



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, October 8, 2025

**TOUR - 3:00 PM
MEETING - 4:00 PM**

HYBRID MEETING ATTENDANCE OPTIONS

This meeting will be held in person and via teleconference ("hybrid"). The public is welcome to attend the meeting in person or remotely via Zoom, however, the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible. To view or listen to the meeting from home, you may also watch the live stream on the City's YouTube page at: <https://www.youtube.com/@CityofCarmelbytheSea/streams>. To participate in the meeting via Zoom, copy and paste the link below into your browser.

<https://ci-carmel-ca-us.zoom.us/j/85075274055?pwd=xjGuf1VHPManTYPLVc94aalwt24Tld.1>

To attend Zoom webinar via telephone, dial +1 (669) 444-9171, Webinar ID: 850 7527 4055, Passcode: 001916

HOW TO OFFER PUBLIC COMMENT

The public may give public comment at this meeting in person, or use the Zoom teleconference module, provided that there is access to Zoom during the meeting. Zoom comments will be taken after the in-person comments. The public can also email comments to sgorman@ci.carmel.ca.us. Comments must be received at least 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be made part of the record.

CALL TO ORDER AND ROLL CALL - 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. **SI 25148 (Brunello Cucinelli):** Southwest corner of Ocean and Junipero Avenues
- B. **DS 25162 (5855 Junipero LLC):** 5855 Junipero Ave
- C. **DS 23-137 (Layman):** San Carlos Street 5 southwest of 13th Avenue

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) September 10, 2025 Regular Meeting Minutes
- 2) September 25, 2025 Special Meeting Minutes
- 3) Monthly Activity Report: August 2025
- 4) Monthly Activity Report: September 2025

ORDERS OF BUSINESS

PUBLIC HEARINGS

- 5) **Director Referral:** Director's Referral to the Planning Commission to discuss the permit and operation history of A.W. Shucks Cocktail & Oyster Bar and consideration of an amendment to UP 93-45

(Murray/Weaver). The property is located at Ocean Avenue 3 southwest of San Carlos Street, in the Central Commercial (CC) Zoning District, APN 010-146-017-000.

- 6) **DS 25162 (5855 Junipero LLC):** Consideration of a Concept Design Study DS 25162 (5855 Junipero LLC) for the remodel of a one-story single-family residence and the construction of a 148 square foot addition, a 57 square foot cover entry, and a 264 square foot detached garage. The project includes replacing the existing flat tar and gravel roof with a gable composite shingle roof and associated site improvements located at 5855 Junipero Ave in the Single-Family Residential (R-1) Zoning District, APN 010-073-004-000.
- 7) **DS 23-137 (Layman):** Consideration of a Design Study referral for an amendment to Design Study, DS 23-137 (Layman), to increase the height of the front portion of the roof from 14'-4.75" to 14'-9" and add gables to the front portion of the roof, make minor adjustments to the roof form at the rear of the property, change the siding throughout, and associated site improvements for a single-family residence located on San Carlos Street 5 southwest of 13th Avenue in the Single-Family Residential (R-1) District. APN 010-165-021-000
- 8) **SI 25148 (Brunello Cucinelli):** Consideration of a Sign Permit for a second sign for the retail space for Brunello Cucinelli within Carmel Plaza at the southwest corner of Ocean and Junipero Avenues, Ste 204, in the Central Commercial (CC) Zoning District and Downtown Conservation District Overlay. APN: 010-086-006-000.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

- 9) Next Regular Meeting: November 12, 2025

ADJOURNMENT

CORRESPONDENCE

Correspondence received after the agenda was posted will be uploaded online here:
<https://carmelbytheseaca.portal.civicclerk.com/event/732/files/agenda/823>

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

October 8, 2025
CONSENT AGENDA

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Shelby Gorman, Administrative Coordinator
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building
SUBJECT: September 10, 2025 Regular Meeting Minutes

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

Recommendation:

Summary, Background, and Project Description:

Staff Analysis:

Other Project Components:

Attachments:

1. 09.10.25 Planning Commission Minutes

CARMEL-BY-THE-SEA PLANNING COMMISSION

REGULAR MEETING MINUTES

Wednesday, September 10, 2025

CALL TO ORDER AND ROLL CALL - TOUR

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

The following Commission members were absent: Stefan Karapetkov

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

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

The following Commission members were absent: Stefan Karapetkov

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

Commissioner Alhborn reminded the Commission of the upcoming 31st Annual Carmel House Tour sponsored by the Carmel Heritage Society and Local Architects Society and informed the Commission that the contract for Object Design Standards was continued and will be returning to the City Council in October 2025.

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

Commissioner Locke and Commissioner Ahlborn announced their recusals from Item 2: DR 25119 (PRG Carmel LLC) & UP 25191 (Svendsgaard Inn). To maintain a quorum, Commissioner Ahlborn remained at the dais. Commissioner Locke left the dais as a result of an additional conflict.

Jacob Olander, Associate Planner, requested a condition be added to DR 25119 (PRG Carmel LLC) & UP 25191 (Svendsgaard Inn) to require consistent windows throughout the project.

Item 2: DR 25119 (PRG Carmel LLC) & UP 25191 (Svendsgaard Inn) was pulled for discussion.

It was moved by Chair LePage and seconded by Commissioner Allen to approve Item 1: August 13, 2025 Regular Meeting Minutes.

The motion passed by the following roll call vote:

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

Colin Peoples, Architect, presented DR 25119 (PRG Carmel LLC) & UP 25191 (Svendsgaard Inn) and answered questions of the Commission.

Public Comment:
None

Chair LePage presented a condition for the replacement of windows in line with the suggestion of the Project Planner. Colin Peoples, Architect, agreed with the conditions presented by the Commission.

It was moved by Chair LePage and seconded by Commission Allen to approve a resolution finding the project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301 and none of the exceptions to the exemptions in Section 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 with an added condition for aluminum windows throughout, in line with the architectural style of the building.

The motion passed by the following roll call vote:

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

Commissioner Locke returned to the dais.

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.**

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

Chair LePage closed the meeting for public comment.

It was moved by Chair LePage and seconded by Ahlborn to continue DS 25095 (DCV Enterprises Partners II LLC) to a date uncertain.

The motion passed by the following roll call vote:

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

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)

Marnie Waffle, Principal Planner, presented the proposed Water Management Program, covering the background of the program including previous water balances, the most recent Monterey Peninsula Water Management District Pure Water Expansion Project allocation, current water balances, and the relevance of the program to the Housing Element. Principal Planner Waffle covered water credit calculations and proposed allocations.

Public Comment:

Alan Lehman
Adam Jeselnick

It was moved by Commissioner Locke and seconded by Chair LePage to approve a resolution 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) with allocations of 3 acre-feet for the Low and Very Low Income category, 2 acre-feet for the Commercial category, 6 acre-feet for the Single-family and Multi-family category, and 3 acre-feet for Municipal Projects, and that Category 9 be deleted, and it's allocation be moved to Category 1.

The motion passed by the following roll call vote:

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

ABSENT: **Commission Member(s): Karapetkov**

- 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

Evan Kort, Senior Planner, presented the project with recommended conditions. Ada Corral, Architect for the project, requested the fence be allowed to remain as installed for the portion outside the front setback and answered questions of the Commission.

Public Comment:

None

It was moved by Commissioner Allen and seconded by Commissioner Locke to deny a resolution approving a Track 1 Design Study Referral for the after-the-fact construction of fencing that exceeds 6-feet in height as previously approved as part of DS 20-205 (Rainey), resulting in a 9-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; and approving the subject fencing to be constructed at the 6-foot height limitation with an additional 1-foot allowed for trellis, for a 7-foot maximum, as allowed by the underlying zoning.

The motion passed by the following roll call vote:

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

- 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

Evan Kort, Senior Planner, presented the project and answered questions of the Commission.
Benajmin Schaefer, Architect, spoke on the project and answered questions of the Commission.

Public Comment:

None

It was moved by Chair LePage and seconded by Commissioner Locke to approve a resolution finding the project qualifies as 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 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 with the conditions the size of the two doors onto the deck be reduced to 7 feet in height and the size of the skylights be no larger than 2 feet by 2 feet.

The motion passed by the following roll call vote:

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

RECESS 6:38PM - 6:50 PM

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

The following Commission members were absent: Stefan Karapetkov

- 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

Evan Kort, Senior Planner, presented the project and recommended approval conditions.

Adam Jeselnick, Architect, presented the project, providing the reasoning for the design choices, requesting the language "prior to issuance of the Building Permit" be removed from the Conditions of Approval, and requested the condition for tree root exploration be removed.

Public Comment:

None

It was moved by Chair LePage and seconded by Commissioner Ahlborn to approve a resolution finding the project qualifies as 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 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

The motion passed by the following roll call vote:

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

Commissioner Allen recused and left the dais.

- 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.

Katherine Wallace, Associate Planner, presented the project and answered questions of the Commission.

Erin Rose, Designer for the project, accepted the recommended reduction in exterior lights to two and echoed that their landscaping plan will be submitted to staff prior to building permit approval.

Public Comment:

None

It was moved by Commissioner Ahlborn and seconded by Commissioner Locke to approve a resolution finding approval of the project categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301 and that none of the exceptions to the exemptions listed in Section 15300.2 apply in this case; approving a combined Concept and Final Design Study (DS 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

The motion passed by the following roll call vote:

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

Commissioner Allen returned to the dais.

- 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.

Katherine Wallace, Associate Planner, presented the project describing the non-conforming elements of the property and the project scope.

Alan Lehman, Designer, spoke on the project explaining the purpose for the scale of the entry door and the reduction in site coverage.

Public Comment:

None

Alan Lehman, Designer, spoke again on the design for the entry door, asking the Commission for direction.

It was moved by Commissioner Locke and seconded by Commissioner Ahlborn to approve a resolution 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; and 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 with the added language to Condition #34 to reduce the door height to 6 feet 8 inches with an allowance for a transom window over the door and for the Applicant to work with staff on the approval of that element.

The motion passed by the following roll call vote:

AYES: Commission Member(s): Ahlborn, Allen, Locke, LePage

NOES: Commission Member(s): None

ABSTAINED: Commission Member(s): None

ABSENT: Commission Member(s): Karapetkov

- 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.

Public Comment:

None

It was moved by Chair LePage and seconded by Commissioner Allen to continue DS 2519 (McWhorter) to the November 12, 2025 regularly scheduled Planning Commission meeting.

The motion passed by the following roll call vote:

AYES: Commission Member(s): Ahlborn, Allen, Locke, LePage

NOES: Commission Member(s): None

ABSTAINED: Commission Member(s): None

ABSENT: Commission Member(s): Karapetkov

- 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

Evan Kort, Senior Planner, presented the project and asked for direction from the Commission.

Adam Jeselnick, Architect, spoke on the project, providing justification for the design choices and answered questions of the Commission.

Public Comment:

None

It was moved by Chair LePage and seconded by Commissioner Locke to approve a resolution of intent to approve the project as proposed with conditions to require landscaping to minimize the visual impact, that all Park Overlay requirements be upheld to include tree planting requirements, and to deny the request for a lift with inter-connectivity between the main residence and the ADU with the request the Applicant explore different applications of the materials proposed.

The motion passed by the following roll call vote:

AYES: Commission Member(s): Ahlborn, Allen, Locke, LePage

NOES: Commission Member(s): None

ABSTAINED: Commission Member(s): None

ABSENT: Commission Member(s): Karapetkov

DIRECTOR'S REPORT

Anna Ginette, Director of Community Planning and Building, gave a report and

answered questions of the Commission:

- **Accessory Dwelling Workshop:** On September 24, 2025, the Planning Commission will hold an ADU Workshop. Previous versions of the ordinance will be provided for consideration, as well as a staff report that will outline potential options coming forward.
- **October 6, 2025 City Council Meeting:** On October 6, 2025, a discussion on addresses and Mills Act contracts, the Water Allocation resolution, and the first reading for an urgency ordinance for the Pickleball Policy will be brought to the City Council
- **September 8, 2025 City Council Meeting:** The City Council adopted a resolution remanding the JB Pastor project back to the Planning Commission. A hearing date has not yet been set.
- **September 9, 2025 City Council Meeting:** The contract for the Objective Design and Development Standards (ODDS) consultant was continued with the hope to return to City Council in October. The Reasonable Accommodation policy was adopted.

FUTURE AGENDA ITEMS

12) Next Regular Meeting: October 8, 2025

ADJOURNMENT

8:53 PM

CORRESPONDENCE

APPROVED:

ATTEST:

Michael LePage, Chair

Shelby Gorman, Commission Clerk



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

October 8, 2025
CONSENT AGENDA

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Shelby Gorman, Administrative Coordinator
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building
SUBJECT: September 25, 2025 Special Meeting Minutes

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

Recommendation:

Summary, Background, and Project Description:

Staff Analysis:

Other Project Components:

Attachments:

1. 09.25.25 Planning Commission Minutes

CARMEL-BY-THE-SEA PLANNING COMMISSION

SPECIAL MEETING MINUTES

Thursday, September 25, 2025

CALL TO ORDER AND ROLL CALL - CHAMBERS

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

The following Commission members were absent: Erin Allen

PUBLIC APPEARANCES

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

PUBLIC HEARINGS

- 1) ADU Ordinance Workshop:** Conduct a public workshop to gather feedback on a revised draft ordinance amending Title 17 relating to Accessory Dwelling Units

Evan Kort, Senior Planner, presented an overview of the Accessory Dwelling Unit (ADU) Ordinance, focusing on the challenge of reconciling streamlined State ADU laws with the protection requirements of the California Coastal Act and the City's certified Local Coastal Program (LCP), which heavily emphasizes scenic and visual resources and community character. Senior Planner Kort defined an ADU as a residential unit providing complete independent living facilities, contrasting it with a Junior ADU (JADU), which is limited to 500 square feet and requires owner occupancy. To navigate the regulatory conflicts, such as the State requirement to allow at least an 800-square-foot unit regardless of local floor area limits, Senior Planner Kort proposed three permit tracks: Type One (Building Permit only), Type Two (Administrative CDP/staff review for LCP-compliant development), and Type Three (Discretionary review by the Planning

Commission, primarily triggered by utilizing the State's floor area bonus). Senior Planner Kort noted that while State law generally waives parking requirements due to the City's proximity to transit, the Coastal Commission encourages jurisdictions to require off-street parking in areas of high visitor demand to protect public coastal access, leading to the designation of the Coastal Access Parking Area in the draft. Senior Planner Kort concluded by confirming that the City's existing ADU ordinance, certified as part of the LCP in 2018) is still technically in effect until the LCP, is formally modified.

Public Comment:

Scott Fradin
Ian Martin
Kent Seavy
Nancy Twomey
Alan Lehman
Linda Leeb
Erik Dyar
Erin Rose
Joe Denucci
Nancy Twomey

The Commission generally reached consensus in favor of the more detailed draft ordinance (Attachment A) over the simplified, streamlined version (Attachment B). Commissioners expressed that the detailed version, which was 25 pages long compared to 7 pages for Attachment B, was important to cover all potential gray areas and provide clearer guidance.

The Commission also spoke to significantly expanding the areas where ADUs would be required to provide off-street parking, moving beyond the immediate beach-adjacent areas defined in the draft. Staff presented the proposed Coastal Access Parking Area, which included properties west of North Carmelo Avenue and west of North San Antonio Avenue, and noted that the Coastal Commission suggested such expansions should be supported by data documenting high visitor demand for public on-street parking. Commissioner Locke recommended extending the Coastal Access Parking Area to the entire City, citing citywide parking challenges and the need to preserve spaces.

Commissioner Ahlborn similarly recommended that staff approach the Coastal Commission to request requiring off-street parking for all approved ADUs citywide, noting that the whole City is within the coastal zone and impacted by parking.

In the context of the forthcoming pre-approved ADU plans (Program 13C in the Housing Element), the Commission supported public input that the pre-approved plans should not be limited to "faux historical styles." Commissioner Ahlborn agreed with the suggestion to include modern architecture, emphasizing that it is part of Carmel's historic context and heritage.

The Commission also considered fire safety measures in Very High Fire Hazard Severity Zones. Commissioner Ahlborn recommended prohibiting all new ADU construction in these high-risk areas, noting that the zone covers nearly 50% of the City and citing precedent from other coastal cities, like Ventura.

The Commission reaffirmed its recommendation to allocate the City's additional water supply to ADUs as a priority, recognizing their contribution to housing. Additionally, Commissioners inquired about incorporating an ADU amnesty policy into the ordinance. Staff explained that the draft already includes a provision (R1) stating that permits cannot be denied solely due to a non-conforming zoning condition, which aligns with State requirements.

2) Housing Element: Provide an update on the 6th Cycle Housing Element Amendment

Marnie Waffle, Principal Planner, presented an update on the Housing Element Amendment, confirming that the goal is to finalize the revised document and submit it formally to the State's Housing and Community Development Department (HCD) by the end of 2025, with Planning Commission review of the full draft targeted for the regular October meeting and City Council review in November. This amendment explores alternative affordable housing strategies designed to replace and disperse the 149 affordable units originally sited on the three city-owned parking lots. The proposed diversified strategies, developed with significant efforts from the AHA committee, include a Hotel to Residential Conversion Program, adjusted ADU projections, a new Live Work Housing Strategy, working with Local Churches interested in housing, and implementing a Mixed Income Incentive Program focusing on mixed-use projects downtown. Principal Planner Waffle added that Staff is simultaneously working on implementing existing Housing Element programs, noting that the Reasonable Accommodation Policy is complete, the Planning Commission's recommendation for the Water Allocation Policy is scheduled for City Council review in October 2025, and a contract for Objective Design Standards will also go before the City Council at the October 2025 meeting.

Public Comment:

None

DIRECTOR'S REPORT

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

- **Office Closure:** The Community Planning and Building office will be closed Monday, September 29, 2025. Staff will be attending a planning conference in Monterey organized by the American Planning Association. Principal Planner Marnie Waffle will be leading a mobile workshop walking tour titled "Carmel-by-

the-Sea Integrating New Housing in a Small Coastal Community".

FUTURE AGENDA ITEMS

3) Next Regular Meeting: October 8, 2025

ADJOURNMENT

7:15 PM

CORRESPONDENCE

APPROVED:

ATTEST:

Michael LePage, Chair

Shelby Gorman, Commission Clerk



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

October 8, 2025
CONSENT AGENDA

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

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

Recommendation:

Summary, Background, and Project Description:

Staff Analysis:

Other Project Components:

Attachments:

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



CITY OF CARMEL-BY-THE-SEA Monthly Report

Community Planning and Building Department

TO:	Planning Commissioners
SUBMITTED BY:	Shelby Gorman, Administrative Coordinator
SUBMITTED ON:	September 2, 2025
APPROVED BY:	Anna Ginette, Director of Community Planning and Building

AUGUST 2025 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In August 2025, **26** planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In August 2025, **4** business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In August 2025, **52** building permit applications were received.

IV. CODE COMPLIANCE CASES:

In August 2025, **35** new code compliance cases were created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

In August 2025, **4** new transient rental compliance cases were created.

VI. ENCROACHMENT PERMIT APPLICATIONS:

In August 2025, **29** encroachment permit applications were received.

VII. TREE PERMIT APPLICATIONS:

In August 2025, **32** tree permit applications were received.

VIII. YEAR-TO-DATE TRENDS

Table 1 includes the following August 2025 totals:

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

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

Table 1
Permit Application Totals and YTD Percentage Changes

	PLANNING	BUSINESS LICENSES	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACH- MENTS	TREE REMOVAL & PRUNING
2024 YTD Totals	270	42	394	117	12	172	252
2025 YTD Totals	260	31	396	151	14	162	240
YTD % Difference	-3.70%	- 26.19%	+0.51%	+29.06%	+16.66%	-5.81%	-4.76%



Planning Permit Report

08/01/2025 - 08/31/2025

Permit #	Permit Type	Permit Identifier	Track	Project Description	Address/Location	Date Received	Date Approved	Status
25260	Sign	SI 25260 (Ashley Yeates Collection)		New business sign	San Carlos btw Ocean & 7th	8/28/2025		Pending Assignment
25259	Preliminary Site Assessment	PSA 25259 (Fanger)		Home Addition & Remodel	3069 Rio Rd			Pending Assignment
25258	Sign	SI 25258 (Malbon)		Signage on front door of the store	San Carlos Street 3 NE of 6th			Pending Assignment
25257	Variance	VA 25257 (Munoz)		Residential Remodel	4th Ave 3NE Monte Verde			Incomplete Submission
25256	Historic Evaluation	HE 25256 (Roy)		Tear off the existing tar & gravel and install 2 layers of underlayment. Install 14 squares of new tar & gravel roof in the color "Natural Grey".	Torres 8 SW of 10th	8/25/2025		In Review
25255	Historic Evaluation	HE 25255 (All Saints Parish)		Replace wood shake shingles with synthetic composition shingles that emulate the current wood shakes. They will be uniform width, the same as the current shingles, and will be Class A fire resistant, Class 4 impact resistant, and high wind resistant	SW Corner Dolores & 9th	8/21/2025		In Review
25254	Design Study	DS 25254 (Sosna)	One	The project consists of the repair of the existing approximately 175 sq ft west facing deck at the upper floor level. The project requires removal of the tile surface, plywood underlayment & the stucco under the deck. New spaced deck boards will replace the existing surface. Deck joist hangers will be replaced as needed. A 2x4 redwood board will be attached to the existing 2x6 top rail to make the deck surface to top rail rail height the required 42". The existing dining room French doors will be replaced with a 5'-10"x4'-10" picture window to match the existing. A deck flashing will be added where the deck meets the walls and will require stucco patching to match the existing.	Santa /fe St. 3 NE of 6th Ave	8/26/2025		In Review

25253	Historic Evaluation	HE 25253 (Levett Properties)	One	Applying for a Phase 1 Intensive review per plan check comments received on BP 250286. The project is Replacing Railings in kind on all balconies for CA SB721 compliance and replacing a rotted header at car pass through	SW Corner of Lincoln & 7th	8/20/2025		In Review
25252	Design Study	DS 25252 (Fanger)	Two	300 sqf addition to fully detached sfd and kitchen remodel and stair case	3069 Rio Rd			Incomplete Submission
25251	Design Study	DS 25251 (Gallacher)		100 ft Fence rebuild, 15 ft is at the front of the property	Monte Verde 5 SW of 5th Carmel			Incomplete Submission
25250	Sign	SI 25250 (VIN by the Sea)		Business Sign	Dolores 2 NW of 6th		8/27/2025	Approved
25249	Preliminary Site Assessment	PSA 25249 (Dale)		Demolition of existing 1,168 SF house. New house and detached carport.	San Carlos Street 2 NW 11th Street	8/22/2025		In Review
25248	Design Study	DS 25248 (Ward)	One	to repaint house. Painted a lighter blue color with white trim. Doors painted a light navy blue. to repair rotten deck boards and misc PT blocking. Install new trex deck boards and change guard rail to trex composition white posts, rails, and balusters.	Lincoln St 4 SE of 12th	8/21/2025		In Review
25247	Design Study	DS 25247 (Goodhue)	Streamlined	Tear of existing wood shake roof & install new underlayment on entire roof deck. Install 20 squares of Sheffield 16" wide standing seam metal roof in the color "Vintage". If "Vintage" is not approved, we would like to propose a "Medium Bronze" or "Dark Bronze" color.	Lincoln 3 SE of 13th	8/21/2025		In Review
25246	Historic Evaluation	HE 25246 (Zucchini)		Determination of historic status	SW Corner Camino Real & 4th	8/19/2025		In Review

25245	Temporary Use Permit	TUP 25245 (Alex Shchebet)		1) This temporary event approval of the Mother Clay Art Show is for Saturday, August 16, 2025, from 5:00 p.m. to 9:00 p.m. 2) Attendance is by invitation only and limited to a maximum of 75 people. 3) This temporary event approval includes serving light beverages (juice, soft drinks and wine) to attendees with live music by a cellist, guitarist or soundtracks from a speaker. 4) Music shall not be audible outside of the courtyard to the extent that it disturbs occupants of adjacent properties. 5) At no time shall the courtyard space exceed its posted occupancy.	a Rambla, Lincoln 2 SW of Ocean	8/13/2025	8/14/2025	Approved
25244	Design Study	DS 25244 (Del Santo)	One	REMODEL OF AN (E) TWO STORY SINGLE FAMILY HOUSE WITH ATTACHED GARAGE. REPLACE (E) ASPHALT SHINGLE ROOF WITH NEW. REPLACE (E) ALUM. WINDOWS & DOORS WITH NEW ALUM. CLAD WINDOWS & DOORS. REPAINT (E) STUCCO SIDING. ADD NEW STONE VENEER. INSTALL (3) NEW SKYLIGHTS. REMODEL (E) DECK - REPLACE GLASS RAILING WITH NEW, INSTALL NEW TILE FLOORING.	NWC Casanova and 8th			Incomplete Submission
25243	Preliminary Site Assessment	PSA 25243 (Carmel Seas the Day LLC)		PSA for ADU	Lobos Street 4 NE 3rd Avenue			Incomplete Submission
25242	Historic Evaluation	HE 25242 (French)		Request removal from Historic List	Torres 4 NW of 8th	8/11/2025		In Review
25241	Design Study	DS 25241 (Palco Land & Re Group LLC)		Design Study application for SFD remodel and garage pivot	San Antonio 5 NE of 4th			Incomplete Submission
25240	Design Study	DS 25240 (Ramos)	One	Original synthetic shake roof replaced with new synthetic shake roof. Fireplace structure rebuilt to existing code. Interior and exterior veneer stone reused as possible. Partial replacement of existing windows/doors with like to like	NE Corner of 12th and San Antonio	8/11/2025		In Review

25239	Design Study	DS 25239 (Moore)	One	SCOPE OF WORK: · UNDERGROUND ELECTRICAL LATERAL, UPGRADE ELECTRICAL PANEL & ELECTRICAL THROUGHOUT · UPGRADE PLUMBING THROUGHOUT, (N) WASTE LINE @ HOUSE · KITCHEN & BATHROOM REMODEL · CEILING VAULTING · DOOR & WINDOW REPLACEMENTS W/ ALTERATIONS · (N) FURNACE · RE ROOF, DEMO CHIMNEY · FIRE SUPPRESSION SYSTEM SPRINKLER DEFERRED SUBMITTAL ADD ANCHOR BOLTS WHERE REQ'D BY STRUCTURAL ENGINEER	4TH ST., 2NE OF TORRES			Incomplete Submission
25238	Sign	SI 25238 (Jeremy Carter Agency)		Business sign	Mission 2 NE of 5th			Incomplete Submission
25237	Temporary Use Permit	TUP 25237 (Barmel)		1) This temporary event approval is for Friday, August 15, 2025 and Saturday, August 16, 2025, and allows the restaurant to remain open until 1:00 a.m. with the last guest seated at 12:00 a.m. 2) This approval does not include any live music. 3) Private on-site security shall remain on-site until all guests have left the property. 4) This approval does not include service, dining or consuming alcoholic drinks within the courtyard area. 5) At no time shall Barmel Supper Club exceed its posted building occupancy. 6) If at any time there is a security issue, Barmel Supper Club will close immediately.	San Carlos & 7th	8/5/2025	8/14/2025	Approved
25236	Design Review			New exterior paint	24735 Dolores Street	8/2/2025		Closed

25235	Design Study	DS 25235 (P&T 2024 LLC)	One	Revision to DS 25807 and building permit 250172: Change Hip and Gable garage roof previously approved with a Spanish tile roof to a flat roof with gable front parapet and TPO membrane roof with ballast.	Lincoln 5 NE of 13th		8/27/2025	In Review

Total Records: 26

9/2/2025



Business License Report

08/01/2025 - 08/31/2025

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
25037	New Business	Coastal Carmel	Transportation Services	7th Ave 2 NW of Lincoln	8/29/2025		In Review
25036	New Business	Domaine Messier	Wine shop/retail sales of wine	E/S Dolores between Ocean & 7th	8/29/2025		In Review
25035	Business Name Change	Live off the Bench	Personal Training, Foundation Training, and SPRT Therapy	Lincoln 3 SE of Ocean	8/27/2025		In Review
25034	Location Change	Brad's Barkery, LLC	Dog & pet supplies; Retail NAICS 453910; Dog grooming (no boarding) NAICS 812910	Mission & 7th	8/6/2025	8/13/2025	Approved

Total Records: 4

9/2/2025



Building Permit Report

08/01/2025 - 08/31/2025

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
250396			Section 6409(a) modification to an existing cell site.	15,000	Building	Southwest Corner of Torres St & 5th Avenue
250395	8/29/2025	8/29/2025	Repaint front of building existing color	0	Exempt Work	Dolores 3 SE 7th
250394	8/27/2025		Remove existing wall furnace and install forced air heater in the attic. Replace existing convention water heater with on-demand heater. Replace shower with shower over tub. Replace existing wood burning fireplace with gas log unit. Minor roof repairs per home inspection report.	15,000	Building	Mission 2 SE of 9th
250393	8/27/2025		Interior remodel of existing house. Demolish closets and build new master bathroom with closets. Modify existing powder room and laundry - electrical and plumbing. No changes to existing site improvements.	90,000	Building	Sterling Way 2 SE of Perry Newberry
250392	8/27/2025		Re-Roof	11,000	Roofing	Carpenter 2 NW of 1st
250391	8/25/2025		Replace existing full-height kitchen window with french doors, addition of three new skylights, and addition of a glass panel wind break to the lower level patio wall.	30,000	Building	Scenic 4 SE of 8th
250390	8/22/2025		Conversion of (e) guest house into an ADU. Replace water fixtures to improve water usage and allow for a full kitchen.	2,500	Building	SW Corner of San Carlos & Vista
250389	8/22/2025	8/22/2025	Tear off (e) tar & gravel roof and install new underlayment. Install 16 squares of new tar & gravel roof in the color "Natural Gray" to match existing.	37,022	Roofing	Lobos 5 NE of 2nd
250388	8/22/2025	8/22/2025	Install landmark TL shingles color is "Shenandoah".	26,500	Roofing	Mission 2 NW of 11th
250387	8/21/2025	8/21/2025	Replace main trunk of gas line-see drawing attached	10,557	Plumbing	Scenic 8 SE of 8th
250386	8/21/2025	8/21/2025	Sand & refinish floors, install carpet in a bedroom and paint interior.	0	Exempt Work	8th 2 SE of Forest
250385	8/21/2025		Tear off (e) tar and gravel roof and install new underlayment. Install 14 squares of new Malarkey Legacy comp shingle in the color "Weathered Wood".	31,544	Roofing	Torres 8 SW of 10th
250384	8/20/2025	8/26/2025	Tear off (e) flat section over roof over front door and replace in-kind with new cap sheet in color "White".	9,380	Roofing	SE Corner of Ocean & San Carlos
250383	8/20/2025	8/22/2025	Install two Enphase batteries and one Enphase IQ combiner / 14.16 kW / 20.0 kWh	36,000	Electrical	Guadalupe 2 NE of 1st

250382	8/20/2025		Installation of exterior fire sprinkler system	0	Exempt Work	Ocean Ave 2 SW of Camino Real
250381	8/20/2025		Interior remodel of two bathrooms and replacement of associated plumbing piping and fixtures. No increase in water credits authorized.	7,000	Building	Lincoln 3 NW of 11th
250380	8/19/2025	8/19/2025	Remove tile floors and replace with new engineered wood flooring. Remove stone countertops and replace with new stone countertops. Remove and replace carpeting. Remove and replace cabinet doors and drawers in kitchen. Interior paint throughout.	0	Exempt Work	Dolores 4 NE of 8th
250379	8/19/2025		Remove and replace termite damaged post. Install new deck beam and blocking between joists.	12,000	Building	NW Corner of Junipero & 4th
250378	8/18/2025	8/21/2025	Replace 55' of 3/4" copper water line from meter to bathroom.	5,600	Plumbing	SE Corner of Dolores & 5th
250377	8/18/2025		to repaint house. Painted a lighter blue color with white trim. Doors painted a light navy blue. To repair rotten deck boards and misc PT blocking. Install new trex deck boards and change guard rail to trex composition white posts, rails, and balusters	0	Exempt Work	Lincoln 4 SE of 12th
250376	8/18/2025	8/22/2025	New exterior paint including trim in approved colors "Vanillin" and "Rain Cloud"	0	Exempt Work	SW Corner of Mountainview & Crespi
250375	8/18/2025		Installation of new gas fire pit in courtyard.	5,000	Building	SE Corner of Torres & 5th
250374	8/15/2025	8/15/2025	Tear off comp shingle roof & cap sheet roof on flat roof. Install 20 squares of new CertainTeed Landmark TL roof in color "Shehandoah" and 10 squares of cap sheet to match the composition shingles color.	37,930	Roofing	Camino Real 3 SE of 7th
250373	8/15/2025		Replace (e) attached aluminum greenhouse with new wood solarium. Remodel of two bathrooms.	90,000	Building	Junipero 5 SE of 8th
250372	8/15/2025		MODIFY PARKING SPACE TO MATCH ADJACENT PAVER STONE DRIVEWAY. INSTALL CURB ON TWO SIDES TO MATCH REAL CARMEL STONE LANDSCAPE WALL. INSTALL NEW HOT ASPHALT TO TIE INTO STREET CURB AND DIRECT STORM WATER RUN-OFF. INSTALL DECORATIVE STONE COVERING AT EXISTING DRAIN OUTLET. DO NOT OBSTRUCT DRAIN.	12,000	Building	10th 2 NW of DOLORES STREET
250371	8/14/2025	8/18/2025	Tear off existing roof and install CertainTeed Presidential TL roof in color Aged Bark.	26,700	Roofing	8th 2 NE of Forest
250370	8/14/2025	8/28/2025	Installation of stone chimney veneer.	1,500	Building	NE Corner of Dolores & 2nd

