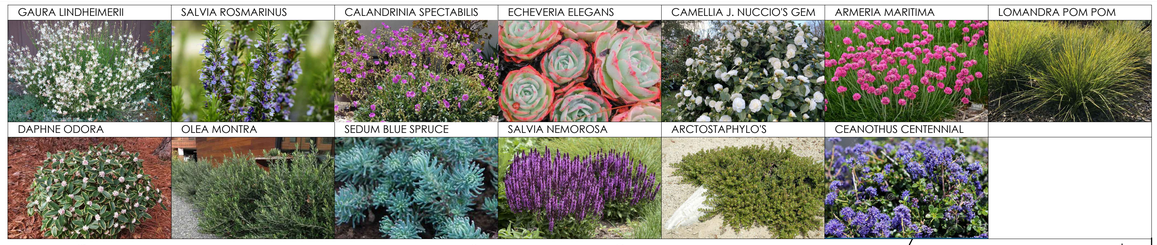
7/28/2025

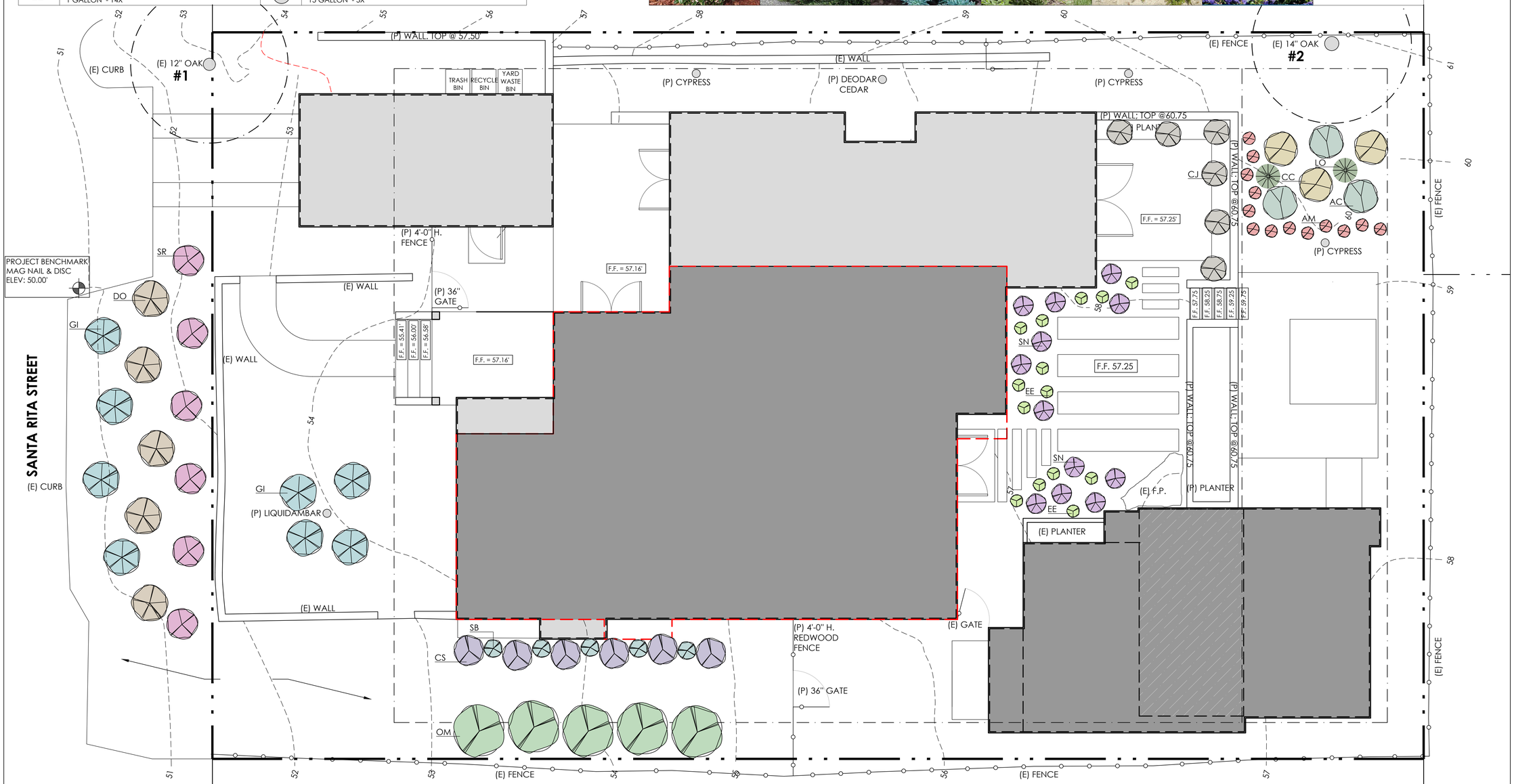
N.T.S.

A23

## PLANT LEGEND

| | | | |
|---|---|---|---|
| GL | GAURA LINDHEIMERII (WHITE GAURA)<br>1 GALLON - 8X | SN | SALVIA NEMOROSA (WOODLAND SAGE)<br>1 GALLON - 12X |
| DO | DAPHNE ODORA AUREOMARGINATA (WINTER DAPHNE)<br>5 GALLON - 5X | CJ | CAMELLIA J. NUCCIO'S GEM (NUCCIO'S GEM CAMELLIA)<br>15 GALLON - 6X |
| SR | SALVIA ROSMARINUS (ROSEMARY)<br>5 GALLON - 6X | AC | ARCTOSTAPHYLO'S CARMEL SUR (CARMEL SUR MANZANITA)<br>1 GALLON - 3X |
| OM | OLEA MONTRA (LITTLE OLLIE OLIVE)<br>1 GALLON - 5X | AM | ARMERIA MARITIMA (PINK SEA THRIFT)<br>1 GALLON - 13X |
| CS | CALANDRINIA SPECTABILIS (ROCK PURSLANE)<br>1 GALLON - 6X | CC | CEANOTHUS CENTENNIAL (CENTENNIAL CEANOTHUS)<br>1 GALLON - 3X |
| SB | SEDUM BLUE SPRUCE (BLUE SPRUCE SEDUM)<br>1 GALLON - 5X | LO | LOMANDRA POM POM (SHORTY MAT RUSH)<br>1 GALLON - 2X |
| EE | ECHEVERIA ELEGANS (HENS AND CHICKS)<br>1 GALLON - 14X | | (5) NEW TREES: 3 CYPRESS, 1 DEODAR CEDAR, 1 LIQUIDAMBAR<br>15 GALLON - 5X |




### IRRIGATION NOTES

1. ALL PLANTS WILL HAVE DRIP IRRIGATION, MOSTLY WITH A SPECTRUM 360° ADJUSTABLE SPRAY NOZZLE. THE ELKIN THYME WILL HAVE MICROJET NOZZLES FOR THE MOST COVERAGE WHILE STILL WATERING AT A LOWER VOLUME AND PRESSURE.
2. IRRIGATION SYSTEM WILL HAVE 4 STATIONS.
3. WATER USAGE IS MINIMAL AT TWICE A WEEK FOR 10 MINUTES, ONCE A DAY.

### PLANTING NOTES

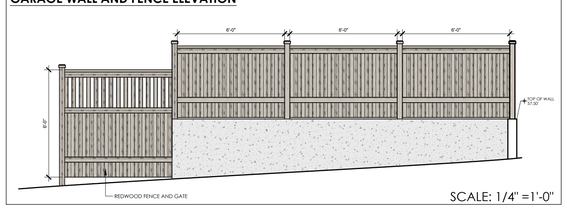
1. ALL PLANTS TO BE PLANTED IN A GOPHER BASKET AND ENRICHED WITH 50% NUTRIENT RICH SOIL.
2. ALL PLANTS WILL HAVE CUSTOM DRIP IRRIGATION.
3. ALL PLANTS EITHER CA NATIVE OR DROUGHT TOLERANT.
4. TOP DRESSING OF SMALL REDWOOD BARK IS RECOMMENDED.
5. ELKIN THYME INSIDE ABND AROUND WALKWAY (SHADED AREA). 8-10 FLATS.

1 PROPOSED LANDSCAPE PLAN
SCALE: 1/4" =1'-0"

1' 2' 4' 8'

N

### GARAGE WALL AND FENCE ELEVATION




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

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

# HOBBS RESIDENCE

SANTA RITA STREET 3 NE OF 1ST AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED LANDSCAPE PLAN

7/28/2025

1/4" = 1'-0"

L1

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

**September 10, 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 25092 (Pike Brothers LLC):** Consideration of a Combined Concept and Final Design Study (DS 25092, Pike Brothers LLC) and Coastal Development Permit for substantial alterations to an existing single-family residence located at Guadalupe Street 5 southeast of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-031-015-000.

| | | | |
|---|---|---|---|
| **Application:** | DS 25092 (Pike Brothers LLC) | **Applicant:** | Jay Auburn, Lewis Builders |
| **APN:** | 010-031-015-000 | **Owner:** | Pike Brothers LLC |
| **Block & Lot:** | 44 / 10 | | |
| **Location:** | Guadalupe 5 SE of 4th Ave | | |

## Recommendation:

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

1. Finding the project categorically exempt pursuant to CEQA Guidelines Section 15301 and that no exceptions to the exemptions found in Section 15300.2 apply;
2. Approving a Combined Concept and Final Design Study (DS 25092), as conditioned; and
3. Approving a Coastal Development Permit for substantial alterations to an existing single-family residence.

## Summary, Background, and Project Description:

The project site is a 4,000 square-foot lot developed with a 1,539 square-foot single-family residence. The site is non-conforming in respect to site coverage as it exceeds the maximum allowable for the building site (556 square feet allowed) and parking, as no on-site parking exists. The applicant is not required to bring the site into compliance and is not required to provide on-site parking as no additional floor area is proposed.

The applicant is proposing to substantially alter the residence by completing the following:

- Replace all existing windows with new Sierra Pacific aluminum-clad wood windows.
- Reconfigure existing double-hung windows to 3-lite casement windows.
- Modify window and door locations and/or openings.
- Replace existing entry door with a solid wood slab Dutch door.
- Replace existing window, door, corner, and gable wood trim to Hardi.
- Remove decommissioned furnace vent stack at street-facing roof plane.
- Reconfigure the roof junction from a gable to a hip form.
- Remove existing composite shingle roof shingles and repair roof framing and roof decking as needed.
- Increase the roof ridge height by 9” to accommodate new insulation.
- Install new Certainteed Triple Layer Presidential Shingles in “Autumn Blend”.
- Repair existing exterior brick chimney as needed and raise as needed to maintain required clearance to raised roof height.
- Replace all gutters with new aluminum gutters painted to match siding.
- Extend existing 2” gable eaves to 16” gable eaves and enclose with new vents and vertical Hardi siding.
- Replace existing horizontal wood siding throughout (except for gables, to be Hardi) as needed in-kind.
- Replace gingerbread siding in gable with new board and batten siding.
- Repaint house with Sherwin Williams dark taupe, slate blue, medium brown, and ivory color scheme.
- Replace all existing gable vents with new decorative vents.
- Replace foundation vents with new.
- Replace existing crawlspace access panel with new.
- Refinish and repaint existing wood deck (limited plank replacement to be reviewed and approved by City prior to undertaking work).
- Remove street-facing wood lattice feature from in front of the gabled volume, and otherwise retain.
- Repaint existing street-facing 6’ tall wood lattice and fence medium brown.
- Install new exterior “Wish Collection LED” light sconces by Progress Lighting (the proposed fixture is downlit, shielded, and meets the lumen requirement).

A substantial alteration is defined as *“any visual change, exterior design modification or addition to a building, structure, or site design, including but not limited to changes in architectural style or details, or changes in exterior materials, paving or decks that does not meet the definition of a demolition or a rebuild, or does not comply with adopted design objectives and/or design guidelines or does not qualify for track one design review.”* The scope of work does not propose any increase in floor area. However, as the project consists of a significant visual change to the exterior design, and a 9” increase in ridge height, the project is considered to be a substantial alteration which

qualifies for Track 2 processing in accordance with Carmel-by-the-Sea Municipal Code (CMC) Section 17.58.040.B.1. As there are no existing trees on the site, no trees are proposed for removal.

## Staff Analysis:

***Forest Character:*** Land Use & Community Character Policies P1-38, P1-39, and P1-44 as well as Residential Design Guidelines 1.1 through 1.4 encourage preserving significant trees and minimizing impacts on established trees; protecting the root systems of all trees to be preserved; and, maintaining a forested image on the site. Finding #2 for Concept acceptance requires that, "The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood."

The site does not currently contain any trees, and features limited plantings contained within planters. The front setback primarily features gravel, sand-set brick, and concrete, and the City right-of-way features concrete paving. To satisfy the landscaping requirements in the Zoning Code, and the Design Guidelines, the applicant shall submit a revised site plan and landscape plan that reflects new plantings and new trees. The required tree density for a 4,000 square-foot lot is 3 upper canopy trees and one lower canopy tree.

A landscape plan will need to be submitted by the Applicant indicating the location and species of newly proposed plantings/vegetation, and the required three upper canopy trees and one lower canopy tree (15" box size, at minimum), which will be reviewed by the Planning Division and the City Forester prior to building permit issuance. Standard Condition of Approval #'s 19 and 20 require City review for consistency with CMC Sections 17.34.070 (Landscaping Standards in Residential Districts) and 17.48.080 (Tree Removal and Replacement) as well as approval of the plan prior to Building Permit issuance.

Consistent with Residential Design Guideline 1.5 which states, "Maintain and enhance the informal, vegetated, open space character of the right-of-way", Condition of Approval #34 has been incorporated requiring the forthcoming landscaping plan to include landscaping throughout the right-of-way. General Plan/Land Use Plan Policy P5-92 also mandates landscape plans associated with development applications include public rights-of-way:

*General Plan/Land Use Plan Policy P5-92: Look for opportunities to reduce or eliminate hardscape areas Citywide on public and private lands. Identify hardscape in the public rights-of-way and on-site that does not meet current policies or codes during preliminary site assessments and/or design review for all projects in the R-1 District. Require that project landscaping plans include the public rights-of-way. (LUP)*

As conditioned, the project is consistent the applicable Residential Design Guidelines

pertaining to Forest Character, and meets Concept Phase Approval Findings #2, and #7 pertaining to the protection and enhancement of the urbanized forest (CMC Section 17.64.080).

***Privacy and Views:*** Land Use & Community Character Policy P1-51 and Residential Design Guidelines 5.1 through 5.3 encourage designs that preserve reasonable privacy for adjacent properties and maintain view opportunities to natural features.

Planning staff did not identify the potential for adverse privacy or view impacts associated with the project. While the applicant proposes to increase the ridge height by 9", the 16'4" tall building will remain under the 18' maximum height allowed for a single-story building. Proposed changes to window openings do not appear to affect the privacy of neighboring residents. At the time of writing this report, staff has not received any written correspondence regarding any element of the project.

***Mass/Bulk and Building/Roof Form:*** Land Use & Community Character Policies P1-37, P1-38, P1-40, P1-41, P1-45, P1-48 and P1-49 as well as Residential Design Guidelines 7.1 through 7.7 encourage a building's mass to relate to the context of other homes nearby; minimize the mass of a building as seen from the public way or adjacent properties; and, relate to a human scale in its basic forms. Residential Design Guidelines 8.1 through 8.5 encourage traditional building forms; using restraint with variations in building planes; using simple roof forms that are in proportion to the scale of the building; and, roof eave lines that are low in scale. Guideline 8.3 states, *"limit the number of subordinate attachments, such as dormers, to avoid cluttered design."*

The existing and proposed residence is single story, with a simple roof form. The existing and proposed roof pitch is 4:12. There is no change to the existing roof pitch as a result in the 9" height increase. However, an existing gable at the rear of the residence will be modified to a hipped form. As proposed, the project is consistent with mass and bulk and roof form guidelines.

***Finish Details*****:** See preceding background/project description. As proposed, Planning staff recommends approval of the finish details.

***Landscaping/Fencing:*** See preceding Forest Character analysis. When revised, the site and landscaping plans will be reviewed by Planning staff and by City Forester prior to building permit issuance. Standard Condition of Approval #'s 19 and 20 require City review for consistency with CMC Sections 17.34.070 (Landscaping Standards in Residential Districts) and 17.48.080 (Tree Removal and Replacement) and approval of the plan prior to Building Permit issuance. As conditioned, the project meets City landscaping requirements.

***Site Coverage:*** At 1,817 square feet, the site currently exceeds the maximum allowed site coverage for a 4,000 square-foot lot, which is 556 square feet inclusive of the 50% permeability bonus. Because the project does not propose to add any additional floor area, the applicant is not required to bring the site into site coverage compliance.

However, the applicant *is* required to install new landscaping and is required to plant 4 new trees (three upper canopy and one lower canopy), which will necessitate the removal of a considerable amount of existing hardscape. Any site coverage proposed to remain will need to be retained in place and may not be demolished and replaced, unless the full site is brought into site coverage compliance. Clarifying notes have been added to the plans, reading: “the removal of any non-conformity shall require the correction of the non-conformity and that specific non-conformity may not be rebuilt in the same location of elsewhere on the site.”

***Environmental Review:*** Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. The Class 1 exemption includes alterations to existing private structures involving negligible or no expansion of the existing or former use such as additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the existing floor area or 2,500 square feet, whichever is less. The project consists of interior and exterior alterations to an existing single-family residence. There is no proposed increase in floor area and a negligible increase to building height (9”). The project does not change the existing or former use of the property as a single-family residence and the project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the CEQA Guidelines.

## Other Project Components:

## Attachments:

1. Attachment 1 - Resolution
2. Attachment 2 - 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 APPROVAL OF THE PROJECT CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15301 AND THAT NONE OF THE EXCEPTIONS TO THE EXEMPTIONS LISTED IN SECTION 15300.2 APPLY IN THIS CASE; APPROVING A COMBINED CONCEPT AND FINAL DESIGN STUDY (DS 25092, PIKE BROTHERS LLC); AND APPROVING A COASTAL DEVELOPMENT PERMIT FOR SUBSTANTIAL ALTERATIONS TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT GUADALUPE STREET 5 SOUTHEAST OF 4TH AVENUE IN THE SINGLE FAMILY RESIDENTIAL (R-1) ZONING DISTRICT. APN: 010-031-015-000

WHEREAS, on March 26, 2025, Jay Auburn of Lewis Builders ("Applicant") submitted an application on behalf of Pike Brothers LLC ("Owner") requesting approval of a Track 2 Design Study application (DS 25092, Pike Brothers LLC) and associated Coastal Development Permit described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000 square-foot lot located at Guadalupe Street 5 southeast of 4th Avenue located in the Single Family Residential (R-1) Zoning District, APN 010-031-015-000; and

WHEREAS, the Applicant is requesting a substantial alteration to an existing one-story single family residence; and

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

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

WHEREAS, in accordance with CMC Section 17.58.040.B.2, the Director may authorize concept review and final details review to occur at the same meeting; and

WHEREAS, in accordance with CMC Section 17.52.090.B, the review of a Coastal Development Permit may be combined with any other required discretionary permit(s); and

WHEREAS, the project was scheduled by the Director for a combined review of the discretionary permits at a public hearing taking place at the September 10, 2025 Planning Commission meeting; and

WHEREAS, on August 29, 2025, a notice of the public hearing scheduled for September 10, 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 31, 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 September 5, 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 September 10, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the combined Concept and Final Design Study and Coastal Development Permit, 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 evidence presented to the Commission at the hearing date including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

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

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

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Class 1) – Existing Facilities and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

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

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

| FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE<br>For each of the required design study findings listed below, staff has indicated whether the plans, either as proposed or with conditions, support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues. | | |
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| CMC Section 17.64.080.A – Concept Phase Approval Findings | YES | NO |
| 1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits or variances consistent with the Zoning Ordinance. | ✓ | |
| 2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood. | ✓ | |

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| 3. The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context. | ✓ | |
| 4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows, doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity. | ✓ | |
| 5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies, the design respects the rights to reasonable privacy on adjoining sites. | ✓ | |
| 6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan. | ✓ | |
| 7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees. | ✓ | |

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

| FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL<br>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. | | |
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| CMC Section 17.64.080.A, Final Details Phase Approval | YES | NO |
| 1. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites. | ✓ | |
| 2. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape. | ✓ | |
| 3. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood. | ✓ | |
| 4. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right-of-way. The design will reinforce a sense of visual continuity along the street. | ✓ | |

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

| FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS<br>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. | | |
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| CMC Section 17.64.010.B, Coastal Development Permits | YES | NO |
| 1. The project, as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program. | ✓ | |
| 2. If the project is located between the first public road and the sea, the project conforms with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code). | N/A | N/A |
| #2 Finding: The proposed development is not located between the first public road and the sea. | | |

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby FIND the project exempt from environmental review 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 APPROVE a Combined Concept and Final Design Study (DS 25092, Pike Brothers LLC) and Coastal Development Permit, as conditioned, for substantial alterations to an existing single-family residence located at Guadalupe Street 4 southeast of 4th Avenue in the Single Family Residential (R-1) Zoning District, APN: 010-031-015-000. The project, as approved, is subject to the following Conditions of Approval:

| CONDITIONS OF APPROVAL | |
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| No. | Standard Conditions |
| 1. | Authorization. This approval of Design Study (DS 25092, Pike Brothers LLC) and associated Coastal Development Permit authorizes substantial alterations to an existing single-family residence located at Guadalupe Street 5 southeast of 4th Avenue in the Single Family Residential (R-1) Zoning District, APN 010-031-015-000, as depicted in the plans prepared by Lewis Builders approved by the Planning Commission on September 10, 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 and all applicable overlay districts. 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. |

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| 5. | Setback and Height Certifications. If requested by the Community Planning and Building Department, a State licensed surveyor shall survey and certify the following in writing:<br>• The footing locations are in conformance with the approved plans prior to footing/foundation inspection;<br>• 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.<br>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. | 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). |
| 8. | Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection. |
| 9. | Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit. |
| 10 | Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee.<br><br>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 |

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| | identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail. |
| 11 | Exterior Lighting. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing.<br><br>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.<br><br>Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces. |
| 12 | 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. |
| 13 | Driveway. Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings. |
| 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 |

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| | 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 | Landscape Plan Required. Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following:<br><br>1) All new landscaping shall be 75% drought-tolerant;<br>2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and<br>3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions.<br>4) The project shall meet the findings outlined in CMC Section 17.34.070 and CMC 17.64.080.A pertaining to "enhancement of the urbanized forest."<br><br>The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission. |
| 20 | Tree Planting Requirements. Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings, if applicable. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission. |
| 21 | 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. |
| 22 | Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.<br>• Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.<br>• Excavation within 6 feet of a tree trunk is not permitted.<br>• No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree.<br>• 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.<br>• 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 |

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| | 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.<br>• 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.<br>• 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.<br>• 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. |
| 23 | 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 |
| 24 | Drainage Plan. Prior to the issuance of a building permit, if required by the Environmental Compliance Manager, 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 | 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. |
| 26 | 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. |
| 27 | 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 |
| 28 | Conditions of Approval Acknowledgement. Prior to the issuance of a building permit, a completed Conditions of Approval Acknowledgment form shall be included in the construction |

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| | drawings. The form shall be signed by the Property Owner, Applicant, and Contractor. |
| 29 | Copper Gutters & Downspouts Not Permitted. Copper gutters and downspouts shall not be permitted. The applicant shall install aluminum gutters painted to match the residence, as proposed in the project plans. |
| 30 | 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 and Director of Public Works. |
| 31 | Demolition and Nonconformities. All exterior demolition shall be in substantial compliance with the approved demolition plan as shown on Sheet A2.1 of the Design Study Plans Approved by the Planning Commission on September 10, 2025. Changes to the demolition plan shall be approved in writing by the Community Planning and Building Department prior to commencement of any additional demolition work. If during construction the exterior demolition exceeds what has been approved, a cease work order may be issued any time at the discretion of the Director of Community Planning and Building and with revised plans submitted to the Department of Community Planning and Building that correct any non-nonconformities, including but not limited to setbacks and site coverage. |
| 32 | Site Coverage Compliance. Prior to final of the building permit, the site shall be inspected by Community Planning and Building staff to ensure that existing non-conforming site coverage has not been removed and replaced, and that no additional site coverage has been installed, unless the full site is brought into site coverage compliance (556 square feet of coverage, inclusive of the 50% permeability bonus). |
| 33 | Right of Way. The applicant shall submit a permanent encroachment application for any encroachments that meet the standards outlined in CMC 12.08.060 (Encroachment Application Review Standards) and obtain a permanent encroachment permit and insurance prior to the final of the building permit. Alternatively, the applicant shall revise the plans to indicate unpermitted encroachments will be removed. All unpermitted encroachments shall be removed by the time of Final Inspection. |
| 34 | Landscape Plan. The applicant shall submit a revised landscape plan that complies with Standard Conditions of Approval #19 and 20 prior to building permit issuance. The plan shall depict the species, size, and location of all new trees to be planted on-site to meet the site's recommended tree density (4 upper canopy; 3 lower canopy). Right-of-way landscaping shall be depicted consistent with the requirements of both CMC sections 17.10.030.A.1 and 17.34. The landscape plan shall comply with the requirements of CMC Chapter 17.34 and the applicable Residential Design Guidelines. |
| 35 | Lighting Plan. The applicant shall submit a lighting plan prior to building permit issuance, and shall revise the elevation views in the plan set accordingly for consistency. Exterior wall lights shall be installed only where needed for safety, and shall be limited to one light at building entrances and limited lights at outdoor activity areas to comply with Final Design Guideline #11.8. Landscape lights may be considered for walkway areas. See also Standard Condition of Approval #11. |
| 36 | Window/Door Schedule. The applicant shall submit an existing window and door schedule prior to building permit issuance. |

Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

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| _____ | _____ | _____ |
| Applicant Signature | Printed Name | Date |

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of September, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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| APPROVED: | ATTEST: |
| _____ | _____ |
| Michael LePage<br>Chair | Shelby Gorman<br>Planning Commission Secretary |

# PIKE RESIDENCE REMODEL

GUADALUPE 4 SE OF 4TH AVENUE, CARMEL, CA, 93293
APN 010-031-015-000 [CARMEL-BY-THE-SEA]



## HOURS OF CONSTRUCTION

THE OPERATION OF TOOLS AND EQUIPMENT USED IN CONSTRUCTION SHALL BE LIMITED TO THE HOURS AUTHORIZED BY LOCAL AUTHORITY. NO HEAVY EQUIPMENT RELATED CONSTRUCTION ACTIVITY IS ALLOWED ON SUNDAYS OR HOLIDAYS. IF THE CITY ADOPTS A NOISE ORDINANCE IN THE FUTURE, APPLICABLE PROVISIONS OF SAID ORDINANCE SHALL REPLACE THIS CONDITION.

DISCOVERY OF PREHISTORIC OR ARCHAEOLOGICAL RESOURCES :
SHOULD CONCENTRATIONS OF ARCHAEOLOGICAL OR PALEONTOLOGICAL MATERIALS BE ENCOUNTERED DURING CONSTRUCTION OR GRADING OPERATIONS, ALL GROUND-DISTURBING WORK SHALL BE TEMPORARILY HALTED ON THE SITE AND THE COMMUNITY DEVELOPMENT DEPARTMENT CONTACTED. WORK NEAR THE ARCHAEOLOGICAL FINDS SHALL NOT BE RESUMED UNTIL A QUALIFIED ARCHAEOLOGIST HAS EVALUATED THE MATERIALS AND OFFERED RECOMMENDATIONS FOR FURTHER ACTION. PREHISTORIC MATERIALS THAT COULD BE ENCOUNTERED INCLUDE: OBSIDIAN OR CHERT FLAKES OR TOOLS, LOCALLY DARKENED MIDDEN, GROUND STONE ARTIFACTS, DEPOSITIONS OF SHELL, DIETARY BONE, AND HUMAN BURIALS. SHOULD HUMAN REMAINS BE UNCOVERED, STATE LAW REQUIRES EXCAVATION IS HALTED IN THE IMMEDIATE AREA AND THAT THE COUNTY CORONER BE CONTACTED IMMEDIATELY. SHOULD THE CORONER DETERMINE THAT THE REMAINS ARE LIKELY THOSE OF A NATIVE AMERICAN, THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION MUST BE CONTACTED WITHIN 24 HOURS OF IDENTIFICATION. THE HERITAGE COMMISSION CONSULTS WITH THE MOST LIKELY NATIVE AMERICAN DESCENDANTS TO DETERMINE THE APPROPRIATE TREATMENT OF THE REMAINS.

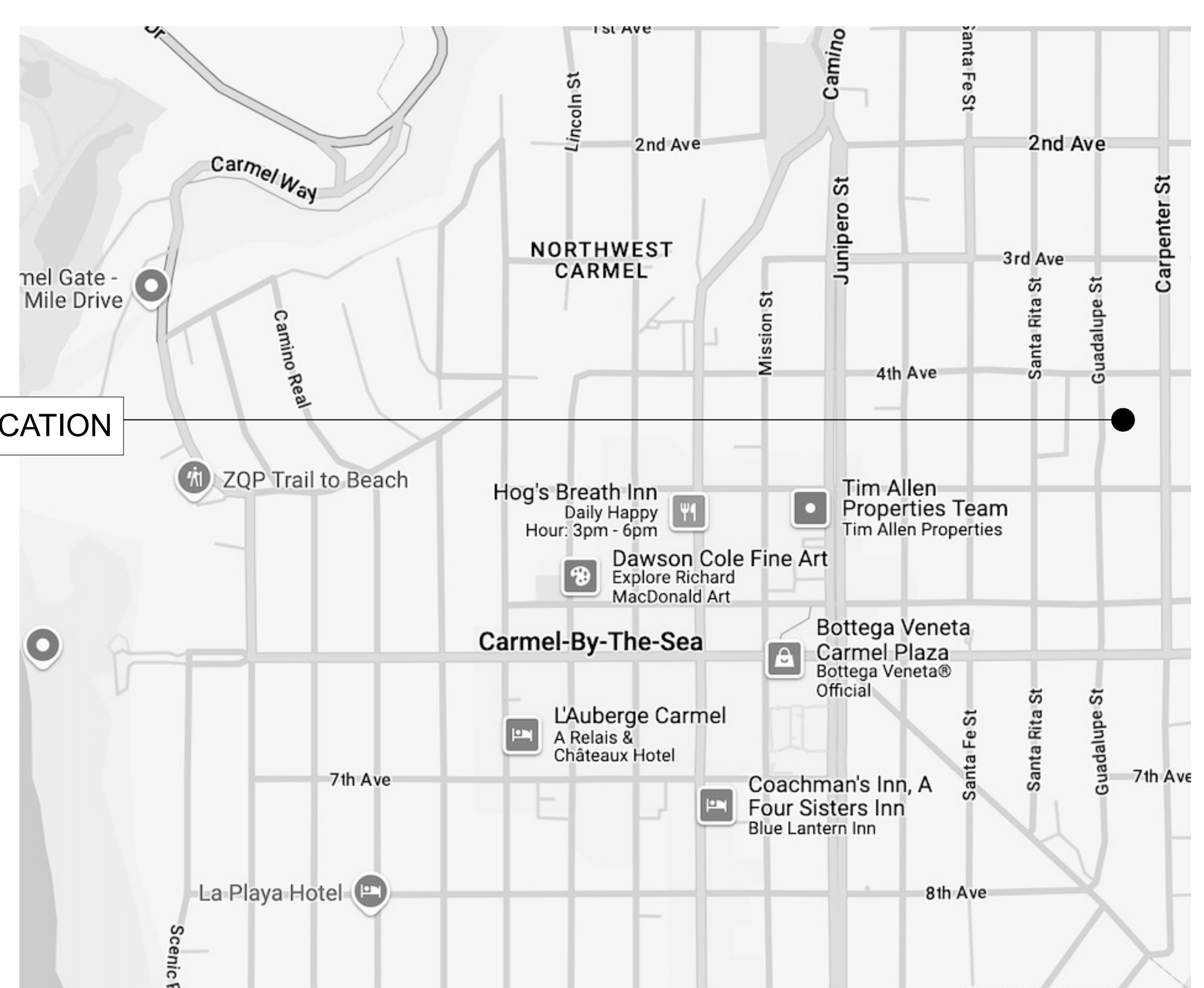
## CONSTRUCTION PLAN SUMMARY

1. THE PROPOSED PROJECT IS A SFR REMODEL THAT IS TO BE COMPLETED IN A TIME FRAME OF ELEVEN MONTHS.
2. THE PROPOSED PROJECT WILL BE BUILT BY A LICENSED CONTRACTOR WITH AN AVERAGE OF FOUR WORKERS WORKING ON THE PROJECT PER WORKING DAY.
3. PARTIES RESPONSIBLE DURING CONSTRUCTION:
   A. OWNER: PIKE
   B. CONTRACTOR: LEWIS BUILDERS
4. ON AVERAGE, TWO TO THREE TRUCKS A DAY AT SITE AND ONE TRIP TO MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT A WEEK.
5. HOURS OF OPERATIONS: M-F, 8AM - 5PM.
6. PROJECT SCHEDULING: START AUGUST 2025 END JULY 2026.
7. WASTE TO BE HAULED TO MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT LANDFILL IN MARINA.

## SPECIAL WORK GUIDELINES

- LIMIT TWO TRUCK PER TRADE VENDOR AT THE SITE. OFF SITE PARKING IS AVAILABLE.
- PARK IN DESIGNATED SPOTS POINTED OUT BY THE JOB SUPERVISOR ONLY.
- KEEP NOISE TO A MINIMUM. IF THERE ARE TIMES THAT EXCESSIVE NOISE WILL BE NECESSARY, LET THE JOB SUPERVISOR KNOW SO THEY CAN WARN THE NEIGHBORS.
- NO MUSIC IS ALLOWED.
- JOB SITE HOURS ARE 8:00 AM TO 5:00 PM, MONDAY THRU FRIDAY. NO WORK SHALL BE DONE DURING WEEKENDS OR HOLIDAYS, NO EXCEPTIONS.
- JOB SITE SHALL BE LEFT IN A SAFE, CLEAN CONDITION AT THE END OF EACH WORK DAY. ALL TRUCKS AND TRAILERS SHALL BE MOVED FROM THE PROPERTY.
- EATING LUNCH, STORING MATERIALS, OR MEETINGS SHALL BE ON THE SITE OF THE OWNERS PROPERTY.
- ALL BREAKS SHALL BE ON THE OWNERS PROPERTY WHERE THE WORK IS BEING DONE.
- SMOKING, VAPING, CHEWING TOBACCO OR DRINKING ALCOHOLIC BEVERAGES IS PROHIBITED.

## VICINITY MAP




## CONTACT INFO

| LEGAL OWNER | APPLICANT / DESIGNER |
|---|---|
| PIKE BROTHERS LLC<br>4641 LIBBIT AVE<br>ENCINO, CA 91436<br>(626) 252-4438 | LEWIS BUILDERS<br>3706 THE BARNYARD G-11<br>CARMEL, CA<br>(831) 250 7168 |
| **ENGINEER OF RECORD** | **ENERGY COMPLIANCE** |
| TBD | MONTEREY ENERGY GROUP<br>26465 CARMEL RANCHO BLVD #8<br>CARMEL, CA 93923<br>831.372.8328 cad@meg4.com |

## SITE DETAILS

| | |
|---|---|
| LAND USE: | SINGLE FAMILY RESIDENTIAL |
| ZONING: | R-1 |
| SITE AREA: | 4,000 SF |
| YEAR BUILT: | 1949 |
| OCCUPANCY TYPE: | R-3 |
| CONSTRUCTION TYPE: | V-B |
| SPRINKLED: | NO |
| STORIES: | ONE |
| LIVING AREA: | 1,543 SF |
| JURISDICTION: | CARMEL-BY-THE-SEA |
| FIRE DISTRICT: | CARMEL-BY-THE-SEA |
| WATER: | CALAM |
| SEWER: | SEWER |
| ELECTRICITY/GAS: | PG&E |
| SOIL TYPE: | D |
| HISTORIC BLDG: | NO |
| ARCHAEOLOGY: | NO |
| FLOODPLAIN: | NO |
| WUI ZONE: | YES (RENOVATION) |
| EASEMENTS: | NO |
| ENCROACHMENT: | NONE |
| NON-CONFORMING: | YES |
| VARIANCE: | NONE |

## BUILDING CODES

ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING:
- CALIFORNIA BUILDING CODE 2022
- CALIFORNIA RESIDENTIAL CODE 2022
- CALIFORNIA MECHANICAL CODE 2022
- CALIFORNIA PLUMBING CODE 2022
- CALIFORNIA ELECTRICAL CODE 2022
- CALIFORNIA FIRE CODE 2022
- CALIFORNIA ENERGY CODE 2022
- CALIFORNIA GREEN BUILDING STANDARDS CODE 2022
- CARMEL-BY-THE-SEA MUNICIPAL CODE 2022
- CARMEL-BY-THE-SEA DESIGN GUIDELINES 2001

## WATER CREDITS

NO CHANGE TO WATER FIXTURE QUANTITY
EFFICIENCY IMPROVEMENTS REQUIRED PER INSPECTION REPORT
ALL FIXTURES WILL BE REPLACED. SEE MPWMD WORKSHEET ON SHEET A-N.3

## FIRE SPRINKLERS

SPRINKLERS ARE REQUIRED, REMODEL EXCEEDS 50% LIMIT
FIRE RISER AND CHECK VALVE REQUIRED

## ZONING CONFORMANCE

HOUSE (E) 1,539 SF (P) 1,539 SF
FLOOR AREA RATIO (E) 39.3% (P) 39.3%

DEMO 0 SF REMODEL 1,539 SF

HEIGHT LIMIT: 18' ALNG (E) 15' 7" (P) 16' 4" 1
PLATE LIMIT: 11' 5" NO CHANGE
GRADE TO PLATE LIMIT: 12' NO CHANGE

LEGAL FRONTAGE IS GUADALUPE STREET
SETBACKS FOR 100' X 40' INTERIOR LOT 1
FRONT: 15'
SIDES: 25% TOTAL WIDTH OF LOT, MIN 3'
REAR: 3' STRUCTURES UNDER 15' HEIGHT
REAR: 15' STRUCTURES EXCEEDING 15' HEIGHT

EXISTING SETBACKS (NO CHANGE): 1
FRONT: 15' (CONFORMING)
NORTH SIDE: 7' (LEGAL NON-CONFORMING)
SOUTH SIDE: 3' (LEGAL NON-CONFORMING)
REAR: 3' (CONFORMING)

## NOTES

LEGAL NON CONFORMING SITE COVERAGE (NO CHANGE)

1 THE EXISTING STRUCTURE IS NON-CONFORMING. THE REMOVAL OF ANY NON-CONFORMITY SHALL REQUIRE THE CORRECTION OF THE NON-CONFORMITY AND THAT SPECIFIC NON-CONFORMITY MAY NOT BE REBUILT IN THE SAME LOCATION OR ELSEWHERE SITE. (CMC 17.36.040.D; CMC 17.36.040.E; CMC 17.70.020 - DEMOLITION).

SPECIFY ROTTED DECK PLANKS TO BE DOCUMENTED AND REVIEWED/APPROVED BY THE DEPARTMENT OF PLANNING AND BUILDING PRIOR TO REPLACEMENT.

## DEFERRED SUBMITTAL

PLANNING
NONE

BUILDING
FIRE SUPPRESSION
FAU MODEL, BTU, PIPE SIZE & LENGTHS
RADIANT MODEL, BTU, PIPE SIZE & LENGTHS
GAS SCHEMATIC
GAS PIPE SIZE & LENGTHS
PLUMBING SCHEMATIC
PLUMBING PIPE SIZE & LENGTHS

## PROJECT DESCRIPTION

**PLANNING**
***FULL INTERIOR REMODEL, NEW ROOF, EXTERIOR STYLE & COLOR UPDATE***
*NO CHANGE TO FOOTPRINT, SF, MAIN FFE, PLATE HEIGHT, ROOF PITCH, NOR SITE COVERAGE*
1 REPLACE ALL WINDOWS W SIERRA PACIFIC ALUMINUM CLAD.
2 REPLACE EXTERIOR DOORS WITH LIKE-KIND DUTCH, VERTICAL 12" SOLID WOOD SLAB
3 UPDATE DOUBLE HUNG WINDOWS TO 3-LITE HORIZONTAL CASEMENT
4 REPLACE ALL EXTERIOR WINDOW, DOOR, CORNER, AND GABLE BAND TRIM, HARDI OPTION
5 REMOVE DECOMISSIONED FURNACE VENT STACK AT SOUTHWEST (STREET FACING) ROOF
6 REMOVE EXISTING ROOF SHINGLES. REPAIR ROOF FRAMING AND ROOF DECKING AS NEEDED. NO CHANGE TO ROOF PITCH
7 RECONFIGURE ROOF JUNCTION AT LIVING ROOM/BEDROOM 1 FROM GABLE TO HIP
8 INSULATE ROOF WITH RIGID INSULATION -OVER- EXISTING ROOF DECKING. YIELDS A 9" INCREASED RIDGE HEIGHTS THROUGHOUT. NEW RIDGE IS 12'-2" AFF, 16'-4" ABOVE LOWEST NATURAL GRADE 1
9 CHANGE ROOFING TO CLASS-A CERTAINTEED TL-PRESIDENTIAL SHINGLES IN AUTUMN BLEND
10 REPAIR BRICK CHIMNEY AS NEEDED, RAISE AS NEEDED TO MAINTAIN 24"/10' CLEARANCE TO RAISED ROOF HEIGHTS
11 CHANGE ALL FASCIA TO 2X12 PAINTED SLATE BLUE. GABLES TO HAVE 1X4 SHADOW BOARDS PAINTED DARK BLUE
12 REPLACE ALL GUTTERS WITH PAINTED ALUMINUM WITH DARK BLUE (MATCH SHADOW BOARDS)
13 REPLACE ALL DOWNSPOUTS WITH PAINTED ALUMINUM, MATCH SIDING
14 EXTEND 2" GABLE EAVES TO 16". UPGRADE TO ENCLOSED EAVES WITH STRIP VULCAN VENTS & HARDI OPTION
15 INSULATE FLOORS AND WALLS WITH BATT INSULATION TO T-24 R-VALUE
16 REPLACE EXISTING HORIZONTAL V-GROOVE WOOD SIDING AS NEEDED WITH LIKE KIND 1
17 REMOVE STREET FACING WOOD LATTICE FROM WEST WALL OF PRIMARY SUITE
18 REPLACE GABLE GINGERBREAD SIDING WITH BOARD & BATTEN AND 1X PLATE BAND
19 REPAINT HOUSE WITH SHERWIN WILLIAMS DARK TAUPE, SLATE BLUE, MEDIUM BROWN, AND IVORY AS NOTED ON MATERIALS SHEET
20 REPLACE EXISTING GABLE VENTS WITH DECORATIVE VULCAN VENTING
21 REPLACE EXISTING FOUNDATION VENTS WITH VULCAN VENTS
22 REPLACE EXISTING CRAWL ACCESS PANEL WITH VULCAN VENT STRIPS IN NEW WOOD PANEL
23 REFINISH AND REPAINT EXISTING WOOD DECK, MINOR ROTTED PLANK REPLACEMENT WHERE NEEDED. SPECIFY ROTTED DECK PLANKS TO BE DOCUMENTED AND REVIEWED/APPROVED BY THE DEPARTMENT OF PLANNING AND BUILDING PRIOR TO REPLACEMENT. 1
24 REPAINT EXISTING 6' TALL WOOD LATTICE & GATE FENCE MEDIUM BROWN (STREET FACING)
25 NEW FLOORING THROUGHOUT
26 NEW STREET FACING TRANSOM WINDOWS IN PRIMARY SUITE
27 NEW TRANSOM WINDOWS IN REAR BEDROOMS, (SIDE YARD FACING). NEW WINDOWS IN PRIMARY BATHROOM (SIDE YARD FACING)
28 NEW EAST FACING (REAR YARD) WINDOWS IN BATH1 AND BATH 2 IN EXISTING OPENINGS.
29 REMODEL INTERIOR, NO CHANGE TO BEDROOM OR BATHROOM COUNT
30 RAISE FLOOR OF PRIMARY BEDROOM 16" TO SAME FFE AS HOUSE. JOISTS OVER (E) SLAB
31 REMOVE FRENCH DOORS IN PRIMARY SUITE, REPLACE WITH WIDER WINDOW (NOT STREET FACING)
32 RECONFIGURE PRIMARY SUITE AND LAUNDRY
33 RECONFIGURE KITCHEN, REMOVE WALL BETWEEN KITCHEN & LIVING ROOM
34 RECONFIGURE BEDROOMS 1 & 2 CLOSETS AND BATHROOMS

**TREE REMOVAL**
1 NONE, NO PROTECTED TREES ON PROPERTY

**BUILDING**
1 COMPLETE INTERIOR AND EXTERIOR REMODEL OF EXISTING RESIDENCE
2 NO CHANGE TO FOUNDATION FOOTPRINT
3 MINOR STRUCTURAL ADDITIONS TO FOUNDATION TO ACCOMODATE RECONFIGURED INTERIOR WALLS
4 REMOVE AND REPLACE ALL ELECTRICAL, PLUMBING, MECHANICAL AND AV
5 REPAIR BRICK CHIMNEY & FIREBOX PER CODE
6 SPRINKLERS ARE REQUIRED
7 REPLACE SUMP IN CRAWL SPACE
8 BURY PG&E LINES TO HOUSE. MAIN PANEL TO BE UPGRADED TO 200A SERVICE
9 NO CHANGE TO EXISTING LANDSCAPING OR IRRIGATION.
10 STRUCTURAL ENGINEERING AND T-24 ENERGY ARE REQUIRED
11 NO CHANGE TO DRAINAGE NOR GRADING. CIVIL ENGINEERING IS NOT REQUIRED

1 NO CHANGE TO LANDSCAPING
HOMEOWNER TO PLANT TWO TREES. LOCATION AND SPECIES BY RECOMMENDATION OF CITY FORESTER.

## SITE COVERAGE TABLE

NO CHANGE TO EXISTING SITE COVERAGE
COVERAGE IS LEGAL NON-CONFORMING 1

| PROJECT | EXISTING | BFA LIMIT | IMPERM LIMIT | BONUS LIMIT |
|---|---|---|---|---|
| LOT SIZE | 3920 | 1770 | 389 | 546 |
| **FLOOR AREA RATIO** | **EXISTING** | **DEMO** | **NEW** | **PROPOSED** |
| *House* | *1539* | *0* | *0* | *1539* |
| TOTAL FLOOR AREA | 1539 | 0 | 0 | 1539 |
| **Floor area ratio** | **39.3%** | | | **39.3%** |
| **IMPERMEABLE (NOT IN ROW)** | **EXISTING** | **DEMO** | **NEW** | **PROPOSED** |
| *rear concrete patio* | *481* | *0* | *0* | *481* |
| *south side yard concrete walkway & steps* | *80* | *0* | *0* | *80* |
| *north side yard concrete walkway* | *222* | *0* | *0* | *222* |
| *front yard concrete driveway* | *214* | *0* | *0* | *214* |
| Total Impermeable | 997 | 0 | 0 | 997 |
| **Impermeable Coverage ratio** | **182.5%** | | | **182.5%** |
| **PERMEABLE (NOT IN ROW)** | **EXISTING** | **DEMO** | **NEW** | **PROPOSED** |
| *driveway gravel* | *157* | *0* | *0* | *157* |
| *brick in sand driveway* | *143* | | | |
| *south yard wood deck* | *663* | *0* | *0* | *663* |
| Total Permeable | 963 | 0 | 0 | 820 |
| **Permeable Coverage ratio** | **176.3%** | | | **150.1%** |
| **ALL COVERAGE (PERM + IMPERM)** | **EXISTING** | **DEMO** | **NEW** | **PROPOSED** |
| Total impermeable + permeable | 1960 | 0 | 0 | 1817 |
| **Total Coverage Ratio** | **358.8%** | | | **332.6%** |

## PAGE INDEX


| | |
|---|---|
| A-0 | COVER: PROJECT DATA |
| SURV | SITE SURVEY |
| A-1.1 | PROPOSED SITE PLAN (NO CHANGE) |
| A-2.1 | DEMO FLOOR PLANS |
| A-2.2 | EXISTING & PROPOSED FLOOR PLANS |
| A-3.1 | EXTERIOR ELEVATIONS: WEST & SOUTH |
| A-3.2 | EXTERIOR ELEVATIONS: EAST & NORTH |
| A-3.3 | STREETSCAPE ELEVATIONS |
| A-4.1 | ROOF PLANS |
| A-5.1 | DOOR & WINDOW SCHEDULE |
| F-1.1 | FINISH MATERIALS |


## REVISION HISTORY

03/24/25 PS1.0 INITIAL PLANNING SET

1 05/27/25 PS1.1 PLANNING RFI #1
SHEETS REVISED: A-0, A-1.1, A-2.1, A-2.2, A-3.2

## CONTRACTOR CHECKLIST

- SMOKE & CO2 ALARMS AFFIDAVIT PHOTOS OF INSTALLED TO MATCH THE DRAWINGS
- CONSTRUCTION, DEMOLITION RECYCLE FORMS (SAVE ALL DUMP RECEIPTS)
- CALAM ENLARGE METER APPLICATION FOR FIRE SUPPRESSION

## SUBMITTAL RECORD

03/24/25 PS1.0 ER INITIAL PLANNING SUBMITTAL
05/27/25 PS1.1 ER PLANNING RFI#1
07/30/25 PS1.1 LM PLANNING SURVEY INCLUDED

A-0
NOT FOR CONSTRUCTION

VERSION: 1.1
DATE: 7/30/2025
PLANNING

COVER: PROJECT DATA

| REV # | DATE / DESCRIPTION | BY |
|---|---|---|
| 1 | 05.26.25 PLN RFI#1 | ER |

NOT FOR CONSTRUCTION
PIKE RESIDENCE
GUADALUPE 4 SE OF 4TH AVENUE, CARMEL, CA, 93293
APN 010-031-015-000

STAMP/SIGNATURE

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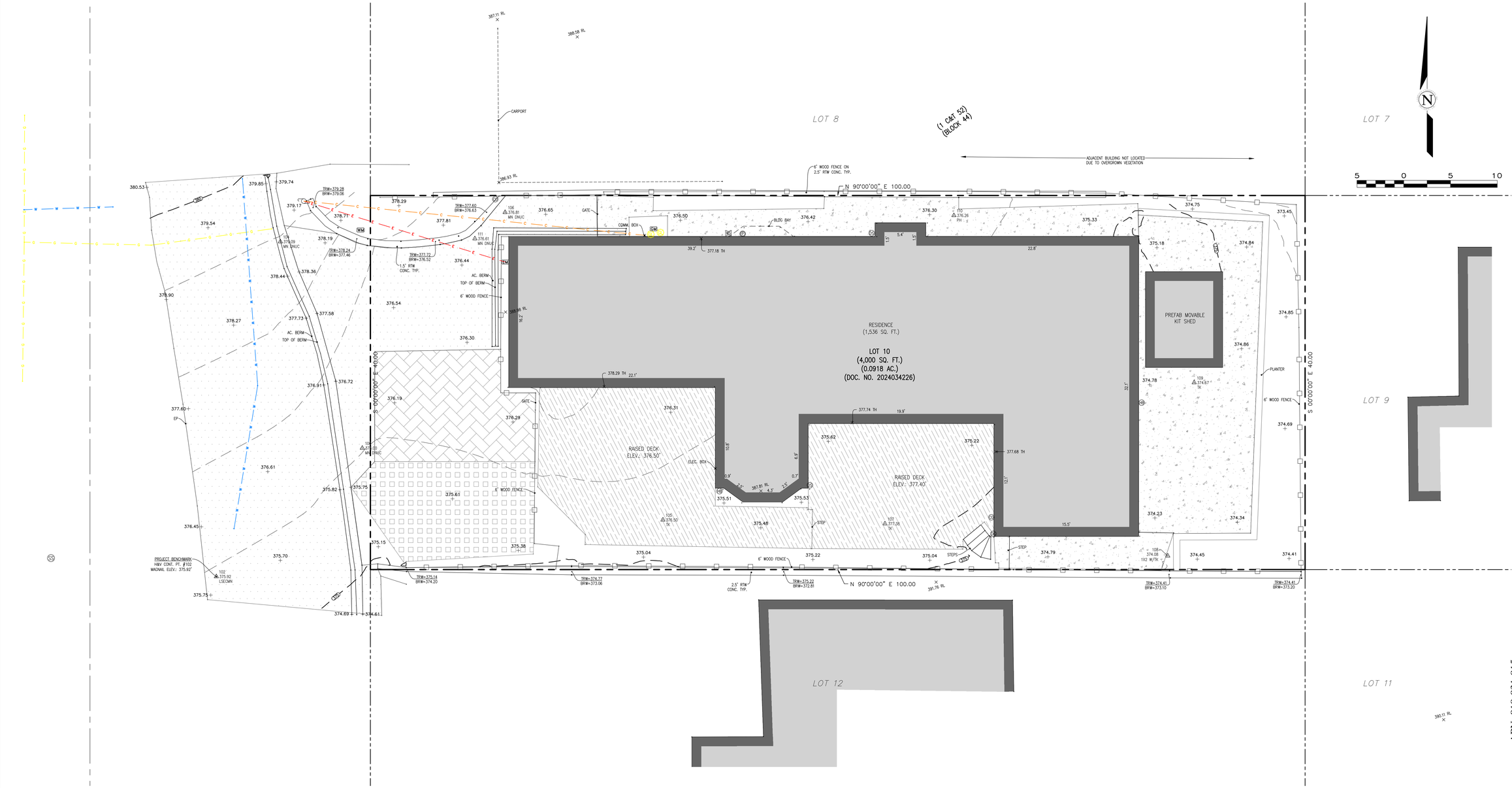
LEWIS BUILDERS
CA. LICENSE #B-844741
CARMEL CA 93923
(831) 250 7168

DESIGN + BUILD




## LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- EASEMENT (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- ELECTRIC POWER LINE
- GAS LINE
- COMMUNICATIONS LINE
- WATER LINE

- BUILDING
- ASPHALT CONCRETE
- BRICK
- CONCRETE
- GRAVEL
- WOOD
- NATURAL GROUND SURFACE/ LANDSCAPED AREA

- CONDUIT
- CLEANOUT
- DOWNSPOUT
- ELECTRICAL OUTLET
- ELECTRIC METER
- GAS LINE
- GAS METER
- GAS VALVE
- HOSE BIB
- IRRIGATION CONTROL VALVE
- PIPE
- SANITARY SEWER MANHOLE

- UTILITY POLE
- WATER METER
- WATER SERVICE
- WATER VALVE
- FOUND MONUMENT (TYPE NOTED)
- SURVEY CONTROL POINT
- SPOT ELEVATION
- RIDGELINE
- FINISHED FLOOR
- THRESHOLD
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE

## ABBREVIATIONS:

| | | | | | |
|---|---|---|---|---|---|
| AC | = | ASPHALT CONCRETE | FF | = | FINISHED FLOOR |
| AD | = | AREA DRAIN | FL | = | FLOWLINE |
| BLDG | = | BUILDING | FND | = | FOUND |
| BRK | = | BRICK | GR | = | GRATE |
| BRKR | = | BREAKER | MON | = | MONUMENT |
| BRW | = | BOTTOM OF RETAINING WALL | MTL | = | METAL |
| BSW | = | BACK OF SIDEWALK | OK | = | OAK |
| CB | = | CATCH BASIN | PN | = | PINE |
| CL | = | CENTERLINE | RL | = | RIDGE LINE |
| CMU | = | CONCRETE MASONRY UNIT | RW | = | RETAINING WALL |
| CONC | = | CONCRETE | RWD | = | REDWOOD |
| COMM | = | COMMUNICATION | STN | = | STONE |
| CTL | = | CONTROL | TH | = | THRESHOLD |
| CYP | = | CYPRESS | TR | = | TREE |
| DG | = | DECOMPOSED GRANITE | TRW | = | TOP OF RETAINING WALL |
| ELEC | = | ELECTRIC | | | |
| EP | = | EDGE OF PAVEMENT | TYP | = | TYPICAL |
| ESMT | = | EASEMENT | UTIL | = | UTILITY |
| | | | WD | = | WOOD |

## GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #102, A MAGNETIC NAIL LOCATED 1' SOUTHERLY AND 17' WESTERLY FROM THE SOUTHWESTERLY PROPERTY CORNER, ELEVATION IS 375.92' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (07/26/25) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
7) STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

**CONTACT INFORMATION:**

**CLIENT:**
LEWIS BUILDERS
ATTN: DAWIEN GEORIS
3706 THE BANYARD SUITE G-11
CARMEL, CA 93923

**SITE LOCATION:**
GUADALUPE ST., SE OF THE 4TH AVENUE
CARMEL-BY-THE-SEA, CA 93921

PROFESSIONAL LAND SURVEYOR * GUY R. GIRAUDO * No. 8703 * EXP. 12-31-25 * CALIFORNIA

APPROVED BY: GUY R. GIRAUDO 7/30/25 P.L.S. No. 8703

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6070 Fax (831) 443-3801
www.landsetengr.com

# TOPOGRAPHIC MAP

OF

THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2024034226
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

LEWIS BUILDERS

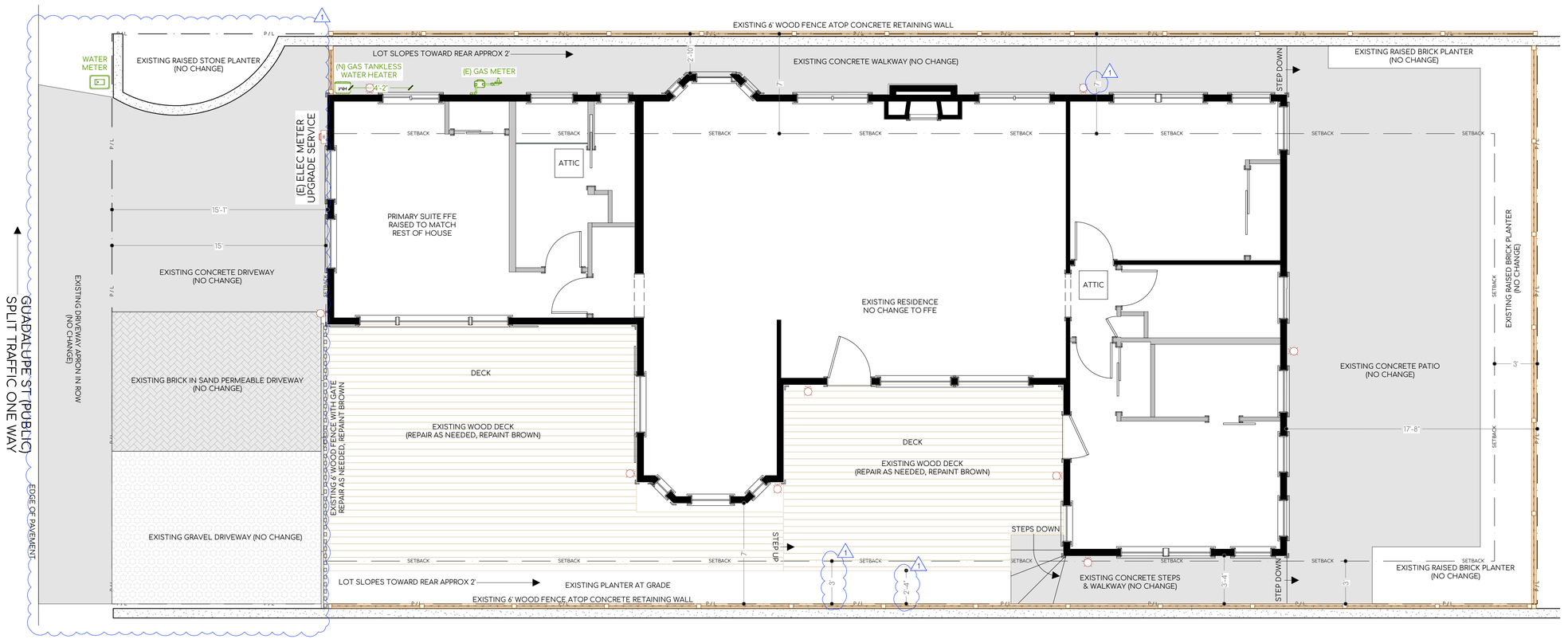
SCALE: 1" = 5'
DATE: JUL 2025
JOB NO. 2923-01

SHEET 1
OF 1 SHEETS

| No. | DATE | BY | REVISION |
|---|---|---|---|
| | 07/30/25 | AL | RELEASED TO CLIENT |

L:_PROJECTS - LANDSET ENGINEERS\2923 - Pike\2923-01 Site Topo\DWG\2923-TOPO.dwg

COMPOSITE SIDE SETBACKS
ADJUSTED PLANNER RFI MAY 2025




NO CHANGE TO HOUSE FOOTPRINT
NO CHANGE TO SITE COVERAGE
NO PROTECTED TREES ON SITE
NO CHANGE TO LANDSCAPING/IRRIGATION

## PROPOSED SITE PLAN (NO CHANGE)

SCALE: 1/4"=1'

0 1 3 5 10 20

A-1.1
NOT FOR CONSTRUCTION

VERSION: 1.1
DATE: 7/30/2025
PLANNING

PROPOSED SITE PLAN (NO CHANGE)

| REV # | DATE / DESCRIPTION | BY |
|---|---|---|
| | 05.26.25 PLN RF#1 | ER |
| 1 | | |

NOT FOR CONSTRUCTION
**PIKE RESIDENCE**
GUADALUPE 4 SE OF 4TH AVENUE, CARMEL, CA, 93283
APN 010-031-015-000

STAMP/SIGNATURE

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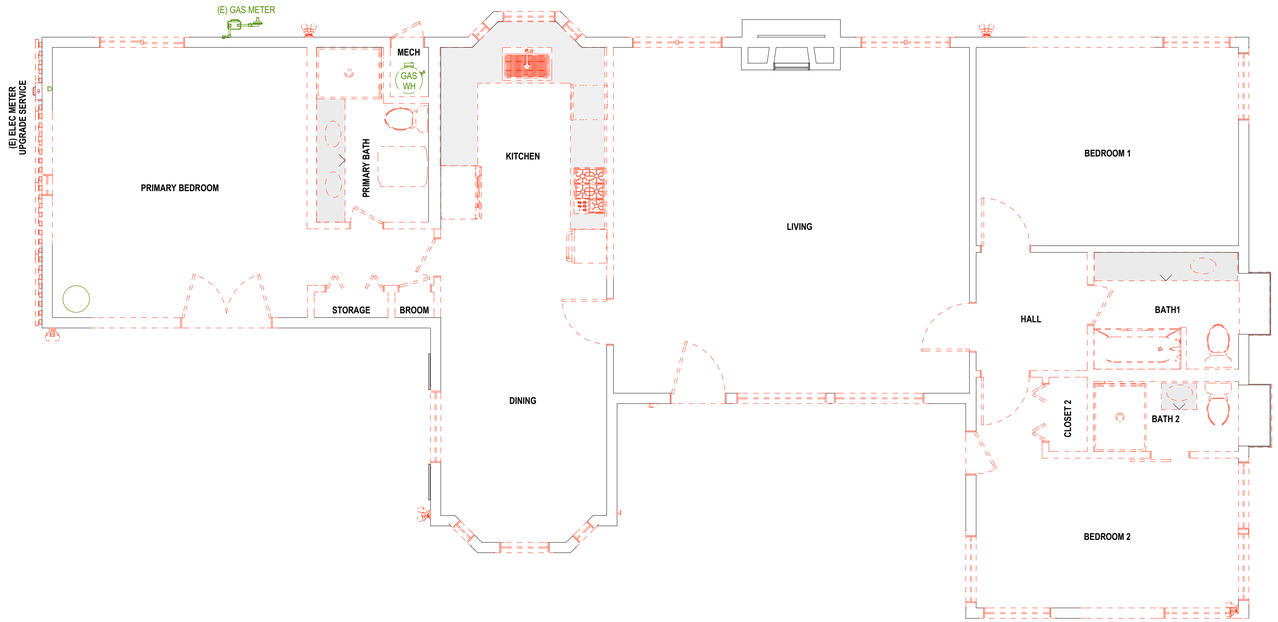
CARMEL CA 93923
(831) 250 7168

LB DESIGN + BUILD



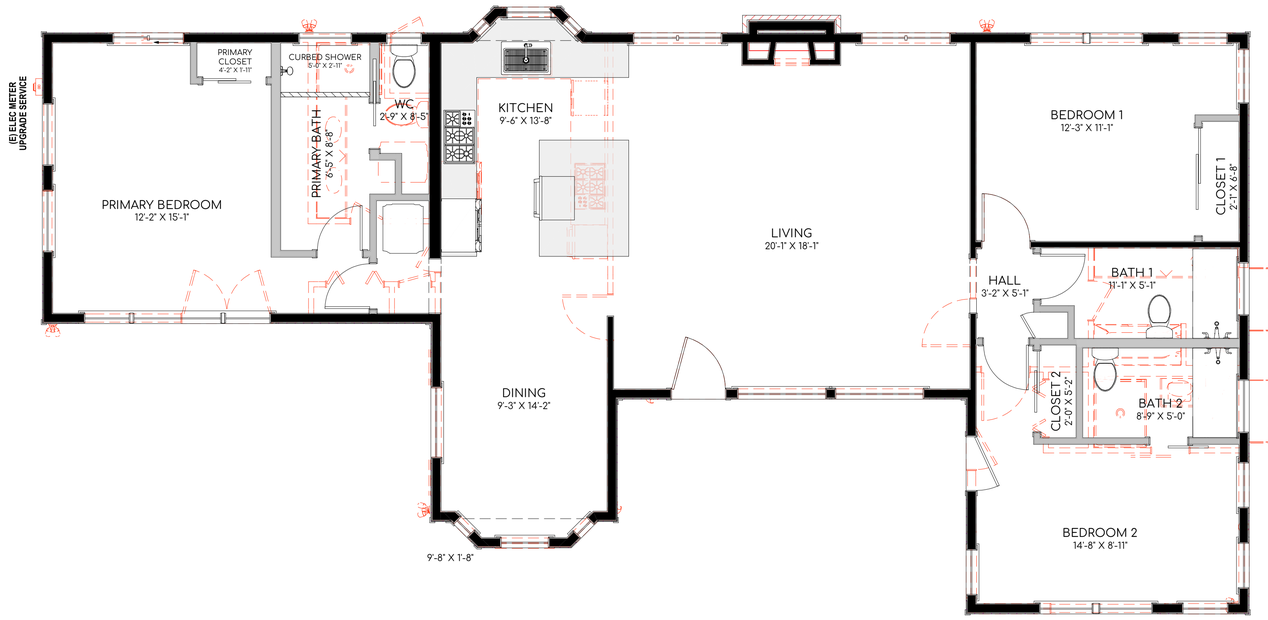

DECK & FENCES REMOVED FROM FLOOR PLAN DISPLAY, PER PLANNER RFI MAY 2025

## DEMO FLOOR PLAN

SCALE: 1/4"=1'

| WALL LEGEND | |
|---|---|
| | EXISTING WALL, FURNITURE, FIXTURE, WINDOW OR DOOR TO BE DEMOLISHED |
| | NEW WALL |
| | EXISTING WALL (NEW DRYWALL) |

0 1 3 5 10 20




## PROPOSED PLAN WITH DEMO UNDERLAY

SCALE: 1/4"=1'

A-2.1
NOT FOR CONSTRUCTION

VERSION: 1.1
DATE: 7/30/2025
PLANNING

DEMO FLOOR PLANS

| REV # | DATE / DESCRIPTION | BY |
|---|---|---|
| 1 | 05.26.25 PLN RFI#1 | ER |

NOT FOR CONSTRUCTION

**PIKE RESIDENCE**

GUADALUPE 4 SE OF 4TH AVENUE, CARMEL, CA, 93283
APN 010-031-015-000

STAMP/SIGNATURE

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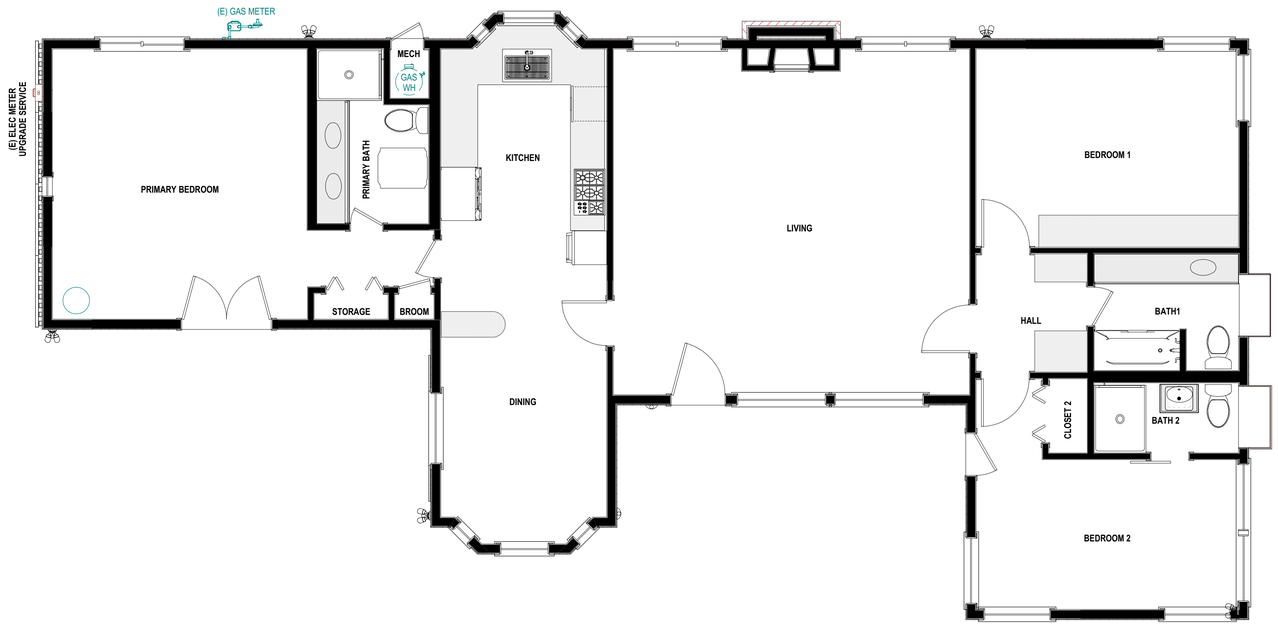
LEWIS BUILDERS
CA. LICENSE #B-844741
CARMEL CA 93923
(831) 250 7168

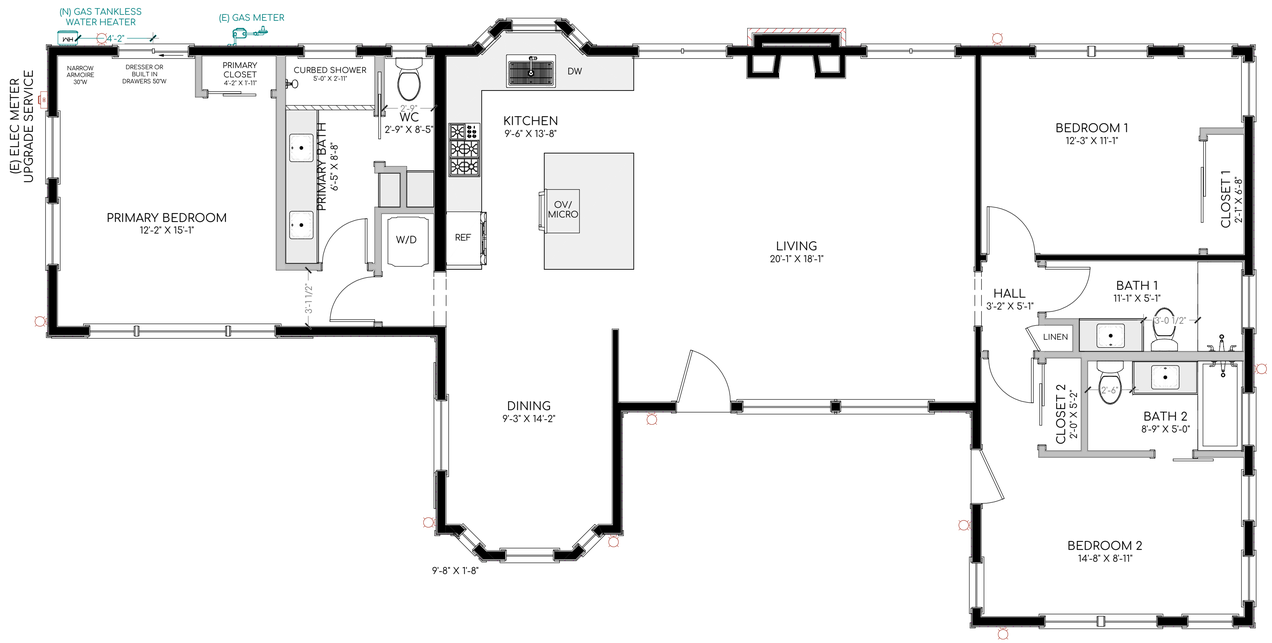
LB DESIGN + BUILD




DECK & FENCES REMOVED FROM FLOOR PLAN DISPLAY, PER PLANNER RFI MAY 2025

## EXISTING FLOOR PLAN

SCALE: 1/4"=1'




| WALL LEGEND | |
|---|---|
| | EXISTING WALL, FURNITURE, FIXTURE, WINDOW OR DOOR TO BE DEMOLISHED |
| | NEW WALL |
| | EXISTING WALL (NEW DRYWALL) |

0 1 3 5 10 20

## PROPOSED FLOOR PLAN

SCALE: 1/4"=1'

A-2.2
NOT FOR CONSTRUCTION

VERSION: 1.1
DATE: 7/30/2025
PLANNING

EXISTING & PROPOSED FLOOR PLANS

| REV # | DATE / DESCRIPTION | BY |
|---|---|---|
| 1 | 05.26.25 PLN RFI#1 | ER |

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PIKE RESIDENCE
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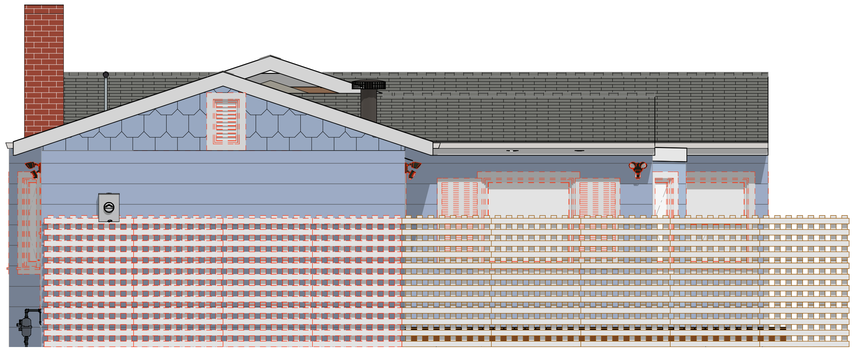
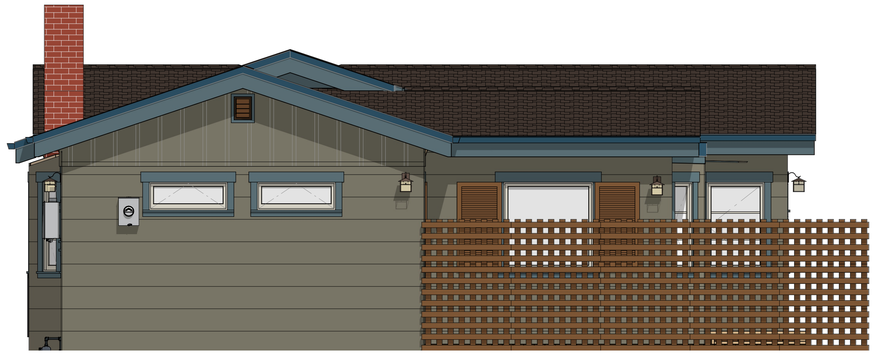


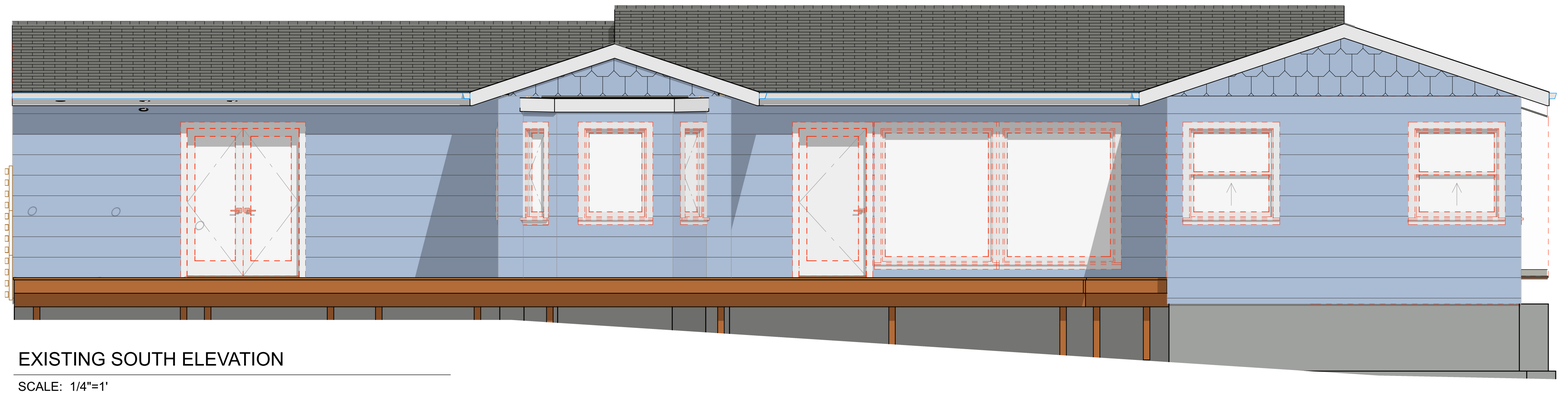
EXISTING WEST (STREET) ELEVATION

SCALE: 1/4"=1'



PROPOSED WEST (STREET) ELEVATION

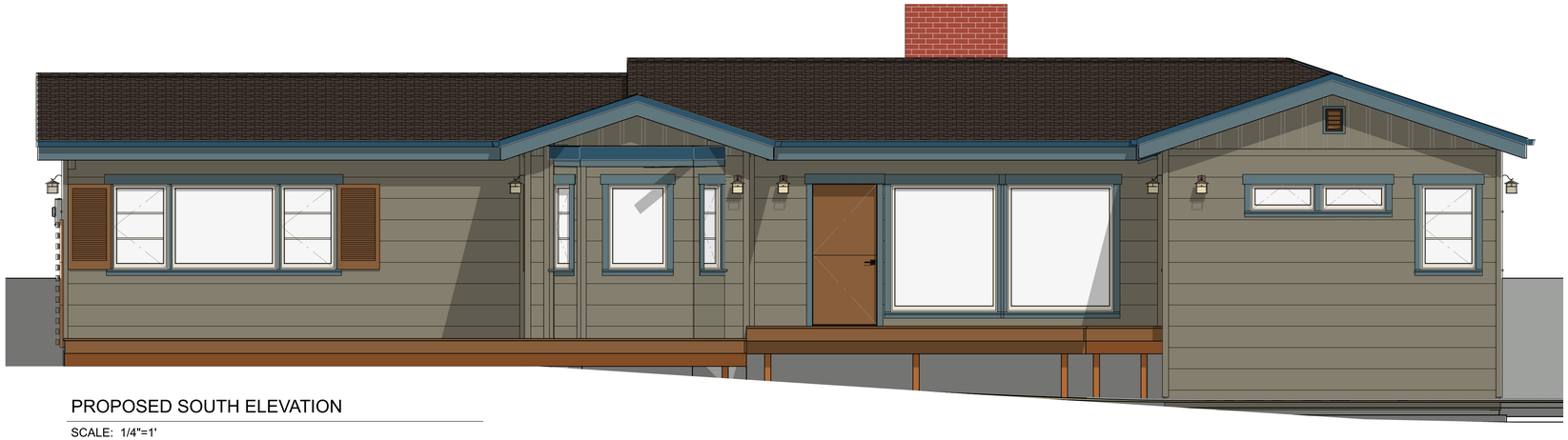
SCALE: 1/4"=1'



EXISTING SOUTH ELEVATION

SCALE: 1/4"=1'

0 1 3 5 10 20



PROPOSED SOUTH ELEVATION

SCALE: 1/4"=1'

A-3.1

NOT FOR CONSTRUCTION

VERSION: 1.1

DATE: 7/30/2025

PLANNING

EXTERIOR ELEVATIONS: WEST & SOUTH

| REV # | DATE / DESCRIPTION | BY |
|---|---|---|
| | 05.26.25 PLN RF#1 | ER |

NOT FOR CONSTRUCTION

**PIKE RESIDENCE**

GUADALUPE 4 SE OF 4TH AVENUE, CARMEL, CA, 93923
APN 010-031-015-000

STAMP/SIGNATURE

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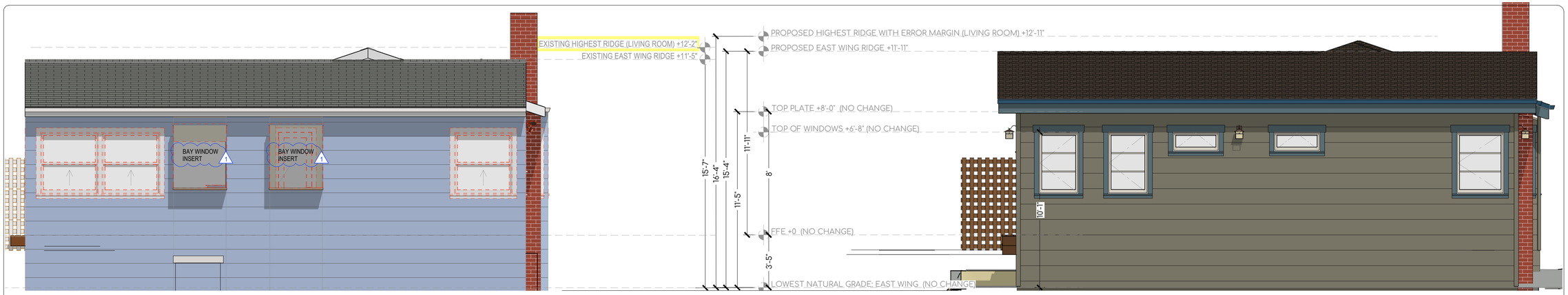


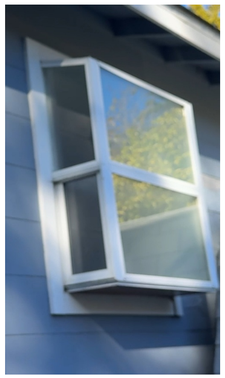

## EXISTING EAST ELEVATION

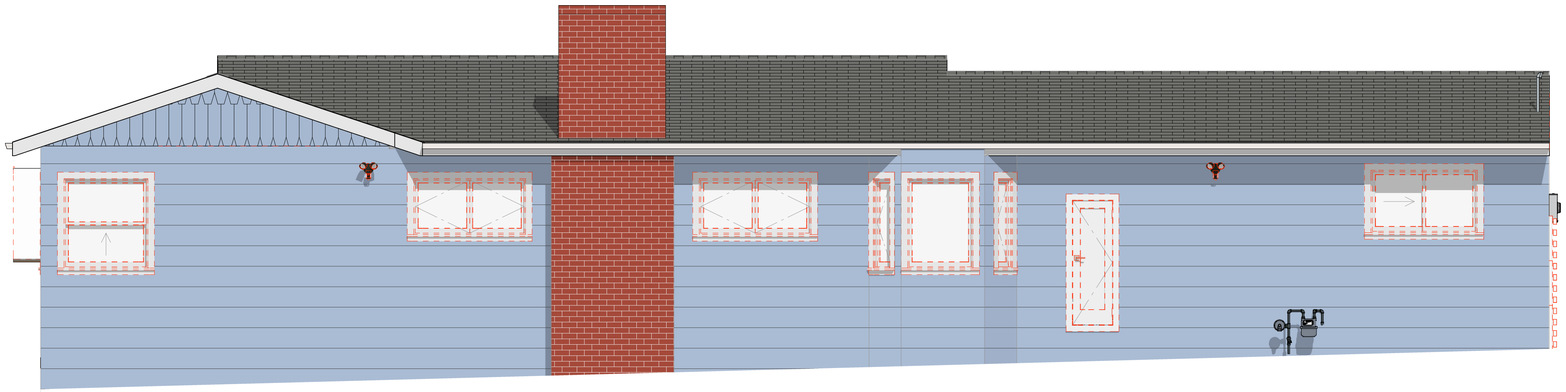
SCALE: 1/4"=1'

## PROPOSED EAST ELEVATION

SCALE: 1/4"=1'

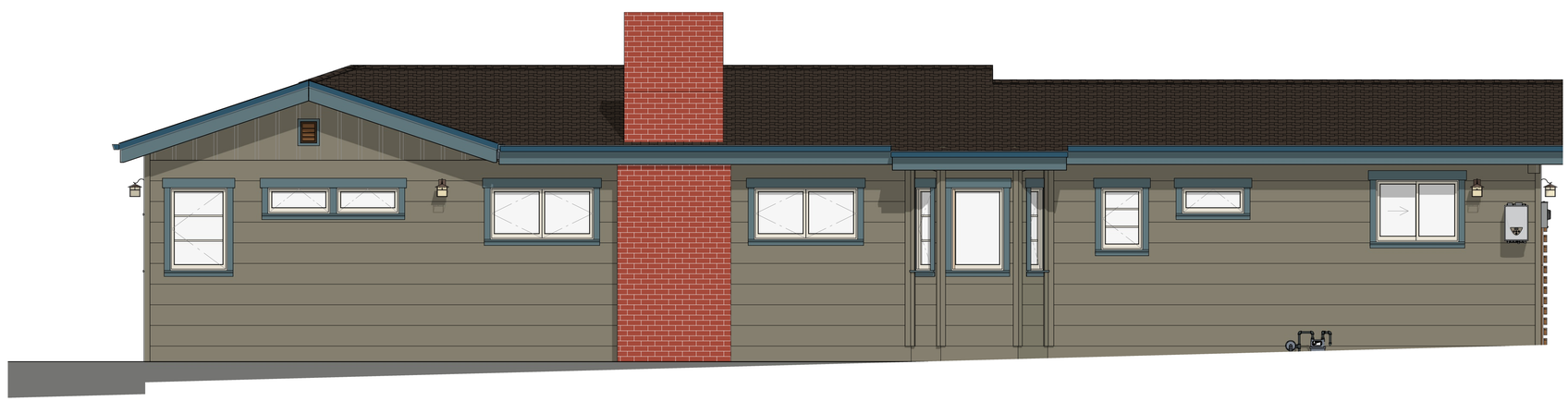
EXISTING BAY WINDOW INSERT IN BATHROOMS





## EXISTING NORTH ELEVATION

SCALE: 1/4"=1'



## PROPOSED NORTH ELEVATION

SCALE: 1/4"=1'

0 1 3 5 10 20

A-3.2
NOT FOR CONSTRUCTION

VERSION: 1.1
DATE: 7/30/2025
PLANNING

EXTERIOR ELEVATIONS: EAST & NORTH

| REV # | DATE / DESCRIPTION | BY |
|---|---|---|
| 1 | 05.26.25 PLN RF#1 | ER |

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**PIKE RESIDENCE**

GUADALUPE 4 SE OF 4TH AVENUE, CARMEL, CA, 93923
APN 010-031-015-000

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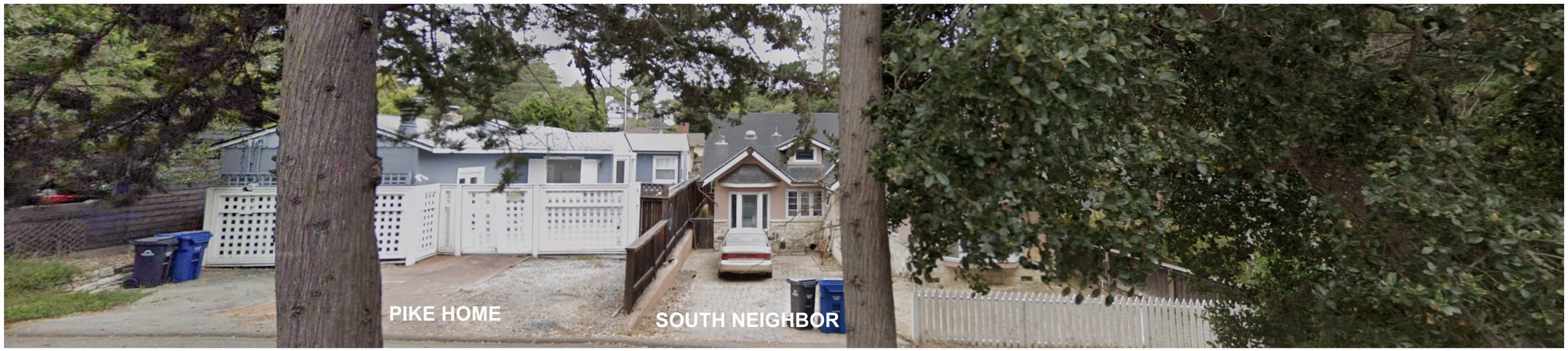


EXISTING STREET VIEW PHOTOGRAPHS

A-3.3
NOT FOR CONSTRUCTION

VERSION: 1.1
DATE: 7/30/2025
PLANNING

STREETSCAPE ELEVATIONS

| REV # | DATE / DESCRIPTION | BY |
|---|---|---|
| | 05.26.25 PLN RF#1 | ER |

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GUADALUPE 4 SE OF 4TH AVENUE, CARMEL, CA. 93293
APN 010-031-015-000

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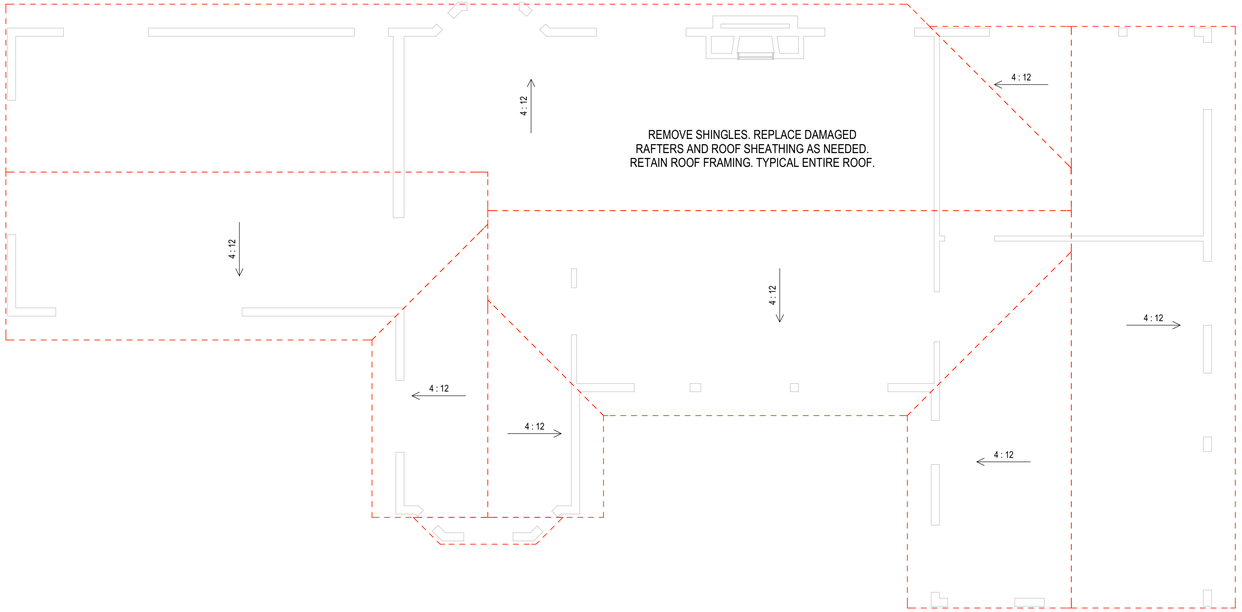
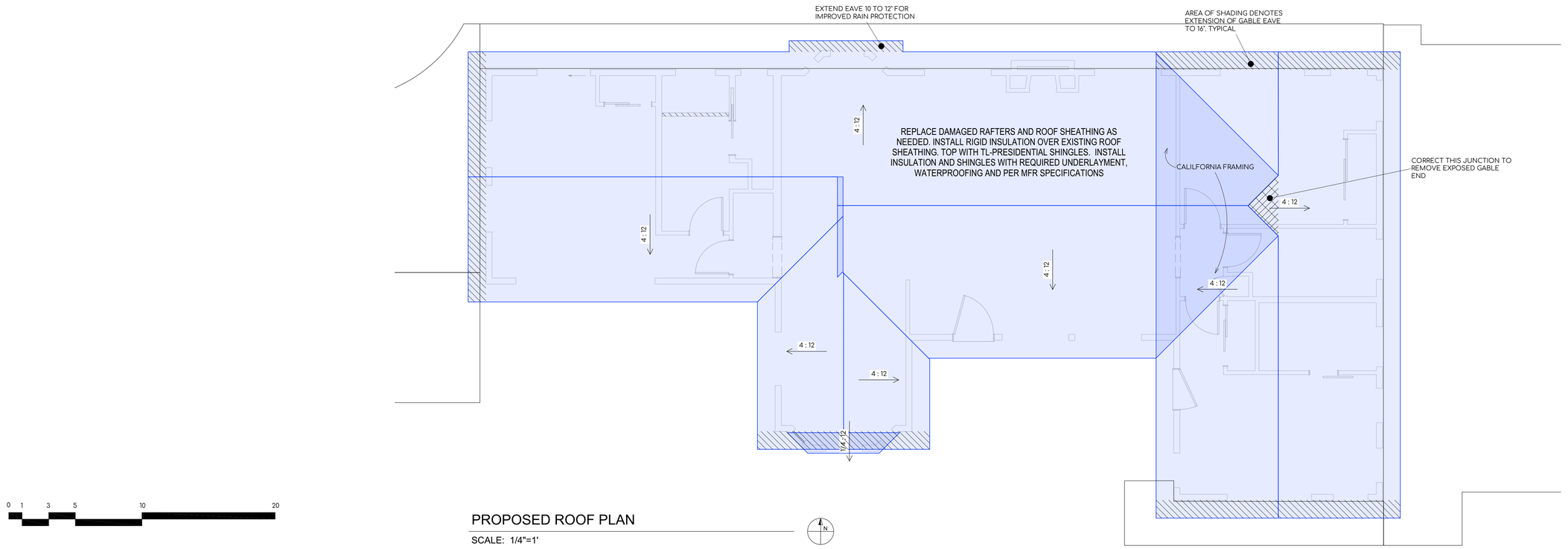



EXISTING/DEMO ROOF PLAN

SCALE: 1/4"=1'




PROPOSED ROOF PLAN

SCALE: 1/4"=1'

**ROOF PLAN NOTES**

UPGRADE EXISTING ATTIC VENTS WITH DECORATIVE VULCAN GABLE VENTS

REMOVE EXISTING SHINGLE ROOFING

REPAIR RAFTERS AND ROOF SHEATHING AS NEEDED.

INSTALL NEW R-30 MINIMUM RIGID INSULATION WITH INTEGRATED VENTING AND SHEATHING. INSULATION RAISES ALL ROOFS HEIGHTS BY 9"

INSTALL CERTAINTEED TL-PRESIDENTIAL CLASS-A SHINGLES IN AUTUMN BLEND

REPLACE ALL FASCIA WITH 2X12" FASCIA PAINTED SW 7619 LABRADORITE W 2X4 TRIM IN SW 9150 ENDLESS SEA

**DRAINAGE NOTES**

REPLACE ALL GUTTERS IN ORIGINAL LOCATIONS WITH ALUMINUM PAINTED SW 9150 ENDLESS SEA

REPLACE ALL DOWNSPOUTS IN ORIGINAL LOCATIONS WITH ALUMINUM PAINTED 7619 LABRADORITE

ALL DOWNSPOUTS DRAIN TO SPLASH BLOCKS

A-4.1

*NOT FOR CONSTRUCTION*

VERSION: 1.1

DATE: 7/30/2025

PLANNING

ROOF PLANS

| REV # | DATE / DESCRIPTION | BY |
|---|---|---|
| | 05.26.25 PLN RF#1 | ER |

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**PIKE RESIDENCE**

GUADALUPE 4 SE OF 4TH AVENUE, CARMEL, CA, 93283
APN 010-031-015-000

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LEWIS BUILDERS
CA. LICENSE #B-844741
CARMEL CA 93923
(831) 250 7168

LB DESIGN + BUILD

ALL WALLS 2X4 FRAMING UNLESS OTHERWISE NOTED
WINDOWS ARE SIERRA PACIFIC ASPEN WOOD CLAD ALUMINUM
WINDOW DIMENSIONS ARE TRUE WINDOW SIZE, NOT ROUGH OPENINGS
WINDOW DIMENSIONS ARE APPROXIMATE. SUPPLIER TO VERIFY ON SITE AFTER TRIM REMOVAL. MATCH EXISTING.
DIMENSIONS SHOWN IN THIS SCHEDULE ARE FOR PERMITTING PURPOSES ONLY. SCHEDULE DIMENSIONS SHOULD NOT BE USED FOR FRAMING. FRAMING MUST USE THE FINAL, SIGNED WINDOW ORDER. CONTACT LEWIS BUILDERS IF THE SIGNED WINDOW ORDER HAS NOT BEEN PROVIDED.

WINDOW SCHEDULE

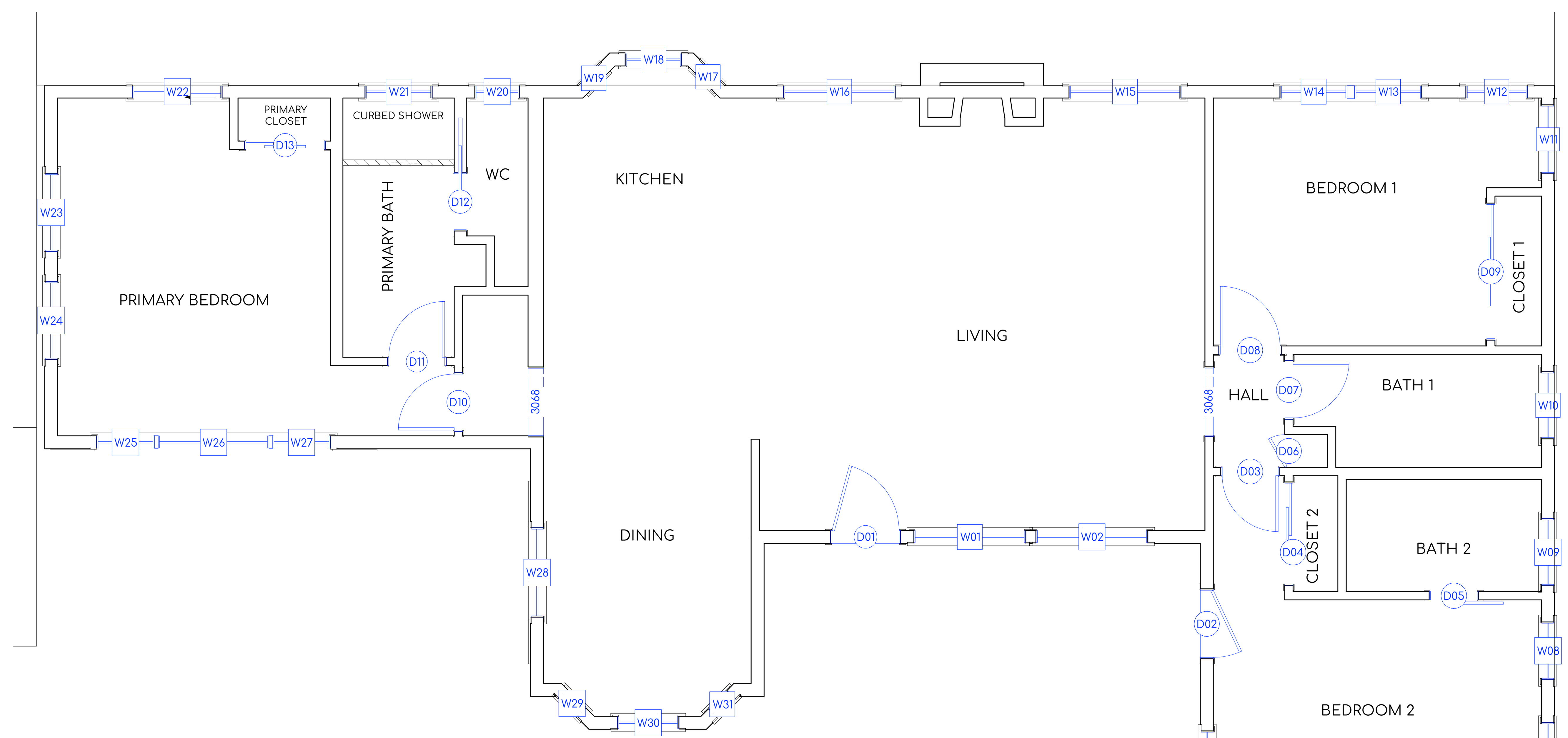
| EXT ELEV | TAG | ROOM | SIZE | WIDTH | HEIGHT | DESCRIPTION | TEMPERED | EGRESS | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|
| | W01 | LIVING/DECK | 5060FX | 60" | 72" | FIXED GLASS | YES | | |
| | W02 | LIVING/DECK | 5060FX | 60" | 72" | FIXED GLASS | YES | | |
| | W03 | BEDROOM 2/DECK | 2740SC | 31" | 48" | SINGLE CASEMENT-HL | | YES | |
| | W04 | BEDROOM 2 | 3013AW | 36" | 15" | SINGLE AWNING | | | |
| | W05 | BEDROOM 2 | 3013AW | 36" | 15" | SINGLE AWNING | | | |
| | W06 | BEDROOM 2 | 2740SC | 31" | 48" | SINGLE CASEMENT-HL | | YES | |
| | W07 | BEDROOM 2 | 2740SC | 31" | 48" | SINGLE CASEMENT-HL | | | |
| | W08 | BEDROOM 2 | 2740SC | 31" | 48" | SINGLE CASEMENT-HL | | YES | |
| | W09 | BATH 2 | 3013AW | 36" | 15" | SINGLE AWNING | | | |
| | W10 | BATH 1 | 3013AW | 36" | 15" | SINGLE AWNING | YES | | |
| | W11 | BEDROOM 1 | 3140SC | 37" | 48" | SINGLE CASEMENT-HL | | YES | |
| | W12 | BEDROOM 1 | 2940SC | 33" | 48" | SINGLE CASEMENT-HL | | YES | |
| | W13 | BEDROOM 1 | 3013AW | 36" | 15" | SINGLE AWNING | | | |
| | W14 | BEDROOM 1 | 3013AW | 36" | 15" | SINGLE AWNING | | | |
| | W15 | LIVING | 5026DC | 60" | 30" | DOUBLE CASEMENT-LHL/RHR | | | |
| | W16 | LIVING | 5026DC | 60" | 30" | DOUBLE CASEMENT-LHL/RHR | | | |
| | W17 | KITCHEN | 1140SC | 12 9/16" | 48" | SINGLE CASEMENT-HL | | | |
| | W18 | KITCHEN | 2640FX | 30 1/4" | 48" | FIXED GLASS | | | |
| | W19 | KITCHEN | 01140SC | 10 9/16" | 48" | SINGLE CASEMENT-HL | | | |
| | W20 | WC | 2030SC | 24" | 36" | SINGLE CASEMENT-HL | YES | | |
| | W21 | CURBED SHOWER | 3013AW | 36" | 15" | SINGLE AWNING | YES | | |
| | W22 | PRIMARY BEDROOM | 4030LS | 48" | 36" | LEFT SLIDING | | | |
| | W23 | PRIMARY BEDROOM | 3613AW | 42" | 15" | SINGLE AWNING | | | |
| | W24 | PRIMARY BEDROOM | 3613AW | 42" | 15" | SINGLE AWNING | | | |
| | W25 | PRIMARY BEDROOM/DECK | 2740SC | 31" | 48" | SINGLE CASEMENT-HL | | YES | |
| | W26 | PRIMARY BEDROOM/DECK | 41140FX | 59 3/8" | 48" | FIXED GLASS | | | |
| | W27 | PRIMARY BEDROOM/DECK | 2740SC | 31" | 48" | SINGLE CASEMENT-HL | | YES | |
| | W28 | DINING/DECK | 4040FX | 48" | 48" | FIXED GLASS | | | |
| | W29 | DINING BAY/ | 1240SC | 14" | 48" | SINGLE CASEMENT-HL | | | |
| | W30 | DINING BAY/ | 2940FX | 33" | 48" | FIXED GLASS | | | |
| | W31 | DINING BAY/ | 1240SC | 14" | 48" | SINGLE CASEMENT-HL | | | |

INFORMATIONAL FOR PERMITTING ONLY
- NOT FOR FINAL CONTRACT -

ALL EXTERIOR WALLS 2X4 FRAMING UNLESS OTHERWISE NOTED
EXTERIOR DOORS ARE MFR TBD, SOLID VERTICAL WOOD PLANK, DUTCH
INTERIOR DOORS ARE MANUFACTURER COLOR MATERIAL UNLESS OTHERWISE NOTED
DOOR DIMENSIONS ARE TRUE DOOR SIZE, NOT ROUGH OPENINGS
DOOR DIMENSIONS ARE APPROXIMATE. SUPPLIER TO VERIFY ON SITE AFTER TRIM REMOVAL. MATCH EXISTING.
DIMENSIONS SHOWN IN THIS SCHEDULE ARE FOR PERMITTING PURPOSES ONLY. SCHEDULE DIMENSIONS SHOULD NOT BE USED FOR FRAMING. FRAMING MUST USE THE FINAL, SIGNED DOOR ORDER. CONTACT LEWIS BUILDERS IF THE SIGNED DOOR ORDER HAS NOT BEEN PROVIDED.

DOOR SCHEDULE

| EXT ELEV | TAG | ROOM | SIZE | WIDTH | HEIGHT | DESCRIPTION | TEMPERED | COMMENTS |
|---|---|---|---|---|---|---|---|---|
| | D01 | LIVING/DECK | 3068 L IN | 36" | 80" | HINGED-SLAB | | DUTCH DOOR |
| | D02 | BEDROOM 2/DECK | 3068 L IN | 36" | 80" | HINGED-SLAB | | DUTCH DOOR |
| | D03 | BEDROOM 2/HALL | 2668 L IN | 30" | 80" | HINGED-PANEL | | |
| | D04 | BEDROOM 2/CLOSET 2 | 4668 L IN | 54" | 80" | SLIDER-PANEL | | |
| | D05 | BEDROOM 2/BATH 2 | 2168 R | 25" | 80" | BARN-PANEL | | |
| | D06 | HALL/LINEN | 1668 L IN | 17 1/2" | 80" | HINGED-PANEL | | |
| | D07 | HALL/BATH 1 | 2668 L IN | 30" | 80" | HINGED-PANEL | | |
| | D08 | BEDROOM 1/HALL | 2868 L IN | 32" | 80" | HINGED-PANEL | | |
| | D09 | BEDROOM 1/CLOSET 1 | 6068 L IN | 72" | 80" | SLIDER-PANEL | | |
| | D10 | PRIMARY BEDROOM/BROOM | 2668 L IN | 30" | 80" | HINGED-PANEL | | |
| | D11 | PRIMARY BATH/PRIMARY BEDROOM | 2668 R IN | 30" | 80" | HINGED-PANEL | | |
| | D12 | PRIMARY BATH/WC | 2668 R | 30" | 80" | POCKET-PANEL | | |
| | D13 | PRIMARY BEDROOM/PRIMARY CLOSET | 3668 L IN | 42" | 80" | SLIDER-PANEL | | |




DOOR & WINDOW SCHEDULE
SCALE: 1/4"=1'

**DOOR NOTES**

ALL WALK-THRU EXTERIOR DOORS SHALL BE SOLID CORE
INTERIOR DOORS SHALL BE PAINTED.
EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
GARAGE MAN DOOR WITH DIRECT ACCESS TO DWELLING TO BE 1-⅜" MIN., SOLID CORE WOOD OR HONEYCOMBED STEEL DOORS, SELF-CLOSING,SELF-LATCHING, 20-MIN FIRE RATING R302.5.1.

**DOOR AND WINDOW GLAZING NOTES :**

REQUIRED SAFETY GLAZING SHALL CONFORM TO THE HUMAN IMPACT LOADS PER CRC R308.3, R308.4
GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
EXCEPTIONS:
GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3-INCH-DIAMETER SPHERE IS UNABLE TO PASS.
DECORATIVE GLAZING.
GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:
WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLAN OF THE DOOR IN A CLOSED POSITION.
WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITIONS AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
EXCEPTIONS:
DECORATIVE GLAZING.
WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH. GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION R308.4.3.
GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.
GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE WINDOW PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:
THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET.
THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES ABOVE THE FLOOR.
ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.
EXCEPTIONS:
DECORATIVE GLAZING.
WHERE GLAZING IS ADJACENT TO A WALKING SURFACE AND A HORIZONTAL RAIL IS INSTALLED 34 TO 38 INCHES ABOVE THE WALKIN SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 1-1/2 INCHES.
OUTBOARD PANES IN INSULATED GLASS UNITS AND OTHER MULTIPLE GLAZING PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET OR MORE ABOVE GRADE, A ROOF, WALKING SURFACES OR OTHER HORIZONTAL SURFACE ADJACENT TO THE GLASS EXTERIOR.

**EGRESS WINDOW NOTES**

1 .EVERY SLEEPING ROOMS, HABITABLE ATTICS, AND BASEMENTS SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE AND RESCUE. EXCEPTIONS:
A. BASEMENTS FOR MECHANICAL EQUIPMENT ONLY AND NOT LARGER THAN 200 SQUARE FEET.
B. SLEEPING ROOMS IN BASEMENTS OF FIRE SPRINKLERED BUILDING NOT REQUIRED TO HAVE EGRESS WINDOWS PROVIDED THAT THE BASEMENT HAS ONE MEAN OF EGRESS AND ONE EGRESS WINDOW OR THE BASEMENT HAS TWO MEANS OF EGRESS.
2. THIS EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
3. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.
4. EGRESS WINDOW SIZE SHALL COMPLY ALL THE FOLLOWING:
A. THE MINIMUM NET CLEAR OPENING AREA SHALL BE 5.7 SQUARE FEET. DIRECT GRADE LEVEL EGRESS WINDOWS CAN BE 5.0 SQUARE FEET MINIMUM.
B. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24".
C. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20".
5. EGRESS WINDOWS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR.
6. WHERE SECURITY BARS (BURGLAR BARS) ARE INSTALLED ON EGRESS WINDOWS OR DOORS, SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM INSIDE WITHOUT THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE AND MUST BE APPROVED BY FIRE DEPARTMENT.

A-5.1
NOT FOR CONSTRUCTION

VERSION: 1.1
DATE: 7/30/2025
PLANNING

DOOR & WINDOW SCHEDULE

| REV # | DATE / DESCRIPTION | BY |
|---|---|---|
| | 05.26.25 PLN RFI#1 | ER |
| | | |

NOT FOR CONSTRUCTION
PIKE RESIDENCE
GUADALUPE 4 SE OF 4TH AVENUE, CARMEL, CA, 93293
APN 010-031-015-000

STAMP/SIGNATURE

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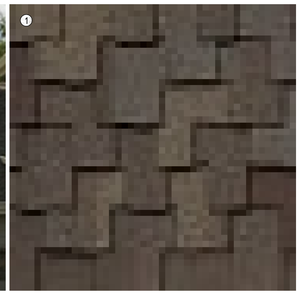


SW 6385
**Dover White**
Locator Number: 261-C2

SW 6165
**Connected Gray**
Locator Number: 212-C5

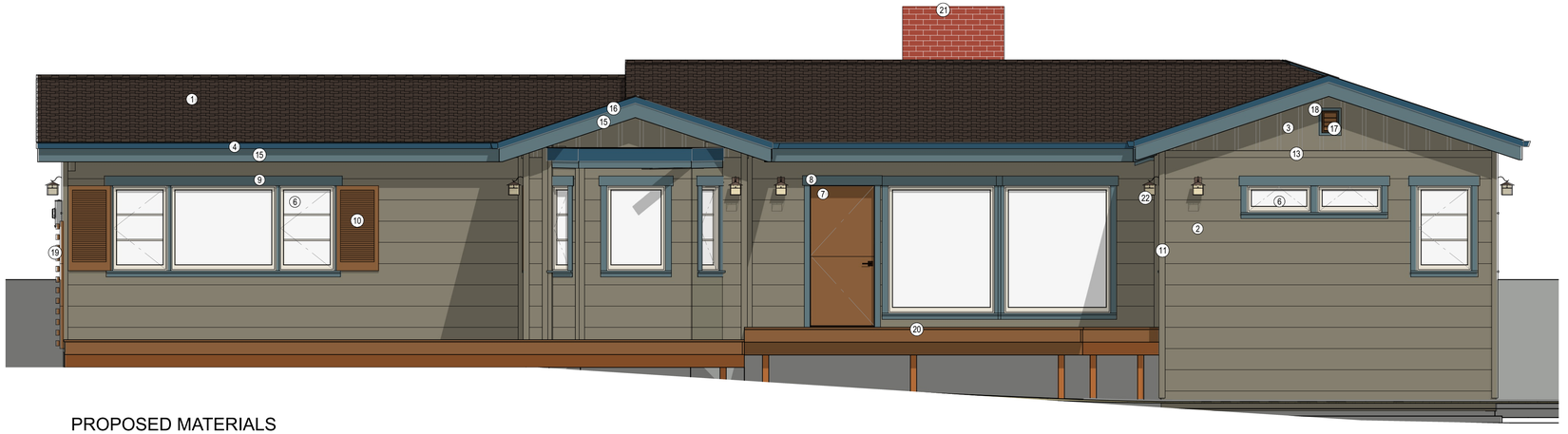
SW 9150
**Endless Sea**
Locator Number: 223-C7

SW 7619
**Labradorite**
Locator Number: 281-C7

SW 6118
**Leather Bound**
Locator Number: 291-C7







## PROPOSED MATERIALS

SCALE: 1/4"=1'

## EXTERIOR MATERIALS SUMMARY

| | | |
|---|---|---|
| 1 | ROOFING: | CERTAINTEED TL-PRESIDENTIAL , AUTUMN BLEND |
| 2 | HOUSE SIDING: | MATCH EXISTING 12" HORIZONTAL SHIPLAP, PAINTED SW-6165 CONNECTED GRAY |
| 3 | GABLE SIDING: | BOARD & BATTEN, PAINTED SW-6165 CONNECTED GRAY |
| 4 | GUTTER: | ALUMINUM, PAINTED SW-9150 ENDLESS SEA |
| 5 | DOWNSPOUTS: | ALUMINUM, PAINTED SW-6165 CONNECTED GRAY |
| 6 | WINDOWS: | SIERRA PACIFIC ALUM CLAD PAINTED SW-6385 DOVER WHITE |
| 7 | EXTERIOR DOORS: | DUTCH SOLID VERTICAL PLANK, PAINTED SW-6118 LEATHER BOUND |
| 8 | DOOR TRIM COLOR: | SW-7619 LABRADORITE |
| 9 | WINDOW TRIM COLOR: | SW-7619 LABRADORITE |
| 10 | SHUTTER COLOR: | SW-6118 LEATHER BOUND |
| 11 | CORNER TRIM COLOR: | SW-6165 CONNECTED GRAY |
| 12 | SIDING PAINT COLOR: | SW-6165 CONNECTED GRAY |
| 13 | PLATE BAND COLOR: | TBD |
| 14 | EAVE UNDERSIDE COLOR: | TBD |
| 15 | FASCIA COLOR: | SW-7619 LABRADORITE |
| 16 | GABLE SHADOW BOARD: | SW-9150 ENDLESS SEA |
| 17 | GABLE VENT COLOR: | SW-6118 LEATHER BOUND |
| 18 | GABLE VENT TRIM COLOR: | SW-7619 LABRADORITE |
| 19 | FENCING: | SW-6118 LEATHER BOUND |
| 20 | DECK: | SW-6118 LEATHER BOUND |
| 21 | CHIMNEY: | MATCH EXISTING BRICK |
| 22 | EXTERIOR LIGHTING: | PROGRESS WISH LED P6084-3130K9 (130 LUMEN DOWNLIGHT) |





Wish LED

Wall Mounted • Wet Location Listed PROGRESS LED

**Description:**

Wish Collection One-Light Small LED Wall Lantern

**Specifications:**

- Etched White Linen Glass Cylindrical Diffuser
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" recessed outlet box: 4.6875 in W., 6.25 in ht., 1 in depth
- Mounting strap for outlet box included
- 6 in of wire supplied
- Yes, per photometry (not registered with IDA)

**Performance:**

| | |
|---|---|
| Number of Modules | 1 |
| Input Power | 9 W |
| Input Voltage | 120 V |
| Input Frequency | 60 Hz |
| Lumens/LPW (Source) | 623/69.2 (LM-82) |
| Lumens/LPW (Delivered) | 130/17.1 (LM-79) |
| CCT | 3000 K |
| CRI | 90 CRI |
| Life (hours) | 60000 (L70/TM-21) |
| EMI/RFI | Meets FCC Title 47, Part 15 Class B |
| Max. Operating Temp | 30 °C |
| Warranty | 5-year Limited Warranty |
| Labels | cCSAus Wet Location Listed |

**P6084-3130K9**



**Dimensions:**

Width: 7 in
Height: 10-3/8 in
Depth: 8-5/8 in
H/CTR: 3-1/8 in

Etched White Linen Glass Cylindrical Diffuser
Width: 4-5/8 in
Height: 5-7/8 in

F-1.1
NOT FOR CONSTRUCTION

VERSION: 1.1
DATE: 7/30/2025
PLANNING

FINISH MATERIALS

| REV # | DATE / DESCRIPTION | BY |
|---|---|---|
| | 05.26.25 PLN RF#1 | ER |

NOT FOR CONSTRUCTION

**PIKE RESIDENCE**

GUADALUPE 4 SE OF 4TH AVENUE, CARMEL, CA, 93293
APN 010-031-015-000

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

**September 10, 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 25074 (Ahmed):** Consideration of a Combined Concept and Final Design Study (DS 25074, Ahmed) and Coastal Development Permit for substantial alterations to an existing single-family residence located at Santa Fe Street 3 southwest of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-091-019-000.

| | | | |
|---|---|---|---|
| **Application:** | DS 25074 (Ahmed) | **Applicant:** | Alan Lehman |
| **APN:** | 010-091-019-000 | **Owner:** | AHMED IFTIKHAR & FARUQUI FARAH |
| **Block & Lot:** | 47 / 7 | | |
| **Location:** | Santa Fe Street 3 SW of 4th Avenue | | |

## Recommendation:

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

1. Finding the project categorically exempt pursuant to CEQA Guidelines Section 15301 and that no exceptions to the exemptions found in Section 15300.2 apply;
2. Approving a Combined Concept and Final Design Study (DS 25074), as conditioned; and

3. Approving a Coastal Development Permit for substantial alterations to an existing single-family residence.

## Summary, Background, and Project Description:

The project site is a 4,000 square-foot lot developed with a 2,482 square-foot single-family residence, inclusive of a 245 square-foot attached garage. The site is non-conforming in respect to floor area as it exceeds the maximum allowable for the building site (1,800 square feet allowed), and height as the existing 33’ 2” building exceeds the height limit in the Single-Family Residential district (24’).

The applicant is proposing to substantially alter the residence by creating a new upper-level primary entry at street level; constructing a gable feature above the new entry; extending the existing vehicular bridge to provide pedestrian access to the new entry; replacing an existing wood guardrail with a stone and wood wall/guardrail; replacing existing vertical wood and stucco siding with new stucco siding, adding a new stucco finish to the existing concrete block chimney, replacing existing vinyl windows and doors with new aluminum-clad wood windows and doors in enlarged and/or modified openings, and replacing existing wood shingle roofing with new asphalt composition roofing.

A substantial alteration is defined as *"any visual change, exterior design modification or addition to a building, structure, or site design, including but not limited to changes in architectural style or details, or changes in exterior materials, paving or decks that does not meet the definition of a demolition or a rebuild, or does not comply with adopted design objectives and/or design guidelines or does not qualify for track one design review."* The scope of work does not propose any increase in floor area or height. However, as the project consists of a significant visual change to the exterior design, the project is considered to be a substantial alteration which qualifies for Track 2 processing in accordance with Carmel-by-the-Sea Municipal Code (CMC) Section 17.58.040.B.1.





*Story poles showing the proposed new front gable, and new front entry walkway.*

## Staff Analysis:

***Volume:*** A volume study was conducted by the City's volume consultant prior to the combined Concept and Final hearing. The project passed the volume study. The property is allowed 21,600 cubic feet of volume. The proposed new gable entry roof form adds 337.56 cubic feet of volume. Per CMC 17.10.030.D.3.c: (Changes in Design with Limited Affect on Volume). *The Director may waive the requirement for a determination of total exterior volume for any changes in design if the volume being added by all of the proposed changes would not exceed two percent of the total allowed volume for the site.* In this case, 2% of allowed volume for the site is 432 cubic feet. Therefore, the proposed addition of 337.56 cubic feet for the gabled entry form is permitted. The extended entry deck to the new front door has been categorized as a "driveway" exempt from volume, rather than a raised deck subject to a volume study (per CMC Section 17.06.020.G.4), as driveways are defined in CMC Chapter 17.70 as "A paved or unpaved **accessway used by** vehicles and **pedestrians for common access** to a parking space, garage, **dwelling**, or other structure" (emphasis added).

***Forest Character:*** Land Use & Community Character Policies P1-38, P1-39, and P1-44 as well as Residential Design Guidelines 1.1 through 1.4 encourage preserving significant trees and minimizing impacts on established trees; protecting the root systems of all trees to be preserved; and, maintaining a forested image on the site.

The site contains one 12" oak (satisfying the lower canopy tree requirement) and one 14" pittosporum, both in the back yard. The pittosporum was approved for removal under permit TR 25186 (Ahmed), approved on August 14, 2025. Standard conditions of approval prohibiting (unpermitted) tree removal and requiring implementation of tree protection measures have been incorporated to ensure protection of the remaining oak.

An evaluation by the City Forester conducted in August 2025 resulted in the determination that three additional upper canopy trees need to be planted to meet the required tree density for a standard 4,000 square foot site, which is three upper canopy

trees and one lower canopy tree. The applicant subsequently revised the landscape plan to propose three new redwood trees to satisfy the upper canopy tree requirement. This revision will be reviewed by the City Forester prior to building permit issuance. Standard Condition of Approval #'s 19 and 20 require City review for consistency with CMC Sections 17.34.070 (Landscaping Standards in Residential Districts) and 17.48.080 (Tree Removal and Replacement) as well as approval of the plan prior to Building Permit issuance. As conditioned, the project meets City landscaping requirements. As conditioned, the project meets the Residential Design Guidelines pertaining to Forest Character.

***Privacy and Views:*** Land Use & Community Character Policy P1-51 and Residential Design Guidelines 5.1 through 5.3 encourage designs that preserve reasonable privacy for adjacent properties and maintain view opportunities to natural features.

Planning staff did not identify the potential for adverse privacy or view impacts associated with the project. The proposed gabled entry feature has a limited impact on the building's massing, and does not increase the height of the building such that any views would be impacted. Proposed changes to doors and windows do not appear to affect the privacy of neighboring residents. Likewise, the proposed extended driveway bridge does not affect privacy or views. At the time of writing this report, staff has not received any written correspondence regarding any element of the project.

***Mass/Bulk and Building/Roof Form:*** Land Use & Community Character Policies P1-37, P1-38, P1-40, P1-41, P1-45, P1-48 and P1-49 as well as Residential Design Guidelines 7.1 through 7.7 encourage a building's mass to relate to the context of other homes nearby; minimize the mass of a building as seen from the public way or adjacent properties; and, relate to a human scale in its basic forms. Residential Design Guidelines 8.1 through 8.5 encourage traditional building forms; using restraint with variations in building planes; using simple roof forms that are in proportion to the scale of the building; and, roof eave lines that are low in scale. Guideline 8.3 states, *"limit the number of subordinate attachments, such as dormers, to avoid cluttered design."*

As viewed from the street, the residence is a single level. The proposed gabled entry feature has a limited impact on the building's massing, and does not increase the height of the building. The building does not otherwise feature any gables or complex roof forms/features. A single entry gable (3½ :12 pitch) as proposed will distinguish the new primary entry, while otherwise retaining the existing hipped roof form (3½ :12 pitch).

***Window/Door Openings***: The proposed project includes the modification of existing window openings and the construction of a new entry door at the street level. The modification of window openings is consistent with the Design Guidelines. However, the scale of the new entry door (8' tall with flanking sidelites) is in conflict with Final Residential Design Guideline #9.3, which specifies: "*Avoid grand entryways, windows and doors that are out of proportion with the human form*." Past Planning Commission direction on other projects has generally required a 6'8" door height. In this case, Staff

recommends a 7’ door height to achieve a human scale and to align with the adjacent 7’ garage door and window header height. Draft Condition of Approval #34 has been added specifying as such.

***Finish Details*:** The building presently features a mix of vertical wood siding (east and west elevations) and stucco siding (south and north elevations) and features vinyl windows, a concrete block chimney, and a wood shake roof. The applicant is proposing to fully stucco the exterior of the building, replace vinyl windows with new aluminum-clad divided-lite wood windows and doors by Sierra Pacific, apply stucco to the concrete block chimney, and replace the existing wood roof with a new Certainteed Landmark Triple Layer composition shingle roof in color “Country Gray.” The existing garage door is proposed to be replaced with a new paneled wood garage door featuring upper lites. The existing front guardrail is proposed to be modified to feature a lower stone veneer wall with a fence portion on top, with a combined height of 42” necessary for safety. The proposed color scheme for the renovated building is muted earth tones (browns and beiges by Benjamin Moore). New lights are proposed throughout the exterior; the selected fixture is the “Balthus Sconce” by Modern Forms. The sconce bulb is shielded and downlight as required, and at 349 lumens does not exceed the City’s maximum lumen level of 375 lumens. However, the applicant has proposed two sconce lights flanking the front entry at the upper level, two sconce lights flanking the entry at the lower level, and two sconce lights flanking each of the two rear deck doors. Final Design Guideline 11.8 speaks to limited lights as needed for safety; past Planning Commission direction has typically required a singular light at building entrances. Condition of Approval #35 has been added requiring as such.

New landscape lights are also proposed; the selected fixture is “Hinkley Harbor Satin Black Outdoor LED Path Light.” While the selected 21” high landscape light exceeds the City’s 18” height limit, the applicant has indicated in the plans (Sheet A13) the landscape lights will not exceed 18” from grade once installed (at least 3” below grade to meet the height requirement), and Standard Condition of Approval #11 requires as such. As conditioned, Planning staff recommends approval of the finish details.

***Landscaping/Fencing:***
The existing 6’ cedar split paling fence will be retained in place. Existing landscaping is proposed to remain, with the exception of one pittosporum approved by the Forester for removal. The applicant has included a preliminary landscape plan (Sheet A13), which will need to be revised to include the three required upper canopy trees. When revised, the plan will be reviewed by Planning staff and by City Forester prior to building permit issuance. Standard Condition of Approval #’s 19 and 20 require City review for consistency with CMC Sections 17.34.070 (Landscaping Standards in Residential Districts) and 17.48.080 (Tree Removal and Replacement) as well as approval of the plan prior to Building Permit issuance. As conditioned, the project meets City landscaping requirements.

***Site Coverage:*** The site presently features 775 square feet of site coverage, which exceeds the maximum allowed for a 4,000 square foot site: 556 square feet inclusive of

the 50% permeability bonus. Because the project does not propose to add any additional floor area, nor additional site coverage, the applicant is not required to bring the site into site coverage compliance. Any site coverage proposed to remain will need to be retained in place and may not be demolished and replaced, unless the full site is brought into site coverage compliance. Condition of Approval #32 has been added requiring that prior to final of the building permit, the site shall be inspected by Community Planning and Building staff to ensure that existing non-conforming site coverage has not been removed and replaced, and that no additional site coverage has been installed, unless the full site is brought into site coverage compliance (556 square feet of coverage, inclusive of the 50% permeability bonus).

***Environmental Review:*** Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. The Class 1 exemption includes alterations to existing private structures involving negligible or no expansion of the existing or former use such as additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the existing floor area or 2,500 square feet, whichever is less. The project consists of interior and exterior alterations to an existing single-family residence. There is no proposed increase in floor area or building height. The project does not change the existing or former use of the property as a single-family residence and the project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the CEQA Guidelines.

## Other Project Components:

## Attachments:

1. Attachment 1 - Resolution
2. Attachment 2 - 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 15301 AND THAT NONE OF THE EXCEPTIONS TO THE EXEMPTIONS LISTED IN SECTION 15300.2 APPLY IN THIS CASE; APPROVING A COMBINED CONCEPT AND FINAL DESIGN STUDY (DS 25074); AND APPROVING A COASTAL DEVELOPMENT PERMIT FOR SUBSTANTIAL ALTERATIONS TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT SANTA FE STREET 3 SOUTHWEST OF 4TH AVENUE IN THE SINGLE FAMILY RESIDENTIAL (R-1) ZONING DISTRICT. APN: 010-091-019-000

WHEREAS, on March 12, 2025, Alan Lehman ("Applicant") submitted an application on behalf of Iftikhar Ahmed and Faruqui Farah ("Owner") requesting approval of a Track 2 Design Study application (DS 25074, Ahmed) and associated Coastal Development Permit described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000 square-foot lot located at Santa Fe Street 3 southwest of 4th Avenue located in the Single Family Residential (R-1) Zoning District, APN 010-091-019-000; and

WHEREAS, the Applicant is requesting a substantial alteration to an existing split-level single family residence; and

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

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

WHEREAS, in accordance with CMC Section 17.58.040.B.2, the Director may authorize concept review and final details review to occur at the same meeting; and

WHEREAS, in accordance with CMC Section 17.52.090.B, the review of a Coastal Development Permit may be combined with any other required discretionary permit(s); and

WHEREAS, the project was scheduled by the Director for a combined review of the discretionary permits at a public hearing taking place at the September 10, 2025 Planning Commission meeting; and

WHEREAS, on August 29, 2025, a notice of the public hearing scheduled for September 10, 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 31, 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 September 5, 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 September 10, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the combined Concept and Final Design Study and Coastal Development Permit, 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 evidence presented to the Commission at the hearing date including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

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

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

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Class 1) – Existing Facilities and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

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

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

| FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE<br>For each of the required design study findings listed below, staff has indicated whether the plans, either as proposed or with conditions, support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues. | | |
|---|---|---|
| CMC Section 17.64.080.A – Concept Phase Approval Findings | YES | NO |
| 1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits or variances consistent with the Zoning Ordinance. | ✓ | |
| 2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood. | ✓ | |

| | | |
|---|---|---|
| 3. The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context. | ✓ | |
| 4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows, doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity. | ✓ | |
| 5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies, the design respects the rights to reasonable privacy on adjoining sites. | ✓ | |
| 6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan. | ✓ | |
| 7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees. | ✓ | |

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

| FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL<br>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 Section 17.64.080.A, Final Details Phase Approval | YES | NO |
| 1. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites. | ✓ | |
| 2. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape. | ✓ | |
| 3. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood. | ✓ | |
| 4. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right-of-way. The design will reinforce a sense of visual continuity along the street. | ✓ | |

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

| FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS<br>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 Section 17.64.010.B, Coastal Development Permits | YES | NO |
| 1. The project, as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program. | ✓ | |
| 2. If the project is located between the first public road and the sea, the project conforms with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code). | N/A | N/A |
| #2 Finding: The proposed development is not located between the first public road and the sea. | | |

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby FIND the project exempt from environmental review 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 APPROVE a Combined Concept and Final Design Study (DS 25074, Ahmed) and Coastal Development Permit, as conditioned, for substantial alterations to an existing single-family residence located at Santa Fe Street 3 southwest of 4th Avenue in the Single Family Residential (R-1) Zoning District, APN: 010-091-019-000. The project, as approved, is subject to the following Conditions of Approval:

| CONDITIONS OF APPROVAL | |
|---|---|
| No. | Standard Conditions |
| 1. | Authorization. This approval of Design Study (DS 25074, Ahmed) and associated Coastal Development Permit authorizes substantial alterations to an existing single-family residence located at Santa Fe Street 3 southwest of 4th Avenue in the Single Family Residential (R-1) Zoning District, APN 010-091-019-000, as depicted in the plans prepared by Alan Lehman approved by the Planning Commission on September 10, 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 and all applicable overlay districts. 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. |

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| 5. | Setback and Height Certifications. If requested by the Community Planning and Building Department, a State licensed surveyor shall survey and certify the following in writing:<br>• The footing locations are in conformance with the approved plans prior to footing/foundation inspection;<br>• 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.<br>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. | 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). |
| 8. | Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection. |
| 9. | Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit. |
| 10 | Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee.<br><br>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 |

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| | identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail. |
| 11 | Exterior Lighting. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing.<br><br>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.<br><br>Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces. |
| 12 | 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. |
| 13 | Driveway. Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings. |
| 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 |

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| | 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 | Landscape Plan Required. Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following:<br><br>1) All new landscaping shall be 75% drought-tolerant;<br>2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and<br>3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions.<br>4) The project shall meet the findings outlined in CMC Section 17.34.070 and CMC 17.64.080.A pertaining to "enhancement of the urbanized forest."<br><br>The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission. |
| 20 | Tree Planting Requirements. Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings, if applicable. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission. |
| 21 | 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. |
| 22 | Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.<br>• Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.<br>• Excavation within 6 feet of a tree trunk is not permitted.<br>• No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree.<br>• 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.<br>• 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 |

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| | 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.<br>• 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.<br>• 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.<br>• 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. |
| 23 | 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 |
| 24 | Drainage Plan. Prior to the issuance of a building permit, if required by the Environmental Compliance Manager, 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 | 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. |
| 26 | 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. |
| 27 | 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 |
| 28 | Conditions of Approval Acknowledgement. Prior to the issuance of a building permit, a completed Conditions of Approval Acknowledgment form shall be included in the construction |

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| | drawings. The form shall be signed by the Property Owner, Applicant, and Contractor. |
| 29 | 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 the material for the gutters and downspouts. Copper gutters and downspouts shall not be permitted. |
| 30 | 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 and Director of Public Works. |
| 31 | Demolition and Nonconformities. All exterior demolition shall be in substantial compliance with the approved demolition plan as shown on Sheet A4 of the Design Study Plans Approved by the Planning Commission on September 10, 2025. Changes to the demolition plan shall be approved in writing by the Community Planning and Building Department prior to commencement of any additional demolition work. If during construction the exterior demolition exceeds what has been approved, a cease work order may be issued any time at the discretion of the Director of Community Planning and Building and with revised plans submitted to the Department of Community Planning and Building that correct the non-nonconformities in respect to the building floor area and building height. |
| 32 | Site Coverage Compliance. Prior to final of the building permit, the site shall be inspected by Community Planning and Building staff to ensure that existing non-conforming site coverage has not been removed and replaced, and that no additional site coverage has been installed, unless the full site is brought into site coverage compliance (556 square feet of coverage, inclusive of the 50% permeability bonus). |
| 33 | Right of Way. The applicant shall submit a permanent encroachment application for any encroachments that meet the standards outlined in CMC 12.08.060 (Encroachment Application Review Standards) and obtain a permanent encroachment permit and insurance prior to the final of the building permit. Alternatively, the applicant shall revise the plans to indicate unpermitted encroachments will be removed. All unpermitted encroachments shall be removed by the time of Final Inspection. |
| 34 | Entry Door and Sidelites. The applicant shall submit revised plans for review and approval by the Planning Division reflecting the entry door height and entry sidelite height reduced from 8’ to 7’ tall. |
| 35 | Reduce Number of Exterior Wall Sconces. The applicant shall submit a revised lighting plan (and updated elevation views and renderings showing reduced lights) prior to building permit issuance. Exterior wall lights shall be installed only where needed for safety, and shall be limited to one light at building entrances and outdoor activity areas to comply with Final Design Guideline #11.8. |
| 36 | Omit Façade Skylight. The applicant shall submit revised plans omitting reference to a skylight at the new gabled entry (Sheet A7 and Sheet A11) prior to building permit issuance. |

Acknowledgement 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 10th day of September, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____

Michael LePage
Chair

_____

Shelby Gorman
Planning Commission Secretary

All drawings and written materials appearing herein constitute original and unpublished work and are the property of Lehman Design Studio LLC. The drawings and written materials are developed for this project only and shall not be duplicated or disclosed without the written permission of Lehman Design Studio LLC.

## GENERAL NOTES

1.DO NOT SCALE DRAWINGS. SERIOUSLY, DON'T DO IT.

2.CONTRACT DOCUMENTS WHICH DESCRIBE EXISTING CONSTRUCTION HAVE BEEN BASED ON FIELD INSPECTION, BUT ARE NOT BASED ON EXTENSIVE FIELD MEASUREMENTS, OPENING OF CONCEALED CONDITIONS OR EXCAVATION OF BURIED ITEMS. NO RELIABLE CONSTRUCTION DOCUMENTS FOR THE EXISTING STRUCTURE WERE AVAILABLE. THESE DRAWINGS ARE INTEDED AS A GUIDE TO THE CONTRACTOR WHO SHALL VERITY DIMENSIONS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE DESIGNER BEFORE PROCEEDING WITH WORK REGARDING CHANGES, DISCREPANCIES OR ALTERATIONS THAT ARE INCONSISTENT WITH THESE DRAWINGS. NOTIFY THE DESIGNER IMMEDIATELY OF PRE-EXISTING CONDITIONS WHICH PROHIBIT EXECUTION OF WORK AS DESCRIBED HEREIN.

3..NEW CONSTRUCTION TO MATCH EXISTING DETAILS AND FINISHES. WHERE NEW CONSTRUCTION MEETS EXISTING CONSTRUCTION, PATCH AND MATCH SURFACES AND FINISHES TO ALIGN CONSISTENTLY SO NO VISUAL EVIDENCE OF CORRECTED WORK REMAINS UPON COMPLETION.

4.FLOOR ELEVATIONS = TOP OF PLYWOOD SUB-FLOOR OR TOP OF SLAB.

5.ALL WALLS DIMENSIONED TO FACE OF STUD (UNLESS OTHERWISE NOTED).

## PERMIT NOTES

## REVISION NOTES

## CAL GREEN NOTES

A. DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED. NOTE THIS REQUIREMENT ON THE PLANS.

B. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHERBASED (4.304.1).

C. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1)

D. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.1)

E. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.504.2.1)

F. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2)

## CODE COMPLIANCE NOTES

1. THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA FIRE CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ANY OTHER APPLICABLE CODES.

2.IF REQUIRED, A STATE LICENSED SURVEYOR SHALL CERTIFY IN WRITING THAT THE FOOTINGS/FOUNDATION ARE LOCATED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE FOOTING/ FOUNDATION INSPECTION; AND SHALL CERTIFY THE ROOF HEIGHT IS IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE ROOF SHEATHING INSPECTION. CERTIFICATION SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF THE REFERENCED INSPECTIONS.

3. CONTRACTOR SHALL OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND SHALL MAINTAIN THE TICKET IN ACTIVE STATUS THROUGHOUT THE PROJECT. TICKET SHALL BE KEPT ON SITE FOR INSPECTOR REFERENCE.

4. TO MINIMIZE OFF-SITE VIBRATION AND DAMAGE TO NEARBY PROPERTIES, CONTRACTOR SHALL UTILIZE THE SMALLEST FEASIBLE COMPACTION EQUIPMENT CAPABLE OF ACHIEVING THE DESIRED COMPACTION LEVEL. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL OFF-SITE DAMAGE AND SHALL REPAIR ANY DAMAGE IN A TIMELY MANNER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.

5. STRUCTURAL WELDING FOR GUARDRAILS OR ANY OTHER WELDED STEEL STRUCTURAL ELEMENTS SHALL BE DONE IN A LISTED APPROVED SHOP OR IF WELDED IN THE FIELD, UNDER SPECIAL INSPECTION.

| **SET BACKS, PLATES AND RIDGE HEIGHTS** | **CODE (R-1)** | **EXISTING** |
|---|---|---|
| FRONT YARD SET BACK | 15' | GARAGE – 3'-4" SFR - 17'-7" |
| REAR YARD 1ST STORY | 3' | 52'-4" |
| REAR YARD 2ND STORY | 15' | 52'-4" |
| SIDE YARD MIN. | 3' | 3'-0" |
| SIDE YARD COMPOSITE | 25%= 10' | 6'-0" |
| PLATE HEIGHT 1ST STORY | 12' | VARIES (E.N.C.) |
| PLATE HEIGHT 2ND STORY | 18' | VARIES (E.N.C.) |
| RIDGE HEIGHT 1ST STORY | 18' | VARIES (E.N.C.) |
| RIDGE HEIGHT 2ND STORY | 24' | VARIES (E.N.C.) |

E.N.C.= EXISTING NON CONFORMING

## PROJECT INFORMATION

| | |
|---|---|
| OWNER | AHMED |
| SITE ADRESS | SANTA FE 3 SW OF 4TH, CARMEL BY THE SEA CA 93921 |
| A P N | APN 010-091-019 |
| LEGAL | Map of Carmel City Lot 7 Blk 47 R-W |
| LOT/BLOCK | LOT 7 / BLOCK 47 |
| YEAR BUILT | 1963 |
| ZONING | R-1 |
| CONST. TYPE | V-B |
| OCCUPANCY | R-3 |
| FIRE SPRINKLERS | NO |
| HISTORIC | NO |

| | |
|---|---|
| LOT SIZE | 4000 S.F. |
| EXISTING UPPER LEVEL | 692 S.F. |
| EXISTING LOWER LEVEL | 1033 S.F. |
| EXISTING MECHANICAL LEVEL | 512 S.F. |
| EXISTING GARAGE | 245 S.F. |
| **EXISTING TOTAL FLOOR AREA** | **2482 S.F** |
| PROPOSED UPPER LEVEL | 719 S.F. |
| PROPOSED GARAGE | 218 S.F. |
| EXISTING MECHANICAL LEVEL | 512 S.F. |
| PROPOSED LOWER LEVEL | 1033 S.F. |
| **PROPOSED TOTAL FLOOR AREA** | **2482S.F** |
| **EXISTING SITE COVERAGE** | |
| WOOD PLANK DRIVEWAY AND ENTRY PATH (PERM.) | 212 S.F. |
| SIDE YARD GRAVEL PATH | 85 S.F. |
| LOWER PATIO (MINUS OVERLAP ABOVE) | 30 S.F. |
| FRONT STAIRS (MINUS OVERLAP ABOVE) (PERMT.) | 72 S.F. |
| NORTH SIDE LANDING (PERM.) | 15 S.F. |
| FRONT AGGREGATE PATH | 71 S.F. |
| LOWER PATH (PERM.) | 25 S.F. |
| REAR WOOD DECK (PERM.) | 170S.F. |
| SIDE YARD STAIRS PATH | 95 S.F. |
| **EXISTING TOTAL SITE COVERAGE** | **775 S.F** |
| **PROPOSED SITE COVERAGE** | |
| WOOD PLANK DRIVEWAY AND ENTRY PATH (PERM.) | 207 S.F. |
| LOWER PATIO (MINUS OVERLAP ABOVE) | 30 S.F. |
| FRONT STAIRS (MINUS OVERLAP ABOVE) (PERMT.) | 72 S.F. |
| NORTH SIDE LANDING (PERM.) | 15 S.F. |
| FRONT FLAGSTONE PATH | 65 S.F. |
| LOWER PATH (PERM.) | 25 S.F. |
| REAR WOOD DECK (PERM.) | 170 S.F. |
| **PROPOSED TOTAL SITE COVERAGE** | **584 S.F** |




## VICINITY MAP

NO SCALE

## SCOPE OF WORK

CREATE A 2ND FLOOR ENTRY DOOR FROM STREET LEVEL, BUILD ENTRYWAY GABLE ROOF OVERHANG, EXTEND CAR BRIDGE FOR ENTRY WALKWAY, CHANGE EXTERIOR BUILDING TO ALL STUCCO FROM PARTIAL STUCCO, STUCCO FINISH AT CHIMNEY, RENOVATE A BATHROOM, RELOCATE INSIDE WALLS FOR THE CREATING THE NEW ENTRY WAY, AND REPLACE WOOD SHINGLE ROOFING WITH ASPHALT COMPOSITION ROOFING, (ENLARGED AND MODIFIED)NEW WINDOWS AND EXTERIOR DOORS

## DRAWING INDEX


| SHEET # | CONTENTS |
|---|---|
| P-1 | Project Overview |
| A1 | BMP'S |
| A2 | BMP'S |
| A3 | SITE PLAN EXISTING, STREET ELEVATION |
| A4 | EXISTING FLOOR PLANS, DEMOLITION PLANS |
| A5 | SITE PLANS |
| A6 | FLOOR PLAN, SCHEDULES |
| A7 | EXTERIOR ELEVATIONS |
| A8 | EXTERIOR ELEVATIONS |
| A9 | EXTERIOR ELEVATIONS |
| A10 | EXTERIOR ELEVATIONS |
| A11 | ROOF PLAN |
| A12 | MATERIALS AND COLORS |
| A13 | LANDSCAPE AND EXTERIOR LIGHTING PLAN |
| A14 | VOLUME STUDY, PERSPECTIVE VIEWS |


## CONTACT INFORMATION

| | |
|---|---|
| Owner- Iftikhar Ahmed | 408.421.1296 |
| Designer – Alan Lehman | 831-747-4718 |
| | |

REVISIONS


ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com
LEHMAN DESIGN STUDIO


DRAWN BY
ALAN LEHMAN

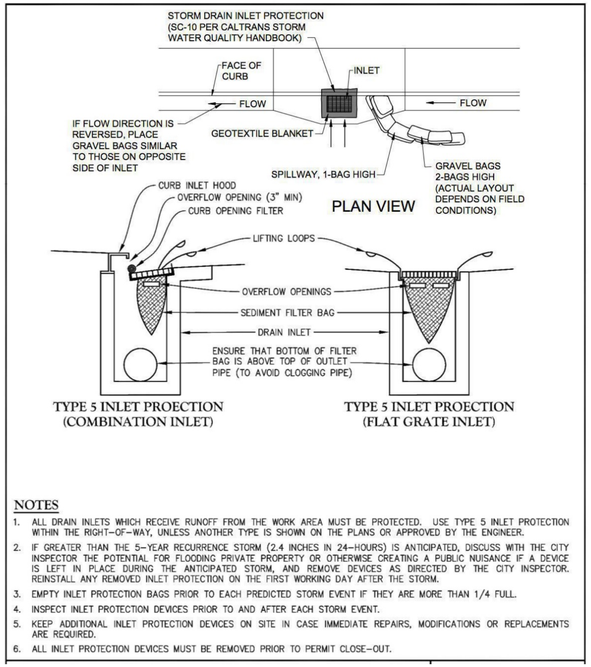
Project Overview

AHMED Remodel
SANTA FE 3 SW OF 4TH, CARMEL BY THE SEA CA 93921
APN 010-091-019

PLANNING REVIEW CHECK SET - NOT FOR CONST.

8/21/25

SHEET
P-1

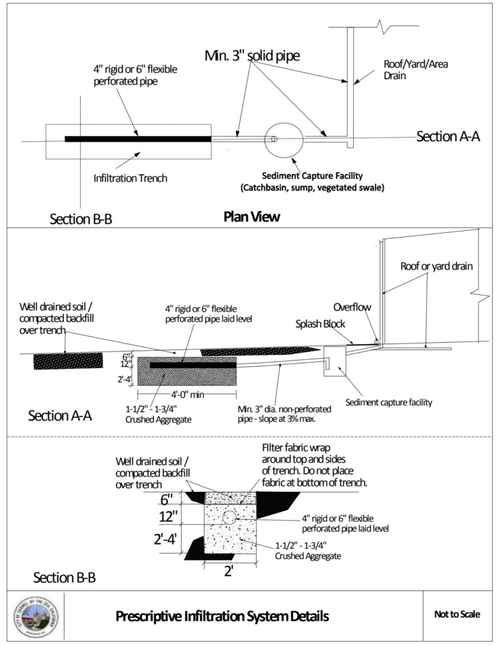



NOTES

1. ALL DRAIN INLETS WHICH RECEIVE RUNOFF FROM THE WORK AREA MUST BE PROTECTED. USE TYPE 5 INLET PROTECTION WITHIN THE RIGHT-OF-WAY, UNLESS ANOTHER TYPE IS SHOWN ON THE PLANS OR APPROVED BY THE ENGINEER.
2. IF GREATER THAN THE 5-YEAR RECURRENCE STORM (2.4 INCHES IN 24-HOURS) IS ANTICIPATED, DISCUSS WITH THE CITY INSPECTOR THE POTENTIAL FOR FLOODING PRIVATE PROPERTY OR OTHERWISE CREATING A PUBLIC NUISANCE IF A DEVICE IS LEFT IN PLACE DURING THE ANTICIPATED STORM, AND REMOVE DEVICES AS DIRECTED BY THE CITY INSPECTOR. REINSTALL ANY REMOVED INLET PROTECTION ON THE FIRST WORKING DAY AFTER THE STORM.
3. EMPTY INLET PROTECTION BAGS PRIOR TO EACH PREDICTED STORM EVENT IF THEY ARE MORE THAN 1/4 FULL.
4. INSPECT INLET PROTECTION DEVICES PRIOR TO AND AFTER EACH STORM EVENT.
5. KEEP ADDITIONAL INLET PROTECTION DEVICES ON SITE IN CASE IMMEDIATE REPAIRS, MODIFICATIONS OR REPLACEMENTS ARE REQUIRED.
6. ALL INLET PROTECTION DEVICES MUST BE REMOVED PRIOR TO PERMIT CLOSE-OUT.

## DRAIN INLET PROTECTION & STREET SWEEPING DETAIL

NOT TO SCALE

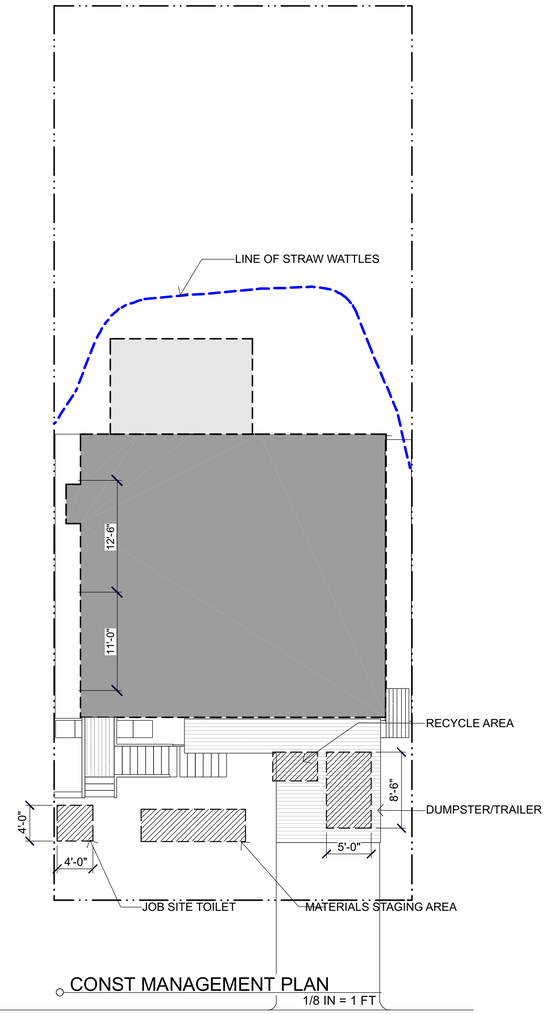



## 1 DRYWELL PIT DETAIL

NOT TO SCALE

## STORM WATER MANAGEMENT NOTES

1 ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DUING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH)
2 DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS.
3 TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15.
4 VEGETATION REMOVAL BETWEEN OCTOBER 15 AND APRIL 15 SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MESAURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY.




CONST MANAGEMENT PLAN
1/8 IN = 1 FT

# CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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



### MATERIALS & WASTE MANAGEMENT

**Non-Hazardous Materials**

- ❑ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ❑ Use (but don't overuse) reclaimed water for dust control.

**Hazardous Materials**

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

**Construction Entrances and Perimeter**

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

**Waste Management**

- ❑ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).



### EQUIPMENT MANAGEMENT & SPILL CONTROL

**Maintenance and Parking**

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ❑ Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

**Spill Prevention and Control**

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management Districts' guidelines for accepting hazardous waste materials).
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.



### EARTHWORK & CONTAMINATED SOILS

**Erosion Control**

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

**Sediment Control**

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



### PAVING/ASPHALT WORK

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

**Sawcutting & Asphalt/Concrete Removal**

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



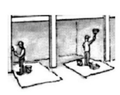
### CONCRETE, GROUT & MORTAR APPLICATION

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



### LANDSCAPE MATERIALS

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



### PAINTING & PAINT REMOVAL

**Painting cleanup**

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

**Paint Removal**

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



### DEWATERING

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

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

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

REVISIONS


ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com
LEHMAN DESIGN STUDIO


DRAWN BY
ALAN LEHMAN

BMP'S

AHMED Remodel
SANTA FE 3 SW OF 4TH, CARMEL BY THE SEA CA 93921
APN 010-091-019

8/21/25

SHEET
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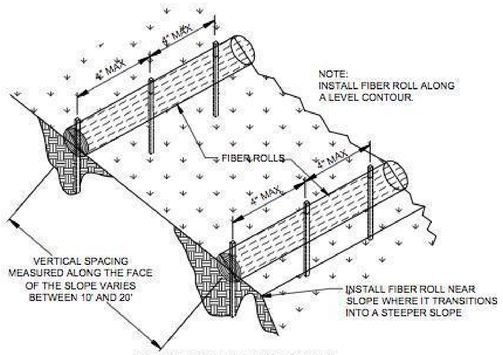


TYPICAL FIBER ROLL INSTALLATION
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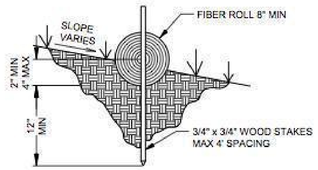


ENTRENCHMENT DETAIL
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## FIBER ROLLS

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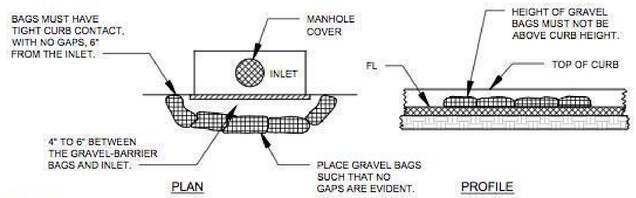
1
C-1

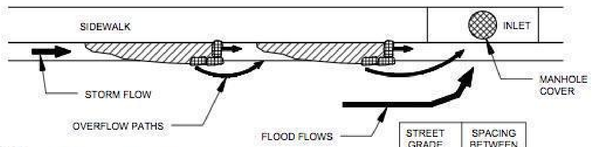



NOTES:
1. GRAVEL BAGS SHALL CONTAIN 1" TO 2" DIAMETER ROCK CONTAINED IN PERVIOUS BURLAP BAGS OR SYNTHETIC NET BAGS ABOUT 24" LONG, 12" WIDE, AND 6" HIGH.

## DRAIN INLET BARRIER

NTS

2
C-1



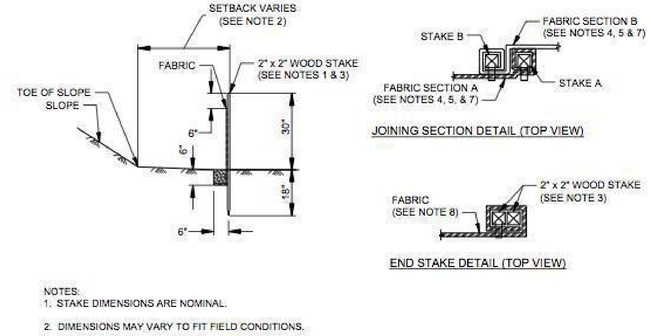

NOTES:
1. FILL GRAVEL BAGS ABOUT 2/3 FULL BEFORE PLACING IN THE GUTTER.
2. PLACE TWO OR MORE SETS OF GRAVEL BAGS IN A MANNER THAT RESULTS IN MAXIMUM SUPPORT. THE FLOW LINE BAG MUST BE LOWER THAN THE TOP OF THE CURB.

| STREET GRADE (%) | SPACING BETWEEN BAGS (FT) |
|---|---|
| 0.5 | 100 |
| 1.0 | 50 |
| 2.0 | 25 |
| 3.0 | 16 |
| 4.0 | 13 |
| 5.0 | 10 |

## CURB AND GUTTER CONTAINMENT

NTS

3
C-1




NOTES:
1. STAKE DIMENSIONS ARE NOMINAL.
2. DIMENSIONS MAY VARY TO FIT FIELD CONDITIONS.
3. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
4. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE AND FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES.
5. STAKES SHALL BE DRIVEN TIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE.
6. FOR END STAKE, FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES.
7. JOINING SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS.

## SILT FENCE

NTS

4
C-1

EROSION AND SEDIMENT CONTROL NOTES

1 **BEST MANAGEMENT PRACTICES (BMPS)** AT A MINIMUM, THE FOLLOWING BMPS ARE REQUIRED REGARDLESS OF WEATHER CONDITIONS, AND AS APPLICABLE TO THE CONSTRUCTION ACTIVITIES PLANNED. VERIFY ALL OF THE BELOW MEASURES ARE ADDRESSED ON THE ESCP SUBMITTAL, AS APPLICABLE.

2 **WET WEATHER MEASURES** IF POSSIBLE, AVOID LAND-DISTURBING ACTIVITIES DURING THE WET WEATHER SEASON, OCTOBER 15 THROUGH APRIL 15. OTHERWISE, EXTRA BMP MATERIALS (FILTERS, FIBER ROLLS, GRAVEL BAGS, MULCH/STRAW, PLASTIC COVERS) SHALL BE KEPT ON-SITE FOR PRE-RAIN INSTALL.

3 **EXISTING VEGETATION** PROTECT EXISTING VEGETATION; AVOID REMOVAL AS REQUIRED AND WHEREVER POSSIBLE; INSTALL APPROPRIATE/PROTECTIVE FENCING, PERIMETER CONTROLS PRIOR TO WORK.