250369	8/14/2025	8/18/2025	Remodel of guest and main bathroom in residence.	80,000	Building	Dolores 4 SW of 12th
250368	8/13/2025	8/20/2025	Replace existing south fence, 50 LF, like for like of non-conforming fence. Fence ranges between 6' and 7' and shall be replaced in like kind and style.	5,000	Exempt Work	SE Corner of Torres & 5th
250367	8/13/2025		Interior renovation of existing kitchen and bathrooms. Remove existing roof and install new composition GAF Timberline HDZ roof in color "Sagewood". Repair existing wood shingle siding and paint. Repair existing entry wood deck and stairs, replace railings. Replace existing black aluminum frame windows with new windows to match. Replace damaged skylight at bathroom two. Install new skylight at primary bathroom. Install new flooring throughout.	100,000	Building	Santa Fe 2 NE of 5th
250366	8/13/2025		Remodel existing house and convert garage to JADU.	175,000	Building	San Carlos 3 SW of Vista
250365	8/13/2025	8/22/2025	Remodel of (e) 55sf half bathroom to become full bathroom in the same footprint.	25,000	Building	Lobos 3 SW of Third
250364			Addition of new outdoor spa, new fire suppression equipment room, revised driveway material, revised site coverage calculations.	8,000	BP Revision	Dolores Street, 3 SE of 3rd Avenue, Carmel CA
250363	8/13/2025		Kitchen renovation of existing one-story SFR. Renovation includes opening one wall from kitchen into living room / dining room and installing a breakfast bar countertop.	5,000	Building	Lobos 4 NE of 3rd
250362	8/12/2025	8/12/2025	Repair/replace electrical service riser damaged by vehicle.	1,000	Electrical	Mission 3 SW of Alta
250361	8/11/2025	8/21/2025	Tear off existing wood shake roof and install new underlayment. Install 26 squares of new DaVinci Cool Roof Multi Width synthetic slate in the color "Castle Gray".	158,837	Roofing	Monte Verde 4 SE of 10th
250360	8/11/2025		Replacement of an existing retaining wall located on slope north side of property.	135,000	Building	Mission 2 NW of 2nd
250359	8/11/2025	8/11/2025	Replace main service panel, upgrade from 100amp to 200amp.	2,400	Electrical	2nd 3 SE of Carpenter
250358	8/11/2025	8/11/2025	Remove 19 gallon electric water heater and replace with Bradford White BRE120U61NCW - exact specifications as existing heater.	2,000	Plumbing	Ocean 2 NE of Lincoln
250357	8/8/2025	8/11/2025	Re-roof: Remove existing wood shake and replace with "Class A" CertainTeed Landmark TL. Color: Shenandoah - Brown	28,670	Roofing	Monte Verde 4 SW of 4th
250356	8/8/2025		DEMOLISH SHOWER IN SECOND BATHROOM AND REPLACE WITH LARGER SHOWER	30,000	Building	10th 2 NW OF DOLORES STREET

250355	8/7/2025		Prep work for residential elevator install. Framing and Electrical.	44,265	Building	Guadalupe 3 SW of 2nd
250354	8/7/2025		Prior side private property fence was replaced due to failure and collapse of old fence. Replaced wood fence. Fence height in total is 4 feet 5 inches	0	Exempt Work	
250353	8/6/2025	8/6/2025	Replacement of wood fence with new wood fence in the side yard not in the front setback	0	Exempt Work	Santa Fe 6 SW Ocean
250352	8/4/2025		Stucco repair, waterproofing, window replacement	4,500	Building	Guadalupe St 4 SE 5th Ave
250351				0		
250350	8/4/2025		Stucco repair, waterproofing, window replacement	4,500	Building	Guadalupe St 4 SE 5th Ave
250349	8/4/2025	8/4/2025	REPLACE OLD BOILER WITH A NEW ONE	11,486	Plumbing	MONTE VERDE 5 NE OF 4TH
250348	8/4/2025	8/6/2025	R&R FAU with Bryant 926TC48080 FAU like for like	8,605	Mechanical	8th 2 NE of Casanova
250347	8/4/2025	8/4/2025	Meter panel exchange with newer grade meter box.	3,500	Electrical	Lincoln St 2 NE of 8th
250346	8/1/2025	8/15/2025	Painting the property in approved colors "Vanillin" and "Rain Cloud"	0	Exempt Work	SE corner of Dolores and 8th
250345	8/1/2025	8/1/2025	Tear off existing tar & gravel roof and install new underlayment. Install 17 squares of new Class A Sheffield Metal 16" standing seam roof in the color "Sierra Tan".	48,980	Roofing	Santa Rita 2 NE of 3rd

9/2/2025

Total Records: 52



Code Compliance Report

08/01/2025 - 08/31/2025

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
25215	8/29/2025	Open	NW Corner San Carlos & Ocean	A-Frame sign in public right-of-way	8/28/2025	
25214	8/29/2025	Open	Mission 2 NW of 6th	TV with rotating photos located in display window.	8/28/2025	
25213	8/28/2025	Closed	8th 2 SW of Mountain View	Signs in the public right-of-way	8/28/2025	8/29/2025
25212	8/27/2025	1st NOV sent	SW corner of San Carlos and 8th	Transient rental	8/27/2025	
25211	8/26/2025	Potential STR identified	Mission 3 SE of 9th	Transient rental	8/26/2025	
25210	8/26/2025	Open	Mission 3 NE of 10th	Cones in public right-of-way	8/26/2025	
25209	8/25/2025	Open	Mission 4 NE of 10th	Sign and cones controlling the public right-of-way	8/25/2025	
25208	8/25/2025	Closed	SW corner of Lincoln and 10th	Portable toilet in public view	8/25/2025	8/27/2025
25207	8/20/2025	Closed		Overflowing trash receptacles in walkway	8/19/2025	
25206	8/27/2025	Closed	SW Corner of Mountain View & Crespi	Working outside of approved construction hours.	8/27/2025	8/27/2025
25205	8/26/2025	Open	San Antonio 2 NW of 7th	Possible transient rental	8/21/2025	
25204	8/28/2025	Open	San Carlos 2 NE of 7th	Unpermitted, plastic ice cream cone mounted to the building	8/28/2025	
25203	8/21/2025	Closed	NE corner of Monte Verde and 7th	Sewage overflow onto public sidewalk	8/20/2025	8/22/2025
25202	8/20/2025	Closed	Ocean SE of Monte Verde	Aggressive soliciting	8/19/2025	8/21/2025
25201	8/19/2025	Open	Dolores 4 NE of 8th	Exterior alterations without a permit	8/19/2025	
25200	8/19/2025	Closed	San Carlos 2 NW of 8th	Illegal discharge of water into storm drains.	8/19/2025	
25199	8/19/2025	Closed	Casanova 2 NW of 13th			8/19/2025
25198	8/18/2025	Open	Dolores 3 SW of 2nd	Large planter pots in the public right-of-way	8/18/2025	
25197	8/18/2025	Closed	SW Corner of Dolores and 2nd	"Resident Parking Only" sign adjacent to public right-of-way	8/15/2025	8/28/2025
25196	8/18/2025	Closed	Mission 2 SW of Ocean	Unpermitted exterior banner sign	8/15/2025	8/18/2025
25195	8/18/2025	Open	Monte Verde 5 SW of 5th	Fence construction without permit	8/18/2025	
25194	8/15/2025	Open	SW Corner of Ocean & Mission	Overflowing trash bins	8/15/2025	

25193	8/14/2025	Open	SW Corner of Ocean & Mission	Operating without a business license; failure to provide a bathroom to customers.	8/14/2025	
25192	8/12/2025	Open	SW corner of Junipero and 9th	Trash enclosure without a permit	8/12/2025	
25191	8/14/2025	Open	Dolores NE of 6th	Operating business without a license and Use Permit	8/14/2025	
25190	8/14/2025	Closed	NE Corner of Monte Verde & 10th	Cone in public right-of-way	8/14/2025	8/18/2025
25189	8/14/2025	Closed	Mission NW of 8th	Cones in public right-of-way	8/14/2025	8/14/2025
25188	8/4/2025	Closed	7th NE of Dolores	Water discharge into sidewalk and street	8/4/2025	8/4/2025
25187	8/14/2025	Closed	Dolores NE of 6th	Overflowing trash cans in walkway	8/13/2025	8/15/2025
25186	8/12/2025	Closed	NW Corner of San Carlos & 6th	Merchandise table in the public right-of-way	8/12/2025	8/13/2025
25185	8/12/2025	Open	NEC Santa Fe & 5th	Overgrown vegetation; unsightly waste and debris visible from public right-of-way	8/11/2025	
25184	8/12/2025	1st NOV sent	NWC of Santa Rita and 4th	Short-term rental	8/12/2025	
25183	8/8/2025	Open	SW Corner of Mountain View & Crespi	Painting exterior of house without planning approval; possible short term rental.	8/8/2025	
25182	8/7/2025	Closed	San Carlos 2 SW of 4th	Loud noises; constant use of power tools	8/5/2025	8/8/2025
25181	8/1/2025	Open	Guadalupe 4 SE of 5th	Construction without a permit	8/1/2025	

Total Records: 35

9/2/2025



Transient Rental Report

01/01/2025 - 08/31/2025

Case #	Street	Status	Date Received	Last Status Date	Date Closed
25212	San Carlos	1st NOV sent	8/27/2025	8/27/2025	
25211	Mission	Potential STR identified	8/26/2025	8/26/2025	
25205	San Antonio	Potential STR identified	8/21/2025	9/9/2025	
25184	Santa Rita	1st NOV sent	8/12/2025	8/12/2025	
25176	13th	Potential STR identified	7/14/2025	8/14/2025	
25175	Torres	Fines administered	7/10/2025	8/14/2025	
25163	2nd	Closed	6/13/2025	8/15/2025	8/15/2025
25094	Forest	Closed	4/9/2025	4/15/2025	4/15/2025
25067	Junipero	Closed	3/28/2025	4/9/2025	4/9/2025
25065	Torres	Closed	3/26/2025	5/26/2025	5/26/2025
25063	Torres	Closed	3/24/2025	4/7/2025	4/7/2025
25016	Casanova	Closed	1/21/2025	3/3/2025	3/3/2025
25014	Lobos	Closed	1/16/2025	2/17/2025	2/17/2025
25006	San Antonio	Closed	1/6/2025	4/11/2025	4/11/2025

Total Records: 14

9/11/2025



Encroachment Permit Report

08/01/2025 - 08/31/2025

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
250200	Temp Ench	8/29/2025	Replace sewer lateral using pipe bursting.	Santa Rita 4 SW of Ocean		In Review
250199	Temp Ench	8/29/2025	Trim one tree making contact with power facilities. PM# 8210320.	8th Ave		In Review
250198	Temp Ench	8/29/2025	Trim one tree making contact with power facilities. PM# 8210320.	2922 Santa Lucia	9/2/2025	Issued
250197	Temp Ench	8/29/2025	Trim four trees that are making contact with power facilities. PM# 8210320.	Four locations throughout City		In Review
250196	Temp Ench	8/28/2025	Excavate a 4'x3' & a 3'x3' pit to repair water leak damages.	Santa Rita 144' N of 6th		In Review
250195	Temp Ench	8/28/2025	Excavate a 4'x3' pit to repair water leak damages.	Lincoln 207' N of 10th		In Review
250194	Temp Ench	8/28/2025	Excavate a 15'x3' pit to repair water leak damages.	Camino Real 116' N of 11th		In Review
250193	Temp Ench	8/28/2025	Excavate a 5'x5' pit to repair water leak damages.	6th 102' E of San Carlos		In Review
250192	Temp Ench	8/28/2025	Excavate a 21'x4' pit to repair water leak damages.	Dolores 260' S of 2nd		In Review
250191	Temp Ench	8/28/2025	Excavate a 28'x2' pit to repair water leak damages.	Ocean 144' W of Scenic		In Review
250190	Temp Ench	8/28/2025	Excavate a 21'x4' pit to repair water leak damages.	San Antonio 236' S of 9th		In Review
250189	Temp Ench	8/28/2025	Excavate a 3'x3' and 5'x10' put to repair water leak.	Carmelo 86's N of 12th Ave		In Review
250188	Temp Ench	8/28/2025	Construction of new SFR and ADU. Posting of No Parking signs in the two parking stalls in front of the vacant lot being built on. Encroachment is for access only, no storage of materials in the ROW.	Mission 3 NE of 10th		In Review

250187	Temp Ench	8/26/2025	Remove waste trap and install new lateral installation for ADU.	SW Corner of Torres & 8th	8/27/2025	Issued
250186	Temp Ench	8/21/2025	PG&E to replace pole, overhead transformer, and secondary box. Install underground service. PM# 35545444.	Carmelo 2 NW of 12th	8/21/2025	Issued
250185	Temp Ench	8/19/2025	Trench 2' from water meter to building, drill through exterior wall and install new 3/4 copper line inside suite.	SE Corner of Dolores & 5th	8/20/2025	Issued
250184	Temp Ench	8/18/2025	Closure of shoulder to access SB #341 & SB #343. AT&T job #A05AL16.	SE Corner of Ocean & San Carlos	8/18/2025	Issued
250183	Temp Ench	8/13/2025	Applicant to trench, backfill, & install electric substructures. PG&E to install underground service. PM# 35634358.	Santa Fe 3 NW of 6th	8/14/2025	Issued
250182	Temp Ench	8/13/2025	Replace 50' of sewer lateral from house to wye at the City main. Dig bell hole and expose pipe, backfill.	Santa Rita 6 SE of Ocean	8/13/2025	Issued
250181	Temp Ench	8/12/2025	Trenching in the street for a new gas line from the house to the main in the street.	Santa Fe 4 NW of 6th	8/13/2025	Issued
250180	Temp Ench	8/12/2025	Replacement of sewer lateral using pipe bursting.	Lincoln 3 NE of 12th	8/13/2025	Issued
250179	Temp Ench	8/12/2025	Replace sewer lateral using pipe bursting.	SE Corner of Guadalupe & 1st	8/13/2025	Issued
250178	Temp Ench	8/11/2025	PG&E to replace crossarm, insulator, and visibility strip. PM# 31744925 & 31727127.	NE Corner of Casanova & 8th	8/12/2025	Issued
250177	Temp Ench	8/11/2025	PG&E to replace conductor. PM# 31744327.	San Carlos 3 SE of 10th	8/12/2025	Issued
250176	Temp Ench	8/8/2025	Sewer lateral spot repair. Placement of excavation equipment in right of way.	Carpenter 2 NW of 5th	8/13/2025	Closed
250175	Temp Ench	8/12/2025	Replace sewer lateral using pipe bursting	24736 San Carlos St	8/13/2025	Issued
250174	Temp Ench	8/7/2025	Remove red bricks; dig down 8-10 inches; install 4 inch pipe from building to curb/sidewalk; backfill relay bricks	San Carlos 3 NW 7th		In Review

250173	Temp Ench	8/5/2025	Public Works power washing	various - see attached	8/7/2025	
250172	Temp Ench	8/1/2025	Replace full sewer lateral from driveway to city main	Lincoln 3 NE of 13th Ave	8/12/2025	Issued

Total Records: 29

9/2/2025



Tree Permit Report

08/01/2025 - 08/31/2025

Permit #	Permit Date	Permit Type	Location of Property	Description	Status	Approved Date
25209	8/1/2025	1. Tree Evaluation	Torres 2 NE of 4th	2- 20" DBH Coastal Live Oaks, 2- 30" DBH Monterey pine	Approved	8/14/2025
25210	8/1/2025	2. Tree Removal/Pruning	San Carlos 4 SE of Alta	1- 80 ft Monterey pine	Approved	8/5/2025
25211	8/4/2025	2. Tree Removal/Pruning	Lincoln 5 SE of 10th	Removal: 1- 24" pine tree, 1- 6" Oak tree, 1- 8" oak tree & 1- 12" oak tree	In Review	
25212	8/5/2025	2. Tree Removal/Pruning	SE Corner 7th and Camino Real, Carmel Ca 93923	Removal 1 Dead Oak Tree	Approved	8/27/2025
25213	8/5/2025	2. Tree Removal/Pruning	Ocean and Del Mar SE corner	Remove large ,dangerous Eucalyptus trees	In Review	
25214	8/5/2025	1. Tree Evaluation	Santa Fe - 4 sw of 4th	tree evaluation	In Review	
25215	8/6/2025	2. Tree Removal/Pruning	Ocean 4 NE of Carpenter	EVALUATION FOR REMOVAL: 1 Monterey pine 43" diameter 85' tall. 2 ea. Acacia 1,6 diam. 8' tall, multi trunk. only 1/3rd living PRUNING: trim horizontal limb (over 6") of oak @ Southeast corner	Approved	8/6/2025
25216	8/6/2025	2. Tree Removal/Pruning	Santa Rita 3 NE of 3	2 60' redwood trees for removal	Approved	8/11/2025
25217	8/7/2025	1. Tree Evaluation	Mission 3 SE of 10th	One approximately four-story pine tree	Approved	8/22/2025
25218	8/8/2025	2. Tree Removal/Pruning	SE Corner of Dolores and 8th	2 Pine trees	In Review	

25219	8/11/2025	2. Tree Removal/Pruning	Carmelo 2 SE of Ocean	2 oaks 28" and 16"	In Review	
25220	8/13/2025	2. Tree Removal/Pruning	7th Ave. 2 SW of Casanova	100' Oak	Approved	8/22/2025
25221	8/14/2025	2. Tree Removal/Pruning	Camino Real 4 NE of Ocean	1- 21" Monterey pine; 1- 10" Oak	Approved	8/14/2025
25222	8/15/2025	2. Tree Removal/Pruning	San Carlos 2 NE of 13th	trim three oak trees away from home/structure. the tree oaks belong to the neighbor on 3rd NE	In Review	
25223	8/16/2025	1. Tree Evaluation	9th Av 2SE Camino Real on 9th between Casanova and Camino Real	Tree removal	Approved	8/29/2025
25224	8/18/2025	2. Tree Removal/Pruning	NE Corner of Torres and 5th	One Monterey pine	Approved	8/28/2025
25225	8/19/2025	2. Tree Removal/Pruning	San Carlos 7 NE of Santa Lucia	PRUNING: 2 branches (dead)/ back of yard REMOVAL: 1 Tree	Approved	8/20/2025
25226	8/19/2025	2. Tree Removal/Pruning	Monte Verde Street 4SW of 3rd Avenue, Carmel-by-the-Sea, CA 93923	Construction of a new single family residence and ADU, which requires the removal and pruning of trees on the property and in the city ROW.	In Review	
25227	8/19/2025	2. Tree Removal/Pruning	Camino Real 2nd SE of 4th, Carmel, CA 93921	Remove 2 oaks, prune 9 oaks	Approved	8/26/2025
25228	8/20/2025	1. Tree Evaluation	Lincoln 4 NW Santa Lucia	Evaluation for removal of two trees creating hazard	Approved	8/29/2025
25229	8/22/2025	2. Tree Removal/Pruning	1 Monte Verde SE 2nd Ave.	Pruning	Approved	8/25/2025

25230	8/22/2025	2. Tree Removal/Pruning	Camino Real 3 NW of 10th	PRUNING: Oak, remove 1 oak limb REMOVAL: 7" Magnolia 10" Medrosidrus, 30" Incense Cedar	Approved	8/25/2025
25231	8/22/2025	1. Tree Evaluation	Lincoln St. 3NE of 13th	1 sick pine tree, 20' Diameter	In Review	
25232	8/26/2025	1. Tree Evaluation	SE Corner of Perry Newberry Way and Escolle Way	1- 40" circumference live oak	Approved	8/29/2025
25233	8/26/2025	2. Tree Removal/Pruning	NW Corner of Guadalupe and 5th	EVALUATION: Emailed Forester regarding 1 Med Oak leaning on historic fence and 2 dead city parkway Pine trees PRUNING: Qty 5 med-lrg Oak trees, most limbs 4-6" diameter to provide fire safety zone over house. See pics & site plan for details REMOVAL: Qty 5 med-lrg Oak trees. See provided pics and site plan for details.	In Review	
25234	8/26/2025	2. Tree Removal/Pruning	Camino Real 3 SE of 4th	1 dying CA oak tree in the backyard	In Review	
25235	8/27/2025	2. Tree Removal/Pruning	NE Corner of 4th & Carmelo St	Tree Removal	In Review	
25236	8/27/2025	1. Tree Evaluation	3 Dolores NE of 3rd	Tree Evaluation	In Review	
25237	8/28/2025	2. Tree Removal/Pruning	NE Corner of Camino Real and 11th	1 Quercus	In Review	
25238	8/29/2025	2. Tree Removal/Pruning	Lincoln 4 NW Santa Lucia	Evaluation for removal of two trees creating hazard	In Review	

25239	8/29/2025	1. Tree Evaluation	East side of lobos 3rd N of 4th	Tree evaluation for tree removal	In Review	
25240	8/29/2025	2. Tree Removal/Pruning	9th Av 2SE Camino Real on 9th between Casanova and Camino Real	Tree removal	In Review	

Total Records: 32

9/2/2025



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

October 8, 2025
CONSENT AGENDA

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

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

Recommendation:

Summary, Background, and Project Description:

Staff Analysis:

Other Project Components:

Attachments:

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



CITY OF CARMEL-BY-THE-SEA Monthly Report

Community Planning and Building Department

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

SEPTEMBER 2025 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In September 2025, **36** planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In September 2025, **7** business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In September 2025, **55** building permit applications were received.

IV. CODE COMPLIANCE CASES:

In September 2025, **21** new code compliance cases were created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

In September 2025, **0** new transient rental compliance cases were created.

VI. ENCROACHMENT PERMIT APPLICATIONS:

In September 2025, **31** encroachment permit applications were received.

VII. TREE PERMIT APPLICATIONS:

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

VIII. YEAR-TO-DATE TRENDS

Table 1 includes the following September 2025 totals:

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

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

Table 1
Permit Application Totals and YTD Percentage Changes

	PLANNING	BUSINESS LICENSES	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACH- MENTS	TREE REMOVAL & PRUNING
2024 YTD Totals	293	45	427	151	18	202	293
2025 YTD Totals	296	38	451	172	14	193	265
YTD % Difference	+1.02%	- 15.56%	+5.62%	+13.91%	-22.22%	-4.46%	-9.56%



Planning Permit Report

09/01/2025 - 09/30/2025

Permit #	Permit Type	Permit Identifier	Track	Project Description	Address/Location	Date Received	Date Approved	Status
25296	Landscape Plan Check/Inspection	LD 25296 (Hanson)		The site plan has been updated to show (10) new trees. The planting plan has been revised to show a simplified plant list. A minimum of 75% of plants are drought tolerant or native. Within the right of way, all understory plants are 100% native. The tree plan has been updated to show 10 trees instead of 16, including a 72" coast live oak to replace one approved removal of an existing oak. The Irrigation Sheets have been updated to reflect the new planting design. ETWU complies with MAWA requirements.	Dolores 3 NW of 13th			Incomplete Submission
25295	Design Study	DS 25295 (Maykranz)		Construction of fence along south property line	Carpenter 4 SE of 1st			Pending Assignment
25294	Historic Evaluation	HE 25294 (Haller)		Historic Determination	Monte Verde 5 SW of 9th Street	9/26/2025		Pending Assignment
25293	Design Study	DS 25293 (Karapetkov)		Replacing windows, doors, and siding. Site coverage compliance.	3009 Lasuen Drive			Pending Assignment
25292	Historic Evaluation	HE 25292 (Stewart)		Historic Evaluation	Santa Fe 4 SW of 4th			Pending Assignment
25291	Design Study	DS 25291 (25988 Ridgewood LLC)		MAIN FLOOR ADDITION (644 SF), NEW EXTERIOR DOORS & WINDOWS, REMODEL (1,856 SF), RAISE PLATE HEIGHT TO 9'-1", NEW ROOF, NEW PAVER DRIVEWAY, WALKS AND PATIO (445 SF), REMOVE (3) TREES.	25988 RIDGEWOOD ROAD			Pending Assignment
25290	Design Study	DS 25290 (Schatz)		Full remodel and partial reconstruction of an existing residence in a modern cottage style, using fire-wise Hardie materials in black and gray to match the existing exterior. Work includes demolition of the existing sunroom, garage and roof deck, hardscape, and brick fireplace. Additions and remodels include a 96-square-foot west façade extension, construction of a new 260-square-foot garage relocated three feet north of the existing location, and a complete remodel of 1,444 square feet of interior space to add a third bedroom and bathroom (pending water credits). Exterior improvements include replacing siding (except at the rear), all windows, and exterior doors with wood-clad aluminum units, installation of new Class-A roofing, extensive west wall glazing with clerestory windows, and new oriel windows in the dining room, living room, and bedroom. A new tile deck with cable railing will be added above the garage.	San Antonio 3 SE of 11th			Pending Assignment
25289	Design Study	DS 25289 (Siebert)		remodel to existing wood stairs and landing to an existing house. No change to the square footage. No grading or tree removal.	Camino Real, 2 S/W of 4th			Pending Assignment

25288	Design Review	DR 25288 (Cypress Inn)		This project includes the repair and replacement of approximately 8000sf of existing Spanish tile roof. The roof is to not change in style and tiles are to be reused. The project also includes the replacement of existing windows as shown in plan. These windows are to be contemporary windows in a similar simulated steel style. The courtyard paver will be removed and replaced while also repairing the slope of the courtyard. The courtyard is to receive an accessible ramp and handrail to make path of travel from sidewalk to courtyard entry doors an ADA path of travel.	NEC Lincoln & 7th			Pending Assignment
25287	Temporary Use Permit	TUP 25287 (Grasing's)		DATE & TIME: Friday, September 26, 2025 DESCRIPTION: Temporary event including background music provided by 3-piece live entertainment with a small speaker and microphone to play easy listening music for the MPCC members dinner with approximately 45 guests.	NW corner of 6th & Mission	9/23/2025	9/23/2025	Approved
25286	Design Study	DS 25286 (Brookes)		Lot Line Adjustment. Future Construction Of New Accessory Dwelling Unit/Studio.	2 NW of 12th On Carmelo Street	9/18/2025		Incomplete Submission
25285	Design Study	DS 25285 (Krishnamurthy)	One	REPLACE IN KIND EXISTING 117 LINEAR FEET OF PROPERTY FENCE WITH CEDAR PALING MATERIAL & PRESSURE TREATED POSTS WITH CONCRETE FOOTINGS. FENCE NOT TO EXCEED 6' HEIGHT.	SE Corner of Junipero and 11th	9/22/2025		In Review
25284	Preliminary Site Assessment	PSA 25284 (Brookes)		Lot Line Adjustment To Create A Standard 40x100 Foot Lot. Future Demolition Of Existing Residence & Garage. Future Construction Of A New Single Family Residence.	3 NW of 12th on Carmelo Street	9/18/2025		In Review
25283	Design Study	DS 25283 (Martin)	One	After-the-fact artificial turf installation on stairs	SW corner Mission & 2nd	9/29/2025		Pending Assignment
25282	Temporary Use Permit	TUP 25282 (Il Fornaio/Pine Inn)		DATE & TIME: Saturday, October 4, 2025, 4:00PM-9:00PM DESCRIPTION: Wedding reception (Cline) with live amplified music (DJ) in the banquet room of Il Fornaio Restaurant inside the Pine Inn.	Monte Verde between Ocean & 6th	9/16/2025	9/23/2025	Approved
25281	Design Study	DS 25281 (Lutz)	One	New fence at south property line; front to back; front 4' high 15' back then 6' high with 1' trellis; total 7' high	Santa Fe 4 NW of 6th			Corrections Required
25280	Design Study	DS 25280 (Reid)		Replace 6 clerestory windows, like for like, on roof deck in conjunctions with new roof; replace 1 kitchen window like for like. Reroof: like-for-like tar and gravel	2nd Ave 2 NW of Lobos			In Review
25279	Preliminary Site Assessment	PSA 25279 (Renaud)		Addition and remodel of single family residence, new detached garage	SW corner of Dolores and 1st			Incomplete Submission

25278	Design Review	DR 25278 (J&R Realty)		Installation of new custom double Dutch-style in-swinging entry doors along Ocean Avenue, creating an elegant and inviting storefront presence. Removal of the existing door and windows on the east side of the building, streamlining the exterior facade and reinforcing the Ocean Avenue entry as the primary customer entrance. Special emphasis will be placed on architectural detailing, material selection, and storefront design to ensure compatibility with Carmel's design guidelines and the surrounding village character.	Ocean Avenue 2 NE Dolores Street			Incomplete Submission
25277	Historic Evaluation	HE 25277 (Christian)		Historic Evaluation	Guadalupe 4 SE of 5th	9/16/2025		In Review
25276	Sign	SI 25276 (Halore)		Adding 3 new signs for name change; Dimensions will be 17"x30"x3/4"	Ocean Ave and Mission St			In Review
25275	Design Study	DS 25275 (Patton)		Window replacement; single pane to dual; like for like	Monterey St 3 NE Valley Way			Incomplete Submission
25274	Historic Evaluation	HE 25274 (Patton)		Window replacement; single pane to dual; like for like	Monterey St 3 NE Valley Way	9/12/2025		In Review
25273	Preliminary Site Assessment	PSA 25273 (Treadwell)		Building a new free standing garage. We have a permit for converting the exiting garage into an ADU. (BP240486). This is the new owner	Casanova 4 NW of 13th			Incomplete Submission
25272	Design Study	DS 25272 (Gartner)	Two	Convert existing 549sf of lower level storage space + 310sf addition into a new ADU (859 sq. ft total). Remodel existing main level kitchen & bathroom & add an additional 122 sf, including new stair, entry & porch. Add a new upper level primary bedroom & bath at 305 sf. add a new 200 sf detached one car garage.	Dolores Street, 2 NW of 10th			In Review
25271	Historic Evaluation	HE 25271 (Husted)		Existing Single Family Dwelling seeking Historical Evaluation	Carmelo St. 4SE of 12th Avenue, Carmel-By-The-Sea, CA 93921	9/11/2025		In Review
25270	Design Study	DS 25270 (Brown)	One	RELOCATE PREVIOUSLY APPROVED GENERATOR 20' SOUTH (5'-6" FROM REAR PROPERTY LINE). Cummins Quiet Connect Home Standby Generator — 20 kW (LP)/18 kW (NG). Model# C20N6H	SW CORNER OF GUADALUPE AND 4TH			In Review
25269	Design Review	DR 25269 (Carl Cherry Center)		Amendment to previously approved planning permit DA23278. Footprint of studio slightly changed on east side. Elevations updated with revised door/window size & vertical siding revised to horizontal siding. 2 sinks added & exterior light fixtures revised	NW Corner of Guadalupe and 4th			Incomplete Submission
25268	Design Study	DS 25268 (Miller)		re-roof with a brown/ bronze on slanted roof sections and pebbles/gravel covering on TPO on flat original roof section	Ocean Ave 2 SE of Forest Rd	9/5/2025		In Review
25267	Historic Evaluation	HE 25267 (ONeal)		Replacement of 2 existing entry wood doors with new fibrex doors	9 Crespi Avenue	9/4/2025	9/22/2025	Approved
25266	Preliminary Site Assessment	PSA 25266 (Dolores 2 SW 10th LLC)	Two	Remodel of existing one-story house. Replace roof, doors, and windows, repair exterior wood siding, framing and roof framing at rear of the house. New deck railing. Interior work includes renovations to kitchen and bath.	Dolores 2 SW of 10th			Incomplete Submission

25265	Historic Evaluation	HE 25265 (Fox)		Historic Determination	Torres 2 NW of 10th	9/3/2025		In Review
25264	Historic Evaluation	HE 25264 (Mitchell)		Historic Determination	San Antonio 3 SE of Ocean	9/12/2025		In Review
25263	Design Study	DS 25263 (ONeal)		Replacement of 2 sets of double doors with retrofit Fibrex, no construction, no framing. Existing material: wood	9 Crespi Avenue			Incomplete Submission
25262	Design Study	DS 25262 (Zee-Schenk)	Streamlined	Revision to previously approved DS 25190 (Zee-Schenk), revised to include the addition of Tudor style wood timbering and gable brackets	SE Corner of Guadalupe and 5th	9/5/2025	9/12/2025	Approved
25261	Time Extension	TE 25261 (Hofsas House)		12-month time extension for Design Review approval DR 24059 (Hofsas House, Inc.), UP 24060 (Hofsas House, Inc.), and associated Lot Line Adjustment and Coastal Development Permit for the demolition of the 38-room hotel and two apartments inclusive of the historic "Donna Hofsas House" and associated hotel accessory uses	San Carlos Street 2 NW of 4th Avenue	9/11/2025		In Review

Total Records: 36

10/1/2025



Business License Report

09/01/2025 - 09/30/2025

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
25044	New Business	Lucy Michel Pottery	Selling Lucy Michel's handmade pottery; selling materials ancillary to pottery such as oils, soaps, sponges, and candles	Mission 2 SW of Ocean	9/23/2025		In Review
25043	New Business	The Cozy Den	multi artist gallery with Ancillary retail business sales	Dolores Street between 5th and 6th	9/21/2025		In Review
25042	New Business	ThePartners Wealth Management	Primary office location for day to day business and client meetings	NW corner of Ocean Ave & Mission St			
25041	Ownership Change	Metronome Dancewear	Dancewear Retail	San Carlos 2 SE of 5th	9/15/2025		In Review
25040	Ownership Change	Carmel Resort Inn	Hotel Limited	Carpenter 2 NW 2nd	9/8/2025		In Review
25039	New Business	Dan Alexander Morale	Wine tasting education	Camino Real 6 SE of 2nd	9/5/2025		
25038	Business Name Change	Halore - Modern Heritage	Clothing Store	Carmel Plaza	9/3/2025	9/17/2025	Approved