4 **EROSION AND SEDIMENT CONTROL** AS APPLICABLE, SLOPE AND SOIL STABILIZATION BMPS SHALL BE UTILIZED TO PREVENT SLOPE EROSION AND SOIL MOVEMENT ON-SITE AND OFF-SITE. NO SEDIMENT MAY LEAVE THE SITE, BE DEPOSITED OFF-SITE, OR POLLUTE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE.

5 **STOCKPILE MANAGEMENT** ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.

6 **WASTE MANAGEMENT** ALL CONSTRUCTION WASTE SHALL BE CONTAINED AND SECURELY COVERED ONSITE, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. ANY WASH OUT FACILITY SHALL BE CONTAINED, MAINTAINED, AND ITS CONTENTS DISPOSED OF PROPERLY; NO MATERIAL SHALL BE WASHED INTO STREET.

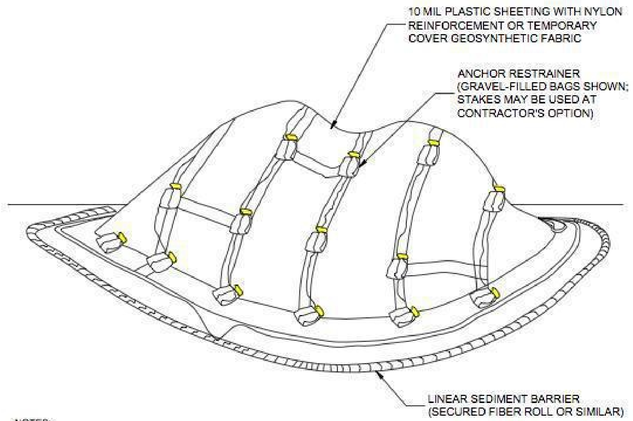
7 **VEHICLES AND EQUIPMENT** RESPONSIBLE PARTIES MUST ENSURE ALL VEHICLES AND EQUIPMENT ARE MAINTAINED IN GOOD WORKING ORDER, WILL NOT CAUSE DIRT, MUD, OIL, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET. INACTIVE VEHICLES/EQUIPMENT MUST USE COVER AND/OR DRIP PANS.

8 **DRAIN/INLET PROTECTION & PERIMETER CONTROLS** DRAINS/INLETS THAT RECEIVE STORM WATER MUST BE COVERED OR OTHERWISE PROTECTED FROM RECEIVING SEDIMENT, MUD, DIRT, OR ANY DEBRIS, AND INCLUDE GUTTER CONTROLS AND FILTRATION WHERE APPLICABLE IN A MANNER NOT IMPEDING TRAFFIC OR SAFETY. PROPERLY INSTALLED SILT FENCING OR EQUIVALENT LINEAR CONTROL SHALL BE EVIDENT ALONG SITE PERIMETER TO PREVENT MOVEMENT OF SEDIMENT AND DEBRIS OFF-SITE.

9 **SWEEPING** ALL IMPERVIOUS SURFACES (DRIVEWAYS, STREETS) SHALL BE PHYSICALLY SWEPT (NOT WASHED OR HOSED DOWN), AND MAINTAINED FREE OF DEBRIS AND ACCUMULATIONS OF DIRT. NO TRACKING OFF-SITE.

10 **DEWATERING** NO DEWATERING IS ALLOWED FROM CONSTRUCTION SITES UNLESS DISCHARGE IS AN EXCEPTION TO THE DISCHARGE PROHIBITIONS PER CITY CODE CH. 31.5-12(C), EXCEPT AS SPECIFIED FOR ASBS DRAINAGES. ANY PROPOSED DEWATERING MUST BE REVIEWED/ CLEARED BY CITY AND APPLICABLE REGULATORY AGENCIES.

11 STORMWATER MIXED WITH NON-STORMWATER SHALL BE MANAGED AS NON-STORMWATER




NOTES:
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

## TEMPORARY COVER ON STOCKPILE

NTS

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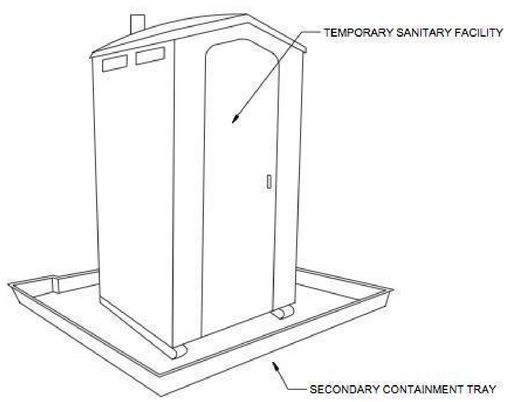
C-1




**STORAGE AND DISPOSAL PROCEDURES**

1. TEMPORARY SANITARY FACILITIES SHOULD BE LOCATED AWAY FROM DRAINAGE FACILITIES, WATERCOURSES, AND FROM TRAFFIC CIRCULATION. IF SITE CONDITIONS ALLOW, PLACE PORTABLE FACILITIES A MINIMUM OF 50 FEET FROM DRAINAGE CONVEYANCES AND TRAFFIC AREAS.
2. WHEN SUBJECTED TO HIGH WINDS OR RISK OF HIGH WINDS, TEMPORARY SANITARY FACILITIES SHOULD BE SECURED TO PREVENT OVERTURNING.
3. TEMPORARY SANITARY FACILITIES MUST BE EQUIPPED WITH SECONDARY CONTAINMENT TRAYS TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORMWATER DRAINAGE SYSTEM OF THE RECEIVING WATER.
4. ARRANGE FOR REGULAR WASTE COLLECTION. DO NOT ALLOW SANITARY FACILITY TO BECOME OVERFULL.

## SANITARY WASTE MANAGEMENT

NTS

6
C-1

REVISIONS

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @
lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

BMP'S

AHMED Remodel
SANTA FE 3 SW OF 4TH, CARMEL BY THE SEA CA 93921
APN 010-091-019

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SHEET
A2

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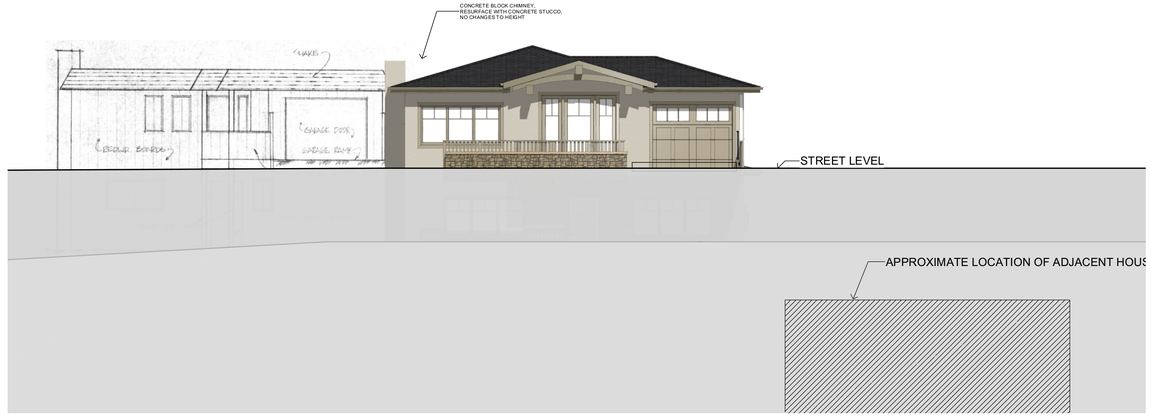
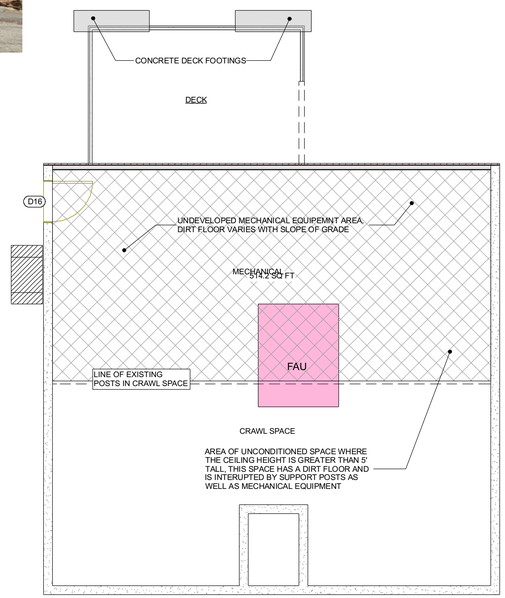


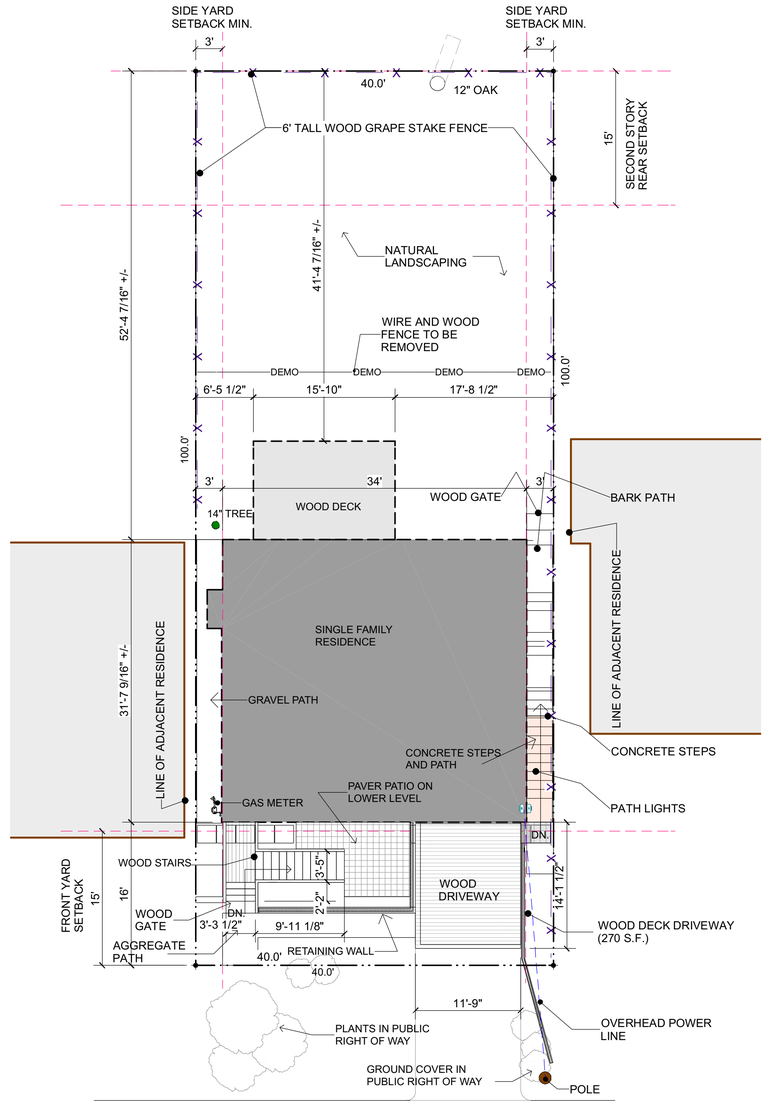

STREET ELEVATION
1/8 IN = 1 FT



EXISTING VIEW FROM STREET




FLOOR PLAN - LOWER LEVEL EXISTING
3/16 IN = 1 FT




PLAN NORTH

SITE PLAN UPPER LEVEL - EXISTING
1/8 IN = 1 FT

REVISIONS

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com
LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

SITE PLAN EXISTING, STREET ELEVATION

AHMED Remodel
SANTA FE 3 SW OF 4TH, CARMEL BY THE SEA CA 93921
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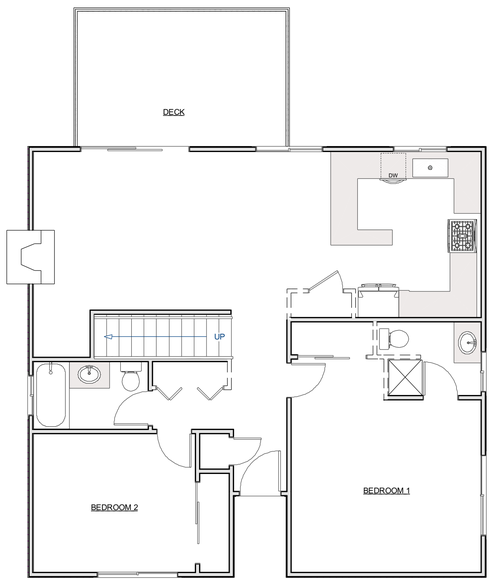
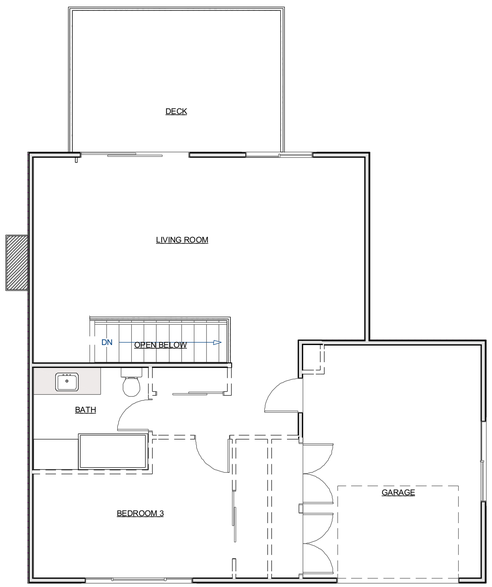



DEMO PLAN - LOWER LEVEL EXISTING
3/16 IN = 1 FT




DEMO PLAN - UPPER LEVEL EXISTING
3/16 IN = 1 FT

DOOR SCHEDULE

| NUMBER | QTY | FLOOR | WIDTH | HEIGHT | THICKNESS | EX/IN | DESCRIPTION | COMMENTS |
|---|---|---|---|---|---|---|---|---|
| D01 | 1 | 2 | 24 1/8" | 80" | 1 3/8" | IN | HINGED-DOOR P04 | |
| D02 | 5 | 2 | 30" | 80" | 1 3/8" | IN | HINGED-DOOR P04 | |
| D03 | 1 | 2 | 36" | 80" | 1 3/4" | EX | EXT. HINGED-GLASS PANEL | |
| D04 | 1 | 2 | 59 1/4" | 80" | 1 3/8" | IN | 4 DR. BIFOLD-LOUVERED | |
| D05 | 1 | 2 | 60 3/4" | 80" | 1 3/8" | IN | SLIDER-DOOR P04 | |
| D06 | 1 | 2 | 72" | 80" | 1 3/8" | IN | SLIDER-DOOR P04 | |
| D07 | 1 | 2 | 96" | 80" | 1 3/8" | EX | EXT. SLIDER-GLASS PANEL | |
| D08 | 1 | 3 | 108" | 82 9/16" | 1 3/4" | EX | GARAGE-GARAGE DOOR P02 | |
| D09 | 1 | 3 | 27 1/2" | 80" | 1 3/8" | IN | HINGED-DOOR P04 | |
| D10 | 1 | 3 | 30" | 80" | 1 3/8" | EX | EXT. HINGED-DOOR E21 | |
| D11 | 1 | 3 | 30" | 80" | 1 3/8" | IN | HINGED-DOOR P04 | |
| D12 | 2 | 3 | 54" | 80" | 1 3/8" | EX | EXT. DOUBLE HINGED-DOOR E21 | |
| D13 | 1 | 3 | 59 1/4" | 80" | 1 3/8" | IN | SLIDER-DOOR P04 | |
| D14 | 1 | 3 | 60" | 80" | 1 3/8" | IN | SLIDER-DOOR P04 | |
| D15 | 1 | 3 | 96" | 80" | 1 3/8" | EX | EXT. SLIDER-GLASS PANEL | |
| D16 | 1 | 1 | 36" | 80" | 1 3/4" | EX | EXT. HINGED-SLAB | |

WINDOW SCHEDULE

| NUMBER | QTY | FLOOR | WIDTH | HEIGHT | EGRESS | TEMPERED | DESCRIPTION | COMMENTS |
|---|---|---|---|---|---|---|---|---|
| W01 | 1 | 3 | 72" | 36" | | | RIGHT SLIDING | |
| W02 | 2 | 2 | 36" | 36" | | | RIGHT SLIDING | |
| W03 | 1 | 2 | 48" | 36" | | | RIGHT SLIDING | |
| W04 | 1 | 2 | 60" | 48" | | | RIGHT SLIDING | |
| W05 | 2 | 2 | 72" | 36" | | | RIGHT SLIDING | |
| W06 | 1 | 3 | 60" | 48" | | | RIGHT SLIDING | |
| W07 | 1 | 3 | 96" | 48" | | | TRIPLE SLIDING | |

WALL SCHEDULE- EXTERIOR WALLS

| 2D SYMBOL | WALL TYPE(S) | QTY | WALL LENGTH |
|---|---|---|---|
| | STUCCO-4 | 1 | 34' |
| | SIDING-4 STUCCO, COPY | 1 | 14'-7 1/2" |
| | SIDING-4 STUCCO, COPY | 1 | 15'-1 1/2" |
| | SIDING-4 STUCCO, COPY | 1 | 4' |
| | SIDING-4 STUCCO, COPY | 1 | 25'-2 1/2" |
| | SIDING-4 STUCCO, COPY | 1 | 12'-1 3/4" |
| | SIDING-4 STUCCO, COPY | 1 | 8'-9 1/2" |
| | SIDING-4 STUCCO, COPY | 1 | 34' |
| | SIDING-4 STUCCO, COPY | 1 | 13'-8 1/2" |
| | SIDING-4 STUCCO | 1 | 19' |
| | SIDING-4 STUCCO | 1 | 21'-1 1/2" |
| | SIDING-4 STUCCO | 2 | 32' |
| | SIDING-4 STUCCO | 1 | 4'-3 1/16" |
| | SIDING-4 STUCCO | 2 | 5'-9" |
| | SIDING-4 | 1 | 18' |
| | SIDING-4 | 1 | 32' |
| | SIDING-4 | 1 | 34' |
| | SIDING-4 | 1 | 12'-8 1/2" |
| TOTALS: | | 20 | 378'-2 5/16" |

WALL SCHEDULE- INTERIOR WALLS TO DEMOLISH

| 2D SYMBOL | WALL TYPE(S) | QTY | WALL LENGTH |
|---|---|---|---|
| | SIDING-4 STUCCO, COPY | 1 | 14'-7 1/2" |
| | SIDING-4 STUCCO, COPY | 1 | 15'-1 1/2" |
| | SIDING-4 STUCCO, COPY | 1 | 4' |
| | SIDING-4 STUCCO, COPY | 1 | 12'-1 3/4" |
| | SIDING-4 STUCCO, COPY | 1 | 25'-2 1/2" |
| | SIDING-4 STUCCO, COPY | 1 | 8'-9 1/2" |
| | SIDING-4 STUCCO, COPY | 1 | 34' |
| | SIDING-4 STUCCO, COPY | 1 | 13'-8 1/2" |
| | INTERIOR-4 DEMO | 1 | 2'-1 3/4" |
| | INTERIOR-4 DEMO | 1 | 5'-1 1/4" |
| | INTERIOR-4 DEMO | 1 | 9'-1 13/16" |
| | INTERIOR-4 DEMO | 1 | 1'-10 1/4" |
| | INTERIOR-4 DEMO | 1 | 2'-6" |
| | INTERIOR-4 DEMO | 1 | 2'-9" |
| | INTERIOR-4 DEMO | 1 | 2'-1 1/2" |
| | INTERIOR-4 DEMO | 2 | 5'-10 3/4" |
| | INTERIOR-4 DEMO | 1 | 7'-11 1/2" |
| | INTERIOR-4 DEMO | 1 | 8'-10 3/4" |
| | INTERIOR-4 DEMO | 1 | 11'-2 1/2" |
| | INTERIOR-4 DEMO | 1 | 1'-7 1/4" |
| | INTERIOR-4 DEMO | 3 | 10'-4 1/2" |
| | INTERIOR-4 DEMO | 1 | 2'-2 1/2" |
| | INTERIOR-4 DEMO | 1 | 2'-5" |
| TOTALS: | | 26 | 230'-5 5/16" |

WALL SCHEDULE- INTERIOR WALLS TO REMAIN

| 2D SYMBOL | WALL TYPE(S) | QTY | WALL LENGTH |
|---|---|---|---|
| | SIDING-4 STUCCO, COPY | 1 | 14'-7 1/2" |
| | SIDING-4 STUCCO, COPY | 1 | 15'-1 1/2" |
| | SIDING-4 STUCCO, COPY | 1 | 4' |
| | SIDING-4 STUCCO, COPY | 1 | 12'-1 3/4" |
| | SIDING-4 STUCCO, COPY | 1 | 25'-2 1/2" |
| | SIDING-4 STUCCO, COPY | 1 | 8'-9 1/2" |
| | SIDING-4 STUCCO, COPY | 1 | 34' |
| | SIDING-4 STUCCO, COPY | 1 | 13'-8 1/2" |
| | INTERIOR-4 | 1 | 10'-4 1/2" |
| | INTERIOR-4 | 1 | 10'-6" |
| | INTERIOR-4 | 1 | 14'-11 1/2" |
| | INTERIOR-4 | 1 | 14'-2" |
| | INTERIOR-4 | 1 | 14'-9 1/2" |
| | INTERIOR-4 | 1 | 2'-3" |
| | INTERIOR-4 | 1 | 3'-4 1/4" |
| | INTERIOR-4 | 1 | 3'-6" |
| | INTERIOR-4 | 1 | 4'-7 1/2" |
| | INTERIOR-4 | 1 | 5'-1" |
| | INTERIOR-4 | 1 | 6'-11 1/4" |
| | INTERIOR-4 | 1 | 6'-3 1/4" |
| | INTERIOR-4 | 1 | 14'-7 3/4" |
| | INTERIOR-4 | 1 | 2'-4 11/16" |
| | INTERIOR-4 | 1 | 6 1/8" |
| | INTERIOR-4 | 1 | 4'-10" |
| | INTERIOR-4 | 1 | 1'-9" |
| | INTERIOR-4 | 1 | 12'-10" |
| TOTALS: | | 26 | 261'-4 9/16" |

WALL SCHEDULE- INTERIOR WALLS NEW

| 2D SYMBOL | WALL TYPE(S) | QTY | WALL LENGTH |
|---|---|---|---|
| | ROOM DIVIDER | 1 | 4'-11 5/8" |
| | ROOM DIVIDER | 1 | 12'-2 1/16" |
| | INTERIOR-4,NEW | 1 | 1'-6 1/2" |
| | INTERIOR-4,NEW | 1 | 12'-8 1/2" |
| | INTERIOR-4,NEW | 2 | 2'-1" |
| | INTERIOR-4,NEW | 1 | 2'-6 1/4" |
| | INTERIOR-4,NEW | 1 | 3'-10 3/4" |
| | INTERIOR-4,NEW | 1 | 5'-1 1/4" |
| | INTERIOR-4,NEW | 2 | 5'-4 1/2" |
| | INTERIOR-4,NEW | 2 | 6'-0 15/16" |
| | INTERIOR-4,NEW | 1 | 6'-1 1/4" |
| | INTERIOR-4,NEW | 2 | 6'-1" |
| | INTERIOR-4,NEW | 2 | 9'-11 3/4" |
| | INTERIOR-4,NEW | 1 | 13'-2 7/8" |
| | INTERIOR-4,NEW | 1 | 2'-4 1/2" |
| | INTERIOR-4,NEW | 1 | 4'-5 7/8" |
| | GLASS SHOWER | 1 | 5'-3 1/4" |
| | EXTERIOR RAILING | 1 | 12'-7 11/16" |
| | EXTERIOR RAILING | 1 | 15'-3 1/4" |
| | EXTERIOR RAILING | 1 | 18'-1 1/4" |
| | EXTERIOR RAILING | 1 | 4' |
| | EXTERIOR RAILING | 1 | 10'-3 9/16" |
| | EXTERIOR RAILING | 1 | 5'-0 1/16" |

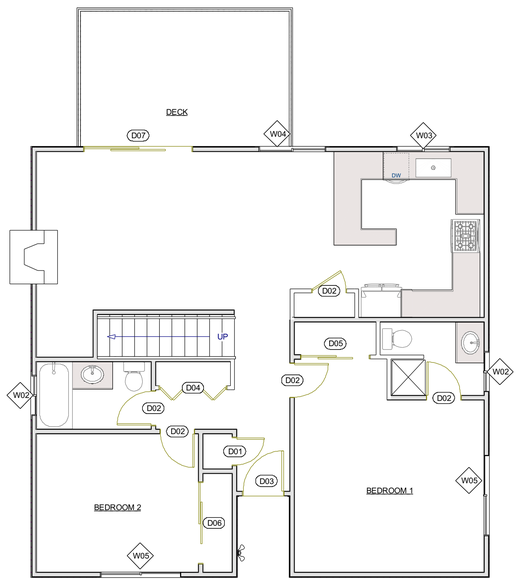
TOTAL WALLS (EXIST) = 549 LIN. FT.
103 (DEMOLISHED)/549=18.76%
TOTAL WALLS CHANGED:
187/549=34.06%

WALL LEGEND

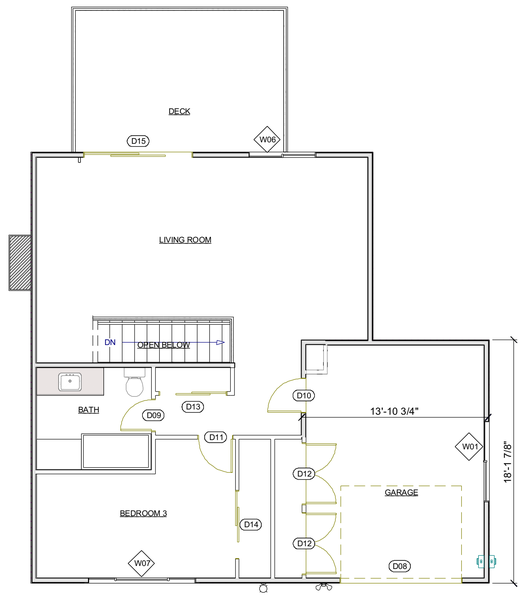
EXISTING WALL

NEW WALL

WALL TO BE REMOVED




FLOOR PLAN - LOWER LEVEL EXISTING
3/16 IN = 1 FT




FLOOR PLAN - UPPER LEVEL EXISTING
3/16 IN = 1 FT

REVISIONS

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

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DRAWN BY
ALAN LEHMAN

EXISTING FLOOR PLANS,
DEMOLITION PLANS

AHMED Remodel
SANTA FE 3 SW OF 4TH, CARMEL BY THE SEA CA 93921
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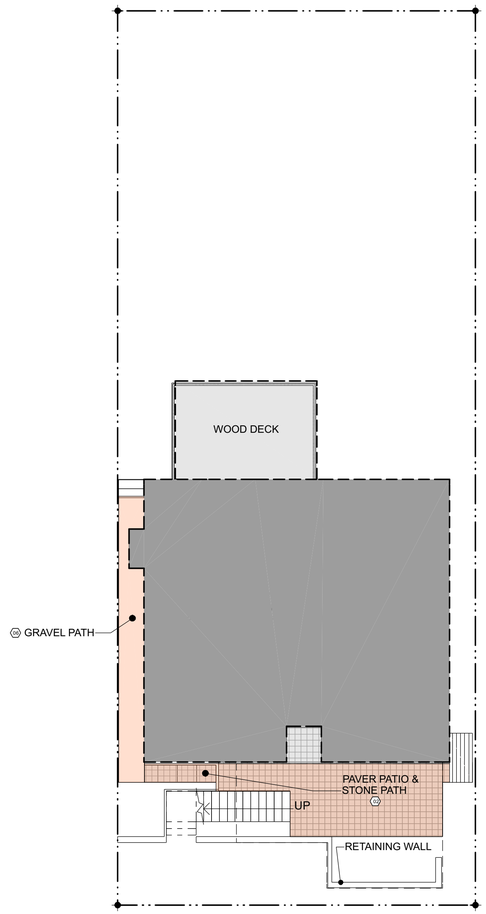
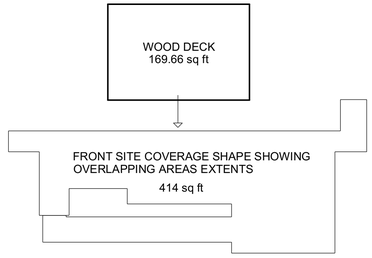



PLAN NORTH

SITE PLAN LOWER LEVEL
1/8 IN = 1 FT




414 + 170 (REAR DECKS OVERLAPPING)=584

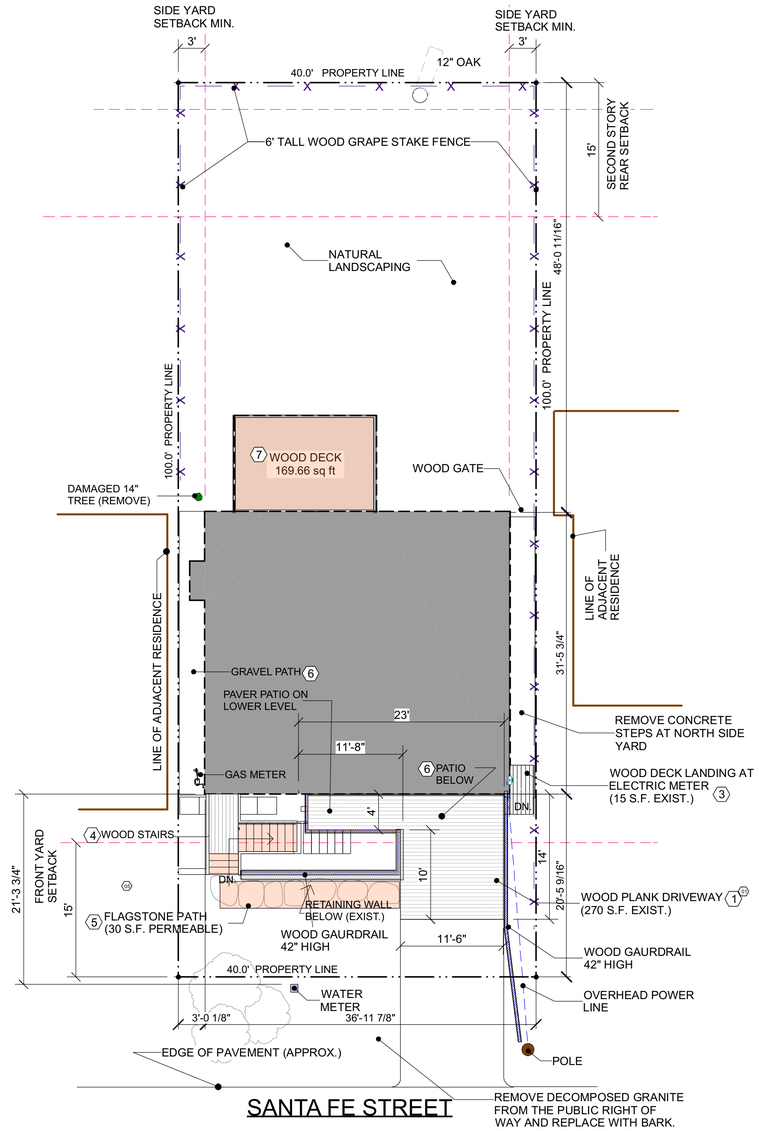
584+85 = 669 (IF GRAVEL PATH IS INCLUDED IN CALCULATIONS)

| SITE AREA COVERAGE TABLE | | | |
|---|---|---|---|
| Callout | SITE ZONE | Area (S.F.) | Description |
| 01 | DRIVEWAY AND ENTRY | 206.88 | PERMEABLE |
| 02 | LOWER PATIO | 189.22 | IMPERMEABLE |
| 03 | ELECTRIC METER LANDING | 14.99 | PERMEABLE |
| 04 | FRONT YARD WOOD STAIRS | 49.41 | PERMEABLE |
| 05 | FRONT YARD FLAGSTONE PATH | 60.12 | PERMEABLE |
| 06 | SIDE YARD GRAVEL PATH | 85.27 | PERMEABLE |
| 07 | REAR WOOD DECK (STACKED ON FLOOR 2 AND 3) | 159.87 | PERMEABLE |
| Totals: | | 765.76 | |

NOTE: NO CHANGES TO EXISTING LANDSCAPING, NATURAL LANDSCAPING TO REMAIN, NO TREE REMOVAL

TOTAL ALLOWABLE WITH +50% SEMI PERMEABLE = 556 S.F.

| **PROPOSED SITE COVERAGE** | |
|---|---|
| WOOD PLANK DRIVEWAY AND ENTRY PATH (PERM.) | 207 S.F. |
| LOWER PATIO (MINUS OVERLAP ABOVE) | 30 S.F. |
| FRONT STAIRS (MINUS OVERLAP ABOVE) (PERMT.) | 72 S.F. |
| NORTH SIDE LANDING (PERM.) | 15 S.F. |
| FRONT FLAGSTONE PATH | 65 S.F. |
| LOWER PATH (PERM.) | 25 S.F. |
| REAR WOOD DECK (PERM.) | 170 S.F. |
| **PROPOSED TOTAL SITE COVERAGE** | **584 S.F** |




PLAN NORTH

SITE PLAN STREET LEVEL
1/8 IN = 1 FT

REVISIONS

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

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ALAN LEHMAN

SITE PLANS

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NEW WINDOWS BY SIERRA PACIFIC, H3 CLAD WOOD WINDOW SERIES. EXTERIOR PANE OF GLASS TEMPERED FOR WUI COMPLIANCE

EGRESS WINDOW NOTES
A. AN OPENABLE AREA OF NOT LESS THAN 5.7 SQ. FT. EXCEPTION: 5 SQ. FT. FOR GRADE-FLOOR OPENINGS (R310.2.1).
B. MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT (R310.2.1).
C. MINIMUM NET CLEAR OPENABLE DIMENSION 20 INCHES IN WIDTH (R310.2.1).
D. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES MEASURE FROM THE FLOOR (R310.2.2).

NOTE:
1. WINDOWS NOTED AS "TEMPERED" ARE TEMPERED BOTH PANES OF GLASS. OTHER WINDOWS SHALL BE TEMPERED OUTSIDE PANE FOR WUI COMPLIANCE
2. NEW WINDOWS IF DIVIDED SHALL BE "SIMULATED DIVIDED LITE", NO REMOVABLE MUNTINS.

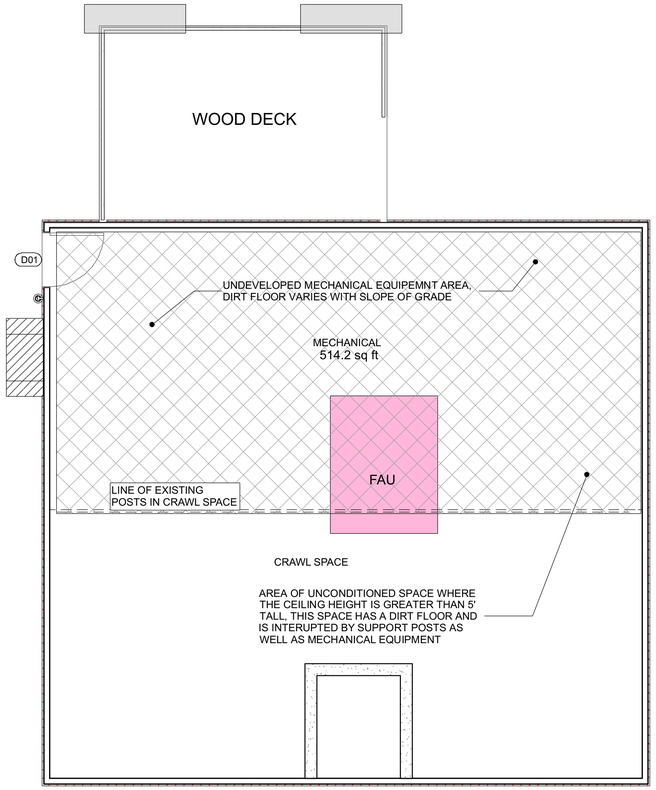
EXTERIOR DOOR SCHEDULE

| NUMBER | QTY | FLOOR | ROOM NAME | WIDTH | HEIGHT | THICKNESS | DESCRIPTION | COMMENTS |
|---|---|---|---|---|---|---|---|---|
| D01 | 1 | 1 | MECHANICAL | 36" | 80" | 1 3/4" | EXT. HINGED-SLAB | REPLACE, FIBERGLASS FLUSH SLAB, PAINT |
| D02 | 2 | 3 | LIVING UP/DECK | 36" | 80" | 1 3/8" | EXT. FIXED-GLASS PANEL | NEW, ALUMINUM CLAD, CRAFTSMAN PATTERN LITES |
| D03 | 2 | 2 | LIVING DN/DECK | 36" | 80" | 1 3/8" | EXT. FIXED-GLASS PANEL | NEW, ALUMINUM CLAD, CRAFTSMAN PATTERN LITES |
| D04 | 1 | 2 | HALL/UNSPECIFIED | 36" | 80" | 1 3/4" | EXT. HINGED-GLASS PANEL | NEW, ALUMINUM CLAD, CRAFTSMAN PATTERN LITES |
| D05 | 1 | 2 | LIVING DN/DECK | 72" | 80" | 1 3/8" | EXT, DOUBLE HINGED-GLASS PANEL | NEW, ALUMINUM CLAD, CRAFTSMAN PATTERN LITES |
| D06 | 2 | 3 | LIVING | 24" | 96" | 1 3/4" | EXT. FIXED-GLASS PANEL | NEW, ALUMINUM CLAD, CRAFTSMAN PATTERN LITES |
| D07 | 1 | 3 | LIVING | 36" | 96" | 1 3/4" | EXT. HINGED-GLASS PANEL | NEW, ALUMINUM CLAD, CRAFTSMAN PATTERN LITES |
| D10 | 1 | 3 | LIVING UP/DECK | 72" | 80" | 1 3/8" | EXT, DOUBLE HINGED-GLASS PANEL | NEW, ALUMINUM CLAD, CRAFTSMAN PATTERN LITES |
| D11 | 1 | 3 | GARAGE | 96" | 84" | 1/4" | GARAGE-C12-REC13 | NEW WOOD AND GLASS GARAGE DOOR |

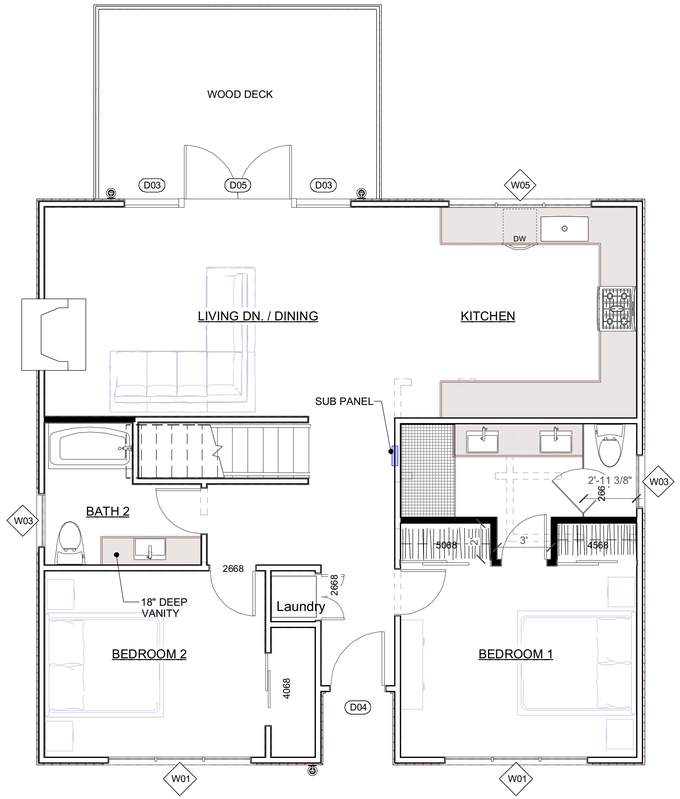
NOTE: NEW WINDOWS AND DOORS ARE ALUMINUM CLAD WOOD CONSTRUCTION BY SIERRA PACIFIC

WINDOW SCHEDULE

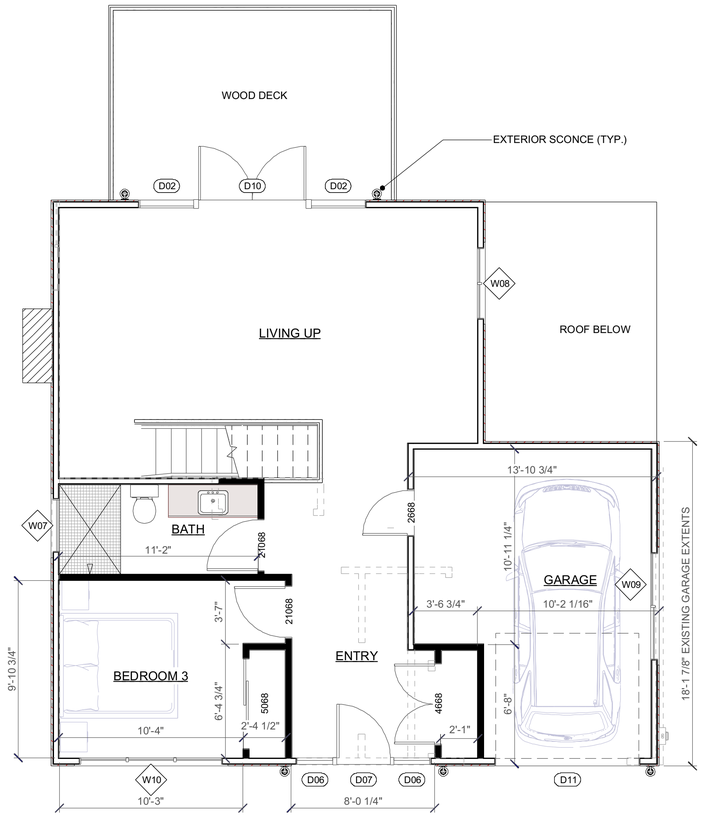
| NUMBER | QTY | FLOOR | WIDTH | HEIGHT | EGRESS | TEMPERED | DESCRIPTION | COMMENTS |
|---|---|---|---|---|---|---|---|---|
| W01 | 2 | 2 | 96" | 48" | YES | | TRIPLE CASEMENT-LHL/RHR | NEW, ALUMINUM CLAD, CRAFTSMAN PATTERN LITES |
| W03 | 2 | 2 | 36" | 36" | | | SINGLE CASEMENT-HL | NEW, ALUMINUM CLAD, CRAFTSMAN PATTERN LITES |
| W05 | 1 | 2 | 96" | 36" | | | TRIPLE CASEMENT-LHL/RHR | NEW, ALUMINUM CLAD, CRAFTSMAN PATTERN LITES |
| W07 | 1 | 3 | 36" | 18" | | YES | FIXED GLASS | NEW, ALUMINUM CLAD, 2 VERTICAL PATTERN LITES |
| W08 | 1 | 3 | 48" | 36" | | | DOUBLE CASEMENT-LHL/RHR | NEW, ALUMINUM CLAD, CRAFTSMAN PATTERN LITES |
| W09 | 1 | 3 | 72" | 36" | | | RIGHT SLIDING | NEW, ALUMINUM CLAD, CRAFTSMAN PATTERN LITES |
| W10 | 1 | 3 | 96" | 48" | YES | | TRIPLE CASEMENT-LHL/RHR | NEW, ALUMINUM CLAD, CRAFTSMAN PATTERN LITES |




MECHANICAL/GRADE LEVEL
1/4 IN = 1 FT




LOWER LEVEL
1/4 IN = 1 FT




UPPER LEVEL
1/4 IN = 1 FT


ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com
LEHMAN DESIGN STUDIO


DRAWN BY
ALAN LEHMAN

FLOOR PLAN, SCHEDULES

AHMED Remodel
SANTA FE 3 SW OF 4TH, CARMEL BY THE SEA CA 93921
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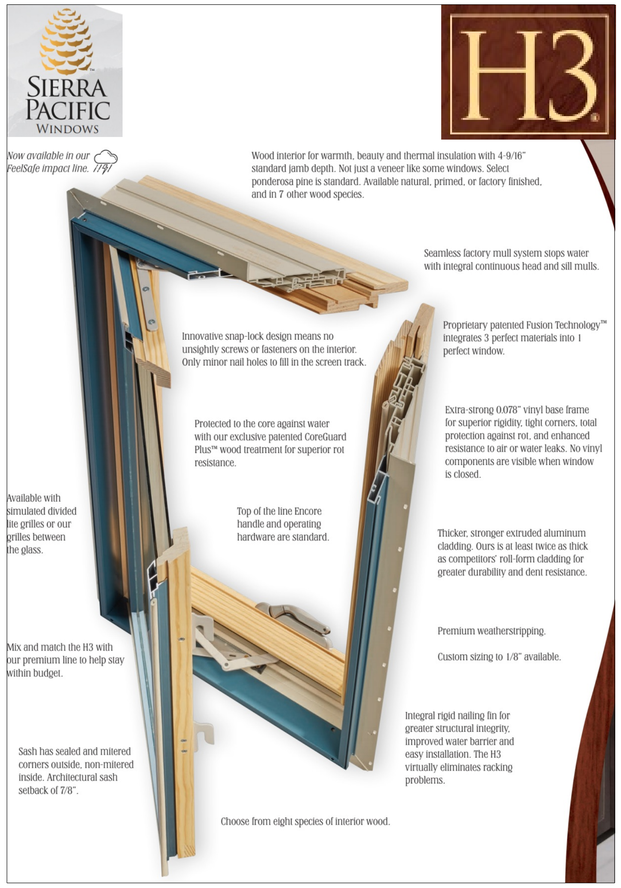
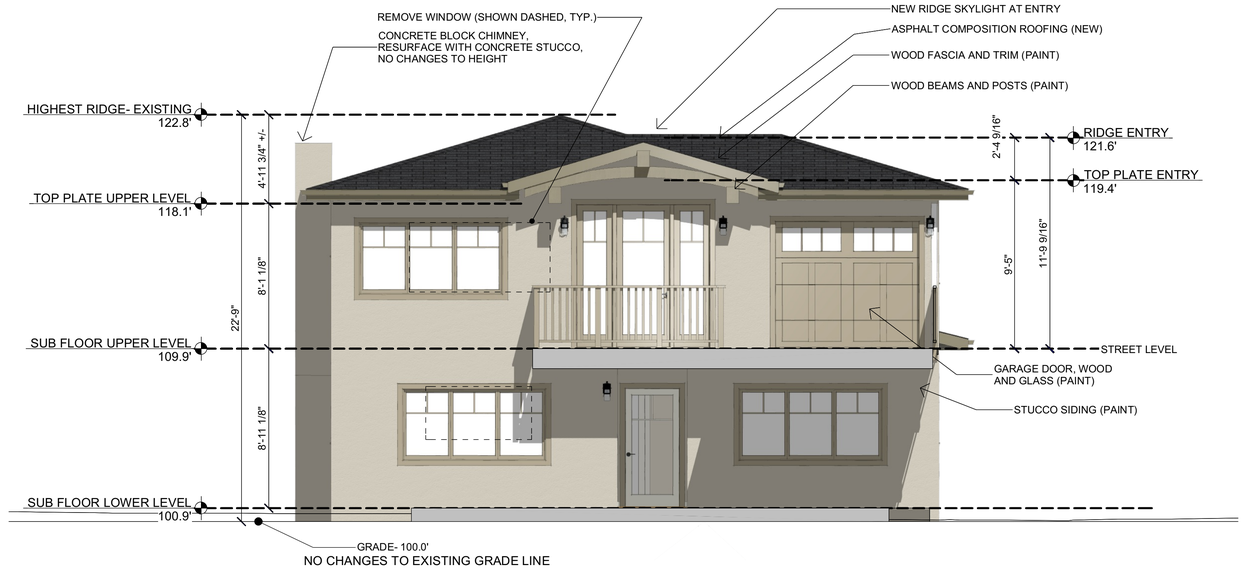


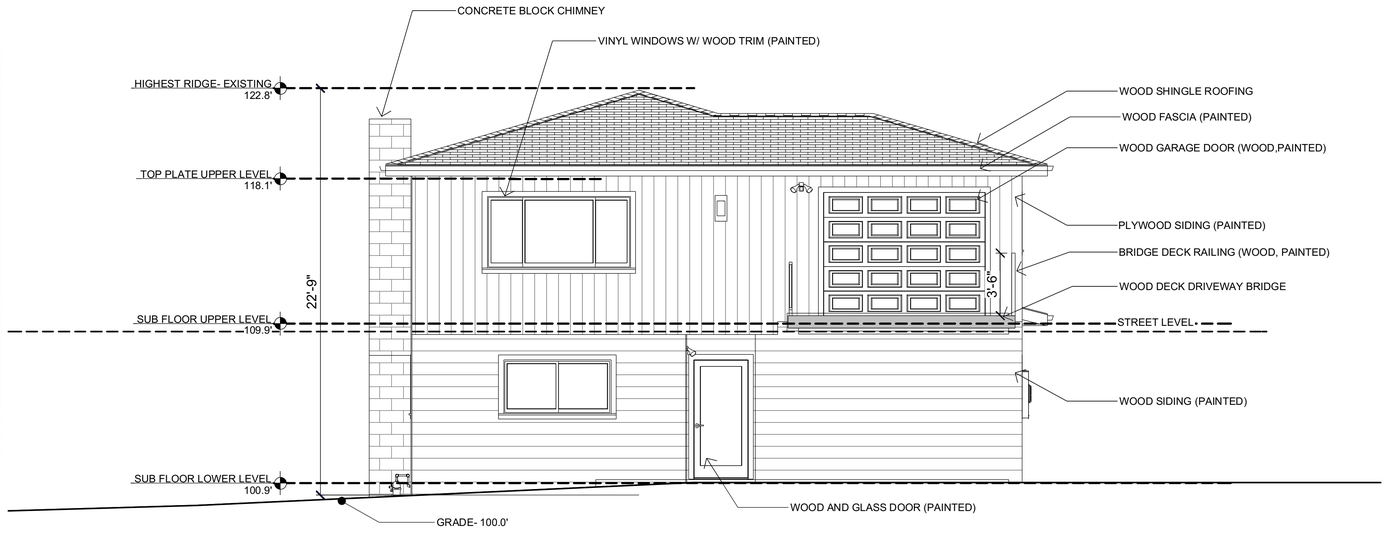

CLAD WINDOW INFORMATION




EXISTING STREET ELEVATION




EAST ELEVATION - PROPOSED
1/4 IN = 1 FT




EAST ELEVATION - EXISTING
1/4 IN = 1 FT

REVISIONS

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com
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DRAWN BY
ALAN LEHMAN

EXTERIOR ELEVATIONS

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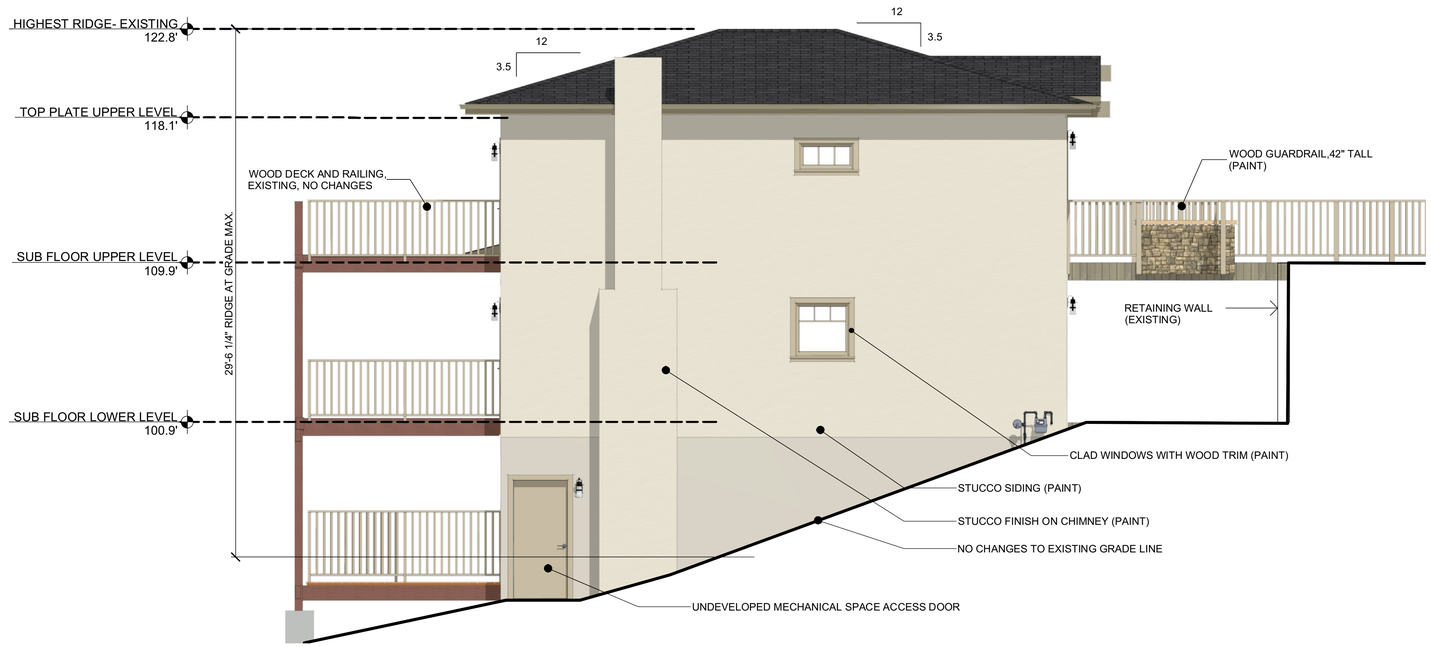
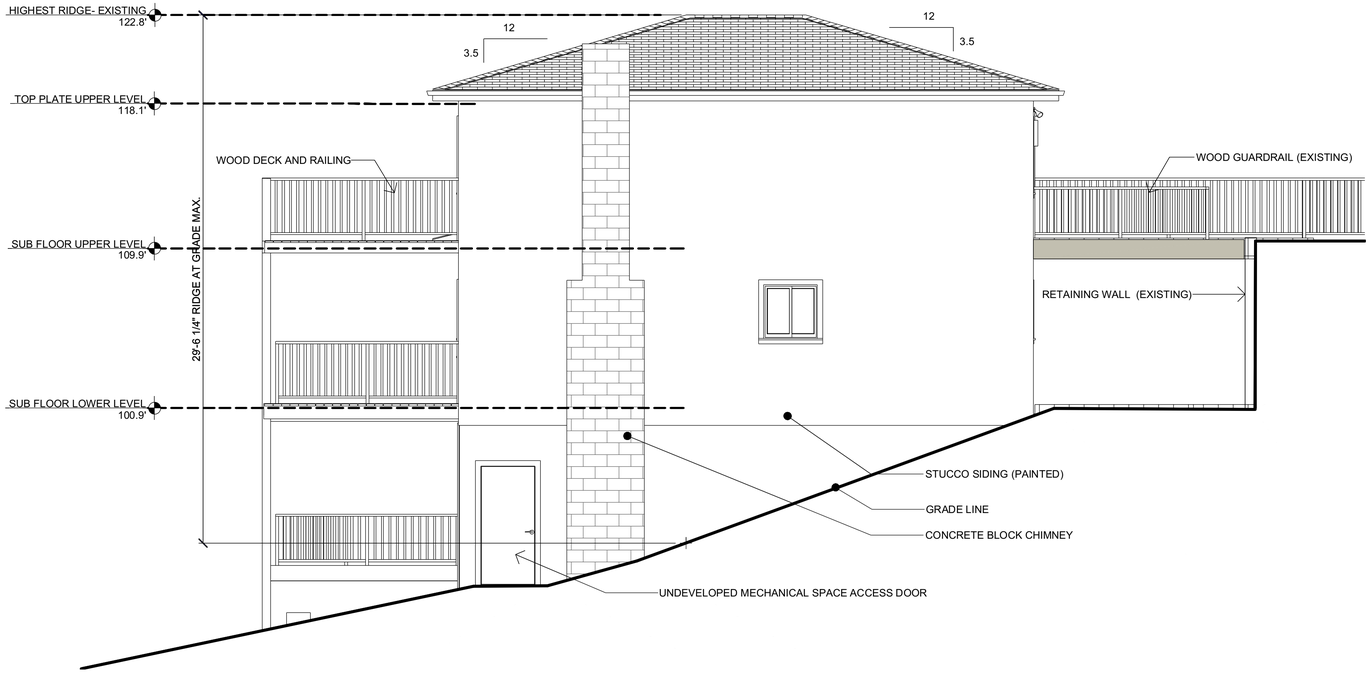
EXISTING SIDE ELEVATION (SOUTH)




SOUTH ELEVATION - PROPOSED
1/4 IN = 1 FT




SOUTH ELEVATION - EXISTING
1/4 IN = 1 FT

REVISIONS

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

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EXTERIOR ELEVATIONS

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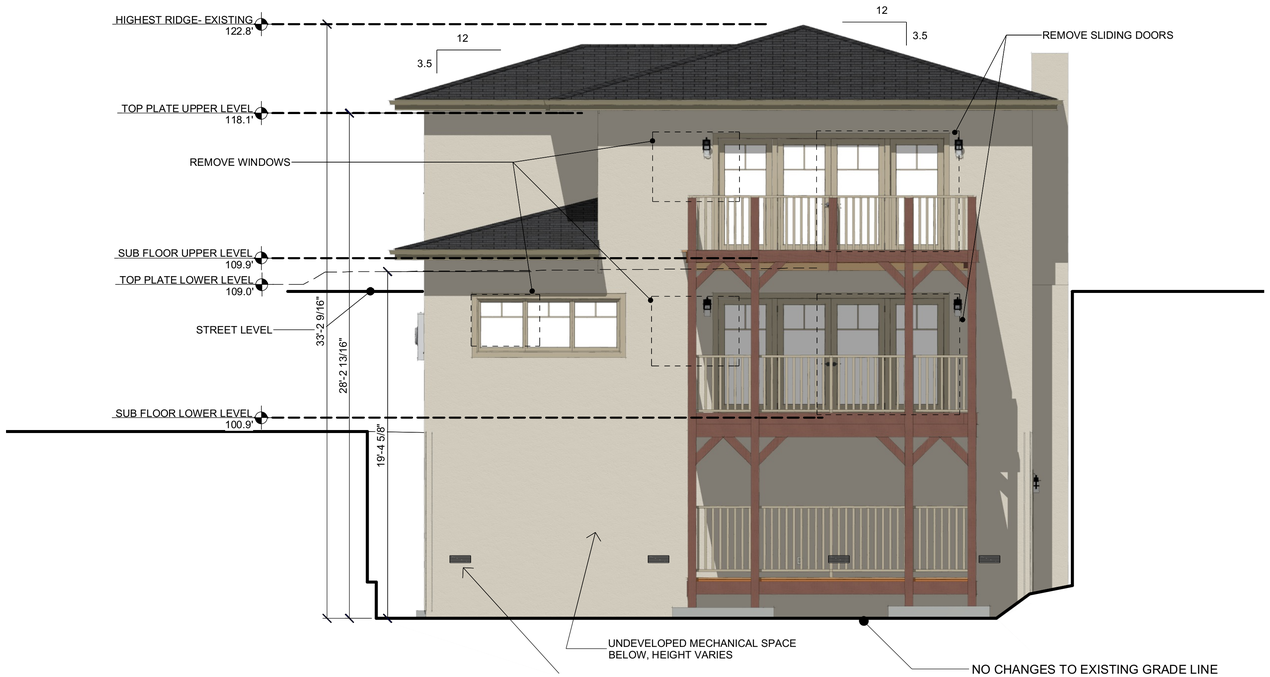
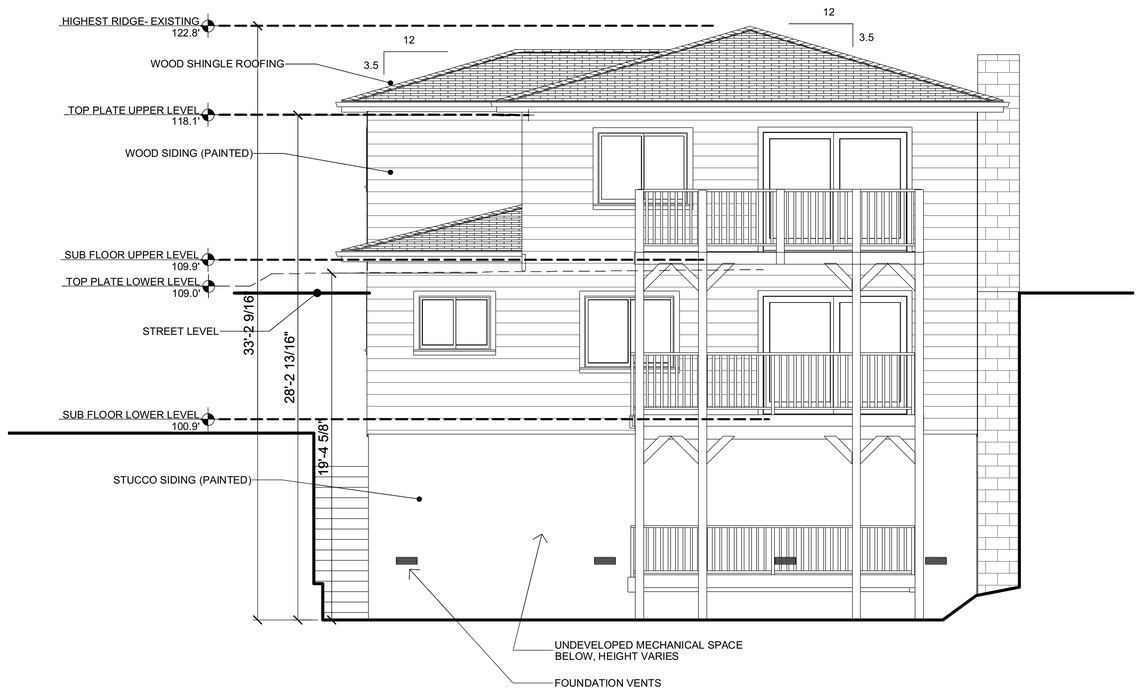
EXISTING REAR ELEVATION




WEST ELEVATION - PROPOSED
1/4 IN = 1 FT




WEST ELEVATION - EXISTING
1/4 IN = 1 FT

REVISIONS

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @
lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

EXTERIOR ELEVATIONS

AHMED Remodel
SANTA FE 3 SW OF 4TH, CARMEL BY
THE SEA CA 93921
APN 010-091-019

PLANNING REVIEW CHECK SET- NOT FOR CONST.

8/21/25

SHEET
A9

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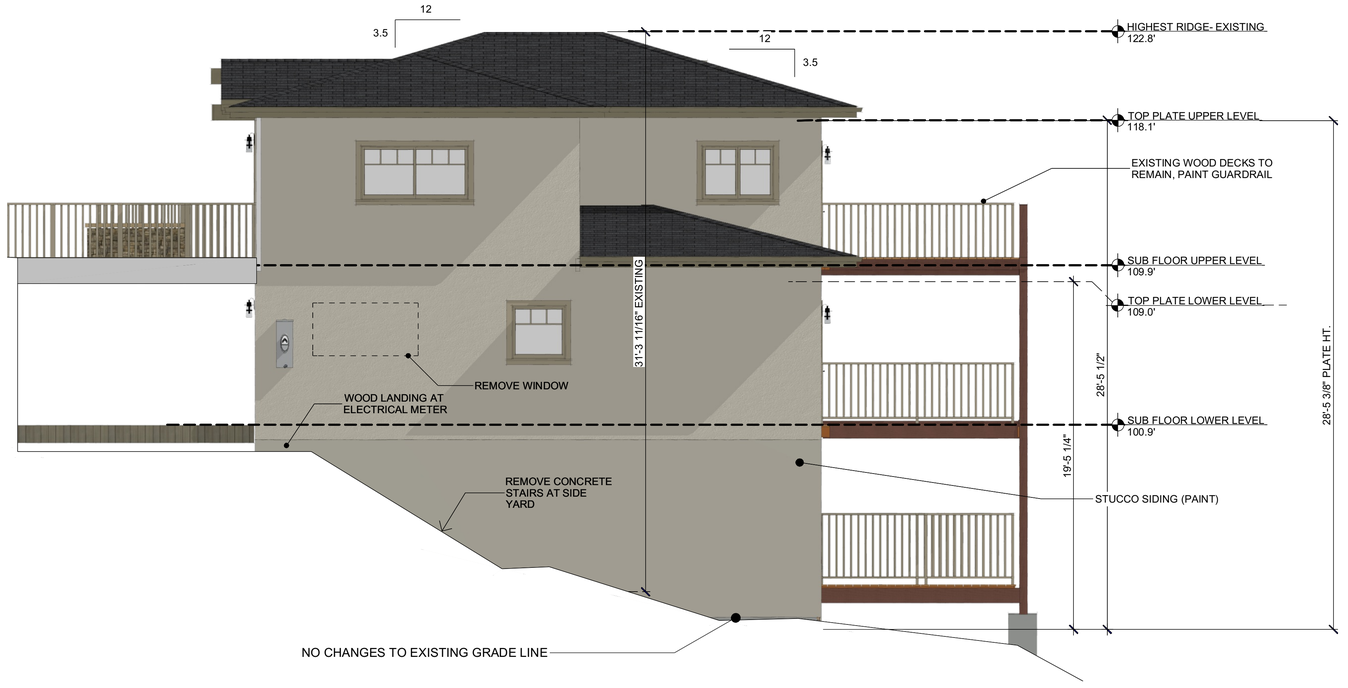
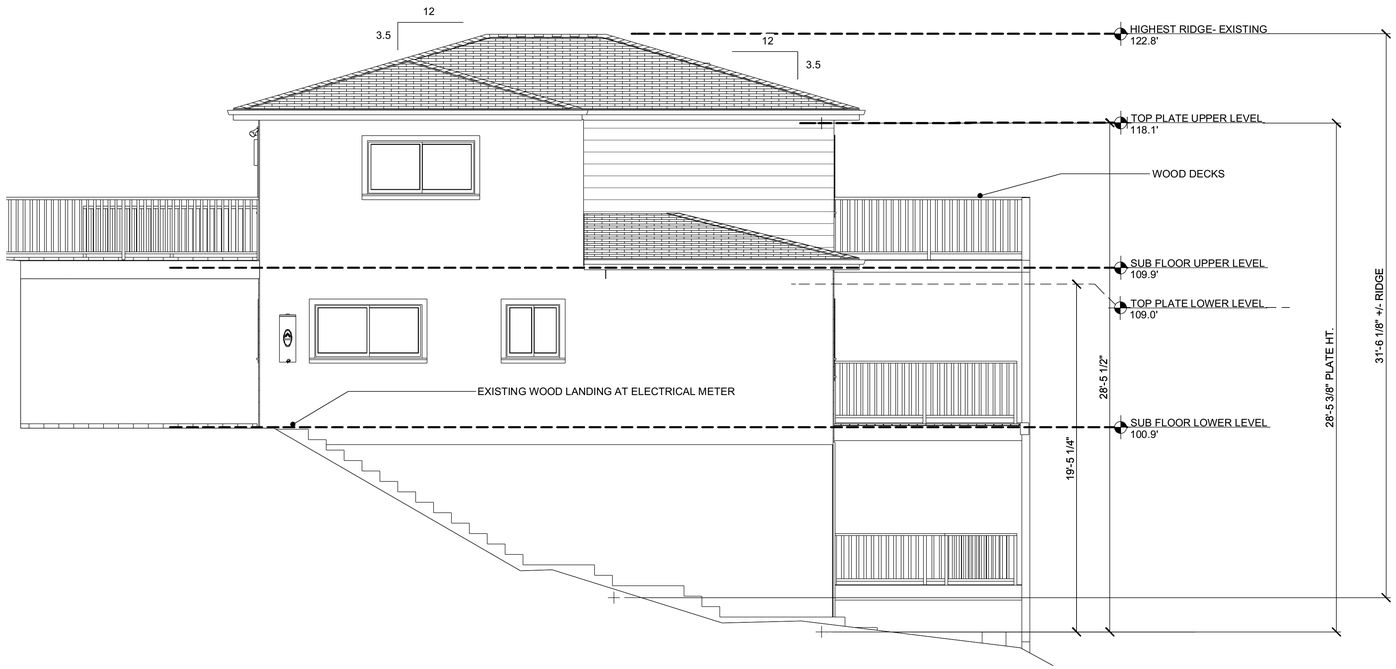
WOOD LANDING FOR P.G.E. REQUIRED ACCESS TO REMAIN

EXISTING NORTH SIDE YARD ELEVATION




NORTH ELEVATION - PROPOSED
1/4 IN = 1 FT




NORTH ELEVATION - EXISTING
1/4 IN = 1 FT

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ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

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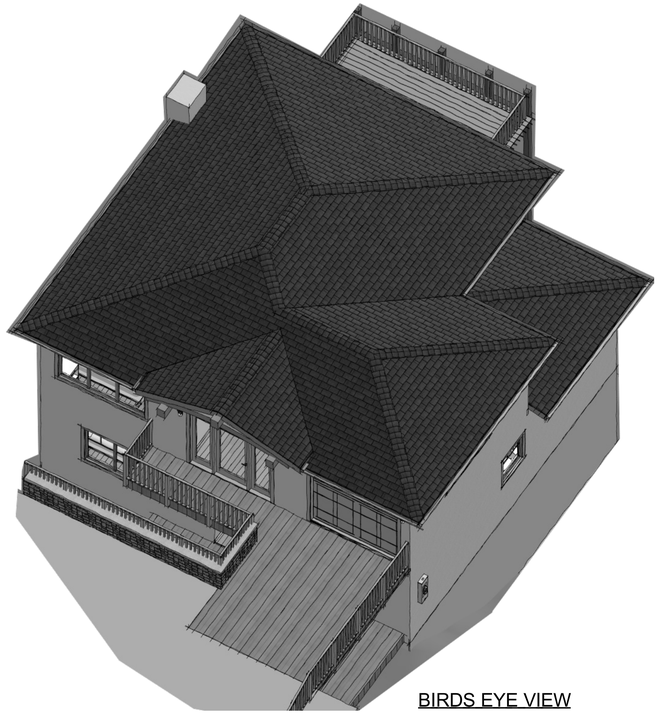


BIRDS EYE VIEW




COMPOSITION ROOFING
CERTAINTEED SOLARIS
"COUNTRY GRAY"

ATTIC AREA OF ADDITION = 307 S.F.
UTILIZE BOTH HIGH AND LOW VENTILATION ON ROOF

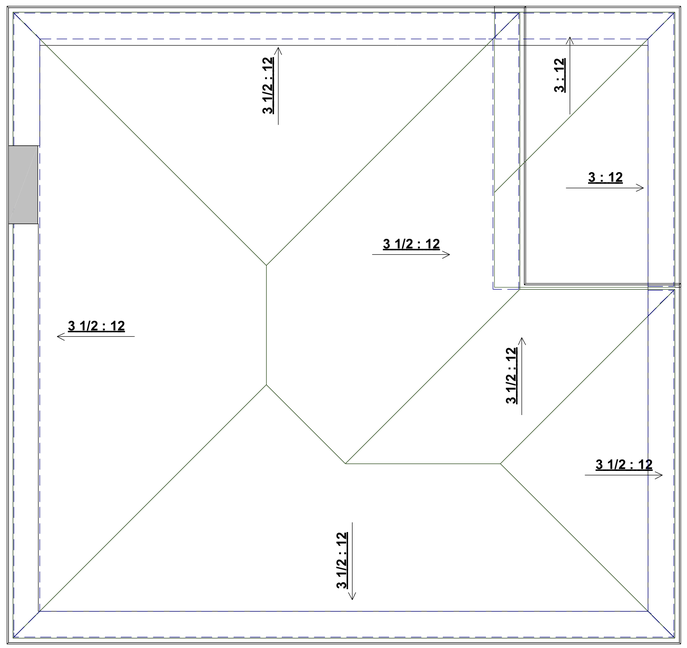
307 / 300 = 1.03 S.F. X 144 = 148.32 = 149 SQ. IN. OF VENTILATION

OHAGIN VENTS = 64.8 SQ. IN. EACH
149 / 64.8 = 2.3 = 3 VENTS MIN.

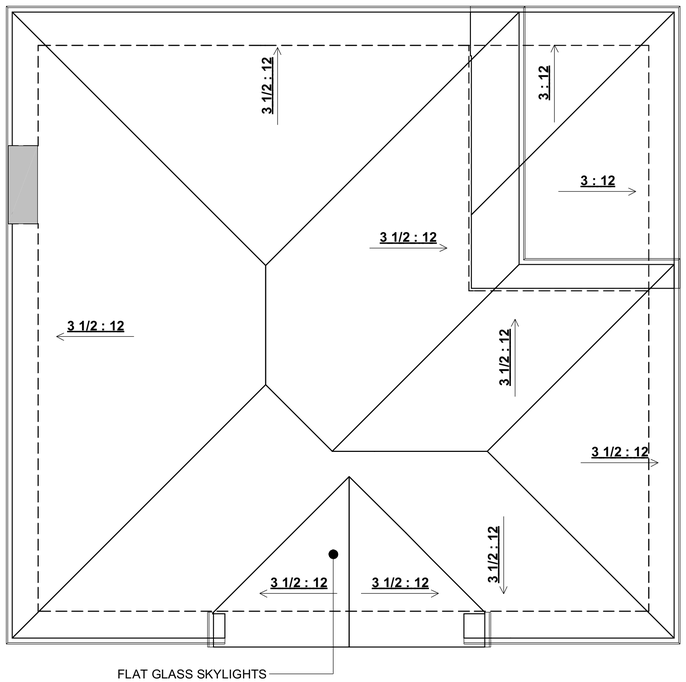
ROOF VENTING CALCULATIONS



SATELITE VIEW - EXISTING




ROOF PLAN VIEW - EXISTING
1/4 IN = 1 FT




ROOF PLAN VIEW
1/4 IN = 1 FT

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ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @
lehmandesignstudio.com

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ROOF PLAN

AHMED Remodel
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APN 010-091-019

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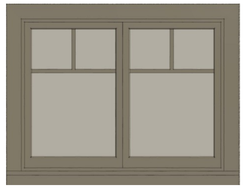
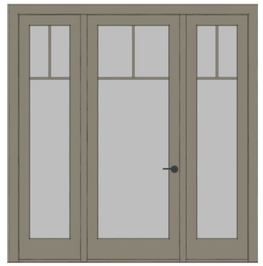
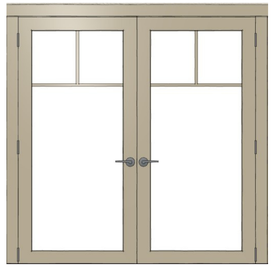
ROOFING COLOR



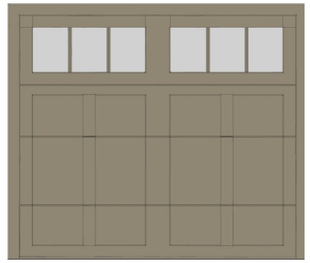
TYPICAL WINDOW DESIGN



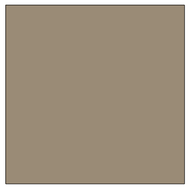
FRONT DOOR W/SIDE LITES



REAR BALCONY DOOR STYLE



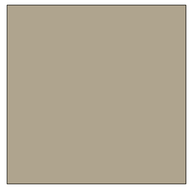
GARAGE DOOR



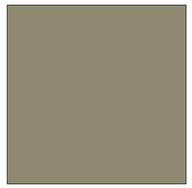
WOOD RAILING COLOR-
BENJAMIN MOORE
SMOKEY ASH 986



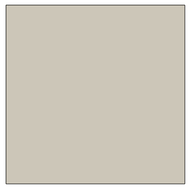
STONE VENEER COLOR



WINDOWS, TRIM AND
GARAGE DOOR COLOR-
BENJAMIN MOORE
BRANDON BEIGE HC-83



WOOD TRIM COLOR-
BENJAMIN MOORE
HAMPSHIRE GRAY HC-101



STUCCO COLOR-
BENJAMIN MOORE
REVERE PEWTER HC-172



STAINED TONGUE AND
GROOVE SOFFIT



SOLID STAINED 2X6
PRESSURE TREATED
PLANKS AT DRIVEWAY
(NON PERFORATED
WOOD)



materials persp view

REVISIONS

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @
lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

MATERIALS AND COLORS

AHMED Remodel
SANTA FE 3 SW OF 4TH, CARMEL BY
THE SEA CA 93921
APN 010-091-019

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SHEET
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Balthus sconce

**Features**

- Aluminum construction
- Includes a mouth blown hammered glass shade
- Integrated LED lighting
- Intended for outdoor use
- Dimmable via ELV dimming
- ETL rated for wet locations
- Dark Sky compliant
- Meets California Title 24 energy standards
- Covered under a 5 year functional and 2 year finish manufacturer warranty

| Model | Height | Wattage | Voltage | LED Lumens | Delivered Lumens |
|---|---|---|---|---|---|
| WS-W28514 | 13" | 10W | | 800 | 349 |
| WS-W28516 | 16⅜" | 12W | 120V | 1000 | 403 |
| WS-W28521 | 21" | 15W | | 1200 | 520 |

## EXTERIOR SCONCE

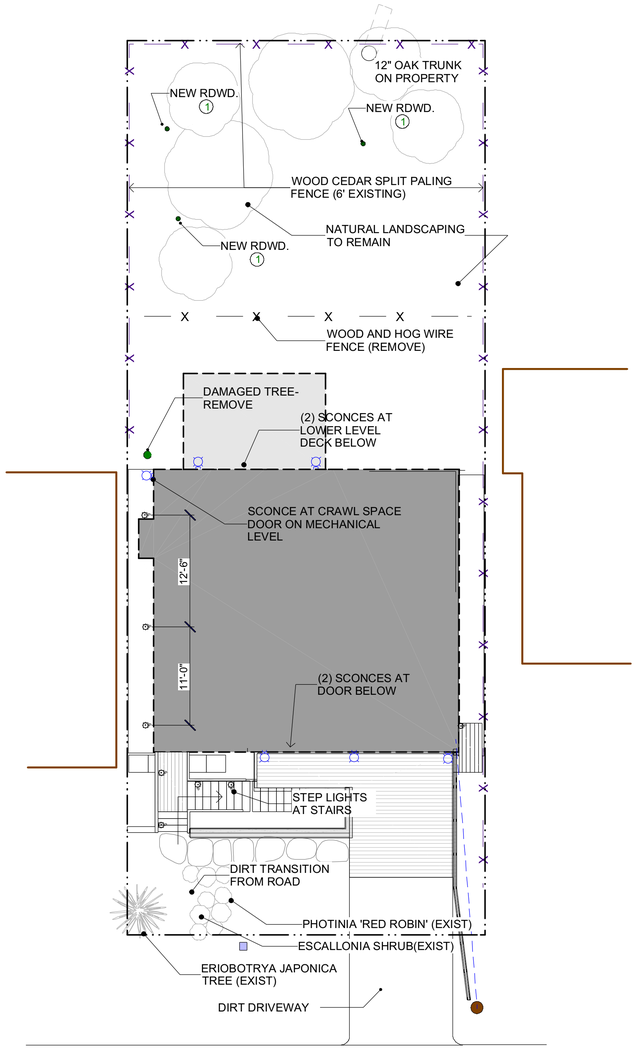


SPLIT PALING CEDAR BOARD FENCE (MAX. 72" HIGH ABOVE GRADE)

FENCE IMAGE - SIMILAR



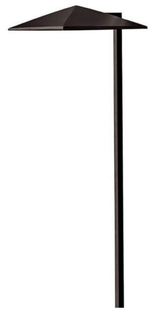
FENCE IMAGE ON SITE




LANDSCAPE PLAN FROM STREET LEVEL
1/8 IN = 1 FT

**Hinkley Harbor Satin Black Outdoor LED Path Light** - Style # 7F216

- Sleek modern outdoor path light.
- Satin black finish.
- Cast aluminum construction.
- Etched glass diffuser.
- From the Hinkley Lighting collection.
- Includes one 2.3 watt LED module.
- Light output is 110 lumens, comparable to a 15 watt incandescent light.
- Color temperature is 3000K.
- CRI 80.
- Non-dimmable.
- Includes stake and wiring kit.
- Works with existing low-voltage lighting systems.
- Measures 21" high, 7 1/2" wide.



## EXTERIOR PATH LIGHT

| LIGHTING LEGEND | | |
|---|---|---|
| P | PATH LIGHT | (8) |
| | WALL SCONCE | (9) |

**LIGHTING NOTES**

1. ALL EXTERIOR LIGHTING SHALL BE ON PHOTO AND MOTION DETECTORS.
2. MAX LUMENS 375- SCONCES(LESS THAN 10' ABOVE GRADE), 225- PATH LIGHTS (LESS THAN 18" ABOVE GRADE)
3. EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT

**LANDSCAPE NOTES**

1. REMOVE ALL IVY FROM SITE
2. DRIVEWAY AND APRON IN THE PUBLIC RIGHT OF WAY
3. GUARDRAIL FOR DRIVEWAY IN THE PUBLIC RIGHT OF WAY (EXISTING) IS CODE REQUIRED FOR LIFE SAFETY

(1) **1. NEW ADDED REDWOOD TREE (MIN. 15 GAL.) , THREE TOTAL**

REVISIONS

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

LANDSCAPE AND EXTERIOR LIGHTING PLAN

AHMED Remodel
SANTA FE 3 SW OF 4TH, CARMEL BY THE SEA CA 93921
APN 010-091-019

PLANNING REVIEW CHECK SET- NOT FOR CONST.

8/21/25

SHEET
A13

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

**September 10, 2025**
**PUBLIC HEARINGS**

**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 25019 (McWhorter):** Consideration of a Concept Design Study, DS 25019 (McWhorter), for the demolition of an existing single-family residence and the construction of a 1,755-square-foot single-story residence, inclusive of a 265 square foot attached garage. The project includes ministerial approval of a 508 square foot attached accessory dwelling unit. The site is located at Carmelo 2 NE of Ocean in the Single-Family Residential (R-1) District. APN: 010-252-013-000.

| | | | |
|---|---|---|---|
| **Application:** | | **Applicant:** | Eric Miller Architects |
| **APN:** | 010-252-013-000 | **Owner:** | Scott McWhorter |
| **Block & Lot:** | Block GG and Lot 4 & 6 | | |
| **Location:** | Carmelo 2 NE of Ocean Avenue | | |

## Recommendation:

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

1. Finding that the consideration of a Concept Design Study is a not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378; and
2. Accepting the Concept Design Study for the demolition of a 1,881 square foot two-story single-family residence and attached garage and construction of a 1,755-square-foot two-story residence inclusive of a 265-square-foot attached garage and associated site improvements located on Carmelo 2 NE of Ocean in the Single-Family Residential (R-1) District. APN: 010-252-013-000

## Summary, Background, and Project Description:

**EXECUTIVE SUMMARY**

The applicant is proposing to demolish an existing single-family residence, construct a

new single-story single-family residence, and make associated site improvements on a 3,900-square-foot lot.

**BACKGROUND AND PROJECT DESCRIPTION**

The 1,881-square-foot single-story home was constructed in 1941 and has undergone multiple additions over the years. In addition, extensive remodels took place in 1988 and 1994. The house is located on a 3,900-square-foot residentially zone lot. The home has horizontal wood siding and a low-pitched shake, hipped roof with a gable at the rear of the property. The property was reviewed for historical significance in 2025 and found ineligible for the Carmel Historical Inventory. This determination remains in effect for five years and will expire in 2030.

The applicant is proposing to demolish the existing home and attached garage to construct a new single-story single-family residence. The new home is proposed to be two-story but has the appearance of a two-story structure at the front elevation (west) due to the attached garage that is mostly subgrade. The applicant is proposing to include an attached ADU on the east side of the parcel that will be reviewed as part of a separate permit. The data table on the title page of the project plans states that the property will have a floor area of 1,755 square feet and 542 square feet of site coverage. However, the floor area calculation of the garage and mechanical room were measured from the interior walls instead of the exterior walls. The majority of the garage and mechanical room are considered above ground space because the distance between the grade and finished floor above is greater than 1 foot, so their respective floor area needs to be calculated from the exterior walls. Therefore, Condition of Approval #3 has been incorporated requiring submittal of updated plans with the proper calculation of floor area and maintaining the 1,755 square foot maximum as part of the Final Details.

New windows and doors will be aluminum, matching the original fenestrations. The applicant is proposing to change the horizontal wood siding to grey board form concrete that appears to replicate vertical wood siding. The garage, front deck, and retaining walls are proposed to be a stone veneer Fon-Du-Lac webwall in a mosaic configuration. The roofing will be a rubber membrane system for the flat roof and the rear roofing will be a rooftop deck with a hot tub and BBQ built in.

During the Preliminary Site Assessment, six trees were found on or immediately adjacent to the property. Three were determined to be significant or moderately significant. All three significant trees are proposed to be retained, and four new trees are proposed to be planted. Planting of two Monterey cypress, one Japanese maple, and one Tea tree are proposed in the landscape plan.

At the time of writing this report, no neighbors have expressed any concerns about the proposed project.

## Staff Analysis:

The following is an analysis of the project's consistency with the Residential Design

Guidelines.

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

Staff Response: The City Forester identified six trees on, or adjacent to, the project site during the preliminary site assessment, including three determined to be significant or moderately significant (Attachment 4). The landscape plan for the project includes the addition of four new trees or tree forms to the property: two Monterey cypress, one Japanese maple, and one Tea tree, which is a shrub that appears to have a tree form. This proposal satisfies the tree planting requirements for the property.

**Topography:** *Residential Design Guidelines 3.1 through 3.5 encourage maintaining the natural topographic character of Carmel; encourage site development that preserves natural slopes, avoids significant exposed cuts or fills and protects trees; promote grading designs that will retain water on site, enhance percolation into soils, and minimize runoff onto adjacent properties; promote the use of natural slopes and stepped floor plans in building design so that houses hug the land.*

Staff Response: The subject site slopes from east to west towards the street. Site grading consists of 80 cubic yards of cut and 30 cubic yards of fill with 50 cubic yards to be exported offsite. The proposed cut is located at the front (west), to excavate for the mechanical room and improving the front entry access of the property, and the rear (east), to excavate for the rear addition. Fill will occur on the northern and southern portions of the property. These site improvements would result in removal of the existing terraced retaining walls between the driveway and the entry to the property. The proposed grading and change to the site's topography would create potential for more run-off towards the west side of the property. This is accommodated by two dry wells with an emergency overflow line leading to an existing outlet pipe shown in the preliminary grading and drainage plan. Based on the above discussion, staff recommends the Planning Commission finds that the property meets the topographic Design Guidelines.

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

Staff Response: Staff has not received from any neighbors with concerns regarding privacy and views. The proposed structure is a single story with a proposed rooftop deck at the rear of the property. The roof deck is located at the rear of the parcel, setback 4' from the east (rear) property line, 4' from the north (side) property line, and 5'-7" from the south (side) property line.

There is existing vegetative screening on the adjacent properties that will provide some privacy for the rooftop deck. Additionally, the applicant proposes to construct new retaining walls with fencing on the side and rear property lines. No details of the newly

proposed retaining walls and fences at the property lines have been provided at this time. Therefore, staff will require an elevation detail of the proposed fences and retaining walls prior to the final details Planning Commission meeting.

The applicant is also proposing to plant some low shrubs and vegetation at the edge of the roof deck and some new shrubs and trees at grade around the roof deck that should provide some additional screening. Although the applicant has proposed planting that will provide some screening, and although no neighbors have reached out to express concerns regarding the rooftop deck, staff has some concerns regarding the privacy of the neighbors. If the Planning Commission deems it appropriate, some additional screening may be required.

The project complies with the Residential Design Guidelines pertaining to privacy and views and meets Concept Phase Approval Findings #5 pertaining to public and private views, and solar access. However, if the Planning Commission determines that further compliance is needed to fully meet the finding, additional conditions of approval may be incorporated in the acceptance of the Concept Design Study requiring the applicant to address privacy concerns.

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

Staff Response: The applicant proposes to construct a ~265-square-foot, attached garage. The garage will be accessed by tire paths that will be 9' wide total with the space between them filled with creeping thyme. The tire paths with be permeable pavers. The attached garage fits in with the house and does not dominate the design. The project complies with all parking and access design guidelines.

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

Staff Response: The proposed residence retains the same general layout of the current home, with the main house over an attached garage. The garage and mechanical space are both above grade spaces that do not qualify as a story for the portions that the main house is over them. A story is defined in the Carmel-by-the-Sea Municipal Code (CMC) Section 17.70.020 as:

*"A space in a building between the upper surface of any floor and either the upper surface of the next floor above, or in the case of the topmost floor, the ceiling or roof above.* ***Those portions of a subgrade or partially subgrade living space, space used for parking, underfloor space or crawl space are counted as a story where the finished floor above such space is five feet or more above the final grade***

***adjacent to any exterior wall around the perimeter of the building.***

*Within Residential Zones. Those portions of excavated space not used for parking, that qualify as a basement, do not count as a story.* ***All portions of a garage are considered a story. See also "Basement."""***

Based on the definitions listed above, the garage and mechanical room both meets and does not meet the definition of a "story". As illustrated in Figure 1 below, the finished floor/roof or ceiling above the garage is less than 5' above finished grade, which does not count as a story in the first part of the definition.

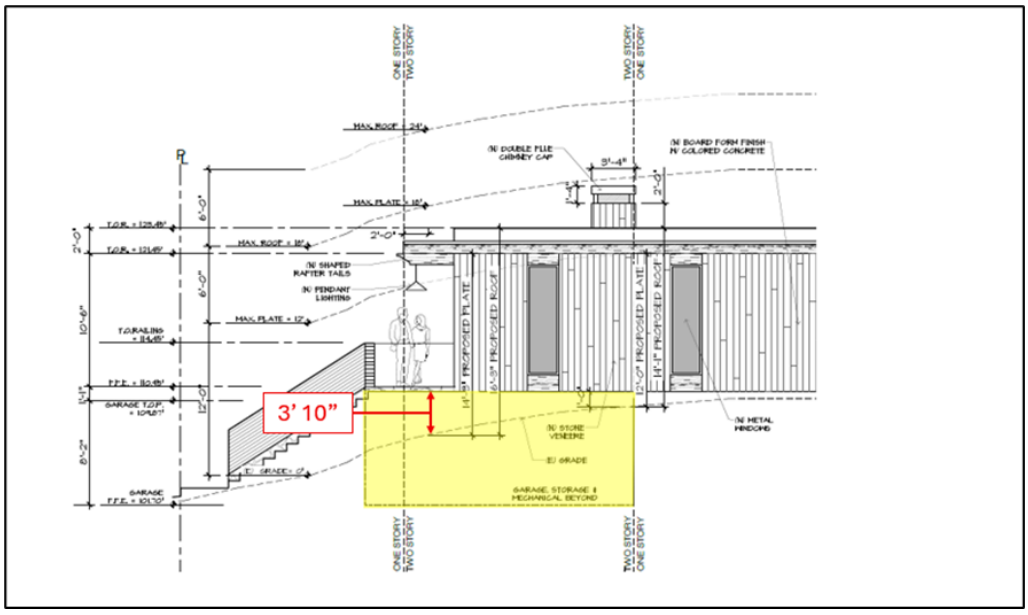



**Figure 1.** Proposed Southern Elevation

However, the second part of the definition states that all portions of a garage are considered a story within residential zones. Pursuant to CMC Section 17.02.050.F, the more restrictive provision shall control where conflict occurs. Therefore, staff recommends that the Planning Commission consider the garage and mechanical space as a story as it presents as a 2 story structure from the western elevation (see Figure 2 below).

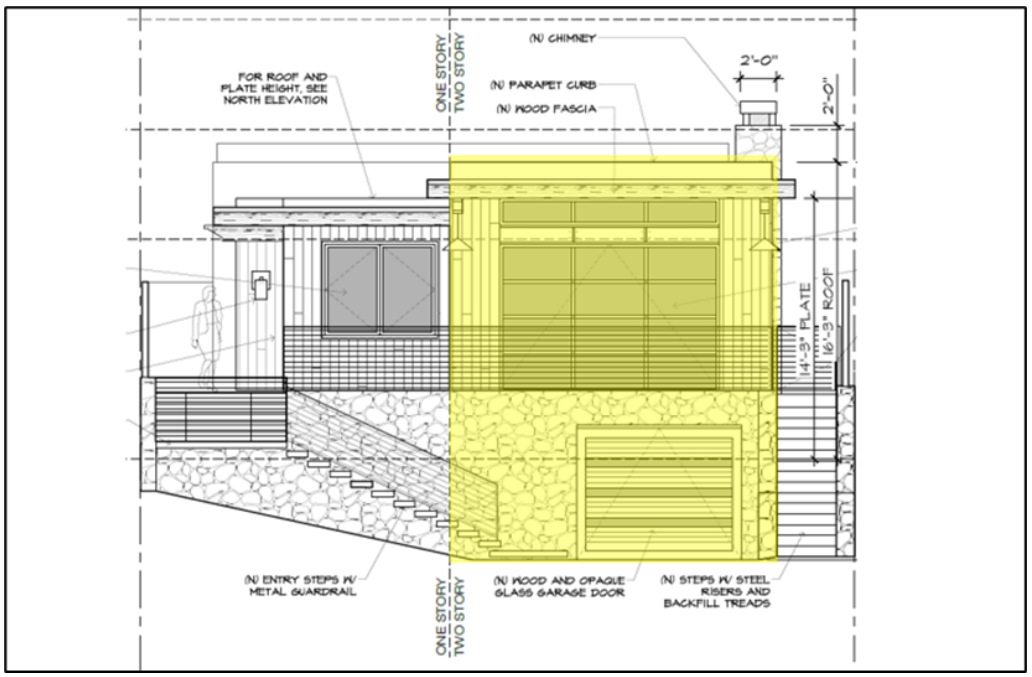



**Figure 2.** Proposed Western Elevation – 2 Story Portion Highlighted in Yellow

Pursuant to CMC Table 17.10-C: Maximum Height Standards, the project would be within the allowed maximum of 2 stories in the R-1 district. CMC Section 17.06.020.L.1 states that the height of building shall be measured as the plumb vertical distance from existing or finished grade, whichever is more restrictive, to the highest point on the roof.

As illustrated in Figure 3 below, staff calculated the height of the 2-story portion of the structure using the existing grade (103.45 foot elevation shown in red) as well as the finished floor of the garage (101.70 foot elevation as shown in blue). The applicant measured the height from existing grade, at the point where the second story element begins (107.2 foot elevation that isn't indicated on the plans).

The discussion below presents the methodology for the 3 measurements for the Planning Commission to consider.

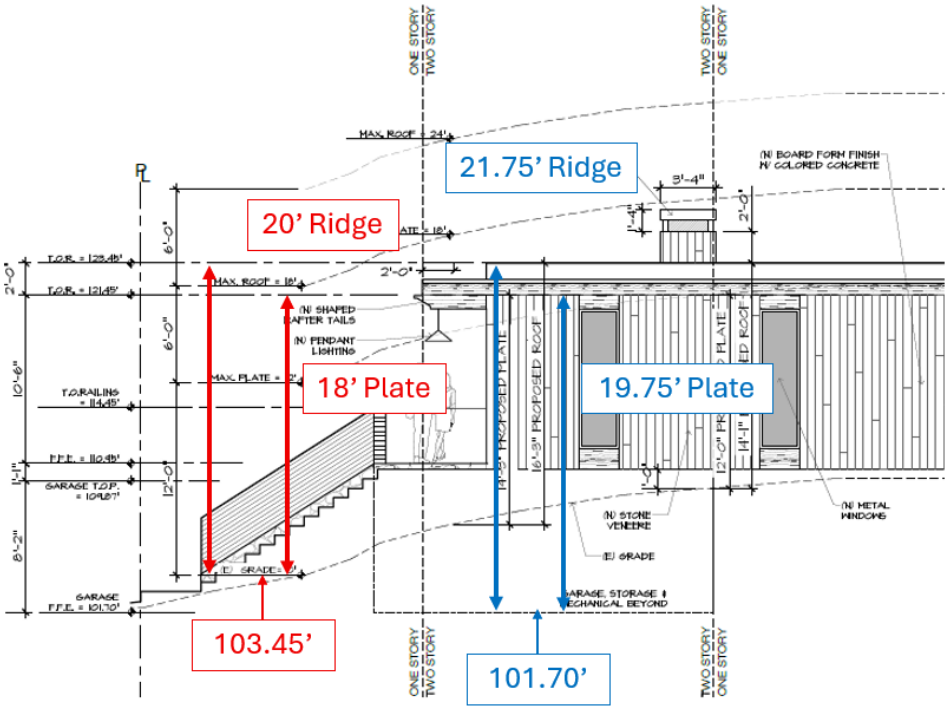



**Figure 3.** Proposed Southern Elevation – Height Measurements

*Applicant's Measurement*
Page 7a of the attached plans illustrate the proposed south elevation of the structure. The distance between the plate height (121.45 foot elevation) to the plumb vertical distance to the existing grade at the beginning point of the second story (approximately 107.2 foot elevation) is 14' 3". The distance between the ridge height (123.45 foot elevation) from that same point of the existing grade is 16'3".

At the southern elevation, the civil plans show that fill will be placed over the existing grade to increase the grade elevation to 110.20 feet, so using the existing grade is the most restrictive of the two. Taking the measurement from this elevation point depicts the height of the above grade portion of structure when viewed from the south. However, and as discussed above, the structure presents as 2 stories when viewed from the street (west). Based on these factors, this measurement technically meets Title 17's rules of measuring height. However, in balancing the quantitative requirements of Title 17 with the building mass, scale and form objectives in the Land Use and Community Character element of the General Plan/Local Coastal Program and the Residential Design Guidelines, it is the least restrictive of the 3 options.

*Staff's Measurement – Finished Floor*
The garage finished floor elevation is identified at 101.70 feet. The plumb vertical distance between the proposed plate height and this point is 19.75', which exceeds the 18' maximum. The plumb vertical distance between the proposed ridge height and this point is 21.75', which is within the 24' maximum. This is the most restrictive of the 3 options. If the Planning Commission determines that this measurement should be

applied, the Commission should incorporate a condition of approval requiring the applicant to reduce the proposed plate height in conformance with the 18' maximum.

*Staff's Measurement – Existing Grade*
This measurement is similar to the applicant's; however, it accounts for the height of the garage as the point of the of existing grade is shifted towards the west. As such, a 103.45 foot elevation is applied instead of the 107.2 foot elevation utilized by the applicant. Using this elevation, the plate height would be 18' and the ridge height would be 20', both of which would be within the height limitations for a 2-story structure in the R-1 district. Although this measurement provides a more accurate depiction of the height as viewed from the west, it is not the vertical plum distance from the beginning point of the second story to the existing grade.

In this case, the Planning Commission must consider the direction and vision set forth in the General Plan and Land Use and Community Character Element, the objectives of the Residential Design Guidelines as well as the regulations contained in Title 17. The project must be analyzed for consistency of these governing documents as a whole. For example, if the most restrictive measurement was used, i.e. finished floor, the applicant would be required to reduce the plate height by 1.75'; however, the roof height would not. If the project, as proposed, passes the volume study, would the reduction in plate height be more consistent with the building mass, scale and form objectives as the other options?

Exterior doors are proposed to be a maximum of 8'-9" tall with the entry door and great room door at the front of the proposed are proposed to be 8' tall. The largest windows are 2'-6" by 8'-8" wide. All windows are proposed to be without divisions. The applicant is also proposing a skylight that will be 3'-6" by 10'-9". Due to the size of the proposed windows and doors, they do not appear to be at a human scale, but do fit the style of architecture. If the Planning Commission determines that the windows are too large, staff recommends incorporating a Condition of Approval requiring the applicant reduce their size prior to Final Details.

The proposed project does not currently meet the applicable Design Guidelines for bulk and mass.

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

Staff Response: The building currently has hipped roofs with a gable at the rear of the property. The applicant is proposing to have flat roofs for all portions of the house with a roof deck at the rear of the property. The flat roof fits the style of architecture the applicant is proposing, and it simplifies the roof forms. The proposed residence is rectangular overall with some breaks on the south and west sides of the property to break up the mass and bulk.

The design guidelines encourage properties to have a primary volume with secondary volumes appearing attached to the primary form. The subject property has lower ridges on the secondary volumes of the main house and the garage. Additionally, the guidelines encourage changing roof heights to help break up the massing while keeping the roof form simple overall. Even if the Planning Commission requires the applicant to reduce the height of the primary volume of the building, which would make the roof align with the secondary volume of the residence, the roof deck above the ADU would still be higher, and therefore the properties volumes would be broken up. If the Planning Commission does not require the applicant to reduce the height of the primary volume of the building, the proposed project will include two changes in height of the roof, breaking up the massing building with height changes at the secondary volume and roof deck over the ADU. In either scenario, staff believes that the project meets the objectives of building and roof form.

***Environmental Review:*** Staff recommends, pursuant to CEQA regulations, that the Application be found "not a project" pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment. A CEQA analysis and determination will be conducted during the Final Details hearing.

## Other Project Components:

## Attachments:

1. Attachment 1 - Resolution
2. Attachment 2 - Plans
3. Attachment 3 - Data Tables
4. Attachment 4 - Tree Evaluation Packet

**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, PURSUANT TO CEQA REGULATIONS, THE APPLICATION IS "NOT BE A PROJECT" UNDER CEQA AS DEFINED IN PUBLIC RESOURCES CODE SECTION 21065 AND SECTION 15378 OF THE CEQA GUIDELINES AND ACCEPTING A CONCEPT DESIGN STUDY FOR THE DEMOLITION OF A TWO-STORY SINGLE-FAMILY RESIDENCE AND ATTACHED GARAGE AND THE CONSTRUCTION OF A 1755-SQUARE-FOOT TWO-STORY RESIDNCE INCLUSIVE OF A 265 SQAURE FOOT ATTACHED GARAGE AND ASSOCIATED SITE IMPROVEMENTS LOCATED ON CARMELO 2 NORTHEAST OF OCEAN AVE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT, APN 010-252-013-000.**

WHEREAS, on February 6, 2025, Eric Miller Architects ("Applicant") submitted an application on behalf of Scott McWhorter ("Owners") requesting approval of Track 2 Design Study application DS 25019 (McWhorter) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 3,900-square-foot site at Carmelo 2 NE of Ocean in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is requesting approval of the Concept Design Study to demolish an existing single-family residence, construct a new single-story single-family residence, and make associated site improvements; and

WHEREAS, in accordance with Carmel-by-the-Sea Municipal Code (CMC) Section 17.58.040 (Residential Design Review), construction of new dwellings is subject to a Track Two Design Review and may be approved by the Planning Commission if the project complies with the Zoning Ordinance and all applicable residential design guidelines; and

WHEREAS, on August 29, 2025, a notice of public hearing was published in the Carmel Pine Cone for the September 10, 2025, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before August 31, 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 September 5, 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 September 10, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Applications, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

WHEREAS, pursuant to CEQA regulations, the Application is "not be a project" under CEQA as defined in Public Resources Code Section 21065 and Section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment; and

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

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

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

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

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** the Concept Design Study DS 25019 (McWhorter) for the demolition of a one-story single-family residence and detached garage and construct a 1,755-square-foot two-story residence inclusive of a 265-square-foot attached garage and associated site improvements located on Carmelo 2 northeast of Ocean Ave in the Single-Family Residential (R-1) District. APN: 010-252-013-000.

| **Conditions for Concept Acceptance** | |
|---|---|
| **No.** | |
| 1. | **Volume Study.** The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review. The applicant shall provide one full-size printed set of plans following the Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, height, site planning, grading, etc.) shall be incorporated into the plans submitted for the Volume Study. |
| 2. | **Floor Area.** Prior to Final Details Planning Commission meeting, the applicant shall reduce the Floor Area of the property to meet the maximum allowed floor area per the Carmel Municipal Code (CMC) Section 17.10.030.D. Currently, the applicant is measuring the site coverage of the |

| | |
|---|---|
| | mechanical space and garage to the interior walls, but need to measure the floor area to the exterior walls. |

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of September, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

_CD

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# McWHORTER RESIDENCE

## Carmelo, 2 NE of Ocean
## Carmel-By-The-Sea, CA 93923

| REVISION | No. |
|---|---|
| | |
| | |
| | |
| | |
| | |

CONSULTANT:

## PROJECT DATA

| | |
|---|---|
| ADDRESS: | *CARMELO 2 NE OF OCEAN AVENUE CARMEL-BY-THE-SEA, CA 93923* |
| ZONING: | *R1* |
| A.P.N.: | *010-252-013-000* |
| OCCUPANCY GROUP: | *(R) FOR HOUSE / (U) FOR GARAGE* |
| TYPE OF CONSTRUCTION: | *( V-B )* |

| LOT AREA | 3,900 sf |
|---|---|

**SETBACK**

| | ALLOWED / REQUIRED | EXISTING | PROPOSED HOUSE | ADU |
|---|---|---|---|---|
| FRONT | 15' MIN. | 14'-3" | 15'-0" | 68'-5" |
| REAR | 3' 1 STORY / 15' 2 STORY | 11'-11" | 11'-11" | 4'-0" |
| SIDE | 3'-0" MIN + 4'-9" MAX = 9'-9" COMPOSITE | 5'-3"+4'-6"=9'-9" | 5'-3"+4'-6"=9'-9" | 4'-0" |
| SIDE | 3'-0" MIN + 4'-9" MAX = 9'-9" COMPOSITE | 3'-0"+5'-6"=8'-6" | 7'-11"+4'-6"=12'-5" | 5'-1" |

**BUILDING HEIGHT**

| | ALLOWED / REQUIRED | EXISTING | PROPOSED HOUSE | ADU |
|---|---|---|---|---|
| ONE STORY PLATE HT. | 12' | 10'-1" | 12'-0" | 9'-6" |
| ONE STORY ROOF HT. | 18' | 15'-2" | 14'-5" | 14'-6" |
| TWO STORY PLATE HT. | 18' | 11'-2" | 14'-3" | N/A |
| TWO STORY ROOF HT. | 24' | 14'-6" | 16'-3" | N/A |

**EXISTING FLOOR AREA**

| | LIVING SPACE | GARAGE & MECH. | TOTAL |
|---|---|---|---|
| MAIN HOUSE | 1,641 S.F. | 240 S.F. | 1,881 S.F. |
| ALLOWED / REQUIRED: 1,755 S.F. | | EXISTING FLOOR AREA: | 1,881 S.F. |

**PROPOSED FLOOR AREA**

| | LIVING SPACE | GARAGE & MECH. | TOTAL |
|---|---|---|---|
| MAIN HOUSE | 1,420 S.F. | 335 S.F. | 1,755 S.F. |
| ALLOWED / REQUIRED: 1,755 S.F. | | PROPOSED FLOOR AREA: | 1,755 S.F. |
| ADU | 508 S.F. | | 508 S.F. |

*SITE COVERAGE CALCULATIONS
BASE SITE COVERAGE = BASE FLOOR AREA X 22% = 1,755 S.F. X 22% = 386 S.F.
PERMEABLE SITE COVERAGE BONUS = LOT SIZE X 4% = 3,900 S.F. X 4% = 156 S.F.
ALLOWED SITE COVERAGE W/ BONUS = 542 S.F.

**EXISTING SITE COVERAGE**

| | | |
|---|---|---|
| ALLOWED | 386 S.F.* | SEE CALCULATION |
| EXISTING IMPERVIOUS COVERAGE | | |
| DRIVEWAY | 169 S.F. | |
| BRICK WALKWAYS | 547 S.F. | |
| SITE WALLS | 299 S.F. | |
| WOOD STEPS | 18 S.F. | |
| WOOD RETAINING WALL | 9 S.F. | |
| BUILT IN BBQ | 4 S.F. | |
| OUTDOOR FIREPLACE | 10 S.F. | |
| PAVERS | 234 S.F. | |
| TOTAL IMPERVIOUS COVERAGE | 1,290 S.F. | |

**PROPOSED SITE COVERAGE**

| | | |
|---|---|---|
| ALLOWED | 386/542 S.F.* | SEE CALCULATION |
| PROPOSED IMPERVIOUS COVERAGE | | |
| IMPERMEABLE STONE PAVING | 87 S.F. | |
| STONE DECK | 31 S.F. | |
| ROOF DECK STAIRS | 49 S.F. | |
| FIREPLACE | 5 S.F. | |
| ROOF OVERHANG | 6 S.F. | |
| TOTAL IMPERVIOUS COVERAGE | 178 S.F. (33%) | |
| PROPOSED PERVIOUS COVERAGE | | |
| DRIVEWAY | 97 S.F. | |
| STEPPING STONES | 34 S.F. | |
| PERMEABLE STONE PAVING | 131.8 S.F. | |
| CANTILEVERED ENTRY STAIRS | 75.2 S.F. | |
| SHOWER DECK | 26 S.F. | |
| TOTAL PERVIOUS COVERAGE | 364 S.F. (67%) | |
| TOTAL PROPOSED SITE COVERAGE | 542 S.F. | |
| PROPOSED ADU SITE COVERAGE | | |
| ADU ENTRY | 17.2 S.F. | |
| TOTAL ADU SITE COVERAGE | 17.2 S.F. | |

## PROJECT TEAM

| | |
|---|---|
| OWNER: | SCOTT McWHORTER<br>86 MEDITERRA WAY<br>SPRING, TX 77389 |
| PROJECT ADDRESS: | CARMELO 2 NE OF OCEAN AVE.<br>CARMEL-BY-THE-SEA, CA 93923 |
| ARCHITECT: | ERIC MILLER ARCHITECTS, INC.<br>211 HOFFMAN AVENUE<br>MONTEREY, CA 93940<br>PH. 831-372-0410<br>CONTACT: CARLA HASHIMOTO<br>CARLA@ERICMILLERARCHITECTS.COM |
| SURVEYOR &<br>CIVIL ENGINEER: | LANDSET ENGINEERS, INC<br>520-B CRAZY HORSE CANYON ROAD<br>SALINAS, CA 93907<br>CONTACT: GUY GIRAUDO<br>PH. 831-443-6970 |
| LANDSCAPE ARCHITECT: | SEVEN SPRINGS STUDIO<br>2548 EMPIRE GRADE<br>SANTA CRUZ, CA 95060<br>PH. 831-466-9617<br>CONTACT: SIMON PHILLIPS<br>SIMON.SEVENSPRINGS@MAIL.COM |

## SHEET INDEX


| | |
|---|---|
| 1 | TITLE SHEET |
| 2 | TOPOGRAPHIC MAP |
| 3 | EXISTING AND PROPOSED SITE PLANS |
| 4a | CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN |
| 4b | GRADING SECTIONS |
| 4c | EROSION CONTROL PLAN |
| 4d | CONSTRUCTION MANAGEMENT PLAN |
| 5a | (E) DEMO & PROPOSED FLOOR PLANS |
| 5b | (E) DEMO & PROPOSED GARAGE PLANS |
| 5c | DOOR SCHEDULE |
| 5d | WINDOW SCHEDULE |
| 6 | EXISTING & PROPOSED FRONT & REAR ELEVATIONS |
| 7a | EXISTING & PROPOSED SIDE ELEVATIONS |
| 7b | EXISTING & PROPOSED SIDE ELEVATIONS |
| 7c | BUILDING SECTION |
| 8 | STREET SCAPE ELEVATIONS |
| 9 | EXISTING & PROPOSED ROOF PLANS |
| 10a | SITE PLAN |
| 10b | PLANTING NOTES |
| 10c | PLANTING PLAN |
| 10d | LIGHTING PLAN |
| 11a | FINISH MATERIALS |
| 11b | SPECIFICATIONS |
| 12 | COLOR RENDERING |


## OWNERSHIP NOTES

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## PROJECT INFORMATION

PROJECT DESCRIPTION:

REMODEL OF EXISTING 2 BEDROOM, 2-BATH, SINGLE FAMILY RESIDENCE WITH ATTACHED 1 CAR GARAGE.
PROPOSED 2 BEDROOM, 1 BATH, ATTACHED 1 CAR GARAGE AND ATTACHED 508 S.F. ADU.
PROPOSED NEW CONCRETE WALLS, EXTERIOR FINISHES, DOORS, WINDOWS AND ROOF. LOWER LEVEL MECHANICAL AND STORAGE SPACE TO BE ADDED ADJACENT TO THE GARAGE. ROOF DECK AT THE REAR HALF OF THE STRUCTURE TO BE ADDED AND SITE IMPROVEMENTS INCLUDE PAVING AND PLANTERS.

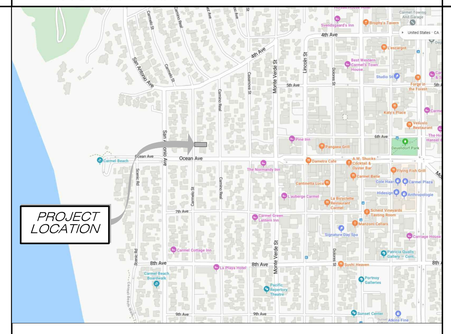
UTILITIES:

1. WATER: CALIFORNIA AMERICAN WATER CO.
2. ELECTRICAL AND GAS: PACIFIC GAS & ELECTRIC
3. SANITARY SEWER SYSTEM: CARMEL AREA WASTE WATER DISTRICT

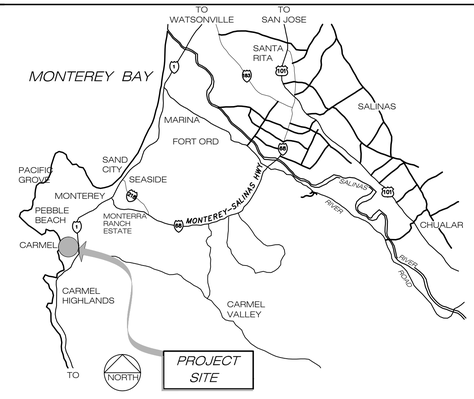
TREE REMOVAL:

PROPOSED REMOVAL OF 2 ORNAMENTAL TREES (8" & 3P 10"/10"/13")

## VICINITY MAP




## LOCATION MAP




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

TITLE SHEET

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

| | |
|---|---|
| DATE: | 7/29/2025 |
| SCALE: | NTS |
| DRAWN: | SSH |
| JOB NUMBER: | 24.08 |

SHEET 1 OF

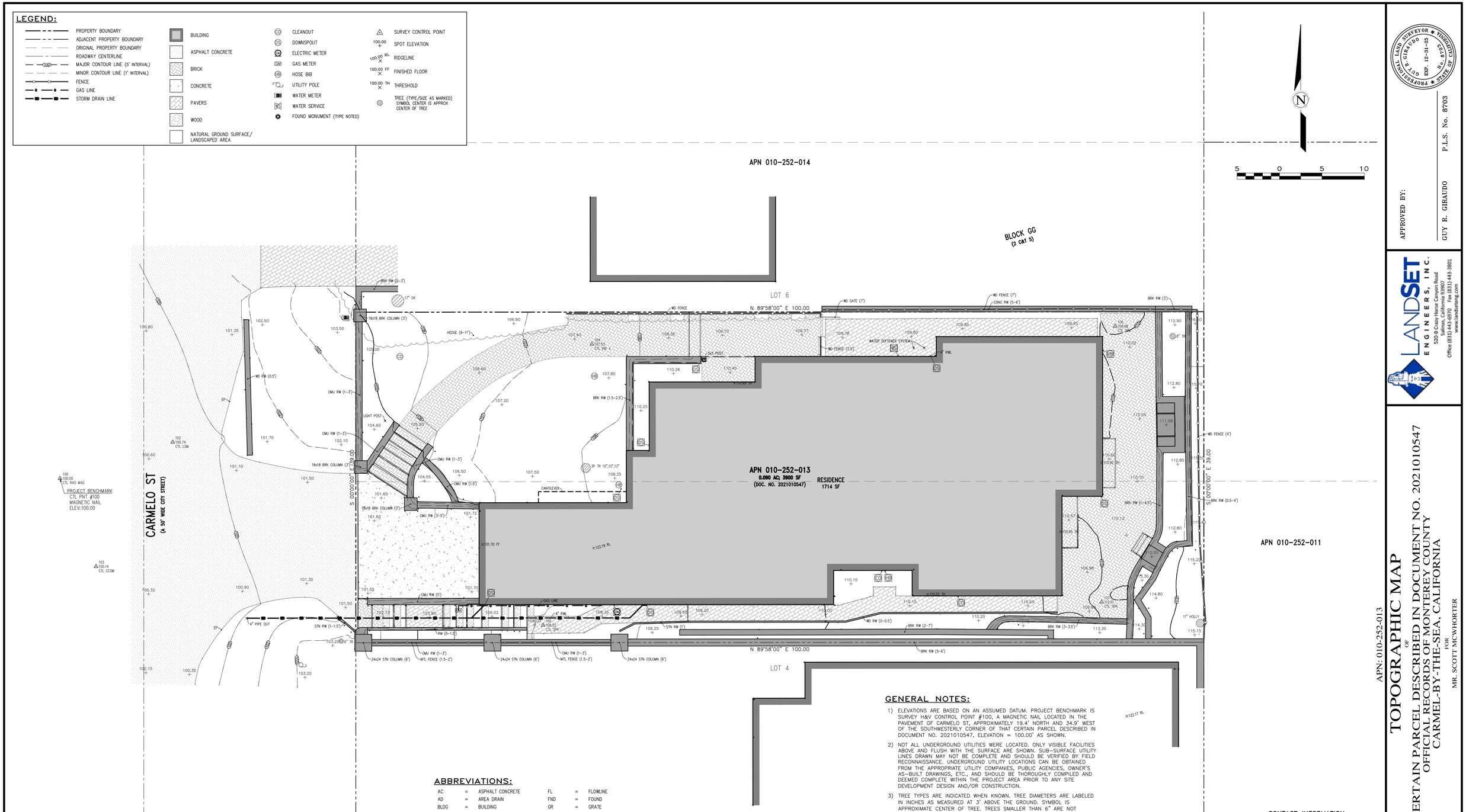
## LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- ROADWAY CENTERLINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- GAS LINE
- STORM DRAIN LINE

- BUILDING
- ASPHALT CONCRETE
- BRICK
- CONCRETE
- PAVERS
- WOOD
- NATURAL GROUND SURFACE/ LANDSCAPED AREA

- CO CLEANOUT
- DS DOWNSPOUT
- EM ELECTRIC METER
- GM GAS METER
- HB HOSE BIB
- UTILITY POLE
- WATER METER
- WS WATER SERVICE
- FOUND MONUMENT (TYPE NOTED)

- SURVEY CONTROL POINT
- 100.00 SPOT ELEVATION
- 100.00 RK RIDGELINE
- 100.00 FF FINISHED FLOOR
- 100.00 TH THRESHOLD
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE




## ABBREVIATIONS:

| | | | | | |
|---|---|---|---|---|---|
| AC | = | ASPHALT CONCRETE | FL | = | FLOWLINE |
| AD | = | AREA DRAIN | FND | = | FOUND |
| BLDG | = | BUILDING | GR | = | GRATE |
| BRK | = | BRICK | MON | = | MONUMENT |
| BRKR | = | BREAKER | MTL | = | METAL |
| BSW | = | BACK OF SIDEWALK | OK | = | OAK |
| CB | = | CATCH BASIN | PN | = | PINE |
| CL | = | CENTERLINE | RL | = | RIDGE LINE |
| CMU | = | CONCRETE MASONRY UNIT | RW | = | RETAINING WALL |
| CONC | = | CONCRETE | RWD | = | REDWOOD |
| CTL | = | CONTROL | STN | = | STONE |
| CYP | = | CYPRESS | TH | = | THRESHOLD |
| DG | = | DECOMPOSED GRANITE | TR | = | TREE |
| ELEC | = | ELECTRIC | TYP | = | TYPICAL |
| EP | = | EDGE OF PAVEMENT | UTIL | = | UTILITY |
| ESMT | = | EASEMENT | WD | = | WOOD |
| FF | = | FINISHED FLOOR | | | |

## GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED IN THE PAVEMENT OF CARMELO ST, APPROXIMATELY 19.4' NORTH AND 34.9' WEST OF THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2021010547, ELEVATION = 100.00' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (06/24/24) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
7) STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

**CONTACT INFORMATION:**

CLIENT:
MR. SCOTT MCWHORTER
CARMELO ST, 2 NE OF OCEAN AVE
CARMEL-BY-THE-SEA, CA 93921

SECONDARY:
ERIC MILLER ARCHITECTS
MS. CARLA HASHIMOTO
211 HOFFMAN AVE
MONTEREY, CA 93940

SITE LOCATION:
CARMELO ST, 2 NE OF OCEAN AVE
CARMEL-BY-THE-SEA, CA 93921

APPROVED BY:
GUY R. GIRAUDO P.L.S. No. 8703

GUY R. GIRAUDO
PROFESSIONAL LAND SURVEYOR
EXP. 12-31-25
STATE OF CALIFORNIA


LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6070 Fax (831) 443-3801
www.landseteng.com


# TOPOGRAPHIC MAP
OF
THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2021010547
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
MR. SCOTT MCWHORTER

SCALE: 1" = 5'
DATE: JUN 2025
JOB NO. 2799-01

SHEET 2

| No. | DATE | BY | REVISION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | 06/06/25 | JAN | RELEASED TO CLIENT |

J:\24 Jobs\2408 McWhorter_DD\2408 SHEET2.dwg

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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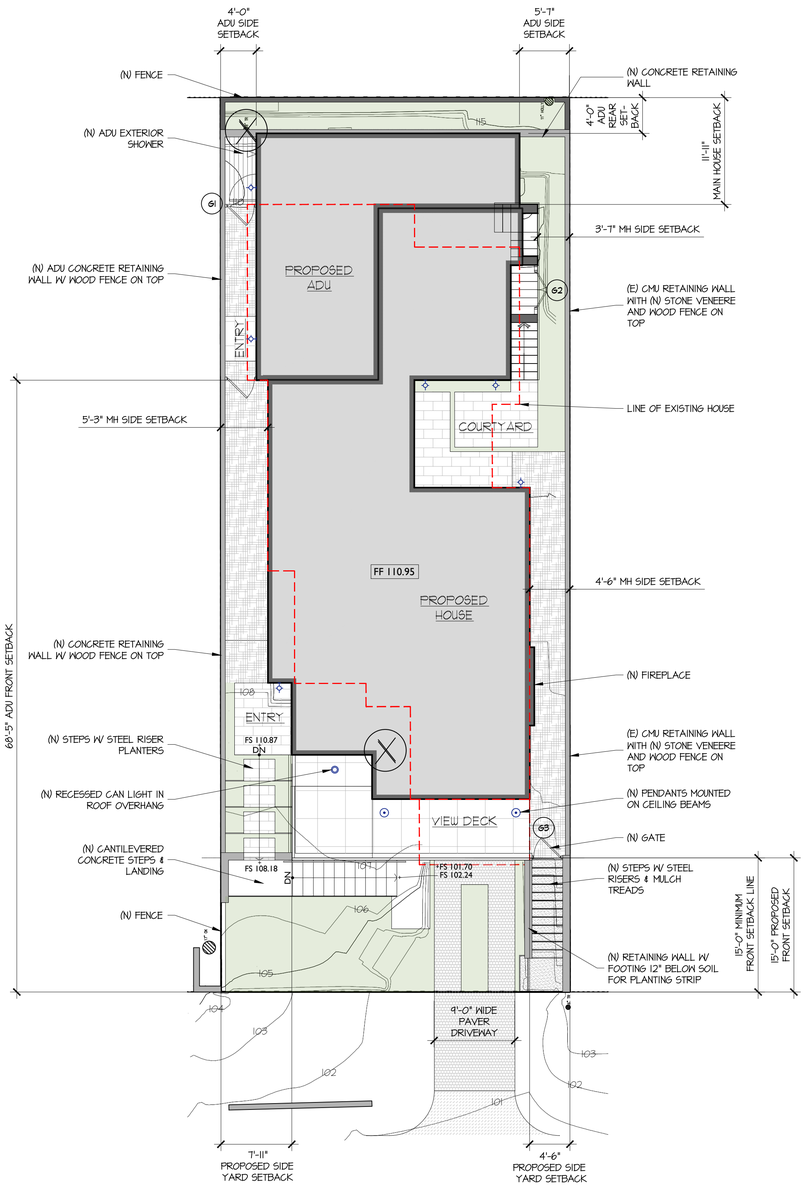


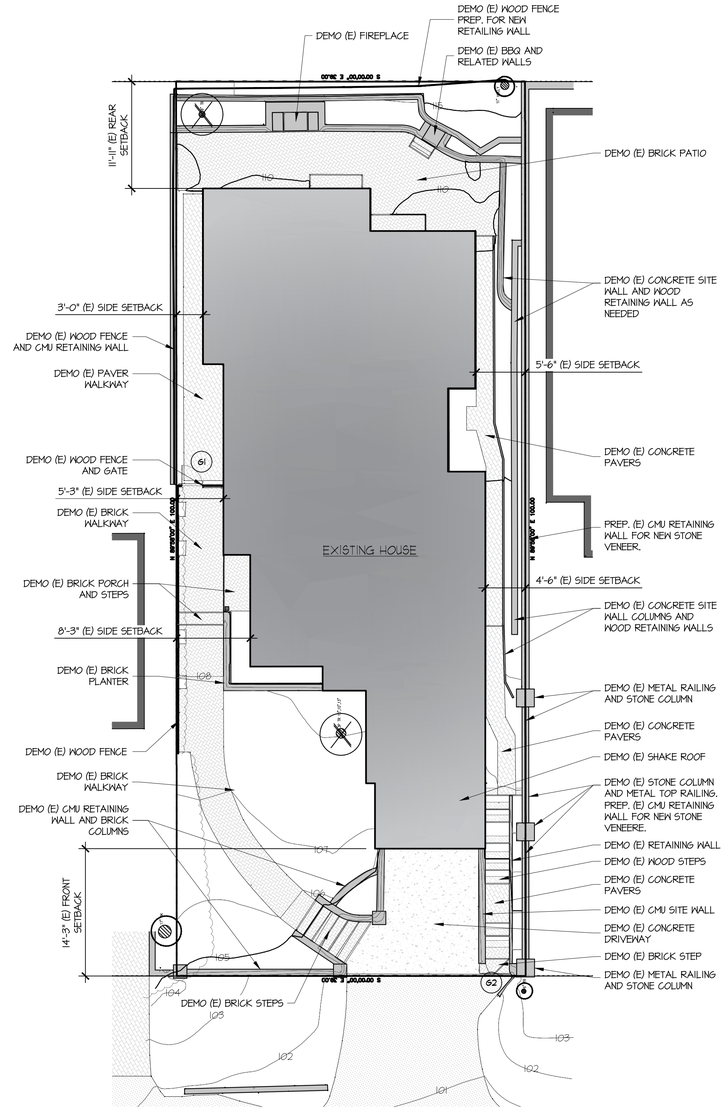

## PROPOSED SITE PLAN

| ARCHITECTURAL LIGHT FIXTURES | |
|---|---|
| | WALL SCONCE, WATERPROOF (SEE 1/10A |
| | PENDANT, WATERPROOF (SEE 2/10A) |
| | RECESSED CAN LIGHT, WATERPROOF (SEE 3/10A) |

NOTE: SEE SHEET 10d FOR LANDSCAPE LIGHTING LOCATIONS.

### (N) MATERIAL INDEX

- = STONE DECKING
- = STONE PAVING
- = PERMEABLE PAVERS
- = ASPHALT
- = MULCH TREAD
- = MULCH WALKWAY
- = WOOD DECKING
- = PLANTING




## EXISTING SITE PLAN

### (E) MATERIAL INDEX

- CONCRETE DRIVEWAY
- BRICK
- WOOD STEPS
- CONC. PAVERS

= TREE TO BE REMOVED

= TREE PROTECTION

PROJECT NORTH

SITE PLANS

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

| REVISION | No. |
|---|---|
| | |
| | |
| | |
| | |
| | |

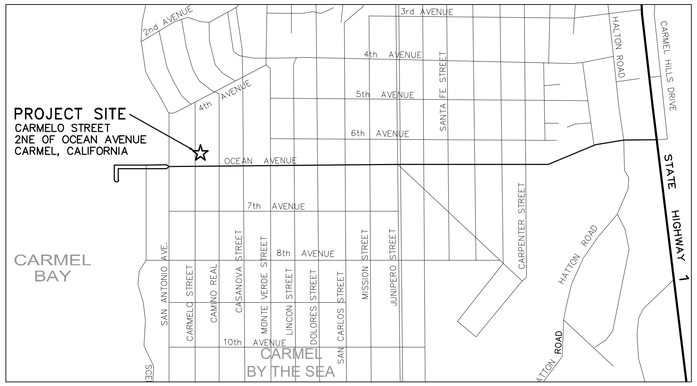
CONSULTANT:

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

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

DATE: 7/29/2025
SCALE: 1/8" = 1'-0"
DRAWN:
JOB NUMBER: 24.08

SHEET 3 OF




VICINITY MAP
NOT TO SCALE

TOTAL LOT AREA = 3,900 SQ.FT.
EXISTING IMPERVIOUS AREA = 2,780 SQ.FT.
NEW IMPERVIOUS AREA = 2,432 SQ.FT.
IMPERVIOUS AREA REDUCTION= 348 SQ.FT.

GRADING QUANTITIES:
CUT = 80 C.Y.
FILL = 30 C.Y.
NET = 50 C.Y. EXPORT

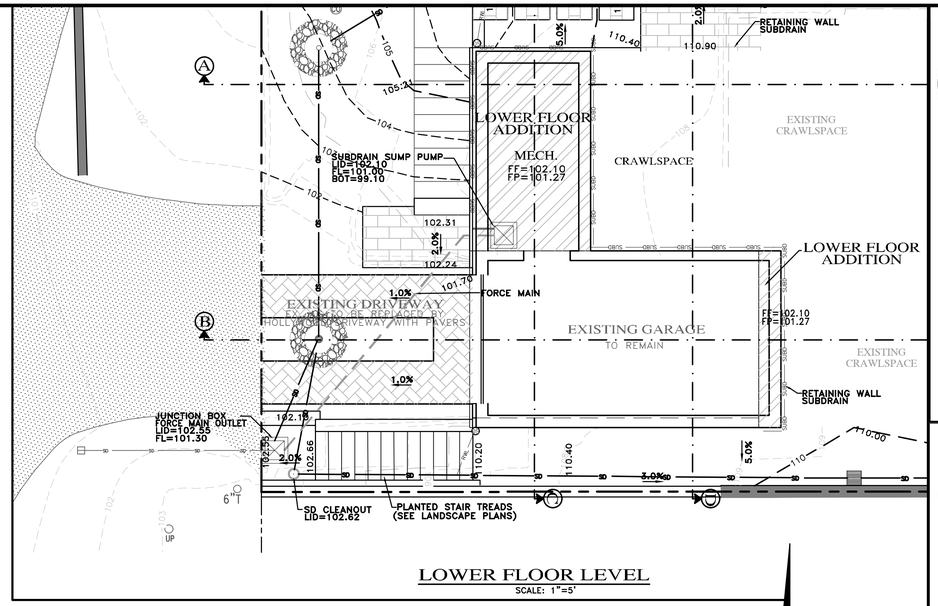
## STORM WATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.

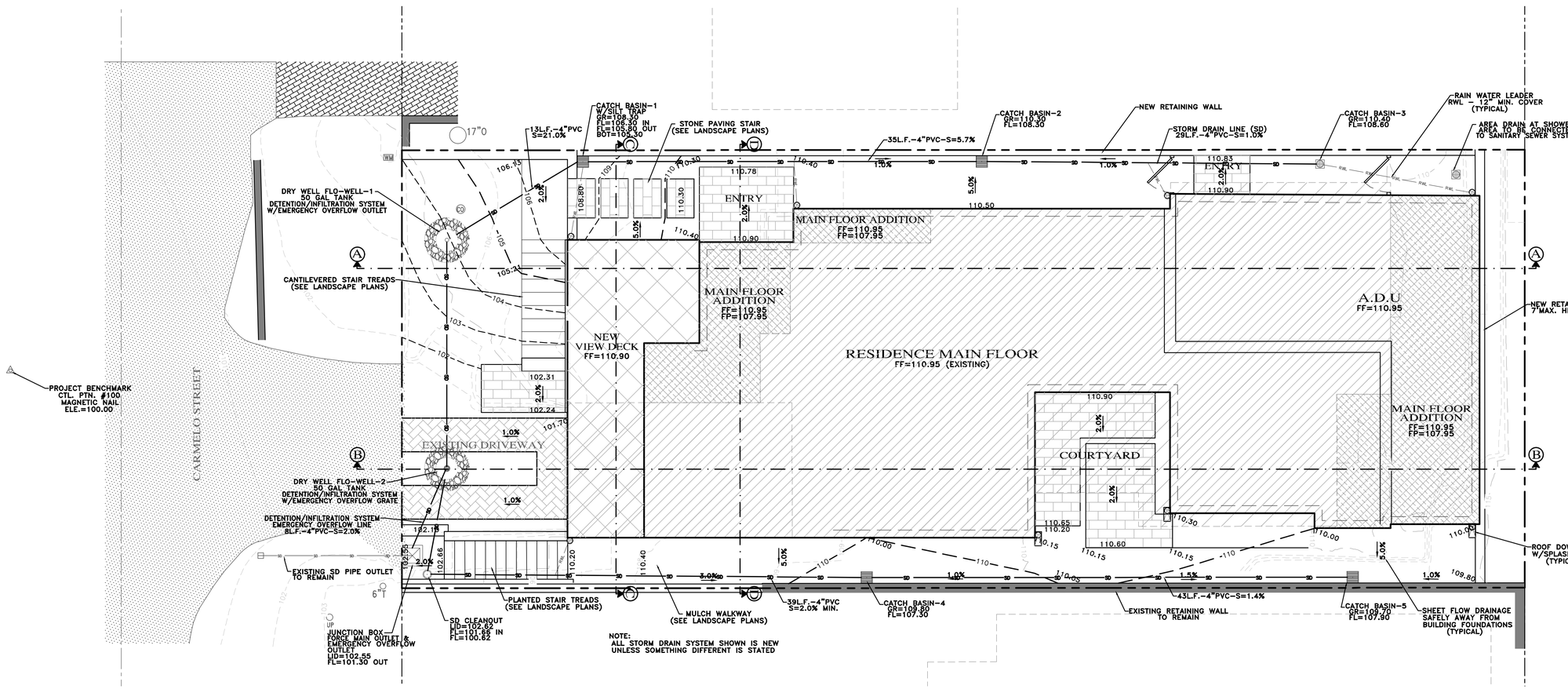
2) ALL DRAINAGE SHALL CONFORM TO THE STANDARD OPERATING GUIDANCE FOR 17-07 PRIVATE STORM WATER SYSTEMS PER THE CITY OF CARMEL-BY-THE-SEA.

## INDEX TO SHEETS


SHEET 4a CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN
SHEET 4b GRADING SECTIONS
SHEET 4c EROSION CONTROL PLAN
SHEET 4d CONSTRUCTION MANAGEMENT PLAN


LOWER FLOOR LEVEL
SCALE: 1"=5'




MAIN FLOOR LEVEL
SCALE: 1"=5'

" CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN "

# GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

McWHORTER RESIDENCE

A.P.N.: 010-252-013

CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

FOR

MR. SCOTT McWHORTER

APPROVED BY:
GUY R. GIRAUDO

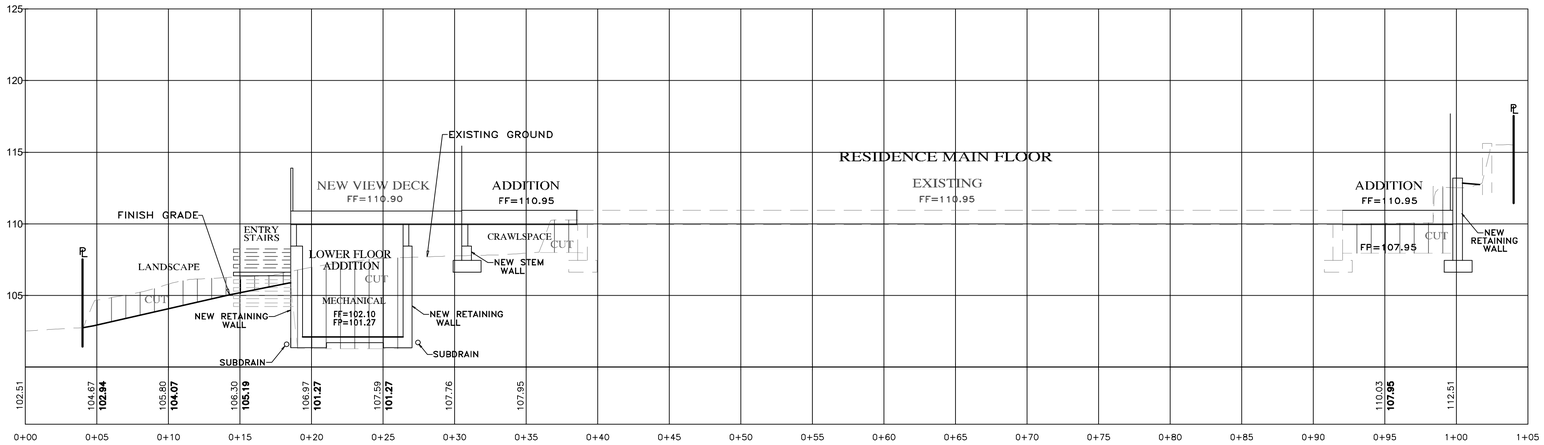
REGISTERED PROFESSIONAL ENGINEER
GUY R. GIRAUDO
No. 58569
Exp. 06-30-27
CIVIL
STATE OF CALIFORNIA


LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

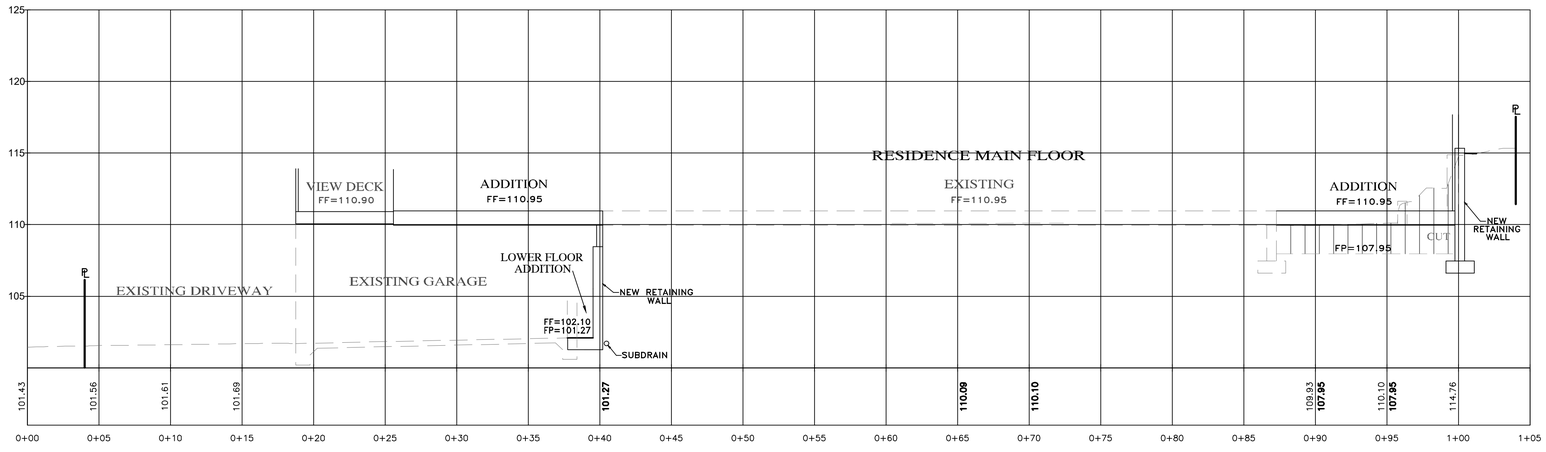

| No. | DATE | BY | REVISION |
|---|---|---|---|
| | 07/29/25 | AMS | LOWER FLOOR PLAN UPDATE |
| | 06/20/25 | AMS | RELEASED TO CLIENT |
| | 06/11/25 | AMS | RELEASED TO CLIENT |
| | 06/09/25 | AMS | RELEASED TO CLIENT |

07/30/25 AMS LOWER FLOOR PLAN UPDATE

SCALE: 1"=5'
DATE: JUNE 2025
JOB NO. 2799-02
SHEET 4a
OF 4 SHEETS




## SECTION A-A
SCALE: 1"=5' H&V




## SECTION B-B
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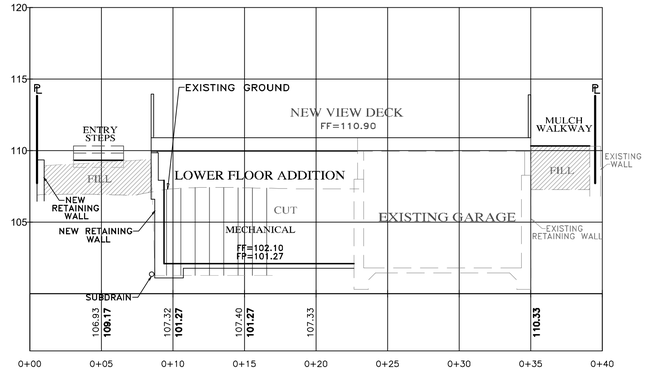
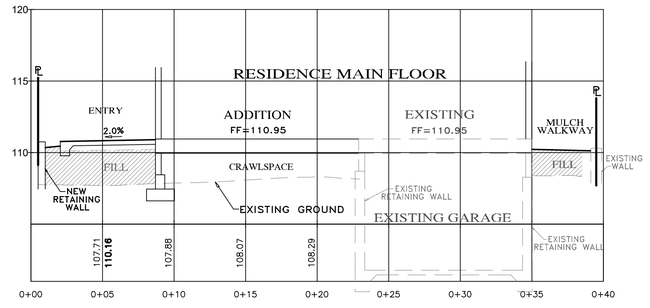



## SECTION C-C
SCALE: 1"=5' H&V




## SECTION D-D
SCALE: 1"=5' H&V

**NOTES:**

- ALL FILL MATERIAL SHALL BE STRUCTURAL FILL PER SOIL'S ENGINEERING INVESTIGATION REPORT
- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS.
- OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT
- FOR SECTION LOCATIONS, SEE SHEET 4a "GRADING, DRAINAGE & UTILITY PLAN".

" GRADING SECTIONS "

# GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

McWHORTER RESIDENCE

A.P.N.: 010-252-013

CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

FOR

MR. SCOTT McWHORTER

REGISTERED PROFESSIONAL ENGINEER * STATE OF CALIFORNIA
GUY R. Giraudo
No. 56569
Exp. 08-30-27
CIVIL

APPROVED BY:

GUY R. GIRAUDO

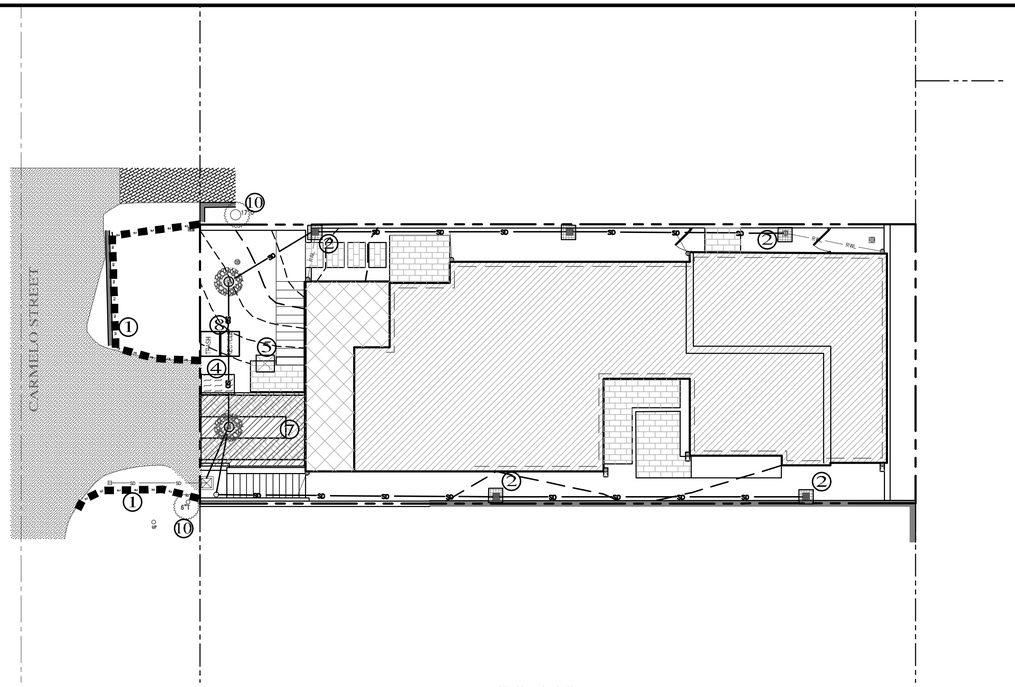
LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9771 Fax (831) 443-3801
www.landseteng.com

SCALE: 1"=5' H&V
DATE: JUNE 2025
JOB NO. 2799-02

| No. | DATE | BY | REVISION |
|---|---|---|---|
| | 07/30/25 | AMS | LOWER FLOOR PLAN UPDATE |
| | 07/29/25 | AMS | LOWER FLOOR PLAN UPDATE |
| | 06/20/25 | AMS | RELEASED TO CLIENT |
| | 06/11/25 | AMS | RELEASED TO CLIENT |
| | 06/09/25 | AMS | RELEASED TO CLIENT |

SHEET 4b
OF 4 SHEETS

LSPROJ\2799-McWHORTER\2799-CIVIL\DWG\2799-GDECP.DWG/24x36C2




PLAN
SCALE: 1"=10'

## EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.

2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.

3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.

4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.

7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

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

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

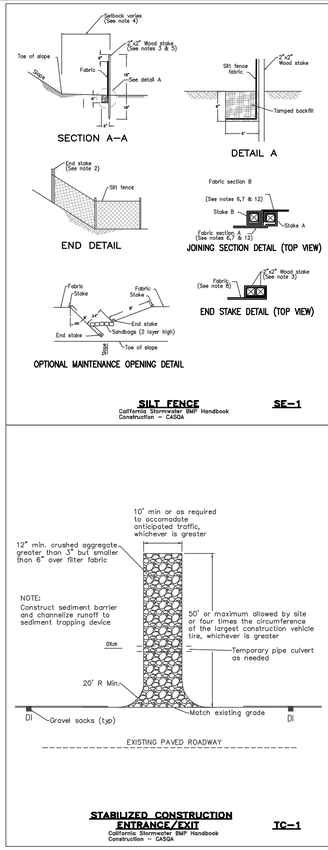
10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.

11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.

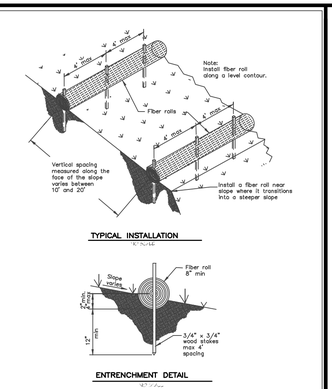
12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.

13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO COUNTY RMA–ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.




**SILT FENCE** SE–1
California Stormwater BMP Handbook Construction – CASQA



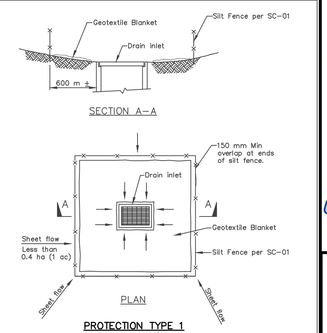

TYPICAL INSTALLATION

ENTRENCHMENT DETAIL

**FIBER ROLLS** SE–5
California Stormwater BMP Handbook Construction – CASQA




**STABILIZED CONSTRUCTION ENTRANCE/EXIT** TC–1
California Stormwater BMP Handbook Construction – CASQA




**PROTECTION TYPE 1**

NOTES:
1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
2. Not applicable in paved areas.
3. Not applicable with concentrated flows.

**STORM DRAIN INLET PROTECTION** SE–10
California Stormwater BMP Handbook Construction – CASQA

## LEGEND:

1. FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.

2. DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.

3. FOR INFORMATION ONLY — STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP–DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.

4. CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

5. SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF–SITE

6. FOR INFORMATION ONLY — STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM..

7. CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.

8. TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF–SITE DISPOSAL. WHEN ON–SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.

9. FOR INFORMATION ONLY — GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH ½" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.

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

11. SF — FOR INFORMATION ONLY — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

| VERIFICATION AND INSPECTION TASK | CONTINUOUS DURING TASK LISTED | PERIODICALLY DURING TASK LISTED |
|---|---|---|
| 1. Verify material below shallow foundations are adequate to achieve the design bearing capacity | -- | X |
| 2. Verify excavations are extended to proper depth and have reached proper material | -- | X |
| 3. Perform classification and testing of compacted fill materials | -- | X |
| 4. Verify use of proper materials, densities and lift sicknesses during placement and compaction of compacted fill. | X | -- |
| 5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly. | -- | X |

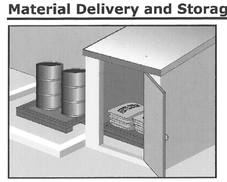
## CONSTRUCTION INSPECTION REQUIREMENTS

A–PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD–ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

B–DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD–ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP's INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

C–PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD–ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

### Material Delivery and Storage WM–1



Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Category; ☒ Secondary Category

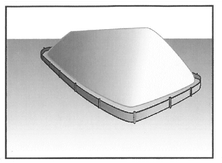
**Description and Purpose**
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Targeted Constituents: Sediment ☑; Nutrients ☑; Trash ☑; Metals ☑; Bacteria; Oil and Grease ☑; Organics ☑

Potential Alternatives: None

### Stockpile Management WM–3



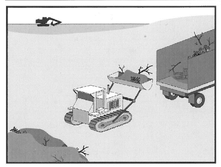
Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control ☒; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Category; ☒ Secondary Category

**Description and Purpose**
Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called "cold mix" asphalt), and pressure treated wood.