Total Records: 7

10/1/2025



Building Permit Report

09/01/2025 - 09/30/2025

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
250451	9/30/2025		Installation of one temporary wall with door and one sliding door.	12,719	Building	SW Corner of Dolores & 6th
250450	9/30/2025	9/30/2025	Remove and replace 200A interior sub distribution panel, install second interior sub panel to be fed from the replace sub panel.	4,500	Electrical	Dolores 4 NE of 8th
250449	9/30/2025	9/30/2025	Remove and repour entry concrete pad to achieve ADA compliance.	3,000	Building	Lincoln 3 SE of Ocean
250448	9/30/2025	9/30/2025	Tear off existing concrete tile roof and install new aluminum metal roof (snap-lock standing seam roof) in color "Mansard Brown". At flat roof, clean and prep to install new membrane roof with natural gray gravel ballast - 10 squares of metal roof and 8 of membrane. Remove & reinstall new existing solar system after the new roof, system will not be modified.	91,888	Roofing	Ocean 2 SE of Forest
250447	9/30/2025	9/30/2025	Replacement of main 100amp (underground) panel like for like.	3,500	Electrical	Ocean 2 NE of Guadalupe
250446	9/26/2025	9/26/2025	Permit a heating furnace installed in 2019 to cure code compliance case #19073.	1,000	Mechanical	Lobos 4 NE of 3rd
250445	9/26/2025		Replace old flat roof with new flat roof, replace two old skylights with new ones, repair/replace wood on exterior window frame.	16,000	Roofing	SW Corner of Lopez and 2nd Avenue
250444	9/26/2025	9/26/2025	Remove existing composition roof and install new CertainTeed Landmark TL roofing, class "A" assembly in color "Shenandoah".	21,000	Roofing	4th 2 SE of Monte Verde
250443	9/26/2025		Intallation of new stand by generator. Re-build existing Carmel stone wall and new wood gate.	1,500	Building	Monte Verde 2 NE of 6th

250442			Revise Fence Designs, Change To Lower Patio Paver Design, Increase BBQ Counter Length, Add Handrail At Window Well, Remove Transom Window At Entry Door, Remove Transom Window At West Bay Window, Remove Exterior Sliding Wood Privacy Screen At Stair Window	0	BP Revision	2 NW of 12th on Carmelo Street
250441	9/26/2025		Exploratory demolition permit to discover cause of the leak at upper balcony. Approximately 25sf of demolition to occur. This permit provides no authority for construction or repair work until plans are submitted.	5,000	Demolition	Carmelo 3 NE of 8th
250440	9/24/2025	9/24/2025	Remove siding, trim, deck boards, and support brackets to locate source of water leak on second floor balcony above garage door. Place temporary support for balcony.	1,000	Demolition	Carpenter 2 SE of 5th
250439	9/23/2025		Reroof remove old roof and install new metal roof.	21,600	Roofing	25903 Mission St, carmel
250438	9/23/2025		Repair hand rail of stairs over pool equipment & install 4"x12" pressure treated timber under the bottom of horizontal timber at the top of the cracked CMU wall end by room #5.	2,000	Building	San Carlos 2 NW of 4th
250437	9/23/2025	9/30/2025	Tear off (e) gravel roof and install a new Flintlastic GTA roofing system in color "Georgetown Grey".	34,880	Roofing	7TH 2 SE OF FOREST IN CARMEL
250436	9/22/2025		Addition of new ADA bathroom to existing commercial space.	20,000	Building	NW Corner of San Carlos & 7th
250435	9/22/2025		Construction of new retaining wall	15,000	Building	Guadalupe 2 NW of 7th
250434	9/22/2025		Remove existing gray cedar shake and replace with new Brave shakes in color "Natural Wood" on garage only.	16,870	Roofing	13th 2 SW of San Antonio

250433	9/22/2025	9/22/2025	Remove existing wood shingles and replace with new CertainTeed Presidential TL comp shingles roof in color Autumn Bled for both the house and detached garage.	80,000	Roofing	Monte Verde 6 W of 13th
250432	9/19/2025		Roof and Window Replacement	800,000	Building	NE Corner of Lincoln & 7th
250431	9/19/2025	9/19/2025	Run dedicated gas line from meter to existing fireplace. 70' of 3/4" galvanize pipe and fittings.	3,500	Plumbing	NW Corner San Carlos and Santa Lucia
250430	9/19/2025	9/19/2025	Remove existing leaking 1" backflow device - replace with same - 1" Wilkins 975XL2.	2,000	Plumbing	SE Corner of Ocean and San Carlos
250429	9/19/2025		REPLACE DECORATIVE IRON RAIL LIKE FOR LIKE	25,000	Building	SW Corner of Camino Real & 8th
250428	9/17/2025	9/19/2025	Re-route 3" ABS storm drain through interior of building. CONDITION: As-built plans reflecting true scope of work are required to be submitted prior to permit final.	5,000	Plumbing	San Carlos 3 NW of 7th
250427	9/17/2025	9/17/2025	Remove existing gray tar and gravel roof and replace with new gray IB 60 Mil PVC, to be coted with Colonial Slate granules.	18,970	Roofing	NE Corner of Camino Real & 11th
250426	9/17/2025		Replace all landscaping on site with 75% drought tolerant, native plants, demolish and repair approximately 13% of the driveway, remove large rocks and boulders from the right of way, install a new drain channel and basin, and associated site improvements.	5,000	Building	Santa Rita 3 NW of 1st
250425	9/17/2025	9/24/2025	Install new banquette seating in kitchen, paint banquette, touch up paint.	0	Exempt Work	Monte Verde 2 NE of 6th

250424	9/17/2025		PERIMETER DRAINAGE AND WATERPROOFING OF FOUNDATION WALLS. INTERNAL RETAINING AND SUPPORT WALL AT CRAWL SPACE, INSTALL SUMP PIT AND PUMP IN CRAWL SPACE AREA ON THE LOW SIDE OF THE NEW RETAINING WALL.. DRAINAGE TO EXIT AT BUBBLER IN THE PUBLIC RIGHT OF WAY, MINOR CHANGES TO EXTERIOR SIDING (REMOVE BRICK VENEER), STUCCO OVER BRICK AT PLANTERS	35,000	Building	Mission 4 SW of 1st
250423	9/17/2025		112 sf kitchen remodel, replacement of 1 window, removal of 1 window	55,000	Building	Crespi 2 NW of Flanders
250422	9/17/2025	9/17/2025	Remove existing flat roof section and replace with new torch-down material.	5,200	Roofing	Camino Del Monte 1 NE of Junipero
250421	9/16/2025	9/16/2025	Remove existing wood shake roof and install new wood shake roof. CONDITION: New roof to meet class "A"	50,000	Roofing	Junipero 2 NW of 3rd
250420	9/15/2025		Disconnect and remove existing 8.5 Ton rooftop package unit and dispose of. Install New Curb adapter to adapt new unit to existing curb. Install New Bryant 8.5 Ton rooftop package unit on new adapter. Install New economizer as per code. Connect existing gas piping and electric to new unit install new electrical disconnect if needed. Connect to existing control wiring and thermostat	35,000	Mechanical	Carmel Plaza, Suite #213
250419	9/15/2025		Repair of existing patio. Replace restraining material along south edge, add substrate to protect oak roots, remove bricks, clean and replace.	0	Exempt Work	Santa Fe 2 SE of Mountain View
250418	9/12/2025	9/15/2025	Concrete demo to remove underground storage tank per state water resources control board December 2025 deadline.	47,810	Building	NE Corner of Junipero & 4th
250417	9/15/2025	9/15/2025	Partial demolition of existing site coverage (driveway) for tree root exploration. Partial demolition of interior finishes (cabinets, counters, flooring).	0	Exempt Work	Santa Rita 3 NE of 1st

250416	9/11/2025	9/11/2025	Remove existing brown cedar shake roof and replace with new CertainTeed Presidential TL comp shingles in color "Autumn Blend". Both house and detached garage to be reroofed.	45,940	Roofing	Santa Fe 3 NW of 8th
250415	9/10/2025		Barrier removal and construction of a new concrete ramp with steel handrails to replace the existing non-historic stairs.	30,000	Building	3080 Rio Road
250414	9/11/2025		VOID DUE TO DUPLICATE APPLICATION.	37,510	Roofing	San Carlos 2 SW of 13th
250413	9/10/2025	9/11/2025	Remove existing composition roof and replace with new CertainTeed Presidential TL composition roof in color Country Gray.	37,510	Roofing	San Carlos 2 SW of 13th
250412	9/10/2025		Replace existing steel and aluminum windows with new steel windows to match. Replace existing wood exterior doors with new steel doors. Repair and partially replace existing wood second floor deck. Retain existing copper gutters and downspouts, new flashing to be galvanized metal.	120,000	Building	NE Corner of Casanova & 8th
250411	9/10/2025	9/11/2025	Repair cracks in stucco, roughly 10sf, and repaint body of existing SFR in color Benjamin Moore "Swiss Coffee". No trim replacement or paint. Replace interior doors and base boards. No structural work or further exterior work to take place.	0	Exempt Work	Carmelo 5 SE of Ocean
250410	9/10/2025		Guest house bathroom updates including MEP updates and finishes as shown. No exterior changes.	10,000	Building	Lincoln 3 NE of 13th
250409	9/9/2025		Interior painting and replacement of existing laminate flooring with new laminate flooring.	0	Exempt Work	SW Corner of Carpenter & 1st
250408	9/9/2025		Energize Solar, Batteries, Permanent Meter, Generator w Enclosure- when PG&E cutover/burial is done. Demo temp pole and meter.	15,000	Electrical	SE Corner of Torres & 5th

250407	9/8/2025	9/17/2025	Return four pillars outside of parking lot area to the original condition. This includes stripping the wire mesh off to reveal original painted adobe blocks. Replace "No Parking" signs designated private parking for church. Cap and remove electrical, not to be installed.	0	Exempt Work	Lincoln 3 NW of 6th
250406	9/8/2025	9/8/2025	Painting touch up of second story balcony, match existing color.	0	Exempt Work	Dolores 3 SE of Ocean
250405	9/8/2025	9/8/2025	Remove and replace a 50 gallon natural gas water heater.	3,500	Plumbing	Camino Real 3 NE of 7th
250404	9/8/2025		Remove and replace existing forced air furnace and replace with new Mitsubishi heat pump model #PUZ-AK36NL, 36000 BTU, 3 ton unit.	20,000	Mechanical	San Carlos 5 NW of 3rd
250403	9/5/2025		Remove existing deck waterproofing, replace wood, install new waterproofing and flashing at balcony walking deck.	10,000	Building	Lincoln 2 NE of 2nd
250402	9/5/2025		Interior remodel of existing SFR. Relocate laundry from bathroom to entry level, add second washer/dryer unit. Bed, bath, and powder room remodels. Kitchen remodel. New can lighting in secondary bedrooms, MEP updates, interior finish updates.	390,000	Building	Lincoln 3 NE of 13th
250401	9/5/2025	9/10/2025	Clean exterior house to prepare for new paint on trims to be off-white, and stain main house "Dusty Road" to match existing.	0	Exempt Work	Camino Real 2 NW of 9th
250400	9/4/2025	9/16/2025	Remove existing forced air furnace and replace with new Mitsubishi heat pump model #MXZ-SM8NL, 48000BTU, 4 ton, mounted to exterior of building structure. Rv01 - Issued 9/23/25 - Exchanging gas tanked water heater with new tanked heat pump water heater to be installed in same location	31,800	Mechanical	Crespi 7 SE of Mountain View

250399	9/4/2025	9/5/2025	Tear off existing roof to decking, installation of weather proofing and waterproof membrane, and installation of Brava cedar shake in weathered wood brown. Roof assembly to be class "A" rated.	68,449	Roofing	Torres 5 SW of 2nd
250398	9/3/2025		Install gas fire pit, gas line to be extended from crawl space, trenched to back patio, tile removed and concrete saw cut for gas line through patio to the fire pit. Kinder valve to be installed in face of fire pit.	7,500	Building	8th 3 SE of Monte Verde
250397	9/2/2025	9/5/2025	Interior remodel of two bathrooms, totaling 95sf or interior space.	25,000	Building	NE Corner of Santa Fe & 3rd

Total Records: 55

10/1/2025



Code Compliance Report

09/01/2025 - 09/30/2025

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
25236	9/30/2025	Closed	Mission 5 SE of 4th	Discharge into storm drain system	9/30/2025	9/30/2025
25235	9/29/2025	Open	San Carlos 2 SW of 7th	Noise from speaker	9/29/2025	
25234	9/23/2025	Closed	Dolores 2 SE of Ocean	Discharge into storm drain system	9/23/2025	9/23/2025
25233	9/22/2025	Open	Dolores NE of 6th	Operating business without a license and Use Permit	9/22/2025	
25232	9/22/2025	Open	Lobos 5 NE of 2nd	Unshielded portable toilet	9/18/2025	
25231	9/22/2025	Open	NW corner of Ocean and Monte Verde	Prohibited interior signage	9/22/2025	
25230	9/18/2025	Closed	Mission SW of Ocean	Unpermitted exterior signage	9/18/2025	9/18/2025
25229	9/18/2025	Closed	Mission NW of 7th	Unpermitted exterior signage	9/18/2025	9/18/2025
25228	9/18/2025	Closed	NW Corner of Mission & 7th	Unpermitted exterior signage	9/18/2025	9/19/2025
25227	9/18/2025	Open	Mission 2 SW of Ocean	Unpermitted exterior signage	9/18/2025	
25226	9/17/2025	Open	26197 Dolores	Noise from wind chimes	9/16/2025	
25225	9/17/2025	Open	Crespi 5 SE of Mountain View	Tent in front driveway.	9/15/2025	
25224	9/17/2025	Open	Lincoln 3 NE of 5th	Bright exterior lights	9/15/2025	
25223	9/15/2025	Open	Santa Fe 5 NE of 8th	Installing brick patio without a permit.	9/15/2025	
25222	9/10/2025	Open	SW corner of Monte Verde and 7th	Bright exterior lights	9/10/2025	
25221	9/1/2025	Open	Mission SE of Ocean	Exterior sign	9/1/2025	
25220	9/2/2025	Closed	NW corner of Dolores and 6th	Exterior lights	9/1/2025	9/5/2025
25219	9/9/2025	Closed	NE corner of Junipero and 4th	Excavation without a permit	9/9/2025	9/12/2025

25218	9/4/2025	Closed	Dolores 3 SE of Ocean	Painting 2nd story balcony without a permit; blocking public right-of-way without an encroachment permit.	9/4/2025	9/22/2025
25217	9/4/2025	Open	Mission 3 NW of 8th	Mold and mildew; dishwasher plugged into power strip.	9/2/2025	
25216	9/2/2025	Closed	Mission 3 NE of 10th	Construction noise on Sunday	9/2/2025	9/3/2025

Total Records: 21

10/1/2025



Transient Rental Report

01/01/2025 - 09/30/2025

Case #	Street	Status	Date Received	Last Status Date	Date Closed
25212	San Carlos	2nd NOV sent	8/27/2025	9/23/2025	
25211	Mission	Closed	8/26/2025	9/17/2025	9/17/2025
25205	San Antonio	1st NOV sent	8/21/2025	9/17/2025	
25184	Santa Rita	1st NOV sent	8/12/2025	8/12/2025	
25176	13th	1st NOV sent	7/14/2025	9/17/2025	
25175	Torres	Fines administered	7/10/2025	9/26/2025	
25163	2nd	Closed	6/13/2025	8/15/2025	8/15/2025
25094	Forest	Closed	4/9/2025	4/15/2025	4/15/2025
25067	Junipero	Closed	3/28/2025	4/9/2025	4/9/2025
25065	Torres	Closed	3/26/2025	5/26/2025	5/26/2025
25063	Torres	Closed	3/24/2025	4/7/2025	4/7/2025
25016	Casanova	Closed	1/21/2025	3/3/2025	3/3/2025
25014	Lobos	Closed	1/16/2025	2/17/2025	2/17/2025
25006	San Antonio	Closed	1/6/2025	4/11/2025	4/11/2025

Total Records: 14

10/1/2025



Encroachment Permit Report

09/01/2025 - 09/30/2025

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
250231	Temp Ench	9/30/2025	Closure of sidewalk and parking stalls for RTU replacement via crane lift.	Mission between Ocean and 7th		In Review
250230	Temp Ench	9/30/2025	Replace sewer lateral using pipe bursting.	NW Corner of Carmelo & 12th	10/1/2025	Issued
250229	Temp Ench	9/30/2025	PG&E to install SEC breakers, replace over head service and overhead transformer. PM# 35654537	SW Corner of Mission & 12th		In Review
250228	Perm Ench	9/26/2025	Retrofit existing telco 4230STXP cabinet (55"H x 44"W x 26"D) on existing pad.	Dolores 2 NE of Santa Lucia		In Review
250227	Temp Ench	9/23/2025	Replace sewer lateral using pipe bursting. Trench for PG&E gas line.	SW Corner of Santa Rita & 1st		Closed
250226	Temp Ench	9/19/2025	PGE&E to replace overhead transformer and install new underground service. PM# 35646590	4910 Monterey St	9/19/2025	Issued
250225	Temp Ench	9/18/2025	Concrete Driveway and asphalt approach replacement per BP 210182. Extend sump pump water to the street to avoid backflow.	Carmelo 2 NW of 12th		In Review
250224	Temp Ench	9/18/2025	Excavate and install 200' of new 2" PVC water line for two residential water services.	Santa Fe 2 SW of Mountain View	9/19/2025	Issued
250223	Temp Ench	9/18/2025	Overlash 1,795' from P1 to P14	Junipero and 8th to Junipero and 11th Ave	9/19/2025	Issued
250222	Temp Ench	9/17/2025	PG&E to remove overhead service and install underground service. PM# 35604037.	Pine Ridge 3 NE of Forest	9/18/2025	Issued
250221	Temp Ench	9/17/2025	PG&E to perform veg management and trimming of 36 trees, removal of one tree. PM# 8210320.	Various throughout City	9/18/2025	Issued
250220	Temp Ench	9/17/2025	Closure of sidewalk and parking stalls to facilitate repair and replacement of 2nd story balcony.	NE Corner of Lincoln & 7th	9/18/2025	Issued
250219	Temp Ench	9/16/2025	Relocate waste line to connect to new location in City wye.	8th 2 SE of Monte Verde	9/18/2025	Issued
250218	Temp Ench	9/16/2025	Replacement of sewer lateral. Installation of new ADU sewer lateral.	NW Corner of Dolores & Santa Lucia	9/18/2025	In Review
250217	Temp Ench	9/15/2025	Replace sewer lateral using pipe bursting.	Carpenter 5 NE of 4th	9/16/2025	Issued
250216	Temp Ench	9/15/2025	2'x9', 3'x5', and 8'x9' asphalt patch for CalAm Job #3533.	Intersection of Lincoln & 2nd	9/15/2025	Issued
250215	Temp Ench	9/15/2025	Placement of moving POD.	Santa Rita 4 NE of 6th	9/15/2025	Issued

250214	Temp Ench	9/15/2025	Crane lift of HVAC equipment and removal.	SW Corner of Ocean & Junipero	9/15/2025	Issued
250213	Temp Ench	9/11/2025	7'x10' asphalt patch for CalAm Job #3474.	SE Corner of San Carlos & 10th	9/11/2025	Issued
250212	Temp Ench	9/10/2025	Propose to use space in front of Big Squeezy remodel location and access through inter-block walkway for construction access.	Lincoln 3 SW of Ocean		In Review
250211	Temp Ench	9/9/2025	Moving Truck Sept 23-27	Camino Real 2 NW 8th	9/18/2025	Issued
250210	Temp Ench	9/8/2025	Replace sewer lateral using pipe bursting.	10th 2 SW of Dolores	9/15/2025	Issued
250209	Temp Ench	9/5/2025	PG&E to install new pole. PM# 35655215. CONDITION: POLE SHALL NOT BLOCK ANY EXISTING DRIVEWAY OR SERVICE ACCESS.	Santa Fe 3 SE of 2nd	9/9/2025	Issued
250208	Temp Ench	9/4/2025	Access through Rio Road to remove wood for associated tree removal project.	Rio Road, connecting to 3325 Travis Way.	9/5/2025	Issued
250207	Temp Ench	9/4/2025	Replace 70' of sewer line from house to Wye at city main in street. Dig bellhole to expose pipe and backfill.	4903 Monterey St	9/4/2025	Issued
250206	Temp Ench	9/4/2025	PG&E to trim tree on pole. PM# 46583664	San Antonio & 10th	9/4/2025	Issued
250205	Temp Ench	9/4/2025	PG&E to replace pole, anchor, overhead transformer, and overhead service. PM# 35648055	4th 2 SE of Monte Verde	9/4/2025	Issued
250204	Temp Ench	9/4/2025	PG&E to trim tree on pole and guy wire. PM# 46577792.	Intersection of Santa Lucia & Carmelo		In Review
250203	Temp Ench	9/2/2025	PG&E to trench and backfill a 5'x5' bellhole to replace gas service. PM# 47204065.	Scenic 346' South of Ocean	9/3/2025	Issued
250202	Temp Ench	9/2/2025	Replacement of full sewer lateral. CONDITIONS: A TCP for a full road closure with a detour is required to be provided. The Vista Lobos driveway on Torres must remain open	SE Corner of Torres & 3rd	9/9/2025	Issued
250201	Temp Ench	9/2/2025	Access manhole, subbox, and pole.	7th from Mission to San Carlos	9/2/2025	Issued

Total Records: 31

10/1/2025



Tree Permit Report

09/01/2025 - 09/30/2025

Permit #	Permit Date	Permit Type	Location of Property	Description	Status	Approved Date
25241	9/4/2025	2. Tree Removal/Pruning	2742 Santa Lucia Ave	Coast live oak tree removal. Front right of property.	Approved	9/29/2025
25242	9/4/2025	2. Tree Removal/Pruning	Pine Ridge 2 SE of Forest	Tree Removal	In Review	
25243	9/8/2025	2. Tree Removal/Pruning	NE corner of Mission and 9th Street	Pruning Pine Tree and Removal of 3 Dead Oaks	In Review	
25244	9/9/2025	2. Tree Removal/Pruning	Casanova 2 NE of 12th	Oak 12"-15" diameter 20' tall, oak 4"-6" diameter 20' tall	Approved	9/25/2025
25245	9/10/2025	2. Tree Removal/Pruning	San Carlos 2NW at 13th	Trim one oak tree away from the property	In Review	
25246	9/10/2025	2. Tree Removal/Pruning	4 San Carlos NE of 3rd	Backyard oak trees viability	Approved	9/12/2025
25247	9/12/2025	2. Tree Removal/Pruning	Carmelo 6 NE of 4th	Removal of dead/rotten Oak	Approved	9/15/2025
25248	9/15/2025	2. Tree Removal/Pruning	Lincoln 5 NE of 13th	Removal of 2 branches from Oak Tree in the Patio	Approved	9/18/2025
25249	9/15/2025	1. Tree Evaluation	5 Lopez NW of 4th	Removal of Big Pine tree	In Review	
25250	9/16/2025	2. Tree Removal/Pruning	Junipero 4 NE 8th	Oak Tree Removal	In Review	
25251	9/17/2025	2. Tree Removal/Pruning	South of Ocean on Dolores In front of Caracciolis Cellars	Trim Tree branches Over hanging property	Closed	9/18/2025
25252	9/18/2025	2. Tree Removal/Pruning	NE Corner 5th Ave and Santa Rita	Remove one limb over the driveway and trim away from home on one Monterey Pine tree.	Approved	9/22/2025
25253	9/18/2025	2. Tree Removal/Pruning	4 NE of San Carlos and 13th Ave	Remove one dead tree south of the property	In Review	
25254	9/19/2025	2. Tree Removal/Pruning	3 Dolores NE of 3rd	Tree Evaluation	Approved	9/18/2025
25255	9/19/2025	1. Tree Evaluation	SW Corner of 3rd and Carpenter	EVALUATION: 2 Monterey pines- 50 ft ??? (I'd like them cut down to a 2 foot stump)	In Review	

25256	9/22/2025	2. Tree Removal/Pruning	Carmelo 3 SE of 2nd	One Oak Tree approximately 13.5" dia.	Approved	9/22/2025
25257	9/22/2025	2. Tree Removal/Pruning	Dolores 3 SW of 13th	Thin and cut back branches over Driveway and electrical wires	In Review	
25258	9/22/2025	1. Tree Evaluation	Monte Verde 2 NW of 12th	(3) Quercus Agrofolia to be removed, see sheet L1.1	In Review	
25259	9/23/2025	1. Tree Evaluation	Santa Fe 2 SW of 2nd	2 Monterey Pines, 3 ft diameter, over 50 ft high	In Review	
25260	9/25/2025	2. Tree Removal/Pruning	East side of lobos 3rd N of 4th	Tree evaluation for tree removal	Approved	9/24/2025
25261	9/25/2025	2. Tree Removal/Pruning	SW Corner of Torres & 1st	100 inch dia., estimated 100 feet tall pine (1)	Approved	9/29/2025
25262	9/26/2025	2. Tree Removal/Pruning	Santa Fe 4 SW of 4th	Remove existing 2 stem oak tree	In Review	
25263	9/29/2025	2. Tree Removal/Pruning	NE corner of Guadalupe & 4th	prune 3 redwood trees on property line	In Review	
25264	9/29/2025	2. Tree Removal/Pruning	Santa Rita 1 NE of 2nd	Removal of a pine tree on city property	In Review	
25265	9/30/2025	2. Tree Removal/Pruning	Oak Knoll 4 NE of Forest	One pine tree infested with beetle/ dying	In Review	

Total Records: 25

10/1/2025



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

October 8, 2025
PUBLIC HEARINGS

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

SUBJECT: **Director Referral:** Director's Referral to the Planning Commission to discuss the permit and operation history of A.W. Shucks Cocktail & Oyster Bar and consideration of an amendment to UP 93-45 (Murray/Weaver). The property is located at Ocean Avenue 3 southwest of San Carlos Street, in the Central Commercial (CC) Zoning District, APN 010-146-017-000.

Application:		Applicant:	N/A
APN:	010-146-017-000	Owner:	TSD Properties
Block & Lot:	Block 76, Lots 3 & 4		
Location:	Ocean Avenue 3SW of San Carlos Street		

Recommendation:

Staff recommends the Planning Commission consider and deliberate on the permit and operation history of A.W. Shucks Cocktail & Oyster Bar and adopt a Resolution of Intent to recognize the established operation of the A.W. Shucks Cocktail & Oyster Bar and direct staff to return on November 12, 2025 with a draft resolution:

1. Finding that approval of the Use Permit amendment qualifies as a Class 1 categorical exemption pursuant to CEQA Guidelines Section 15301 (Existing Facilities); and
2. Approving an amendment to Use Permit No. 93-45 (Murray/Weaver) to change the allowed use from a drinking establishment with limited food service to a full-line restaurant. Approval of the amendment does not include a change or intensification to the existing operation. The subject property is located at Ocean Ave 3SW of San Carlos Street, in the Central Commercial (CC) Zoning District, APN 010-146-017-000.

Summary, Background, and Project Description:

EXECUTIVE SUMMARY

In February 2025, the Director of Community Planning and Building received inquiries regarding the operation of A.W. Shucks Cocktail & Oyster Bar (A.W. Shucks) and whether the operation is consistent with the use approved under Use Permit No. UP 93-45 (Murray/Weaver). Particularly, does the establishment operate as a drinking place or a full-line restaurant? Based on research of permit history and findings and facts, the Director is now providing information for the Commission's consideration. Subsequent to the Commission's deliberation, and as discussed in the staff report, the Director recommends the Commission consider approving an amendment to Use Permit No. UP 93-45 to allow the establishment to legally operate within the confines of the Carmel-by-the-Sea Municipal Code. This amendment would not result in a change or expansion of the current operation. No exterior or interior modifications would be approved.

BACKGROUND AND PROJECT DESCRIPTION

Prior to adoption of Carmel-by-the-Sea Municipal Code (CMC) and its regulation of land use, Maxwell McFly's was established at the subject property. The business operated exclusively as a drinking place with no kitchen, food preparation or food sales. On December 8, 1993, the Planning Commission approved Use Permit No. UP 93-45 (see Attachment A) authorizing the addition of food sales to an existing drinking establishment (Maxwell McFly's). Under Finding of Fact No. 4, the Commission found that the use was legally established prior to the need for a Use Permit. Under General Finding No. 6, the Commission found that the operation of a drinking place is functionally equivalent to an eating place in terms of altering the balanced mix of uses.

In its decision, the Commission incorporated Condition of Approval No. 2 requiring:

"[T]hat the sale and service of food shall [be] limited to the menu submitted with this application. The permittee shall not be authorized to establish a full kitchen with stove, grill or oven. Food services shall be limited to a microwave oven, gas steamer, soup preparation and refrigeration facilities."

Building Permit History

On March 3, 1994, the city issued building permit No. 94-47 for a commercial interior remodel allowing installation of the following: soup warmer, prep sink, refer, display rack, prep refer, small steamer, large steamer, stock pot, type II hood, sink, dishwasher and coffee maker.

On November 3, 1995, an application for building permit No. 96-81 to allow a commercial kitchen remodel was submitted. On November 20th a correction list was provided indicating that an application to amend the Use Permit was required. An additional note was added on December 5, 1995, stating that the owner was required to submit a new application for a business license for a full-line restaurant. The correction list was updated crossing out "use permit" and replacing it with "business license only". Furthermore, it was indicated that compliance was done on April 22, 1996. On May 7, 1996, the city issued the building permit and on June 14, 1996, it was finalized. This permit allowed the installation of a stock pot burner

and gas fryer.

On July 31, 2008, an application for building permit No. 08-168C for a commercial kitchen remodel, including the installation of a salamander, char broiler, griddle with 2 burners and an over, a fryer and stock pot burner. This permit was issued August 15, 2008, and finalized February 11, 2009.

Planning Commission Determination

On September 23, 2015, the Planning Commission was presented with a staff report requesting confirmation of staff's determination of three drinking places, one of which was A.W. Shucks. This report stated that A.W. Shucks originally operated strictly as a drinking place and by approval of UP 93-45, ancillary food service was allowed. Further, staff noted that the establishment is permitted to be open until 12:00 a.m. and the majority of the floor space is occupied by the bar. The Commission moved to accept staff's designation with a vote of 4-0-1.

Recent Business License

On July 1, 2023, ownership of A.W. Shucks changed from M & M Coastal Enterprises (Mike and Michelle Sapon) to A.W. Shucks LLC (Karen Basi). Business License No. BL 23-041 (see Attachment B) was issued on August 8, 2023. This license approved a use classified as a full-line restaurant as the primary use and a drinking place as an ancillary use.

Staff Analysis:

As discussed above, there have been clear inconsistencies in A.W. Shucks permit history. Although approved building permits and business licenses are consistent with the establishment's operation over the last 29 years, it is inconsistent with the strict application of the allowed use and conditions of approval of Use Permit No. UP 93-45. In order to correct this discrepancy, clean up the record and align the operation with the proper land use entitlement, staff recommends the Planning Commission consider an amendment to the Use Permit. An amendment should specifically:

- Change the allowed use from a drinking establishment with limited food service to a full-line restaurant.
- Modify General Finding No. 4 to read as:

That the ~~addition of limited food service~~ amendment to change the use from a drinking establishment with limited food service to a full-line restaurant would not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection. A.W. Shucks has been operating in a consistent manner as a full-line restaurant since 1996 and the amendment makes no change to the existing demands.

- Modify General Finding No. 6 to read as:

That ~~allowing the addition of limited food service~~ the amendment to change the use from a drinking establishment with limited food service to a full-line restaurant would not conflict

with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and non-local populations. Although provisions of the Municipal Code prohibit ~~of any new food uses on Ocean Avenue, the~~ A.W. Shucks has been operating as a full-line restaurant since 1996, and is currently counted in the existing inventory of restaurants fronting on Ocean Avenue. ~~operation of a drinking place is functionally equivalent to an eating place in terms of~~ Therefore, approval of the amendment would not altering the balanced mix of uses. ~~Adding limited food sales to a bar and~~ would not increase the impact of such uses on Ocean Avenue.

- Modify General Finding No. 8 to read as:

~~That the addition of limited food service to a drinking place~~ amendment to change the use from a drinking establishment with limited food service to a full-line restaurant would not be in conflict with the City's General Plan, nor the Local Coastal Plan Program. As demonstrated in Findings 4 and 6 above, the amendment would not result in the change of operations which commenced in 1996 and A.W. Shucks is currently accounted for as a restaurant fronting on Ocean Avenue.

- Delete General Finding No. 10 altogether as it only applies to drinking places.

~~That there are no other drinking places in operation located on Ocean Avenue that do not have authority to sell food. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City, or would be in conflict with the General Plan nor the City's Local Coastal Plan.~~

- Add the following additional findings:

The amendment memorializes and legalizes A.W. Shucks' full-line restaurant use. The existing operation is consistent with the Eating and Drinking Establishment regulations contained in Title 17 section 17.14.040.I.1 and the Full Line Restaurant regulations contained in Title 17 section 17.14.040.I.3.

A.W. Shucks has been included in the city's inventory of the number of allowed restaurants fronting on Ocean Avenue. Therefore, the amendment would not result in an increase or exceedance in the 15 restricted use limit.

The use approved through this amendment is consistent with Business License No. BL 23-041, obtained business owner, A.W. Shucks LLC. An active business license shall be maintained in compliance with all applicable city codes at all times that the use is in operation. *Note: Condition of Approval No. 13 would be obsolete due to incorporation of this finding and should be deleted altogether.*

- Delete Condition of Approval No. 2 altogether:

~~That the sale and service of food shall be limited to the menu submitted with this application. The permittee shall not be authorized to establish a full kitchen with stove, grill or oven. Food service shall be limited to a microwave oven, gas steamer, soup preparation and refrigeration~~

~~facilities. No take-out food shall be allowed.~~

Other Project Components:

Although staff has had several discussions with the business operator, no formal application for an amendment has been submitted. Therefore, staff recommends the Planning Commission make a motion to adopt a resolution of intent and provide direction to return at the next scheduled meeting, November 12, 2025, with a signed application and draft resolution with the above modification.

Environmental Review

A.W. Shucks has been consistently operating as a full-line restaurant since 1996. Although approval of an amendment was needed for compliance with the CMC, a baseline has been established. Approval of the Use Permit amendment would result in no change to the aesthetic, energy use, water use, land use, traffic demand or utility use baselines. Therefore, the approval would qualify for a Class 1 categorical exemption pursuant to CEQA Guidelines Section 15301 and none of the exceptions to the exemptions listed in 15300.2 would apply in this case.

Attachments:

1. Attachment A - UP 93-45 (Aw Shucks) Use Permit
2. Attachment B - BL 23-041 (A.W. Shucks)

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR DECISION

UP 93-45

Murray Weaver/Paul Elliot
S/s Ocean bet. San Carlos and Dolores
Block 76, Lots 3 and 4

ADOPTED: 12/08/93

8 December 1993

CONSIDERATION: Consideration of a use permit authorizing the addition of the sale of food to an existing drinking establishment in the Central Commercial (CC) Land Use District.

FINDINGS OF FACT:

1. That the applicants propose to purchase Maxwell McFly's, an existing bar use that has been in continuous use for many years.
2. That the applicants propose to amend the use to include a seafood menu to be served at an "oyster bar".
3. That the business is located in the Central Commercial (CC) Land Use District in the Doud Arcade on Ocean Avenue.
4. That the use was legally established prior to the need for a use permit.
5. That the applicant has agreed to reduce the hours of operation to 11:00 a.m. to 11:00 p.m., five days a week, and to retain the 2:00 a.m. closing hour only on weekends.
6. That the use receives 4-5 deliveries each week which are made by small truck and unloaded on Ocean Avenue prior to 10:00 a.m.
7. That the total number of seating has not been indicated but a plan indicating the seating will be a condition of approval.
8. That there are two toilets and three sinks on the premises.
9. That other uses in the vicinity include retail uses selling apparel, candles, gifts, and arts and crafts, and a restaurant.

GENERAL FINDINGS (17.18.010 Municipal Code):

1. That the use has existed for a number of years and that the use as existing and with the addition of food would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the district.

2. That the hours of operation of the existing use would be reduced and as modified would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.
3. That the use is existing and would not increase traffic noise in excess of the "normally acceptable" range identified in the General Plan.
4. That the addition of limited food service would 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 use has two exits which provide adequate ingress and egress to and from the proposed location.
6. That allowing the addition of limited food service would not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and non-local populations. Although provisions of the Municipal Code prohibit of any new food uses on Ocean Avenue, the operation of a drinking place is functionally equivalent to an eating place in terms of altering the balanced mix of uses. Adding limited food sales to a bar would not increase the impact of such uses on Ocean Avenue.
7. That as proposed the use is compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located.
8. That the addition of limited food service to a drinking place would not be in conflict with the City's General Plan, nor the Local Coastal Plan.
9. That the proposed change to the use would not be injurious to public health, safety or welfare.
10. That there are no other drinking places in operation located on Ocean Avenue that do not have authority to sell food. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City, or would be in conflict with the General Plan nor the City's Local Coastal Plan.
11. That use is located in the Central Commercial (CC) Land Use District and there is no off-street parking to accommodate the long-term parking needs of employees or business owners. This is an existing non-conformity and would not be increased through approval of this permit.
12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

DECISION: Approve the use permit subject to the following conditions:

1. That the hours of operation shall not exceed 11:00 a.m. to 11:00 p.m., Sunday through Thursday, and 11:00 a.m. to 2:00 a.m., Friday and Saturday.
2. That the sale and service of food shall be limited to the menu submitted with this application. The permittee shall not be authorized to establish a full kitchen with stove, grill or oven. Food service shall be limited to a microwave oven, gas steamer, soup preparation and refrigeration facilities. No take-out food shall be allowed.
3. That the applicants shall submit a floor plan prior to issuance of the business license.
4. The use shall be conducted in a manner consistent with the presentations and statements submitted with the application and at the public hearing and any change in the use which would alter the findings or conditions adopted as part of this permit shall require approval of a new use permit by the Planning Commission.
5. The use shall be limited to the space applied for and shall not include any exterior display of merchandise nor shall the use expand unless such expansion is approved by the Planning Commission.
6. All water fixtures within the premises in which the use is located shall be retrofitted with water conservation hardware and shall be inspected for conformance with the standards contained in Section 15.28.020 of the Municipal Code prior to establishment of the use.
7. Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water use as compared to the previous use, this use permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.
8. This use permit shall become void and of no further force or effect upon termination or discontinuance of the use for any period of time exceeding six months.
9. Violations of the terms of this use permit or other ordinances of the City may constitute grounds for revocation of this use permit by the Planning Commission.

10. This use permit supercedes and replaces any previous use permits issued for this site.
11. Upon termination or revocation of this use permit for any reason, the use shall immediately cease and shall not be re-established without issuance of a new use permit.
12. Trash and garbage and containers for recycling materials shall be stored in metal containers on private property, screened from public view and disposed of in the manner established in Chapter 16, Title 8 of the Municipal Code.
13. Prior to the establishment of this use, the business operator exercising the privilege conferred by this permit shall obtain a business license from the City. An active business license shall be maintained in compliance with all applicable City Codes at all times that the use is in operation.
14. The use authorized by this use permit must be established within six months from the date of Planning Commission approval. The Commission may authorize an extension of an additional six months without a new public hearing. Failure to establish the use shall render this permit null and void and without effect.

A.W. Shucks
CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
AGENDA CHECKLIST

BLOCK: 76 LOT: 3 & 4

MEETING DATE: 17 November 1993

FIRST HEARING
ITEM NO: UP 93-45

CONTINUED FROM:
OWNER: Weaver/Elliot

SUBJECT: CONSIDERATION OF A USE PERMIT AUTHORIZING THE
ADDITION OF LIMITED FOOD SERVICE TO AN EXISTING
DRINKING PLACE

ENVIRONMENTAL REVIEW: Exempt

LOCATION: S/s Ocean bet. San Carlos & Dolores ZONING: CC

ISSUES:

Would the addition of limited food sales to a bar be
consistent with City policy and ordinances?

OPTIONS:

1. Approve the use permit and direct staff to prepare Findings
for Approval for adoption at the 8 December 1993 meeting.
2. Do not approve the use permit and adopt the Findings for
Denial dated 27 October 1993.
3. Continue Consideration.

RECOMMENDATION:

Option #1

ATTACHMENTS:

1. Staff Report dated 17 November 1993.
2. Staff Report dated 13 October 1993.
3. Application Materials.
4. Findings for Denial dated 27 October 1993.

STAFF CONTACT: Brian Roseth, Director

CITY OF CARMEL-BY-THE-SEA
DEPARTMENT OF COMMUNITY PLANNING AND BUILDING
STAFF REPORT

TO: CHAIRMAN KENNEDY AND PLANNING COMMISSIONERS
FROM: BRIAN ROSETH, DIRECTOR OF COMMUNITY PLANNING AND
BUILDING
DATE: 17 NOVEMBER 1993
SUBJECT: UP 93-45/WEAVER/ELLIOT

On 13 October 1993 the Planning Commission reviewed a request to add an oyster bar to a drinking establishment on Ocean Avenue. The Commission voted to deny the request and directed staff to prepare Findings for Denial. On 27 October 1993 the Findings for Denial were pulled from the Consent Calendar and the Commission voted to review the decision before it was final. A public hearing was noticed for this date to allow a second review by the Commission.

When the Commission first reviewed this application staff recommended approval. This recommendation was based on the functional equivalence of a bar to a restaurant when considering the overall mix of land uses on Ocean Avenue. If these uses are viewed as equivalent, approval of food service in a bar would not violate the intent of Measure-H. Staff's recommendation at the end of the 13 October Staff Report that the zoning ordinance be amended if the permit were approved was intended only as a suggestion - not as a legal requirement. Staff recommends that the Commission reconsider the Staff Report of 13 October 1993 and take action to approve or deny the permit based on land use issues, not on whether the Code should be amended.

CITY OF CARMEL-BY-THE-SEA
DEPARTMENT OF COMMUNITY PLANNING AND BUILDING
STAFF REPORT

TO: CHAIRMAN KENNEDY AND PLANNING COMMISSIONERS

FROM: BRIAN ROSETH, DIRECTOR OF COMMUNITY PLANNING AND
BUILDING

DATE: 13 OCTOBER 1993

SUBJECT: UP 93-45/MURRAY WEAVER/PAUL ELLIOT

I. INTRODUCTION

The City has received a request for a use permit for the Maxwell McFly's bar on Ocean Avenue. This permit request is triggered by a change of ownership and a proposal to add an oyster bar to the operation. Under the zoning ordinance, the primary use is SIC 5813 - Drinking Place and the oyster bar would be an ancillary use of SIC 5812 - Specialty Eating Place. One issue raised by this application is whether the sale of food can be allowed under the zoning ordinance which prohibits the establishment of any new food uses within buildings facing Ocean Avenue.

II. THE EXISTING OPERATION

Maxwell McFly's has been a long established bar within the City and pre-dates many of the Municipal Code provisions regulating land uses. The operation has no use permit and is considered a legal nonconforming use. The business is operated exclusively as a drinking place with no kitchen, no food preparation or display and no food sales. The use operates daily from 11:00 a.m. to 2:00 a.m. As a nonconformity, changes can only be made upon approval of a use permit. From staff's review the existing operation appears to meet City standards for a drinking place.

III. THE PROPOSED OPERATION

The applicant requests approval to add a light seafood menu to be served at an oyster bar (see attached menu). There would not be a full kitchen but facilities for soup and steamed shellfish would involve some food preparation. The limited nature of the proposal suggests that this function would be ancillary to the primary Drinking Place classification and that the appropriate ancillary classification is Specialty Eating Place. To help reduce impacts on the community, the applicants have suggested a willingness to reduce late hours of operation to 11:00 p.m. (Sunday through Thursday).

Arguments supporting denial of this permit include the following:

1. No food is currently sold and adding food sales would violate Standard No. 9. This use was not one of the fifteen food uses identified in the recent ordinance amending Measure-H.
2. Once this proposal is implemented, food use will become established at this location. If successful, it is likely that future requests will be filed to expand food sales. Eventually, it will become another full restaurant. This is contrary to the intent of the General Plan and the zoning ordinance.
3. The General Plan encourages a reduction in the number of bars. Changes to existing bars should not be allowed if they would extend the life of the use. If this existing bar remains limited in scope its lack of success may ultimately result in its replacement by a conforming use. This would directly implement Policy Pl-21 of the General Plan.

VI. RECOMMENDATION

Staff recognizes sound arguments on both sides of this issue. However, the community impacts of a bar are typically greater than those of a food use and any action that the City can take to dilute these impacts appears to offer the greater benefit. Staff recommends that the Commission grant the use permit and allow limited food sales along with a reduction in hours of operation to midnight - Sunday through Thursday. Staff also recommends preparation of an ordinance amending the Municipal Code to recognize that there are sixteen (16) food uses operating on Ocean Avenue rather than the fifteen (15) specified in Ordinance No. 93-26. If the Commission concurs with this recommendation staff will prepare Findings and Conditions for adoption on 27 October 1993.

A.W. SHUCKS--COCKTAIL AND OYSTER BAR
(McFly's)

As purchasers-in contract of McFly's bar at Ocean and San Carlos, we feel the needs of the community (and, of course, ourselves as business operators) would be better served by the introduction of light food as a support function to the bar. While the bar has been in operation for many years, it has shown a marked drop in revenues during the last decade and a further pronounced downward trend since 1989. We believe this reflects not only recessionary factors but more significantly points out the nationwide move away from "drinking bars" in general. Health concerns, drunk driving consequences, law enforcement priorities and a leaning toward moderation have all helped shape the move away from "liquor only" bars.

It is likely the clientele of Ocean Avenue will be better served and with less "bad element" impacts to the neighborhood community if a supplementary food service is added to the existing bar. This service will attract a broader and more desirable customer array for both the tourist pedestrian and Carmel local.

Our concept, then, is to:

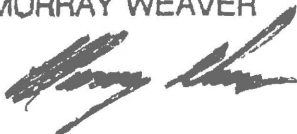
- 1) Redecorate the bar with a more open, light, upscale motif including new lighting, wall treatments and furniture--while keeping the attractive back bar in place.
- 2) Add a small "oyster bar" counter at the end of the existing bar. This visual but simple addition will serve a limited array of salads, soup and shellfish, requiring minor preparation and will omit the need for any major cooking equipment. Simple, quick, but quality oriented will be the aim of our menu (now being prepared in draft form).

We are looking forward to this venture as we have had previous success with this concept and believe it offers a viable business opportunity with virtually no negative consequences resulting in a small but worthwhile compliment to Ocean Avenue and Carmel--especially given the current use at McFly's.

Yours,

PAUL ELLIOTT

MURRAY WEAVER



CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR DENIAL

UP 93-45

Murray Weaver/Paul Elliot

S/s Ocean bet. San Carlos and Dolores

Block 76, Lots 3 and 4

27 October 1993

CONSIDERATION: Applicant requests a use permit to authorize the addition of the sale of food to an existing drinking establishment located in the Central Commercial (CC) Land Use District.

FINDINGS OF FACT:

1. The existing drinking place (SIC 5813), known currently as Maxwell McFly's, is a long-established use on the property. This use is nonconforming due to lack of a use permit.
2. The existing use is classified as a drinking place and has no ancillary uses. There is no kitchen on site and no food is prepared or served on the premises.
3. The Municipal Code regulates land uses through zoning standards established in Title 17. There are separate standards for eating places (SIC 5812) and for drinking places (SIC 5813).
4. The proposed change of use for which a use permit was requested was to add an oyster bar and to allow the sale of soups, salads and shellfish as an ancillary use.
5. In conformance with Section 17.06.034.E of the Municipal Code, ancillary uses may be authorized only when such uses are allowed as primary uses within the applicable zoning district. The standards for approval of a primary use also must be met when adding an ancillary use.

FINDINGS FOR DECISION (17.06.030)

1. The addition of food sales within the drinking place would add SIC 5812 (eating place) as an ancillary use.
2. Standard #9 for approval of eating places requires that "the use would not increase the number of food stores or eating places within structures facing Ocean Avenue." This requirement was established as an implementation measure of Objective 01-6 of the General Plan.

UP 93-45/Weaver/Elliot
Findings for Denial
27 October 1993
Page Two

"01-6 Protect and enhance the balanced mix of uses in the central business area, particularly along Ocean Avenue to ensure a high quality, pedestrian oriented commercial environment providing a wide variety of goods and services to local residents."

3. The existing use is not a food use within the meaning of Standard #9 for eating places.
4. Approval of the requested permit would add a new food use in a structure facing Ocean Avenue in direct violation of Standards #9 in the Municipal Code.
5. Approval of the permit would be contrary to the intent of the General Plan.

DECISION: Deny the use permit.



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

August 8, 2023

Karen Basi
PO Box 53,
Carmel, CA 93921

Email : karen.basi316@gmail.com

RE: Business License Approval
BL 23-041 (A.W. Shucks)
Ocean 2 SW of San Carlos Avenue
Block: 76; Lots: 3 & 4; APN: 010-146-017-000

Dear Ms. Basi,

An initial review of your business license application is complete. The proposed name primary use of a full-line restaurant complies with the City's zoning standards for the Central Commercial (CC) District. This Department has given initial zoning clearance for your business license subject to the attached Conditions of Approval and Use Permit UP 93-45. Final approval of the business license is subject to:

- 1) The completion of a business license inspection conducted by our Code Compliance Coordinator. Please contact Mr. Bo Grunde at (831) 620-2026 to schedule an interior business license inspection. Your business license will not be issued until the business license inspection is completed.
- 2) The completion of an Environmental Compliance inspection conducted by our Environmental Compliance Manager, Mary Bilse. Please contact Mary at (831) 620-2078 to schedule your inspection. Your business license will not be issued until the inspection is completed.
- 3) The return of the signed **Conditions of Approval** and the signed **Use Permit Intent to Comply** to the Community Planning and Building Department (will also send via DocuSign).
- 4) Completion of the 5-day appeal period. The approval notice has been posted on the city's website.

If you have any questions, you may contact me at (831) 620-2027.

Sincerely,

Suray Nathan
Assistant Planner

Encl: Business License Conditions of Approval
Use Permit Intent to Comply
Use Permit UP 93-45

BUSINESS LICENSE CONDITIONS OF APPROVAL

BUSINESS NAME: A.W. Shucks
BUSINESS OWNER: A.W. Shucks LLC
PROPERTY OWNER: TSD Properties
BLOCK: 76 LOT: 3 & 4
APN: 010-146-017-000
LOCATION: Ocean 2 SW of San Carlos Avenue
DATE OF ACTION: August 8, 2023

APPROVAL AND CONDITIONS:

1. This business license authorizes use of a 1st floor, 2,260 square foot retail space as a Restaurant.
 - a. Primary Use: This use is classified as a Full-Line Restaurant (NAICS 722511): Approval of this permit authorizes the establishment of a full-line restaurant selling a full line of prepared food and drinks for on-site consumption using non- disposable plates, glasses and utensils. This use is permitted as per Use Permit UP 93-45 (A.W. Shucks/Murray Weaver/Paul Elliot). The restaurant is authorized 49 interior seats.
 - b. Ancillary Use: Drinking Place (NAICS 722410) primarily engaged in preparing and serving alcoholic beverages for immediate consumption operate from 11 a.m. to 11 p.m., Sunday through Thursday, and 11 a.m. to 2 a.m., Friday and Saturday.
2. Other goods or services not directly related to the authorizations listed in conditions #1 (a & b) are prohibited.
3. Use Permit UP 93-45: All conditions and findings of Use Permit UP 93-45 which was reviewed and approved by the Planning Commission on December 8, 1993 shall apply to the operation of this business. Any failure to comply with these conditions will constitute the basis for review and possible revocation of the permit.
4. All business activities shall occur within the business space. No member of the public shall have access to any basement, attic or other space. Outdoor displays are not permitted.
5. Complaints of excessive noise, lighting and other nuisances from the business shall be cause for review and amendment of the permit.
6. The use shall not allow more than 10 percent of all stock or retail display area to be devoted to souvenir merchandise bearing words or images representing local place names or other visitor destinations, local events or local personalities. No display of souvenir merchandise is permitted in any exterior window or door/doorway.
7. This business is required to install an exterior business sign. Any additional exterior signs will require prior approval by the Planning Commission. You are required to submit an Application for a Commercial Business Sign within one month of receiving this approval.
8. All modifications made to the interior and/or exterior of the building, including but not limited to paint, window treatments, awnings, paving and landscaping, shall first require written approval by the Department of Community Planning and Building. No notice-attracting

features, such as banners, balloons, streamers, lights, additional signs, or flags shall be installed without written approval from the City.

9. The license approval shall become effective after the required five business-day appeal period. City Staff will also post the appeal notice at City Hall.
10. Any violation of the conditions of this business license approval, or of any ordinance in the Carmel Municipal Code, shall be cause for the City to revoke the license and/or the Use Permit.
11. Except as modified by the conditions of this approval, or by requirements of the Municipal Code, the business use shall be operated consistent with the representations made on the business license application. Any violation of these conditions of approval, or of any ordinance in the Carmel Municipal Code, shall be cause for the City to revoke the license.
12. The applicant agrees, at its sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.

Business Owner Signature

Date

Once signed, please return to the Community Planning and Building Department

**ACCEPTANCE OF PERMIT
AND
ACKNOWLEDGEMENT OF INTENT TO COMPLY

USE PERMIT NO. UP 93-45**

UP 93-45

A.W. Shucks
Ocean 2 SW of San Carlos Avenue
Block 76, Lots 3&4

On December 8, 1993, the Planning Commission of the City of Carmel-by-the-Sea approved the issuance of this Use Permit subject to the attached findings and conditions. Please review the findings and conditions of the Use Permit. Any failure to comply with these conditions will constitute the basis for review and possible revocation of the permit.

WE, THE UNDERSIGNED, HAVE READ AND HEREBY CERTIFY THAT WE UNDERSTAND AND AGREE TO THE ISSUANCE OF THIS PERMIT AND THE TERMS THEREOF, INCLUDING THE CONDITIONS OF APPROVAL OF THIS PERMIT AS WELL AS INTERPRETATIONS BY STAFF MADE VIA CORRESPONDENCES DATED AUGUST 7, 2023, FOR SSOCIATED FLOOR PLAN. WE UNDERSTAND THAT FAILURE TO COMPLY WITH THE CONDITIONS OF THIS PERMIT MAY LEAD TO ITS REVOCATION BY THE PLANNING COMMISSION.

Business Owner's Signature

Property Owner's Signature

Date

Date

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR DECISION

UP 93-45

Murray Weaver/Paul Elliot
S/s Ocean bet. San Carlos and Dolores
Block 76, Lots 3 and 4

ADOPTED: 12/08/93

8 December 1993

CONSIDERATION: Consideration of a use permit authorizing the addition of the sale of food to an existing drinking establishment in the Central Commercial (CC) Land Use District.

FINDINGS OF FACT:

1. That the applicants propose to purchase Maxwell McFly's, an existing bar use that has been in continuous use for many years.
2. That the applicants propose to amend the use to include a seafood menu to be served at an "oyster bar".
3. That the business is located in the Central Commercial (CC) Land Use District in the Doud Arcade on Ocean Avenue.
4. That the use was legally established prior to the need for a use permit.
5. That the applicant has agreed to reduce the hours of operation to 11:00 a.m. to 11:00 p.m., five days a week, and to retain the 2:00 a.m. closing hour only on weekends.
6. That the use receives 4-5 deliveries each week which are made by small truck and unloaded on Ocean Avenue prior to 10:00 a.m.
7. That the total number of seating has not been indicated but a plan indicating the seating will be a condition of approval.
8. That there are two toilets and three sinks on the premises.
9. That other uses in the vicinity include retail uses selling apparel, candles, gifts, and arts and crafts, and a restaurant.

GENERAL FINDINGS (17.18.010 Municipal Code):

1. That the use has existed for a number of years and that the use as existing and with the addition of food would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the district.

2. That the hours of operation of the existing use would be reduced and as modified would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.
3. That the use is existing and would not increase traffic noise in excess of the "normally acceptable" range identified in the General Plan.
4. That the addition of limited food service would 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 use has two exits which provide adequate ingress and egress to and from the proposed location.
6. That allowing the addition of limited food service would not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and non-local populations. Although provisions of the Municipal Code prohibit of any new food uses on Ocean Avenue, the operation of a drinking place is functionally equivalent to an eating place in terms of altering the balanced mix of uses. Adding limited food sales to a bar would not increase the impact of such uses on Ocean Avenue.
7. That as proposed the use is compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located.
8. That the addition of limited food service to a drinking place would not be in conflict with the City's General Plan, nor the Local Coastal Plan.
9. That the proposed change to the use would not be injurious to public health, safety or welfare.
10. That there are no other drinking places in operation located on Ocean Avenue that do not have authority to sell food. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City, or would be in conflict with the General Plan nor the City's Local Coastal Plan.
11. That use is located in the Central Commercial (CC) Land Use District and there is no off-street parking to accommodate the long-term parking needs of employees or business owners. This is an existing non-conformity and would not be increased through approval of this permit.
12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

DECISION: Approve the use permit subject to the following conditions:

1. That the hours of operation shall not exceed 11:00 a.m. to 11:00 p.m., Sunday through Thursday, and 11:00 a.m. to 2:00 a.m., Friday and Saturday.
2. That the sale and service of food shall be limited to the menu submitted with this application. The permittee shall not be authorized to establish a full kitchen with stove, grill or oven. Food service shall be limited to a microwave oven, gas steamer, soup preparation and refrigeration facilities. No take-out food shall be allowed.
3. That the applicants shall submit a floor plan prior to issuance of the business license.
4. The use shall be conducted in a manner consistent with the presentations and statements submitted with the application and at the public hearing and any change in the use which would alter the findings or conditions adopted as part of this permit shall require approval of a new use permit by the Planning Commission.
5. The use shall be limited to the space applied for and shall not include any exterior display of merchandise nor shall the use expand unless such expansion is approved by the Planning Commission.
6. All water fixtures within the premises in which the use is located shall be retrofitted with water conservation hardware and shall be inspected for conformance with the standards contained in Section 15.28.020 of the Municipal Code prior to establishment of the use.
7. Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water use as compared to the previous use, this use permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.
8. This use permit shall become void and of no further force or effect upon termination or discontinuance of the use for any period of time exceeding six months.
9. Violations of the terms of this use permit or other ordinances of the City may constitute grounds for revocation of this use permit by the Planning Commission.

10. This use permit supercedes and replaces any previous use permits issued for this site.
11. Upon termination or revocation of this use permit for any reason, the use shall immediately cease and shall not be re-established without issuance of a new use permit.
12. Trash and garbage and containers for recycling materials shall be stored in metal containers on private property, screened from public view and disposed of in the manner established in Chapter 16, Title 8 of the Municipal Code.
13. Prior to the establishment of this use, the business operator exercising the privilege conferred by this permit shall obtain a business license from the City. An active business license shall be maintained in compliance with all applicable City Codes at all times that the use is in operation.
14. The use authorized by this use permit must be established within six months from the date of Planning Commission approval. The Commission may authorize an extension of an additional six months without a new public hearing. Failure to establish the use shall render this permit null and void and without effect.

A.W. Shucks
CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
AGENDA CHECKLIST

BLOCK: 76 LOT: 3 & 4

MEETING DATE: 17 November 1993

FIRST HEARING
ITEM NO: UP 93-45

CONTINUED FROM:
OWNER: Weaver/Elliot

SUBJECT: CONSIDERATION OF A USE PERMIT AUTHORIZING THE
ADDITION OF LIMITED FOOD SERVICE TO AN EXISTING
DRINKING PLACE

ENVIRONMENTAL REVIEW: Exempt

LOCATION: S/s Ocean bet. San Carlos & Dolores ZONING: CC

ISSUES:

Would the addition of limited food sales to a bar be
consistent with City policy and ordinances?

OPTIONS:

1. Approve the use permit and direct staff to prepare Findings for Approval for adoption at the 8 December 1993 meeting.
2. Do not approve the use permit and adopt the Findings for Denial dated 27 October 1993.
3. Continue Consideration.

RECOMMENDATION:

Option #1

ATTACHMENTS:

1. Staff Report dated 17 November 1993.
2. Staff Report dated 13 October 1993.
3. Application Materials.
4. Findings for Denial dated 27 October 1993.

STAFF CONTACT: Brian Roseth, Director

CITY OF CARMEL-BY-THE-SEA
DEPARTMENT OF COMMUNITY PLANNING AND BUILDING
STAFF REPORT

TO: CHAIRMAN KENNEDY AND PLANNING COMMISSIONERS
FROM: BRIAN ROSETH, DIRECTOR OF COMMUNITY PLANNING AND
BUILDING
DATE: 17 NOVEMBER 1993
SUBJECT: UP 93-45/WEAVER/ELLIOT

On 13 October 1993 the Planning Commission reviewed a request to add an oyster bar to a drinking establishment on Ocean Avenue. The Commission voted to deny the request and directed staff to prepare Findings for Denial. On 27 October 1993 the Findings for Denial were pulled from the Consent Calendar and the Commission voted to review the decision before it was final. A public hearing was noticed for this date to allow a second review by the Commission.

When the Commission first reviewed this application staff recommended approval. This recommendation was based on the functional equivalence of a bar to a restaurant when considering the overall mix of land uses on Ocean Avenue. If these uses are viewed as equivalent, approval of food service in a bar would not violate the intent of Measure-H. Staff's recommendation at the end of the 13 October Staff Report that the zoning ordinance be amended if the permit were approved was intended only as a suggestion - not as a legal requirement. Staff recommends that the Commission reconsider the Staff Report of 13 October 1993 and take action to approve or deny the permit based on land use issues, not on whether the Code should be amended.

CITY OF CARMEL-BY-THE-SEA
DEPARTMENT OF COMMUNITY PLANNING AND BUILDING
STAFF REPORT

TO: CHAIRMAN KENNEDY AND PLANNING COMMISSIONERS

FROM: BRIAN ROSETH, DIRECTOR OF COMMUNITY PLANNING AND
BUILDING

DATE: 13 OCTOBER 1993

SUBJECT: UP 93-45/MURRAY WEAVER/PAUL ELLIOT

I. INTRODUCTION

The City has received a request for a use permit for the Maxwell McFly's bar on Ocean Avenue. This permit request is triggered by a change of ownership and a proposal to add an oyster bar to the operation. Under the zoning ordinance, the primary use is SIC 5813 - Drinking Place and the oyster bar would be an ancillary use of SIC 5812 - Specialty Eating Place. One issue raised by this application is whether the sale of food can be allowed under the zoning ordinance which prohibits the establishment of any new food uses within buildings facing Ocean Avenue.

II. THE EXISTING OPERATION

Maxwell McFly's has been a long established bar within the City and pre-dates many of the Municipal Code provisions regulating land uses. The operation has no use permit and is considered a legal nonconforming use. The business is operated exclusively as a drinking place with no kitchen, no food preparation or display and no food sales. The use operates daily from 11:00 a.m. to 2:00 a.m. As a nonconformity, changes can only be made upon approval of a use permit. From staff's review the existing operation appears to meet City standards for a drinking place.

III. THE PROPOSED OPERATION

The applicant requests approval to add a light seafood menu to be served at an oyster bar (see attached menu). There would not be a full kitchen but facilities for soup and steamed shellfish would involve some food preparation. The limited nature of the proposal suggests that this function would be ancillary to the primary Drinking Place classification and that the appropriate ancillary classification is Specialty Eating Place. To help reduce impacts on the community, the applicants have suggested a willingness to reduce late hours of operation to 11:00 p.m. (Sunday through Thursday).

Arguments supporting denial of this permit include the following:

1. No food is currently sold and adding food sales would violate Standard No. 9. This use was not one of the fifteen food uses identified in the recent ordinance amending Measure-H.
2. Once this proposal is implemented, food use will become established at this location. If successful, it is likely that future requests will be filed to expand food sales. Eventually, it will become another full restaurant. This is contrary to the intent of the General Plan and the zoning ordinance.
3. The General Plan encourages a reduction in the number of bars. Changes to existing bars should not be allowed if they would extend the life of the use. If this existing bar remains limited in scope its lack of success may ultimately result in its replacement by a conforming use. This would directly implement Policy Pl-21 of the General Plan.

VI. RECOMMENDATION

Staff recognizes sound arguments on both sides of this issue. However, the community impacts of a bar are typically greater than those of a food use and any action that the City can take to dilute these impacts appears to offer the greater benefit. Staff recommends that the Commission grant the use permit and allow limited food sales along with a reduction in hours of operation to midnight - Sunday through Thursday. Staff also recommends preparation of an ordinance amending the Municipal Code to recognize that there are sixteen (16) food uses operating on Ocean Avenue rather than the fifteen (15) specified in Ordinance No. 93-26. If the Commission concurs with this recommendation staff will prepare Findings and Conditions for adoption on 27 October 1993.

A.W. SHUCKS--COCKTAIL AND OYSTER BAR
(McFly's)

As purchasers-in contract of McFly's bar at Ocean and San Carlos, we feel the needs of the community (and, of course, ourselves as business operators) would be better served by the introduction of light food as a support function to the bar. While the bar has been in operation for many years, it has shown a marked drop in revenues during the last decade and a further pronounced downward trend since 1989. We believe this reflects not only recessionary factors but more significantly points out the nationwide move away from "drinking bars" in general. Health concerns, drunk driving consequences, law enforcement priorities and a leaning toward moderation have all helped shape the move away from "liquor only" bars.

It is likely the clientele of Ocean Avenue will be better served and with less "bad element" impacts to the neighborhood community if a supplementary food service is added to the existing bar. This service will attract a broader and more desirable customer array for both the tourist pedestrian and Carmel local.

Our concept, then, is to:

- 1) Redecorate the bar with a more open, light, upscale motif including new lighting, wall treatments and furniture--while keeping the attractive back bar in place.
- 2) Add a small "oyster bar" counter at the end of the existing bar. This visual but simple addition will serve a limited array of salads, soup and shellfish, requiring minor preparation and will omit the need for any major cooking equipment. Simple, quick, but quality oriented will be the aim of our menu (now being prepared in draft form).

We are looking forward to this venture as we have had previous success with this concept and believe it offers a viable business opportunity with virtually no negative consequences resulting in a small but worthwhile compliment to Ocean Avenue and Carmel--especially given the current use at McFly's.

Yours,

PAUL ELLIOTT

MURRAY WEAVER



CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR DENIAL

UP 93-45

Murray Weaver/Paul Elliot

S/s Ocean bet. San Carlos and Dolores

Block 76, Lots 3 and 4

27 October 1993

CONSIDERATION: Applicant requests a use permit to authorize the addition of the sale of food to an existing drinking establishment located in the Central Commercial (CC) Land Use District.

FINDINGS OF FACT:

1. The existing drinking place (SIC 5813), known currently as Maxwell McFly's, is a long-established use on the property. This use is nonconforming due to lack of a use permit.
2. The existing use is classified as a drinking place and has no ancillary uses. There is no kitchen on site and no food is prepared or served on the premises.
3. The Municipal Code regulates land uses through zoning standards established in Title 17. There are separate standards for eating places (SIC 5812) and for drinking places (SIC 5813).
4. The proposed change of use for which a use permit was requested was to add an oyster bar and to allow the sale of soups, salads and shellfish as an ancillary use.
5. In conformance with Section 17.06.034.E of the Municipal Code, ancillary uses may be authorized only when such uses are allowed as primary uses within the applicable zoning district. The standards for approval of a primary use also must be met when adding an ancillary use.