Targeted Constituents: Sediment ☑; Nutrients ☑; Trash ☑; Metals ☑; Bacteria; Oil and Grease ☑; Organics ☑

Potential Alternatives: None

### Solid Waste Management WM–5



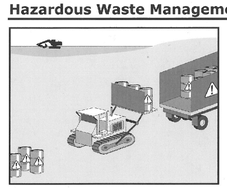
Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Objective; ☒ Secondary Objective

**Description and Purpose**
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Targeted Constituents: Sediment ☑; Nutrients ☑; Trash ☑; Metals ☑; Bacteria; Oil and Grease ☑; Organics ☑

Potential Alternatives: None

### Hazardous Waste Management WM–6



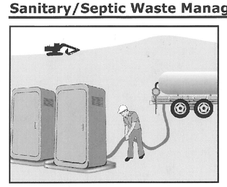
Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Objective; ☒ Secondary Objective

**Description and Purpose**
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

Targeted Constituents: Sediment; Nutrients ☑; Trash ☑; Metals ☑; Bacteria ☑; Oil and Grease ☑; Organics ☑

Potential Alternatives: None

### Sanitary/Septic Waste Management WM–9



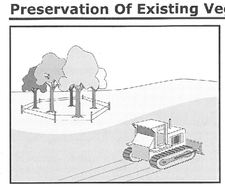
Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Category; ☒ Secondary Category

**Description and Purpose**
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Targeted Constituents: Sediment; Nutrients ☑; Trash ☑; Metals; Bacteria ☑; Oil and Grease; Organics ☑

Potential Alternatives: None

### Preservation Of Existing Vegetation EC–2



Categories: EC Erosion Control ☑; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control
Legend: ☑ Primary Objective; ☒ Secondary Objective

**Description and Purpose**
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

Targeted Constituents: Sediment ☑; Nutrients; Trash; Metals; Bacteria; Oil and Grease

Potential Alternatives: None

APPROVED BY:
GUY R. GIRAUDO

PROFESSIONAL ENGINEER ★ REGISTERED ★ STATE OF CALIFORNIA
Guy R. Giraudo
No. 58569
Exp. 06-30-27
CIVIL

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landsetengineering.com

# GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

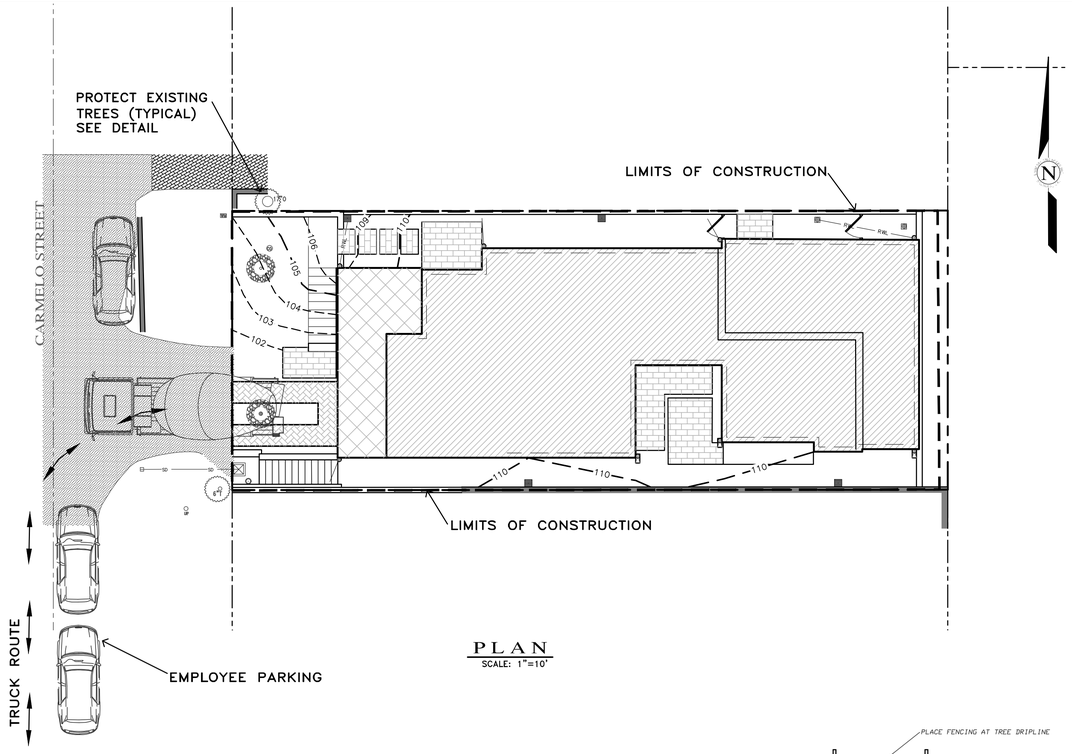
McWHORTER RESIDENCE
A.P.N.: 010-252-013
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
MR. SCOTT McWHORTER

" EROSION & SEDIMENT CONTROL PLAN "

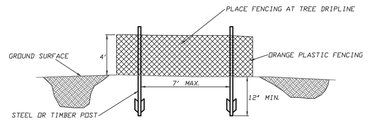
SCALE: AS SHOWN
DATE: JUNE 2025
JOB NO. 2799–02

| No. | DATE | BY | REVISION |
|---|---|---|---|
| | 07/30/25 | AMS | LOWER FLOOR PLAN UPDATE |
| | 07/29/25 | AMS | LOWER FLOOR PLAN UPDATE |
| | 06/20/25 | AMS | RELEASED TO CLIENT |
| | 06/11/25 | AMS | RELEASED TO CLIENT |
| | 06/09/25 | AMS | RELEASED TO CLIENT |

SHEET 4c
OF 4 SHEETS




PLAN
SCALE: 1"=10'




FENCING (ESA) DETAIL
Scale: NTS

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
80 CY CUT
30 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS: EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM GRADING, CONSTRUCT NEW STRUCTURES, AND INSTALL UNDERGROUND UTILITIES: PROPOSED NEW PARKING & DRIVEWAY AREAS TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW PERVIOUS PAVERS DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON CARMELO STREET AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO OCEAN AVENUE TO CARMELO STREET. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON CAMINO REAL. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/ CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG CAEMELO STREET, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

TRUCK TRIP GENERATION CHART:

| CATEGORY | NO. OF TRUCK TRIPS | TOTAL DAYS |
|---|---|---|
| DEMOLITION/CLEARING | 4 | 2 |
| GRADING & SOIL REMOVAL (EXPORT) | 3 | 2 |
| ENGINEERING MATERIALS (IMPORT) | 1 | 1 |
| TOTALS | 8 | 5 |

TRUCK TRIP GENERATION NOTES:

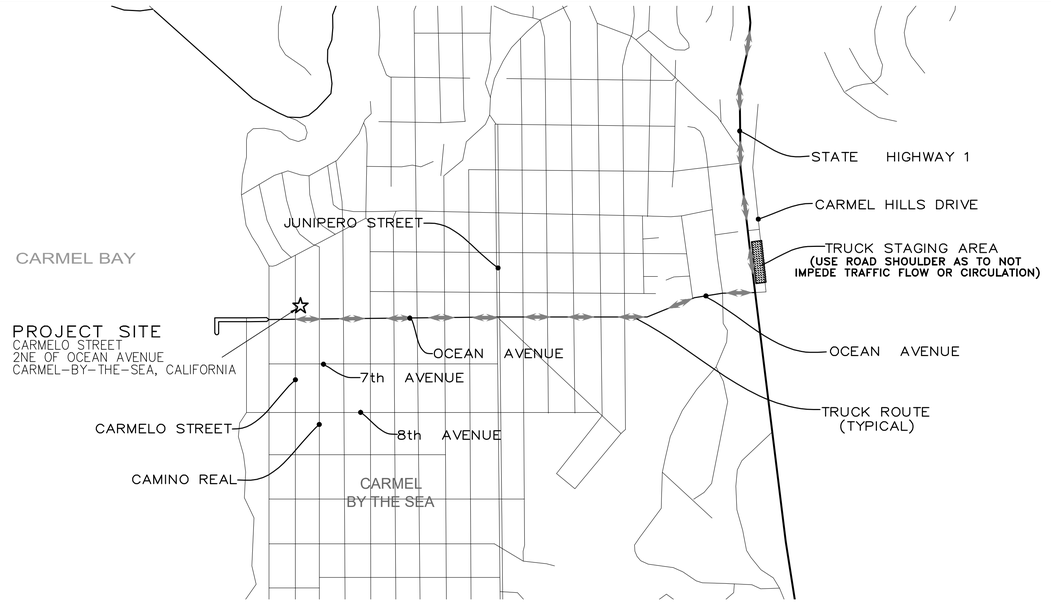
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE ARE 50 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 5 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 18 AUGUST 2025, 5 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

Ⓐ CONSTRUCTION STAGING PLAN




Ⓑ NEIGHBORHOOD TRUCK ROUTING PLAN




Ⓒ OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

" CONSTRUCTION MANAGEMENT PLAN "

# GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

McWHORTER RESIDENCE
A.P.N.: 010-252-013
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
MR. SCOTT McWHORTER

APPROVED BY:
GUY R. GIRAUDO

REGISTERED PROFESSIONAL ENGINEER ★ FINANCIAL OF CALIFORNIA ★ GUY R. GIRAUDO No. 56589 Exp. 06-30-27 ★ 11413

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
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SCALE: AS SHOWN
DATE: JUNE 2025
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| No. | DATE | BY | REVISION |
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| | 06/09/25 | AMS | RELEASED TO CLIENT |

SHEET 4d
OF 4 SHEETS

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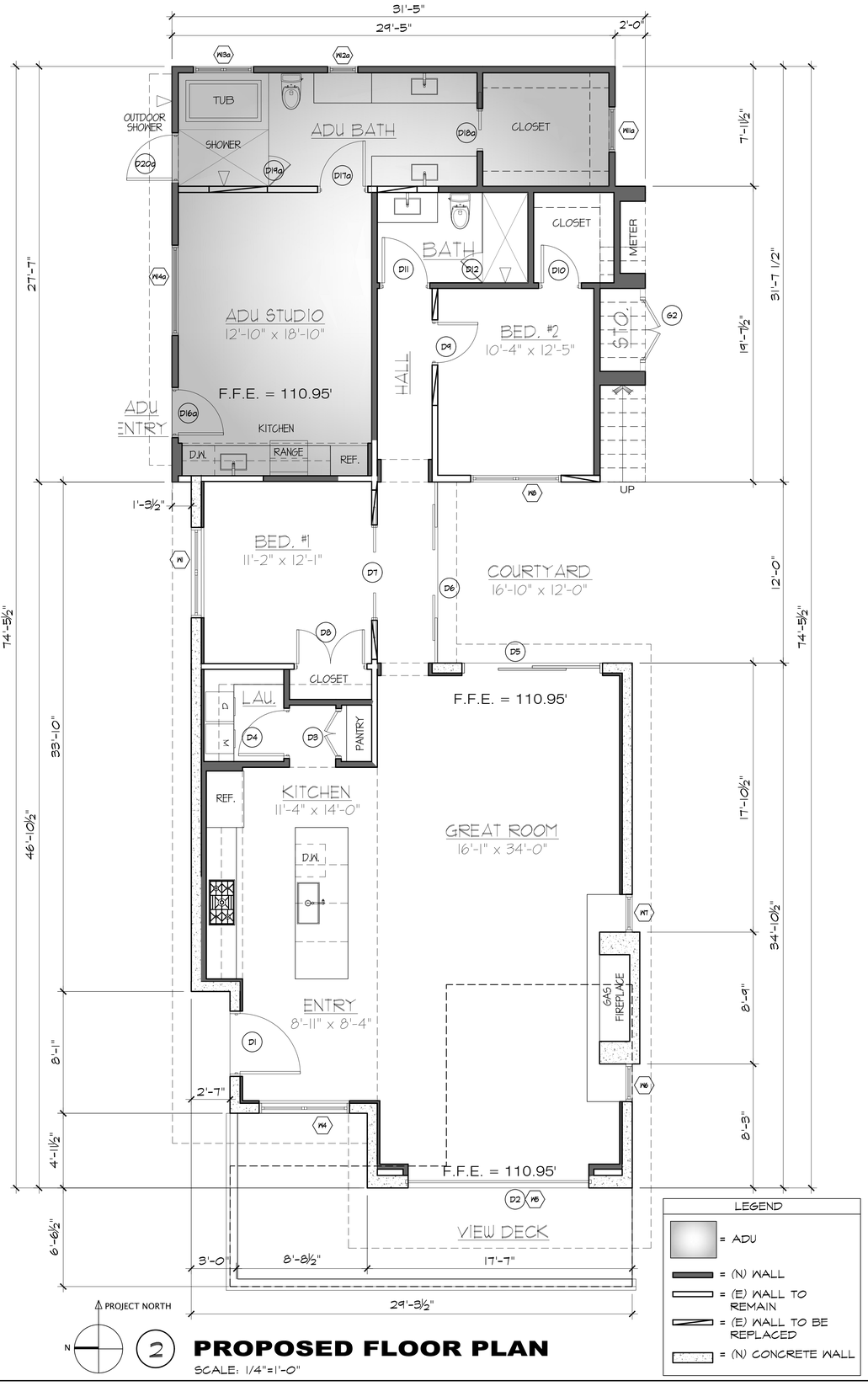
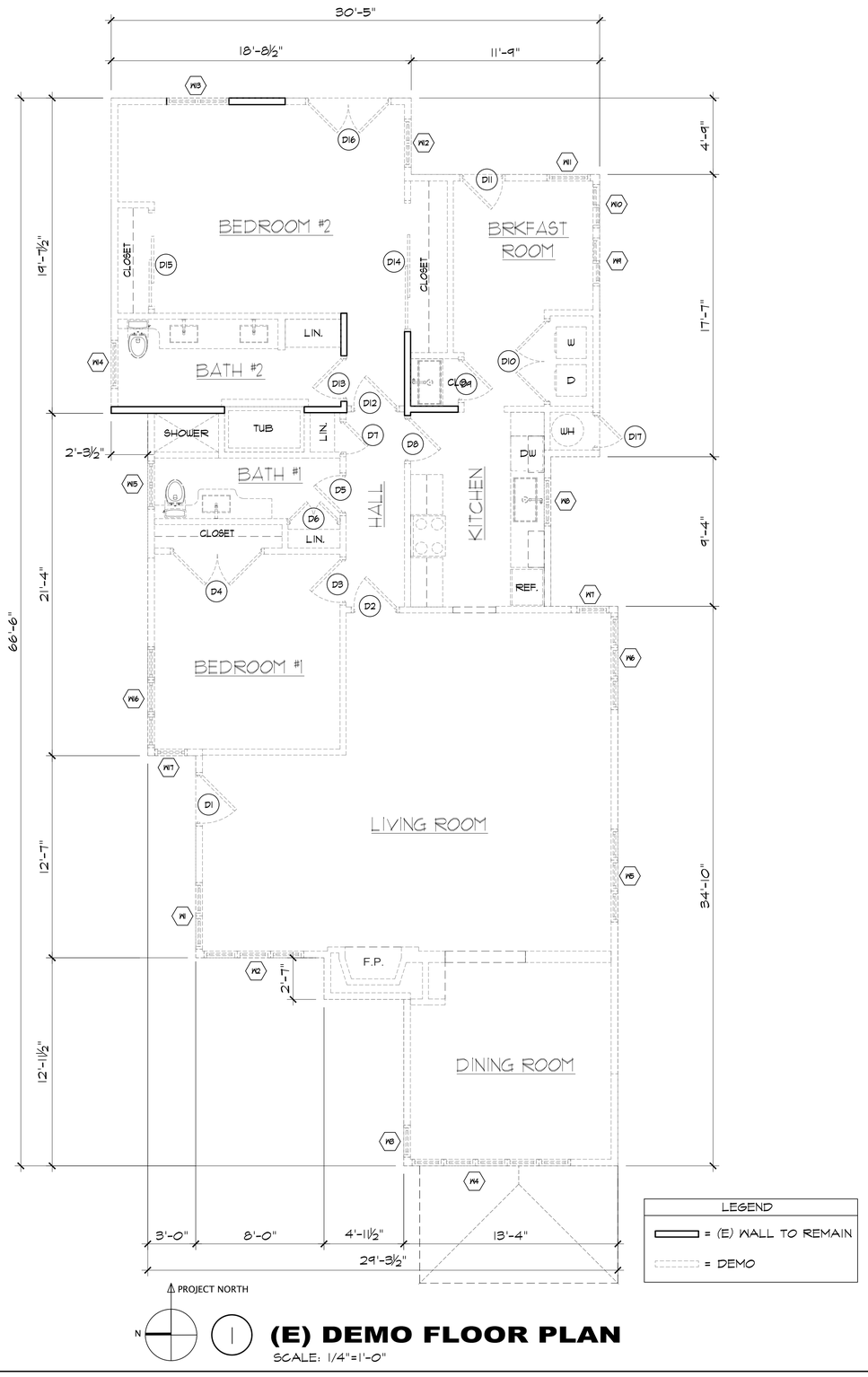



## 2 PROPOSED FLOOR PLAN

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

LEGEND

- = ADU
- = (N) WALL
- = (E) WALL TO REMAIN
- = (E) WALL TO BE REPLACED
- = (N) CONCRETE WALL




## 1 (E) DEMO FLOOR PLAN

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

LEGEND

- = (E) WALL TO REMAIN
- = DEMO

| REVISION | No. |
|---|---|
| | |
| | |
| | |
| | |
| | |

CONSULTANT:

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

(E) DEMO & PROPOSED FLOOR PLANS

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

| | |
|---|---|
| DATE: | 7/29/2025 |
| SCALE: | 1/4" = 1'-0" |
| DRAWN: | SSH |
| JOB NUMBER: | 24.08 |

5a
SHEET OF

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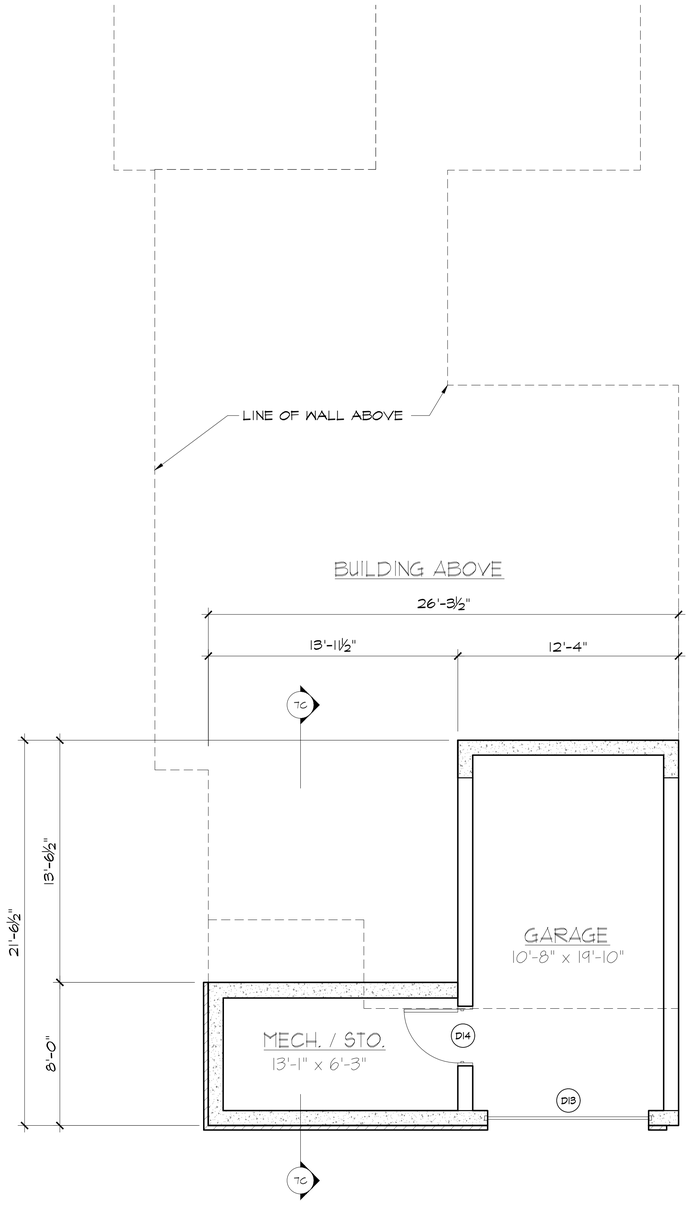



PROJECT NORTH

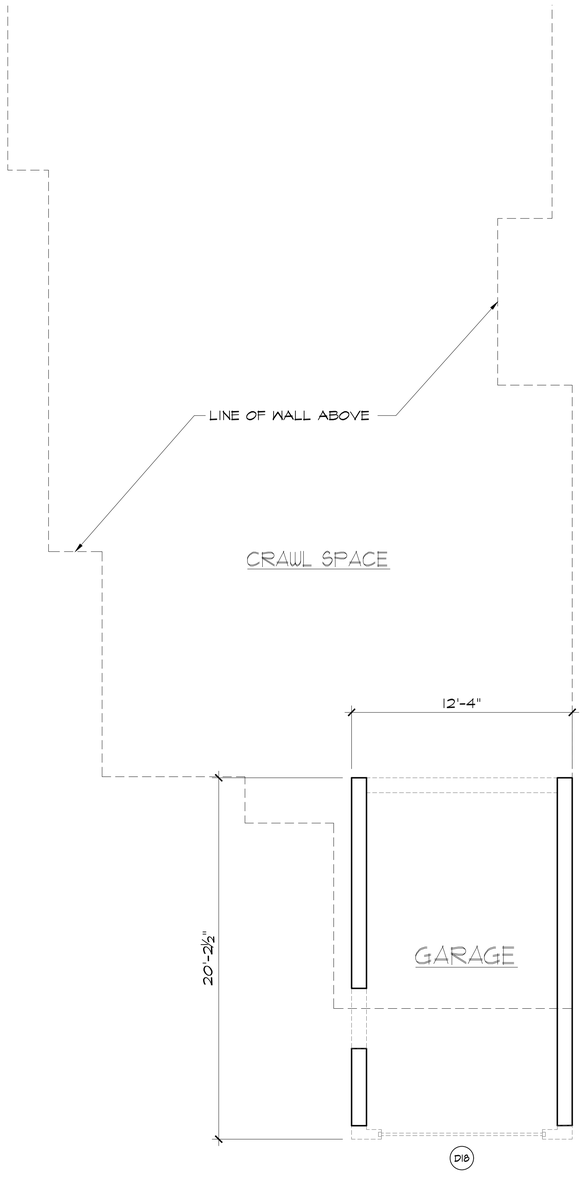
N

2

## PROPOSED GARAGE PLAN

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

| LEGEND |
|---|
| = (N) CONCRETE WALL |
| = (N) STONE VENEER |




PROJECT NORTH

N

1

## EXISTING GARAGE PLAN

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

| LEGEND |
|---|
| = (E) WALL TO REMAIN |
| = DEMO |

| REVISION | No. |
|---|---|
| | |
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| | |

CONSULTANT:

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

(E) DEMO & PROPOSED GARAGE PLANS

JOB NAME: McMAHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

| | |
|---|---|
| DATE: | 7/29/2025 |
| SCALE: | 1/4" = 1'-0" |
| DRAWN: | SSH |
| JOB NUMBER: | 24.08 |

5b

SHEET OF

# EXISTING DOOR SCHEDULE

| | DOOR NO. | TYPE | SIZE WIDTH x HEIGHT | ROOM NO. | ROOM NAME | THICKNESS | DOOR MATERIAL | FRAME MATERIAL | HEAD DETAIL | JAMB DETAIL | SILL DETAIL | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| FIRST FLOOR | D1 | A | 3'-0"x7'-0" | --- | LIVING ROOM | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | ENTRY LOCKSET |
| | D2 | F | 2'-8"x6'-8" | --- | LIVING ROOM / HALL | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D3 | F | 2'-8"x6'-8" | --- | BEDROOM #1 | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D4 | G | 5'-6"x6'-8" | --- | BEDROOM #1 / CLOSET | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D5 | F | 2'-4"x6'-8" | --- | BATH #1 | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D6 | G | 3'-0"x6'-8" | --- | BATH #1 / LINEN | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D7 | F | 2'-0"x6'-8" | --- | HALL LINEN | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D8 | F | 2'-8"x6'-8" | --- | KITCHEN | 1-1/2" | -- | METAL | --/-- | --/-- | --/-- | -- |
| | D9 | F | 2'-6"x6'-8" | --- | BREAKFAST ROOM CLOSET | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D10 | G | 5'-0"x6'-8" | --- | BREAKFAST ROOM LAUNDRY | 1-1/2" | -- | METAL | --/-- | --/-- | --/-- | -- |
| | D11 | B | 2'-6"x6'-8" | --- | BREAKFAST ROOM | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D12 | F | 2'-8"x6'-8" | --- | BEDROOM #2 | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D13 | F | 2'-8"X6'-8" | --- | BATH #2 | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D14 | H | 7'-10"x6'-8" | --- | BEDROOM #2 CLOSET | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D15 | H | 5'-10"x6'-8" | --- | BEDROOM #2 CLOSET | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D16 | C | 4'-11"x6'-8" | --- | BEDROOM #2 | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D17 | E | 2'-0"x6'-8" | --- | WATERHEATER | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| GARAGE | D18 | D | 9'-0"x7'-0" | --- | GARAGE | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |

# EXISTING GATE SCHEDULE

| GATE NO. | TYPE | SIZE WIDTH x HEIGHT | GATE MATERIAL | REMARKS |
|---|---|---|---|---|
| G1 | 1 | 2'-6" x 6'-0" | WOOD | LOCKING GATE LATCH |
| G2 | 2 | 2'-6" x 5'-0" | WOOD | LOCKING GATE LATCH |

# DOOR NOTES

ALL DOORS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED, U.O.N.:

1. ALL DOORS SHALL BE 2'-0" X 6'-8" MINIMUM.
2. ALL DOORS SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
3. ALL THRESHOLDS SHALL HAVE MAXIMUM HEIGHT OF 1/2" ABOVE FINISH FLOOR.
4. PROVIDE (2) PAIR- 4-1/2" X 4-1/2" BUTTS ON ALL DOORS.
5. ALL HARDWARE TO HAVE OIL RUBBED BRONZE FINISH.

   ENTRY DOOR HARDWARE: ROCKY MOUNTAIN OR EQUAL

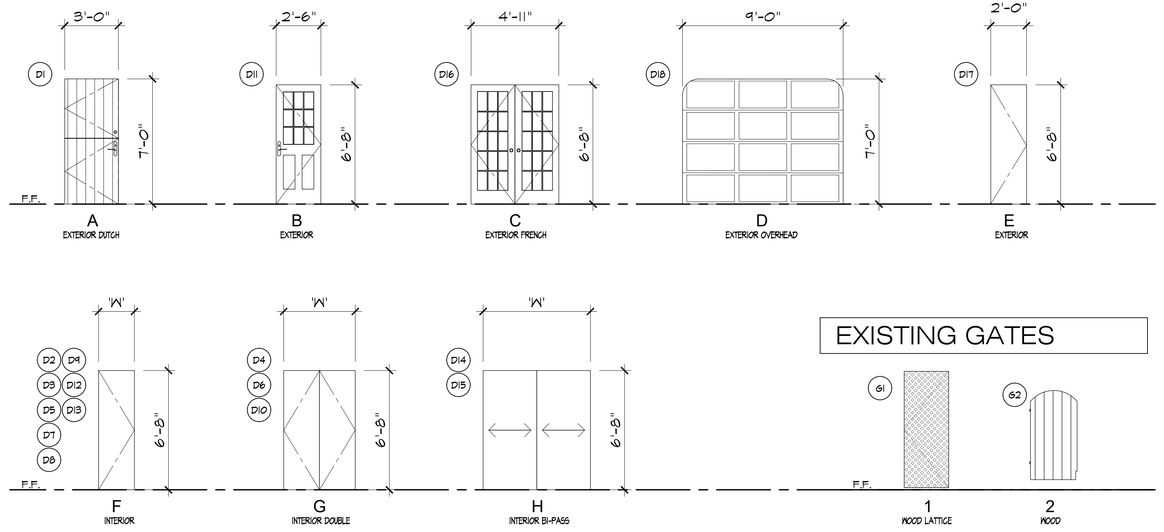
   EXTERIOR DOOR HARDWARE: ROCKY MOUNTAIN OR EQUAL

   INTERIOR DOOR HARDWARE: ROCKY MOUNTAIN OR EQUAL
6. ALL FIRE RATED DOORS SHALL HAVE PEMKO 588D (OR EQUIVALENT) SMOKE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING, AND SELF-LATCHING.
7. ALL EXTERIOR DOORS TO BE WEATHER STRIPPED.
8. ALL DOORS SHALL BE SOLID CORE.
9. ALL DOOR GLAZING TO BE TEMPERED.
10. ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD PER CBC, SECTION 2407.
11. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING GLASS. UNITS SHALL BE INSULATING GLASS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 20 MINUTES.
12. REQUIRED NATURAL LIGHT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF ROOM FLOOR AREA.
13. REQUIRED NATURAL VENT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS NOT LESS THAN 4% OF AREAS BEING VENTED.
14. EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1- 1/4 INCHES THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-TA-1. [ §R327.8.3]

# PROPOSED DOOR SCHEDULE

| | DOOR NO. | TYPE | SIZE WIDTH x HEIGHT | ROOM NO. | ROOM NAME | THICKNESS | DOOR MATERIAL | FRAME MATERIAL | HEAD DETAIL | JAMB DETAIL | SILL DETAIL | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| FIRST FLOOR | D1 | A | 4'-0"x8'-0" | --- | ENTRY | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | ENTRY LOCKSET W/ FROSTED GLASS |
| | D2 | D | 12'-0"x8'-0" | --- | GREAT ROOM | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | EXTERIOR DOOR LOCKSET / TEMPERED GLASS |
| | D3 | G | 3'-0"x8'-0" | --- | KITCHEN PANTRY | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D4 | E | 3'-0"x8'-0" | --- | LAUNDRY | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D5 | C | 9'-0"x8'-9" | --- | GREATROOM / COURTYARD | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | EXTERIOR DOOR LOCKSET / TEMPERED GLASS |
| | D6 | C | 12'-0"x8'-9" | --- | HALL / COURTYARD | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | EXTERIOR DOOR LOCKSET / TEMPERED GLASS |
| | D7 | H | 6'-0"x8'-0" | --- | BEDROOM #1 | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D8 | G | 6'-0"x8'-0" | --- | BEDROOM #1 CLOSET | 2-1/2" | -- | METAL | --/-- | --/-- | --/-- | -- |
| | D9 | E | 2'-8"x7'-6" | --- | BEDROOM #2 | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D10 | E | 2'-6"x7'-6" | --- | BEDROOM #2 CLOSET | 2-1/2" | -- | METAL | --/-- | --/-- | --/-- | -- |
| | D11 | E | 3'-0"x7'-6" | --- | BATH | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D12 | L | 2'-6"X6'-0" | --- | SHOWER | 1-1/2" | -- | N/A | --/-- | --/-- | --/-- | TEMPERED GLASS |
| GARAGE | D13 | J | 9'-0"x7'-0" | --- | GARAGE | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | OVERHEAD GARAGE DOOR |
| | D14 | E | 3'-0"x7'-0" | --- | MECHANICAL & STORAGE | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | LOUVERED |
| | D15 | - | UNUSED | --- | UNUSED | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| ADU | D16a | B | 3'-0x7'-6" | --- | ADU STUDIO | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | ENTRY LOCKSET W/ FROSTED GLASS |
| | D17a | E | 3'-0"x7'-6" | --- | ADU BATH | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D18a | F | 3'-0"x7'-6" | --- | ADU CLOSET | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D19a | L | 2'-6"X6'-0" | --- | ADU SHOWER | 1/4" | -- | N/A | --/-- | --/-- | --/-- | TEMPERED GLASS |
| | D20a | B | 3'-0"x7'-6" | --- | ADU BATH | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | EXTERIOR DOOR LOCKSET / TEMPERED GLASS / FROSTED |
| | | | | | | | | | | | | |

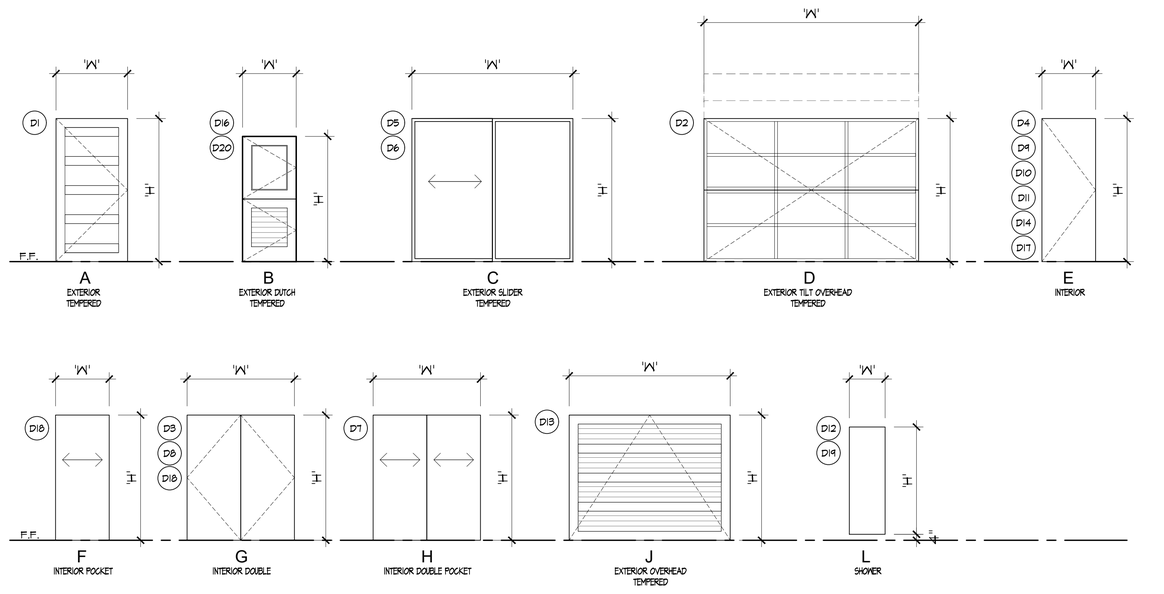
# EXISTING DOOR TYPES




# EXISTING GATES



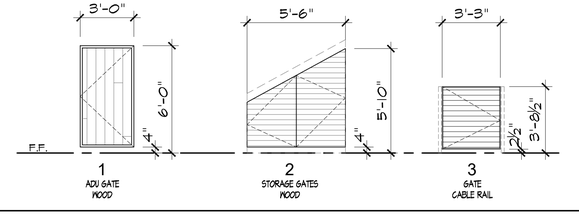

# DOOR TYPES




# PROPOSED GATE SCHEDULE

| GATE NO. | TYPE | SIZE WIDTH x HEIGHT | GATE MATERIAL | REMARKS |
|---|---|---|---|---|
| G1 | 1 | 3'-0" x 6'-0" | WOOD | LOCKING GATE LATCH |
| G2 | 2 | 5'-6" x 5'-10" | WOOD | LOCKING GATE LATCH |
| G3 | 3 | 3'-0" x 3'-8 1/2" | CABLE RAIL | LOCKING GATE LATCH |

# PROPOSED GATE TYPES




| REVISION | No. |
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CONSULTANT:


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


DOOR SCHEDULE

JOB NAME: MCWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

| | |
|---|---|
| DATE: | 7/29/2025 |
| SCALE: | AS NOTED |
| DRAWN: | SSH |
| JOB NUMBER: | 24.08 |

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# EXISTING WINDOW SCHEDULE

| | WIN. NO. | TYPE | SIZE WIDTH x HEIGHT | GLAZING | FRAME MATERIAL | HEAD DETAIL | JAMB DETAIL | SILL DETAIL | LOCATION / ROOM NUMBER | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|
| FIRST FLOOR | W1 | D | 4'-2"x4'-11" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | LIVING ROOM | -- |
| | W2 | C | 6'-4"x4'-11" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | LIVING ROOM | -- |
| | W3 | E | 2'-0"x3'-9" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | DINING ROOM | -- |
| | W4 | K | 9'-11"x3'-9" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | DINING ROOM | -- |
| | W5 | F | 5'-9"x4'-7" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | LIVING ROOM | -- |
| | W6 | F | 5'-9"X4'-7" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | LIVING ROOM | -- |
| | W7 | J | 2'-0"x4'-7" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | LIVING ROOM | -- |
| | W8 | B | 3'-0"x3'-6" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | KITCHEN | -- |
| | W9 | G | 3'-0"x3'-9" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | BREAKFAST ROOM | -- |
| | W10 | H | 2'-9"x3'-9" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | BREAKFAST ROOM | -- |
| | W11 | H | 2'-9"x3'-9" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | BREAKFAST ROOM | -- |
| | W12 | B | 3'-0"X3'-11" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | BEDROOM #2 | -- |
| | W13 | B | 3'-11"X3'-11" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | BEDROOM #2 | -- |
| | W14 | A | 3'-0"x4'-0" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | BATH #2 | TEMPERED GLASS |
| | W15 | B | 2'-11"x3'-5" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | BATH #1 | TEMPERED GLASS |
| | W16 | C | 6'-4"x4'-8" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | BEDROOM #1 | -- |
| | W17 | J | 2'-0"x4'-8" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | BEDROOM #1 | -- |
| SKYLIGHTS | S-A | S-A | 2'-6" X 5'-9" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | PRIMARY BATH - 107 | TEMPERED GLASS |
| | S-B | S-B | 3'-5" X 5'-3" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | KITCHEN - 101 | TEMPERED GLASS |

# WINDOW NOTES

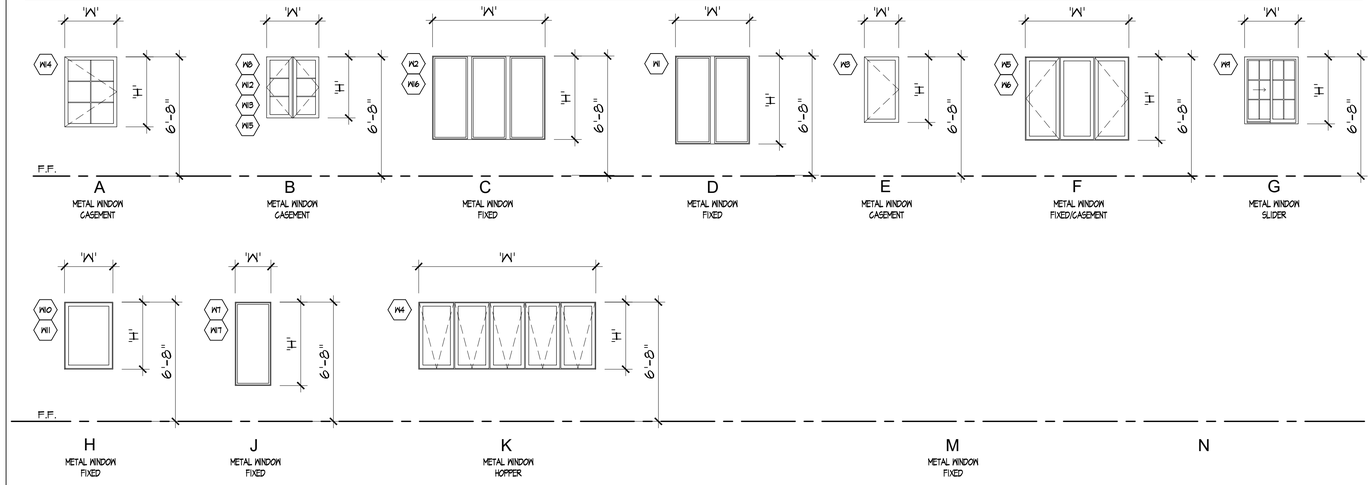
## ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING, U.O.N.

1. EGRESS WINDOWS SHALL HAVE SILL HEIGHT NOT MORE THAN 44" A.F.F., 5.7 S.F. PER CRC, SECTION R310.2.1
2. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CRC, SECTION R308.3. ALL SAFETYGLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH CRC, SECTION R308.4.
3. ALL SLOPED GLAZING SHALL COMPLY WITH 2016 CRC, SECTION R308.6 FOR INSTALLATION AND MATERIALS.
4. SEE WINDOW TYPES. THIS PAGE FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CRC SEC. R303.1 AND EGRESS PER CRC SEC. R310.
5. ALL WINDOW GLAZING SHALL BE LOW-E, DOUBLE GLAZING.
6. ALL EXTERIOR OPENINGS SHALL PROVIDE NATURAL LIGHTING, IN HABITABLE ROOMS, WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA PER CRC, SEC. R303.1, AND NATURAL VENTILATION WITH AN AREA OF NOT LESS THAN 4% OF ROOM FLOOR AREA PER CRC, SECTION 303.1.
7. TEMPERED SAFETY GLAZING:
   a) IS REQUIRED WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION. (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE.
   b) GLAZING GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM THE WALKING SURFACES.
   c) GLAZING IN SHOWER AND TUB ENCLOSURES (LESS THAN 60" ABOVE STANDING SURFACE.)
   d) GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
   e) GLAZING IS IN WILDLAND URBAN INTERFACE AREA.
8. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE. GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§ R327.8.2.1]

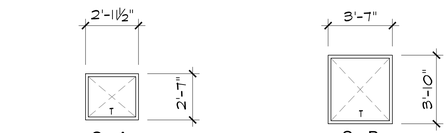
# PROPOSED WINDOW SCHEDULE

| | WIN. NO. | TYPE | SIZE WIDTH x HEIGHT | HEAD HEIGHT | GLAZING | FRAME MATERIAL | HEAD DETAIL | JAMB DETAIL | SILL DETAIL | LOCATION / ROOM NUMBER | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|
| FIRST FLOOR | W1 | B | 6'-0"x5'-0" | 8'-0" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | BEDROOM #1 | -- |
| | W2 | -- | NOT USED | -- | -- | -- | -/-- | -/-- | -/-- | -- | -- |
| | W3 | -- | NOT USED | -- | -- | -- | -/-- | -/-- | -/-- | -- | -- |
| | W4 | B | 6'-0"X5'-0" | 8'-0" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | ENTRY | -- |
| | W5 | E | 12'-0"x11'-6" | 10'-6" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | GREAT ROOM | TEMPERED GLASS |
| | W6 | F | 2'-6"x8'-8" | 10'-0" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | GREAT ROOM | TEMPERED GLASS |
| | W7 | F | 2'-6"X8'-8" | 10'-0" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | GREAT ROOM | TEMPERED GLASS |
| | W8 | B | 6'-0"X5'-0" | 8'-0" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | BEDROOM #2 | -- |
| | W9 | -- | NOT USED | -- | -- | -- | -/-- | -/-- | -/-- | -- | -- |
| | W10 | -- | NOT USED | -- | -- | -- | -/-- | -/-- | -/-- | -- | -- |
| ADU | W11a | C | 2'-0"x2'-6" | 7'-6" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | ADU CLOSET | -- |
| | W12a | G | 3'-0"x2'-1" | 7'-6" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | ADU BATH | -- |
| | W13a | D | 4'-0"x2'-6" | 7'-6" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | ADU BATH | -- |
| | W14a | A | 6'-0"X2'-6" | 7'-6" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | ADU STUDIO | -- |
| SKYLIGHTS | S-A | S-A | 2'-6" X 5'-9" | | DOUBLE | ALUM. | -/-- | -/-- | -/-- | KITCHEN | TEMPERED GLASS |

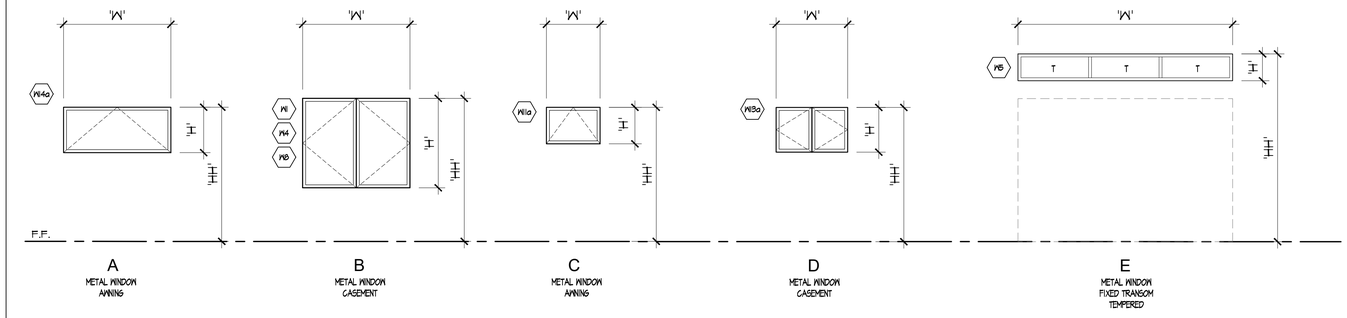
# EXISTING WINDOW TYPES



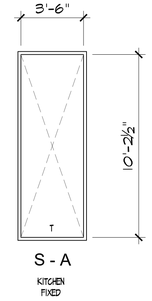

# EXISTING SKYLIGHTS




# PROPOSED WINDOW TYPES




# PROPOSED SKYLIGHT

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CONSULTANT:


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


WINDOW SCHEDULE

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

| | |
|---|---|
| DATE: | 7/29/2025 |
| SCALE: | N.T.S. |
| DRAWN: | SSH |
| JOB NUMBER: | 24.08 |

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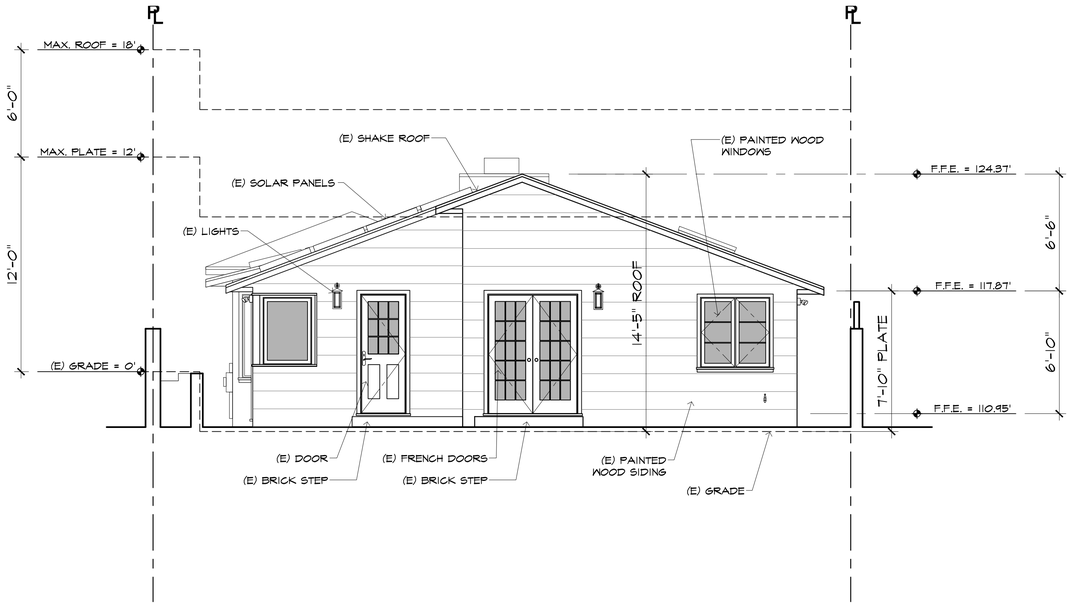


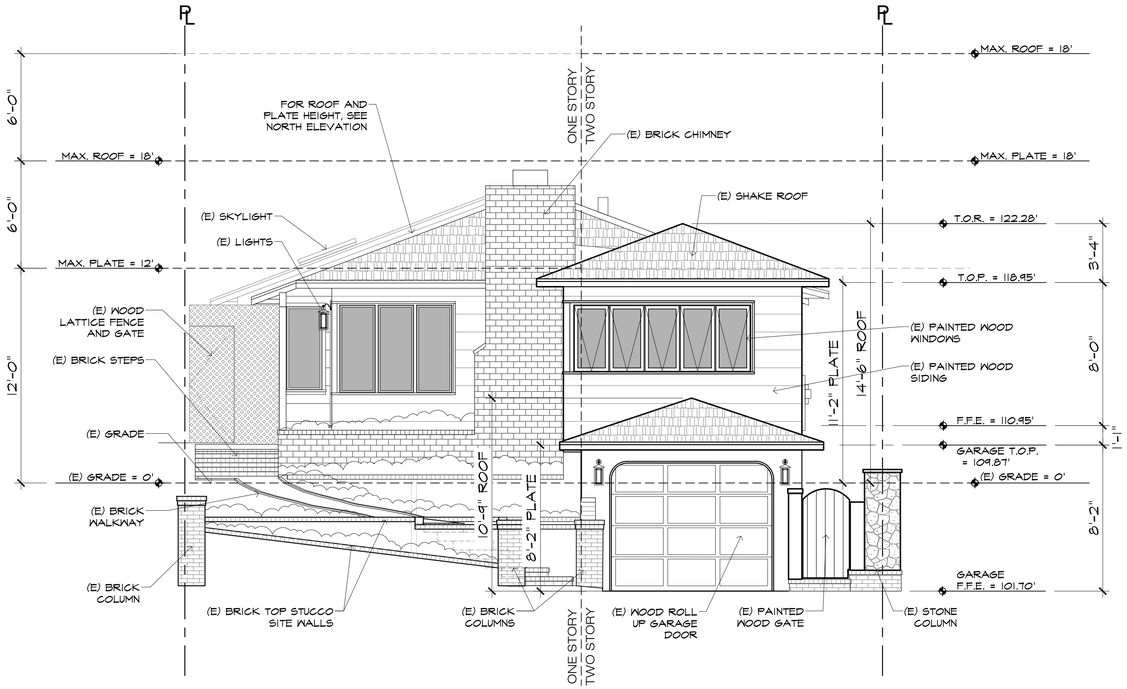

## (E) MATERIAL INDEX

- SHAKE ROOF
- BRICK
- PAINTED WOOD SIDING
- CARMEL STONE

## EXISTING EAST ELEVATION

0 2' 4' 8'

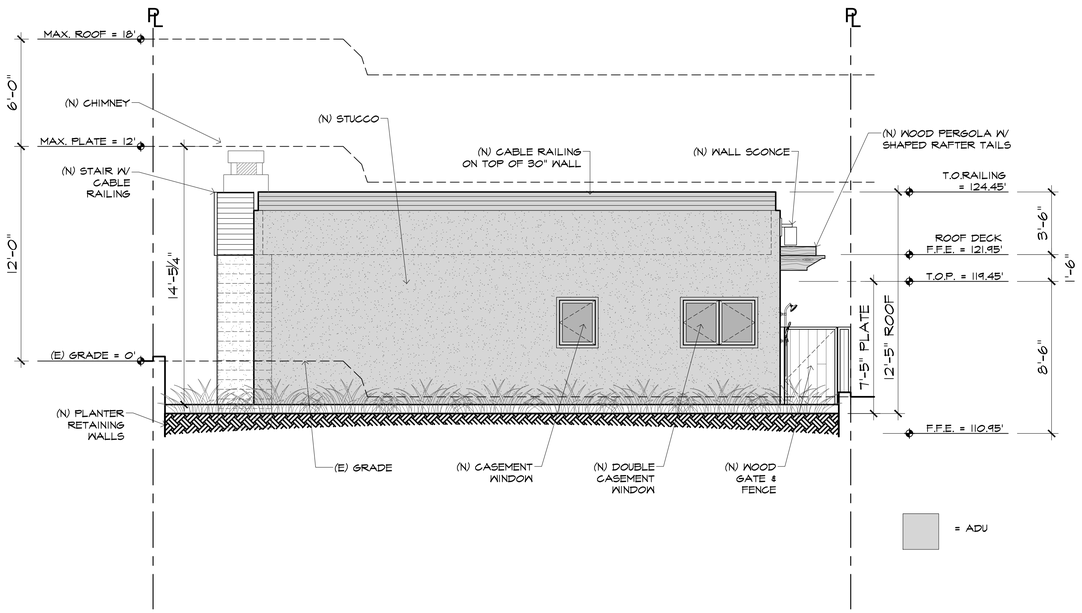
SCALE: 1/4" = 1'-0"




## EXISTING WEST ELEVATION

0 2' 4' 8'

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



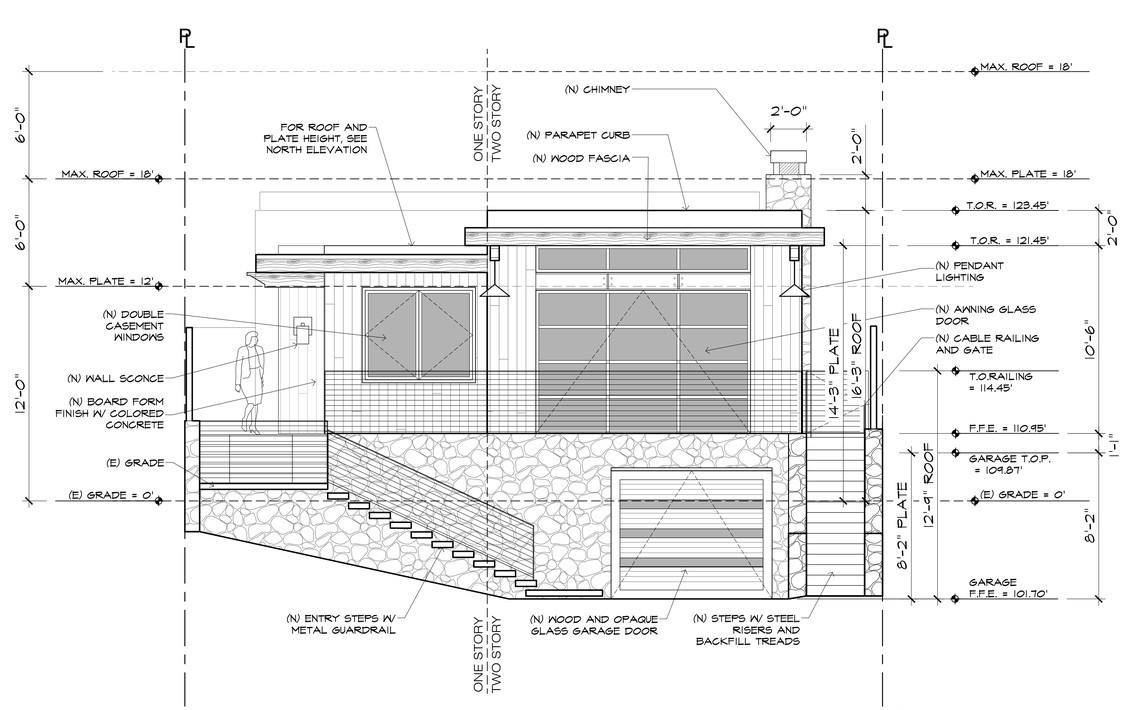

## (N) MATERIAL INDEX

- BOARD FORMED FINISH CONCRETE
- STUCCO
- STONE VENEER
- WOOD

## PROPOSED EAST ELEVATION

0 2' 4' 8'

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




## PROPOSED WEST ELEVATION

0 2' 4' 8'

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

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211 HOFFMAN AVENUE MONTEREY, CA 93940

PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com


EXTERIOR FRONT & REAR ELEVATIONS

JOB NAME: McWHORTER RESIDENCE

Carmelo 2 NE of Ocean

Carmel, California 93921

A.P.N. 010-252-013-000

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|---|---|
| DATE: | 7/29/2025 |
| SCALE: | 1/4" = 1'-0" |
| DRAWN: | HRM |
| JOB NUMBER: | 24.08 |

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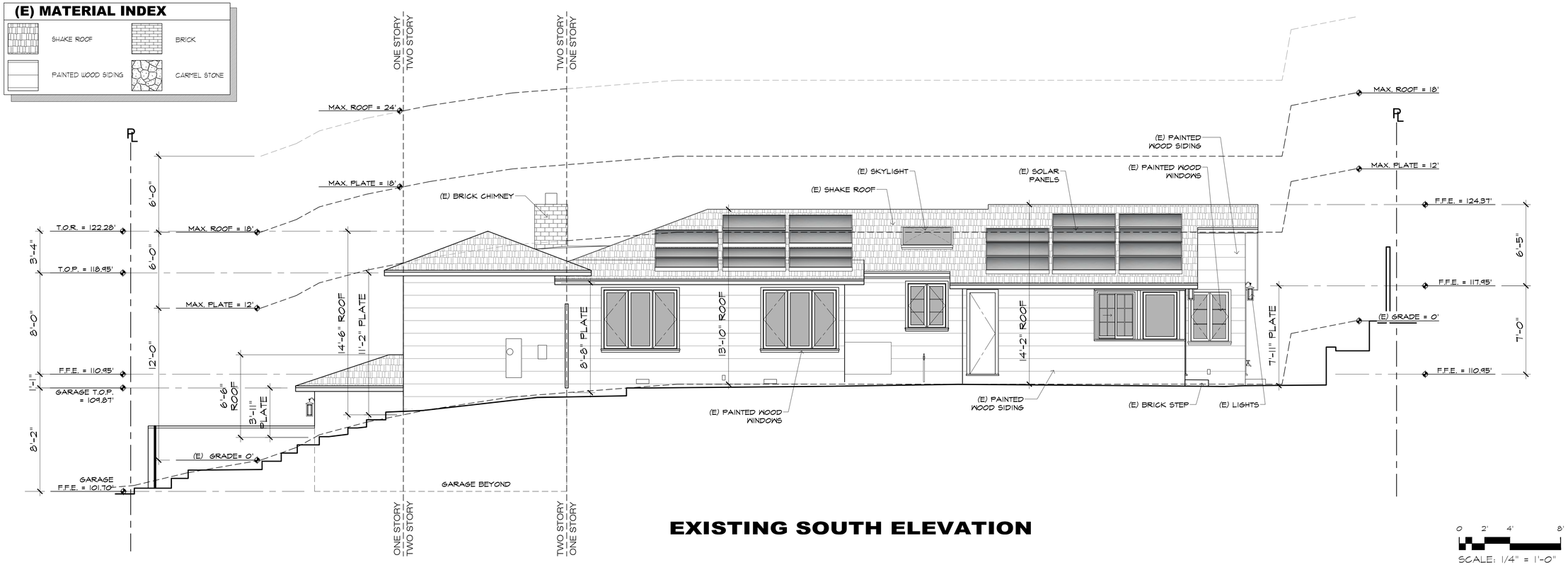
## (E) MATERIAL INDEX

SHAKE ROOF · BRICK · PAINTED WOOD SIDING · CARMEL STONE

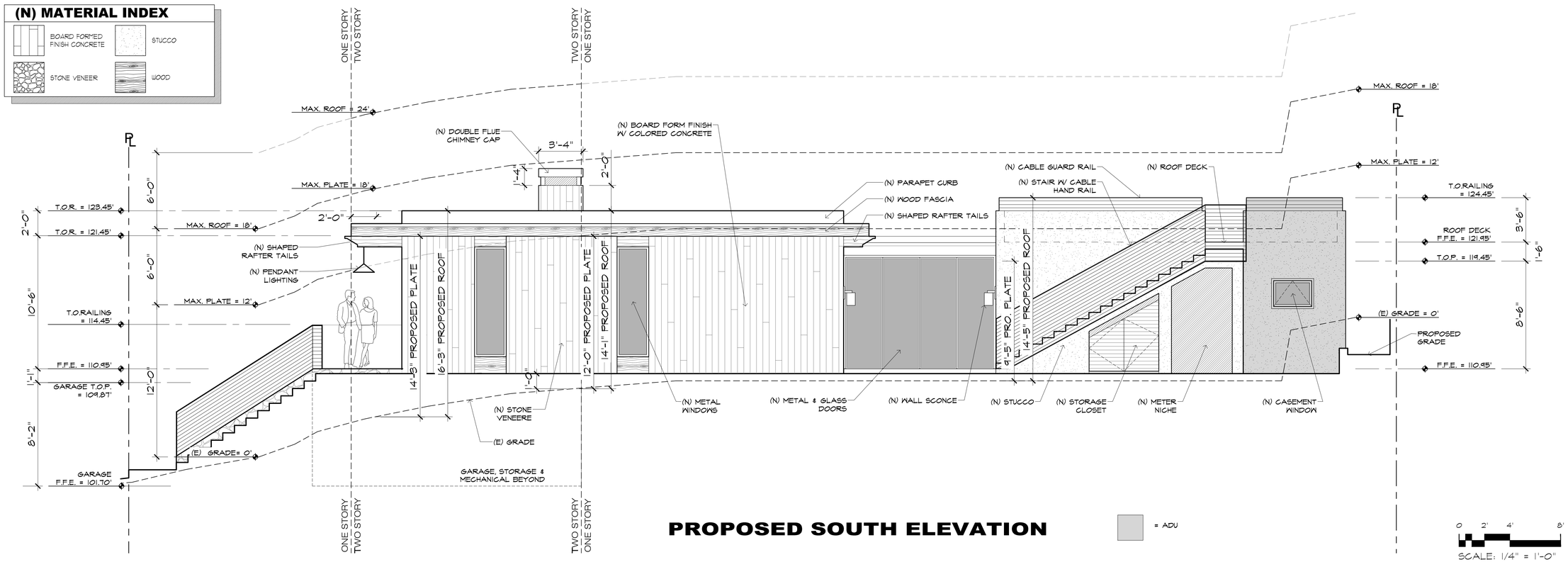



# EXISTING SOUTH ELEVATION

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

## (N) MATERIAL INDEX

BOARD FORMED FINISH CONCRETE · STUCCO · STONE VENEER · WOOD




# PROPOSED SOUTH ELEVATION

= ADU

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

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CONSULTANT:

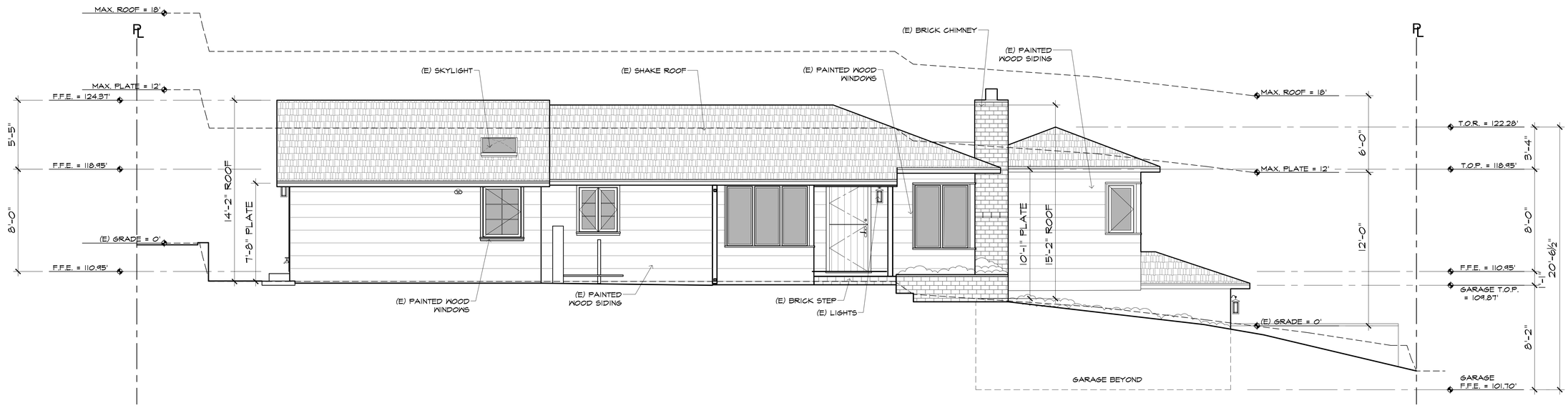
ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

EXTERIOR SIDE ELEVATIONS

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

| | |
|---|---|
| DATE: | 7/29/2025 |
| SCALE: | 1/8" = 1'-0" |
| DRAWN: | HRM |
| JOB NUMBER: | 24.08 |

7a
SHEET OF

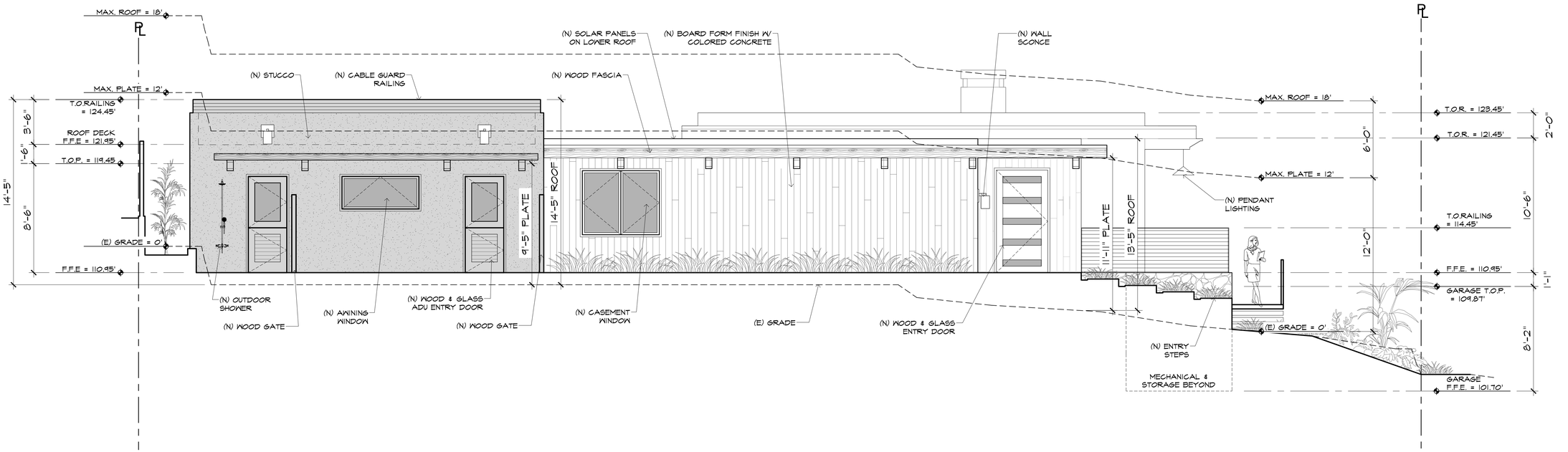



## EXISTING NORTH ELEVATION

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

**(E) MATERIAL INDEX**

- SHAKE ROOF
- BRICK
- PAINTED WOOD SIDING
- CARMEL STONE




## PROPOSED NORTH ELEVATION

= ADU

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

**(N) MATERIAL INDEX**

- BOARD FORMED FINISH CONCRETE
- STUCCO
- STONE VENEER
- WOOD

| REVISION | No. |
|---|---|
| | |
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| | |
| | |
| | |

CONSULTANT:


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


EXTERIOR SIDE ELEVATIONS

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

| | |
|---|---|
| DATE: | 7/29/2025 |
| SCALE: | 1/4" = 1'-0" |
| DRAWN: | HRM |
| JOB NUMBER: | 24.08 |

7b
SHEET OF


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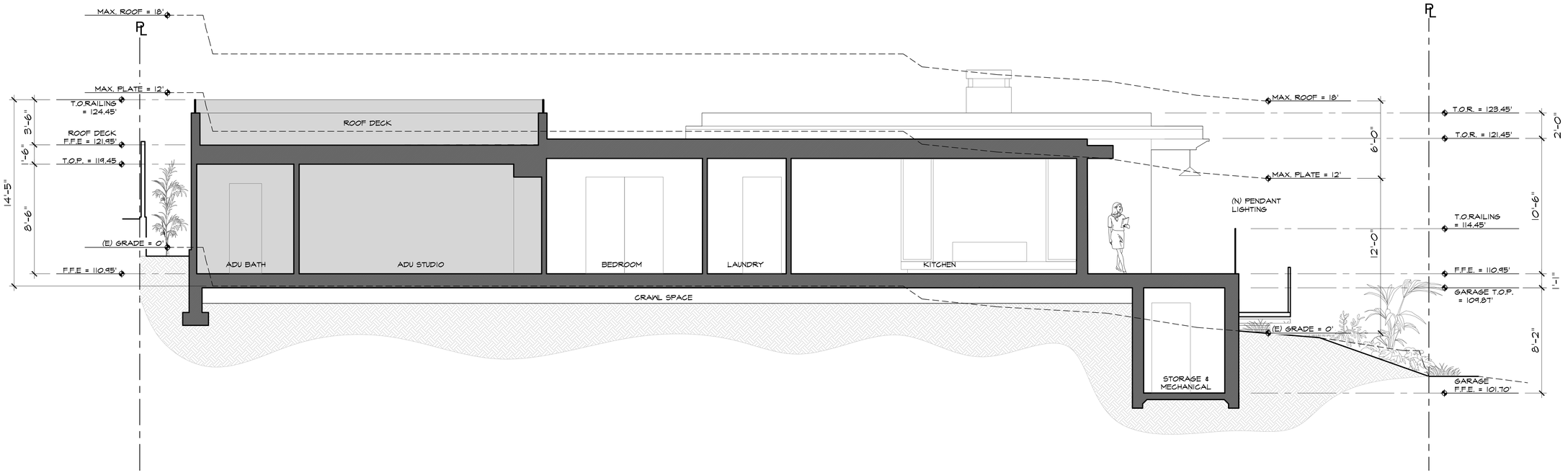


= ADU

# BUILDING SECTION

0 2' 4' 8'

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

| REVISION | No. |
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| | |
| | |

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BUILDING SECTION

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

DATE: 7/29/2025
SCALE: 1/4" = 1'-0"
DRAWN:
JOB NUMBER: 24.08

7c
SHEET OF



**EXISTING STREET ELEVATION**



**PROPOSED STREET ELEVATION**

| REVISION | No. |
|---|---|
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| | |
| | |

CONSULTANT:


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PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com


EXTERIOR SIDE ELEVATIONS

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

| | |
|---|---|
| DATE: | 7/29/2025 |
| SCALE: | 1/8" = 1'-0" |
| DRAWN: | HRM |
| JOB NUMBER: | 24.08 |

SHEET 8 OF


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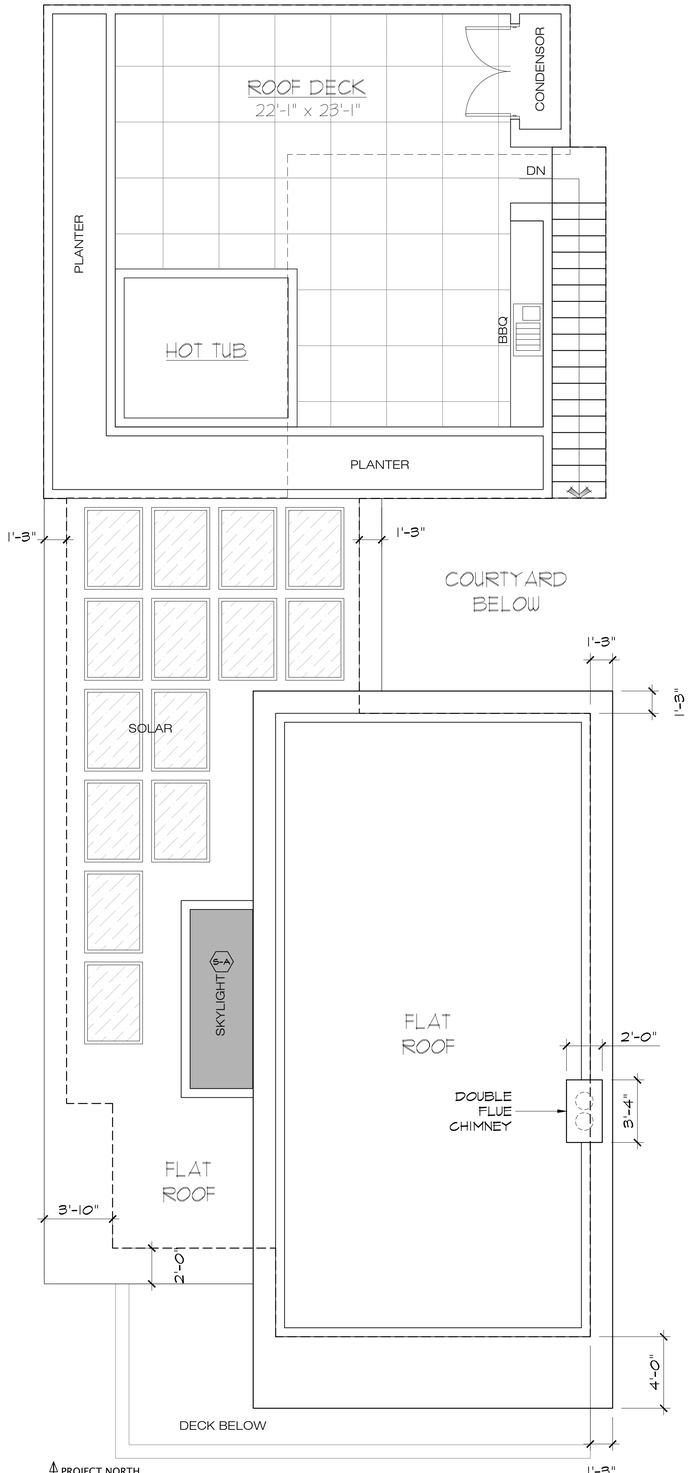
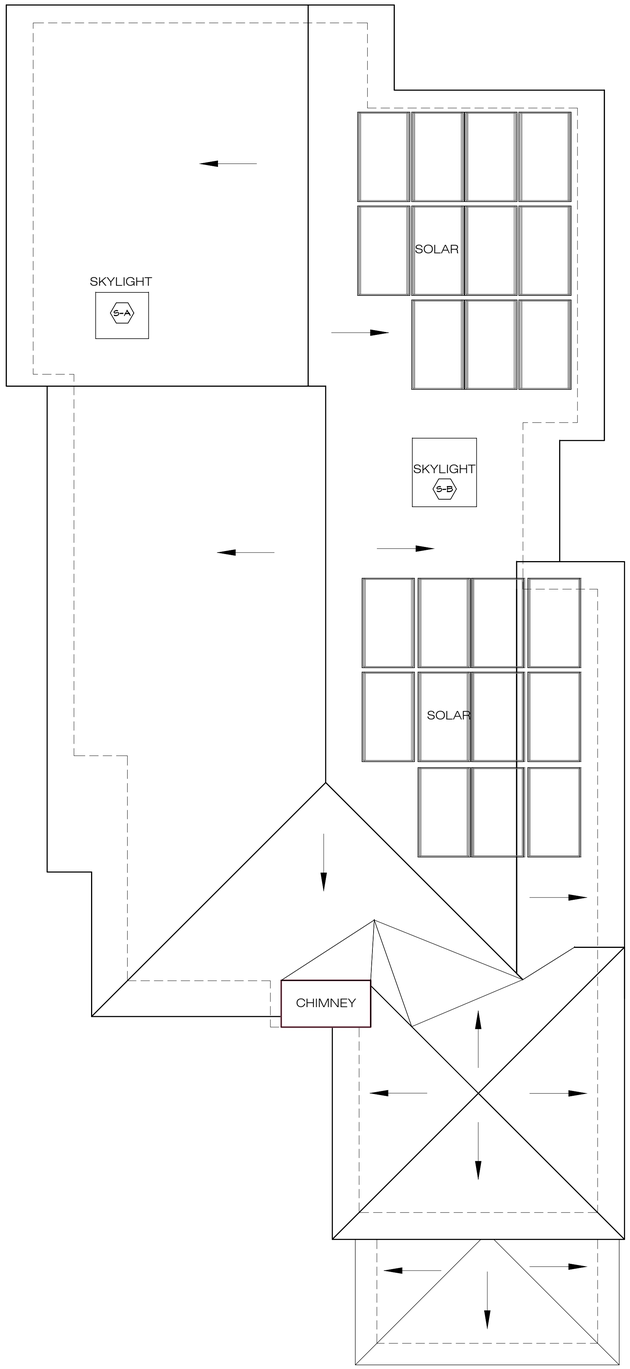



2 **PROPOSED ROOF PLAN**

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




1 **EXISTING ROOF PLAN**

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

| REVISION | No. |
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| | |

CONSULTANT:

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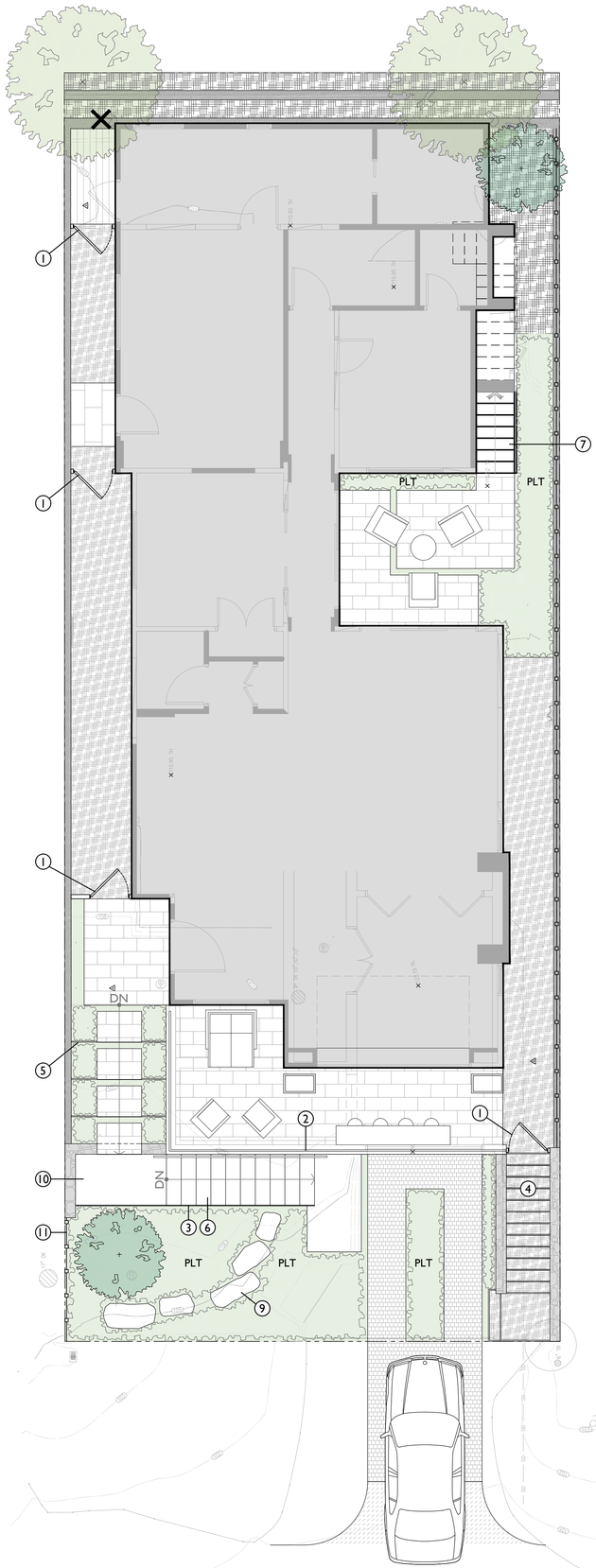
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

EXISTING & PROPOSED ROOF PLAN

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

| | |
|---|---|
| DATE: | 7/29/2025 |
| SCALE: | 1/4" = 1'-0" |
| DRAWN: | SSH |
| JOB NUMBER: | 24.08 |

9
SHEET OF




## SHEET INDEX


| SHEET NO: | CONTENTS: |
|---|---|
| 10a | SITE PLAN |
| 10b | PLANTING NOTES |
| 10c | PLANTING PLAN |
| 10d | LIGHTING PLAN |


## LOT COVERAGE

| | | |
|---|---|---|
| ALLOWABLE LOT COVERAGE: | 542 SF | |
| IMPERMEABLE | | |
| IMPERMEABLE STONE PAVING | 87 SF | |
| STONE DECK | 31 SF | |
| ROOF DECK STAIRS | 49 SF | |
| FIREPLACE | 5 SF | |
| ROOF OVERHANG | 6 SF | |
| SUBTOTAL (IMPERMEABLE) | 178 SF | 33% |
| PERMEABLE | | |
| DRIVEWAY | 97 SF | |
| STEPPING STONES | 34 SF | |
| PERMEABLE STONE PAVING | 131.8 SF | |
| CANTILEVERED ENTRY STAIRS | 75.2 SF | |
| SHOWER DECK | 26 SF | |
| SUBTOTAL (PERMEABLE) | 364 SF | 67% |
| TOTAL COVERAGE | 542 SF | *0.0 SF REMAINING* |
| EXEMPT FROM LOT COVERAGE CALCULATION | | |
| ADU ENTRY TERRACE | 17.2 SF | |

## TREE REQUIREMENT

LOT SIZE 3,000 SF

| | REQUIRED | EXISTING | PROPOSED | TOTAL |
|---|---|---|---|---|
| UPPER CANOPY TREES | 3 | 0 | 3 | 3 |
| LOWER CANOPY TREE | 1 | 1 | 0 | 1 |

## LEGEND

- ASPHALT PAVING: SEE CIVIL DRAWINGS.
- PERMEABLE DRIVE PAVING: SAND SET OVER 8" COMPACTED PERMEABLE CLASS II BASE. INSTALL PER MANUFACTURERS INSTRUCTIONS.
- STONE PAVING: WET SET OVER CONCRETE SUB-SLAB AND ANTI-FRACTURE MEMBRANE. SUB-SLAB TO BE 4" THICK WITH #4 AT 16" O.C. OVER 6" COMPACTED CLASS II BASE FOR PEDESTRIAN AREAS. 6" THICK OVER 8" CLASS II BASE FOR VEHICLE AREAS - SEE GEOTECHNICAL REPORT.
- MULCH
- DN — STONE STEPS
- DN — METAL RISER WITH MULCH TREADS
- STONE WALL: CMU WALL WITH STONE VENEER. STONE TYPE TO MATCH ARCHITECTURAL STONE.
- STUCCO WALL: CONTRACTOR TO PREPARE SAMPLES FOR OWNER AND LANDSCAPE ARCHITECT'S REVIEW.
- TRENCH DRAIN: WITH ORNAMENTAL GRATE - SEE GRADING AND DRAINAGE PLANS.
- PLT — PLANTING AREA
- 17" DIA OK — EXISTING TREE: TO REMAIN, PRESERVE AND PROTECT.
- EXISTING TREE: TO BE REMOVED

## REFERENCE NOTES

1. PEDESTRIAN GATE: SEE ARCHITECTURAL DRAWINGS.
2. ORNAMENTAL IRON GUARDRAIL: 42" HIGH. SEE ARCHITECTURAL DRAWINGS.
3. ORNAMENTAL IRON HANDRAIL. SEE ARCHITECTURAL DRAWINGS.
4. METAL RISERS WITH MULCH TREADS: METAL TO BE PRIMED AND PAINTED.
5. METAL WALLS: 6" HIGH TO ALIGN WITH STAIR TREAD - METAL TO BE PRIMED AND PAINTED
6. FLOATING CANTILEVERED STAIR TREADS: SEE IMAGES BELOW.
7. STAIRS TO ROOF DECK: SEE ARCHITECTURAL DRAWINGS.
8. LEFT BLANK
9. ANGULAR BOULDERS - STONE TYPE TO MATCH ARCHITECTURAL STONE VENEER
10. FLOATING CANTILEVERED LANDING
11. 4' HIGH FENCE: SEE ARCHITECTURAL DRAWINGS FOR FENCE DESIGN.