FINDINGS FOR DECISION (17.06.030)

1. The addition of food sales within the drinking place would add SIC 5812 (eating place) as an ancillary use.
2. Standard #9 for approval of eating places requires that "the use would not increase the number of food stores or eating places within structures facing Ocean Avenue." This requirement was established as an implementation measure of Objective 01-6 of the General Plan.

UP 93-45/Weaver/Elliot
Findings for Denial
27 October 1993
Page Two

"01-6 Protect and enhance the balanced mix of uses in the central business area, particularly along Ocean Avenue to ensure a high quality, pedestrian oriented commercial environment providing a wide variety of goods and services to local residents."

3. The existing use is not a food use within the meaning of Standard #9 for eating places.
4. Approval of the requested permit would add a new food use in a structure facing Ocean Avenue in direct violation of Standards #9 in the Municipal Code.
5. Approval of the permit would be contrary to the intent of the General Plan.

DECISION: Deny the use permit.



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

October 8, 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 25162 (5855 Junipero LLC):** Consideration of a Concept Design Study DS 25162 (5855 Junipero LLC) for the remodel of a one-story single-family residence and the construction of a 148 square foot addition, a 57 square foot cover entry, and a 264 square foot detached garage. The project includes replacing the existing flat tar and gravel roof with a gable composite shingle roof and associated site improvements located at 5855 Junipero Ave in the Single-Family Residential (R-1) Zoning District, APN 010-073-004-000.

Application: DS 25162 (5855 Junipero LLC)	Applicant: John Moore, Designer
APN: 010-073-004-000	Owner: 5855 Junipero LLC (Sheila Robinson)
Block & Lot: Block 128 & Lot 11	
Location: 5855 Junipero Ave	

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 DS 25162 (5855 Junipero LLC) for the remodel of a one-story single-family residence and the construction of a 148 square foot addition, a 57 square foot cover entry, and a 264 square foot detached garage. The project includes replacing the existing flat tar and gravel roof with a gable composite shingle roof and associated site improvements located at 5855 Junipero Ave in the Single-Family Residential (R-1) Zoning District, APN 010-073-004-000.

Summary, Background, and Project Description:

EXECUTIVE SUMMARY

The applicant is proposing to remodel an existing single-family residence, construct a new single-story addition, construct a new single-car garage, change the roof pitch and roofing material, and make associated site improvements on a 4,000-square-foot lot.

BACKGROUND AND PROJECT DESCRIPTION

The 1,298-square-foot single-story home was constructed in 1949 by Thomas S. Elston. The property was reviewed for historical significance in 2025 and found ineligible for the Carmel Historical Inventory. The historic evaluation stated, “[T]he Anthony Klepich House is a modest residence that exhibits features from two stylistic traditions, the Ranch style and the Postwar Modern style.” The property was determined to be ineligible for the historic inventory because it does not represent a good example of either style of architecture, and it is not associated with any significant events or people. This determination remains in effect for 5 years and will expire in 2030.

The applicant is proposing to remodel the existing home and to construct a new single-story addition, detached garage, and covered entry as well as changing the pitch of the roof. In addition, the applicant is proposing to replace the windows and doors, exterior siding, roof material with a new composite shingle roof, and the site coverage. The data table on the title page of the project plans states that the property will have a floor area of 1,676 square feet inclusive of a 264 garage and 552 square feet of site coverage.

New windows and doors will be aluminum-clad wood with divided lite grids. The applicant is proposing to change the vertical wood siding to horizontal burnt hickory-stained wood siding and vertical beige painted wood siding. The garage and the existing stucco portion of the home will be stucco. The roofing will be Certainteed Presidential TL Composite Shingles in the Autumn Blend color way.

During the Preliminary Site Assessment, nine trees were found on or immediately adjacent to the property. Seven were determined to be significant and two were determined not to be significant. The applicant is proposing to remove one of the trees designated not significant. No additional trees are currently required to be planted.

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 nine trees on, or adjacent to, the project site during the preliminary site assessment, including seven determined to be significant (Attachment 2 - Project Plans). The landscape plan for the project includes the addition of five new trees to the property: four Fern Pines and one Japanese Maple. This property meets the recommended tree density. Staff recommends the Planning Commission finds the project compliant with all applicable design guidelines regarding forest character.

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 elevation of the property is relatively flat throughout, ranging from 138' to 134' above sea level. The applicant has not yet provided a grading and drainage plan to city staff for review. Condition of Approval #2 requires the applicant to provide the grading and drainage plans prior to the Final Details Review. The applicant was required to submit an Archaeological Resource Management Report, which concluded that there is no evidence of archaeological or historical resources on the site. Based on the scope of work, staff recommends the Planning Commission preliminarily finds that the property meets the topographic design guidelines and reviews the grading and drainage plan prior to the Final Detail Review.

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 correspondence from any neighbors with concerns regarding privacy and views. The proposed addition and garage will both be single story. In addition, the applicant is reducing the total number of windows. 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.

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 264-square-foot, detached garage accessed by a 9' wide permeable paver driveway. The detached garage has been designed to have a compatible design with the house, be subordinate to the house, and not dominate the view from the right-of-way. 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 addition, change in roof pitch, and detached garage fit into the context of the neighborhood and do not appear too massive from the street.

The neighborhood has many one- and two-story homes with attached and detached garages. Although the proposed increased roof pitch would result in an increase of height, the property will maintain a low-slung profile from the street with minimal visible bulk and mass. Staff recommends that the Planning Commission finds that the project complies with all applicable Residential Design Guidelines regarding mass and bulk.

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

Staff Response: The building currently has a flat, tar and gravel roof. The applicant is proposing to construct a pitch composite shingle roof. The applicant is proposing to add new gables and roof forms, adding complexity to the roof overall. The roof pitches will be split with 5:12 as the primary and 3:12 at the east elevation. This design is consistent with the encouraged roof pitches contained in the Residential Design Guidelines. 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 property maintains an overall simple design with the proposed increased complexity in roof and building form. Staff recommends the Planning Commission find that the project meets the design guidelines pertaining to building and roof form.

Other Project Components:

Environmental Review: Staff recommends that the Application be found “not a project” pursuant to Public Resources Code Section 21065 and CEQA Guidelines Section 15378. 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.

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 APPLICATION IS “NOT 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 REMODEL OF A ONE-STORY SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF A 148 SQUARE FOOT ADDITION, A 57 SQUARE FOOT COVER ENTRY, AND A 264 SQUARE FOOT DETACHED GARAGE. THE PROJECT INCLUDES REPLACING THE EXISTING FLAT TAR AND GRAVEL ROOF WITH A GABLE COMPOSITE SHINGLE ROOF AND ASSOCIATED SITE IMPROVEMENTS LOCATED AT 5855 JUNIPERO AVE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT, APN 010-073-004-000.

WHEREAS, on June 30, 2025, John Moore (“Applicant”) submitted an application on behalf of 5855 Junipero LLC (Sheila Robinson) (“Owners”) requesting approval of Track 2 Design Study application DS 25162 (5855 Junipero LLC) described herein as (“Application”); and

WHEREAS, the Application has been submitted for a 4,000-square-foot site at 5855 Junipero Ave in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is requesting approval of the Concept Design Study to remodel an existing single-family residence, construct a new single-story addition, construct a new single-car garage, increasing the roof height, and make associated site improvements; and

WHEREAS, in accordance with Carmel-by-the-Sea Municipal Code (CMC) Section 17.58.040 (Residential Design Review), residential additions that increase building coverage by more than 200 square feet or 10 percent are 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 September 26, 2025, a notice of public hearing was published in the Carmel Pine Cone for the October 8, 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 September 28, 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 October 3, 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 October 8, 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 Chapter 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 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**:

<u>FINDINGS REQUIRED FOR ACCEPTANCE OF THE CONCEPT DESIGN STUDY</u>		
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 **FIND**, Pursuant to CEQA regulations, the application is not a project” under CEQA as defined in Public Resource Code Section 21065 and Section 15378 of the CEQA Guidelines and **ACCEPT** the Concept Design Study DS 25162 (5855 Junipero LLC) for the construction of a 148 square foot addition, a 57 square foot cover entry, and a 264 square foot detached garage. The project includes replacing the existing flat tar and gravel roof with a gable composite shingle roof and associated site improvements located at 5855 Junipero Ave in the Single-Family Residential (R-1) Zoning District, APN 010-073-004-000.

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.	Preliminary Grading and Drainage. Prior to Final Details Review, the applicant shall provide a preliminary drainage and grading plan for staff to review.

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of October, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

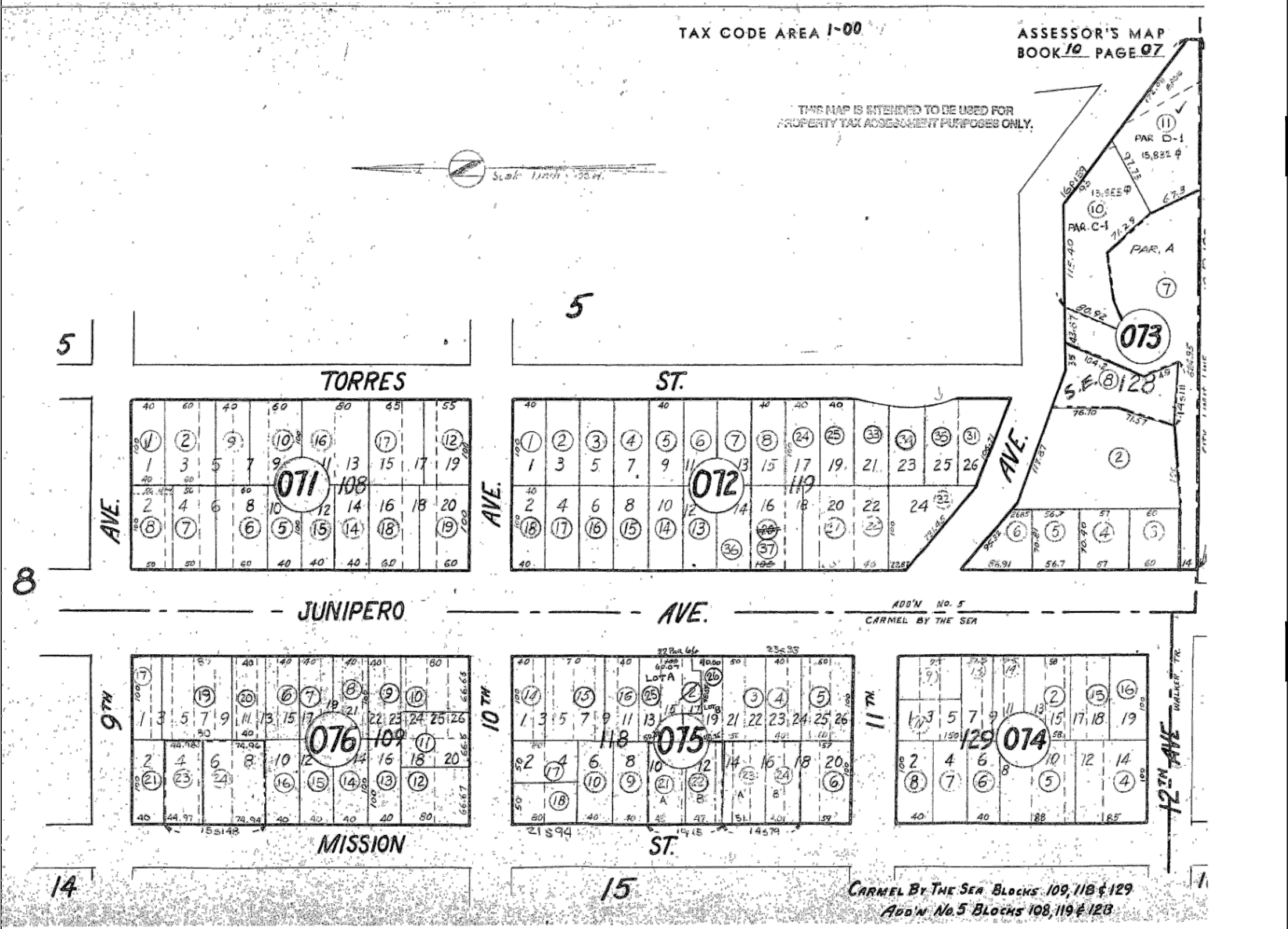
GENERAL CONDITIONS

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

ABBREVIATIONS AND SYMBOLS

APPROX. BLK. CLO. CONC. CONT. DS DW (E) F.O.C. F.O.S. GALV. GYP. G.W.B. FLR HWDW N.J.C. N.T.S.	APPROXIMATE BLOCK CLOSET CONCRETE CONTINUOUS DOWNSPOUT DISHWASHER EXISTING FACE OF CONCRETE FACE OF STUD GALVANIZED GYPSUM GYPSUM WALLBOARD FLOOR HARDWOOD NOT IN CONTRACT NOT TO SCALE	O.C. O.D. PLYWD REF R.O. SHWR SIM SL T&G T.O.P. TYP. U.O.N. NOTED WP W/ W/O W.I.C.	ON CENTER OUTSIDE DIAMETER PLYWOOD REFRIGERATOR ROUGH OPENING SHOWER SIMILAR SKYLIGHT TONGUE AND GROOVE TOP OF PLATE TYPICAL UNLESS OTHERWISE WATERPROOF WITH WITHOUT WALK IN CLOSET	 WALL LINE NUMBERS VERTICAL LETTERS HORIZONTAL	 SECTION SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN	 DOORS SYMBOL NUMBERS WINDOW TYPE-NUMBERS	 ELEVATION ELEVATION IDENTIFICATION SHEET WHERE ELEVATION IS DRAWN	 DETAIL NUMBER SHEET WHERE DETAIL IS LOCATED	 REVISIONS-NUMBERS CLOUD AROUND REVISION OPTIONAL	 +8'-0" CEILING HEIGHT
--	---	--	---	---	---	---	---	--	---	---------------------------

VICINITY MAP



THE ADDITION AT 5855 JUNIPERO AVE

CARMEL, CA

SHEET INDEX PROJECT DIRECTORY PROJECT INFORMATION

ARCHITECTURAL	
A0.1	COVER SHEET
A1.0	SURVEY
A1.1	TREE SURVEY REPORT
A1.2	SITE PLAN
A2.1	FLOOR PLAN
A2.3	ROOF PLAN
A3.1	SCHEDULES
A4.1	EXTERIOR ELEVATIONS
A4.2	STREETSCAPE ELEVATIONS & GARAGE ELEVATIONS
L.1	LANDSCAPE PLAN
L.2	LANDSCAPE LIGHTING PLAN

OWNER:	5855 JUNIPERO LLC P.O. BOX 6387 CARMEL, CA 93921 831-626-7100
DESIGNER:	MOORE DESIGN INC. CONTACT: JOHN MOORE 550 FIGUEROA STREET, SUITE B MONTEREY, CA. 93940 OFFICE (831) 642-9732 CELL (831) 238-6868 EMAIL: john@mooredesign.org
GENERAL CONTRACTOR:	VINCE BRUNO CONSTRUCTION CONTACT: VINCE BRUNO 725 LOTTIE STREET MONTEREY, CA 93940 TEL (831) 595-3076 LIC. # 554042 vincebruno34@gmail.com
STRUCTURAL ENGINEER:	ESA DESIGN CONTACT: EFREN ABARADO 43082 BRIGHTON COMMON FREMONT, CA. 94538 TEL (510) 683-8914 FAX (510) 683-8941 EMAIL: efren@esastructural.com Lic. # C 62568
SURVEYOR:	LANDSET ENGINEERS, INC. CONTACT: GUY GRAUDDO 520 CRAZY HORSE RD. SALINAS, CA 93907 TEL (831) 443-6970 FAX (831) 443-3801 EMAIL: GGRAUDDO@LANDSETENG.COM
TITLE 24 CONSULTANT:	MONTEREY ENERGY GROUP CONTACT: DAVID KNIGHT 26465 CARMEL RANCHO BLVD., SUITE 8 CARMEL, CA. 93923 TEL (831) 250-0314 EMAIL: cad@meg4.com
INTERIOR DESIGNER:	AMBIANCE INTERIORS CONTACT: SHEILA ROBINSON P.O. BOX 6387 CARMEL, CA. 93921 TEL (831) 626-7100 EMAIL: ambiancinteriors@SBCglobal.net

PROJECT ADDRESS:	5855 JUNIPERO AVE CARMEL, CA 93923
A.P.N.	010-073-004
PROJECT SCOPE:	MAIN FLOOR ADDITION (148 SF), NEW 1-CAR GARAGE (264 SF), NEW COVERED ENTRY (57 SF), NEW EXTERIOR DOORS & WINDOWS, NEW PAVER DRIVEWAY (90 SF), NEW PAVER WALKWAY (334 SF), REPLACE EXISTING FLAT ROOF WITH NEW SLOPING ROOF
PROJECT VALUATION:	\$380,000
RELATED PERMIT	PSA25002
PROJECT CODE COMPLIANCE:	2022 - Title 24, California Residential Code (CRC), California Building Code (CBC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), California Energy Code (CEC), California Green Building Standards Code (CALGREEN), California Fire Code (CFC), Monterey Co. Code Local Amendments
ZONE:	R-1
YEAR CONSTRUCTED:	1949
MAX BLDG. HT:	17'-1" (18'-0" ALLOWED)
CONSTR. TYPE:	TYPE V-B
OCCUPANCY:	R-3 (RESIDENTIAL), U
FIRE SPRINKLERS	REQUIRED NFPA-13D - SEE CALCS ON A1.2
WATER SYSTEM:	CAL AM
SEWER SYSTEM:	PUBLIC
TREE REMOVAL:	NONE
TOPOGRAPHY:	GENTLY SLOPING
GRADING:	FOOTINGS ONLY, LESS THAN 15 C.Y.
LOT SIZE:	4,000 SF

FLOOR AREA CALCS:	ALLOWED = 1,800 SF		PROPOSED = 1,676 SF	
	EXISTING	DEMO	NEW	TOTAL
RESIDENCE	1,264	0	148	1,412
SHED	34	-34	0	0
GARAGE	0	0	264	264
TOTAL	1,298 SF	-34 SF	412 SF	1,676 SF
BUILDING SITE COVERAGE	EXISTING	DEMO	NEW	PROPOSED
IMPERMEABLE / SEMI-PERMEABLE				
PAVER WALKWAY	551	-551	405	405 SF
COVERED ENTRY	0	0	57	57 SF
BRICK PATH	36	-36	0	0 SF
CONCRETE WALKWAY	397	-397	0	0 SF
GRAVEL WALKWAY	206	-206	0	0 SF
PAVER DRIVEWAY (9' WIDE)	0	0	90	90 SF
TOTAL	1,190 SF	-1,190 SF	552 SF	552 SF
PERMEABLE				
WOOD CHIPS	0	0	1,729	1,729 SF
DECK	76	-76	0	0 SF
TOTAL	76 SF	-76 SF	1,729 SF	1,729 SF
BASE = 396 SF		ADDITIONAL ALLOWED = 160 SF		
TOTAL ALLOWED = 556 SF		PROPOSED = 552 SF		
EXISTING RESIDENCE HEIGHT = 14'-7"				
PROPOSED RESIDENCE HEIGHT = 17'-1" - 18'-0" ALLOWED				
FRONT SETBACK 15'-0"				
SIDE SETBACK 9'-3" ON THE SOUTH SIDE, 5'-0" ON THE NORTH SIDE - 25% LOT WIDTH, MIN. 3'				
REAR SETBACK 3'-0"				
PLATE HEIGHTS - 7-8 1/2", 8'-6", 9'-0" - SEE ELEVATIONS AND ROOF PLAN FOR LOCATIONS				

Additional Site Coverage for Driveways. If at least 50 percent of all site coverage on the property is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the site area may be allowed for use in a single driveway of up to nine feet in width.

BUILDING DEPARTMENT NOTES

- No person may tap into any fire hydrant other than fire suppression or emergency aid, without first obtaining written approval from the water purveyor supplying water to the hydrant and from the monterey county health department.
- All hoses used in connection with any construction activities shall be equipped with a nozzle shut-off. when an automatic shut-off nozzle can be purchased or otherwise obtained for the size or type of hose in use, the nozzle shall be an automatic shut-off nozzle.
- No potable water may be used for compaction or dust control purposes in construction activities where there is a reasonably available source of reclaimed or other sub-potable water approved by the monterey county health department and appropriate for such use.
- The use of solders containing more than 2/10ths of 1% lead in making joints on private or public water supply systems is prohibited (SB 164).
- Provide non-removable backflow devices at all hosebills.

CONTRACTOR NOTES

- Glu-lam certificates shall be copied to the building department.
- At time of final inspection provide installation, operation and maintenance guides/manuals for all equipment and appliances including masonry veneer anchors, fireplace insert, and chimney flue acceptable to the enforcing agency shall be provided to the owner.
- Contractor to provide two copies completed & signed of the CF2R-LTG-01-E form (where applicable) to the owner & field inspector prior to receiving the final.

PROJECT NAME:

ADDITION AT 5855 JUNIPERO AVE

5855 JUNIPERO AVE
CARMEL, CA 93923

APN: 010-073-004

MOORE DESIGN Inc.
RESIDENTIAL PLANNING &
CONSTRUCTION ADMINISTRATION

550 FIGUEROA STREET, SUITE B
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD	
DESCRIPTION	ISSUED
PLN SUBMIT	6-2-2025
PLN RE-SUBMIT	6-24-2025
PLN RE-SUBMIT	8-26-2025

PRINT DATE: 8/26/2025

MEMBER
A I B D
AMERICAN INSTITUTE of
BUILDING DESIGN

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

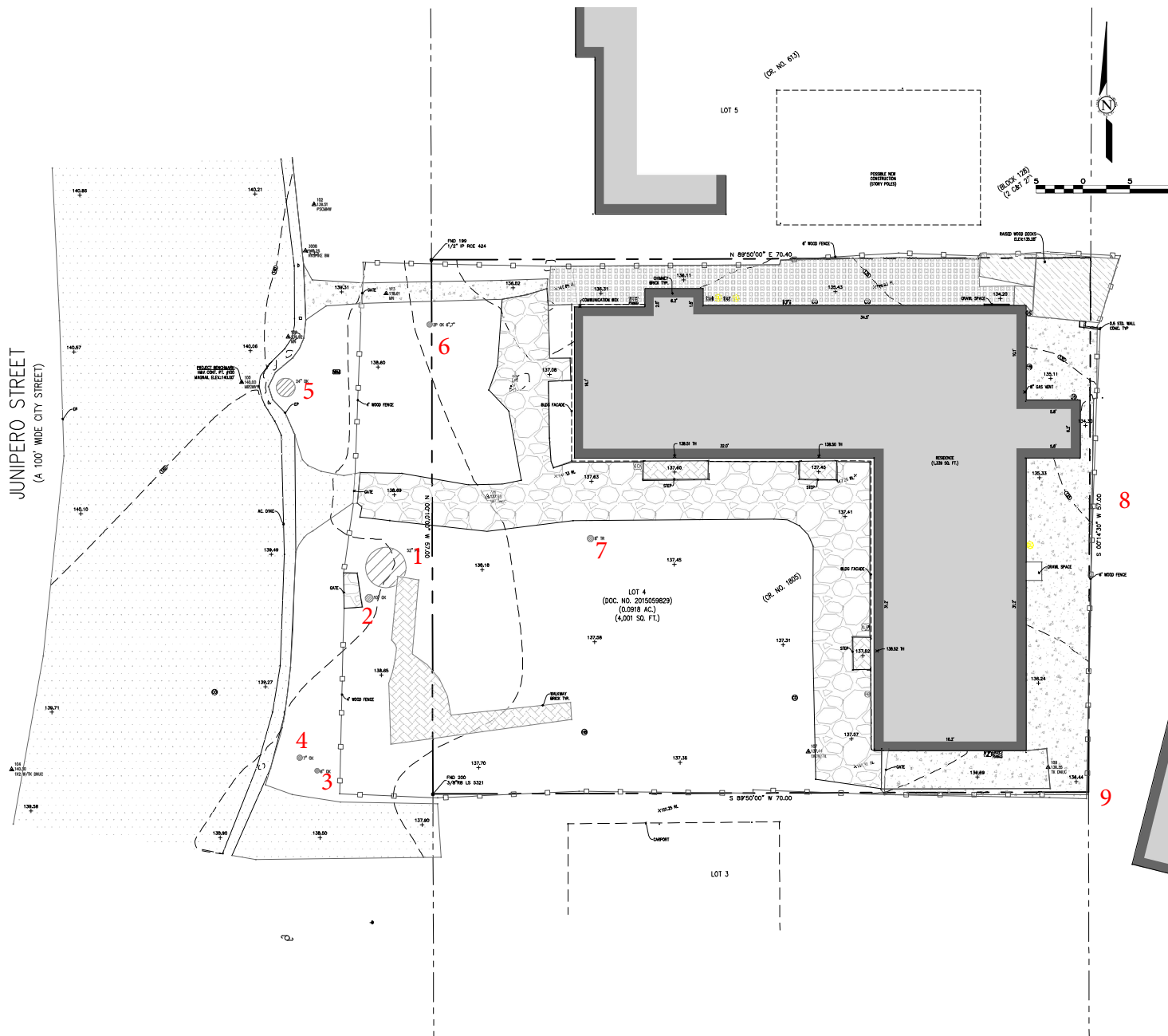
SHEET TITLE:

COVER SHEET / PROJECT INFO

SHEET NUMBER:

A0.1

JUNIPERO STREET
(A 100' WIDE CITY STREET)



LEGEND:

--- PROPERTY BOUNDARY	○ CONDUIT
- - - ADJACENT PROPERTY BOUNDARY	○ CLEANOUT
- - - ORIGINAL PROPERTY BOUNDARY	○ DOWNSPOUT
- - - EASEMENT (TYPE AS SHOWN)	○ ELECTRIC METER
- - - ROADWAY CENTERLINE	○ GAS LINE
- - - MAJOR CONTOUR LINE (5' INTERVAL)	○ GAS METER
- - - MINOR CONTOUR LINE (1' INTERVAL)	○ GAS VALVE
- - - FENCE	○ GUY WIRE
■ BUILDING	○ HOSE BIB
■ ASPHALT CONCRETE	○ UTILITY POLE
■ BRICK	○ WATER METER
■ CONCRETE	○ WATER SERVICE
■ GRAVEL	○ WATER VALVE
■ STONE/PAVING	○ FOUND MONUMENT (TYPE NOTED)
■ WOOD	○ SURVEY CONTROL POINT
□ NATURAL GROUND SURFACE / LANDSCAPED AREA	○ SPOT ELEVATION
	○ RODELINE
	○ FINISHED FLOOR
	○ THRESHOLD
	○ TREE (TYPE AS SHOWN)
	○ STUMP CENTER IS APPROX. CENTER OF TREE

- GENERAL NOTES:**
- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY NAVY CONTROL POINT #100, A MAGNETIC NAIL LOCATED 20' WESTERLY AND 13' SOUTHERLY FROM THE NORTHWESTERLY PROPERTY CORNER. ELEVATION IS 140.00' AS SHOWN.
 - 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 COMPALED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
 - 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 4" ARE NOT SHOWN.
 - THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (11/29/24) 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.
 - BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRAIL DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANGS ARE NOT SHOWN.
 - THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREIN 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.
 - 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.

ABBREVIATIONS:

AC = ASPHALT CONCRETE	FL = FLOWLINE
AD = AREA DRAIN	FND = FOUND
BLDG = BUILDING	GR = GRATE
BRK = BRICK	MON = MONUMENT
BRKR = BREAKER	MFL = METAL
BW = BACK OF SIDEWALK	OK = OK
CB = CATCH BASIN	PK = PINE
CL = CENTERLINE	RL = RODE LINE
CMU = CONCRETE MASONRY UNIT	RW = RETAINING WALL
CONC = CONCRETE	RWD = REDWOOD
CTL = CONTROL	STM = STONE
CYP = CYPRESS	TH = THRESHOLD
DG = DECOMPOSED GRANITE	TR = TREE
ELEC = ELECTRIC	TYP = TYPICAL
EP = EDGE OF PAVEMENT	UTL = UTILITY
EMT = EASEMENT	WD = WOOD
FF = FINISHED FLOOR	

CONTACT INFORMATION:
CLIENT:
MS. SHEILA ROBINSON
ATTN: JOHN MOORE
PO BOX 8387
CARMEL, CA 93911
SITE LOCATION:
2855 JUNIPERO AVENUE
CARMEL-97-THE-SEA, CA 93921

TOPOGRAPHIC MAP
APN: 010-073-004
THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2015059829
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
MS. SHEILA ROBINSON

SCALE: 1" = 5'
DATE: DEC 2024
JOB NO.: 2854-01

SHEET 1
OF 1 SHEETS

REVISION:

No.	DATE	BY	REVISION
12/16/24	AL	RELEASED TO CLIENT	

Significant Tree Evaluation Worksheet

APN: 010-073-004-000
Street Location: 5855 Junipero Ave
Planner: Jake Olander
City Forester: Justin Ono
Property Owner: 5855 Junipero LLC
Recommended Tree Density: 3 upper, 1 lower

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

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

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

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

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

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

MP--Monterey pine Aca -- Acacia species 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	52	10	6	7	24	7		20	20						
NO							8								

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	2	2	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	1	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	0	2	2	2	2	2	2	2	2						

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

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

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

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

Items to note:

Required Structural Root Zone

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

Required Tree Protection Zone

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

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 be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.

· The Structural Root Zone -- Structural Root Zone shall 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.

G. Are environmental conditions favorable to the tree?

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

The tree has room for growth to maturity with no crowding from other significant trees or

2 points: 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	3	8	8	8	7	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	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						
MOD															
SIGNIF															
NOT	x						x								
SIGNIF															

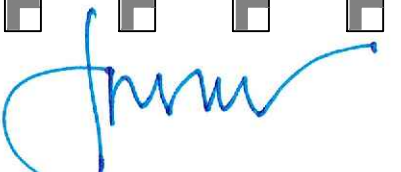
PROJECT NAME:

ADDITION AT 5855
JUNIPERO AVE

5855 JUNIPERO AVE
CARMEL, CA 93923

APN: 010-073-004




MOORE DESIGN Inc.
RESIDENTIAL PLANNING &
CONSTRUCTION ADMINISTRATION

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MONTEREY CA. 93940
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DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	6-2-2025
PLN RE-SUBMIT	6-24-2025
PLN RE-SUBMIT	8-26-2025

PRINT DATE: 8/26/2025

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SHEET TITLE:

TREE SURVEY
REPORT

SHEET NUMBER:

A1.1

FIRE SPRINKLER CALCULATIONS - REQUIRED

Section 102.1 Subsection 5 Monterey Fire Code Amendments of the 2022 California Fire Code

Existing structures Alterations and repairs. All new work performed in alterations and/or repairs to existing structures shall comply with the current provisions of this Chapter. When alterations and/or repairs result in the removal, alteration, modification, replacement of fifty percent or more of the external walls of a building, or result in the removal, modification, replacement and/or repair of fifty percent or more of the existing internal structural and/or non-structural framework, independently or in combination thereof, within a five year period, the entire building shall be made to conform to the current provisions of this Chapter. The determination under this section of the requirement for upgrading any existing structure to full conformance with current provisions of this Chapter shall be at the sole discretion of the Fire Code Official.

COMMENTARY: This section is for all projects involving structural modifications. The following "formula" has been agreed upon by the Fire Districts Committee of the Monterey County Fire Prevention Officers Association:

STEP	ACTION	L.F.
1	TOTAL LENGTH OF WALLS (INTERIOR & EXTERIOR) OF ORIGINAL EXISTING BUILDING	319.0
2	TOTAL LENGTH OF WALLS TO BE REPLACED/RELOCATED DURING THE REMODEL	0.0
3	TOTAL LENGTH OF WALLS TO BE PROPOSED TO BE REMOVED DURING THE REMODEL	189.5
4	TOTAL LENGTH OF WALLS OF NEW ADDITION (NOT ALREADY COUNTED IN STEPS 2 & 3)	196.0
5	ADD RESULTS OF STEPS 2, 3, & 4	385.5
6	DIVIDE TOTAL OF STEP 5 BY TOTAL OF STEP 1	1.21
7	IF STEP 6 EQUALS .5 (50%) OR MORE AUTOMATIC FIRE SPRINKLERS ARE REQUIRED FOR THIS PROJECT. Or if the cumulative total of the projects within the 5 year period is 50% or more automatic fire sprinklers are required for the project.	> 50%

I attest that the measurements and calculations stated above for this project are true and correct.