SCALE: 3/16"= 1'-0"

0 4 8 16 N


SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617


LICENSED LANDSCAPE ARCHITECT — SIMON PHILLIPS — NO. 6525 — Signature — 11-30-25 Renewal Date — 06-16-25 Date — STATE OF CALIFORNIA

PROJECT NAME:

# McWHORTER RESIDENCE

PROJECT ADDRESS:

CARMELO 2 NE OF SCENIC
CARMEL-BY-THE-SEA, CA 93921

APN: 010-252-013-000

ISSUANCE:
PLANNING SUBMITTAL

PROJECT NO: 2024-35
DATE: 06/16/2025

REVISIONS:
DATE DESCRIPTION

SHEET NAME:
SITE PLAN

SHEET NO:
10a

G:\shortcut-targets-by-id\1IillOgXe9W8dAeZB9MnxhXvxR2XOd9KO\DB\2024\2024-35 McWhorter Residence\CAD\24-35_L-1.0 Const.dwg 6/16/2025

**WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL**

Project Name McWhorter Residence
Project Number 24-35
**Reference Evapotranspiration (ETo)** 33.00

| Hydrozone # /Planting Description[a] | Plant Factor (PF) | Irrigation Method[b] | Irrigation Efficiency (IE)[c] | ETAF (PF/IE) | Landscape Area (sq ft) | ETAF x Area | Estimated Total Water Use (ETWU)[e] |
|---|---|---|---|---|---|---|---|
| **Regular Landscape Areas** | | | | | | | |
| 1 Entry Garden | 0.3 | drip | 0.81 | 0.37 | 283.9 | 105.15 | 2151.33 |
| 2 Entry Drive | 0.5 | drip | 0.81 | 0.62 | 70 | 43.21 | 884.07 |
| 3 Courtyard | 0.5 | drip | 0.81 | 0.62 | 114 | 70.37 | 1439.78 |
| 4 Back Garden | 0.3 | drip | 0.81 | 0.37 | 20 | 7.41 | 151.56 |
| 5 Roof Garden | 0.3 | drip | 0.81 | 0.37 | 94.6 | 35.04 | 716.86 |
| | | | | Totals | (A) 582.5 | (B) 261.17 | 5343.60 |
| **Special Landscape Areas** | | | | | | | |
| | | | | 1.00 | | 0.00 | 0.00 |
| | | | | Totals | (C) 0 | (D) 0.00 | 0.00 |
| | | | | | | **ETWU Total (Gallons)** | 5343.60 |
| | | | | | | **Maximum Allowed Water Allowance (MAWA)[e] (Gallons)** | 6554.87 |
| | | | | | | **ETWU (Acre Feet)** | 0.02 |
| | | | | | | **MAWA (Acre Feet)** | 0.02 |

[a]***Hydrozone #/Planting Description***
*E.g*
*1.) front lawn*
*2.) low water use plantings*
*3.) medium water use planting*

[b]***Irrigation Method***
*overhead spray*
*or drip*

[c]***Irrigation Efficiency***
*0.75 for spray head*
*0.81 for drip*

[d]***ETWU* (Annual Gallons Required) =**
*Eto x 0.62 x ETAF x Area*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e]***MAWA (Annual Gallons Allowed)** = (Eto) ( 0.62) [ (ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

**ETAF Calculations**

Regular Landscape Areas

| | | |
|---|---|---|
| Total ETAF x Area | (B) | 261.17 |
| Total Area | (A) | 582.50 |
| **Average ETAF** | **B ÷ A** | 0.45 |

**Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.**

All Landscape Areas

| | | |
|---|---|---|
| Total ETAF x Area | (B+D) | 261.17 |
| Total Area | (A+C) | 582.50 |
| **Sitewide ETAF** | **(B+D) ÷ (A+C)** | 0.45 |

## GENERAL NOTES

1. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
2. CONTRACTOR TO TAKE SAMPLES OF PLANTING AREA SOIL, FROM 0"-12" DEEP FROM AT LEAST THREE SEPARATE LOCATIONS FROM PLANTING AREAS ON THE SITE, MIXED TO FORM A SINGLE COMPOSITE SAMPLE. COMBINED VOLUME OF COMPOSITE SAMPLE SHALL BE AT LEAST 1-QUART. SAMPLE LOCATIONS SHALL BE MARKED ON THE PLANTING PLAN AND SHALL BE REPRESENTATIVE OF SITE CONDITIONS AND PROPOSED PLANTING TYPES.
3. FORWARD THE COMPOSITE SAMPLES TO THE TESTING LABORATORY FOR TESTING AND THEIR RECOMMENDATIONS AS TO EXACT FERTILIZERS AND SOIL AMENDMENTS TO BE USED IN PLANTING, WAYPOINT ANALYTICAL A05-2 COMPLETE ANALYSIS.
   LAB REPORT TO INCLUDE RECOMMENDATION LETTER AND TESTING RESULTS.
   LAB REPORT TO INCLUDE AN ESTIMATED INFILTRATION RATE FOR SOIL TESTED.
   LAB REPORT TO NOTE THE PROPOSED PLANTING TYPES SPECIFIC TO THE PROJECT, GROUND-COVERS, NATIVE GRASSES AND TREES.
4. AMENDMENT AND FERTILIZER RECOMMENDATIONS BY THE TESTING LAB SHALL BE SPECIFIC TO THE PROPOSED AMENDMENTS TO BE USED AND INCLUDE THE AMENDMENT LAB TEST / SAMPLE ID NUMBER AND TESTING DATE AS REFERENCE. GENERIC RECOMMENDATIONS WILL BE REJECTED AND WILL REQUIRE SPECIFIC RECOMMENDATIONS TO BE OBTAINED FROM THE TESTING LAB.
5. FOR BIDDING PURPOSES ASSUME SOIL AMENDMENT FERTILIZER TO BE COMMERCIAL FERTILIZER, 16-6-8 (N-P-K) UNIFORM PELLET, EXACT FERTILIZER TO BE DETERMINED BY TESTING LAB ANALYSIS.
6. INSTALL COMMERCIAL PLANT FERTILIZER PACKETS / TABLETS, TWO-YEAR CONTROLLED -RELEASE 20-10-05 (N-P-K). BEST TABS BY SIMPLOT PROFESSIONAL PRODUCTS, AGRIFORM BY THE SCOTTS COMPANY.
7. SOIL AMENDMENTS TO BE MINERALIZED AND NITRIFIED BARK OR SAWDUST, WITH WETTING AGENT AND PROPERLY PULVERIZED, CONTAINING A MINIMUM OF 270LBS. PER CUBIC YARD OF ORGANIC MATTER. SUBMIT SAMPLE ANALYSIS FOR APPROVAL.
8. AMENDMENT CHEMISTRY – SUITABILITY CONSIDERATIONS
   1.NITROGEN (DRY WEIGHT BASIS): 0.4 TO 0.6%
   2.IRON (MINIMUM): 0.08%
   3.ORGANIC CONTENT: ABOVE 17%
   4.CARBON-NITROGEN RATIO: BELOW 25
   5. PH: BELOW 8.0
   6.SALINITY (ECE): A VALUE SUCH THAT WHEN COMBINED WITH THE EXISTING SITE SOIL AT A USE RATE DETERMINED BY THE TESTING LAB ANALYSIS, THE SALINITY OF THE AMENDED SOIL SHALL NOT EXCEED 4.0 DS/M (MMHOS/CM).
6. GYPSUM (IF REQUIRED BY EXISTING SOILS TEST): AGRICULTURAL GRADE, OMRI LISTED.
   1.CAL-SUL PELLETIZED GYPSUM BY NORTH PACIFIC, PORTLAND OR
   2.ULTRA FINE AG GYPSUM BY WESTERN MINING & MINERALS
   3 .APPROVED EQUAL.
7. SULFUR (IF REQUIRED BY EXISTING SOILS TEST): GRANULAR DEGRADABLE SULFUR PRODUCT, TIGER 90CR ORGANIC 0-0-0-90 SULFUR BY TIGERSUL.COM, OR APPROVED EQUAL.
8. ALL PLANTING AREAS TO BE CULTIVATED TO A MINIMUM DEPTH OF 10". SOIL AMENDMENTS AND COMMERCIAL FERTILIZERS TO BE APPLIED AT THE RATES SPECIFIED IN THE TESTING LAB ANALYSIS.
9. CROSS-RIP OR CULTIVATE SUB-GRADE TO THE 10" MINIMUM DEPTH. ADD WATER IF NECESSARY AND CONTINUE RIPPING OR CULTIVATION UNTIL THE ENTIRE SPECIFIED DEPTH IS LOOSE AND FRIABLE. CROSS RIPING SHALL INCLUDE AREAS IN BETWEEN TREE AND PLANT PITS. UPON COMPLETION OF CROSS RIPPING APPLY THE AMENDMENTS AS SPECIFIED IN THE TESTING LAB ANALYSIS. SETTLE THE SOIL WITH WATER AS NEEDED AND REGRADE HIGH/LOW AREAS TO CREATE A SMOOTH FINISH GRADE.
10. UNIFORMLY SPREAD AND INCORPORATED THE MATERIALS TO OBTAIN A HOMOGENEOUSLY BLENDED SOIL, 6-INCHES IN DEPTH. IF GYPSUM AND/OR SULFUR ARE REQUIRED TO BE ADDED AS PART OF AMENDMENTS PER SOILS REPORT FROM THE TESTING LAB, MANUALLY WATER THE AMENDED SOILS USING IMPACT SPRINKLERS OR HOSE-END SPRINKLERS - TO APPLY 1/2-INCH OF WATER OVER ALL PLANTING AREAS. EXISTING SOILS WITH HIGH ALKALINITY AS DETERMINED BY THE SOILS REPORT FROM THE TESTING LAB WILL BE REQUIRED TO BE SIMILARLY MANUALLY WATERED TO LEACH THE SALTS DEEPER INTO THE SOIL, AMOUNT OF WATER TO BE DETERMINED BY THE TESTING LAB.
11. PRE-MIX AMENDMENTS INTO SOIL BEFORE BACKFILLING PLANT PITS - DO NOT MIX INSIDE PITS. BREAK LARGE CLODS INTO SMALL PIECES. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
12. INSTALL 3" MULCH TO ALL PLANTING AREAS. MULCH TO BE SHREDDED CEDAR BARK OR SIMILAR. SUBMIT A SAMPLE OF MULCH FOR OWNER & LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
13. INSTALL GOPHER BASKETS ON ALL CONTAINER PLANTS. BASKET SHALL PROVIDE A MINIMUM OF 6 INCHES CLEARANCE ALL AROUND THE ROOT BALL. TOP OF BASKET SHALL BE FLUSH TO THE ROOT BALL TOP.
14. COMPOST: COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA TILLED TO A DEPTH OF 6".
15. NO PLANTING OR MULCH TO BE INSTALLED WITHIN 5' OF ANY STRUCTURES.
16. ALL NEW PLANTING TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM, IRRIGATION CONTROLLER TO HAVE EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSING CAPABILITIES AND A RAIN SENSOR.
17. IRRIGATION SYSTEM TO HAVE A DEDICATED BACKFLOW PREVENTER AND FLOW SENSOR AND MASTER VALVE AT THE POINT OF CONNECTION.
18. PRESSURE REGULATORS SHALL BE INSTALLED AT EACH DRIP VALVE AND SET TO THE OPTIMAL PRESSURE AS SUGGESTED BY THE MANUFACTURER OF THE DRIP EMITTERS. ALL DRIP ZONES INSTALLED ON SLOPES TO BE FITTED WITH CHECK VALVES AND ALL LINES TO INCLUDE FLUSH PORTS.
19. MANUAL-SHUT-OFF VALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION AND AT VALVE MANIFOLDS. HOSE BIBS TO BE INSTALLED, VERIFY LAYOUT IN FIELD WITH OWNER & LANDSCAPE ARCHITECT
20. IRRIGATION VALVES TO CORRESPOND TO HYDROZONE LIMITS.
21. IRRIGATION SYSTEM TO BE A DESIGN BUILD. ALL PLANTING AREAS TO BE DRIP IRRIGATED.
22. CONTRACTOR TO DISCUSS IRRIGATION DESIGN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT PRODUCT INFORMATION TO LANDSCAPE ARCHITECT FOR ALL IRRIGATION EQUIPMENT INCLUDING VALVES, FILTERS, PRESSURE REGULATORS, DRIP EMITTERS, VALVE BOXES, SHUT OFF VALVES, LINE TYPES AND CONTROLLER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
23. IRRIGATION SYSTEM TO BE A DESIGN BUILD. ALL PLANTING AREAS TO BE DRIP IRRIGATED.
24. CONTRACTOR TO DISCUSS IRRIGATION DESIGN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT PRODUCT INFORMATION TO LANDSCAPE ARCHITECT FOR ALL IRRIGATION EQUIPMENT INCLUDING VALVES, FILTERS, PRESSURE REGULATORS, DRIP EMITTERS, VALVE BOXES, SHUT OFF VALVES, LINE TYPES AND CONTROLLER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
25. TEMPORARY IRRIGATION INSTALLED FOR HYDROSEED AREAS TO BE REMOVED AFTER PLANT ESTABLISHMENT OR 2 YEARS FROM DATE OF INSTALLATION. IRRIGATION TO BE INSTALLED ABOVE GROUND. IRRIGATION HEADS TO BE SECURED TO STAKES ABOVE GRADE. INSTALL DEDICATED VALVES FOR THE HYRDOSEED SYSTEMS WITH SHUT OFF VALVES UPSTREAM OF SOLENOID VALVE. CAP MAIN LINE ONCE VALVES ARE REMOVED. ADJUST SPRAY AS NEEDED TO AVOID OVER SPRAY ONTO EXISTING OAK TREES.

## PLANT LEGEND

| *WUC | CODE | BOTANICAL NAME | COMMON NAME | SIZE | CHARACTER |
|---|---|---|---|---|---|
| | TREE | | | | |
| M | Ap | ACER PALMATUM | JAPANESE MAPLE | 15 GAL. | |
| M | Cm | CUPRESSUS MACROCARPA | MONTEREY CYPRESS | 5 GAL. | |
| | SHRUBS | | | | |
| L | Aa | AGAVE ATTENUATA | FOXTAIL AGAVE | 1 GAL. | |
| VL | As | ALLIUM SCHOENOPRASUM | CHIVES | 4" POT | |
| L | Ac | ALOE STRIATA | CORAL ALOE | 1 GAL. | |
| L | Cd | CAREX DIVULSA | BERKELEY SEDGE | 1 GAL. | |
| L | Cc | CEANOTHUS 'CENTENNIAL' | CEANTENNIAL CEANOTHUS | 5 GAL. | |
| L | Cs | CALANDRINIA SPECTABILIIS | ROCK PURSLANE | 1 GAL. | |
| L | Ee | ECHEVERIA ELEGANS | HENS & CHICKS | 1 GAL. | |
| L | Lr | LEPTOSPERMUM 'RUBY GLOW' | RUBY GLOW TEA TREE | 5 GAL. | |
| L | Ls | LEPTOPSERMUM SCOPARIUM | TEA TREE | 5 GAL. | |
| L | Ob | OCIMUM BASILICUM | SWEET BASIL | 4" POT | |
| M | Ps | PENNISETUM SPATHIOLATUM | SLENDER VELDT GRASS | 1 GAL. | |
| M | Ro | ROSA 'KOKO LOCO' | KOKO LOCO ROSE | 5 GAL. | TREE FORM |
| L | Rf | ROSEMARINUS O. 'FOXTAIL' | FOXTAIL ROSEMARY | 1 GAL. | |
| M | Sn | SALVIA NEMOROSA | WOODLAND SAGE | 1 GAL. | |
| L | So | SALVIA OFFICINALIS | COMMON SAGE | 4" POT | |
| L | Sd | SEDUM 'BLUE SPRUCE' | BLUE SPRUCE SEDUM | 1 GAL. | |
| L | Tv | THYMUS VULGARIS | COMMON THYME | 4" POT | |
| L | Vb | VERBENA BONARIENSIS | TALL VERBENA | 1 GAL. | |
| | VINES | | | | |
| M | Fp | FICUS PUMILA | CREEPING FIG | 1 GAL. | |
| M | Rs | ROSA 'SALLY HOLMES' | SALLY HOLMES ROSE | 5 GAL. | |
| | GROUNDCOVER | | | | |
| | | DYMONDIA MARGARETAE | SILVER CARPET | 4" POT | |
| | | THYMUS PRAECOX | CREEPING THMYE | 4" POT | PLANT TOUCHING |

MISCELLANEOUS
- CRUSHED GRAVEL: FOR PEDESTRIAN AREAS 2" OVER 4" COMPACTED CLASS II BASE.
- MULCH
- HDR METAL EDGING: WELD ALL JOINTS AND PRIME AND PAINT ONCE WELDED.

## REFERENCE NOTES

(1) EXISTING TREE ROSES: TO REMAIN, PRESERVE AND PROTECT

(2) FINAL PLACEMENT OF MITIGATION TREES TO BE DETERMINED IN FIELD. TOTAL MITIGATION TREES TO BE PLANTED - 3.

## TREE REQUIREMENT

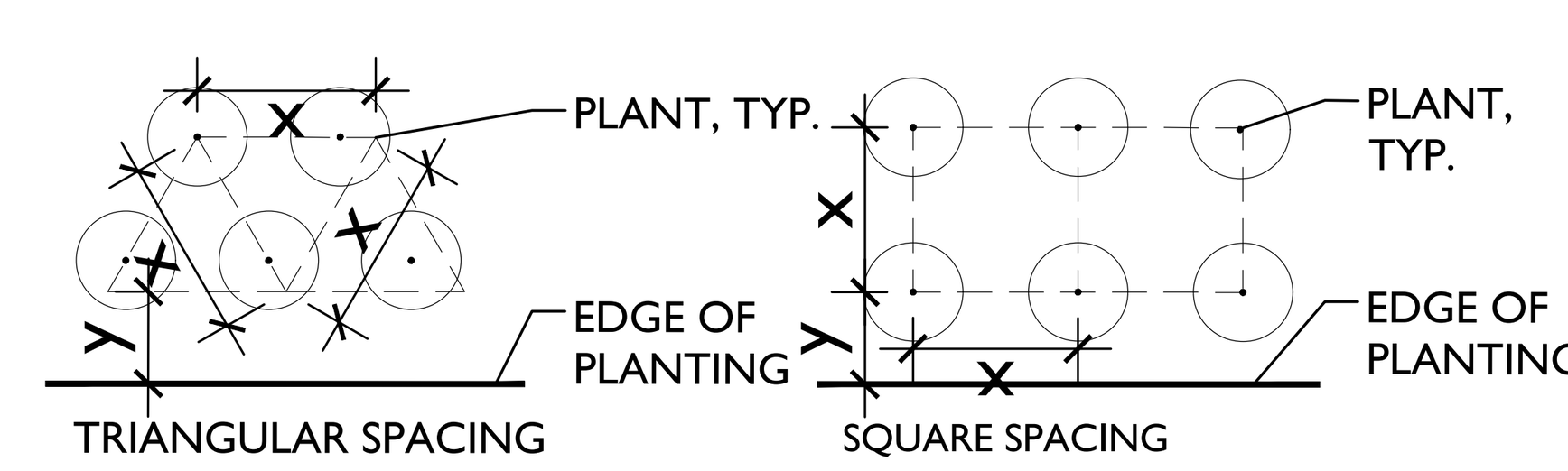
LOT SIZE 3,000 SF

| | REQUIRED | EXISTING | PROPOSED | TOTAL |
|---|---|---|---|---|
| UPPER CANOPY TREES | 3 | 0 | 2 | 2 |
| LOWER CANOPY TREE | 1 | 1 | 2 | 3 |

## * WATER USE CATEGORY (WUC) KEY

WUCOLS REGION APPLICABLE TO THIS PROJECT: REGION 1
H = HIGH; M = MODERATE; L = LOW; VL = VERY LOW; NL = SPECIES NOT LISTED
* FROM: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES,
A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS)
UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, L.R. COSTELLO, K.S. JONES

## PLANT SPACING AND PLANTING SETBACK DIAGRAM




1. FOR SPACING 'X', SEE PLANTING PLAN LEGEND
2. Y= 1/2X + 12" UON

## MWELO COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

| SIGNED | NAME | CLA# | DATE |
|---|---|---|---|
| | SIMON PHILLIPS | 4532 | 06-16-2025 |

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SIMON PHILLIPS NO.4532
Signature
11-30-25
Renewal Date
06-16-25
Date
STATE OF CALIFORNIA

PROJECT NAME:
McWHORTER RESIDENCE

PROJECT ADDRESS:
CARMELO 2 NE OF SCENIC
CARMEL-BY-THE-SEA, CA 93921

APN: 010-252-013-000

ISSUANCE:
PLANNING SUBMITTAL

PROJECT NO: 2024-35
DATE: 06/16/2025

REVISIONS:
DATE DESCRIPTION

SHEET NAME:
PLANTING NOTES

SHEET NO:
10b

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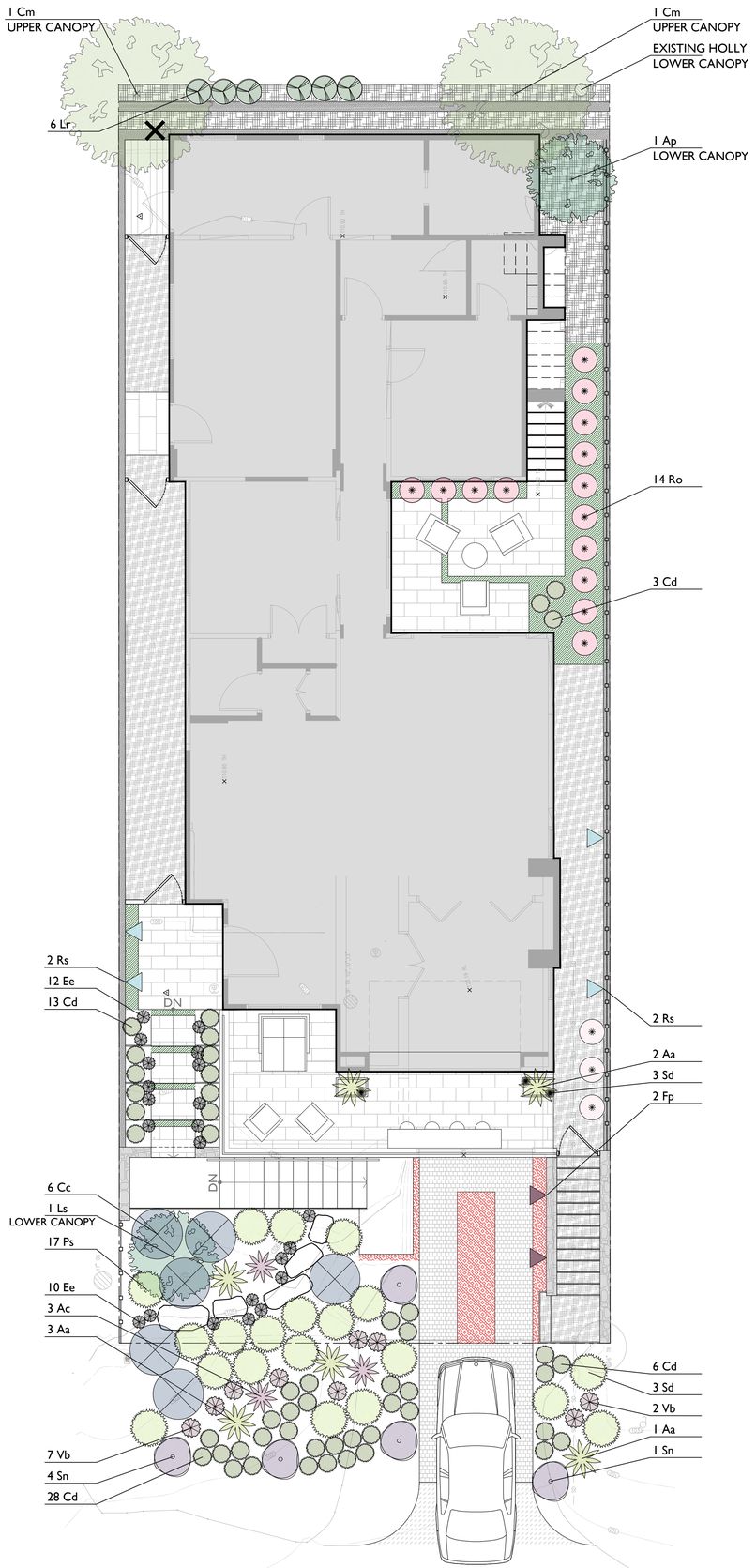


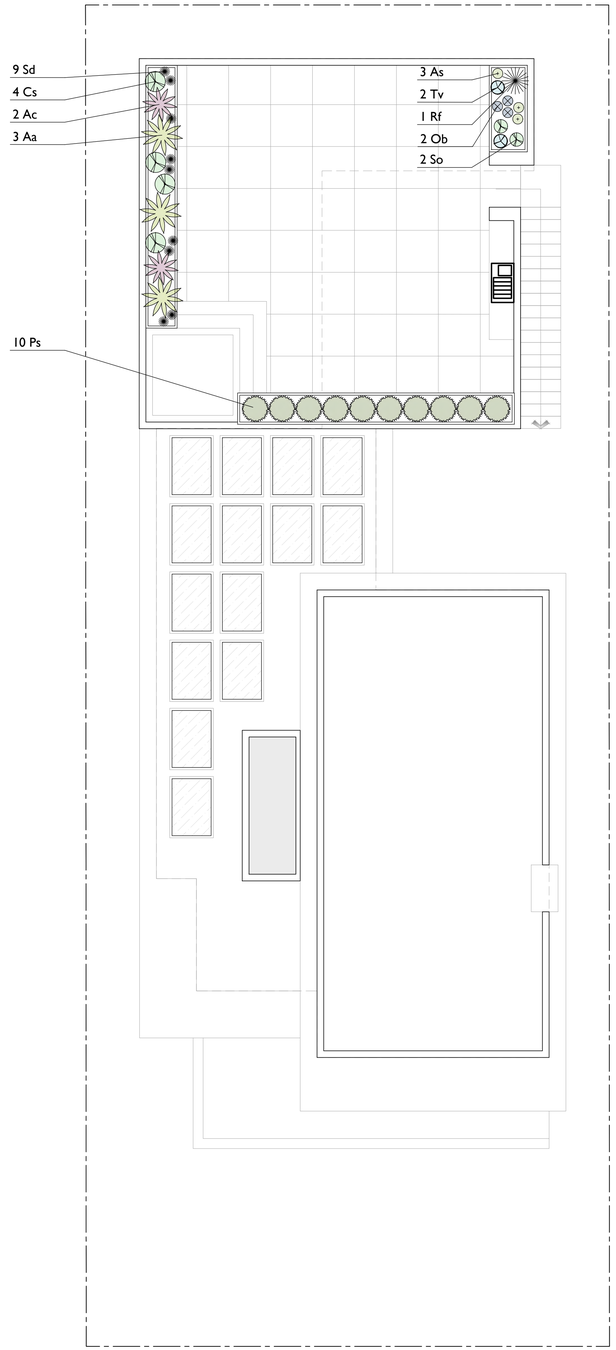


## PLANT LEGEND

| *WUC | CODE | BOTANICAL NAME | COMMON NAME | SIZE | CHARACTER |
|---|---|---|---|---|---|
| | | TREE | | | |
| M | Ap | ACER PALMATUM | JAPANESE MAPLE | 15 GAL. | |
| M | Cm | CUPRESSUS MACROCARPA | MONTEREY CYPRESS | 5 GAL. | |
| | | SHRUBS | | | |
| L | Aa | AGAVE ATTENUATA | FOXTAIL AGAVE | 1 GAL. | |
| VL | As | ALLIUM SCHOENOPRASUM | CHIVES | 4" POT | |
| L | Ac | ALOE STRIATA | CORAL ALOE | 1 GAL. | |
| L | Cd | CAREX DIVULSA | BERKELEY SEDGE | 1 GAL. | |
| L | Cc | CEANOTHUS 'CENTENNIAL' | CEANTENNIAL CEANOTHUS | 5 GAL. | |
| L | Cs | CALANDRINIA SPECTABILIIS | ROCK PURSLANE | 1 GAL. | |
| L | Ee | ECHEVERIA ELEGANS | HENS & CHICKS | 1 GAL. | |
| L | Lr | LEPTOSPERMUM 'RUBY GLOW' | RUBY GLOW TEA TREE | 5 GAL. | |
| L | Ls | LEPTOPSERMUM SCOPARIUM | TEA TREE | 5 GAL. | |
| L | Ob | OCIMUM BASILICUM | SWEET BASIL | 4" POT | |
| M | Ps | PENNISETUM SPATHIOLATUM | SLENDER VELDT GRASS | 1 GAL. | |
| M | Ro | ROSA 'KOKO LOCO' | KOKO LOCO ROSE | 5 GAL. | TREE FORM |
| L | Rf | ROSEMARINUS O. 'FOXTAIL' | FOXTAIL ROSEMARY | 1 GAL. | |
| M | Sn | SALVIA NEMOROSA | WOODLAND SAGE | 1 GAL. | |
| L | So | SALVIA OFFICINALIS | COMMON SAGE | 4" POT | |
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| | | GROUNDCOVER | | | |
| | | DYMONDIA MARGARETAE | SILVER CARPET | 4" POT | |
| | | THYMUS PRAECOX | CREEPING THMYE | 4" POT | PLANT TOUCHING |
| | | MISCELLANEOUS | | | |
| | | CRUSHED GRAVEL: FOR PEDESTRIAN AREAS 2" OVER 4" COMPACTED CLASS II BASE. | | | |
| | | MULCH | | | |
| | HDR. | METAL EDGING: WELD ALL JOINTS AND PRIME AND PAINT ONCE WELDED. | | | |

## REFERENCE NOTES

(1) EXISTING TREE ROSES: TO REMAIN, PRESERVE AND PROTECT

(2) FINAL PLACEMENT OF MITIGATION TREES TO BE DETERMINED IN FIELD. TOTAL MITIGATION TREES TO BE PLANTED - 3.

## TREE REQUIREMENT

LOT SIZE 3,000 SF

| | REQUIRED | EXISTING | PROPOSED | TOTAL |
|---|---|---|---|---|
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| LOWER CANOPY TREE | 1 | 1 | 2 | 3 |

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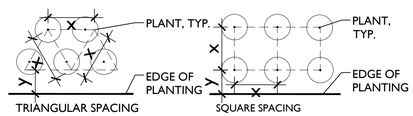


1. FOR SPACING 'X', SEE PLANTING PLAN LEGEND
2. Y= 1/2X + 12" UON

## MWELO COMPLIANCE STATEMENT

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| SIGNED | NAME | CLA# | DATE |
|---|---|---|---|
| | SIMON PHILLIPS | 4532 | 06-16-2025 |

SCALE: 3/16"= 1'-0"

0 4 8 16 N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SIMON PHILLIPS
NO. 4532
Signature
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APN: 010-252-013-000

ISSUANCE:
PLANNING SUBMITTAL

PROJECT NO: 2024-35
DATE: 06/16/2025

REVISIONS:
DATE DESCRIPTION

SHEET NAME:

PLANTING PLAN

SHEET NO:

10c

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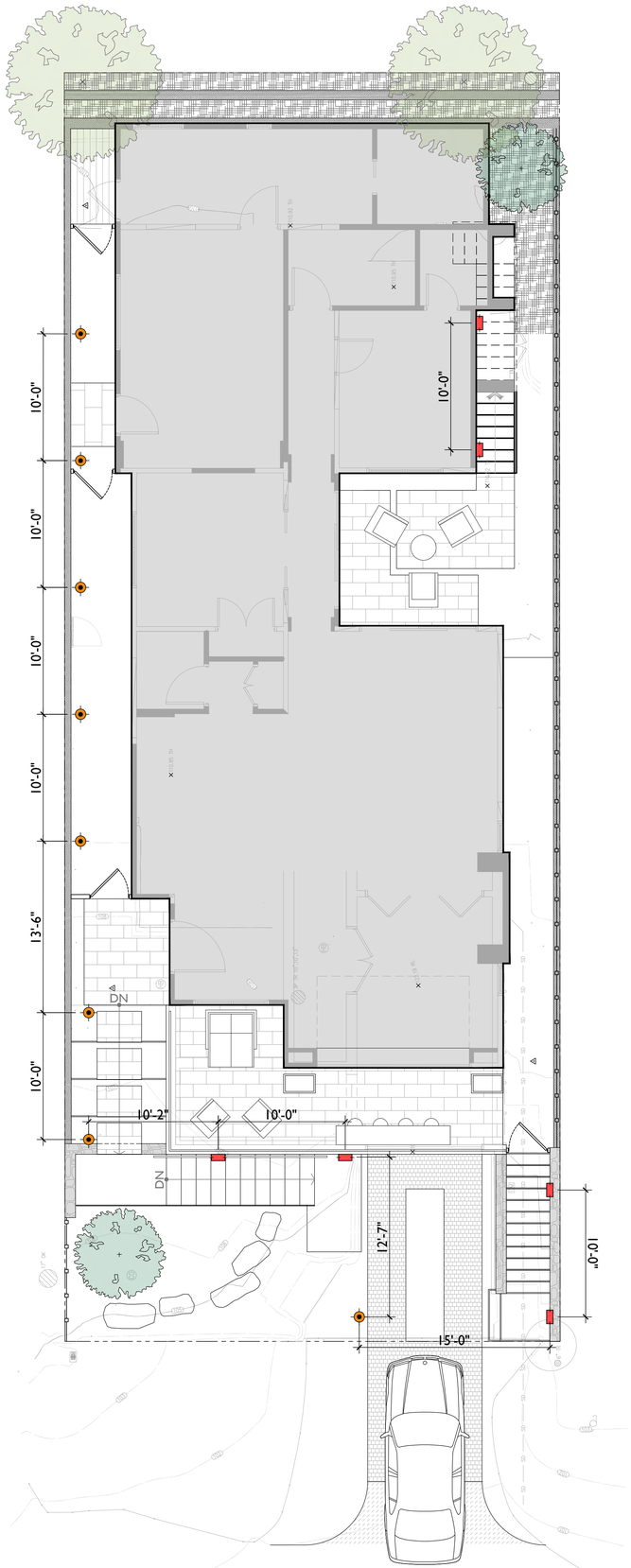



## FIXTURE LEGEND

| SYM | TYPE | MANUFACTURER | LAMP | COMMENTS |
|---|---|---|---|---|
| ▭ | RECESSED WALL LIGHT | SPJ-MRL2-MBR-2W-2700K-12V | 2W LED 2700K | SEE 1/10d |
| ⊙ | PATH LIGHT | SPJ-PTL-72-MBR-2W-2700K-12V | 2W LED 2700K | SEE 2/10d |
| ⊖ | GFCI OUTLET | IN WEATHERPROOF HOUSING | | |

## GENERAL NOTES

1. SYSTEM SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. VERIFY ALL LIGHT LOCATIONS AND CABLE RUNS IN FIELD WITH LANDSCAPE ARCHITECT. CABLING TO BE SIZED TO PROVIDE A MINIMUM 10.5 VOLTS AND A MAX OF 11.5 VOLTS TO ALL FIXTURES. MINIMUM CABLE SIZE IS 12 GAUGE MULTI STRAND DIRECT BURIAL CABLE.
2. ALLOW 30% OF TRANSFORMER CAPACITY FOR FUTURE ADDITIONAL SITE LIGHTING.
3. COORDINATE SWITCHING ZONES FOR SITE LIGHTING WITH OWNER.
4. PROVIDE GFCI ELECTRICAL OUTLETS AS SHOWN ON DRAWINGS.
5. RUN MAXIMUM OF 10 LIGHTS IN DAISY CHAIN.
6. RUN ADDITIONAL 2" SLEEVES UNDER ALL PAVING AREAS FOR POSSIBLE FUTURE SITE LIGHTING-REVIEW LOCATIONS IN FIELD WITH LANDSCAPE ARCHITECT.
7. 8" DEPTH MINIMUM CABLE BURIAL.
8. ALL WIRE CONNECTIONS SHALL BE WATER-PROOFED USING FULLY ENCAPSULATED, DIRECT BURIAL WATERPROOF CONNECTORS.
9. SPACE LIGHTS EVENLY.
10. TRANSFORMER LOCATIONS AND SWITCHING TO BE DETERMINED.
11. ALL SITE LIGHTS TO BE ON DIMMERS.

## REFERENCE NOTES

1. INSTALL SWITCHED OUTLET IN FIRE PIT FOR AUTO-IGNITER.
2. INSTALL ELECTRICAL OUTLETS AT BBQ AREA WITH WEATHERPROOF COVERS



RECESSED WALL LIGHT



PATH LIGHTS

**SPJ LIGHTING Inc.** ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING | SPECIFICATION SHEET | Contemporary Path Lights | SPJ-PTL-72



MODEL: SPJ-PTL-72
MATERIAL: Solid Brass
FINISH: Matte Bronze
ELECTRICAL: 12V
ENGINE: FB-LS4-350
LUMENS: 350
COLOR TEMP: 2700K
MOUNTING: Deck Mount (shown) 1/2" NPT, Dual Fin Spike Included
LED: Nichia

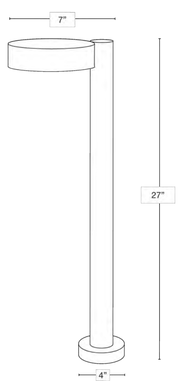
**FINISHES**
☐ Matte Bronze (MBR)
☐ Verde (V)
☐ Moss (M)
☐ Black (B)
☐ Rusty (R)
☐ Satin Brass (SB)
☐ Aged Brass (AG)
☐ Raw Copper (RC)
☐ Natural Copper (NC)
**PVD PREMIUM**
☐ PVD Polished (PVDP)
☐ PVD Satin (PVDS)
☐ PVD Graphite (PVDG)
☐ PVD Bronze (PVDBZ)
☐ PVD Black (PVDBLI)

| WATTAGE | LUMENS |
|---|---|
| ☐ 2W | 150 |
| ☐ 3W | 350 |

Custom lumen packages are available upon request

**COLOR TEMPERATURE**
☐ 2200K ☐ 5000K
☐ 2700K ☐ 6500K
☐ 3000K ☐ Amber (TF)
☐ 4000K ☐ RGBW
Custom options are available

**ELECTRICAL**
☐ 12V ☐ 120V




Wet Listed

| Ordering Example | Customer Approval | Date |
|---|---|---|
| SPJ-PTL-72-MBR-3W-27K-12V | | |

2 PATH LIGHT
NTS

**SPJ LIGHTING Inc.** ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING | SPECIFICATION SHEET | Recessed | SPJ-MRL2



MODEL: SPJ-MRL2
MATERIAL: Solid Brass
FINISH SHOWN: Matte Bronze
ELECTRICAL: 12V, 120V
WATTAGE: 2W
ENGINE: FB-LS2
LUMENS: 150
MOUNTING: Recessed

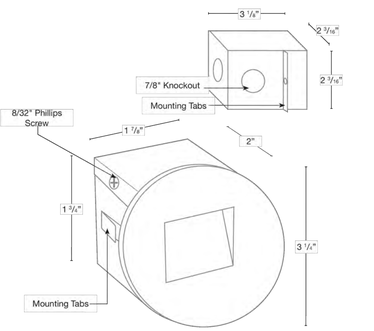
**FINISHES**
☐ Matte Bronze (MBR)
☐ Verde (V)
☐ Moss (M)
☐ Black (B)
☐ Rusty (R)
☐ Satin Brass (SB)
☐ Aged Brass (AG)
☐ Raw Copper (RC)
☐ Natural Copper (NC)
**PVD PREMIUM**
☐ PVD Polished (PVDP)
☐ PVD Satin (PVDS)
☐ PVD Graphite (PVDG)
☐ PVD Bronze (PVDBZ)
☐ PVD Black (PVDBLI)

| WATTAGE | LUMENS |
|---|---|
| ☐ 2W | 150 |

Custom lumen packages are available upon request

**COLOR TEMPERATURE**
☐ 2200K ☐ 5000K
☐ 2700K ☐ 6500K
☐ 3000K ☐ RGBW
☐ 4000K
Custom options are available

**ELECTRICAL**
☐ 12V ☐ 120V




Wet Listed

| Ordering Example | Customer Approval | Date |
|---|---|---|
| SPJ-MRL2-MBR-2W-27K-12V | | |

1 RECESSED WALL LIGHT
NTS

SCALE: 3/16"= 1'-0"
0 4 8 16 N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS
2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SARAH PHILLIPS
NO. 6525
Signature
11-30-25
Renewal Date
06-16-25
Date
STATE OF CALIFORNIA

PROJECT NAME:
McWHORTER RESIDENCE

PROJECT ADDRESS:
CARMELO 2 NE OF SCENIC
CARMEL-BY-THE-SEA, CA 93921

APN: 010-252-013-000

ISSUANCE:
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PROJECT NO: 2024-35
DATE: 06/16/2025

REVISIONS:
DATE DESCRIPTION

SHEET NAME:
LIGHTING PLAN

SHEET NO:
10d

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TRENCH GRATES - URBAN ACCESSORIES
"JAMISON" IN BRUSHED ALUMINUM



DRAIN COVER - URBAN ACCESSORIES
"JAMISON" IN BRUSHED ALUMINUM

## 10 DRAIN COVERS



PRODUCT: FRONT DOOR
COLOR: DARK GRAY
GLASS: FROSTED
STYLE: TM4100
MANUFACTURER: TRUSTILE



PRODUCT: DUTCH DOOR
COLOR: DARK GRAY
GLASS: CLEAR
STYLE: TMI3210
MANUFACTURER: TRUSTILE

## 7 FRONT DOOR & DUTCH DOOR






COLOR: MEDIUM BRONZE FINISH
STYLE: MARINE GRADE ALUMINUM W/ LOW IRON GLASS
MANUFACTURER: ARCADIA

## 4 DOORS & WINDOWS



RUBBER MEMBRANE
FLAT ROOF SYSTEM

## 1 FLAT ROOF



RECLAIMED WOOD BEAMS, SOFFIT, AND EAVES
STAINED

## 11 WOOD CEILING



PORCELAIN PATIO PAVERS
COLOR: GLOCAL
MANUFACTURER: BELGARD

PERMEABLE QUARRY STONE
COLOR: SIERRA GRANITE
MANUFACTURER: BELGARD

## 8 PAVING



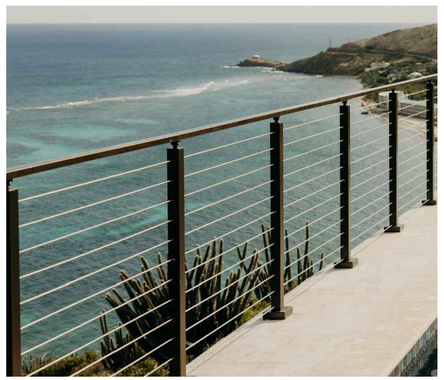

PRODUCT: OVERHEAD GARAGE DOOR
STYLE: CONGO W/ RECLAIMED BARN WOOD & HOT ROLLED STEEL
MANUFACTURER: CARRIAGE HOUSE DOOR

## 5 GARAGE DOOR



FON-DU-LAC WEBWALL, MOSAIC

## 2 STONE VENEER



SIGNATURE CABLE RAILING
ONYX ROD - MATT BLACK W/ S.STEEL CABLES

## 12 CABLE RAILING




STYLE: FIXED FLAT ROOF
MANUFACTURER: VELUX



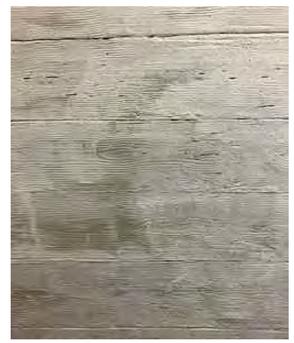
PRODUCT: OVERHEAD DOOR
COLOR: BLACK
STYLE: LUXE REVERSE-FOLD
MANUFACTURER: FULL VIEW DOOR CO.

## 9 SKYLIGHT & TILT-UP DOOR



PRODUCT: STUCCO
STYLE: MED. CATFACE
COLOR: WARM NEUTRAL

## 6 STUCCO



PRODUCT: CONCRETE
STYLE: BOARD FORM FINISH
COLOR: WARM NEUTRAL GREY

## 3 CONCRETE

| REVISION | No. |
|---|---|
| | |
| | |
| | |
| | |
| | |

CONSULTANT:

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

MATERIAL SAMPLES

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

| | |
|---|---|
| DATE: | 7/29/2025 |
| SCALE: | N.T.S. |
| DRAWN: | HRM |
| JOB NUMBER: | 24.08 |

11a
SHEET OF

_CD
THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

# 4 REPLACEMENT BULB

FEIT ELECTRIC

## 3.8W (40W Equivalent) Soft White (2700K) G16 1/2 Globe Shape (E26 Base) Exposed White Filament LED Bulb (2-Pack)

### Features



- Exposed white filament blends into the aesthetic of any room for maximum versatility
- High 90+ CRI bulbs bring out more natural skin tones and vibrant, true-to-life colors
- Looks as beautiful off as it does on
- **Ideal usage:** Exposed-bulb Lighting Applications

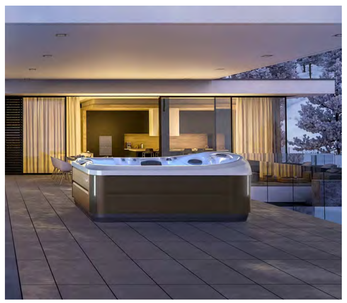
### Specifications

| Item Number | Item Length (In) | Item Width (In) | Bulb Shape |
|---|---|---|---|
| BPGM40927CAWFIL/2 | 3 | 2 | G16 1/2 |
| **Bulb Type** | **Bulb Base** | **Bulb Finish** | **Fixture Lens Material** |
| Globe | E26 | Clear | Glass |
| **Lens Finish** | **Technology** | **Brightness (LUMENS)** | **Lumen Efficiency (LPW)** |
| Clear | LED - FILAMENT | 350 | 92.11 |
| **Beam Angle** | **Color Accuracy (CRI)** | **Color Temperature (CCT)** | **Life Hours** |
| 310◦ | 90 | 2700 | 15000 |
| **Life Years** | **Voltage (V)** | **Replacement (Wattage)** | **Annual Energy Cost ($)** |
| 13.7 | 120 | 40 | 0.46 |
| **Energy Efficiency** | **Energy Used (Wattage)** | **Battery Operated** | **Pack Quantity** |
| 90.5% | 3.8 | No | 2 |
| **Smart** | **Portable** | **Dimmable** | **Hardwire** |
| No | No | Yes | No |
| **Enclosed Fixture Rated** | **Safety Location** | **CEC Compliant** | **Warranty Years** |
| Yes | Damp | Title 20 | 3 |



# 5 HOT TUB

JACUZZI J-495 DESIGNER HOT TUB WITH OPEN SEATING



Specs

Volume: 500 gal / 1893 l

Dry Weight: 1091 lb / 495 kg

Jets: 69

Primary Pump: 1-Speed, 5.1 HP break, 2.5 HP continuous, 56 Frame

Secondary Pump: 1-Speed, 5.1 HP break, 2.5 HP continuous, 56 Frame

Circulation Pump (Y/N): Yes

Diverter Valves #: 2

Filtration System: 5 stage filtration

Filters: 3

Electrical: North America (60 Hz): 240 VAC@50A or 60A Export (50 Hz): 220-240 VAC@ 1x32A, 1x40A, 1x32A/1x16A, 3x16A or suitably rated circuit breaker to comply with local electrical codes. Certain countries may require dual power inputs; two GFCI RCD breakers are required for this configuration.

Filter Type: One ProClarity® 40 ft2 filter cartridge and 1 ProClarity® depth load filter on 8-hour circulation pump; one ProCatch® bag with ProClear® 60 ft2 filter; Floating Weir; Factory installed True™ Water System (Must order with SmartTub® option)

Shape: Rectangle

Seat Jets: Open

Water Management System: ClearRay Active Oxygen® System
View Less

Dimensions

# 3 RECESSED CAN LIGHT

SQUARE VERSA STAR LED (JUNCTION BOX) IP65 RATED

DATE: PROJECT: TYPE:

CATALOG NUMBER LOGIC:



*Requires magnetic low voltage dimmer.

**Please see Adjust-a-Lume photometry to determine desired intensity.

| CATALOG NUMBER LOGIC |
|---|
| Example: B - VQ - LED - e102 - SP - A6 - VER - 13 - 11 |
| **MATERIAL** |
| (Blank) - Aluminum B - Brass S - Stainless Steel |
| **INSTALLATION** |
| (Blank) - Back Box |
| **SERIES** |
| VQ - Square Versa Star |
| **SOURCE** |
| LED - with Integral Dimming Driver (25W min. load when dimmed)* |
| **LED TYPE** |
| e100 - 5W LED 2700K e104 - 5W LED/2700K 90CRI |
| e101 - 5W LED 3000K e105 - 5W LED/3000K 90CRI |
| e102 - 5W LED 4000K e106 - 5W LED/3500K 80CRI |
| e103 - 5W LED Amber |
| **OPTICS** |
| NSP - Narrow Spot (13°) MFL - Medium Flood (23°) |
| SP - Spot (16°) WFL - Wide Flood (31°) |
| **ADJUST-E-LUME OUTPUT INTENSITY**** |
| A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1 |
| **FINISH (See page 2 for full-color swatches)** |
| Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER) |
| Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR) |
| Also available in RAL Finishes |
| Brass Finishes (MAC, POL, MIT) |
| Stainless Steel Finishes (MAC, POL) |
| **LENS TYPE** |
| 12 - Soft Focus 13 - Rectilinear |
| **SHIELDING** |
| 11 - Honeycomb Baffle |

**B-K LIGHTING** MADE IN THE USA 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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12/06/2022 SKU-773
SUB001018

LAMP & DRIVER DATA (e100, e101, e102, e103)

DATE: PROJECT: TYPE:

CATALOG NUMBER LOGIC:

| DRIVER DATA | Input Volts | InRush Current | Operating | Dimmable | Operation Ambient Temperature |
|---|---|---|---|---|---|
| | 12VAC/DC 50/60Hz | <250mA (non-dimmed) | 500mA | Magnetic Low Voltage Dimmer | -22°F-194°F (-30°C - 90°C) |

| | LM79 DATA | | | L70 DATA | OPTICAL DATA | | |
|---|---|---|---|---|---|---|---|
| BK No. | CCT (Typ.) | CRI (Typ.) | Input Watts (Typ.) | Minimum Rated Life (hrs.) 70% of initial lumens ($L_{70}$) | Angle | CBCP | Delivered Lumens |
| e100 | 2700K | 80 | 5 | 50,000 | 13° | 3938 | 309 |
| | 2700K | 80 | 5 | 50,000 | 16° | 2988 | 301 |
| | 2700K | 80 | 5 | 50,000 | 23° | 1134 | 269 |
| | 2700K | ~ | 5 | 50,000 | 31° | 743 | 271 |
| e101 | 3000K | 80 | 5 | 50,000 | 13° | 4029 | 316 |
| | 3000K | 80 | 5 | 50,000 | 16° | 3056 | 308 |
| | 3000K | 80 | 5 | 50,000 | 23° | 1161 | 275 |
| | 3000K | ~ | 5 | 50,000 | 31° | 760 | 277 |
| e102 | 4000K | 80 | 5 | 50,000 | 13° | 4527 | 355 |
| | 4000K | 80 | 5 | 50,000 | 16° | 3434 | 346 |
| | 4000K | 80 | 5 | 50,000 | 23° | 1304 | 309 |
| | 4000K | ~ | 5 | 50,000 | 31° | 854 | 311 |
| e103 | Amber (590nm) | ~ | 5 | 50,000 | ~ | ~ | ~ |

| OPTICS | |
|---|---|
| **Optic** | **Angle** |
| NSP - Narrow Spot | 13° |
| SP - Spot | 16° |
| MFL - Medium Flood | 23° |
| WFL - Wide Flood | 31° |

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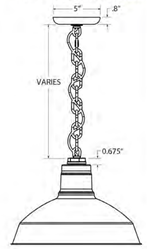
# 2 HANGING PENDANT

BARN LIGHT ELECTRIC CO. DINO SERIES SPS-0153 REV C

**MOUNTING STYLE**

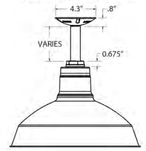
CHAIN HUNG PENDANT (CN)



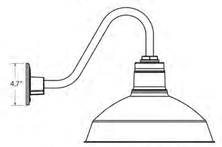

FLUSH MOUNT (F)




STEM MOUNT PENDANT (S)

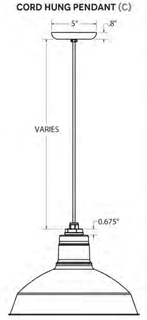



GOOSENECK (G)

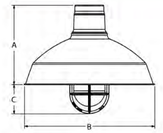



SHOWN WITH: G26 GOOSENECK ARM

CORD HUNG PENDANT (C)




**LUMINAIRE DIMENSIONS**




SHOWN WITH: OPTIONAL GUARD & GLASS ACCESSORY

| SHADE CODE | HEIGHT (A) | DIAMETER (B) | EXTENSION (C) |
|---|---|---|---|
| WHD12 | 7.75" | 12" | 3.8" |
| WHD14 | 8.50" | 14" | 3.1" |



BARN LIGHT ELECTRIC CO. DINO SERIES SPS-0153 REV C

**SPECIFICATIONS**

**CERTIFICATIONS, LISTINGS & WARRANTY**

MADE IN THE USA
Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility Located in Titusville, FL

CSA LISTED FOR WET LOCATIONS
Includes All Gooseneck, Stem and Flush Mounting Styles
ACR UL Listed for Damp Locations for Gooseneck and Stem Mounting Styles

CSA LISTED FOR DAMP LOCATIONS
Includes All Chain and Select Cord Hung Mounting Styles
ACR UL Listed for Damp Locations

LIMITED WARRANTY
For Additional Information on Our Limited Warranty, Please See Our Terms & Conditions

UL CERTIFICATION
UL Listed Fixtures Available upon Request. Please Consult Factory for Additonal Information.

**CONSTRUCTION & FINISH**

POWDER COAT SHADE
Hand-Spun from High Purity 3003-O Temper Aluminum

PORCELAIN SHADE
Hand-Spun from 20 Gauge Porcelain Steel

GALVANIZED SHADE
Hand Spun from High Quality Galvanized Steel

COPPER
Hand-Spun from High Purity C11000-O60 ETP Copper

BRASS
Hand-Spun from High Purity C2600-O60 Brass

POWDER COAT FINISHES
Polyester Powder Coat Finishes Are Electro-Statically Applied and Thermocured

PORCELAIN FINISHES
Applied by Hand and Fired in a High Temperature Oven

STEM
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Mounting Stem. Custom Lengths Available upon Request.

GOOSENECK
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Gooseneck

CORD
Cord Hung Pendants Include 7', 12' or 20' of Cord, Max Cord Length for GU24 is 12FT (Overall Cord Length is Measured from Base of Socket and Varies Based on Fixture)

CHAIN
4-Gauge Chain Complete with Quick Link for On-Site Adjustments to Chain's Length

**LIGHT SOURCE**

INCANDESCENT
Medium Base E26 Socket, 120 VAC, 200 Watt Max

COMPACT FLUORESCENT
Bi-Pin Base GU24 Socket, 120 VAC, 23 Watt Max



Address: 320 Knox McRae Drive Titusville, FL 32780 Phone: (800) 407-8784 Email: sales@barnlight.com Website: www.barnlight.com



NOTE: SEE REPLACEMENT BULB (4) FOR LUMENS & WATTS.

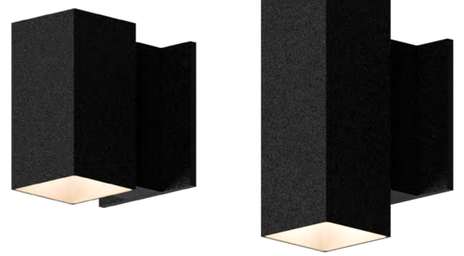
# 1 WALL SCONCE

LED PIPE™

3" Square Wall | Premium LED

Our LED Pipe™ family of cylinders provide architects and lighting designers with almost limitless design possibilities. Whether you need to light a space with inaccessible ceilings, disappear among the pipes and ducts of an open-ceiling design, focus attention on a specific architectural detail or make a dramatic statement, you can solve almost any lighting problem with a LED Pipe™.

Downlight ~~Uplight~~ ~~Uplight - Downlight~~



**LED Pipe 3in Square Wall Premium LED Specs** p. 1/5
Product specifications and dimensions are subject to change without notice
**All rights reserved. © 2025 Lightheaded Lighting Ltd. Rev 2025.04.16**
info@lightheadedlighting.com **P.** 604.464.5644 **T.** 1.800.464.9544

LIGHTHEADED™

LED PIPE™

3" Square Wall | Premium LED

**RATINGS**

Damp Location Wet Location

**CERTIFICATIONS**

Intertek 5 YEAR Syr. Warranty

**FEATURES**

- Utilizes 97 CRI, 2-step Ellipse, R9 ≥ 80 LED
- 3" [77mm] aperture
- Single media ready
- Clear media lens (damp location)
- Clear flush mounted lens (wet location)
- Field interchangeable beam spreads (damp location)
- Extruded aluminum cylinder body
- Machine aluminum components
- Powder coated finishes
- Mounts to 4" octagonal junction box (by others)

**FINISHES**

Anthracite Metallic, Chocolate Metallic, Glimmer Gold, Ink Black Metallic, Moroccan Metallic, Nano White, Sienna Metallic, Slate Grey Metallic

**BEAM SPREADS**

20°, 30°, 40°, 60°, 70°, 80°

**COLOR TEMPERATURES**

2700K 3000K 3500K

**PERFORMANCE SUMMARY** Bulb to be replaced

| | |
|---|---|
| Color Accuracy (SDCM) | <2 |
| L70 Estimate (h) | 50,000 |
| Color Rendering (CRI) | 97 |
| Lumen Series | 9708 |
| Source Lumens | 1000 |
| Delivered Lumens | 800 |
| LED Wattage | 9 |
| Lumen Series | 9710 |
| Source Lumens | 1350 |
| Delivered Lumens | 1070 |
| LED Wattage | 13 |
| Lumen Series | 9714 |
| Source Lumens | 1850 |
| Delivered Lumens | 1490 |
| LED Wattage | 18 |

- Source lumens are based on 3000K color temperature.
- Delivered lumens are based on 3000K color temperature, 40° beam angle and clear lens.
- Refer to IES files for individual product information.Consult factory for additional lower lumen options.

**LED Pipe 3in Square Wall Premium LED Specs** p. 2/5
Product specifications and dimensions are subject to change without notice
**All rights reserved. © 2025 Lightheaded Lighting Ltd. Rev 2025.04.16**
info@lightheadedlighting.com **P.** 604.464.5644 **T.** 1.800.464.9544

LIGHTHEADED™

NOTE: SEE REPLACEMENT BULB (4) FOR LUMENS & WATTS.

| REVISION | No. |
|---|---|
| | |
| | |
| | |
| | |
| | |

CONSULTANT:

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

SPECIFICATIONS

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

DATE: 7/29/2025
SCALE: N.T.S.
DRAWN: HRM
JOB NUMBER: 24.08

11b
SHEET OF

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_CD




FRONT PERSPECTIVE 1




FRONT PERSPECTIVE 2

**FOR REFERENCE ONLY**

| REVISION | No. |
|---|---|
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| | |
| | |
| | |
| | |

CONSULTANT:

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

RENDERING

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

| | |
|---|---|
| DATE: | 7/29/2025 |
| SCALE: | N.T.S. |
| DRAWN: | HRM |
| JOB NUMBER: | 24.08 |

SHEET 12 OF

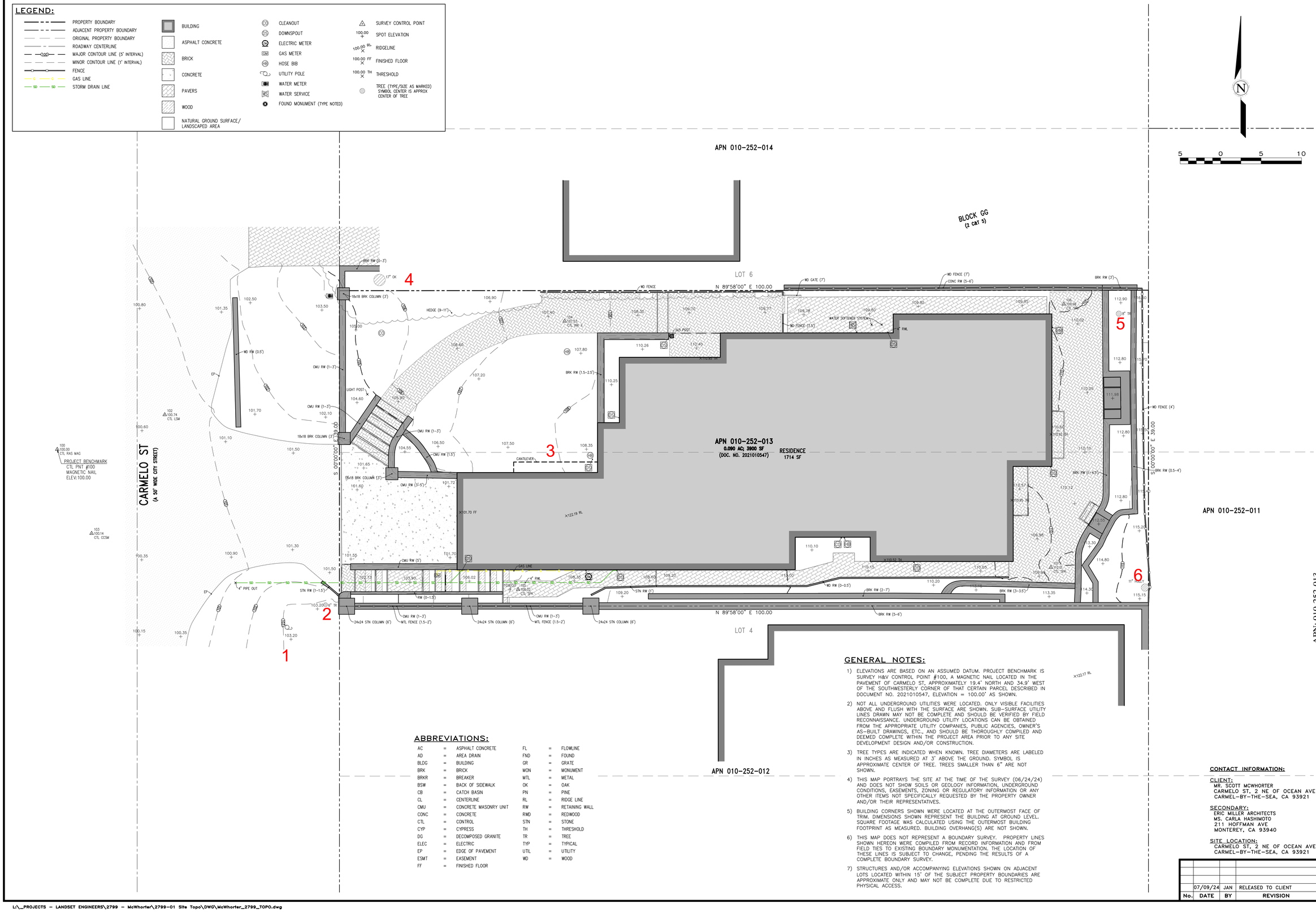
| PROJECT DATA FOR A 3,900 SQUARE FOOT SITE | | | |
|---|---|---|---|
| **Site Considerations** | **Allowed** | **Existing** | **Proposed** |
| Floor Area | 1,762 SF (45%) | 1,881 SF | 1,755 SF |
| Site Coverage | 387 SF/543 SF | 1,290 | 542 SF |
| Trees (Upper/Lower) | 4/3 | 1/5 | 3/6 |
| Ridge Height ($1^{st}$/$2^{nd}$) | 18’/24’ | 11'-1" | 16’-3” or 20’ or 21’-9” |
| Plate Height ($1^{st}$/$2^{nd}$) | 12’/18’ | 11'-7" | 14'-3" or 18’ or 19’-9” |
| **Setbacks** | **Minimum Required** | **Existing** | **Proposed** |
| Front | 15’ | 14’-3” | 15’ |
| Composite Side Yard | 9’-9” (25%) | 8'-6" | 9'-9” |
| Side Yard | 3’ | 3'-0" north<br>5'-6" south | 5'-3" north<br>4'-6" south |
| Rear | 15’/3’** | 11'- 11" | 11'- 11" |

*Includes 100 square foot basement bonus.

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

## LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- ROADWAY CENTERLINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- GAS LINE
- STORM DRAIN LINE
- BUILDING
- ASPHALT CONCRETE
- BRICK
- CONCRETE
- PAVERS
- WOOD
- NATURAL GROUND SURFACE/ LANDSCAPED AREA
- CLEANOUT
- DOWNSPOUT
- ELECTRIC METER
- GAS METER
- HOSE BIB
- UTILITY POLE
- WATER METER
- WATER SERVICE
- FOUND MONUMENT (TYPE NOTED)
- SURVEY CONTROL POINT
- 100.00 SPOT ELEVATION
- 100.00 RIDGE RIDGELINE
- 100.00 FF FINISHED FLOOR
- 100.00 TH THRESHOLD
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE




## ABBREVIATIONS:

| | | | | | |
|---|---|---|---|---|---|
| AC | = | ASPHALT CONCRETE | FL | = | FLOWLINE |
| AD | = | AREA DRAIN | FND | = | FOUND |
| BLDG | = | BUILDING | GR | = | GRATE |
| BRK | = | BRICK | MON | = | MONUMENT |
| BRKR | = | BREAKER | MTL | = | METAL |
| BSW | = | BACK OF SIDEWALK | OK | = | OAK |
| CB | = | CATCH BASIN | PN | = | PINE |
| CL | = | CENTERLINE | RL | = | RIDGE LINE |
| CMU | = | CONCRETE MASONRY UNIT | RW | = | RETAINING WALL |
| CONC | = | CONCRETE | RWD | = | REDWOOD |
| CTL | = | CONTROL | STN | = | STONE |
| CYP | = | CYPRESS | TH | = | THRESHOLD |
| DG | = | DECOMPOSED GRANITE | TR | = | TREE |
| ELEC | = | ELECTRIC | TYP | = | TYPICAL |
| EP | = | EDGE OF PAVEMENT | UTIL | = | UTILITY |
| ESMT | = | EASEMENT | WD | = | WOOD |
| FF | = | FINISHED FLOOR | | | |

## GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED IN THE PAVEMENT OF CARMELO ST, APPROXIMATELY 19.4' NORTH AND 34.9' WEST OF THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2021010547, ELEVATION = 100.00' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (06/24/24) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
7) STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

**CONTACT INFORMATION:**

CLIENT:
MR. SCOTT MCWHORTER
CARMELO ST, 2 NE OF OCEAN AVE
CARMEL-BY-THE-SEA, CA 93921

SECONDARY:
ERIC MILLER ARCHITECTS
MS. CARLA HASHIMOTO
211 HOFFMAN AVE
MONTEREY, CA 93940

SITE LOCATION:
CARMELO ST, 2 NE OF OCEAN AVE
CARMEL-BY-THE-SEA, CA 93921

| No. | DATE | BY | REVISION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | 07/09/24 | JAN | RELEASED TO CLIENT |

PROFESSIONAL LAND SURVEYOR * GUY R. GIRALDO * EXP. 12-31-25 * CALIFORNIA * STATE OF

APPROVED BY:
GUY R. GIRALDO P.L.S. No. 8703


LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9701 Fax (831) 443-3801
www.landseteng.com


# TOPOGRAPHIC MAP
OF
THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2021010547
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
MR. SCOTT MCWHORTER

APN: 010-252-013

SCALE: 1" = 5'
DATE: JUL 2024
JOB NO. 2799-01

SHEET 1
OF 1 SHEETS

L:_PROJECTS - LANDSET ENGINEERS\2799 - McWhorter\2799-01 Site Topo\DWG\McWhorter_2799_TOPO.dwg

## Significant Tree Evaluation Worksheet

APN: 010-252-013-000
Street Location: Carmelo 2 NE of Ocean
Planner: Jake Olander
City Forester: Justin Ono
Property Owner: McWhorter
Recommended Tree Density: 3 upper, 1 lower

## Part One: Initial Screening:

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

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

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

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

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

| Tree # | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Species | MP | Lau | Myr | CO | JM | Hol | | | | | | | | | |
| YES | x | | | x | | | | | | | | | | | |
| NO | | x | x | | x | x | | | | | | | | | |

**MP** -- Monterey pine **Myrt** -- Myrtle **CO** -- coast live oak **Lau** -- Laurel **JM** --Japanesef maple **Hol** -- Holly

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

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

| Tree # | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| YES | 29 | | | 12 | | 10 | | | | | | | | | |
| NO | | 3 | 9 | | 4 | | | | | | | | | | |

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

## Part Two: Assessment For Tree Significance

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

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

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

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

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

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

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

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

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

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

G. Are environmental conditions favorable to the tree?

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

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

## Part Three: Final Assessment

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

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

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

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

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

Yes _____

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

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

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

**Items to note:**

**Required Structural Root Zone**

| Tree # | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Feet | 7.25 | 6 | 6 | 6 | 6 | 6 | | | | | | | | | |

**Required Tree Protection Zone**

| Tree # | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| YES | 10.2 | 6 | 6 | 8.4 | 6 | 8.4 | | | | | | | | | |

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

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

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

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

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

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

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

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

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

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

**September 10, 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 25018 (Wong):** Consideration of a Design Study Referral and Coastal Development Permit for the construction of a new 400 square foot 2nd-story attached accessory dwelling unit located at Trail View 2 southeast of Flanders Way in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay District, Park (P) Overlay District, Beach and Riparian (BR) Overlay District. APN: 010-331-046-000

| | | | |
|---|---|---|---|
| **Application:** | DS 25018 (Wong) | **Applicant:** | Adam Jeselnick |
| **APN:** | 010-331-046 | **Owner:** | WONG IRA G & ELEANOR W TRS |
| **Block & Lot:** | Block 104; Parcel C | | |
| **Location:** | Trail View 2 southeast of Flanders Way | | |

## Recommendation:

Staff recommends the Planning Commission:

1. Tour Mission Trail Nature Preserve to view the site from the park prior to the hearing and tour of inspection (refer to Figures 1 and 2, below -site is visible at the intersection of the Sierra Trail and Flanders Trail (Spur)); and
2. Consider the proposed project and provide staff with direction to prepare a resolution for approval or denial.




**Figure 1.** Mission Trail Nature Preserve Map. Project site located at yellow star on map -at intersection of Sierra Trail and Flanders Trail (spur).




**Figure 2.** Project site located at intersection of Sierra Trail and Flanders Trail (spur).

## Summary, Background, and Project Description:

### EXECUTIVE SUMMARY

The applicant is requesting approval of a Design Study Referral and Coastal Development Permit for a new 400 square foot attached 2nd story accessory dwelling unit (ADU). Typically, ADUs are review and approved at administratively, however, because the ADU is a second story addition in the Park (P) Overlay District, the project requires approval by the Planning Commission.

While the Commission needs to consider the who action, the primary issue is whether the Commission can grant an allowance for an increase in height based on *"whether the location of the building on the site avoids view of the buildings from the park."*

### BACKGROUND AND PROJECT DESCRIPTION

The project site is a 10,359 square foot parcel located at Trail View 2 southeast of Flanders Way in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay District, Park (P) Overlay District, and Beach and Riparian

(BR) Overlay District. The building site was established in 1984 as part of a lot line adjustment (BA 84-23; Resolution 85-16 -refer to Attachment 1) between lots 18 – 25 of block 104 -approximately 60,000 square feet of land area.

The resulting action of the 1984 lot line adjustment redivided the land into four (4) new lots, as designated in the associated resolution as lot “A”, lot “B”, lot “C”, and lot “D”. Staff notes the associated parcel map lists the building sites as “Parcel” A – D, rather than “Lot” A-D, however, it is clear based on the context and findings these relate to the same building sites. The subject site was designed lot/parcel “C” with specific development regulations (Conditions of Approval) applied to the parcel (refer to Attachment 2).

As part of the initial (1984) approval, a negative declaration was also adopted as part of the Board of Adjustment’s decision which included a number of mitigations for development of the lots/parcel (refer to Attachment 3). (Note: at this point in time a “negative declaration” sometimes included mitigations. Today, this likely would be considered a “mitigated negative declaration”. The concept of the Mitigated Negative Declaration (MND) was added in 1993, through legislative amendments (Senate Bill 919 (Stats. 1993, Ch. 1131) and Assembly Bill 1888 (Stats. 1993, Ch. 1130)).)

The mitigations applicable relative to development include:

From Initial Study -refer to Attachment 3:

- ***Mission Trail Park:***
    - *Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:Parks or other recreational facilities:* ***Yes***
    - *Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?:* ***Maybe***
    - *Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?:* ***Maybe***

*Each of these questions relates to the potential visual impact of new housing construction as seen from within the park. The rear property lines of the new lots are contiguous to the park boundary. A hiking trail running through the park could be within the line-of-sight of new house construction if the building pads are located too near the park boundary. The topography of the proposed lots provide a natural division of each lot into an upland terrace near the proposed road and a lower terrace near the park boundary. The lower terrace is more heavily wooded with Oaks and Pines and these trees could provide a natural screen for the houses, if the houses are located on the upland portion (as proposed above, Section III). Limiting construction to on* [one] *story could further protect the visual integrity of the park environment.*

***Recommended Mitigations:***

1. *Establish lot setbacks and building sites to prevent construction on the lower terrace. See conditions: B, C, D and E (1)*
2. *Limit building heights to eighteen (18) feet. See conditions: B, C, D and E (3)*
3. *Require maintenance of vegetation to serve as a screen for Mission Trail Park. Prohibit tree removal without Forestry Commission approval. See conditions: B, C, D and E (7) (5) See also conditions: B, C, D and E (6) (9)*

Other mitigations were discussed, however, are not directly related to new development, and/or are addressed in duplicate of the conditions that address the mitigations.

In 1986, the Planning Commission considered an amendment to the Conditions of Approval subject to the parcel (BA 86-86; Resolution 86-47 -refer to Attachment 1). The final Conditions of Approval stipulated for lot C the following (associated mitigations included as Conditions of Approval from negative declaration shown in **bold**):

1. **All setbacks shall be defined as follows:**
    a. **Side yard setbacks shall be three feet (3') in width.**
    b. ***Font Yard Setback: five feet. No structure shall exceed 15' in height within ten feet of the front property line.**
    c. ***The scenic easement on lot C shall constitute the rear yard setback for this lot as measured between the park boundary and the building area on lot C.**

2. Maximum site coverage shall be limited to 1,600 square feet.
3. ***All construction shall comply with the park overlay standards of the City's Local Coastal Plan.**
4. The property owner shall comply with all responsibilities and requirements as specified in the road maintenance and common area maintenance agreements that are approved by the City as part of the final parcel map.
5. **A scenic easement shall be granted to the City which shall exclude construction of any structures other than fences, garden benches or minimum walkways within said easement. Other structures may be permitted upon approval of the Planning Commission if they are required for the mitigation of environmental or safety hazards. The easement line shall commence at a point eight feet from the park boundary on the side property line abutting lot D and shall continue in a straight line across lot C to a point fifty feet from the park boundary on the side property line abutting lot B.**
6. **Construction of any new structure, construction of any modification to an existing structure which results in exterior change to the height, bulk or cubical content of said structure and construction of any improvements within the scenic easement shall require approval by the Design Review**

**Board**. In considering such application, the Design Review Board shall address the following issues:**

a. **Site drainage including run-off to surrounding properties and the potential for erosion.**
b. **Impacts on the privacy and enjoyment of surrounding properties.**
c. **Views of any proposed structures as seen from Mission Trails Park.**
d. **Consistency of the proposed development with the City's General Plan and Local Coastal Plan.**
e. **Preservation of the natural landform and vegetation.**
f. **Potential for disturbance of any archaeological resources.**

7. **No tree, determined by the City Forester to be significant, shall be removed without approval from the [Forest and Beach Commission]. In approving removals, the Commission may require replacement plants with specimen trees.**
8. No further subdivision of the parcel shall be permitted.
9. **An individual site plan shall be prepared at a scale of 1"=16' showing property lines, contour lines, significant vegetation, easements, site area, setbacks, and any on-site improvements prior to submittal of any plans for new construction.**
10. *At the time of construction of a new house on lot C, at least four Monterey Pines and two oak trees shall be planted within the scenic easement in locations that will improve the visual screening of the structures on the lot and the Serra Trail in Mission Trails Park.

* Original Condition amended/added by Resolution 86-47

**Ordinance 2009-07 returned all duties, powers, and responsibilities of the Design Review Board to the Planning Commission.

The applicant is proposing a 400 square foot 2nd story addition for an Accessory Dwelling Unit (ADU) to be located above an existing attached garage. This ADU application is before the Planning Commission as the applicant is proposing a new second story, and an increase in building height over the 18' height limit (Carmel-by-the-Sea Municipal Code [CMC] section 17.20.100). Importantly, if the unit was proposed to be a one-story addition and below 18' tall, it would have been considered administratively. The project is before the Planning Commission the applicant has elected to pursue a project that meets the criteria for review by the Planning Commission as described in CMC section 17.20.100.

As staff is seeking the Commission's direction on this item, and no resolution has been prepared, staff has included place holders for conditions of approval within the discussion as "xx". This is intended to demonstrate and illustrate based on the discussion that a future condition of approval could/would be added to support this finding/discussion, should the Commission make findings for approval.

Staff is also recommending each commissioner tour the site from the park independently prior to the meeting. As part of the independent visit, staff recommends walking the Sierra Trail (at a minimum), including past the project site, to compare the development pattern, screening, and massing when viewed throughout the park.

## Staff Analysis:

**Review Authority:**

Unlike other ADU applications before the Planning Commission where the Commission is directed not to opine on the ADU, this ADU is under the review authority of the Planning Commission. In accordance with State ADU Law (Gov. Code § 66329):

> *Nothing in this article shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), except that the local government shall not be required to hold public hearings for coastal development permit applications for accessory dwelling units.*

CMC section 17.08.050.G.2.g reinforces this requirement by stating that ADU permits must remain consistent with the California Coastal Act and the City's certified Local Coastal Program (LCP), and that the City shall condition and modify ADU coastal development permits accordingly.

The City of Carmel-by-the-Sea is located entirely within the coastal zone and operates under a Certified Local Coastal Program (LCP), certified by the Coastal Commission on October 14, 2004. The LCP includes a Land Use Plan (LUP) and a Coastal Implementation Plan (CIP), which consists of the Carmel Zoning Code (Title 17 of the Municipal Code) and associated appendices.

While ADUs are typically reviewed by staff, the proposed project is located within the Park (P) Overlay District. The zoning code (CIP) requires Planning Commission review for certain projects in the Park Overlay, including those more than one story or taller than 18 feet (CMC section 17.20.100).

In addition, Gov. Code § 66321(b)(4)(D) specifies that attached ADUs are subject to the same local zoning height limitations that apply to the primary dwelling. In Carmel's R-1 District, CMC section 17.10.030.B establishes a one-story/18-foot height limit for properties in the Park Overlay, with any additional height requiring Planning Commission approval.

B. Height Limits. The following height standards apply to the R-1 district. Where conflicts between two or more of these standards occur, the more restrictive limits shall apply.

**Table 17.10-C: Maximum Height Standards**

| | R-1 District | R-1-BR District | R-1-PO District |
|---|---|---|---|
| Number of Stories Allowed | 2 | 2 | 1* |
| Roof Height of First Story (in feet) | 18 | 18 | 18 |
| Plate Height of First Story (in feet) | 12 | 12 | 12 |
| Roof Height of Second Story (in feet) | 24 | 18 | 24* |
| Plate Height of Second Story (in feet) | 18 | 18 | 18* |

* See CMC 17.20.100, Required Planning Commission Review, and CMC 17.20.110, Review Criteria.

As the applicant is proposing a new second story and an increase in building height over the 18-foot limit, the project is before the Planning Commission for review consistent with Government Code § 66329 and CMC section 17.08.050.G.2.g, as the review procedure aligns with the City's certified Local Coastal Program for requests involving additional height and/or stories within the Park Overlay. This is also supported by Condition of Approval #3 associated with Resolution 86-47. Moreover, if the development had been limited to one story and under 18 feet, the project would not have required Planning Commission review.

Archaeological Significance (AS) Overlay:
The purposes of the AS archaeological significance overlay district are to implement the General Plan/Coastal Plan Land Use Plan and to:

A. Protect archaeological sites in Carmel that can provide evidence of the area's earliest human habitation, help to document the cultural history of the City, and are often highly significant to Native American descendants as burial grounds or because of their connection to sacred traditions.
B. Provide for the designation of archeological resources and establish explicit guidance for the protection of archeological resources, especially when they are subterranean.
C. Create a clear process and standards for evaluating projects that may affect archaeological resources, and for identifying appropriate measures to mitigate the effects of such projects.

In accordance with CMC section 17.20.020, the following standards shall apply to all building sites located in the AS district:

A. Applications for new construction or additions, alterations and remodels involving excavation of undisturbed earth shall include an Archaeological Resource Management Report, prepared pursuant to the guidelines established in CMC Section 17.32.060.

Staff Response: An Archaeological Resource Management Report (ARMR) dated April 25, 1985 was prepared for the area containing parcels A, B, C, and D, by Archaeological Consulting of Salinas, California. The result of the report was negative and the authors did not recommend any additional conditions or mitigations pertaining to Archaeological Resources. Notwithstanding, the City maintains a standard Condition of Approval for all projects (Condition of Approval #xx) which requires:

> *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.*

Park Overlay:
The specific purposes of the park overlay district are to implement the General Plan/Coastal Plan Land Use Plan and to ensure that development of private property adjacent to parks and open spaces is compatible with their continued enjoyment. It is the intent of these regulations to protect park resources from the visual and physical impacts that may be associated with development of private property near designated parklands, to enhance the public enjoyment of parks and to preserve the habitat values of parks (CMC section 17.20.070).

In accordance with CMC section 17.20.090, the following standards regulating construction activity and use shall apply to all building sites located in the park overlay district:

A. The site design must include a drainage plan that is adequate to prevent erosion and excess runoff as determined by the Building Official. The site shall be connected to the sanitary sewer system.

   Staff Response: In addition to CMC section 17.20.090.A, Condition of Approval #6a that approved the subdivision requires submittal of a drainage plan for all new development. Staff has informed the applicant of the municipal code requirement; however, a drainage plan was not included with the current submission. In correspondence, the applicant has indicated that drainage features (e.g., replacement of gutters and downspouts) have been added to the plans. While these features are noted, they do not meet the standards for an engineered drainage plan required by CMC section 15.18 and SOG 17-07.

The Commission may consider whether it is necessary to review the full scope of the proposed drainage improvements at this stage.

If the Commission chooses to approve the project, Condition of Approval #xx requires that a drainage plan consistent with SOG 17-07 be included in the building permit submittal. The Building Official has confirmed that a drainage plan is required; however, the plan would be limited to addressing the proposed new improvements, unless the applicant voluntarily elects to expand the system further.

A Condition of Approval (#xx) has also been included stating that the ADU be connected to the sanitary sewer.

B. No tree shall be removed within the park overlay district without written approval from the City Forester regardless of whether the removal is associated with construction activities.

Staff Response: One ornamental tree would be required to be removed to accommodate the entrance ramp into the proposed ADU. A tree removal permit has yet to be applied for the removal of the ornamental tree. No other trees are proposed to be removed. Should the Commission move to approve the project, Condition of Approval #xx states, prior to issuance of a building permit, the applicant shall apply for an obtain a tree removal permit for the removal of the ornamental tree within the front setback.

C. All proposed construction must maintain a setback of at least 15 feet from any property line that also constitutes a park boundary. However, this special setback shall not apply to property across the street from a park. The Planning Commission may modify other setbacks through the design review process to provide flexibility for properties unreasonably restricted by this required park setback.

Staff Response: The project meets this standard. The existing scenic easement establishes a rear setback greater than 15 feet from the property line adjacent to the park boundary. No development is proposed within the Scenic easement.

D. When any construction activity is proposed on a site in the park overlay district, the site design shall include a landscaping plan in accordance with CMC Chapter 17.34, Landscaping.

Staff Response: CMC section 17.34.090.A establishes landscape standards for sites in the park overlay:

1. ***CMC section 17.34.090.A.1:*** *New native trees or other significant native vegetation shall be planted between the buildings on the site and the*

*adjoining parklands when such vegetation would enhance the visual resources of the park by screening the buildings from public view, and when there is adequate space available to make such landscaping practical.*

Staff Response: As assessed from the story poles, and viewed from the park, additional landscaping would enhance the visual resources of the park. As assessed from the site, there is adequate space available to make landscaping practical.

The applicant has proposed to plant one oak tree outside of the scenic easement at the rear of the property. Based on staff's assessment during a site visit, this tree would do little to enhance the visual resources of the park, and trees and/or landscaping are better suited to be planted within the scenic easement to screen a larger portion of the building/structure.

The views of the existing structure and story poles, as seen from the park, indicate that additional landscaping would enhance the visual resources of the park, and there is adequate space on site to accommodate new plantings. While the proposed planting of an oak tree provides some benefit, planting within the scenic easement would be more effective in screening the building from public viewpoints. Trees planted farther from the structure would result in more significant screening as they would intercept a wider sightline. This approach would better reduce the building's overall visibility from the park.

Condition of Approval #10 associated with Resolution 86-47 required at least four Monterey Pines and two oak trees to be planted within the scenic easement in locations that will improve the visual screening of the structures on the lot and the Serra Trail in Mission Trails Park.

Staff recommends that prior to building permit issuance, a tree inventory be undertaken on the site, specifically within the area of the scenic easement. Should the existing number of trees within the easement be less than four Monterey Pines and two oaks, staff recommends the required planting be, at a minimum, the difference in the total number of trees to bring the site up to this density. If the field survey finds the site maintains the previously required tree planting requirement, staff recommends additional planting within the scenic easement to further enhance the visual resources of the park by screening the building(s) from public view. Staff's recommendation has been included as Condition of Approval #xx. The Commission could also consider an alternative tree planting requirement which supports this finding.

2. At least 75 percent of all landscaped areas on the property visible from the park shall be planted with drought-tolerant and/or native species. Areas of the site adjacent to parklands shall be landscaped and designed to establish a natural transition to the parkland vegetation. Trees approved for removal shall be replaced by two or more native specimen trees listed in the forest

management plan preferably on-site or, if necessary, in the adjoining park as determined by the City Forester. Invasive species shall be removed if currently established.

Staff Response: While a landscape plan was not provided showing the area between the park and project site, a field observation shows a primarily natural state. No landscape alterations are proposed to the site between the park and the site other than the planting of new native trees, as described above.

In accordance with CMC section 17.20.110.A.3, *Projects Exceeding the Limits on Number of Stories and/or Height*, approvals granted under this section shall not violate any height limits established for the property by the underlying zoning district or any other overlay districts. In granting approval for these increases, the Commission shall make the following findings:

A. That due to the topography of the site relative to the adjoining park or open space land, the proposed building would not exceed the height or bulk of an 18-foot one-story structure built on a site at the same grade as the adjoining park or that topography and height are irrelevant because of the location of the building on the site avoids view of the buildings from the park.

Staff Analysis*:*

- *…the proposed building would not exceed the height or bulk of an 18-foot one-story structure built on a site at the same grade as the adjoining park…*
    - *The adjoining park sits well below the existing site and proposed addition. Using a topographic map on file with the city, staff estimates the adjoining park is at an elevation point of approximately 110' (above sea level) and grade at the mid-point of the existing garage is approximately 140'. The location of the proposed addition and adjoining park are not at the same grade with the addition being more than 18' above the park's elevation. The increase in height cannot be granted under this criteria.*
- *…that topography and height are irrelevant because of the location of the building on the site avoids view of the buildings from the park.*
    - *Looking to the General Plan/Land Use Plan for guidance, the Coastal Resource Management Element provides the following:*
        - **Goal G5-3** *Protect, conserve and enhance the unique natural beauty and irreplaceable natural resources of Carmel and its Sphere of Influence, including its biological resources, water resources, and scenic routes and corridors. (LUP)*
            - ***Objective O5-8*** *Protect, conserve and enhance designated open space, the urban Monterey pine forest, beach and shoreline, the sensitive habitats and the*

*hillside areas, and acquire additional open space as deemed appropriate. (LUP)*

- ***Policy P5-44*** *Maintain a Park Overlay District to ensure that development of private property adjacent to parks and open spaces is compatible with their continued enjoyment. (LUP)*

As assessed by the story poles, the proposed addition is visible from the park. Views of the new addition are not avoided and results in the appearance of a new second story above the north side of the residence.

While the story poles demonstrate that the proposed second story is visible from portions of the park, the City's zoning code and prior conditions of approval (Resolution 86-47, Condition #10) specifically require landscaping within the scenic easement to minimize these view impacts. CMC section 17.34.090.A.1 reinforces this requirement by mandating that new native trees or significant vegetation be planted between development and adjoining parklands when such planting would enhance visual resources by screening the buildings from public view.

Therefore, although the current visibility of the story poles indicates that the addition is seen from the park, the project, as conditioned, would substantially reduce or eliminate these views over time. With implementation of these landscaping conditions and proper maintenance of the vegetation, the building's location on the uphill portion of the lot, combined with vegetative screening, would avoid views of the structure from the park consistent with the intent of the Park Overlay standards.

On this basis, the Planning Commission could elect to find that topography and height are rendered "irrelevant" because the ultimate condition of the site, with required screening vegetation in place, avoids significant public views of the addition from the park.

The Planning Commission must balance the General Plan and Land Use Plan directives to protect and enhance public views and natural resources. Based on the story poles, the Commission may determine that the project's visibility from Mission Trail Park is inconsistent with the applicable requirements as the request for the increase in height and resulting new development would be visible from the park. Therefore, the Commission could deny or require modification of the addition. Alternatively, the Commission could find that, with implementation of the required landscaping and tree planting conditions, or other findings and conditions, the project is consistent with the Park Overlay standards.



**Figure 4.** Proposed west elevation (view from park).



**Figure 5.** West elevation viewed from park (Sierra Trail). Also refer to Figure 2, above.



**Figure 6.** Alternative view of west elevation viewed from park (Sierra Trail). Also refer to Figure 2, above.

B. That those portions of the building visible from the park will exhibit a human scale and residential character through the use of simple building forms and natural materials that will not detract from the enjoyment of the park or open space by the public.

Staff Analysis: When compared to the existing structure, the addition maintains a human scale and residential character through the use of simple building forms and natural materials. In staff's opinion, the use of multiple materials, however, detracts from the enjoyment of the park by creating an uncomplimentary design. The overall design of the structure would be more consistent with the Residential Design Guidelines with a uniform finish.

As proposed, the elevator addition on the rear would be finished with shingles, as well as a shingled "skirt" which wraps around the new 2nd floor balcony; whereas the remainer of the addition is proposed to be finished with stucco. Staff recommends a consistent finish throughout. While Design Guideline 9.4 discusses the "street façade," in this case the view from the park should be equally considered.

***Residential Design Guideline 9.2*** *Keep building forms, materials and details simple and visually restrained.*
*-Building forms, materials and details that contrast strongly within a single building or with neighboring buildings are discouraged.*
*-Design features that increase the visual prominence of the building should be avoided.*
*-Avoid visual complexity. Too many different materials or excessive details create a*

*busy appearance and should be simplified.*

***Residential Design Guidelines 9.4*** *Architectural details should appear to be authentic, integral elements of the overall building design concept.*
*-When design details and surface materials are selected they should be used throughout the full exterior of the building to maintain consistency. Avoid the application of special materials or design treatments to just the street facade.*

Beach and Riparian (BR) Overlay District:
The purpose of the beach and riparian overlay district is to provide review standards applicable to public and private property development located near public beach lands to ensure that proposed development is compatible with the public enjoyment of the City's coastal resources and with the California Coastal Act.

While the subject property is not located near public beach lands, the project site is located within 100-feet of a stream, a riparian habitat. The Beach and Riparian Overlay district shall be coterminous with the California Coastal Commission's coastal development permit appeal jurisdiction and shall include all public and private property, wholly or in part, within the boundaries of the appeal jurisdiction described in CMC section 17.54.020.

In accordance with CMC section 17.20.160, the following standards shall be used by decision-making bodies in approving or denying a coastal development permit in the beach and riparian overlay district. The regulations in subsection (A) of this section apply to all properties in the overlay district. The regulations in subsection (B) of this section apply to only those properties in the overlay district located west of Carmelo or North San Antonio Avenue. No building permit for any development, as defined in CMC Chapter 17.70, including but not limited to new construction, additions, exterior alterations or change in land use shall be approved unless a coastal development permit is approved taking into consideration all of the following as may be appropriate to the scope of the project.

The project is not located west of Carmelo or North San Antonio Avenue, therefore subsection B does not apply. The findings for subsection A are listed below.

A. Regulations Applicable to All Properties in the Overlay District.
    1. **View Protection.** Permitted development shall be sited and designed to protect public views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of the surrounding areas, and where feasible, to restore and enhance visual quality in visually degraded areas, while ensuring the private property owner reasonable development of the land.

        Staff Analysis: The project does not propose the alteration of natural landforms, and any grading is anticipated to be minimal to support access

to the proposed development and drainage improvements, as the scope of work is limited to a new second story addition above an existing garage.

As discussed in the landscaping section above, staff is recommending a tree inventory be undertaken on the site within the area of the scenic easement to confirm compliance with past planting requirements and to identify opportunities for additional tree planting that would improve visual screening and restore visual quality in areas where trees or screening have been lost over time.

2. **Location.** All development shall be located and designed to avoid conflict with recreational use of any adjacent public property or conflict with coastal resources.

   Staff Analysis: The proposed development is not anticipated to conflict with recreational uses. The Coastal Access and Recreation Element of the General Plan/Land Use Plan primarily focus on Coastal (Beach) access and recreation. While Mission Trail Nature Preserve is specially designated as a city park in this element, there are no policies that specifically address the park.

   The Mission Trail Master Plan describes the park as open to the public for passive recreational use. Primary uses include hiking, jogging, birding and relaxation in a quite natural setting. [Five entrances] lead to a series of trails meandering throughout the preserve. These series of trails exceeds three miles in length and is intended for foot traffic only.

   Provided landscaping is planted within the easement, as previously discussed and conditioned (#xx), the proposed development is not anticipated to conflict with adjacent public uses.

3. **Design Compatibility.** All development shall be compatible in design with existing buildings in the area for the purpose of protecting the neighborhood character and consistent with the R-1 design guidelines established in CMC section 17.10.010.

   Staff Analysis:

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

   The project retains existing significant trees and avoids impacts to established root systems. Landscaping within the scenic easement, as

required by Condition of Approval #xx would further reinforce the forested character of the site and enhance site visible from Mission Trail Park.

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

The proposed second-story ADU addition is sited above the existing garage. There is a new deck at the rear of the proposed ADU which faces east, toward the park. The proposed deck does not appear to result in any adverse privacy or view impacts to adjacent property owners. However, the addition and deck would be visible from the park potentially resulting in a view impact from a "natural feature", as discussed elsewhere in this report.

***Mass/Bulk and Building/Roof Form:*** Residential Design Guidelines 7.1 through 7.7 encourages a building's mass to relate to the context of other homes nearby; minimize the mass of a building as seen from the public way or adjacent properties; and, relate to a human scale in its basic forms. Residential Design Guidelines 8.1 through 8.5 encourages traditional building forms; using restraint with variations in building planes; using simple roof forms that are in proportion to the scale of the building; and, roof eave lines that are low in scale. Guideline 8.3 states to *"limit the number of subordinate attachments, such as dormers, to avoid cluttered design."*

The proposed addition is effectively square and proposed to be located above the existing garage. The variations in the building plans are limited to a bay window which projects out over the garage door and driveway and the elevator enclosure that project onto the east facing balcony. The roof is proposed to be pitched at 4:12 throughout and is primarily a hipped form with gabled elements integrated at the entry facing west and over the elevator at the rear.

While the project appears to meet the design guidelines pertaining to mass and bulk and building and roof form, the Commission must also weigh the zoning code requirements to allow for such addition at this height as described in the Park (P) Overlay section.

***Finish Details*:** The addition is proposed to primarily be stucco with a shingled roof. The plans do not specifically identify the shingle material, however, staff presumes the material is composition shingle and not a cedar (or similar) shingle. The window schedule identifies new wood windows throughout.

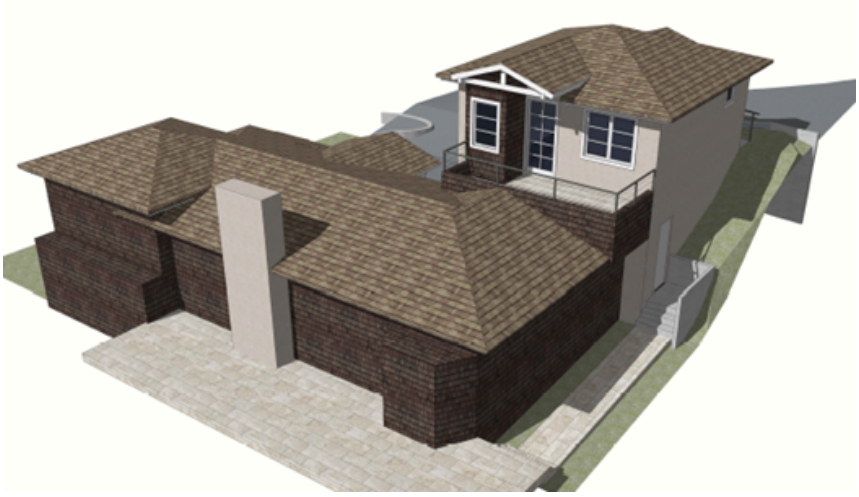
As previously noted, the proposed elevator addition on the rear would be

finished with shingles, as well as a shingled “skirt”, which wraps around the new 2nd floor balcony; whereas the remainer of the addition is proposed to be finished with stucco. Staff recommends a consistent finish throughout. While Design Guideline 9.4 discusses the “street façade,” in this case the view from the park should be equally considered.

***Residential Design Guideline 9.2*** *Keep building forms, materials and details simple and visually restrained.*
*-Building forms, materials and details that contrast strongly within a single building or with neighboring buildings are discouraged.*
*-Design features that increase the visual prominence of the building should be avoided.*
*-Avoid visual complexity. Too many different materials or excessive details create a busy appearance and should be simplified.*

***Residential Design Guidelines 9.4*** *Architectural details should appear to be authentic, integral elements of the overall building design concept.*
*-When design details and surface materials are selected they should be used throughout the full exterior of the building to maintain consistency. Avoid the application of special materials or design treatments to just the street facade.*

*It is staff’s determination that a consistent material for the addition would be more compliant with the residential design guidelines cited above.*



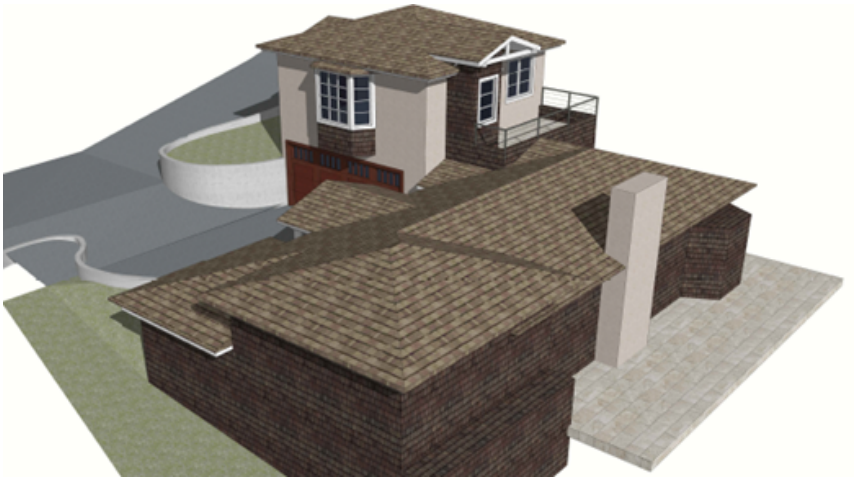


**Figure 7.** Renderings of proposed project.

4. **Review of City Needs**. The property has been reviewed for potential acquisition and the review indicated the City has no need to acquire the property.

   Staff Analysis: A scenic easement has already been dedicated across the rear portion of the property. No further encumbrance is necessary.

5. **Utilities**. All utilities connecting the development to the source in the public rights-of-way shall be placed underground.

   Staff Analysis: The project has been conditioned accordingly; Condition of Approval #xx.

6. **Sewer Service**. The property shall be connected to the sanitary sewer system upon issuance of the permit. Alternatively, the Planning Commission may authorize an area-wide agreement among several adjacent properties (executed through no-protest agreements) for future connection to the sanitary sewer if the infrastructure for a single connection would place an undue burden on a single property owner.

   Staff Analysis: Refer to discussion in the Park Overlay section, above. The project has been conditioned accordingly; Condition of Approval #xx.

7. **Drainage**. A drainage system shall be provided for all new development to minimize erosion, minimize runoff, and to infiltrate and filter stormwater prior to conveyance off-site.

   Staff Analysis: Refer to discussion in the Park Overlay section, above. The project has been conditioned accordingly; Condition of Approval #xx.

8. **Projects on Irregularly Shaped Lots or Lots Larger Than 8,000 Square Feet**. On those lots that are irregular in shape or that exceed 8,000 square feet in area, the Planning Commission shall establish setbacks that are appropriate for the property and that are consistent with the purposes of the beach and riparian overlay district. Where a large lot size creates an opportunity to establish significantly increased setbacks from adjoining beach lands, and the topography or shape of the site allow sufficient area to build away from the beach, the Planning Commission may designate larger setbacks for the property that preserve an open space buffer adjacent to the beach while providing a reasonable area to build elsewhere on the property.

   Staff Analysis: Setbacks were established as part of Resolution 86-47. While not adjacent to the beach, as described above, increased setbacks were included consistent with the requirements of the park overlay as provided in CMC section 17.20.110.C and CMC section 17.20.110.D.

**Additional Project Components:** As part of the proposal, the applicant includes an elevator that would provide internal circulation between the primary dwelling and the ADU. Staff identified this feature inconsistent with the City's zoning code, which is part of the certified Local Coastal Program and implemented under Government Code § 66329.

CMC sections 17.08.050.H.2 and 17.70 define a single-family dwelling, in part, by full internal interaccessibility. In contrast, CMC sections 17.08.050.G and 17.68.030 define an ADU as an independent dwelling unit, separate in use and configuration from the primary dwelling. Creating interaccessibility between the units, whether by door, elevator, or similar means, causes the ADU to functionally remain part of the single-family dwelling. To contrast, a Junior Accessory Dwelling Unit (JADU) is constructed within the walls of a single-family dwelling and may circulate into the primary dwelling.

In this case, interaccessibility creates two conflicts: (1) it results in a second kitchen within the single-family residence, which is inconsistent with the definition of a single-family dwelling (CMC section 17.68.030); and (2) it causes the primary dwelling (including the ADU area) to exceed the allowable floor area for the site.

Although CMC section 17.08.050.G.2.c requires ADUs to comply with the development standards of the underlying zoning district, the City has, for the past five years (or so), allowed exceptions to floor area ratio in accordance with Government Code § 66321(b)(3). This exception has consistently been applied with the understanding that ADUs must function as independent units rather than extensions of the primary dwelling. In other words, an attached ADU should function as independently as a detached ADU, with no means of passage between the primary dwelling and the ADU. A strict application of the zoning code and Local Coastal Program would not permit

additional floor area, eliminating the issue of interaccessibility. The challenge arises when applicants attempt to use the ADU floor area allowance to create larger additions that resemble expanded single-family homes rather than an independent dwelling unit. The City's intent in allowing, incentivizing, and encouraging ADUs is to create independent living opportunities that expand the community's housing stock and not to provide a means of exceeding the maximum size of single-family residences.

## Other Project Components:

***Environmental Review:*** Pending. Based on the Commission's direction staff, staff will prepare the appropriate environmental review finding.

## Attachments:

1. Attachment 1 - Use Permits UP 86-86 and B.A. 84-23
2. Attachment 2 - Maps and Surveys
3. Attachment 3 - Initial Study and Negative Declaration (B.A 84-23, September 1984)
4. Attachment 4 - Project Plans

CITY OF CARMEL-BY-THE-SEA

PLANNING COMMISSION

RESOLUTION NO. 86-47

A RESOLUTION GRANTING AN AMENDMENT TO CONDITIONS OF APPROVAL FOR A RE-SUBDIVISION OF PROPERTY IN THE R-1 LAND USE DISTRICT

UP 86-86
Hugh and Martha Gottfried
Off of Flanders
Block 104, pt. lots 18-25

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THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA DOES RESOLVE:

1. That the Planning Commission did study a request for amendments to conditions of approval.

2. That the Commission adopted amendments as set forth in Exhibit "A".

3. That the full text of the conditions, as amended, applicable to further development on lots A, B, C and D in the re-subdivision are set forth in Exhibit "B".

4. That, if not appealed, this Resolution becomes effective on July 7, 1986.

PASSED AND ADOPTED by the Planning Commission of the City of Carmel-by-the-Sea this 25th day of June, 1986 by the following roll call vote:

AYES: COMMISSIONERS: Brown, Dahlstrand, Hicks, Roberts and White

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Ramsey and Keeble

Ken White
Chairman of said Commission

Attest:

Anne Clothier
Secretary thereof

EXHIBIT A

Issues Resolved on May 28, 1986

1. The height limits on lots A and D shall be raised from eighteen feet to twenty-four feet.

2. The original conditions for development establishing a height limit of eighteen feet on lots B and C shall be replaced by the following text:

> "All construction on this lot shall comply with the park overlay standards established in the City's Local Coastal Program."

Lot B

1. The front yard setback for lot B shall be reduced from fifteen feet to ten feet as measured from the property line abutting the private road easement and the buildable area of the lot.

2. The scenic easement on lot B shall constitute the rear yard setback for this lot as measured between the park boundary and the buildable area on lot B. The scenic easement shall extend across the full width of the lot and shall be fifty feet in depth as measured from the rear lot line abutting the park boundary.

3. At the time of construction of a new house on lot B, at least four Monterey Pines and two oak trees shall be planted within the scenic easement in locations that will improve the visual screening of the structures on the lot and the Serra Trail in Mission Trails Park.

Lot C

1. The front yard setback for lot C shall be reduced from ten feet to five feet as measured from the property line abutting the private road easement and the buildable area of the lot. No structure shall be constructed that would exceed fifteen feet in height above existing grade, within ten feet of the front property line.

2. The scenic easement on lot C shall constitute the rear yard setback for this lot as measured between the park boundary and the buildable area on lot C. The easement line shall commence at a point eighty feet from the park boundary on the side property line abutting lot D and shall continue in a straight line across lot C to a point fifty feet from the park boundary on the side property line abutting lot B.

3. At the time of construction of a new house on lot C, at least four Monterey Pines and two oak trees shall be planted within the scenic easement in locations that will improve the visual screening of the structures on the lot and the Serra Trail in Mission Trails Park.

EXHIBIT B

The following development regulations shall apply to lot A:

1. All setbacks from all roads and adjacent properties shall be ten feet in width.

2. Maximum site coverage shall not exceed twenty-five per cent of the total parcel size.

3. The maximum height of any structure shall not exceed twenty-four feet above natural or existing grade.

4. The property owner shall comply with all responsiblities and requirements as specified in the road maintenance and common area maintenance agreements that are approved by the City as part of the final parcel map.

5. All nonconformities on the site, created by approval of the final parcel map, shall be eliminated within twenty-four months of approval of the final map.

6. Construction of any new structure, construction of any modification to an existing structure which results in exterior change to the height, bulk or cubical content of said structure and construction of any improvements within the scenic easement shall require approval by the Design Review Board. In considering such application, the Design Review Board shall address the following issues:

   a. Site drainage including run-off to surrounding properties and the potential for erosion.

   b. Impacts on the privacy and enjoyment of surrounding properties.

   c. View of any proposed structures as seen from Mission Trails Park.

   d. Consistency of the proposed development with the City's General Plan and Local Coastal Plan.

   e. Preservation of the natural landform and vegetation.

   f. Potential for disturbance of any archaeological resources.

7. No tree, determined by the City Forester to be significant, shall be removed without approval from the Forestry Commission. In approving such removals, the Commission may require replacement plantings of specimen trees.

8. Automobile access to the site shall be limited to one driveway which shall be located on the private road.

9. No further subdivision of this parcel shall be permitted.

10. An individual site plan shall be prepared at a scale of 1" = 8' showing property lines, contour lines, significant vegetation, easements, site area, setbacks and any on-site improvements prior to submittal of any plans for new construction.

The following development regulations shall apply to lot B:

1. All setbacks shall be defined as follows:

   a. Side yard setbacks shall be five feet in width.

   b. The front yard setback shall be ten feet in depth.

   c. The scenic easement described hereinbelow shall constitute the rear yard setback for this lot.

2. Maximum site coverage shall not exceed twenty-five per cent of the total area of the parcel.

3. All construction shall comply with the park overlay standards of the City's Local Coastal Program.

4. The property owner shall comply with all responsibilities and requirements as specified in the road maintenance and common area maintenance agreements that are approved by the City as part of the final parcel map.

5. A scenic easement shall be granted to the City which shall exclude construction of any structures other than fences, garden benches or minimum walkways within said easement. Other structures may be permitted upon approval of the Planning Commission if they are required for the mitigation of environmental or safety hazards. This easement shall extend across the full width of the lot and shall be fifty feet in depth as measured from the rear lot line abutting the park boundary.

6. Construction of any new structure, construction of any modification to an existing structure which results in exterior change to the height, bulk or cubical content of said structure and construction of any improvements within the scenic easement shall require approval by the Design Review Board. In considering such application, the Design Review Board shall address the following issues:

   a. Site drainage including run-off to surrounding properties and the potential for erosion.

   b. Impacts on the privacy and enjoyment of surrounding properties.

   c. View of any proposed structures as seen from Mission Trails Park.

   d. Consistency of the proposed development with the City's General Plan and Local Coastal Plan.

e. Preservation of the natural landform and vegetation.

f. Potential for disturbance of any archaeological resources.

7. No tree, determined by the City Forester to be significant, shall be removed without approval from the Forestry Commission. In approving such removals, the Commission may require replacement plantings with specimen trees.

8. No further subdivision of this parcel shall be permitted.

9. An individual site plan shall be prepared at a scale of 1" = 16' showing property lines, contour lines, significant vegetation, easements, site area, setbacks and any on-site improvements prior to submittal of any plans for new construction.

10. At the time of construction of a new house on lot B, at least four Monterey pines and two oak trees shall be planted within the scenic easement in locations that will improve the visual screening of the structures on the lot as viewed from the Serra Trail in Mission Trails Park.

The following development regulations shall apply to lot C:

1. All setbacks shall be defined as follows:

a. Side yard setbacks shall be three feet in width.

b. Front yard setback: five feet. No structure shall exceed 15' in height within ten feet of the front property line.

c. The scenic easement on lot C shall constitute the rear yard setback for this lot as measured between the park boundary and the buildable area on lot C.

2. Maximum site coverage shall be limited to 1,600 square feet.

3. All construction shall comply with the park overlay standards of the City's Local Coastal Plan.

4. The property owner shall comply with all responsibilities and requirements as specified in the road maintenance and common area maintenance agreements that are approved by the City as part of the final parcel map.

5. A scenic easement shall be granted to the City which shall exclude construction of any structures other than fences, garden benches or minimum walkways within said easement. Other structures may be permitted upon approval of the Planning Commission if they are required for the mitigation of environmental or safety hazards. The easement line shall commence at a point eighty feet from the park boundary on the side property line abutting lot D and shall continue in a straight line across lot C to a point fifty feet from the park boundary on the side property line abutting lot B.

6. Construction of any new structure, construction of any of any

modification to an existing structure which results in exterior change to the height, bulk or cubical content of said structure and construction of any improvements within the scenic easement shall require approval by the Design Review Board. In considering such application, the Design Review Board shall address the following issues:

a. Site drainage including run-off to surrounding properties and the potential for erosion.

b. Impacts on the privacy and enjoyment of surrounding properties.

c. View of any proposed structures as seen from Mission Trails Park.

d. Consistency of the proposed development with the City's General Plan and Local Coastal Plan.

e. Preservation of the natural landform and vegetation.

f. Potential for disturbance of any archaeological resources.

7. No tree, determined by the City Forester to be significant, shall be removed without approval from the Forestry Commission. In approving such removals, the Commission may require replacement plantings with specimen trees.

8. No further subdivision of this parcel shall be permitted.

9. An individual site plan shall be prepared at a scale of 1" = 16' showing property lines, contour lines, significant vegetation, easements, site area, setbacks and any on-site improvements prior to submittal of any plans for new construction.

10. At the time of construction of a new house on lot C, at least four Monterey pines and two oak trees shall be planted within the scenic easement in locations that will improve the visual screening of the structures on the lot as viewed from the Serra Trail in Mission Trails Park.

The following development regulations shall apply to lot D:

1. All setbacks shall be defined as follows:

a. Side yard setbacks shall be five feet from the northeast property line which separates lot D from lot C, and ten feet from the property lines separating lot D from properties to the west.

b. The front yard setback shall be ten feet in width.

c. The rear yard setback shall be located at the northern boundary of the scenic easement described hereinbelow.

2. Maximum site coverage shall not exceed twenty-five per cent.

3. The maximum height of any structure shall not exceed twenty-four feet above natural or existing grade.

4. The property owner shall comply with all responsibilities and requirements as specified in the road maintenance and common area maintenance agreements that are approved by the City as part of the final parcel map.

5. A scenic easement shall be granted to the City which shall exclude construction of any structures within said easement, other than environmental and/or hazard mitigation structures specifically approved by the Planning Commission as part of approval of the final map. This easement shall be located in the area of the parcel to the south of the 116 foot elevation contour and to the southwest of the line separating lot 24 from lot 25 as illustrated on the tentative parcel map.

6. Construction of any new structure, construction of any modification to an existing structure which results in exterior change to the height, bulk or cubical content of said structure and construction of any improvements within the scenic easement shall require approval by the Design Review Board. In considering such application, the Design Review Board shall address the following issues:

   a. Site drainage including run-off to surrounding properties and the potential for erosion.

   b. Impacts on the privacy and enjoyment of surrounding properties.

   c. View of any proposed structures as seen from Mission Trails Park.

   d. Consistency of the proposed development with the City's General Plan and Local Coastal Plan.

   e. Preservation of the natural landform and vegetation.

   f. Potential for disturbance of any archeological resources.

7. No tree, determined by the City Forester to be significant, shall be removed without approval from the Forestry Commission. In approving such removals, the Commission may require replacement plantings with specimen trees.

8. No further subdivision of this parcel shall be permitted.

9. An individual site plan shall be prepared at a scale of 1" = 16' showing property lines, contour lines, significant vegetation, easements, site area, setbacks and any on-site improvements prior to submittal of any plans for new construction.

CITY OF CARMEL-BY-THE-SEA

BOARD OF ADJUSTMENTS

RESOLUTION NO. 85-16

A RESOLUTION GRANTING A LOT LINE ADJUSTMENT IN THE R-1 LAND USE DISTRICT

B.A. 84-23
USE PERMIT
Hugh Gottfried
S/s Flanders between Crespi & Vizcaino
Block 104, lots 18 through 25

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THE BOARD OF ADJUSTMENTS OF THE CITY OF CARMEL-BY-THE-SEA DOES RESOLVE:

1. That the Land Use Committee did study a request for a lot line adjustment in the R-1 Land Use District.

2. That the Land Use Committee report, which is attached hereto and labeled Exhibit "A", was adopted by the Board of Adjustments and is hereby made a part of this Resolution.

3. That the adjustment is hereby granted under the findings and conditions set forth in Exhibit "A".

4. That, if not appealed, this Resolution becomes effective five (5) days after publication.

PASSED AND ADOPTED by the Board of Adjustments of the City of Carmel-by-the-Sea this 27th day of March, 1985 by the following roll call vote:

AYES: BOARD MEMBERS: Cava, McNulty, Mertens, Montelius, Swain

NOES: BOARD MEMBERS: None

ABSENT: BOARD MEMBERS: Hammond, Logan

Sandy Swain
Chairman of said Board

Attest:

Anne Clothier
Secretary thereof

CITY OF CARMEL-BY-THE-SEA

Land Use Committee Report

B.A. 84-23
USE PERMIT
Hugh Gottfried
S/s Flanders between Crespi & Vizcaino
Block 104, lots 18 through 25

Committee Members

Eugene Hammond
John Logan
Arthur Mertens

Amended September 7, 1984

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CONSIDERATION: Applicant requests approval of a tentative parcel map for a lot line adjustment in the R-1 zone.

FINDINGS:

1. That the applicant owns portions of lots 18 through 25 of block 104 constituting approximately 60,000 square feet.

2. That this site is located near the intersection of Flanders Way and Acacia Way and that Acacia Way is a private road owned jointly by the applicant and surrounding property owners.

3. That this site is located contiguous to the Mission Trail Park.

4. That the site includes certain areas suitable for housing construction.

5. That the site also includes areas less suitable for housing construction due to forestation and due to proximity to the Mission Trail Park.

6. That the applicant proposes to recombine those portions of lots 18 through 25 under his ownership and redivide the land into four new lots, designated on the tentative parcel map as lot "A" at 12,300 square feet, lot "B" at 10,000 square feet, lot "C" at 10,500 square feet and lot "D" at 11,700 square feet.

7. That all proposed lots would be 10,000 square feet or larger and that such large size lots are encouraged within the City of Carmel-by-the-Sea.

8. That the proposed lots would be larger than most lots in the immediate area and, if developed as proposed, would generate less of an impact than has construction on neighboring lots.

9. That Policy P1-23 of the General Plan requires that the design of the site should protect the terrain and the vegetation, especially as seen from the adjoining park.

10. That the Forestry Commission has reviewed the site and the site design and has approved of the proposal subject to preventing construction activity in the area of each parcel near the park boundary and subject to preserving as many of the oaks and pines on the site as possible.

11. That the proposal includes construction of a private road leading from Acacia Way and ending in a cul-de-sac.

12. That the Fire Department and the Department of Public Works have reviewed the proposed road and have approved of the proposal subject to certain design requirements related to emergency vehicle access and drainage improvements.

13. That by keeping the road private, no maintenance costs will be imposed upon the City.

14. That Section 3.4(d) and (e) of Ordinance No. 187 allows private roads when maintenance is a common responsibility or when such roads are built to City standards.

15. That the project proposal includes a road maintenance agreement as a common responsibility for all property owners and that the road has been designed to meet City standards.

16. That the owner has agreed to enter a deed restriction on all four lots to prevent any further division of the parcels into smaller lots.

17. That the topography of the three lots nearest the park exhibits a natural break in elevation, separating these parcels into an upper terrace and a low terrace.

18. That by restricting housing construction to the upper terrace, the benefits of protected park viewshed and reduced vegetation removal would be secured without unnecessarily restricting reasonable development on the site.

19. That an existing house on parcel "A" would become non-conforming upon construction of the proposed road due to an inadequate setback, and any approval should be conditioned on correcting this non-conformity within a reasonable period of time.

20. That the project proposal has been amended to provide increased protection to surrounding properties including a fence on the Hollingsworth's property and an increased setback from the MacPherson's property.

21. That the applicant would dedicate a scenic easement protecting the vegetation and natural landforms of the site in the area nearest the adjoining park, and that such protection would be in conformance with the City's Local Coastal Plan.

RECOMMENDATION:

1. Approve the Negative Declaration.

2. Approve the tentative parcel map subject to the owner meeting all conditions specified below under Section A. If compliance with these conditions has been determined to be satisfactory by the Board of Adjustments, the Board shall approve a final map, thereby completing City approval of the lot line adjustment.

3. Approve the conditions specified in Section B and Section C, D and E which shall establish the regulations governing each individual parcel deemed necessary to mitigate potential environmental impacts.

4. Condition final approval on eliminating the non-conforming setback within 24 months of the date of final approval.

5. Condition final approval on the applicant bonding for completion of all improvements specified at the time of final approval.

AYES: Hammond, Logan and Mertens

NOES: None

Attachments

SECTION A

The following requirements shall be a condition of approval for the final parcel map. All requirements listed in this section shall be met to the satisfaction of the Board of Adjustments prior to final action on the parcel map. Upon satisfactory completion of all conditions, the Board of Adjustments shall approve the final parcel map.

1. A design of the private road shall be submitted for approval by the City Engineer, the Department of Public Works, the Fire Department, the Building Inspector, and the Planning Director. The design shall be detailed showing all earth movement required, grades, cross sections, drainage improvements and the method of construction. The design shall include mitigation measures and/or design features to adequately address the following concerns:

   a. The potential for increased erosion caused by runoff from the road shall be mitigated by drainage improvements that prevent storm waters from damaging any of the parcels involved in this project, any parcels downhill from this project, and the canyon bordering Mission Trail Park. If storm waters are collected from the road for transport to the canyon, the energy from this concentration shall be dissipated prior to discharge into the canyon. All drainage improvements shall be properly engineered and shall document the expected storm loads based on the design of the road. Construction of all mitigation measures and design features approved by the City shall be a condition of approval of the parcel map. (See mitigation II-2, 3)

   b. All utilities shall be provided underground and shall be part of the road design. Utilities shall be stubbed to each property through easements. All easements shall be shown on the final parcel map.

   c. The road design shall minimize earth movement and shall retain the natural landforms where possible. Road cuts will be the preferred method of construction. Fill material should be avoided where possible. An estimate of all imported fill quantities shall be indicated on plans for each location requiring fills.

   d. The road shall provide a twenty foot clear width and a ten foot clear height to allow emergency vehicle access.

   e. The road shall provide space sufficient to allow emergency vehicles to turn around prior to exiting the cul-de-sac.

   f. The road shall provide marked curbs indicating that no parking is permitted where such parking would interfere with emergency vehicles.

   g. The road design shall include a structural barricade along the length of the turn around area that is adequate to prevent automobiles from accidently overrunning the road and endangering downhill properties.

h. A proposed name shall be indicated for the road. This name shall require approval from the Fire Department and the Planning Commission. The street name shall be posted at a location indicated on the final parcel map.

i. The portion of Acacia Way between Flanders Way and the private road shall be improved to the same standard as required for the new road. The applicant shall provide proof of his authority to improve this section of Acacia Way.

j. A proposed plan for maintenance of the private road shall be included. This plan shall indicate the responsibilities of all future property owners and shall be filed as part of the deed restrictions attaching to all four parcels involved in the project.

k. The design of the road shall follow the guidelines contained in the soil engineer's report* submitted with the application and shall be designed in cooperation with the soil engineer as recommended in said report. (See Environmental Review Sections II-1 and II-4)

2. The slope retaining wall near the property line adjoining the property owned by John MacPherson shall be investigated by a structural engineer and/or a soils engineer. The engineer(s) shall submit a report evaluating the following issues:

   a. What is the structural condition of the existing wall?

   b. Under existing conditions, and assuming no development on the uphill property, does the existing wall adequately protect the MacPherson's property from earth movement, soil slippage, erosion, and destabilization including any damage caused by existing trees adjoining the wall?

   c. Would any of the proposed project activities including road construction, clearing and grading, long-term road use, or subsequent development of any of the parcels within the project have any destabilizing impacts on the wall as it presently exists?

3. If any significant hazards to downhill properties are likely to result from activities related to the project, the final parcel map shall not be approved unless all such hazards have been mitigated by appropriate measures that have been reviewed by the Building Official and approved by the Board of Adjustments.

4. The location of all proposed sewer laterals shall be shown fully extended to each building site. If any sewer lines are to be located near significant oak or pine trees, a proposed method of trenching shall be indicated that will protect said trees from root damage and trunk or branch damage. Easements associated with sewer connections shall be indicated on the parcel map. Construction of the sewer lines including all protection measures approved by the City shall be a condition of approval of the final map.

* Dated February 1984, prepared by M. Jacobs and Associates

5. A completed parcel map showing all four parcels and meeting the standards for such maps as specified in the Subdivision Map Act of the State of California shall be filed with the County of Monterey upon approval of the final map by the City of Carmel-by-the-Sea.

6. A six foot wood fence shall be constructed along the northeast property line for the purpose of protecting occupants of the parcel to the north of the project (AP# 10-331-36) from automobile headlight glare. If this fence is to be built on the neighboring property, the project applicant shall submit proof of his authority to construct said fence. Absent such proof, the fence shall be built as part of the project on the project applicant's property and shall be subject to the common area maintenance agreement specified in Sections B, C, D and F hereinbelow.

SECTION B

The following development regulations shall apply to Parcel "A".

1. All setbacks from all roads and adjacent properties shall be ten feet in width.

2. Maximum site coverage shall not exceed twenty-five per cent (25%) of the total parcel size.

3. The maximum height of any structure shall not exceed eighteen feet (18') above natural or existing grade.

4. The property owner shall comply with all responsibilities and requirements as specified in the road maintenance and common area maintenance agreements that are approved by the City as part of the final parcel map.

5. All nonconformities on the site, created by approval of the final parcel map, shall be eliminated within twenty-four months of approval of the final map.

6. Construction of any new structure, construction of any modification to an existing structure which results in exterior change to the height, bulk or cubical content of said structure and construction of any improvements within the scenic easement shall require approval by the Design Review Board. In considering such application, the Design Review Board shall address the following issues:

   a. Site drainage including run-off to surrounding properties and the potential for erosion.

   b. Impacts on the privacy and enjoyment of surrounding properties.

   c. View of any proposed structures as seen from Mission Trail Park.

   d. Consistency of the proposed development with the City's General Plan and Local Coastal Plan.

   e. Preservation of the natural landform and vegetation.

   f. Potential for disturbance of any archaeological resources.

7. No tree, determined by the City Forester to be significant, shall be removed without approval from the Forestry Commission. In approving such removals, the Commission may require replacement plantings of specimen trees.

8. Automobile access to the site shall be limited to one driveway which shall be located on the private road.

9. No further subdivision of this parcel shall be permitted.

10. An individual site plan shall be prepared at a scale of 1" = 8' showing property lines, contour lines, significant vegetation, easements, site area, setbacks and any on-site improvements prior to submittal of any plans for new construction.

SECTION C

The following development regulations shall apply to Parcel B:

1. All setbacks shall be defined as follows:

   a. Side yard setbacks shall be five feet (5') in width.

   b. The front yard setback shall be fifteen feet (15') in width.

   c. The rear yard setback shall be located at the western boundary of the scenic easement described hereinbelow.

2. Maximum site coverage shall not exceed twenty-five per cent (25%) of the total area of the parcel.

3. The maximum height of any structure shall not exceed eighteen feet (18') above natural or existing grade.

4. The property owner shall comply with all responsibilities and requirements as specified in the road maintenance and common area maintenance agreements that are approved by the City as part of the final parcel map.

5. A scenic easement shall be granted to the City which shall exclude construction of any structures other than fences, garden benches or minimum walkways within said easement. Other structures may be permitted upon approval of the Board of Adjustments if they are required for the mitigation of environmental or safety hazards. This easement shall be located in the area of the parcel below the 120 foot elevation contour as indicated on the final parcel map approved by the City.

6. Construction of any new structure, construction of any modification to an existing structure which results in exterior change to the height, bulk or cubical content of said structure and construction of any improvements within the scenic easement shall require approval by the Design Review Board. In considering such application, the Design Review Board shall address the following issues:

   a. Site drainage including run-off to surrounding properties and the potential for erosion.

   b. Impacts on the privacy and enjoyment of surrounding properties.

   c. View of any proposed structures as seen from Mission Trail Park.

   d. Consistency of the proposed development with the City's General Plan and Local Coastal Plan.

   e. Preservation of the natural landform and vegetation.

   f. Potential for disturbance of any archaeological resources.

7. No tree, determined by the City Forester to be significant, shall be removed without approval from the Forestry Commission. In

approving such removals, the Commission may require replacement plantings with specimen trees.

8. No further subdivision of this parcel shall be permitted.

9. An individual site plan shall be prepared at a scale of 1" = 16' showing property lines, contour lines, significant vegetation, easements, site area, setbacks and any on-site improvements prior to submittal of any plans for new construction.

SECTION D

The following development regulations shall apply to Parcel "C".

1. All setbacks shall be defined as follows:

   a. Side yard setbacks shall be three feet (3') in width.

   b. The front yard setback shall be ten feet (10') in width.

   c. The rear yard setback shall be located at the western boundary of the scenic easement described hereinbelow.

2. Maximum site coverage shall be limited to 1,600 square feet.

3. The maximum height of any structure shall not exceed eighteen feet (18') above natural or existing grade.

4. The property owner shall comply with all responsibilities and requirements as specified in the road maintenance and common area maintenance agreements that are approved by the City as part of the final parcel map.

5. A scenic easement shall be granted to the City which shall exclude construction of any structures other than fences, garden benches or minimum walkways within said easement. Other structures may be permitted upon approval of the Board of Adjustments if they are required for the mitigation of environmental or safety hazards. This easement shall be located in the area of the parcel below the 120 foot elevation countour as indicated on the final parcel map approved by the City.

6. Construction of any new structure, construction of any modification to an existing structure which results in exterior change to the height, bulk or cubical content of said structure and construction of any improvements within the scenic easement shall require approval by the Design Review Board. In considering such application, the Design Review Board shall address the following issues:

   a. Site drainage including run-off to surrounding properties and the potential for erosion.

   b. Impacts on the privacy and enjoyment of surrounding properties.

   c. View of any proposed structures as seen from Mission Trail Park.

   d. Consistency of the proposed development with the City's General Plan and Local Coastal Plan.

   e. Preservation of the natural landform and vegetation.

   f. Potential for disturbance of any archaeological resources.

7. No tree, determined by the City Forester to be significant, shall be removed without approval from the Forestry Commission. In approving such removals, the Commission may require replacement

plantings with specimen trees.

8. No further subdivision of this parcel shall be permitted.

9. An individual site plan shall be prepared at a scale of 1" = 16' showing property lines, contour lines, significant vegetation, easements, site area, setbacks and any on-site improvements prior to submittal of any plans for new construction.

SECTION E

The following development regulations shall apply to Parcel "D".

1. All setbacks shall be defined as follows:

   a. Side yard setbacks shall be five feet (5') from the northeast property line which separates Parcel "D" from Parcel "C", and ten feet (10') from the property lines separating Parcel "D" from properties to the west.

   b. The front yard setback shall be ten feet (10') in width.

   c. The rear yard setback shall be located at the northern boundary of the scenic easement described hereinbelow.

2. Maximum site coverage shall not exceed twenty-five per cent (25%).

3. The maximum height of any structure shall not exceed eighteen feet (18') above natural or existing grade.

4. The property owner shall comply with all responsiblities and requirements as specified in the road maintenance and common area maintenance agreements that are approved by the City as part of the final parcel map.

5. A scenic easement shall be granted to the City which shall exclude construction of any structures within said easement, other than environmental and/or hazard mitigation structures specifically approved by the Board of Adjustments as part of approval of the final map. This easement shall be located in the area of the parcel to the south of the 116 foot elevation contour and to the soutwest of the line separating lot 24 from lot 25 as illustrated on the tentative parcel map.

6. Construction of any new structure, construction of any modification to an existing structure which results in exterior change to the height, bulk or cubical content of said structure and construction of any improvements within the scenic easement shall require approval by the Design Review Board. In considering such application, the Design Review Board shall address the followin issues:

   a. Site drainage including run-off to surrounding properties and the potential for erosion.

   b. Impacts on the privacy and enjoyment of surrounding properties.

   c. View of any proposed structures as seen from Mission Trail Park.

   d. Consistency of the proposed development with the City's General Plan and Local Coastal Plan.

   e. Preservation of the natural landform and vegetation.

   f. Potential for disturbance of any archaeological resources.

7. No tree, determined by the City Forester to be significant, shall be removed without approval from the Forestry Commission. In approving such removals, the Commission may require replacement plantings with specimen trees.

8. No further subdivision of this parcel shall be permitted.

9. An individual site plan shall be prepared at a scale of 1" = 16' showing property lines, contour lines, significant vegetation, easements, site area, setbacks and any on-site improvements prior to submittal of any plans for new construction.

MAP 2 N 0456000 E 1143500 SN 18635 VOL. 16 PAR. PG. 74

## OWNER'S CERTIFICATE

*We hereby certify that we are the owners of, or have some right, title or interest in and to, the real property included within the subdivision shown upon this map, and that we are the only persons whose consent is necessary to pass a clear title to said property, and we consent to the preparation and recordation of said map and subdivision as shown within the subdivision boundary lines.*

Hugh L. Gottfried — HUGH L. GOTTFRIED

Martha A. Gottfried — MARTHA A. GOTTFRIED

STATE OF CALIFORNIA )
COUNTY OF MONTEREY )

On April 16, 1985 before me, the undersigned, a Notary Public in and for said State, personally appeared Hugh L. Gottfried and Martha A. Gottfried known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature D. J. Mobert
D. J. Mobert
Name (Typed or Printed)

OFFICIAL SEAL
D. J. MOBERT
NOTARY PUBLIC - CALIFORNIA
MONTEREY COUNTY-665269
My Commission Expires April 7, 1989

**NOTE:**

*Signatures of the following are not required as they hold only certain rights that cannot ripen into a fee:*

*(1) The Carmel Sanitary District as easement holder by instrument recorded in Book 1262, Page 169, Official Records.*

*(2) Claudia Pollock as easement holder by instrument recorded in Reel 707, Page 969, Official Records.*

*(3) Palo Alto Financial Corporation as trustee under deed of trust recorded in Reel 740, Page 134, Official Records.*

*(4) The First Monterey Company, a California Corporation as trustee under deed of trust recorded in Reel 1415, Page 1087, Official Records.*

## SURVEYOR'S CERTIFICATE

*This map was prepared by me under my direction and is based upon a field survey and record data in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Mr. Hugh Gottfried in November 1984. I hereby certify that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any. I hereby state that all the monuments are of the character and occupy the positions indicated and that such monuments are sufficient to enable the survey to be retraced.*

Signed: Clayton B. Neill Jr.
R.C.E. No. 12805

## COUNTY RECORDER'S CERTIFICATE

Filed this 4th day of JUNE, 1985 at 11:04 a.m. in Book 16 of Parcel Maps at Page 74 at the request of NEILL ENGINEERS

ERNEST A. MAGGINI
County Recorder

By Barbara Vandegrift Deputy

Serial No. G-26180 Fee $8.00

## CITY ENGINEER'S CERTIFICATE

*This map conforms with the requirements of the Subdivision Map Act and local ordinance.*

Dated: 5-24-86

Clayton B. Neill Jr.
City Engineer

Marvin Wolf, Deputy
By County Surveyor
Per Agreement With City

NEILL ENGINEERS, INC. CARMEL · MONTEREY

# PARCEL MAP
OF
# RE-DIVISION
OF
## PORTION LOTS 18-25, BLOCK 104
## ADDITION NO. 5 TO CARMEL-BY-THE-SEA
## MONTEREY COUNTY, CALIFORNIA

NOVEMBER 1984 SCALE: 1" = 40' W.O. 2365-81

0 20 40 60 80 100 200 300 400
DEPARTMENT OF PUBLIC WORKS-MICROFILM SCALE:1"=40' COUNTY OF MONTEREY

SHEET 1 OF 2

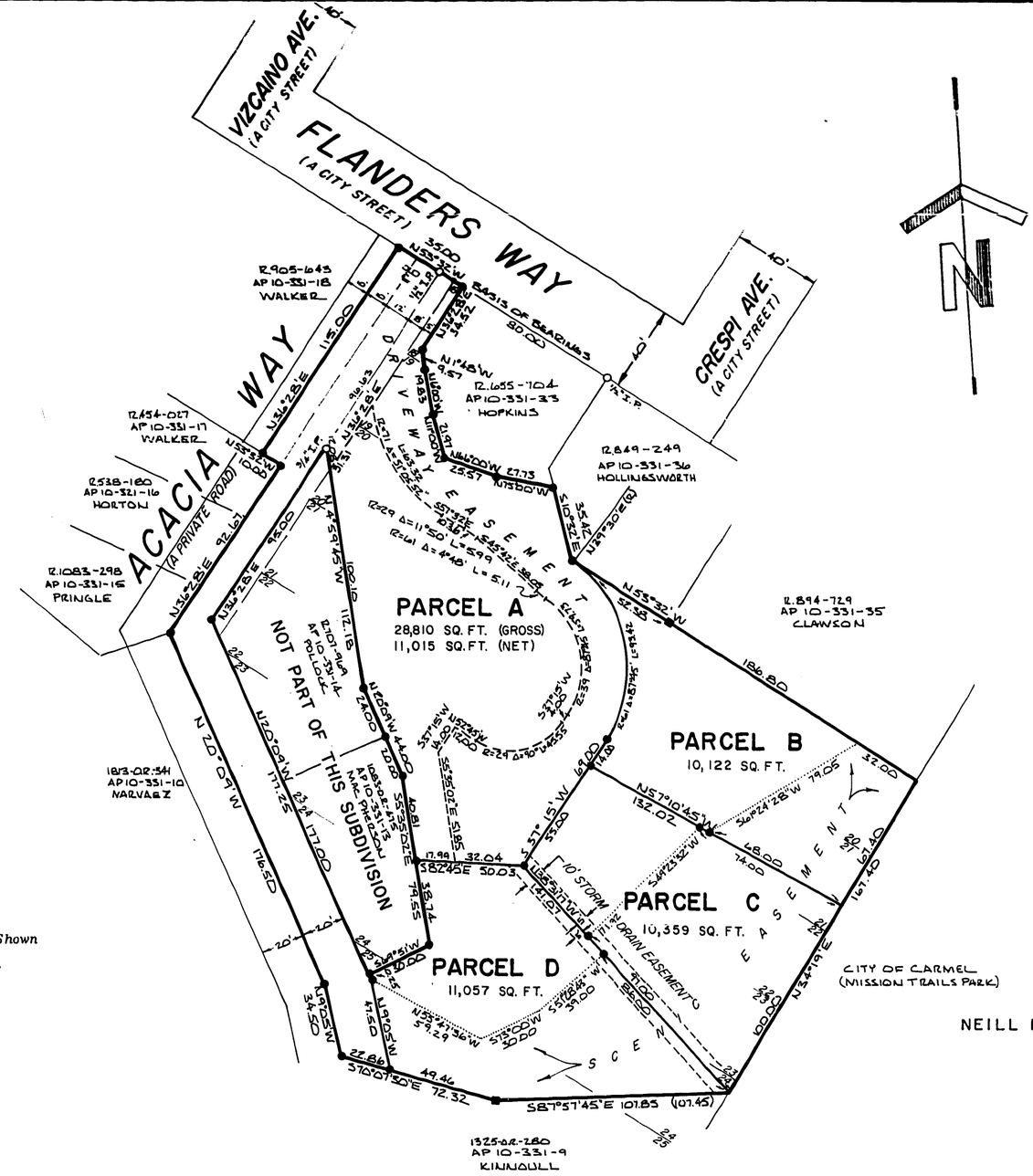
MAP 2 N 0456000 E 1143500 SN 18636 VOL. 16 PAR. PG. 74

*The heavy border indicates the exterior boundaries of this subdivision.*

*All distances and dimensions are shown in feet and decimals thereof.*

*Distances shown in parentheses are as shown in Reel 998-O.R.-Pg. 433.*

*All utilities shall be provided underground and shall be stubbed to each property through easements.*




- Indicates set 1/2" Iron Pipe, RCE No. 12805
- Indicates Found Iron Pipe, No Tag, Size As Shown
- Indicates Found 2"x2" Redwood Hub, No Tag
- Indicates Found 5/8" Rebar, No Tag

*Basis of Bearings*

*The bearing of N. 53° 32' W. on the south side of Flanders Way, as shown on that certain Record of Survey of Portion of Lots 19, 20, 21 and 22 of Block 102, recorded in Volume 6 of Surveys at Page 205, as found monumented, was taken as the basis of bearings shown upon this map.*

NEILL ENGINEERS, INC. CARMEL · MONTEREY

# PARCEL MAP
OF
# RE-DIVISION
OF
## PORTION LOTS 18-25, BLOCK 104
## ADDITION NO. 5 TO CARMEL-BY-THE-SEA
MONTEREY COUNTY, CALIFORNIA

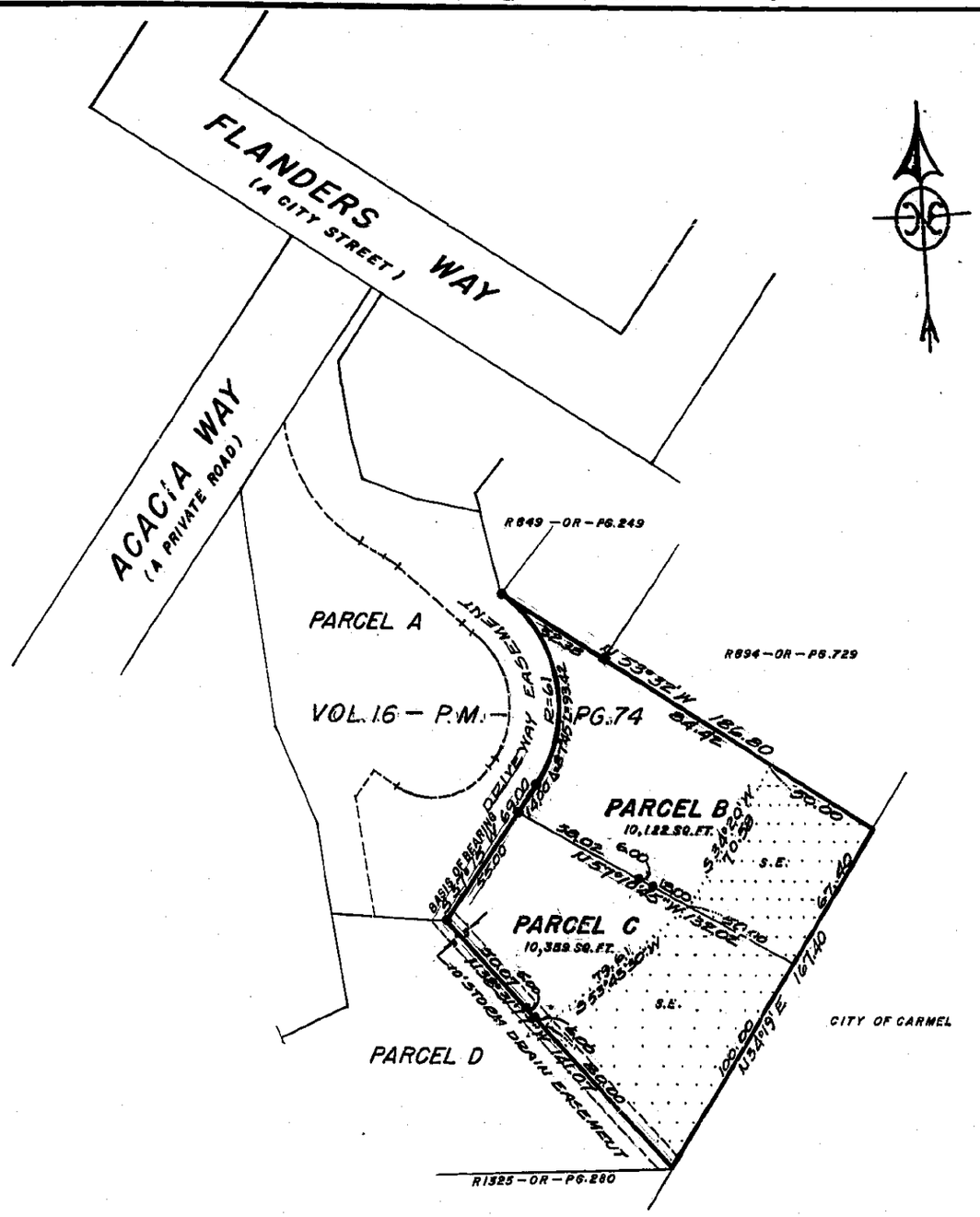
NOVEMBER 1984 SCALE: 1" = 40' W.O. 2365-81

0 20 40 60 80 100 200 300 400
DEPARTMENT OF PUBLIC WORKS—MICROFILM SCALE: 1"=40' COUNTY OF MONTEREY

SHEET 2 OF 2

MAP 2 N 0456000 E 1143500 SN 19340

VOL. 14 SURV. PG. 145




**BASIS OF BEARINGS**

The bearing of S. 37° 15' W., on the southeasterly line of Parcel A, as said parcel is shown on that certain Parcel Map recorded in Volume 16 of Parcel Maps at Page 74, records of Monterey County, California, as found monumented, was taken as the basis of bearings shown on this map.

**LEGEND**

- ● = Found 1/2" Pipe, RCE 12805
- ■ = Found 2"x2" Redwood Hub, No Tag
- S.E. = Scenic Easement

**NOTE:**

This map was prepared for the purpose of showing the altered location of the Scenic Easements on Parcels B and C, in accordance with Resolution Number 86-47 of the Planning Commission of the City of Carmel-by-the-Sea, adopted June 25, 1986.

## SURVEYOR'S STATEMENT

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Land Surveyors' Act at the request of Rudy Staedler in July, 1986.

Clayton Sharp Jr.
R.C.E. No. 12805
Reg. Exp. 3-31-89

## COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Land Surveyors' Act this 22nd day of September, 1986.

Bruce W. McClain
County Surveyor

By Deputy Ronald Lundquist, CE27135
Reg. Exp. 3-31-89

## RECORDER'S CERTIFICATE

Filed this 23rd day of SEPT., 1986, at 8:07 P.m. in Book 14 of SURVEYS at page 145, at the request of NEILL ENGINEERS.

ERNEST A. MAGGINI
County Recorder

By Deputy Barbara Vanderhoff
#49209 FEE $8.00

NEILL ENGINEERS, INC. CARMEL-MONTEREY

# RECORD OF SURVEY

## PARCELS B AND C OF VOL. 16-P.M.-PG. 74

BLOCK 104, ADDITION NO. 5 TO CARMEL-BY-THE-SEA

MONTEREY COUNTY, CALIFORNIA

JULY 1986 SCALE: 1"=40' W.O. 2365-86

LOG 4672

0 20 40 60 80 100 200 300 400
DEPARTMENT OF PUBLIC WORKS-MICROFILM SCALE: 1"=40' COUNTY OF MONTEREY

AP 10-331-45 & 46

CITY OF CARMEL-BY-THE-SEA , CALIFORNIA ER _____

ENVIRONMENTAL CHECKLIST FORM REVIEWED _____

LEAD AGENCY CHECKLIST FOR
INITIAL STUDY

## I. Background

1. Name of Proponent Hugh Gottfried
2. Address and Phone Number of Proponent p.o. box 5
   Carmel, Ca.
   624 2859
3. Date of Checklist Submitted _____
4. Agency Requiring Checklist Community Planning and Building
5. Name of Proposal, if applicable B.A. 84-23; Gottfried Subdivision

## II. Environmental Impacts

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

| | Yes | Maybe | No |
|---|---|---|---|
| 1. Earth. Will the proposal result in: | | | |
| a. Unstable earth conditions or in changes in geologic substructures? | | X | |
| b. Disruptions, displacements, compaction or overcovering of the soil? | X | | |
| c. Change in topography or ground surface relief features? | X | | |
| d. The destruction, covering or modification of any unique geologic or physical features? | | | X |
| e. Any increase in wind or water erosion of soils, either on or off the site? | | X | |
| f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake? | | | X |

| | Yes | Maybe | No |
|---|---|---|---|
| g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? | ___ | BD. OF ADJ. X | X |
| **2. Air.** Will the proposal result in: | | | |
| a. Substantial air emissions or deterioration of ambient air quality? | ___ | ___ | X |
| b. The creation of objectionable odors? | ___ | ___ | X |
| c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally? | ___ | ___ | X |
| **3. Water.** Will the proposal result in: | | | |
| a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters? | ___ | ___ | X |
| b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? | X | ___ | ___ |
| c. Alterations to the course or flow of flood waters? | ___ | ___ | X |
| d. Change in the amount of surface water in any water body? | ___ | ___ | X |
| e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity? | ___ | ___ | X |
| f. Alteration of the direction or rate of flow of ground waters? | ___ | ___ | X |
| g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations? | ___ | X | ___ |
| h. Substantial reduction in the amount of water otherwise available for public water supplies? | ___ | ___ | X |
| i. Exposure of people or property to water related hazards such as flooding or tidal waves? | ___ | ___ | X |

| | | Yes | Maybe | No |
|---|---|---|---|---|
| 4. | **Plant Life.** Will the proposal result in: | | | |
| | a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)? | ___ | ___ | X |
| | b. Reduction of the numbers of any unique, rare or endangered species of plants? | ___ | X | ___ |
| | c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species? | ___ | ___ | X |
| | d. Reduction in acreage of any agricultural crop? | ___ | ___ | X |
| 5. | **Animal Life.** Will the proposal result in: | | | |
| | a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)? | ___ | X | X |
| | b. Reduction of the numbers of any unique, rare or endangered species of animals? | ___ | ___ | X |
| | c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? | ___ | ___ | X |
| | d. Deterioration to existing fish or wildlife habitat? | ___ | ___ | X |
| 6. | **Noise.** Will the proposal result in: | | | |
| | a. Increases in existing noise levels? | X | ___ | ___ |
| | b. Exposure of people to severe noise levels? | ___ | ___ | X |
| 7. | **Light and Glare.** Will the proposal produce new light or glare? | BD. OF ADJ. X | ___ | X |
| 8. | **Land Use.** Will the proposal result in a substantial alteration of the present or planned land use of an area? | ___ | ___ | X |
| 9. | **Natural Resources.** Will the proposal result in: | | | |
| | a. Increase in the rate of use of any natural resources? | X | ___ | ___ |

| | Yes | Maybe | No |
|---|---|---|---|
| b. Substantial depletion of any nonrenewable natural resource? | ___ | ___ | X |
| 10. **Risk of Upset. Will the proposal involve:** | | | |
| a. **A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?** | ___ | ___ | X |
| b. **Possible interference with an emergency response plan or an emergency evacuation plan?** | ___ | ___ | X |
| 11. **Population.** Will the proposal alter the location, distribution, density, or growth rate of the human population of an area? | ___ | ___ | X |
| 12. **Housing.** Will the proposal affect existing housing, or create a demand for additional housing? | ___ | ___ | X |
| 13. **Transportation/Circulation.** Will the proposal result in: | | | |
| a. Generation of substantial additional vehicular movement? | ___ | ___ | X |
| b. Effects on existing parking facilities, or demand for new parking? | ___ | ___ | X |
| c. Substantial impact upon existing transportation systems? | ___ | ___ | X |
| d. Alterations to present patterns of circulation or movement of people and/or goods? | ___ | ___ | X |
| e. Alterations to waterborne, rail or air traffic? | ___ | ___ | X |
| f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? | ___ | ___ | X |
| 14. **Public Services.** Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas: | ___ | ___ | ___ |
| a. Fire protection? | X | ___ | ___ |
| b. Police protection? | X | ___ | ___ |
| c. Schools? | ___ | X | ___ |

| | Yes | Maybe | No |
|---|---|---|---|
| d. Parks or other recreational facilities? | X | | |
| e. Maintenance of public facilities, including roads? | | | X |
| f. Other governmental services? | | | X |
| 15. **Energy.** Will the proposal result in: | | | |
| a. Use of substantial amounts of fuel or energy? | | | X |
| b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy? | | | X |
| 16. **Utilities.** Will the proposal result in a need for new systems, or substantial alterations to the following utilities: | | | |
| a. Power or natural gas? | | | X |
| b. Communications systems? | | | X |
| c. Water? | | | X |
| d. Sewer or septic tanks? | | | X |
| e. Storm water drainage? | X | | |
| f. Solid waste and disposal? | | | X |
| 17. **Human Health.** Will the proposal result in: | | | |
| a. Creation of any health hazard or potential health hazard (excluding mental health)? | | | X |
| b. Exposure of people to potential health hazards? | | | X |
| 18. **Aesthetics.** Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? | | X | |
| 19. **Recreation.** Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? | | X | |
| 20. Cultural Resources. | | | |
| a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site? | | | X |

| | Yes | Maybe | No |
|---|---|---|---|
| b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object? | ___ | ___ | X |
| c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values? | ___ | ___ | X |
| d. Will the proposal restrict existing religious or sacred uses within the potential impact area? | ___ | ___ | X |

21. Mandatory Findings of Significance.

| | | | |
|---|---|---|---|
| a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | ___ | X | ___ |
| b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) | ___ | ___ | X |
| c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) | ___ | ___ | X |
| d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | ___ | ___ | X |

III. Discussion of Environmental Evaluation – SEE ATTACHED SHEET

IV. Determination
(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED. ☒

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

4/30/84
Date

Brian Rotett
Signature

For City of Carmel-by-the-Sea

(Note: This is only a suggested form. Public agencies are free to devise their own format for initial studies.)

ATTACHMENT TO ENVIRONMENTAL CHECKLIST

I. Introduction

This attachment has been prepared to explain the "yes" and "mabye" answers on the environmental checklist. The purpose of the checklist and this attachment is to identify potentially significant environmental impacts that would require mitigation or further study through the Environmental Impact Report process.

II. Site Improvements

The proposed subdivision must be evaluated for it's immediate impact due to construction of improvements as well as it's long term consequences due to the creation of new building sites.

The primary site improvement is the construction of a short private road starting from Acacia and ending in a cul-de-sac. This road would serve the four newly created parcels. The following checklist questions relate to this road:

1a: The road cut could alter the substructure of the underlying rock if the depth of the soils is shallow in the location of the road. This alteration would probobly be minimal but road work should be based on engineering specifications provided by a Soil Engineer.

1b: Road construction would displace, uncover and compact some soils. Environmental impacts are limited due to the small area involved.

1c: Ground surface would be altered due to road grading and surfacing.

1e, 16e: Run-off from the increased impermeable surface of the road would increase erosion downhill from the road if not properly mitigated through drainage improvements.

3b: See above (1e)

3g: Slight potential of interception of an aquifer by the road cut. This impact is not anticipated based on preliminary soils report.

Recommended Mitigations:

1. Adopt all recommended actions contained in the preliminary Soil Engineer's Report. See conditions: A-k(k)

2. Require the cul-de-sac surface to be "warped" to direct flow of street run-off into a drainage system. Drainage line should be provided which mitigates erosion on slope and prevents any erosion of the banks of the stream in Mission Trail Park. Approval of this drainage system should be coordinated by Department of Public Works. See conditions: A-1(a)

3. The edges of the cul-de-sac should be curbed and bermed if necessary to prevent run-off onto downhill properties. See conditions: A-1(f), (a)

4. Approval should be conditioned on requiring mitigation if, during construction of the road, the Soils Engineer identifies any potential for interception of an aquafer. See conditions: A-1(k)

III. Impacts of House Construction

Evaluation of the long term impacts must include probable development of houses on the four newly created lots. The following checklist questions relate to this construction:

1b, 1c, 1e, 3b: Each of these questions relates to the impact of site coverage, due to housing construction, on the soils and on erosion of these soils. Existing zoning regulations governing lot coverage should be adequate to mitigate these impacts. Housing development in this location is consistent with existing developments throughout Carmel-By-The-Sea. No additional mitigation warrented.

4b: There are two large, healthy specimens of Monterey Pine and a small grove of Oaks located at the lower elevations within the subdivision. These trees could be removed by housing construction depending on location of the building pads.

9a: Slight increase in water use from domestic consumption. No mitigation warrented.

14a,b,c: Slight increase in Municipal services for new houses. No mitigation warrented.

Recommended Mitigations:

1. Approval of the subdivision should be conditioned on establishing the location of the building sites as permitted by Section 1341.3(R)(2) of the Municipal Code. Proposed building sites for each parcel have been tentatively designed for the subdivision in coordination with the Forestry Commission. These sites and setbacks would prevent construction in those areas with significant vegetation. See conditions B, C, C and E(1)(5)

IV. Mission Trail Park

The subdivision proximity to Mission Trail Park requires that the project be reviewed for any impacts on the park environment including public enjoyment of the park. The following checklist questions relate to park impact.

14d, 18, 19: Each of these questions relates to the potential visual impact of new housing construction as seen from within the park. The rear property lines of the new lots are contiguous to the park boundary. A hiking trail running through the park could be within the line-of-sight of new house construction if the building pads are located too near the park boundary.

The topography of the proposed lots provide a natural division of each lot into an upland terrace near the proposed road and

a lower terrace near the park boundary. The lower terrace is more heavily wooded with Oaks and Pines and these trees could provide a natural screen for the houses, if the houses are located on the upland portion (as proposed above, Section III). Limiting construction to one story could further protect the visual integrity of the park environment.

Recommended Mitigations:

1. Establish lot setbacks and building sites to prevent constuction on the lower terrace. See conditions: B, C, D and E(1)

2. Limit building heights to eighteen (18) feet. See conditions: B, C, D and E(3)
3. Require maintenance of vegetation to serve as a screen for Mission Trail Park. Prohibit tree removal without Forestry Commission approval. See conditions: B, C, D and E(7)(5)
4. See also conditions: B, C, D and E(6)(9)

Question 6a:

Use of the road and typical use of residential properties will generate noise in excess of existing conditions. This impact is recognized but is not considered unusual or significant. Residential activity throughout the city generates similar impacts.

V. Conclusions and Recommendation

Question 21a:

A "mabye" response is listed for question 21a due to the potential of the subdivision to "degrade the quality of the environment" if not suitably mitigated. Each of the issues discussed above has been addressed through staff analysis and preparatory planning review in coordination with the Building Inspector, the Forestry Commission and the Departments of Public Works and Fire. The applicant has agreed to adopt the recommended mitigations as part of the project submittal. For these reasons staff recommends adoption of a negative declaration in accordance with Section 1323.08 and 1323.11(c) of the Municipal Code. See conditions: B, C, D and E(4)(5)(6)(7)(9)

# City of Carmel-by-the-Sea

## COMMUNITY PLANNING AND BUILDING DEPARTMENT

### Errata Memorandum
### September 9, 2025

To: Planning Commission

From: Evan Kort, Senior Planner

Subject: DS 25018 (Wong)

Hearing Date: September 9, 2025

---

Chair LePage and Commissioners,

The project plans were inadvertently excluded from the attachments to the staff report for the Wong project, DS 25018.

The associated project plans for this project (DS 25018, Wong) have been attached to this memorandum.

I apologize for any confusion and inconvenience.

Evan Kort
Senior Planner

## GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE; CONFIRM ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.

2. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.

3. ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & METHODS) SHALL COMPLY WITH TITLE 24 AND THE **2022 CALIFORNIA RESIDENTIAL BUILDING** CODE (CBC); CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, FIRE CODE, AND CALGREEN; AND ALL LOCAL AMENDMENTS AS ADOPTED BY COUNTY ORDINANCE.

4. THE OWNER-CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND MUST ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.

5. DEMOLITION: CONFIRM ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE/SHE WISHES TO RETAIN FOR HIS/HER USE. ALL OTHER ITEMS TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. SEE DEMOLITION PLANS FOR ADDITIONAL INFORMATION.

6. THE OWNER-CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.

7. DO NOT STORE CONSTRUCTION MATERIALS, OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.

8. IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY - RMA PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMIEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

## SHEET INDEX

**ARCHITECTURAL**


| | |
|---|---|
| A0 | TITLE (PROJECT DATA & SITE LOCATION) |
| A0.1 | SURVEY |
| A1 | EXISTING SITE PLAN |
| A2 | PROPOSED SITE PLAN |
| A3 | EXISTING FLOOR PLANS |
| A4 | EXISTING ROOF PLAN |
| A5 | PROPOSED FLOOR PLANS |
| A6 | PROPOSED A.D.U. FLOOR AND ROOF PLAN |
| A7 | WEST (FRONT) ELEVATIONS |
| A8 | SOUTH (SIDE) ELEVATIONS |
| A9 | EAST (REAR) ELEVATIONS |
| A10 | NORTH (SIDE) ELEVATIONS |
| A11 | PROPOSED DOOR AND WINDOW SCHEDULES |
| A12 | PROPOSED VIEWS |
| A13 | PROPOSED VIEWS |
| A14 | PROPOSED VIEWS |
| L1 | PROPOSED LANDSCAPE |


## EXISTING SITE PHOTOGRAPH



## PROJECT DATA

SCOPE OF WORK: ADDITION OF A NEW SECOND STORY A.D.U TO AN EXISTING ATTACHED GARAGE. INSTALLATION OF A NEW ELEVATOR BETWEEN EXISTING GARAGE AND NEW A.D.U. AND MINOR ADJUSTMENTS TO LAUNDRY.

| | |
|---|---|
| CONSTRUCTION TYPE: | V-B |
| OCCUPANCY: | R-3 / U |
| FIRE SPRINKLERS: | --- |
| WATER: | CAL AM |
| SEWER: | CARMEL AREA WASTEWATER DISTRICT |

| | |
|---|---|
| TREE REMOVAL: | NONE |
| GRADING: | 0 CUBIC YARDS CUT / 0 CUBIC YARDS FILL |

SITE COVERAGE CALCULATIONS:

| | |
|---|---|
| **LOT SIZE** | **10,359 SF** |
| | **4,672 SF** ( EASEMENT EXCLD.) |
| MAX. ALLOWABLE FLOOR AREA = | 2,039 SF |
| MAX. ALLOWABLE SITE COVERAGE = | 448 SF / 635 SF |

FLOOR AREA CALCULATIONS:

| | |
|---|---|
| **EXISTING** | |
| (E) GARAGE | 400 SF |
| (E) MAIN LEVEL | 1,151 SF |
| (E) UPPER LEVEL (BEDROOM #2) | 257 SF |
| **TOTAL, (E)** | **1,808 SF** |
| (36.89% OUT OF TOTAL LOT AREA) | |
| **PROPOSED** | |
| (E) GARAGE | 400 SF |
| (E) MAIN LEVEL | 1,151 SF |
| (E) UPPER LEVEL (BEDROOM #2) | 257 SF |
| **TOTAL, (E) RESIDENCE** | **1,808 SF** |
| (36.89% OUT OF TOTAL LOT AREA) | |
| (P) ADU ADDITION | 400 SF |
| **TOTAL, (P) A.D.U.** | **400 SF** |

SITE COVERAGE CALCULATIONS:

| | | |
|---|---|---|
| **EXISTING** | | |
| (E) ASPHALT DRIVEWAY | 461 SF | IMPERMEABLE |
| (E) CONCRETE STAIRS | 23 SF | IMPERMEABLE |
| (E) BRICK PORCH | 41 SF | PERMEABLE |
| (E) WOOD WALKWAY | 80 SF | PERMEABLE |
| (E) WOOD DECK AND STAIRS | 396 SF | PERMEABLE |
| (E) WOOD STEPS | 3 SF | IMPERMEABLE |
| (E) WOOD STEPS | 12 SF | IMPERMEABLE |
| **TOTAL, (E)** | **1,016 SF** | |
| **PROPOSED** | | |
| (E) ASPHALT DRIVEWAY | 437 SF | IMPERMEABLE |
| (E) CONCRETE STAIRS | 23 SF | IMPERMEABLE |
| (E) BRICK PORCH | 41 SF | PERMEABLE |
| (E) WOOD WALKWAY | 80 SF | PERMEABLE |
| (E) WOOD DECK AND STAIRS | 396 SF | PERMEABLE |
| (P) FRONT A.D.U. CONC. LANDING | 12 SF | IMPERMEABLE |
| (E) WOOD STEPS | 3 SF | IMPERMEABLE |
| (P) FRONT A.D.U. CONC. RAMP | 24 SF | IMPERMEABLE |
| **TOTAL, (P)** | **1,016 SF** | |

## PROJECT DATA

| | |
|---|---|
| ADDRESS: | TRAIL VIEW 2 SE OF FLANDERS WAY,<br>CARMEL-BY-THE-SEA, CALIFORNIA 93921 |
| A.P.N. | 010-331-046 |
| **ZONING:** | **R-1** - PARK OVERLAY DISTRICT -<br>- MISSION TRAIN NATURE PRESERVE - |

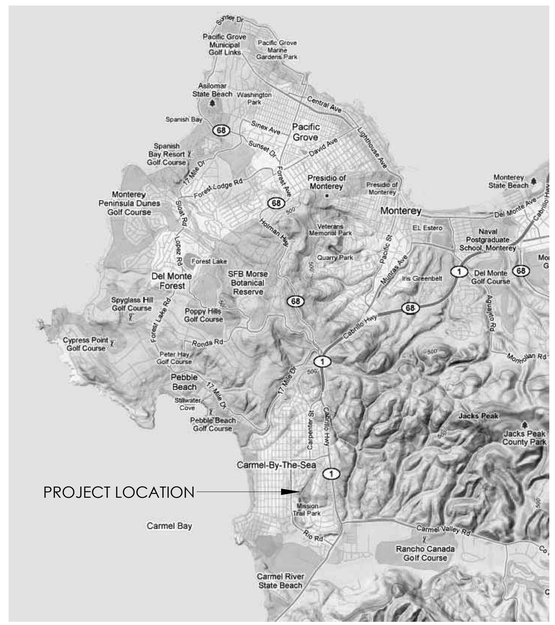
| | |
|---|---|
| OWNER: | **IRA AND ELEANOR WONG**<br>2 TRAIL VIEW 2 SE OF FLANDERS WAY,<br>CARMEL-BY-THE-SEA, CA 93921 |
| ARCHITECT: | **ADAM JESELNICK ARCHITECT**<br>24398 PORTOLA AVENUE<br>CARMEL, CA 93923<br>PHONE: (831) 620.5164 m<br>CONTACT: ADAM JESELNICK AIA<br>EMAIL: aejarch@gmail.com |
| SURVEYOR: | **CENTRAL COAST SURVEYORS**<br>5 HARRIS COURT, SUITE N-11<br>MONTEREY , CA 93940<br>PHONE: 831-394-4930 |

SETBACKS

| LOCATION | EXISTING | PROPOSED | REQUIRED |
|---|---|---|---|
| FRONT - WEST | 20'-0 1/2" | 20'-0 1/2" | 5'-0" |
| SIDE - NORTH | 3'-1 3/4" | 3'-1 3/4" | 3'-0" |
| BACK- EAST | 83'-0 1/4" | 83'-0 1/4" | 15'-0" |
| SIDE - SOUTH | 6'-2 3/4" | 6'-2 3/4" | 3'-0" |

MIN. COMPOSITE SETBACK: 13'-4" (24.24% OF 55'-0") - EXISTING NON CONF.