Completed by:

John Moore
Phone Number 831-642-9732

Representing Firm: Moore Design
E-mail: john@mooredesign.org

Signature 

SITE NOTES

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

TREE PROTECTION NOTES

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

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

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

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

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

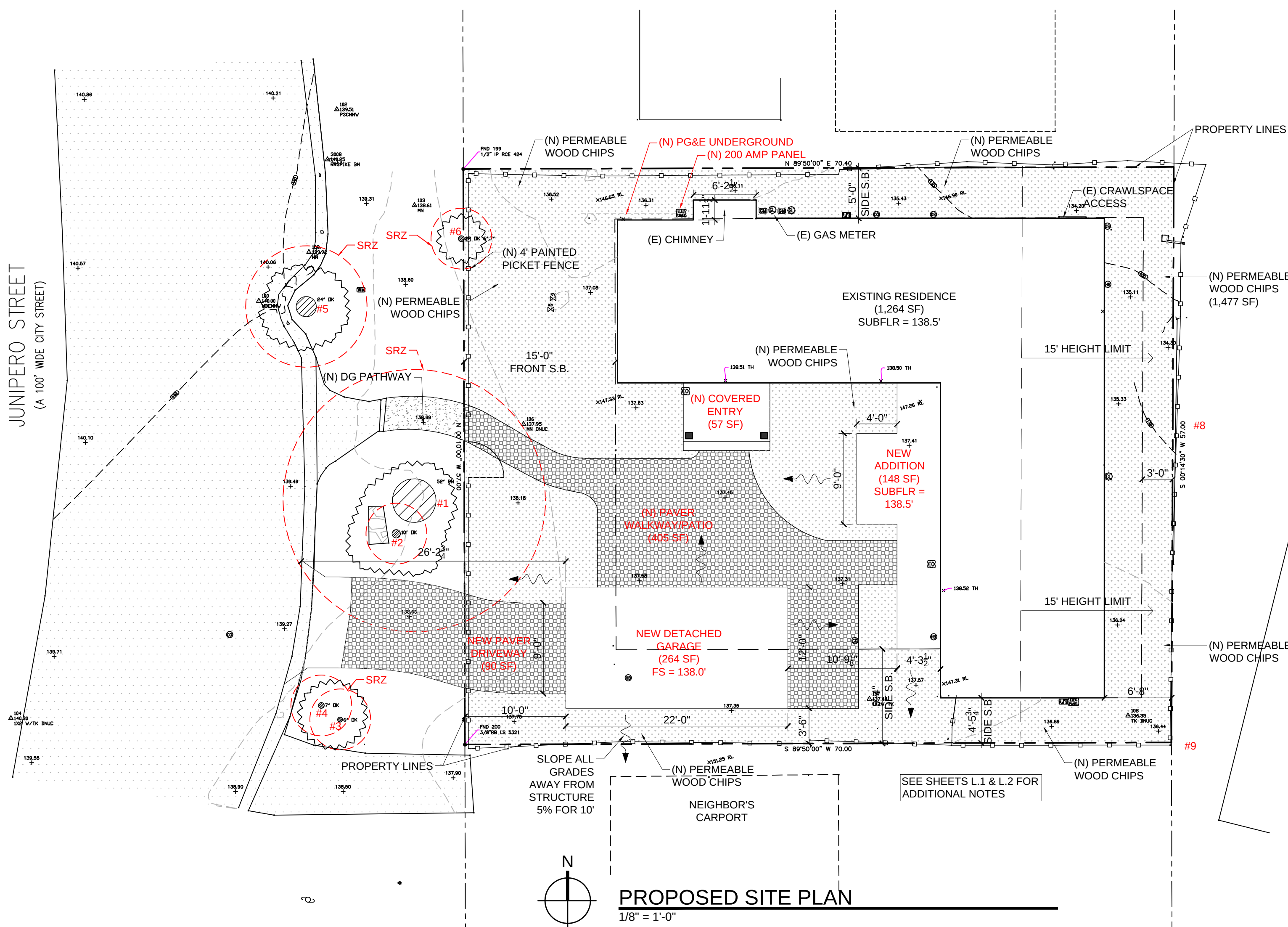
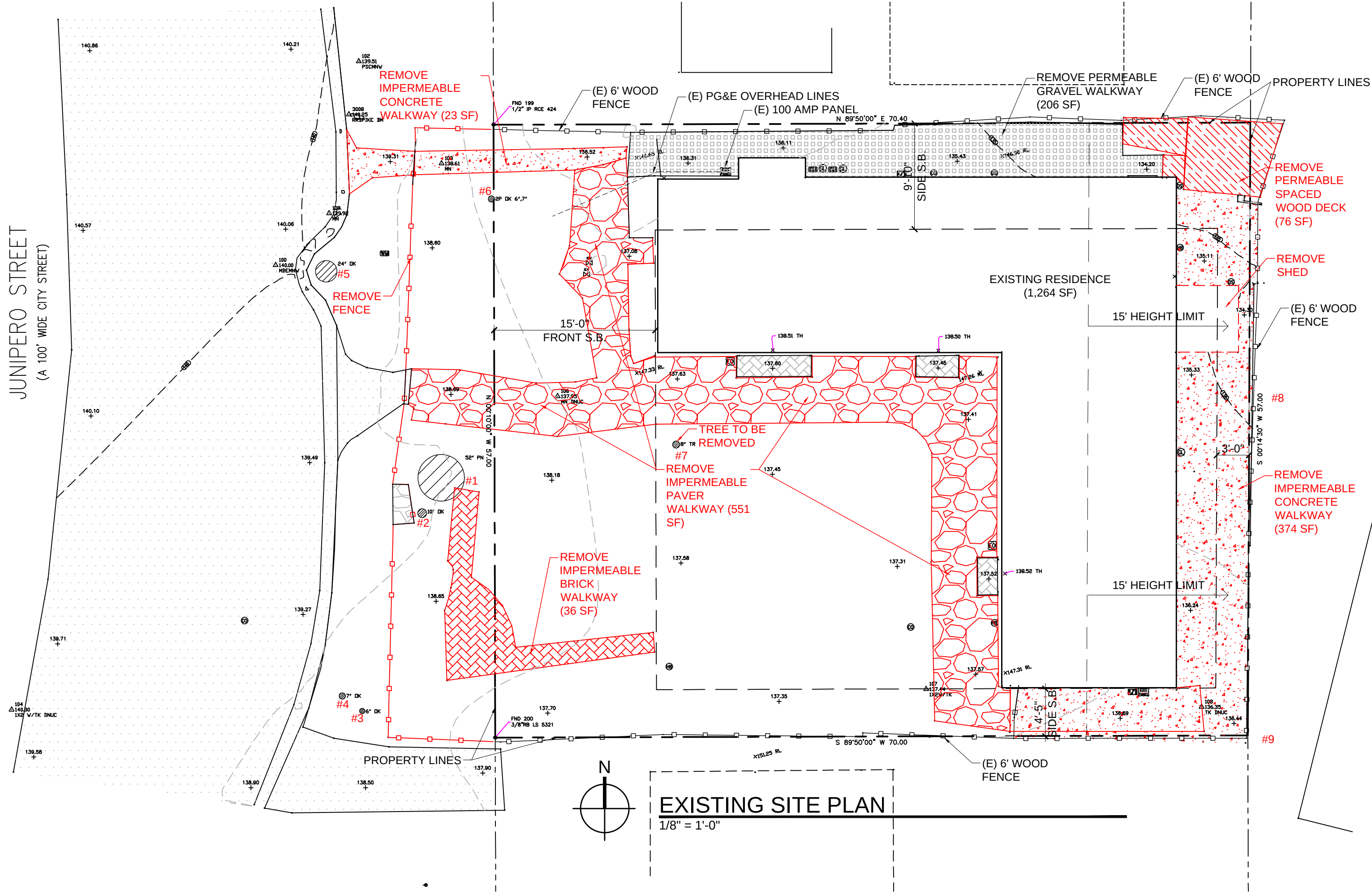
- Tree Protection Zone** -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City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

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

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

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

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

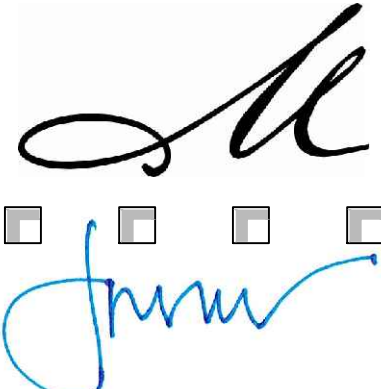


PROJECT NAME:

ADDITION AT 5855
JUNIPERO AVE

5855 JUNIPERO AVE
CARMEL, CA 93923

APN: 010-073-004


MOORE DESIGN Inc.
RESIDENTIAL PLANNING &
CONSTRUCTION ADMINISTRATION

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MONTEREY CA. 93940
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DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	6-2-2025
PLN RE-SUBMIT	6-24-2025
PLN RE-SUBMIT	8-26-2025

PRINT DATE: 8/26/2025

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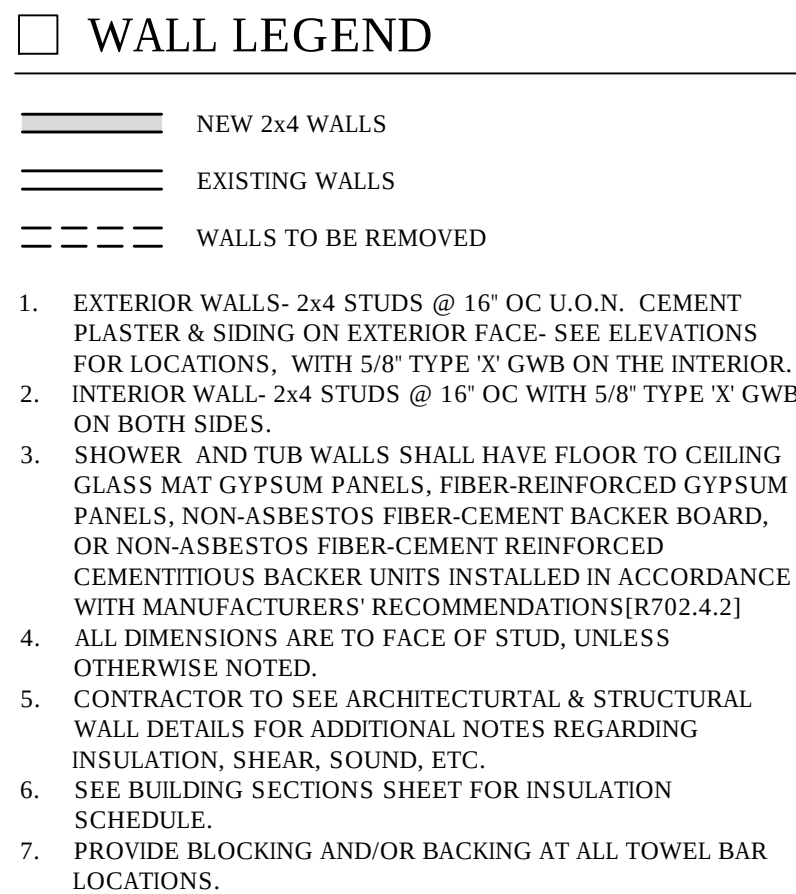
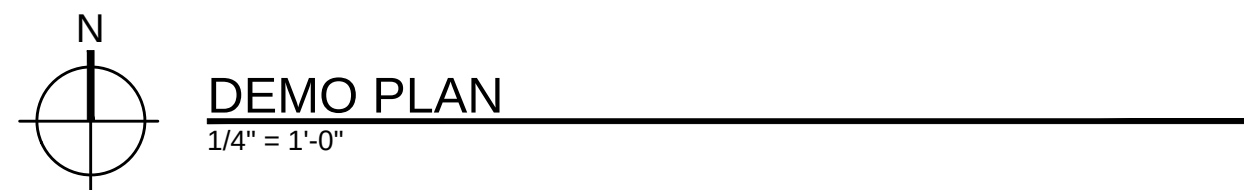
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SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A1.2



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PRINT DATE: 8/26/2025

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SHEET TITLE:
FLOOR PLAN

SHEET NUMBER:
A2.1

GENERAL ROOF & CHIMNEY NOTES

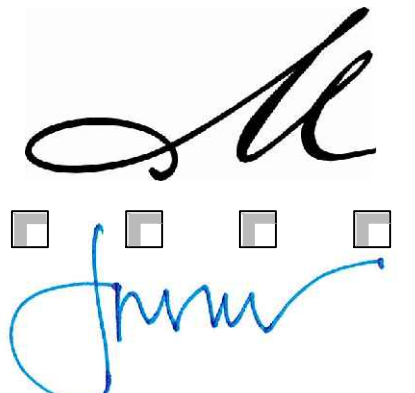
1. Roof Material = Charcoal Black Presidential Comp Shake Roof
2. Field verify with owner and/or Designer color and/or blend of roofing units prior to installation
3. Roof Slope = split pitch, see roof plan for locations
4. Overhang = 24" unless otherwise noted
5. Ogee gutters with round downspouts
6.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

PROJECT NAME:

ADDITION AT 5855 JUNIPERO AVE

5855 JUNIPERO AVE
CARMEL, CA 93923

APN: 010-073-004



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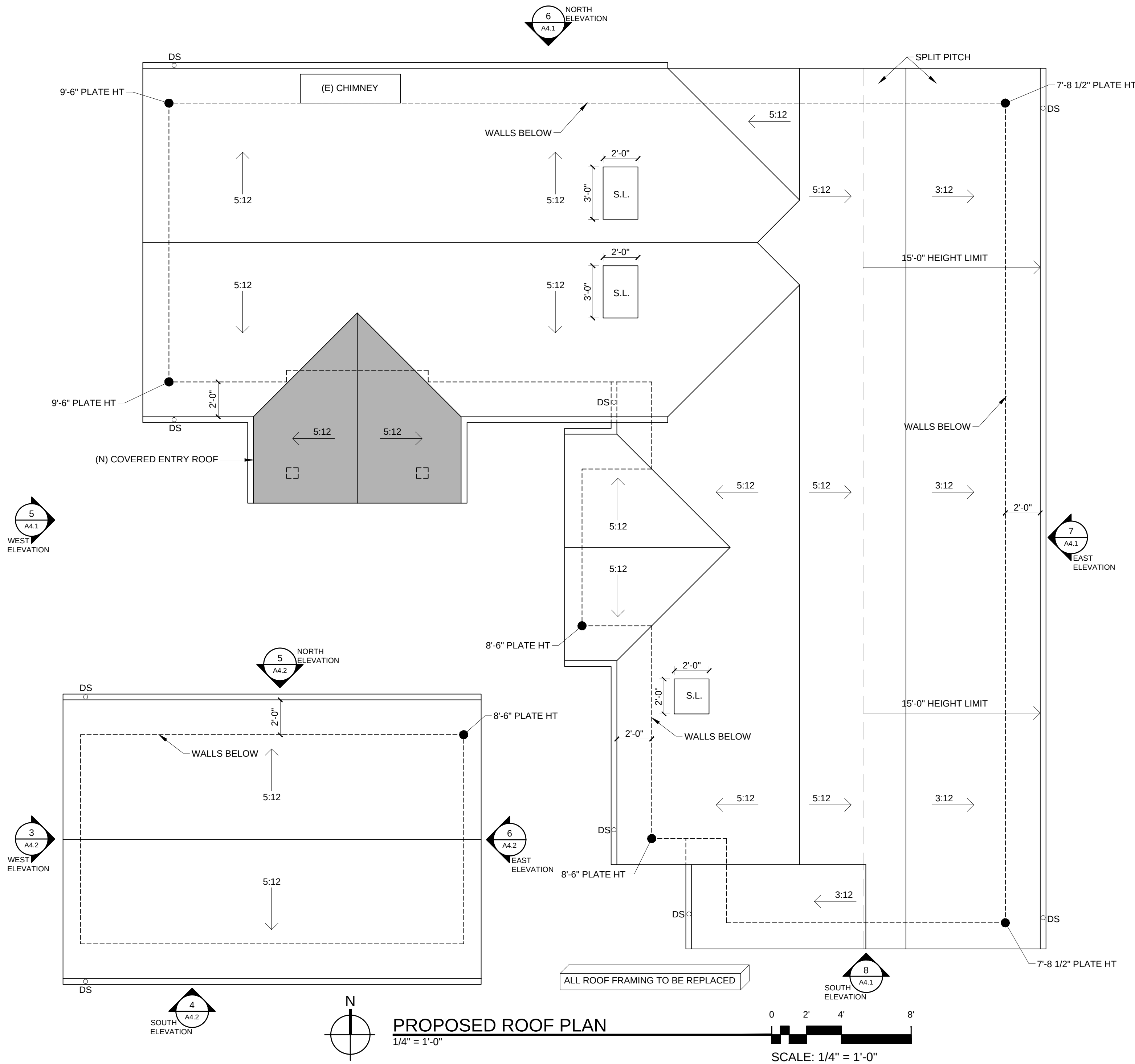
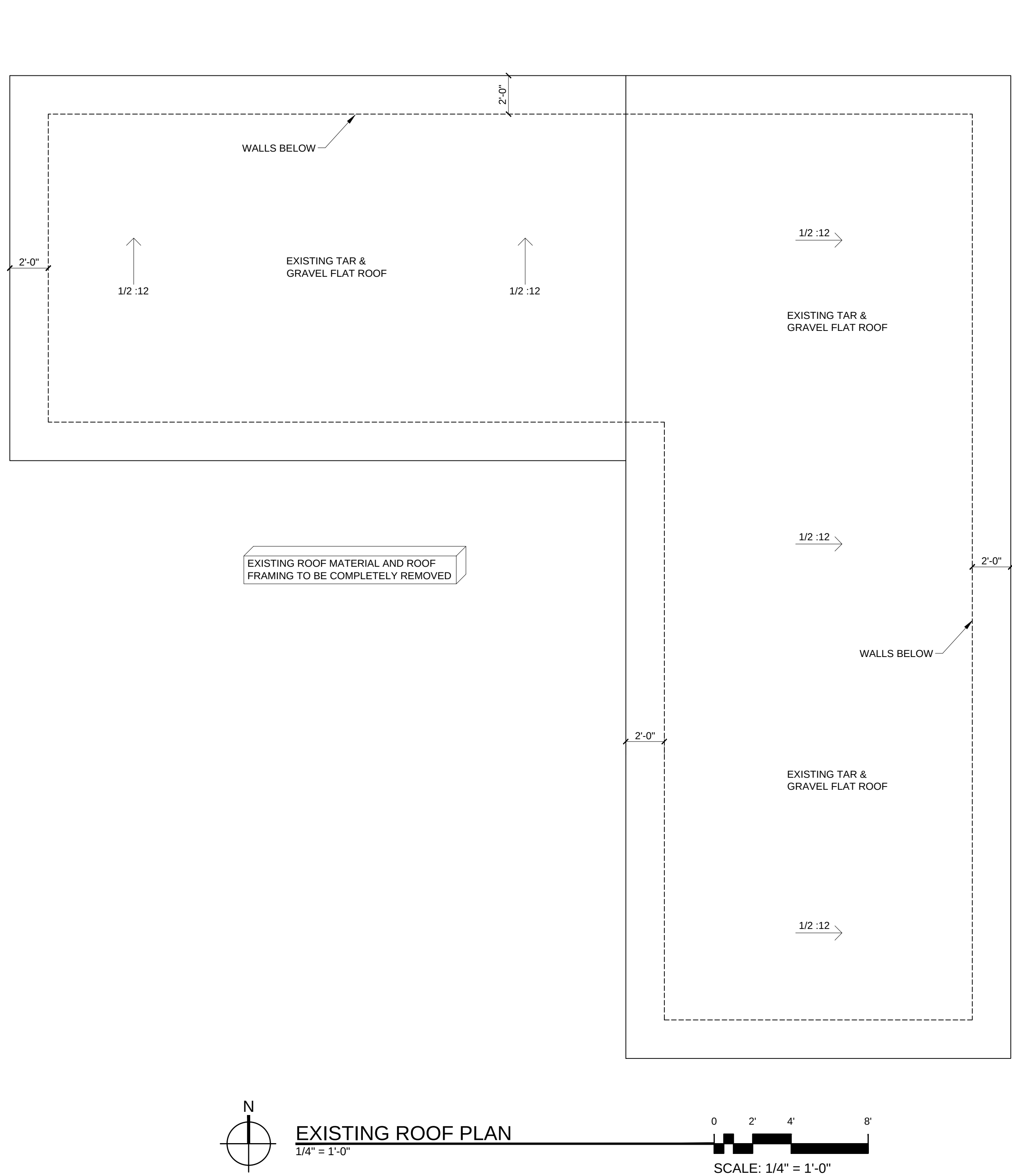
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SHEET TITLE:

ROOF PLAN

SHEET NUMBER:

A2.3



COLORS AND MATERIALS

Addition at 5855 Junipero Ave
5855 Junipero Ave Junipero, Carmel, CA
Exterior Materials

Roof
Presidential
Comp. Shake Roof
Autumn



Stucco/Vert. Siding
Sherwin Williams
Accessible Beige
SW 7036



Gutters/Trim
Sherwin Williams
Urbane Bronze
SW 7048



Horz. Siding
Cabots Stain
Burnt Hickory



Windows/Doors
Loewen
Clad Wood Double Pane
Riverbed



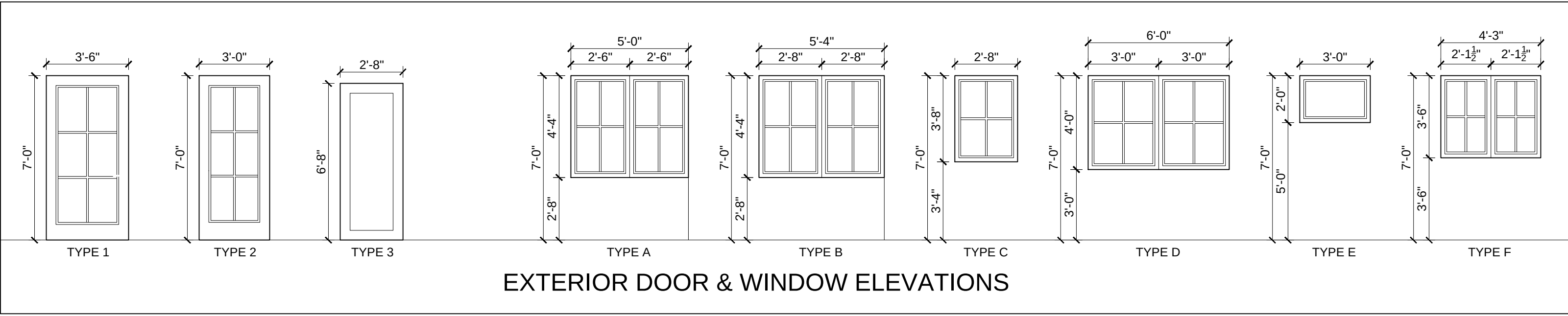
Pavers
Calstone - Classic Cobble
Grey Charcoal



Exterior Lighting
Sodor WS-W15708
Antique Bronze
330 Lumens



Cedar Fence



EXTERIOR DOOR & WINDOW ELEVATIONS

DOOR SCHEDULE

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

DOOR NOTES

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

UNDERFLOOR VENT CALCS

UNDERFLOOR AREA REQUIRING VENTILATION = 1,412 SF	1,412 SF / 150 =	9.41 SF OF VENTILATION REQ'D
--	------------------	------------------------------

VENTING METHOD
6"x14" SCREENED VENT = .55 SF PER VENT OR 79.20 SQ. IN.

9.41 SF REQ'D. / 0.55 SF = 17.12 VENTS REQ'D PROVIDE MINIMUM 19 VENTS

THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF CRAWL-SPACE AREA. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH ANY OF THE FOLLOWING MATERIALS, PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4 INCH (6 MM):

- Perforated sheet metal plates not less than 0.070 inch (1.8 mm) thick.
- Expanded sheet metal plates not less than 0.047 inch (1.2 mm) thick.
- Cast-iron grilles or gratings.
- Extruded load-bearing vents.
- Hardware cloth of 0.035 inch (0.89 mm) wire or heavier.
- Corrosion-resistant wire mesh, with the least dimension not exceeding 1/8 inch (3.2 mm).

THE FOLLOWING ARE EXCEPTIONS TO SECTIONS 1203.3 AND 1203.3.1:

- Where warranted by climatic conditions, ventilation openings to the outdoors are not required if ventilation openings to the interior are provided.
- The total area of ventilation openings is permitted to be reduced to 1/1,500 of the under-floor area where the ground surface is covered with a class i vapor retarder material and the required openings are placed so as to provide cross ventilation of the space, the installation of operable louvers shall not be prohibited.
- Ventilation openings are not required where continuously operated mechanical ventilation is provided at a rate of 1.0 cubic foot per minute (cfm) for each 50 square feet (1.02 l/s for each 10 m2) of crawl space floor area and the ground surface is covered with a class i vapor retarder.
- Ventilation openings are not required when the ground surface is covered with a class i vapor retarder, the perimeter walls are insulated and the space is conditioned in accordance with the california energy code.
- For buildings in flood hazard areas as established in section 1612.3, the openings for under-floor ventilation shall be deemed as meeting the flood opening requirements of asce 24 provided that the ventilation openings are designed and installed in accordance with asce 24.

LOCATE OPENINGS AS CLOSE TO CORNERS AS PRACTICAL AND EQUALLY DISTRIBUTED ALONG OPPOSITE WALL LINES TO PROVIDE CROSS VENTILATION. LOCATE VENTS UNDER WINDOWS AND DOORS, WHERE POSSIBLE, SO AS NOT TO REDUCE SHEAR WALLS.

WINDOW SCHEDULE

WDW #	LOCATION	WIDTH	HEIGHT	HEAD HT	JAMB	ACTION	TYPE	REMARKS
1	LIVING ROOM	5'-0"	4'-4"	7'-0"	3-1/2"	DBL. CASEMENT	A	
2	DINING ROOM	5'-4"	4'-4"	7'-0"	3-1/2"	DBL. CASEMENT	B	
3	HALLWAY	2'-8"	3'-8"	7'-0"	3-1/2"	CASEMENT	C	
4	POWDER ROOM	2'-8"	3'-8"	7'-0"	3-1/2"	CASEMENT	C	TEMP
5	BEDROOM 3	6'-0"	4'-0"	7'-0"	3-1/2"	DBL. CASEMENT	D	EGRESS
6	BATH 2	3'-0"	2'-0"	7'-0"	3-1/2"	CASEMENT	E	TEMP
7	BEDROOM 2	6'-0"	4'-0"	7'-0"	3-1/2"	DBL. CASEMENT	D	EGRESS
8	BATH 1	3'-0"	2'-0"	7'-0"	3-1/2"	CASEMENT	E	TEMP
9	BEDROOM 1	6'-0"	4'-0"	7'-0"	3-1/2"	DBL. CASEMENT	D	EGRESS
10	KITCHEN	4'-3"	3'-6"	7'-0"	3-1/2"	DBL. CASEMENT	F	
11	LIVING ROOM	5'-4"	4'-10"	7'-0"	3-1/2"	DBL. CASEMENT	A	

WINDOW & SKYLIGHTS NOTES

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

INSULATION SCHEDULE

FLOOR	R-19 BATT
WALLS	R-15 BATT
CEILINGS	R-30 BATT

NOTES:
OPTION ROOF INSULATION- MIN. 2" CLOSED CELL POLYURETHANE FOAM = R14 W/ R-5 BATTs = R-33. FOAM SHALL HAVE MAXIMUM VAPOR PERMEANCE OF 0.61
PROVIDE SOUND INSULATION IN WALLS AT BATHROOMS AND BEDROOMS.

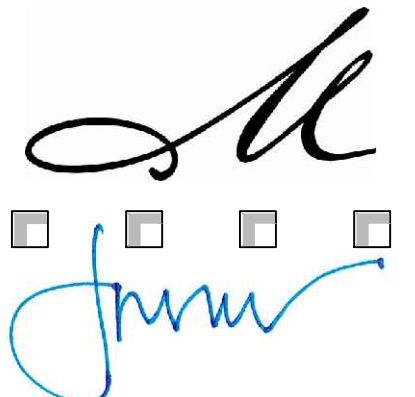
A MINIMUM OF 1" OF AIR SPACE SHALL BE PROVIDED BETWEEN THE ROOF SHEATHING AND INSULATION PER CRC R806.3.
IF THE BATT INSULATION CONTAINS A VAPOR BARRIER IT MUST BE FACING THE WARM SIDE OF THE ATTIC INSULATION.

PROJECT NAME:

ADDITION AT 5855
JUNIPERO AVE

5855 JUNIPERO AVE
CARMEL, CA 93923

APN: 010-073-004



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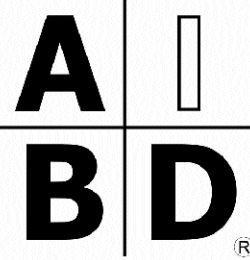
550 FIGUEROA STREET, SUITE B
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john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	6-2-2025
PLN RE-SUBMIT	6-24-2025
PLN RE-SUBMIT	8-26-2025

PRINT DATE: 8/26/2025

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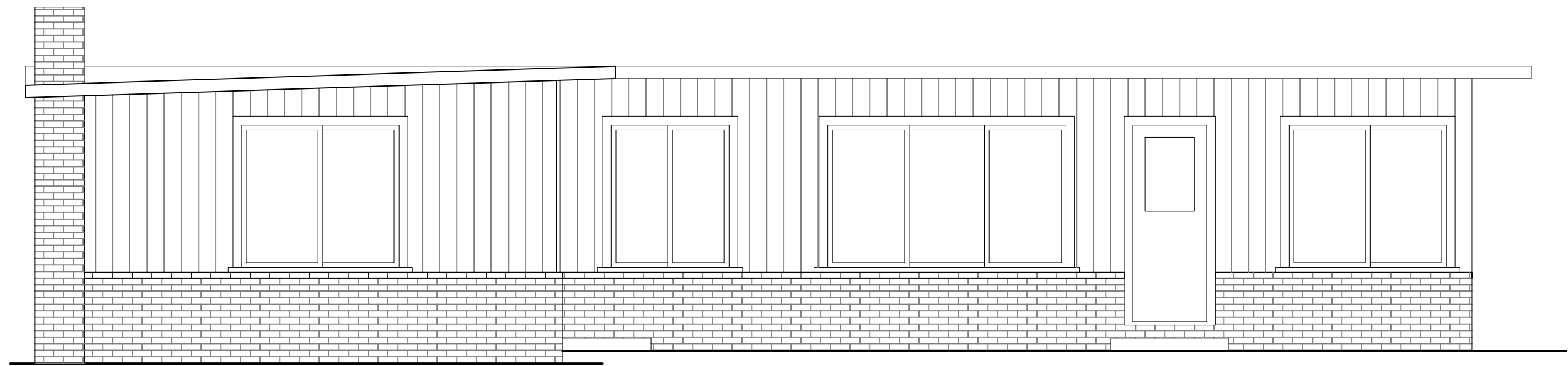
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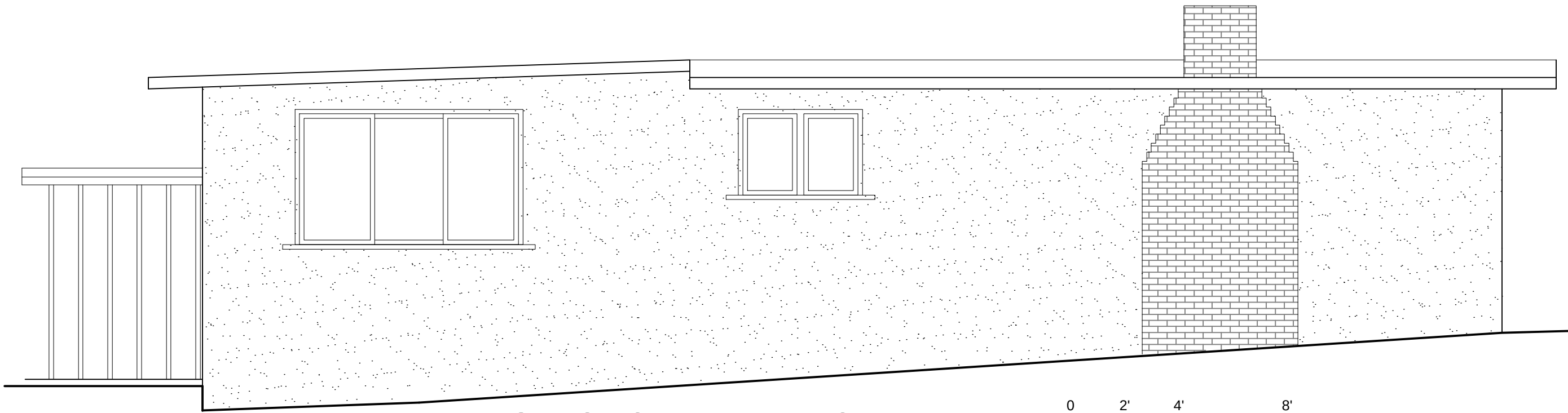
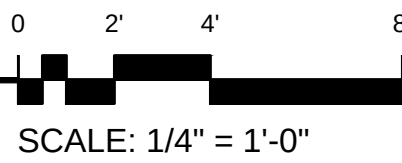
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SHEET NUMBER:

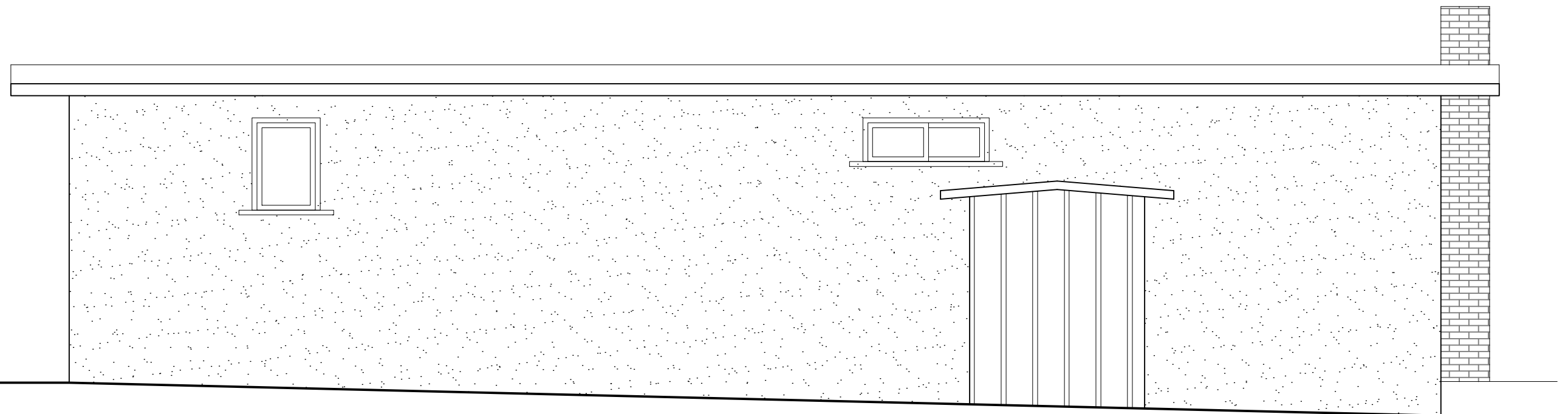
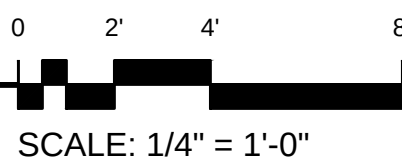
A3.1