NOTE: SCENIC EASEMENT AT THE EAST/BACK OF THE PROPERTY LOT




1 VICINITY MAP
SCALE: N.T.S

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/27 STATE OF CALIFORNIA

**WONG RESIDENCE**
TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

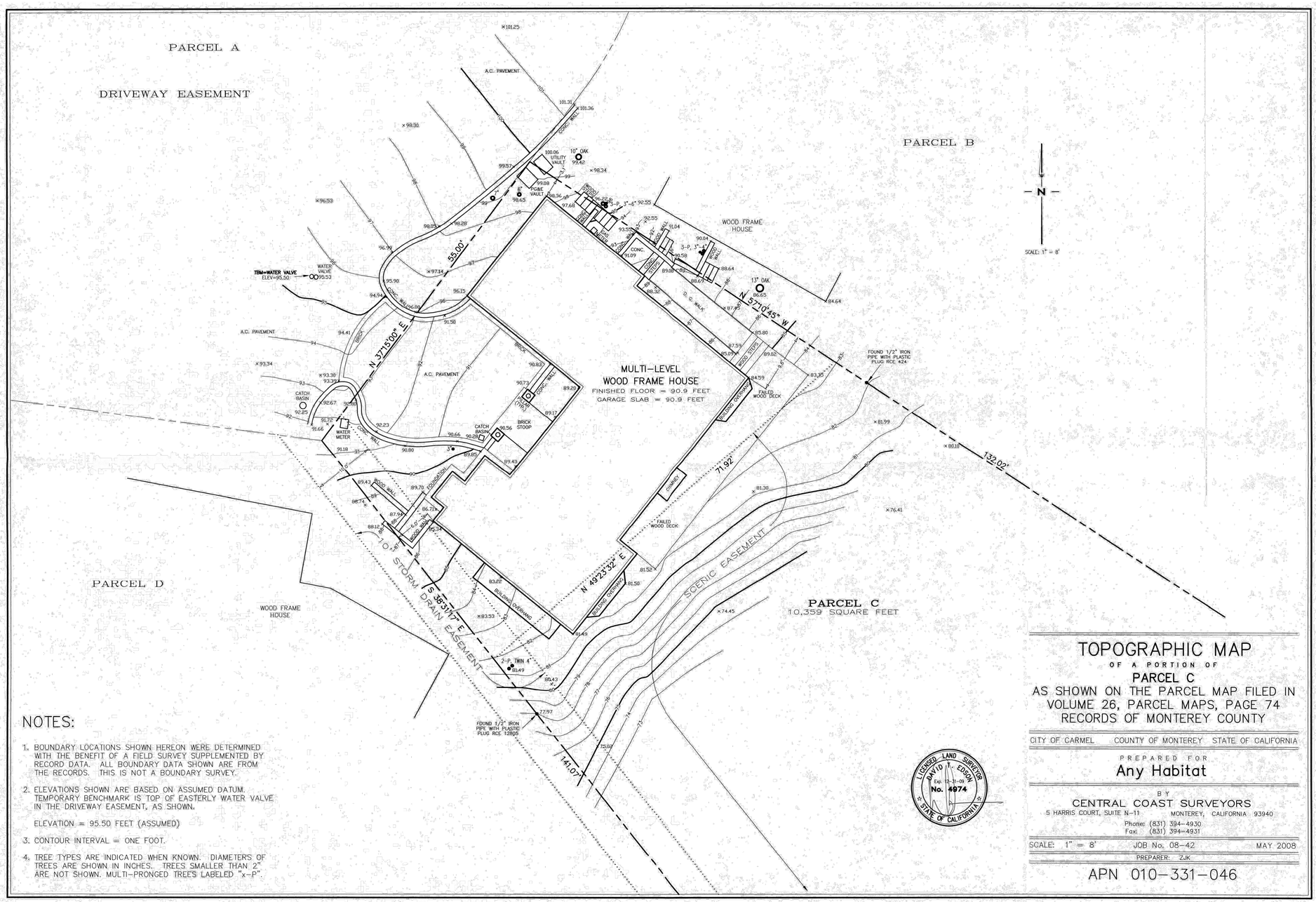
TITLE SHEET

6/17/2025

AS NOTED

A0

TRACK 2 DESIGN APPROVAL SET




## NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
2. ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM. TEMPORARY BENCHMARK IS TOP OF EASTERLY WATER VALVE IN THE DRIVEWAY EASEMENT, AS SHOWN.

   ELEVATION = 95.50 FEET (ASSUMED)
3. CONTOUR INTERVAL = ONE FOOT.
4. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 2" ARE NOT SHOWN. MULTI-PRONGED TREES LABELED "x-P".

LICENSED LAND SURVEYOR
DAVID T. EDSON
Exp. 12-31-09
No. 4974
STATE OF CALIFORNIA

# TOPOGRAPHIC MAP

OF A PORTION OF

**PARCEL C**

AS SHOWN ON THE PARCEL MAP FILED IN VOLUME 26, PARCEL MAPS, PAGE 74 RECORDS OF MONTEREY COUNTY

CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

Any Habitat

BY

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

SCALE: 1" = 8' JOB No. 08-42 MAY 2008

PREPARER: ZJK

APN 010-331-046

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

1' 2' 4' 8'

N

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

**WONG RESIDENCE**

TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

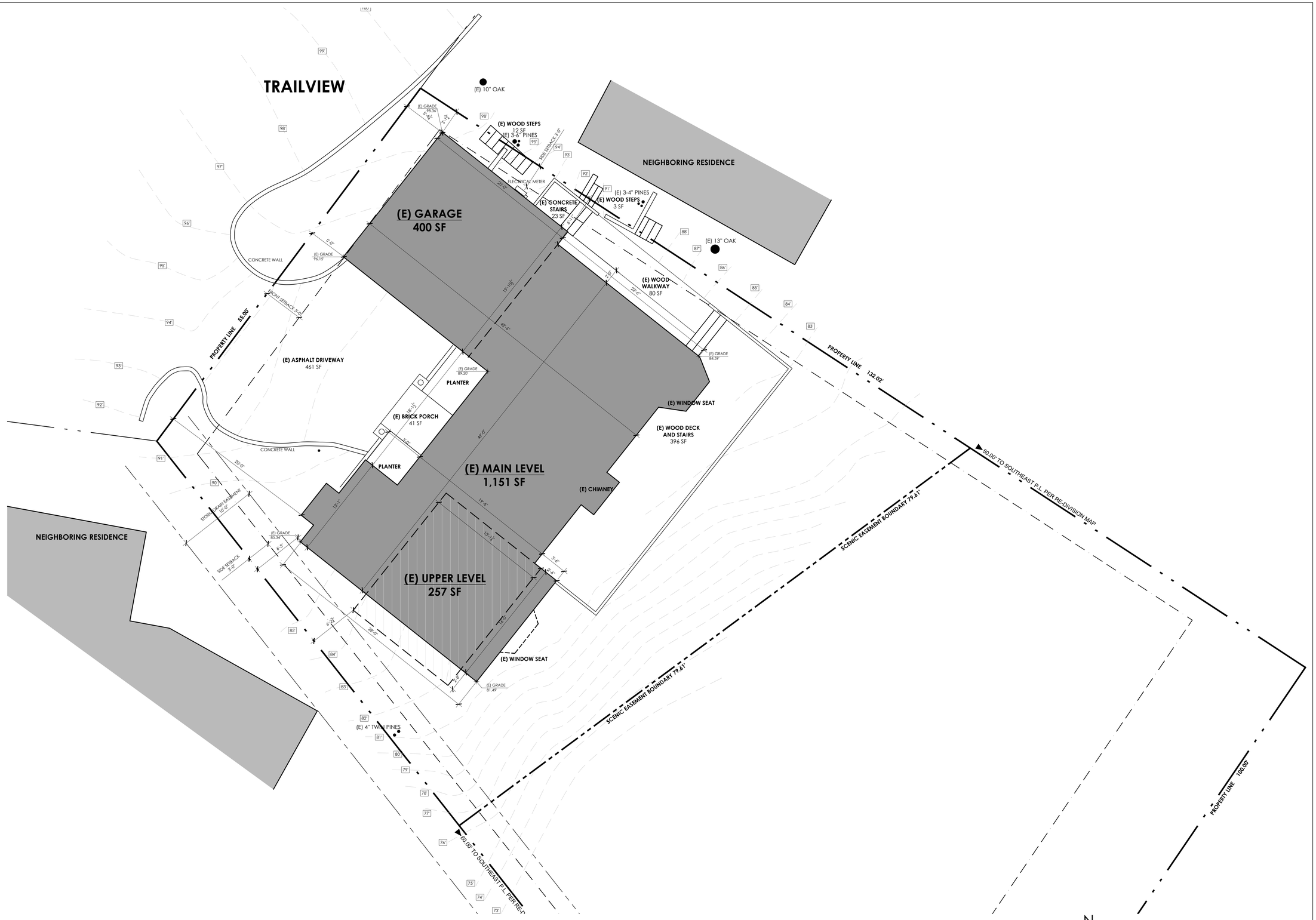
SITE SURVEY

6/17/2025

AS NOTED

A0.1

TRACK 2 DESIGN APPROVAL SET




1 EXISTING SITE PLAN
SCALE: 3/16" =1'-0"

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

# WONG RESIDENCE

TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

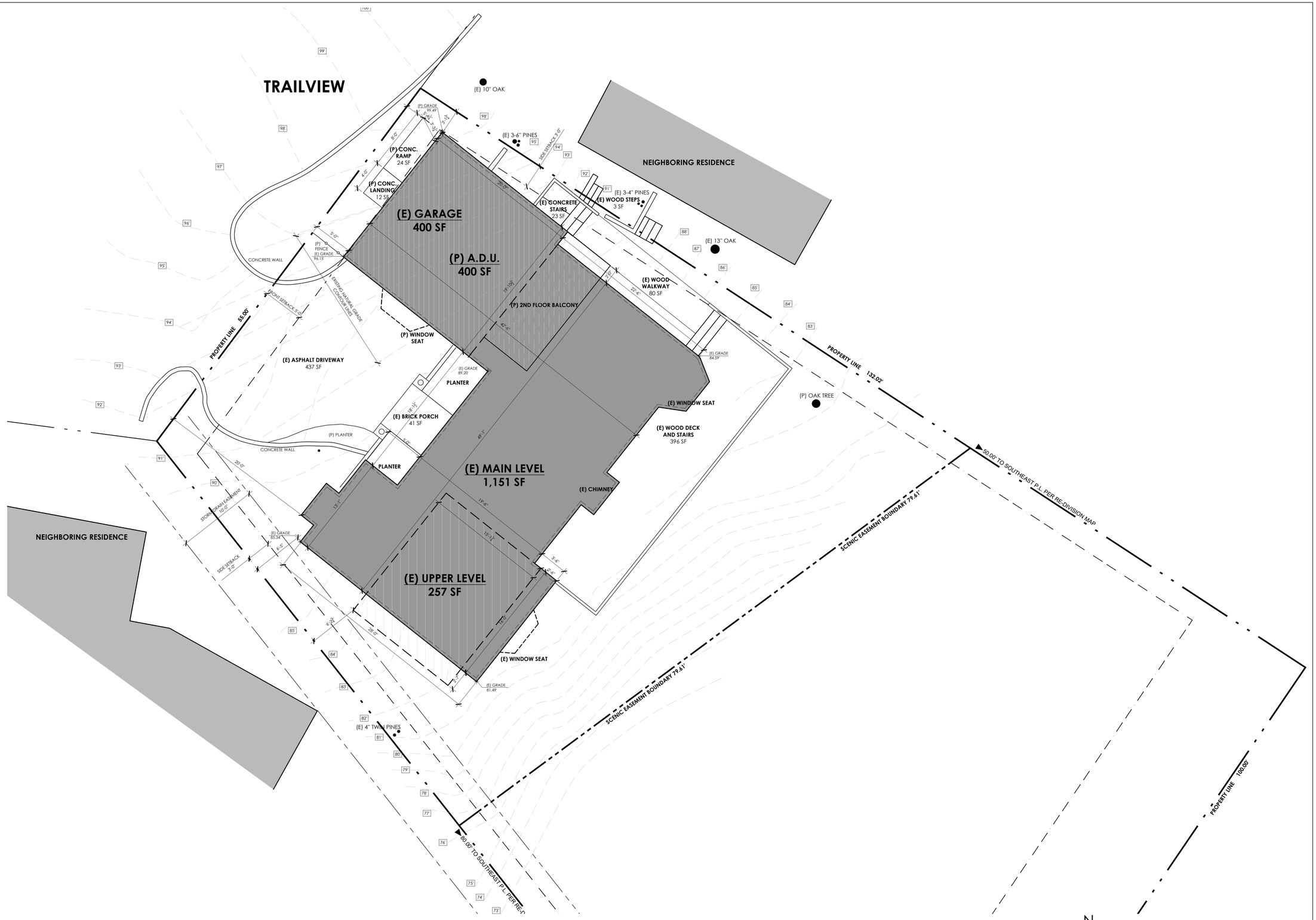
EXISTING SITE PLAN

8/6/2025

3/16" = 1'-0"

A1

TRACK 2 DESIGN APPROVAL SET




1 PROPOSED SITE PLAN
SCALE: 3/16" =1'-0"

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

# WONG RESIDENCE

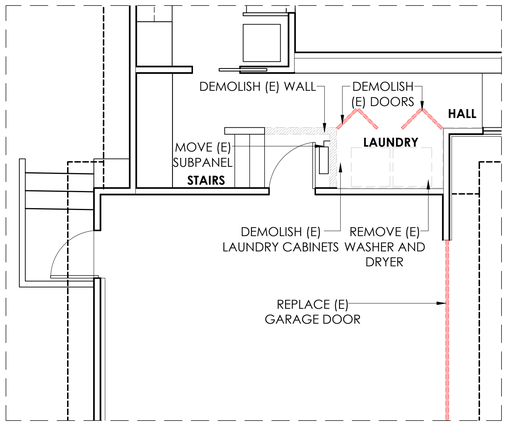
TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED SITE PLAN

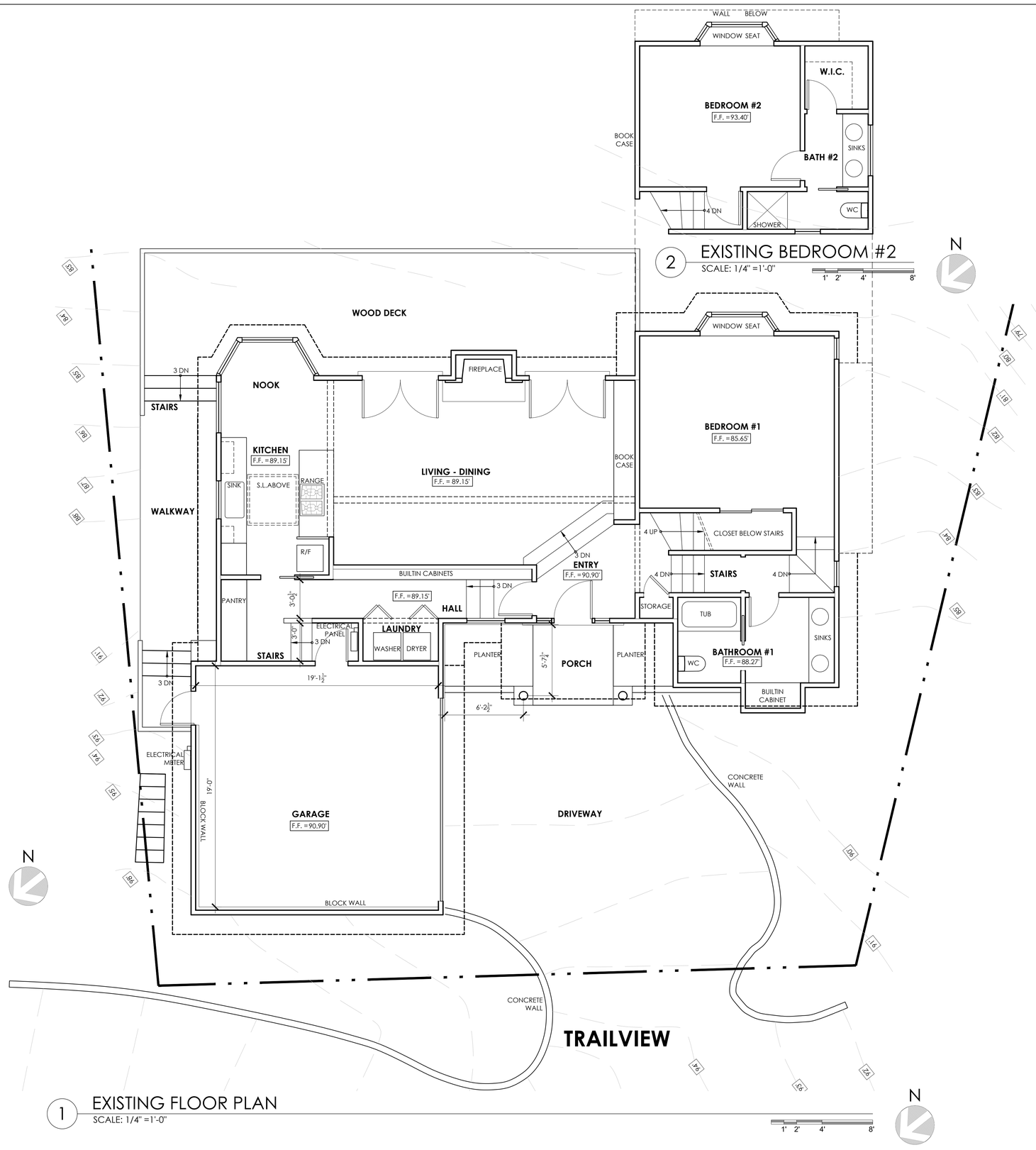
8/6/2025

3/16" = 1'-0"

A2




1 PARTIAL DEMOLITION PLAN
SCALE: 1/4" =1'-0"
1' 2' 4' 8'




2 EXISTING BEDROOM #2
SCALE: 1/4" =1'-0"
1' 2' 4' 8'

1 EXISTING FLOOR PLAN
SCALE: 1/4" =1'-0"
1' 2' 4' 8'

N

TRACK 2 DESIGN APPROVAL SET

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

# WONG RESIDENCE

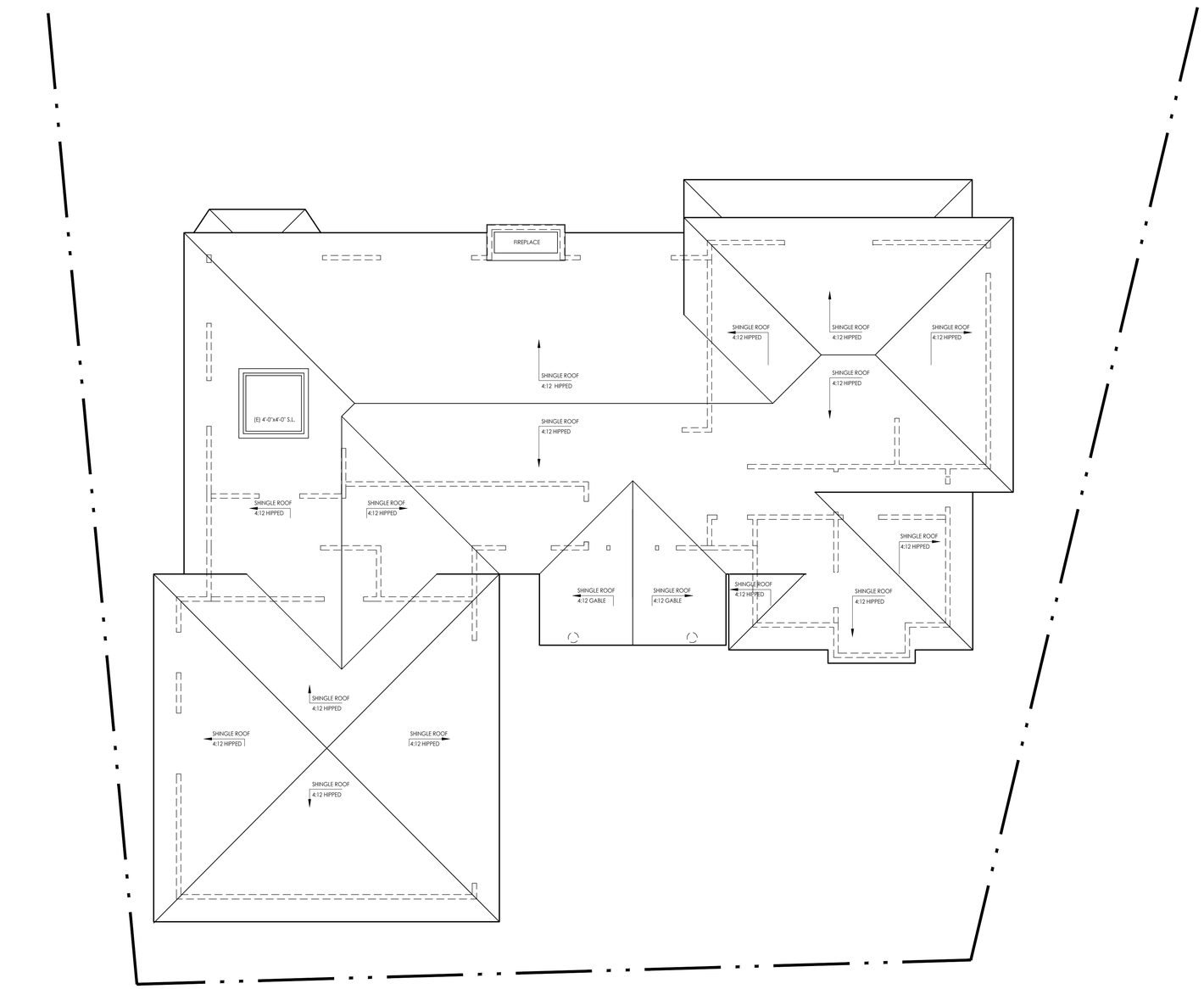
TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

EXISTING FLOOR PLANS

6/17/2025

1/4" = 1'-0"

A3




**TRAILVIEW**

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

N

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

# WONG RESIDENCE

TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

EXISTING ROOF PLAN

6/17/2025

1/4" = 1'-0"

A4




3 WASHER/DRYER

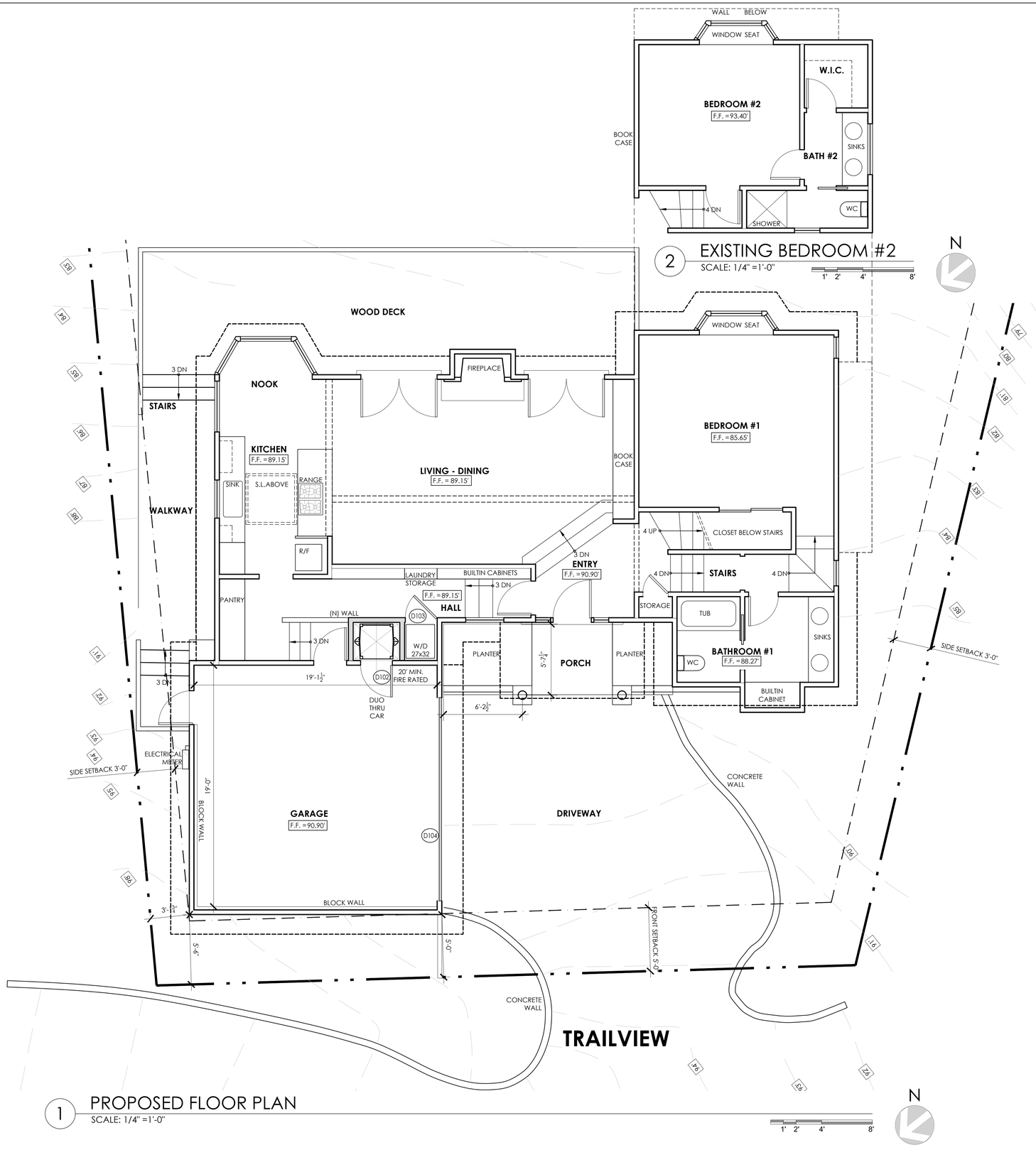
ELECTROLUX - FRONT LOAD LAUNDRY TOWER
4.5 CU FT WASHER & 8 CU FT GAS DRYER
ELTG7600AT






4 ELEVATOR

STILTZ - DUO THRU CAR
41"x29", 2 STOPS




2 EXISTING BEDROOM #2
SCALE: 1/4" =1'-0"

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

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

# WONG RESIDENCE

TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

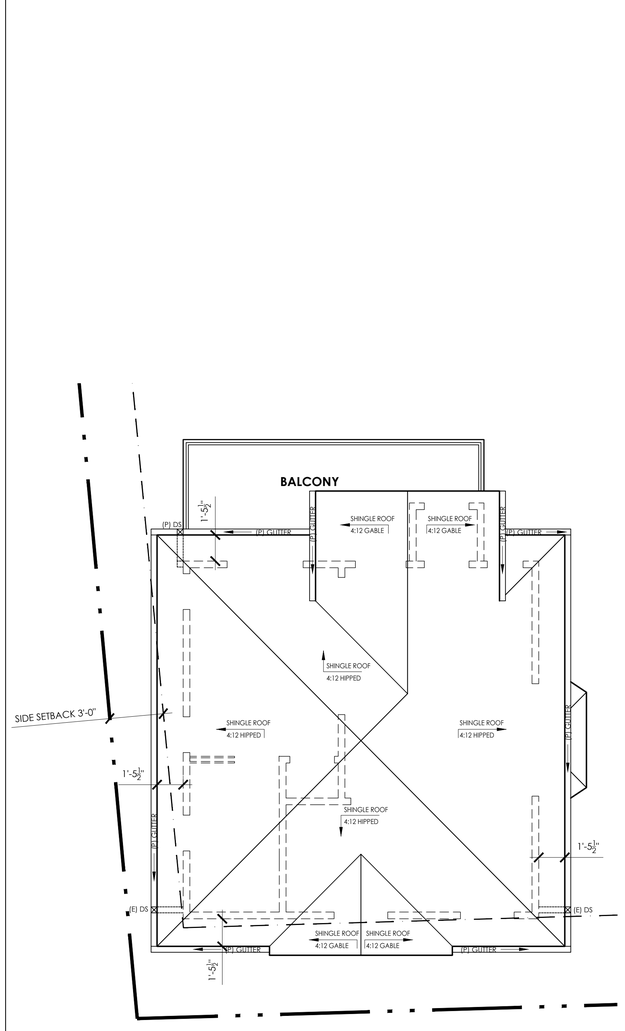
PROPOSED FLOOR PLANS

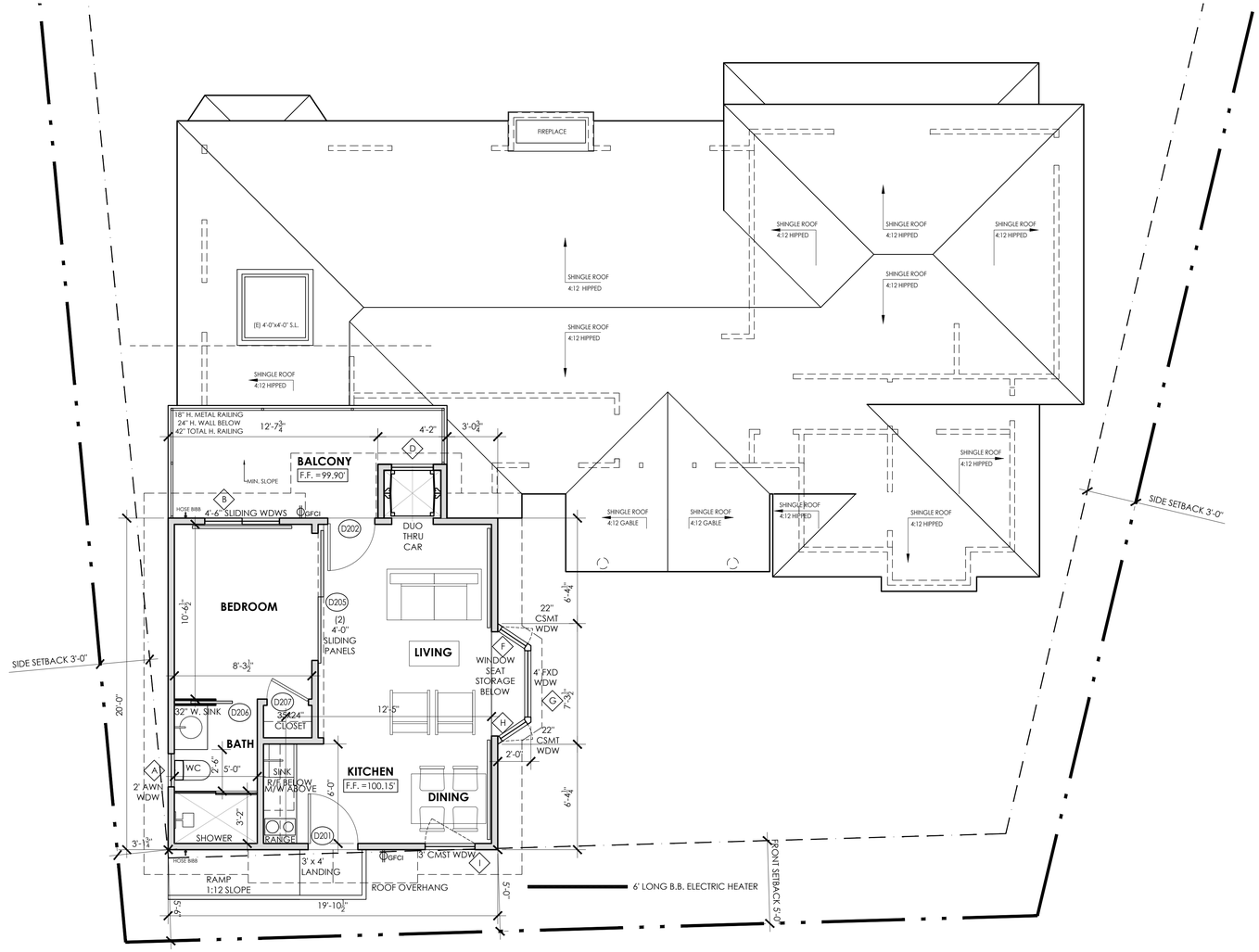
6/17/2025

1/4" = 1'-0"

A5

TRACK 2 DESIGN APPROVAL SET




NOTES:
1. EXTEND EXISTING DOWNSPOUTS.
2. CONNECT GUTTERS TO EXTENDED DOWNSPOUTS.
3. 1 PROPOSED DOWNSPOUT - NORTHEAST CORNER.

## TRAILVIEW

2 PROPOSED A.D.U. ROOF PLAN
SCALE: 1/4" =1'-0"

1 PROPOSED A.D.U. FLOOR PLAN
SCALE: 1/4" =1'-0"

N

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

# WONG RESIDENCE

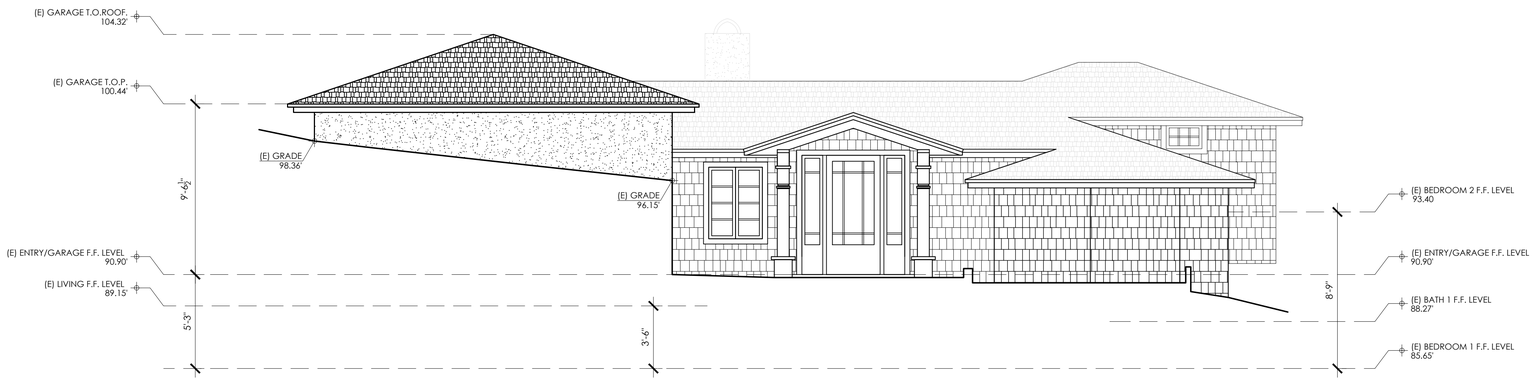
TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED A.D.U. PLAN AND ROOF PLAN

8/6/2025

1/4" = 1'-0"

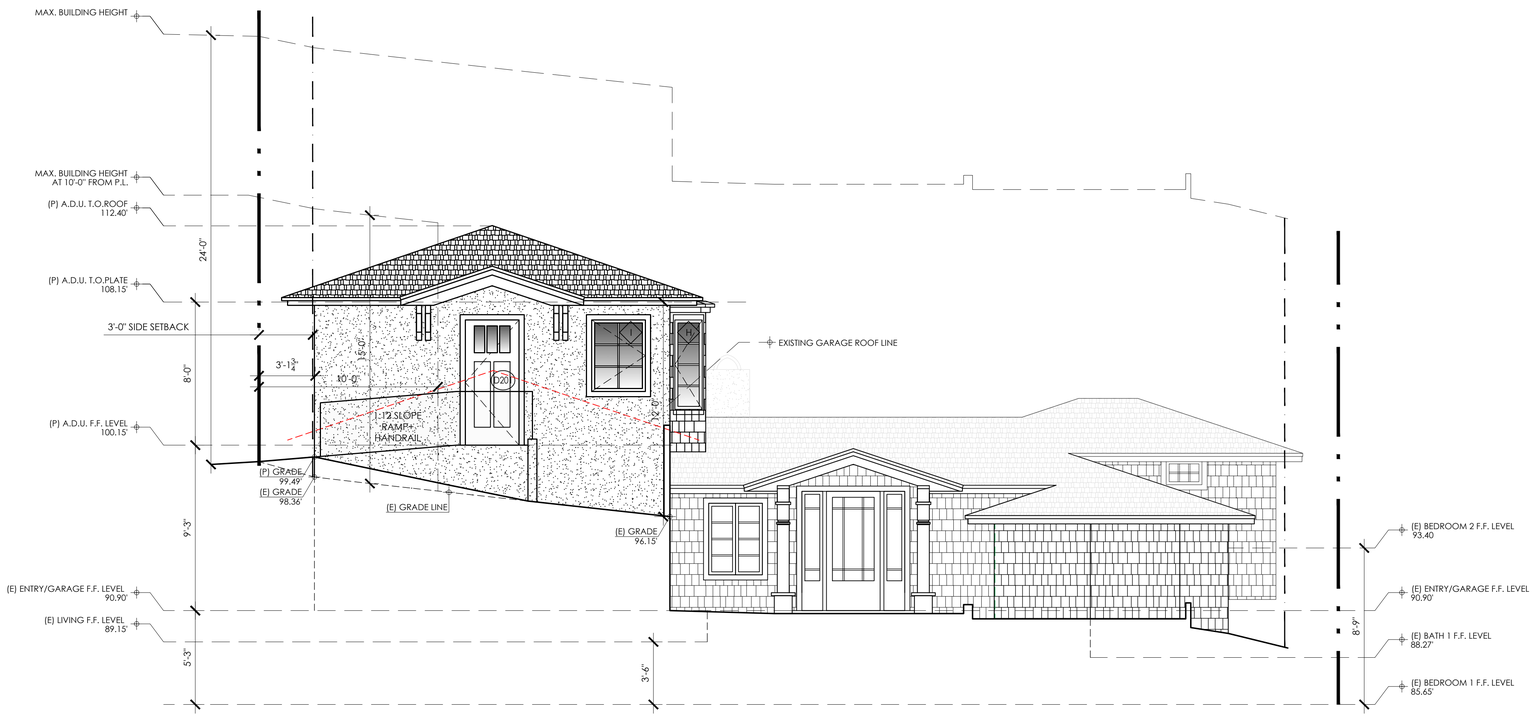
A6




1 EXISTING WEST (FRONT) ELEVATION

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

1' 2' 4' 8'




2 PROPOSED WEST (FRONT) ELEVATION

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

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

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STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

# WONG RESIDENCE

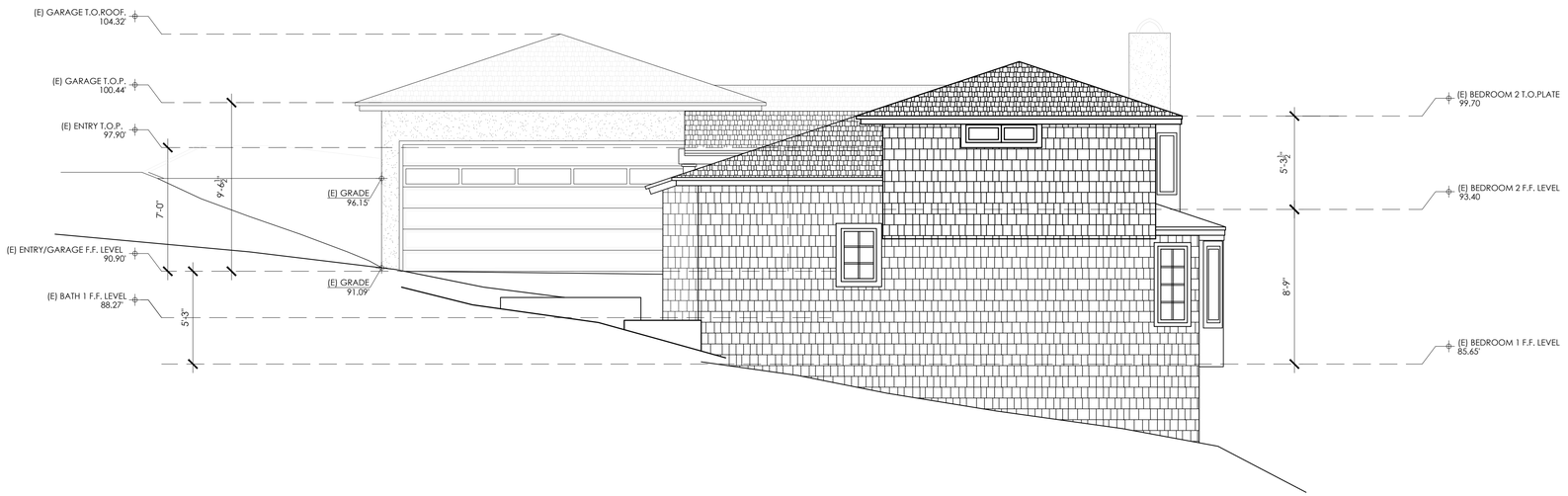
TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

WEST ELEVATIONS

6/17/2025

1/4" = 1'-0"

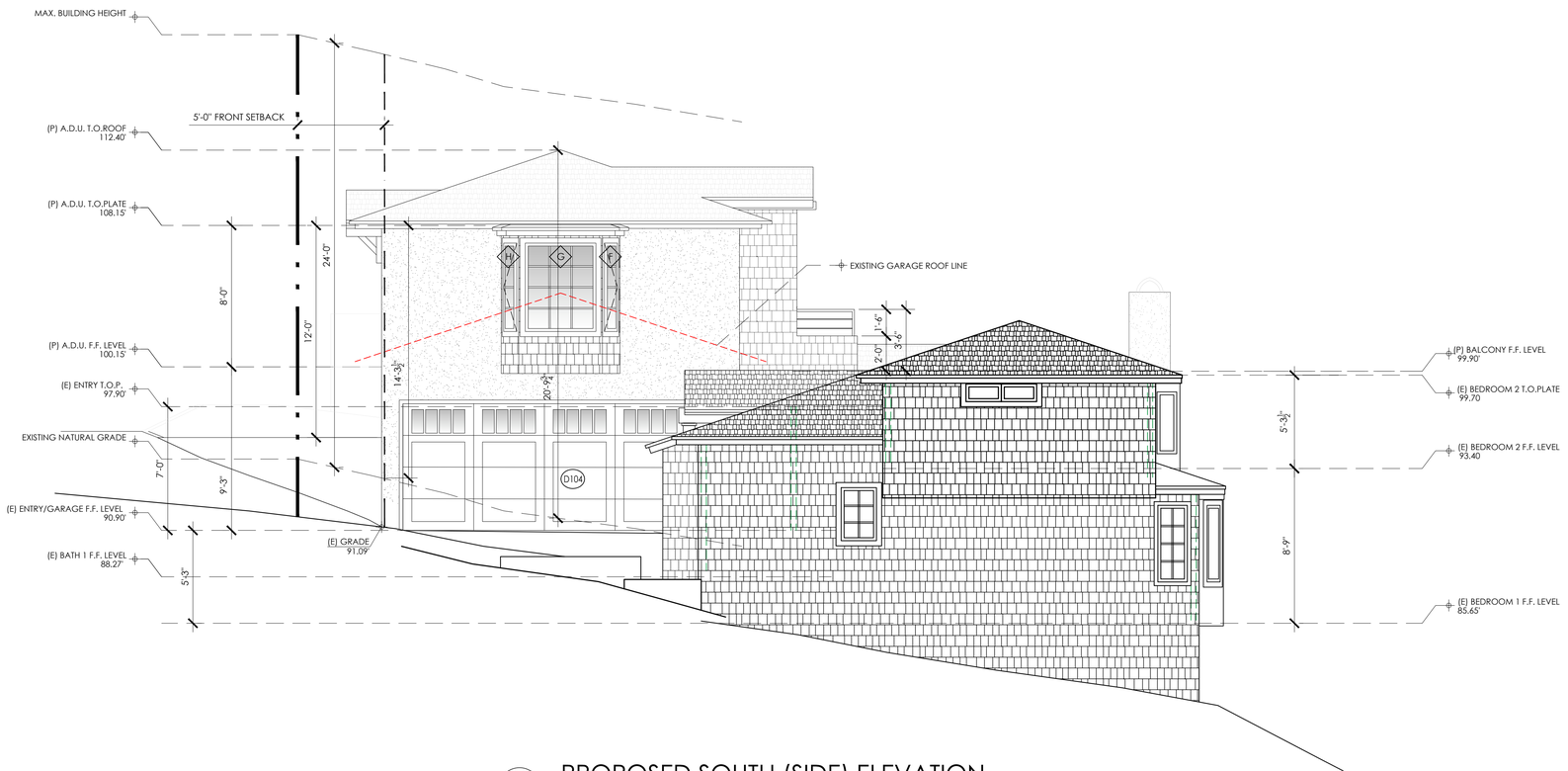
A7




1 EXISTING SOUTH (SIDE) ELEVATION

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

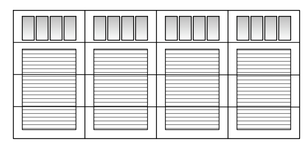
1' 2' 4' 8'




2 PROPOSED SOUTH (SIDE) ELEVATION

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

1' 2' 4' 8'



3 PROPOSED GARAGE DOOR

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

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

**WONG RESIDENCE**

TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

SOUTH ELEVATIONS

6/17/2025

1/4" = 1'-0"

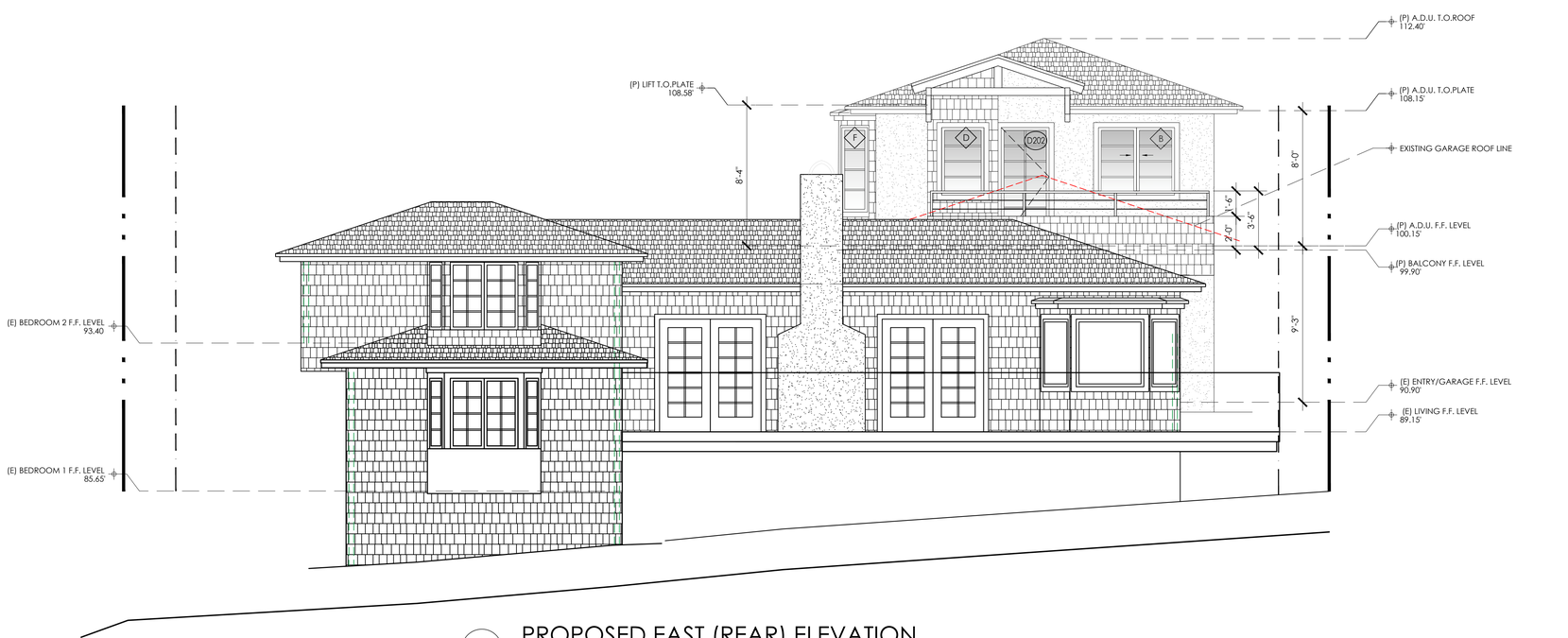
A8




1 EXISTING EAST (REAR) ELEVATION

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

1' 2' 4' 8'




2 PROPOSED EAST (REAR) ELEVATION

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

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

# WONG RESIDENCE

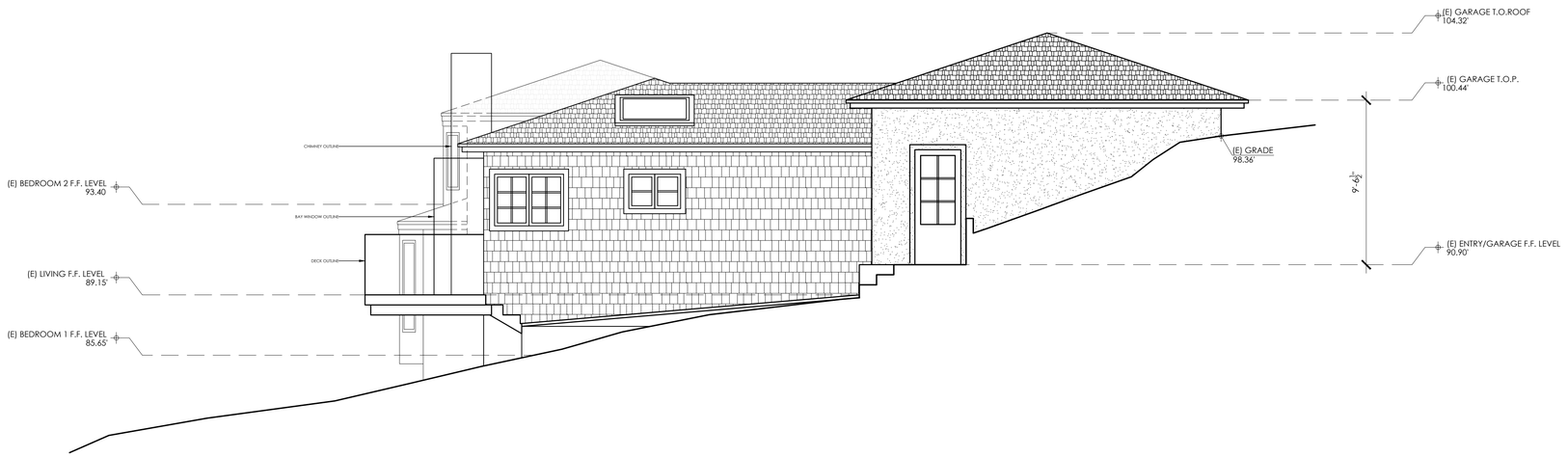
TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

EAST ELEVATIONS

6/17/2025

1/4" = 1'-0"

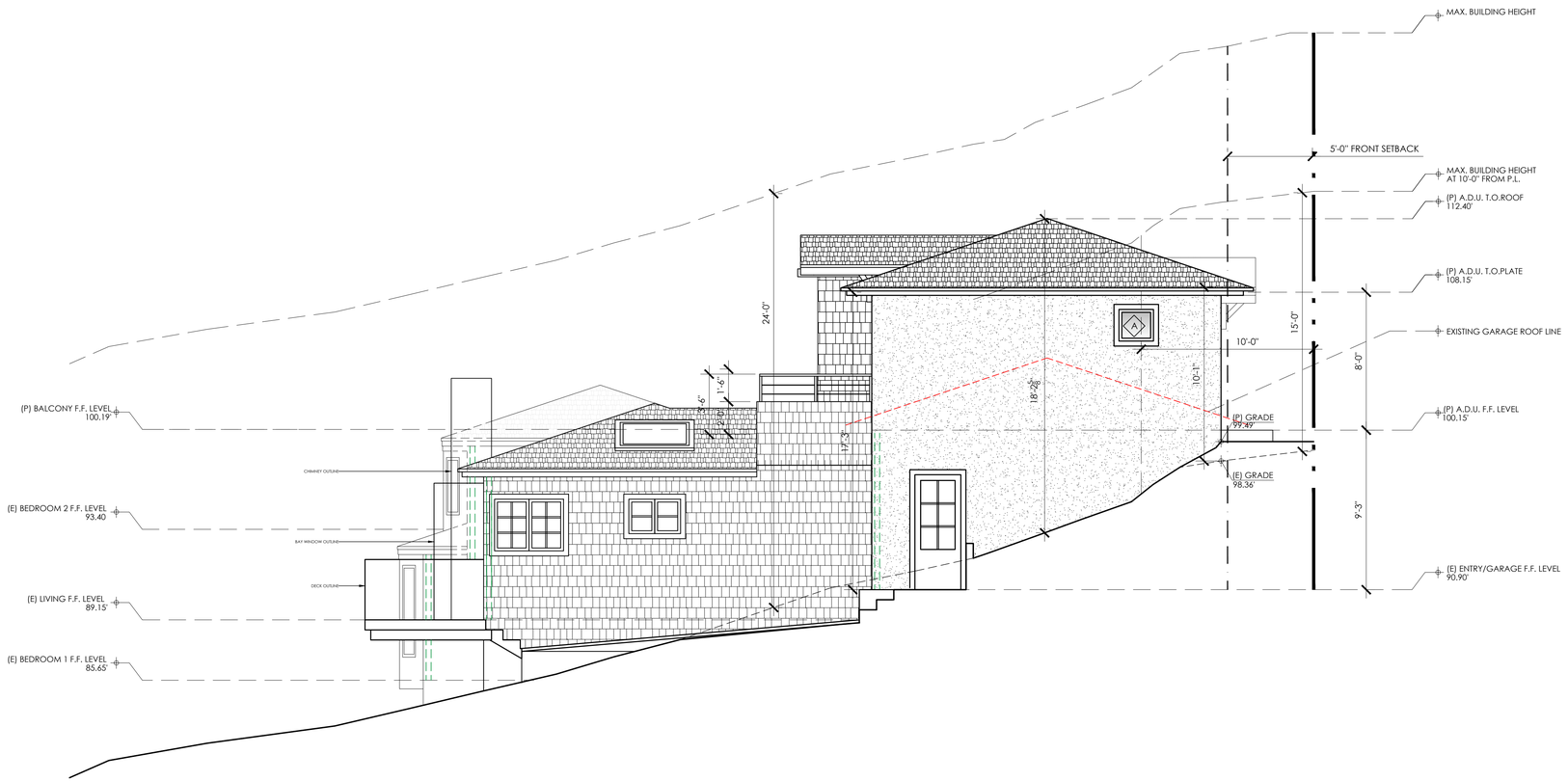
A9




1 EXISTING NORTH (SIDE) ELEVATION

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

1' 2' 4' 8'




2 PROPOSED NORTH (SIDE) ELEVATION

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

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

# WONG RESIDENCE

TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

NORTH ELEVATIONS

6/17/2025

1/4" = 1'-0"

A10

| WONG RESIDENCE DOOR SCHEDULE | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | DOOR TYPE | THICKNESS | HAND | H.W. TYPE | |
| | **RESIDENCE LEVEL** | | | | | | |
| | **101** | NOT USED | | | | | |
| | **102** | 2'-6" X 6'-8"' | 6 | 1 3/4" | LH | | ELEVATOR - 20 MINUTES MINIMUM FIRE RATED |
| | **103** | 2'-6" X 6'-8"' | 6 | 1 3/4" | RH | | INTERIOR WOOD DOOR - CLOSET |
| | **104** | 8'-0" X 7'-2"' | 10 | 2" | RHLH | | GARAGE ROLL UP DOOR |
| | **A.D.U. LEVEL** | | | | | | |
| | **201** | 3'-0" X 7'-0" | 2 | 2" | LH | | ENTRY DOOR. WOOD. 1/2 LITE GLASS |
| | **202** | 2'-10" X 7'-0" | 1 | 2" | RH | | EXTERIOR GLASS DOOR. WOOD. |
| | **203** | NOT USED | | | | | |
| | **204** | NOT USED | | | | | |
| | **205** | 8'-0" X 7'-0" (4'-0" / 4'-0") | 9 | 2" | RHLH | | SLIDING PANELS |
| | **206** | 2'-6" X 7'-0" | 7 | 1 3/4" | RHLH | | POCKET DOOR |
| | **207** | 2'-6" X 7'-0" | 6 | 1 3/4" | RH | | INTERIOR WOOD DOOR |
| | | | | | | | |
| | | **DOOR TYPE LEGEND** | | | | | **HARDWARE TYPE LEGEND** |
| | **TYPE 1** | ENTRY DOOR, WOOD FULL GLASS | | | | | TYPE 1: --. |
| | **TYPE 2** | ENTRY DOOR, DOOR 1/2 LITE GLASS | | | | | |
| | **TYPE 3** | EXTERIOR FOLDING DOORS. STEEL | | | | | TYPE 2: --. |
| | **TYPE 4** | FRENCH DOORS. FULL LITE GLASS W/ SIDE LITES. ALUMINUM CLAD WOO | | | | | TYPE 3: --. |
| | **TYPE 5** | FRENCH DOORS. FULL LITE GLASS. STEEL. | | | | | |
| | **TYPE 6** | INTERIOR HINGED MDF DOOR, PRIMED | | | | | |
| | **TYPE 7** | POCKET DOOR, MDF, PRIMED | | | | | |
| | **TYPE 8** | GLASS INTERIOR DOOR | | | | | |
| | **TYPE 9** | INTERIOR BARN DOOR | | | | | |
| | **TYPE 10** | GARAGE DOOR | | | | | |
| | **TYPE 11** | INTERIOR SLIDING DOORS | | | | | |

1 PROPOSED DOOR SCHEDULE
N.T.S.

| WONG RESIDENCE - WINDOW SCHEDULE | | | | | | |
|---|---|---|---|---|---|---|
| REVISION | TYPE / LETTER | SIZE [WIDTH x HEIGHT] | R.O. | MATERIAL | TYPE | NUMBERED NOTES / REMARKS |
| | | **A.D.U. LEVEL** | | | | |
| | **A** | 2'-0" x 1'-10" | | WOOD | AWNING | DUAL GLAZED - FROSTED |
| | **B** | 4'-6"x 4'-0" (2'-3" / 2'-3") (DOUBLE) | | WOOD | SLIDING | DUAL GLAZED |
| | **C** | NOT USED | | | | |
| | **D** | 2'-6" x 4'-0" | | WOOD | FIXED | DUAL GLAZED |
| | **E** | NOT USED | | | | |
| | **F** | 1'-10" x 5'-0" | | WOOD | CSMT | DUAL GLAZED |
| | **G** | 4'-0" x 5'-0" | | WOOD | FIXED | DUAL GLAZED |
| | **H** | 1'-10" x 5'-0" | | WOOD | CSMT | DUAL GLAZED |
| | **I** | 3'-0" x 4'-0" | | WOOD | CSMT | DUAL GLAZED |

2 PROPOSED WINDOW SCHEDULE
N.T.S.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/27 STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

**WONG RESIDENCE**
TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

DOOR AND WINDOW SCHEDULES

6/17/2025

N.T.S.

A11



1 FRONT AND SIDE VIEW OF THE A.D.U. FROM THE DRIVEWAY
N.T.S.



2 FRONT VIEW OF THE A.D.U. FROM THE STREET
N.T.S.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

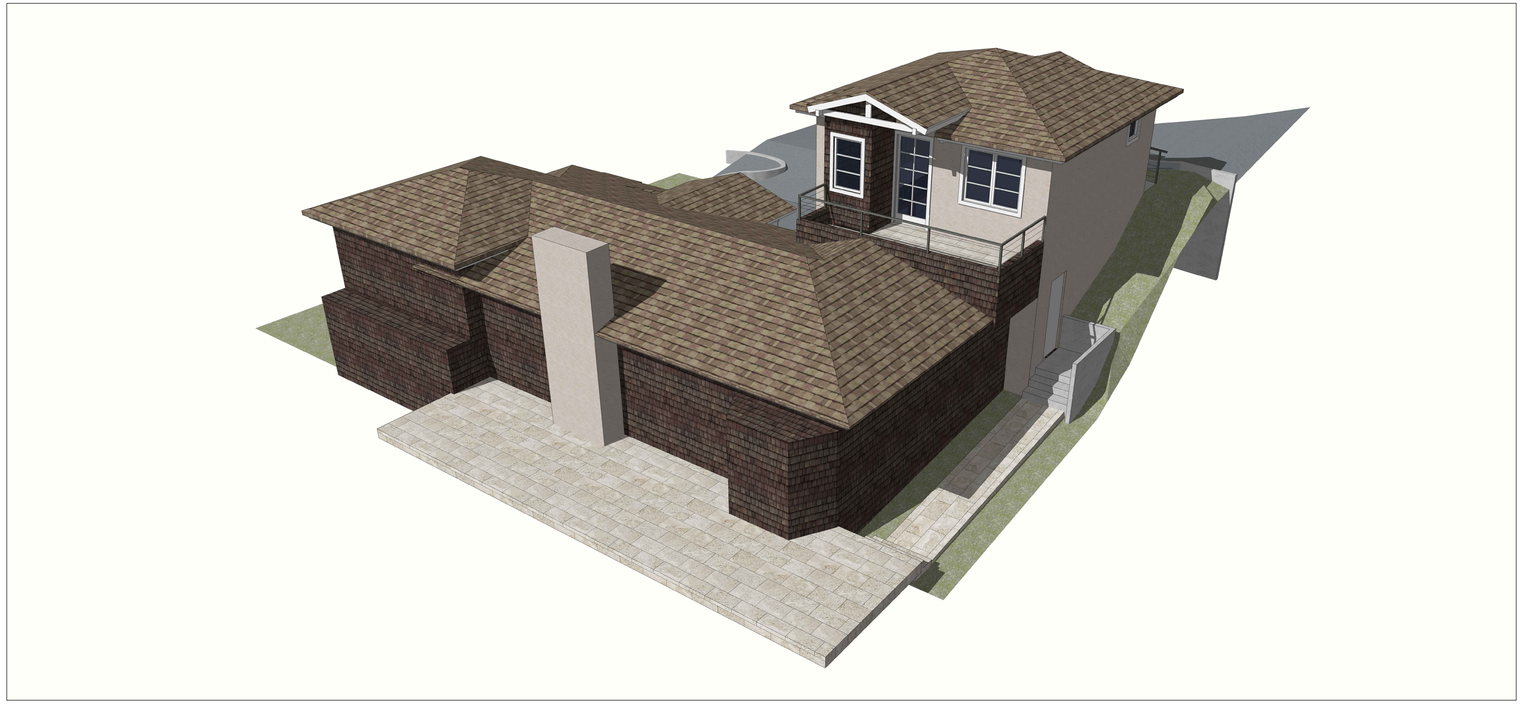
**WONG RESIDENCE**
TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED VIEWS

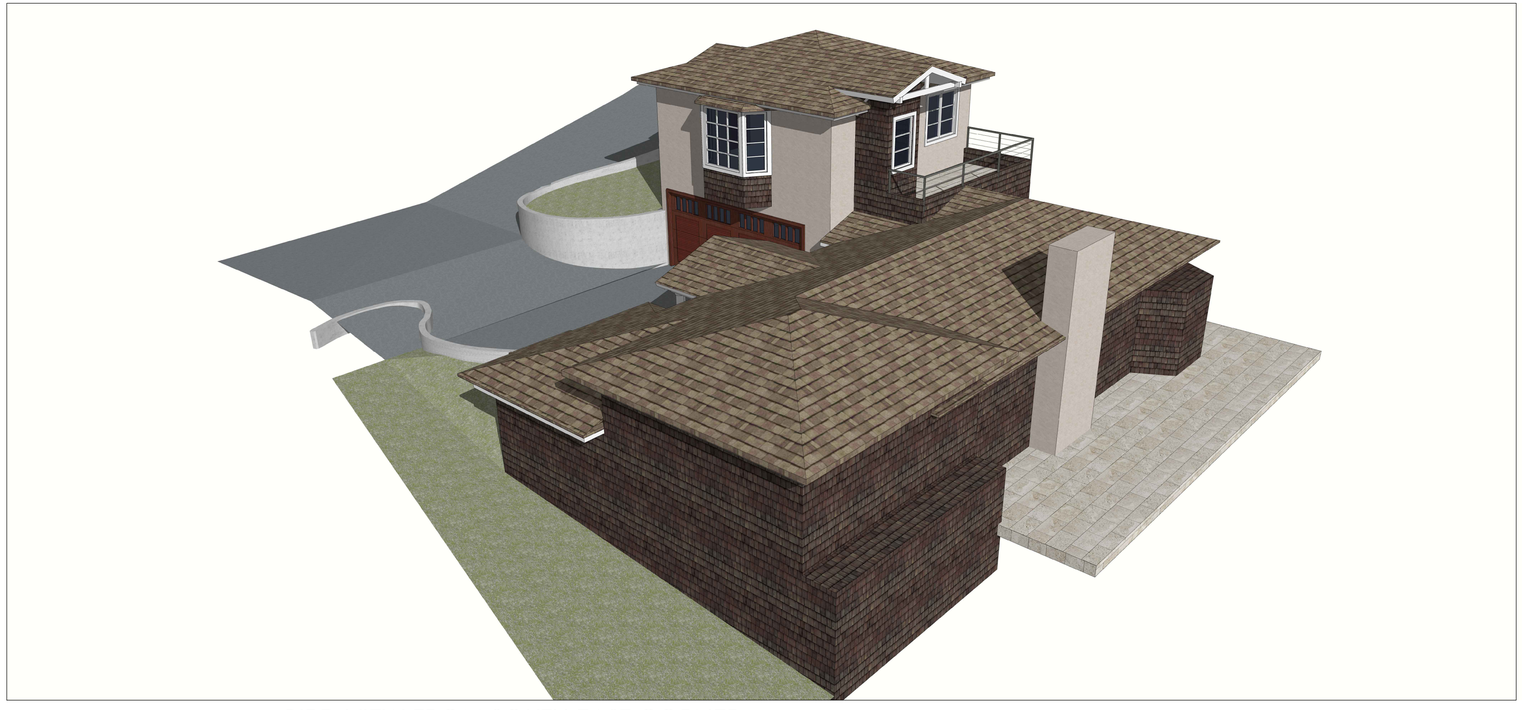
6/17/2025

N.T.S.

A12



1 BIRD VIEW FROM NORTH EAST CORNER
N.T.S.



2 BIRD VIEW FROM SOUTH EAST CORNER
N.T.S.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

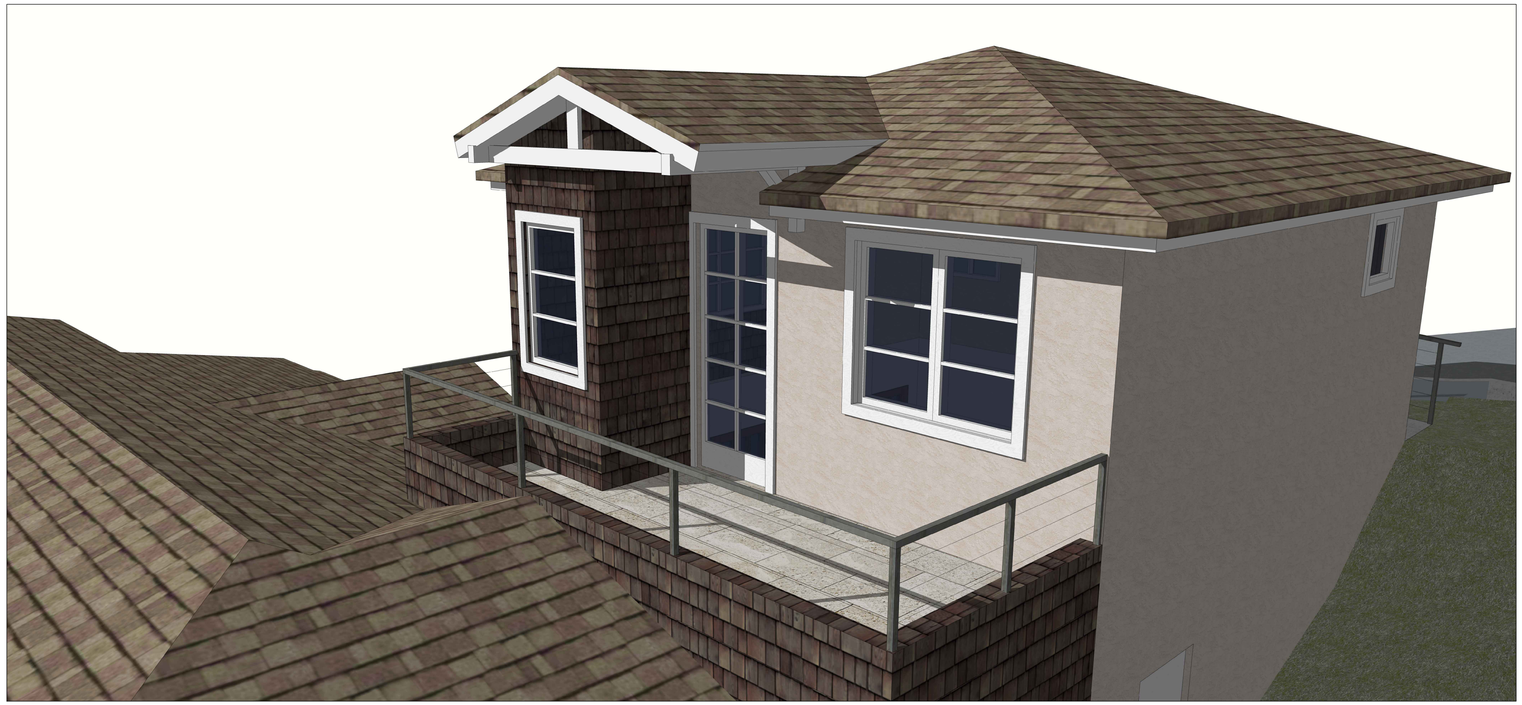
**WONG RESIDENCE**
TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED VIEWS

6/17/2025

N.T.S.

A13



1 A.D.U. DECK
N.T.S.



2 A.D.U. DECK
N.T.S.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

**WONG RESIDENCE**
TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

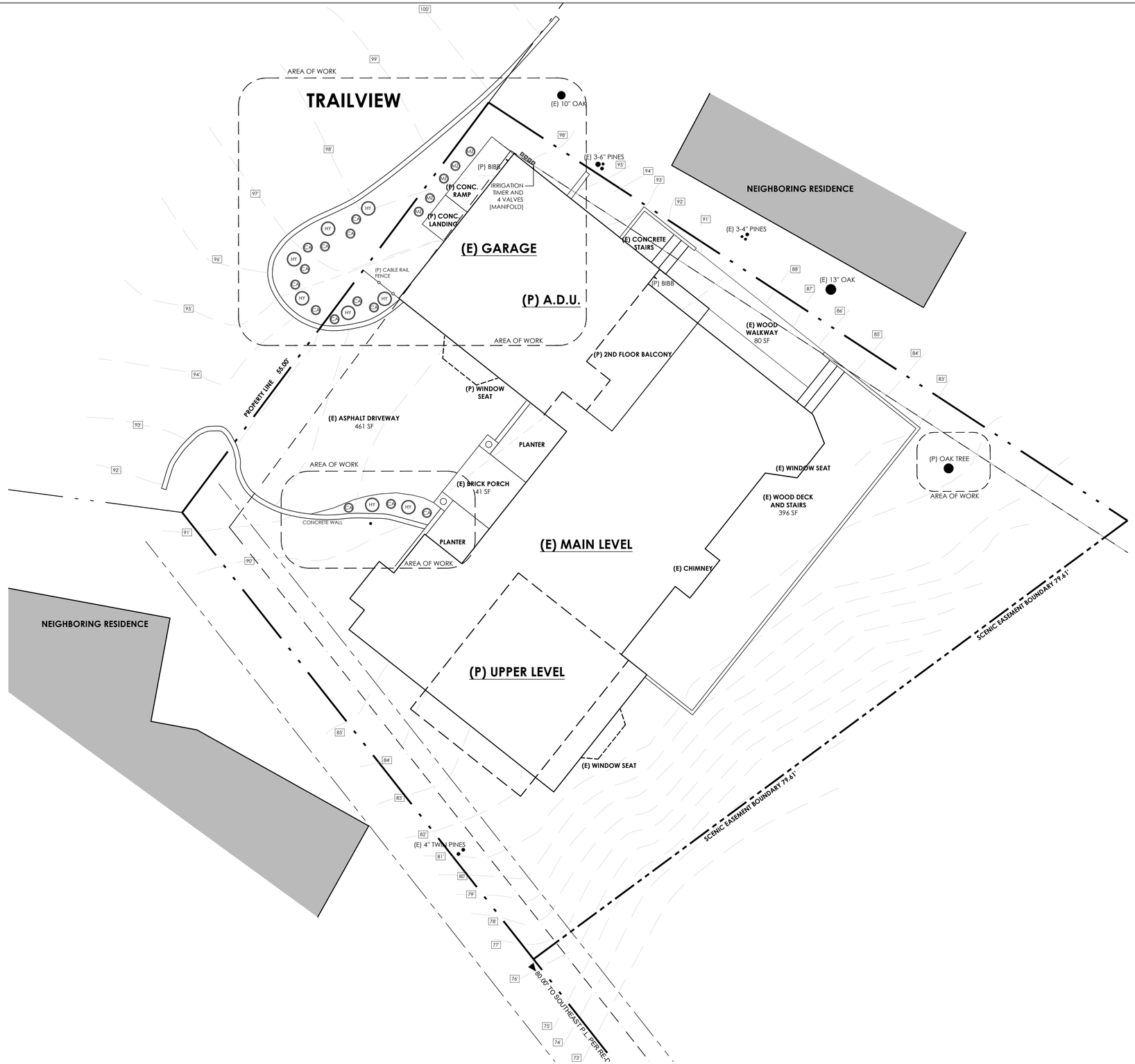
TRACK 2 DESIGN APPROVAL SET

PROPOSED VIEWS

6/17/2025

N.T.S.

A14




1 PROPOSED LANDSCAPE PLAN
SCALE: 3/16" =1'-0"

1' 2' 4' 8'

N

## PLANT LEGEND

| | |
|---|---|
| CA | CAMPANULA PORSCHARSKYANA |
| | 1 GALLON - 13X |
| HY | HYDRANGEA "BLUSHING BRIDE" |
| | 5 GALLON - 8X |
| MZ | MANZANILLA EMERALD CARPET |
| | 1 GALLON - 5X |

**IRRIGATION NOTES**

1. ALL PLANTS WILL HAVE DRIP IRRIGATION, MOSTLY WITH A SPECTRUM 360° ADJUSTABLE SPRAY NOZZLE. IRRIGATION SYSTEM WILL HAVE 4 STATIONS.
2. WATER USAGE IS MINIMAL AT TWICE A WEEK FOR 10 MINUTES, ONCE A DAY.

**PLANTING NOTES**

1. ALL PLANTS TO BE PLANTED IN A GOPHER BASKET AND ENRICHED WITH 50% NUTRIENT RICH SOIL.
2. ALL PLANTS WILL HAVE CUSTOM DRIP IRRIGATION.
3. ALL PLANTS EITHER CA NATIVE OR DROUGHT TOLERANT.
4. TOP DRESSING OF SMALL REDWOOD BARK IS RECOMMENDED.

**LANDSCAPE NOTES**

1. AREA OF WORK MARKED ON PLAN. NO CHANGE TO THE REST OF THE LOT.

**LIST OF PLANTS**



HYDRANGEA MACROPHYLLA "ENDLESS SUMMER"



CAMPANULA PORSCHARSKYANA



MANZANILLA EMERALD CARPET

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/27 STATE OF CALIFORNIA

# WONG RESIDENCE

TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED LANDSCAPE PLAN

8/6/2025

3/16" = 1'-0"

L1

TRACK 2 DESIGN APPROVAL SET