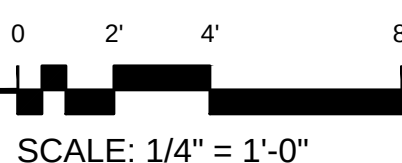
1 EXISTING WEST ELEVATION
1/4" = 1'-0"



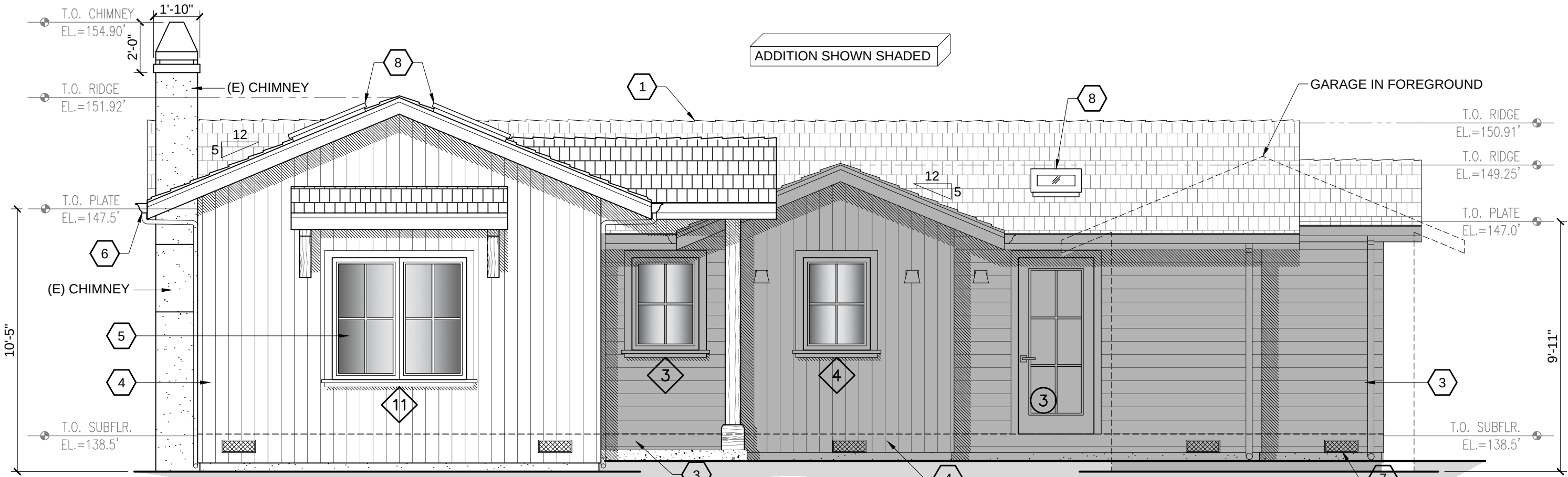
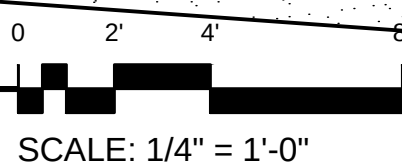
2 EXISTING NORTH ELEVATION
1/4" = 1'-0"



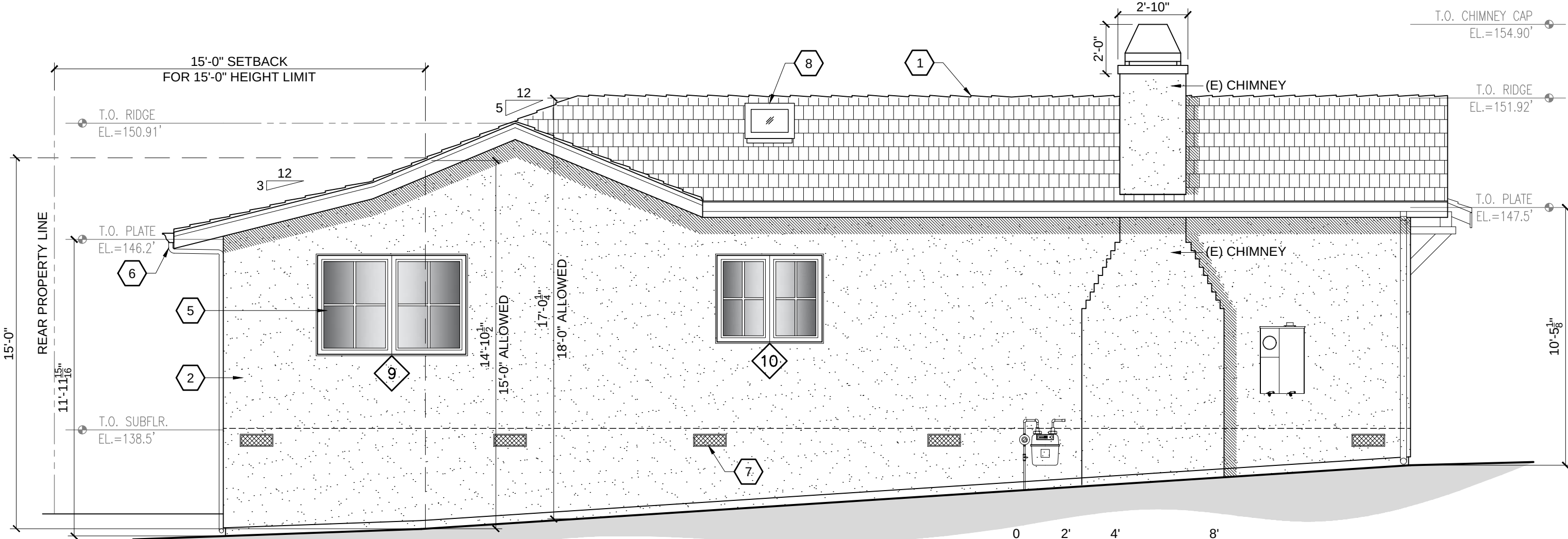
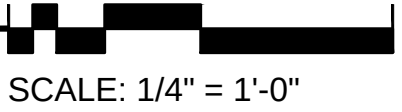
3 EXISTING EAST ELEVATION
1/4" = 1'-0"



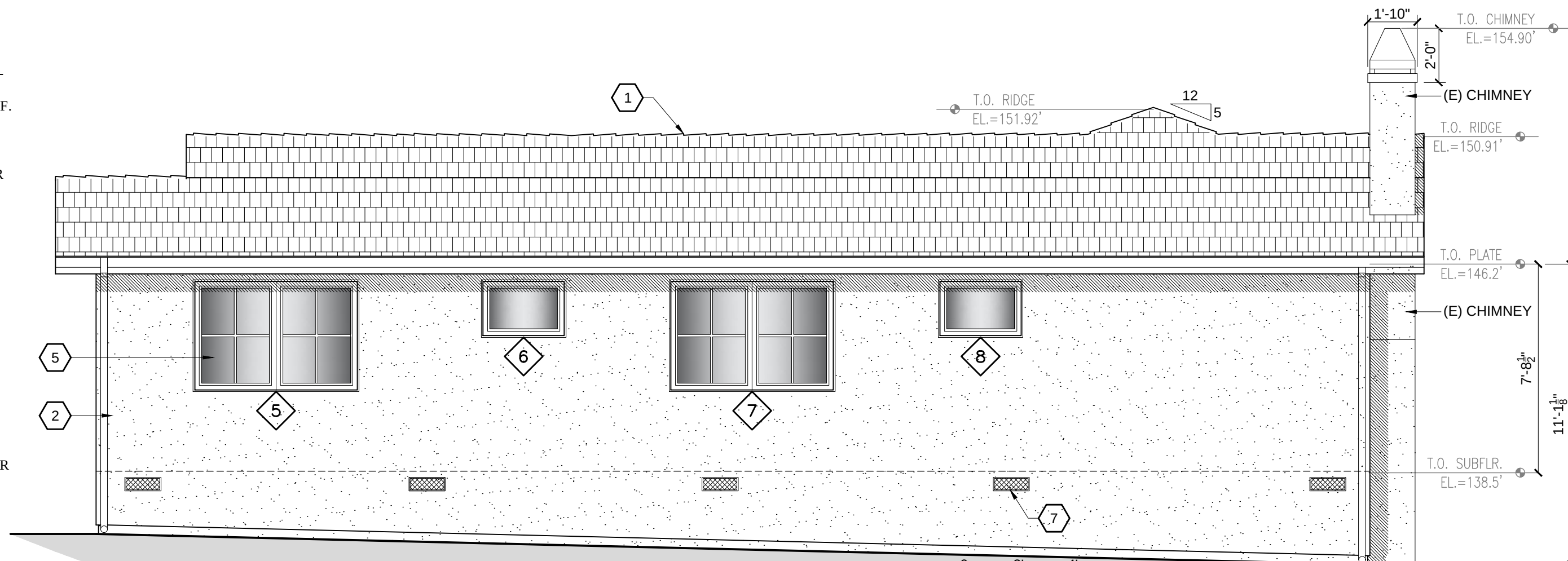
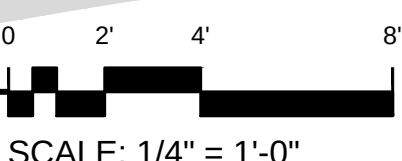
4 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



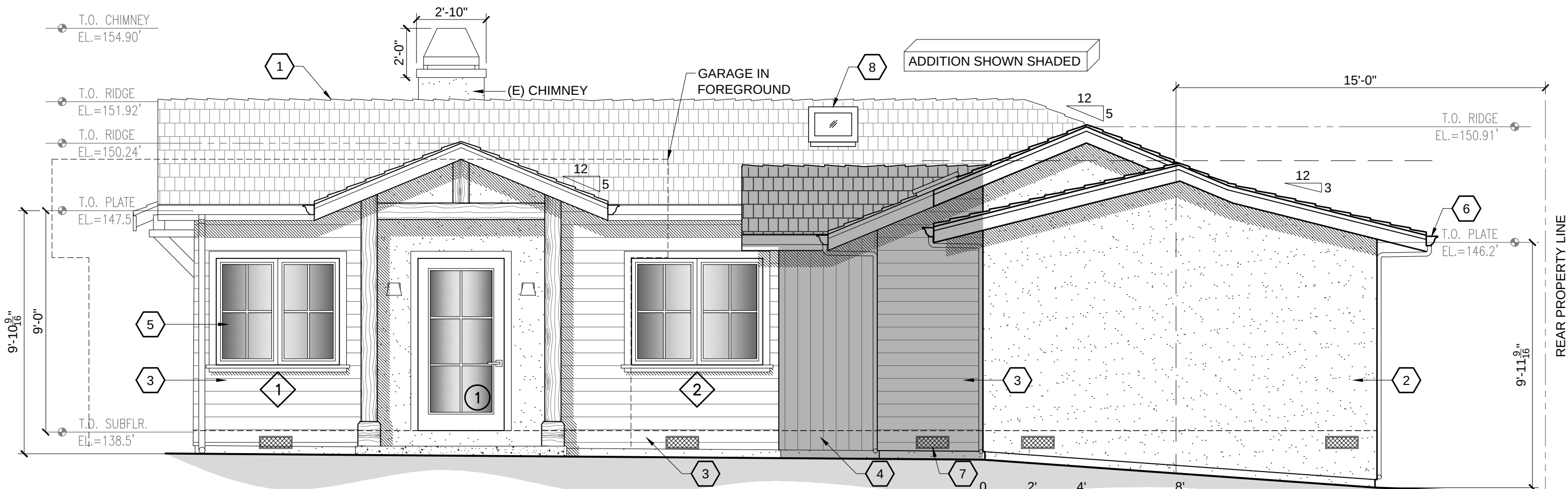
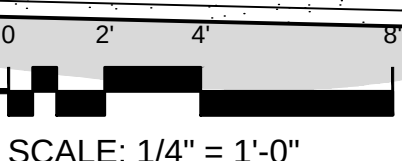
5 PROPOSED WEST ELEVATION
1/4" = 1'-0"



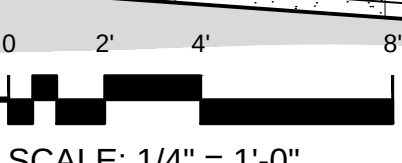
6 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



7 PROPOSED EAST ELEVATION
1/4" = 1'-0"



8 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



SHEET NOTES

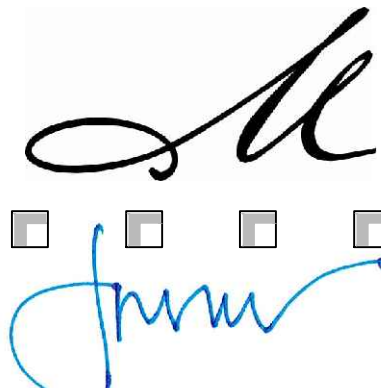
1. ROOF - AUTUMN PRESIDENTIAL COMP SHAKE ROOF.
2. WALLS - TWO COATS EXTERIOR PAINT (SHERWIN WILLIAMS ACCESSIBLE BEIGE SW7036) OVER 7/8" CEM. PLASTER W/ EXP. METAL LATH & PLASTERIZER ADDITIVE (3 COAT PER CBC 2508.1) 0/2 LAYERS GRADE 'D' BLDG. PAPER.
3. WALLS - STAINED HORIZONTAL SIDING (CABOTS - BURNT HICKORY STAIN)
4. WALLS - PAINTED VERTICAL SIDING (SHERWIN WILLIAMS ACCESSIBLE BEIGE SW7036)
5. WINDOWS - RIVERBED CLAD WOOD DOUBLE PANE WINDOWS (LOEWEN).
6. GUTTERS - OGEE GUTTERS WITH 3" ROUND DOWNSPOUTS (SHERWIN WILLIAMS URBANE BRONZE SW7048).
7. 6"x14" SCREENED FOUNDATION VENT. CONTRACTOR TO ADD AS NECESSARY- SEE FOUNDATION CALCS ON A3.1
8. SKYLIGHT- VELUX LOW CURB DARK ANODIZED

PROJECT NAME:

ADDITION AT 5855
JUNIPERO AVE

5855 JUNIPERO AVE
CARMEL, CA 93923

APN: 010-073-004



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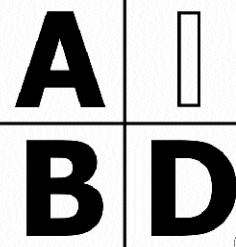
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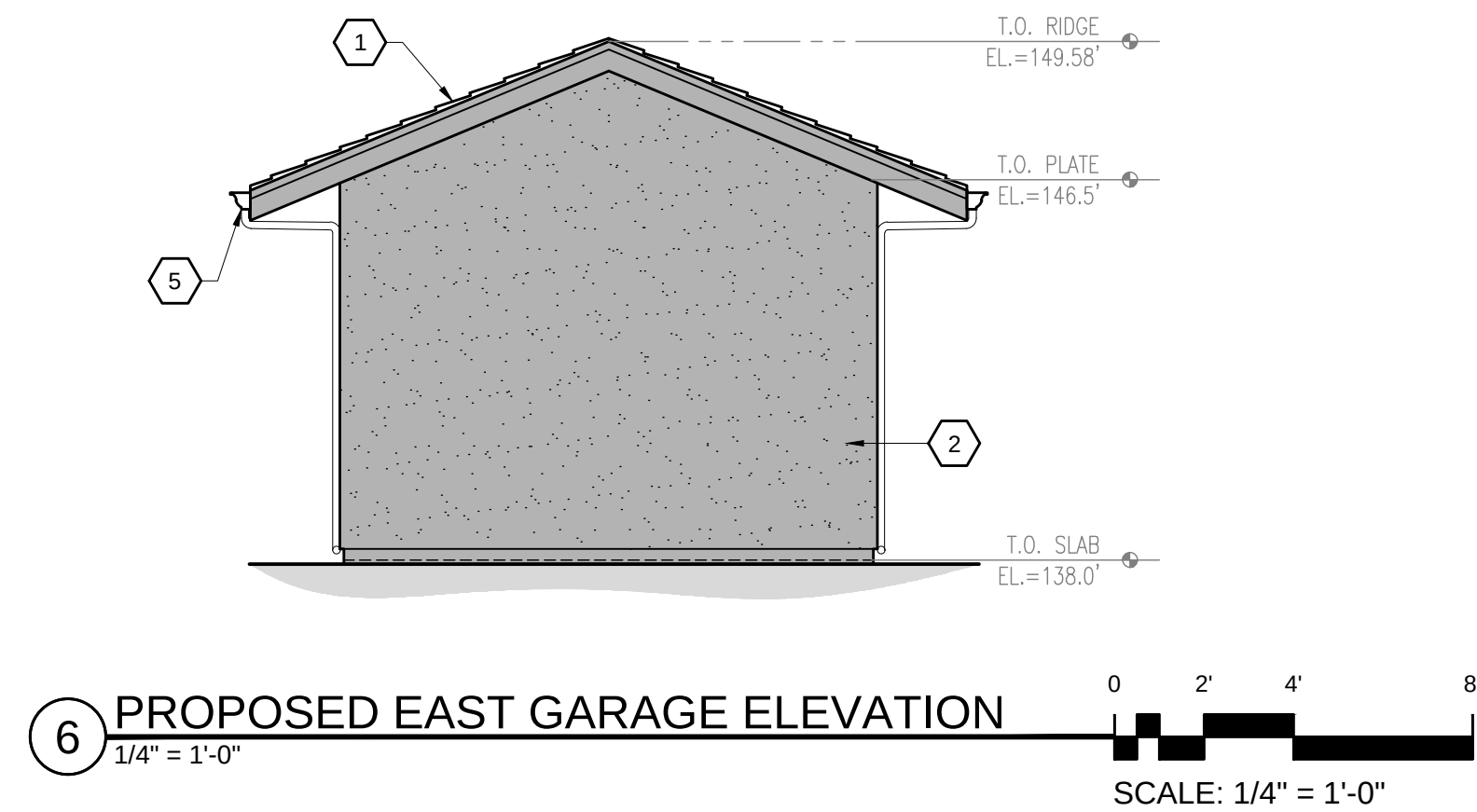
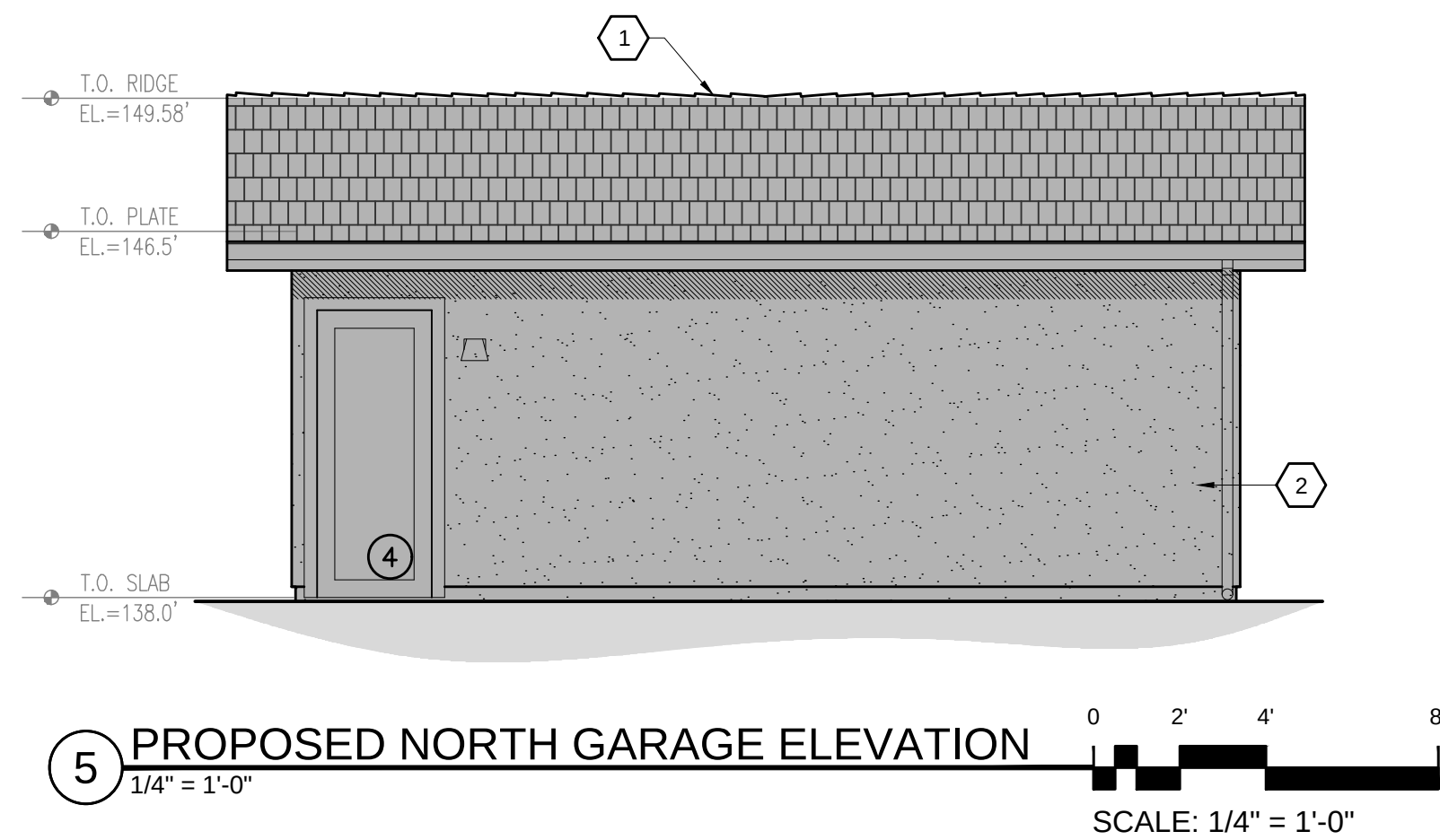
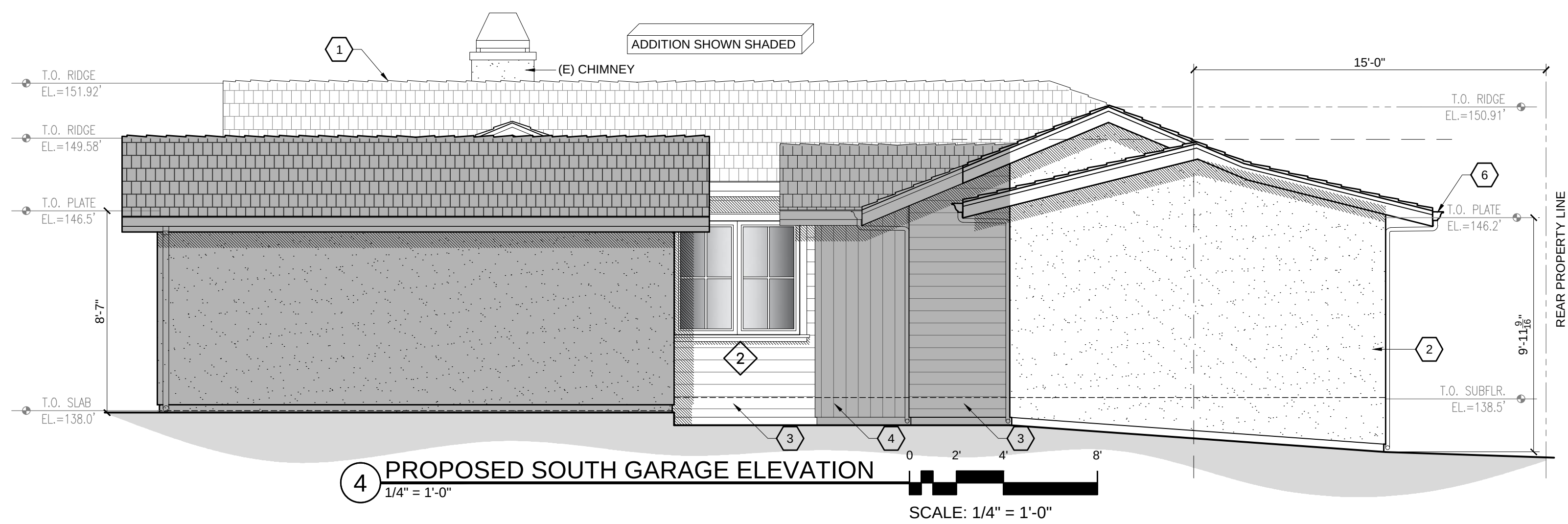
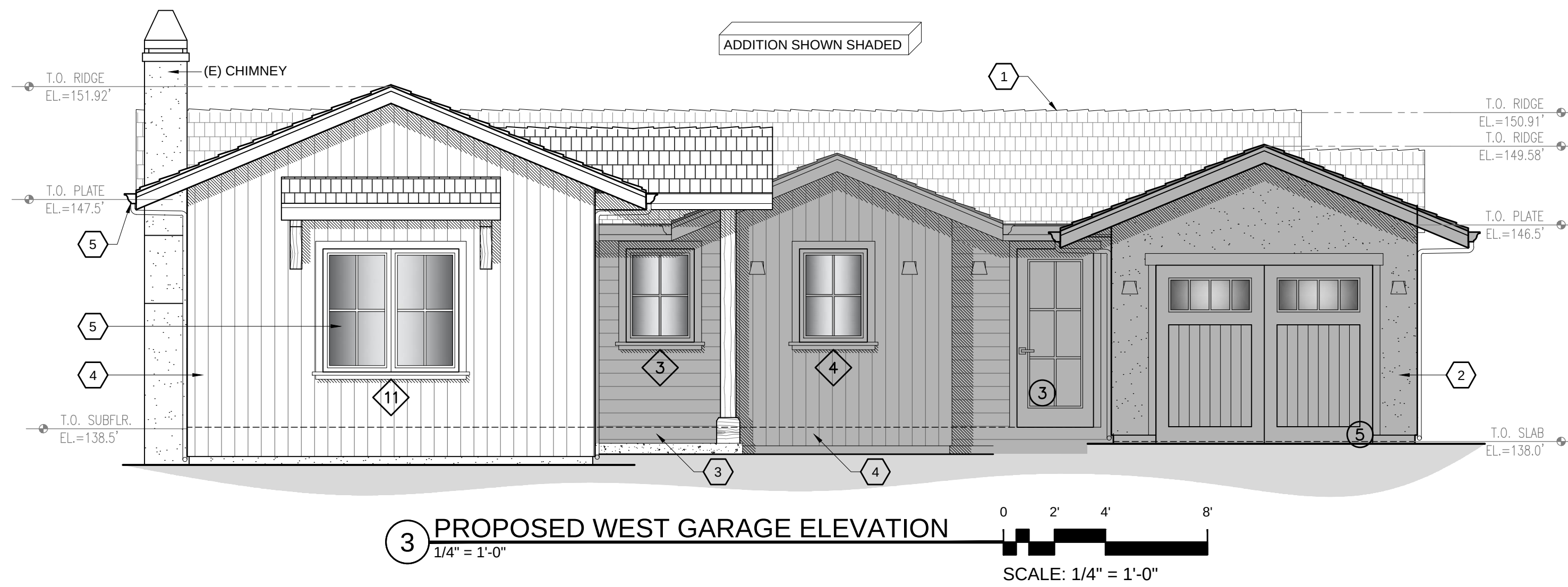
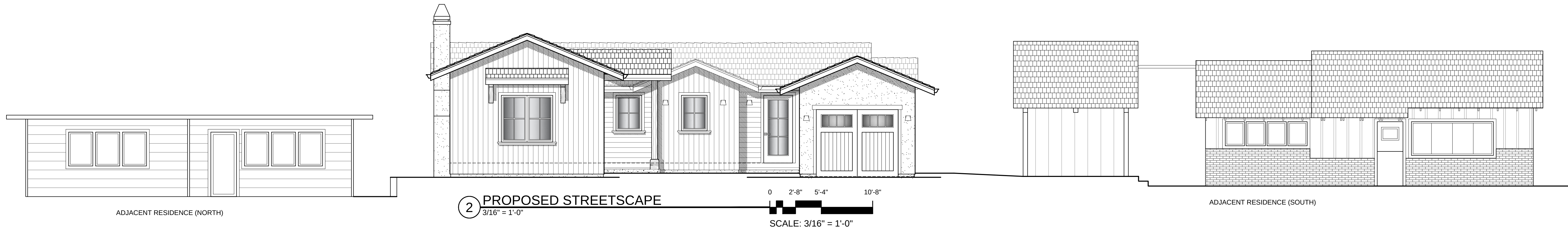
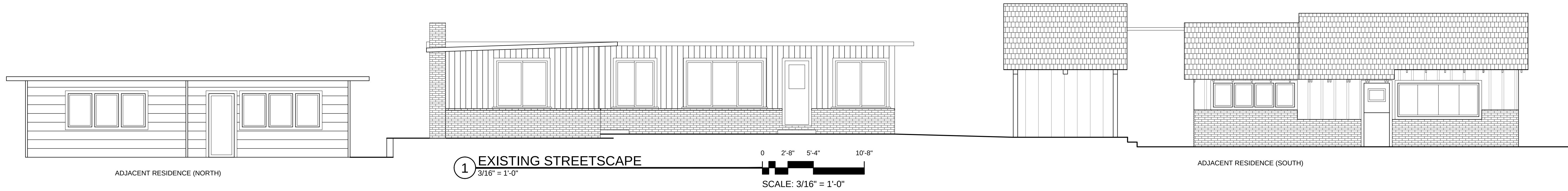
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SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A4.1



PROJECT NAME:
**ADDITION AT 5855
JUNIPERO AVE**

5855 JUNIPERO AVE
CARMEL, CA 93923

APN: 010-073-004

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SHEET TITLE:
STREETSCAPE

SHEET NUMBER:
A4.2



GENERAL NOTES

1. CONTRACTOR TO OBTAIN SOIL ANALYSIS PRIOR TO BEGINNING OF PLANTING AND TO PREPARE, AMEND AND FERTILIZE EXISTING SOIL FOLLOWING RECOMMENDATIONS IN THE SOIL ANALYSIS.
2. PRE-MIX AMENDMENTS INTO SOIL BEFORE BACKFILLING PLANT PITS - DO NOT MIX INSIDE PITS. BREAK LARGE CLODS INTO SMALL PIECES.
3. STAKE ALL TREES WITH MINIMUM 6' TALL LODGEPOLE STAKES, FOLLOWING STANDARD NURSERY PRACTICES.
4. INSTALL 3" MULCH TO ALL PLANTING AREAS. MULCH TO BE PERMEABLE CLEAN WOOD CHIPS. SUBMIT A SAMPLE OF MULCH FOR OWNER & LANDSCAPE DESIGNER FOR APPROVAL PRIOR TO INSTALLATION.
5. COMPOST: COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA TILLED TO A DEPTH OF 6".
6. 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.
7. IRRIGATION SYSTEM TO HAVE A DEDICATED BACKFLOW PREVENTER AND MASTER SHUT OFF VALVE AT THE POINT OF CONNECTION.
8. 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.
9. MANUAL SHUT-OFF VALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION AND AT VALVE MANIFOLDS.
10. IRRIGATION VALVES TO CORRESPOND TO HYDROZONE LIMITS. IRRIGATION SYSTEM TO BE A DESIGN BUILD. ALL SHRUB AREAS TO BE DRIP IRRIGATED.

PLANT LEGEND

SYMB	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	#WUC
	TREES				
	ACER P. BLOODGOOD	RED JAPANESE MAPLE	15 GAL.	1	M
	PODOCARPUS GRACILLIOR	FERN PINE	15 GAL.	3	M
	SHRUBS				
	CEANOTHUS G. CARMEL CREEPER	CALIFORNIA LILAC, GROUND COVER	1 GAL.	9	L
	CEANOTHUS JULIA PHELPS	CALIFORNIA LILAC, BUSH	5 GAL.	1	L
	ERIGERON KARVINSKIANUS	FLEABANE	1 GAL.	6	L
	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL.	6	M
	NEPETA WALKERS LOW	CAT MINT	1 GAL.	6	L
	PENSTEMON CATHERINE DE LA MARE	BEARD TONGUE	1 GAL.	7	L
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	5 GAL.	4	L
	VACCINIUM OVATUM	HUCKLEBERRY	5 GAL.	4	M
	WOODWARDIA FIMBRIATA	GIANT SWORD FERN	5 GAL.	2	M
	ZAUCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	5 GAL.	4	L
* FROM: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS)					
M: MODERATE WATER NEEDS					
L: LOW WATER NEEDS					
VL: LOW WATER NEEDS					

Capriola & Mitchell
Landscape Design Services

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Doris Mitchell
831.595.5205
CSCL # 1117798

Client/Project :
Addition at
5855 Junipero Ave

A.P.N.: 010-073-004

Project address :
5855 Junipero Ave
Carmel, CA 93923

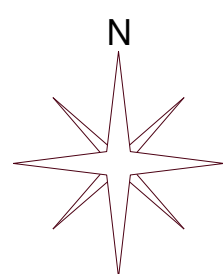
Sheet Title:
Landscaping

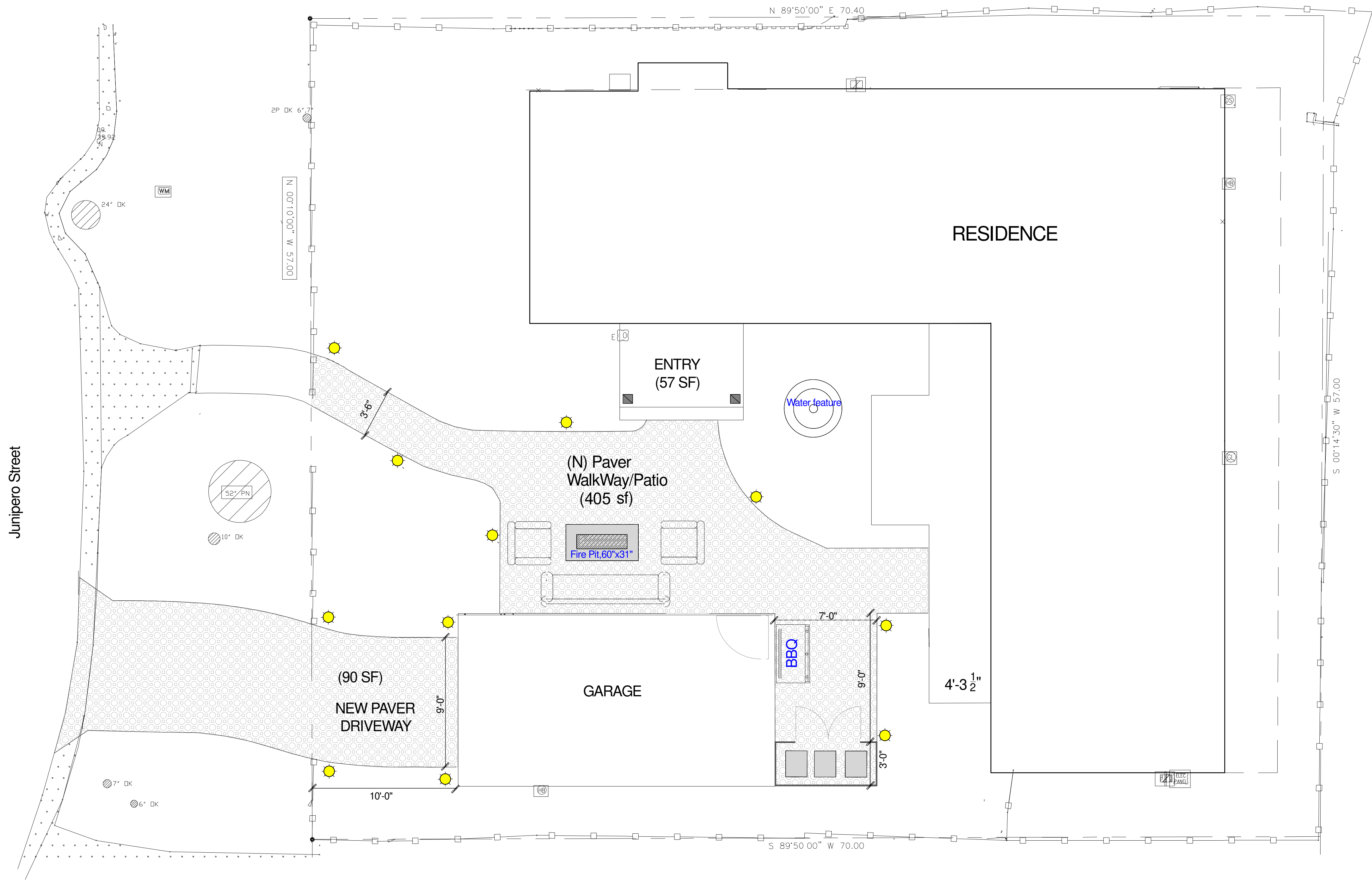
Date: 05/29/2025
Revised: 08/13/2025

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

Drawn by: NC, DM

Sheet Number:
L.1





PATH/AREA LIGHT					
MODEL: SP-A-LED20W-12R-BZ					
Description					
Symbol	Lamp	Material	Finish	Diameter	Height
	G4 bi-pin	Aluminum	Bronze	3.6"	15"

Order @ fxl.com

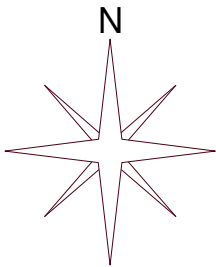
FX Luminaire

SP/SP-A Path Light Specifications	
Output	LED20W
Total Lumens	30
Input Voltage	120V AC
Input Power (W)	12
VA	12
Efficiency (Lumens/Watt)	30
Color Rendering Index (CRI)	90
Dimming	None
Light Compatibility	None
LED Driver	Mean Well LDD-20W-12V
Minimum Ambient Temp (°F)	32 (0°C)

FX Luminaire Pathlight installed



- GENERAL LIGHTING NOTES:
1. THIS PLAN IS INTENDED FOR LANDSCAPE LIGHTING PURPOSES ONLY. ALL LIGHTING FIXTURES AND TRANSFORMERS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN COMPLIANCE WITH ALL LOCAL BUILDING SAFETY CODES AND ORDINANCES.
 2. FIXTURES ARE SHOWN IN APPROXIMATE LOCATION. THE CONTRACTOR SHALL VERIFY THE ACTUAL PLACEMENT OF EACH FIXTURE UPON COMPLETION OF LANDSCAPE INSTALLATION.
 3. ALL PATH LIGHTS ARE TO BE INSTALLED AT A MINIMUM OF 12 INCHES FROM ANY SIDEWALK OR VERTICAL STRUCTURE.
 4. ALL LOW-VOLTAGE DIRECT BURIAL WIRE TO BE INSTALLED AT >= 6" BELOW FINISH GRADE PER ELECTRICAL CODE.
 5. IN ORDER TO MINIMIZE FUTURE DISTURBANCE, ALL WIRE RUNS SHALL BE INSTALLED PARALLEL AND ADJACENT TO HARD SURFACES SUCH AS SIDEWALKS DRIVEWAYS AND WALLS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL HARDSCAPE SURFACES USING A MINIMUM 1 INCH PVC PIPE. ALL UNDERGROUND SPLICES SHALL BE UL-484RATED AND INSTALLED IN UNDERGROUND J-BOXES WITH WATER TIGHT CONNECTIONS LEAVING 12 INCHES OF EXCESS WIRE SLACK.
 8. ALL EXTERIOR 120 - VOLT ELECTRICAL OUTLETS SHALL BE GFI PROTECTED AS PER NATIONAL ELECTRICAL CODE.
 9. ALL TRANSFORMERS PLUGGED INTO AN OUTDOOR RECEPTACLE SHALL HAVE AN "IN USE" COVER. CONTRACTOR SHALL INSTALL TATMAC TYPE COVERS AT ALL OUTLETS.
 10. ALL PLUG-IN TRANSFORMERS SHALL HAVE A DRIP LOOP IN THE POWER CORD.
 11. ALL EXPOSED CONDUITS SHALL BE PAINTED TO MATCH SURROUNDINGS.
 12. THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE FIXTURES AT NIGHT TO HELP ELIMINATE GLARE AND TO ENSURE OPTIMUM LIGHTING EFFECT.
 13. CONTRACTOR TO VERIFY A MINIMUM OF 10 VOLTS AT THE LAST AT THE LAST FIXTURE FOR OPTIMAL OPERATION.
 14. CONTRACTOR TO CENTER FEED THE SYSTEM WHEN AT ALL POSSIBLE AND VERIFY ALL WIRE CONNECTIONS ARE AT THE FIXTURES.
 15. ALL WIRE CONNECTIONS AT FIXTURES SHALL BE MADE USING WATER TIGHT CONNECTIONS.
 16. All site lights to be spaced a minimum of 10' apart.
 17. Landscape lights to be mounted no higher than 18" above the ground.
 18. Site lights shall be less than 15 watts per fixture, approximately 225 lumens.



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Client/Project :
Addition at
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A.P.N.: 010-073-004

Project address :
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Carmel, CA 93923

Sheet Title:
Landscape Lighting

Date: 05/29/2025
Revised: 08/13/2025

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

Drawn by: NC, DM

Sheet Number:
L.2



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

October 8, 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 23-137 (Layman):** Consideration of a Design Study referral for an amendment to Design Study, DS 23-137 (Layman), to increase the height of the front portion of the roof from 14'-4.75" to 14'-9" and add gables to the front portion of the roof, make minor adjustments to the roof form at the rear of the property, change the siding throughout, and associated site improvements for a single-family residence located on San Carlos Street 5 southwest of 13th Avenue in the Single-Family Residential (R-1) District. APN 010-165-021-000

Application:	DS 23-137 (Layman)	Applicant:	Adam Jeselnick, Architect
APN:	010-165-021-000	Owner:	Jill Layman
Block & Lot:	Block 143 & Lot 11		
Location:	San Carlos Street 5 southwest of 13th Avenue		

Recommendation:

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

1. Finding that the remodel of an existing structure located on the same site and for the same purpose and capacity qualifies as Categorically Exempt pursuant to CEQA Guidelines Section 15301 and none of the exceptions pursuant to Section 15300.2 can be made; and
2. Approving a Design Study referral for an amendment to Design Study, DS 23-137 (Layman), allowing: an increase in height of the front portion of the roof from 14'-4.75" to 14'-9" and adding gables to the front portion of the roof, minor adjustments to the roof form at the rear of the property, changing the siding throughout, and associated site improvements for a single-family residence located on San Carlos Street 5 southwest of 13th Avenue in the Single-Family Residential (R-1) District. APN 010-165-021-000.

Summary, Background, and Project Description:

EXECUTIVE SUMMARY

The applicant is requesting approval of a Design Study referral for an amendment to approved Design Study, DS 23-137 (Layman), to increase the height of the front portion of the roof from 14'-4.75" to 14'-9" and add gables to the front portion of the roof, make minor adjustments to the roof form at the rear of the property, change the siding throughout, and associated site improvements. On August 28, 2023, a determination was made that the property does not qualify for the local historic inventory, and no trees are proposed to be removed.

BACKGROUND AND PROJECT DESCRIPTION

The project site is a 4,000-square-foot lot on the west side of San Carlos Street 5 south of 13th Avenue. The existing residence was constructed in 1966. The applicant is proposing to amend the previously approved Design Study, DS 23-137 (Layman). DS 23-137 (Layman) received Concept and Final Design Study approval from the Planning Commission on October 11, 2023. The property was found to be ineligible for the Carmel Historic Inventory on August 28, 2023. This determination remains in effect for five years. No trees are proposed for removal.

Staff Analysis:

In accordance with Carmel-by-the-Sea Municipal Code (CMC) Section 17.58.040.A (Residential Track One Design Review), the construction of exterior alterations and additions that do not increase existing floor area by more than 10 percent are a staff level discretionary review. CMC Section 17.58.040.A.3.b states, "Projects that comply with zoning regulations but do not comply with the design objectives or residential design guidelines will be referred to the Planning Commission for resolution or shall be redirected into track two." The applicant initially proposed to increase the pitch of the roof to 8:12, which does not comply with the Residential Design Guidelines. The applicant has since reduced the pitch to 6.5:12, which is just above the encouraged roof pitch slope in Residential Design Guidelines Introduction and Design Concept Review section 8.4. Section 8.4 states, "In general, moderately pitched roofs (4:12 to 6:12) are preferred." The director referred the project to the Planning Commission for approval due to the roof pitch slope.

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 in proportion to the scale of the building, and roof eave lines that are low in scale.

Staff Response: Based on comments provided by staff to the applicant regarding roof pitch slope, the proposed slope was reduced from 8:12 to 6.5:12. The slope is just outside of the preferred slope range encouraged in the Residential Design Guidelines, Introduction and Design Concept Review. The project largely meets the objectives of building and roof form.

Finish Details: The proposed exterior wall is stucco with limestone wainscotting around the front (east) and side (south) of the property. The wainscotting terminates at an interior corner of the front portion of the residence. A limestone veneer is proposed on the chimney. The proposed roof material is Certainteed's Presidential Shake TL in the Autumn Blend. A matte dark bronze metal accent roof by Western States Metal Roofing is proposed above the dormer window on the front elevation. Windows and doors are proposed to be Suede colored aluminum-clad wood with simulated-divided lights. The driveway would consist of a concrete paver in various shades of tan and gray.

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

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

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

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

Staff Response: The site contains 1,017 square feet of site coverage and is currently not in compliance with site coverage limits.

The applicant is proposing to remove all existing site coverage except for the roof overhangs. The proposed site coverage, as depicted on Sheet L1 and A4 (Attachment 2), has been made compliant. The applicant is proposing to reduce the site coverage to 521 square feet with 69% of site coverage to be permeable.

Other Project Components:

Environmental Review: Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing

Facilities. Class 1 exemptions include additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition or 2,500 square feet, whichever is less.

Pursuant to Section 15300.2 of the CEQA Guidelines, the cumulative impact, unusual circumstances and historical resources exceptions to the exemptions do not apply.

There was a recent approval for a minor addition to the property that is yet to be constructed, and the project was evaluated for historic and environmental impacts. The former project and current proposed amendment are minor 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 residential zoning district and due to the size of the city, it is not usual for construction projects to occur in proximity to other active projects or historic resources.

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 CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT
TO CEQA GUIDELINES SECTION 15301 AND NONE OF THE EXCEPTIONS TO THE EXEMPTIONS
IN SECTION 15300.2 CAN BE MADE; AND APPROVING A TRACK 1 DESIGN STUDY REFERRAL
FOR AN AMENDMENT TO THE TRACK 2 DESIGN STUDY, DS 23-137 (LAYMAN), TO CHANGE THE
ROOF, CHANGE THE SIDING, AND ASSOCIATED SITE IMPROVEMENTS OF A SINGLE-STORY
RESIDENCE LOCATED ON SAN CARLOS STREET 5 SOUTHWEST OF 13TH AVENUE
APN 010-165-021-000**

WHEREAS, on July 28, 2025, Adam E. Jeselnick, AIA, Architect (“Applicant”) submitted an application on behalf of Jill A Layman (“Owner”) requesting approval of Track 1 Design Study application DS 25233 (Layman) described herein as (“Application”); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located on San Carlos Street 5 southwest of 13th Avenue in the Single-Family Residential (R-1) District (Block 143, Lot 11); and

WHEREAS, the Applicant proposes to amend Design Study, DS 23-137 (Layman), to make changes to the roof, change the siding throughout the property, and associated site improvements; and

WHEREAS, in accordance with Carmel-by-the-Sea Municipal Code (CMC) Section 17.58.040.A (Residential District Track One Design Review), exterior alterations and additions that do not increase the existing floor area by more than 10 percent are eligible for Track One Design Review; and

WHEREAS, notice of the Planning Commission’s public hearing was published on September 26, 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 September 28, 2025; and

WHEREAS, on October 8, 2025, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

WHEREAS, the project proposes exterior modifications to an existing single-family residence. Therefore, pursuant to CEQA regulations, the project is categorically exempt under CEQA Guidelines Section 15301 (Existing Facilities). Class 1 exemptions include the operation, repair, maintenance, permitting, leasing, licensing, or minor additions to facilities that will involve negligible or no expansion of the existing use; and

WHEREAS, pursuant to Section 15300.2 of the CEQA Guidelines, the cumulative impact, unusual circumstances and historical resources exceptions do not apply. There was a recent approval for a minor addition to the property that is yet to be constructed, and the project was evaluated for historic and environmental impacts. The former project and current proposed amendment are minor 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 residential zoning district and due to the size of the city, it is not usual for construction projects to occur in proximity to other active projects or historic resources; and

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

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

<u>FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL</u>		
For each of the required findings listed below, the staff has indicated whether the application supports adopting the findings, either as proposed or with conditions. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.58.060.B, Findings for Design Review Approval	YES	NO
1. The project conforms to the applicable policies of the General Plan and the Local Coastal Program.	✓	
2. The project complies with all applicable provisions of the Carmel Municipal Code.	✓	
3. The project is consistent with the applicable adopted design review guidelines.	✓	
CMC 17.58.060.C, Additional Findings for Design Study Approval	YES	NO
1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits, variances, or exceptions consistent with the Zoning Ordinance.	N/A	N/A

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE Design Study application DS 25233 (Layman) to amend Design Study, DS 23-137 (Layman), to make changes to the roof, changes to the siding, and associated site improvements located on San Carlos Street 5 southwest of 13th Avenue (APN 010-165-021-000), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	Authorization. This approval of Design Study application DS 25233 (Layman) authorizes the amendment to Design Study, DS 23-137 (Layman), to increase the height of the front portion of the roof from 14'-4.75" to 14'-9" and add gables to the front portion of the roof, make minor adjustments to the roof form at the rear of the property, change the siding throughout, and associated site improvements for a single-family residence located on San Carlos Street 5 southwest of 13 th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Adam Jeselnick Architect approved by the Planning Commission on October 8, 2025, and stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	Permit Validity. In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness.

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

	Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
11.	Exterior Lighting. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
12.	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.
13.	Wood Frame Windows and Doors. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved 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 that are snap-in or otherwise superficially applied are not permitted. The painted finish shall be matte or low gloss.
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 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.

15.	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.
16.	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.
17.	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.
18.	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.
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. 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	
21.	Final Landscape & Irrigation Plan Required. Prior to the issuance of a building permit, the Applicant shall submit a final landscape and irrigation plan for review and approval by the Community Planning & Building Department, City Forester, and Monterey Peninsula Water Management District (MPWMD). The landscape and irrigation plan shall

	be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Carmel Municipal Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions.
22.	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.
23.	Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building

	permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
24.	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 any tree 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 will be 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	
25.	Drainage Plan. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
26.	BMP Tracking Form. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
27.	Semi-Permeable Surfaces. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
28.	Erosion and Sediment Control Plan. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
29.	Erosion Control in the Right-of-Way. Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" in the Forest Management Plan. The Public Works Director, or their designee, may waive this requirement.
Special Conditions	
30.	Pre-Construction Meeting. Prior to the issuance of a building permit, the contractor overseeing the project shall schedule a pre-construction meeting with the <u>Project</u>

	<u>Planner</u> for the purpose of reviewing the conditions of approval and expectations during construction.
31.	Conditions of Approval Acknowledgement. Prior to the issuance of a building permit revision, a completed Conditions of Approval Acknowledgment form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
32.	Copper Gutters & Downspouts Not Permitted. Prior to the issuance of a building permit, the applicant shall identify the material for all gutters and downspouts in the construction drawings. Due to environmental impacts on Carmel bay, copper shall not be used for gutters or downspouts until further notice.
33.	Construction Management Plan. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Department a Construction Management Plan.
34.	Tree No. 11, Significant Coast Live Oak. Tree No. 11 located in the north side yard, is a significant Coast live oak. The structural root zone and tree protection zone is 6 feet. No excavation is permitted within this zone. Excavation beyond the structural root zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots unless another method of excavation is approved by the City Forester. If roots greater than 2 inches in diameter or larger are encountered during excavation, the City Forester shall be contacted for approval prior to making any root cuts. The City Forester can be reached at (831) 620-2070 or (831) 620-2073.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of October 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Shelby Gorman
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 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 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.

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ARCHITECTURAL

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- A2

EXISTING SITE PLAN
- A3

SITE DEMOLITION PLAN
- A4

PROPOSED SITE PLAN
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BIRD RENDERING VIEW

- L1

LANDSCAPE PLAN

PROJECT DATA

SCOPE OF WORK:
EXTEND FIRST FLOOR OF AN EXISTING SINGLE FAMILY RESIDENCE. NEW ATTACHED GARAGE. NEW PARTIAL ROOF. MODIFY INTERIOR OF RESIDENCE TO INCLUDE NEW KITCHEN, NEW BATHROOM, NEW BEDROOM. REPLACE EXISTING LIGHTING, PLUMBING FIXTURES, AND CABINETS. REPLACE DOORS AND WINDOWS.

CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3 / U
FIRE SPRINKLERS:	---
WATER:	CAL AM
SEWER:	CARMEL AREA WASTEWATER DISTRICT

TREE REMOVAL:	NONE/ 2 OAK TREES ADDED
GRADING:	21 CUBIC YARDS CUT / 0 CUBIC YARDS FILL
WUI:	N/A

SITE COVERAGE CALCULATIONS:

LOT SIZE	4,000 SF
MAX. ALLOWABLE FLOOR AREA	= 1,800 SF
MAX. ALLOWABLE SITE COVERAGE	= 396 SF / 556 SF

FLOOR AREA CALCULATIONS:

EXISTING	
(E) HOUSE AND GARAGE	1,597 SF
TOTAL, (E)	1,597 SF
(39.92% OUT OF TOTAL LOT AREA)	

PROPOSED	
(E) HOUSE AND GARAGE	1,576 SF
(P) ADDITION	219 SF
TOTAL, (P)	1,795 SF
(44.87% OUT OF TOTAL LOT AREA)	

SITE COVERAGE CALCULATIONS:

EXISTING		
(E) CONCRETE PAVERS DRIVEWAY	425 SF	PERMEABLE
(E) CONCRETE WALKWAY	244 SF	IMPERMEABLE
(E) TILE PATIO	278 SF	IMPERMEABLE
(E) TILE STEPS	11 SF	IMPERMEABLE
(E) TILE STEPS	20 SF	IMPERMEABLE
(E) ROOF OVERHANG	39 SF	-

TOTAL, (E)	1,017 SF
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PROPOSED		
(P) STONE TILE PORCH	73 SF	IMPERMEABLE
(P) WOOD POSTS	1 SF	IMPERMEABLE
(P) CONCRETE PAVERS STRIPS DWY	75 SF	PERMEABLE
(P) GRAVEL PATIO	285 SF	PERMEABLE
(P) STONE TILE STEPS	27 SF	IMPERMEABLE
(P) STONE TILE OUTDOOR SHOWER	24 SF	IMPERMEABLE
(E) ROOF OVERHANG	36 SF	
TOTAL, (P)	521 SF	(69% PERMEABLE)

PROJECT DATA

ADDRESS: SAN CARLOS STREET 5 S/W 13TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

A.P.N. 010-165-021

ZONING: R-1

OWNER: JILL LAYMAN
300 FERN HILL
DORSET, VT 05251

ARCHITECT: ADAM JESELNICK ARCHITECT
SAN CARLOS STREET 2 N/W 8TH AVENUE
SUITE 200
CARMEL-BY-THE-SEA, CA 93921
PHONE: (831) 620.5164 m
CONTACT: ADAM JESELNICK AIA
EMAIL: aejarch@gmail.com

SURVEYOR: LANDSET ENGINEERS, INC.
520-B CRAZY HORSE CANYON ROAD
SALINAS , CA 93907
PHONE: 831-443-6970
WWW.LANDSETENG.COM

SETBACKS

LOCATION	EXISTING	PROPOSED	REQUIRED
FRONT - EAST	18'-8"	15'-1"	15'-0"
SIDE - NORTH	3'-3 ¹ / ₄ "	3'-3 ¹ / ₄ "	3'-0"
BACK- WEST	10'-1 ¹ / ₄ "	10'-1 ¹ / ₄ "	15'-0" / 3'-0"
SIDE - SOUTH	5'-4 ¹ / ₄ "	5'-4 ¹ / ₄ "	3'-0"

REAR STRUCTURE IS LESS THAN 15 FEET IN HEIGHT
MIN. COMPOSITE SETBACK: 8'-7 ¹/₂" (21.5% OF 40'-0") (E) NON CONFORMING



1 VICINITY MAP
SCALE: N.T.S.



LAYMAN RESIDENCE
SAN CARLOS STREET 5 S/W 13TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

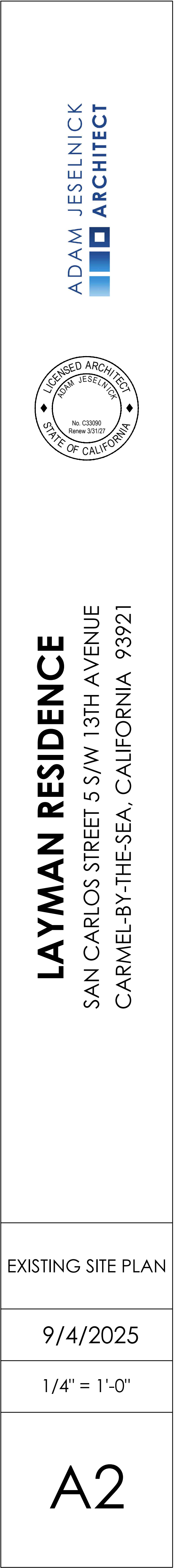
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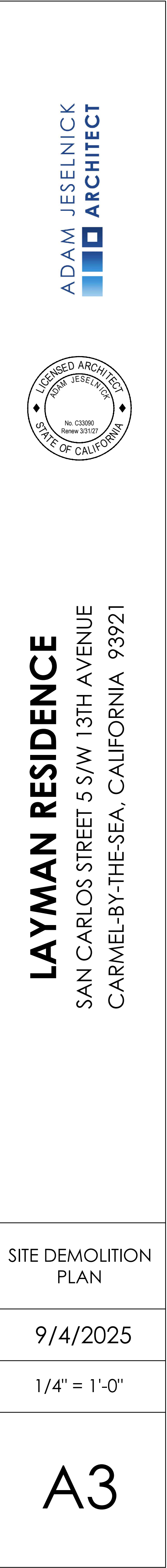
9/23/2025

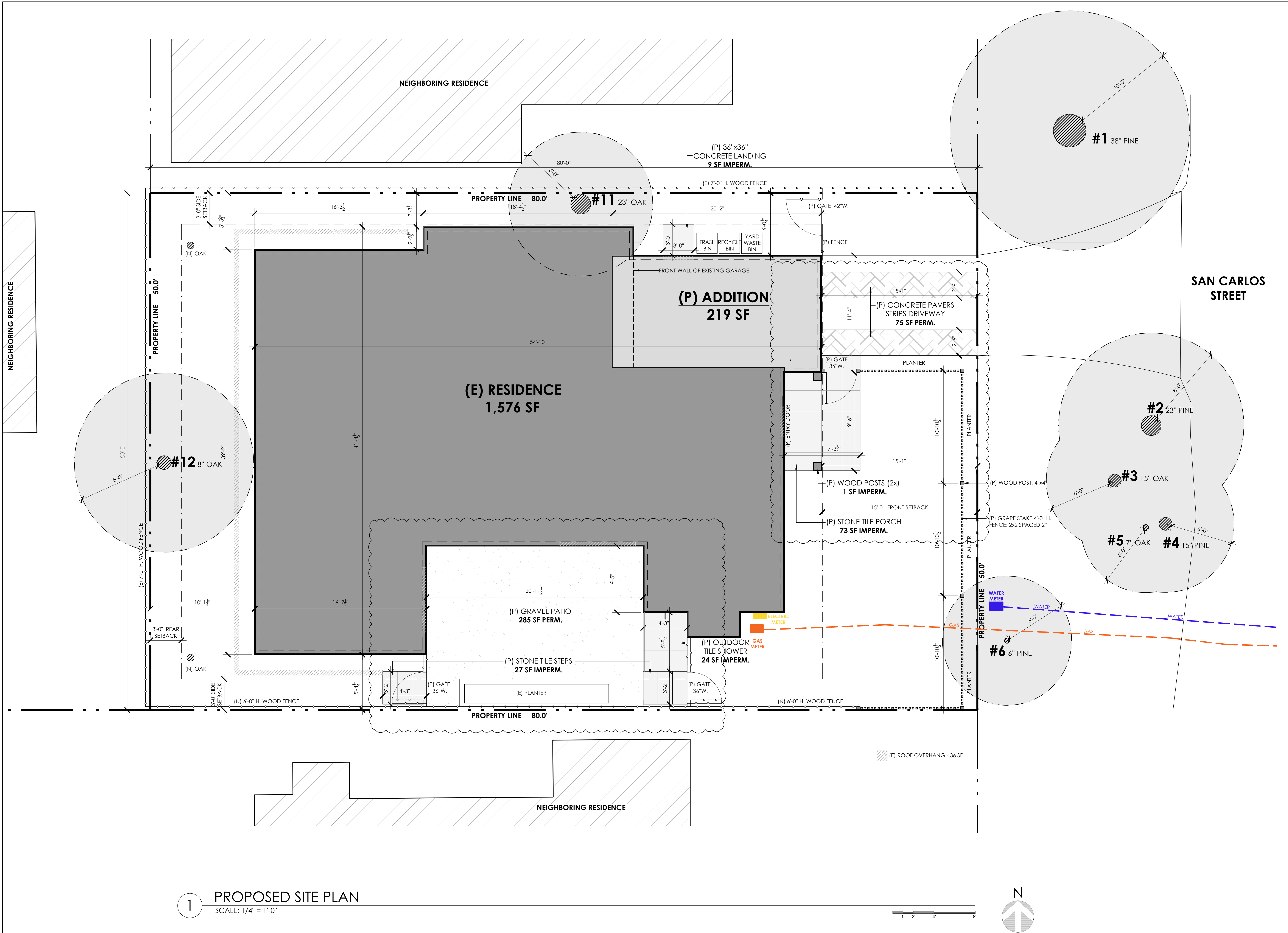
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A0

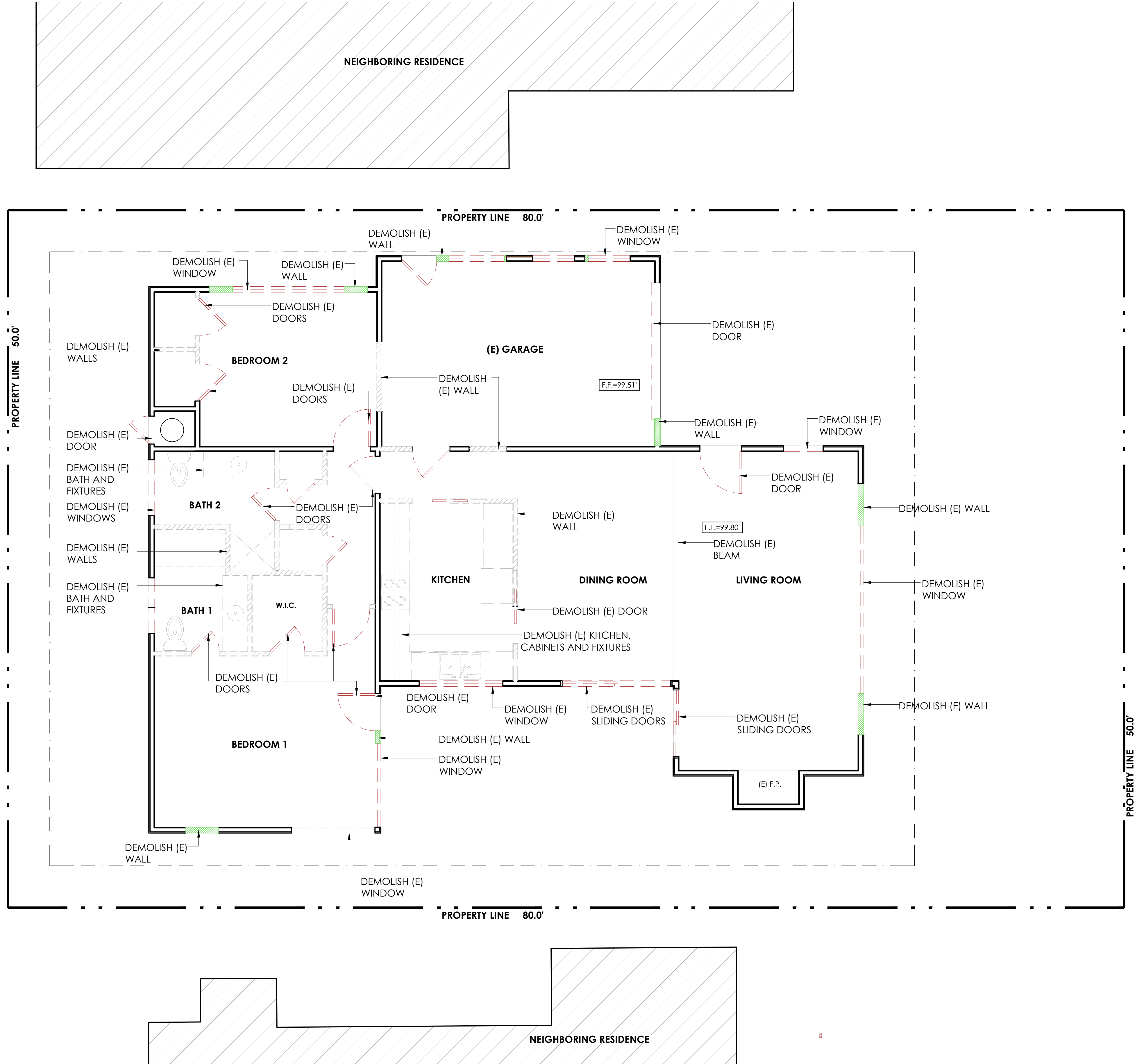








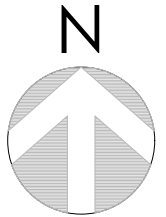
1 PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"



1

DEMOLITION PLAN

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

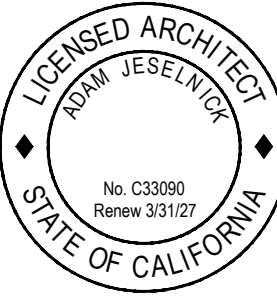


EXTERIOR WALLS DEMOLITION:
EXISTING WALLS: 202'-3"
DEMOLITION WALLS: 21'-1"
% DEMO: 10.43%

DEMOLITION LEGEND:
■ WALL TO REMAIN
■ EXTERIOR WALL TO BE DEMOLISHED
■ INTERIOR WALL TO BE DEMOLISHED
■ WINDOW TO BE REMOVED

LINEAR FEET CALCULATIONS		
EXISTING WALLS	DEMO WALLS	NEW WALLS
EXT: 202-3	EXT: 21-1	EXT: 20-9
INT: 128-10	INT: 80-10	INT: 63-3
331'-1"	101'-11"	84'-0"
84'-9"+101'-11" = 186'-8"		
186'-8"/ 331'-1" = 56.4% (FIRE SPRINKLERS REQUIRED)		

ADAM JESELNICK
ARCHITECT



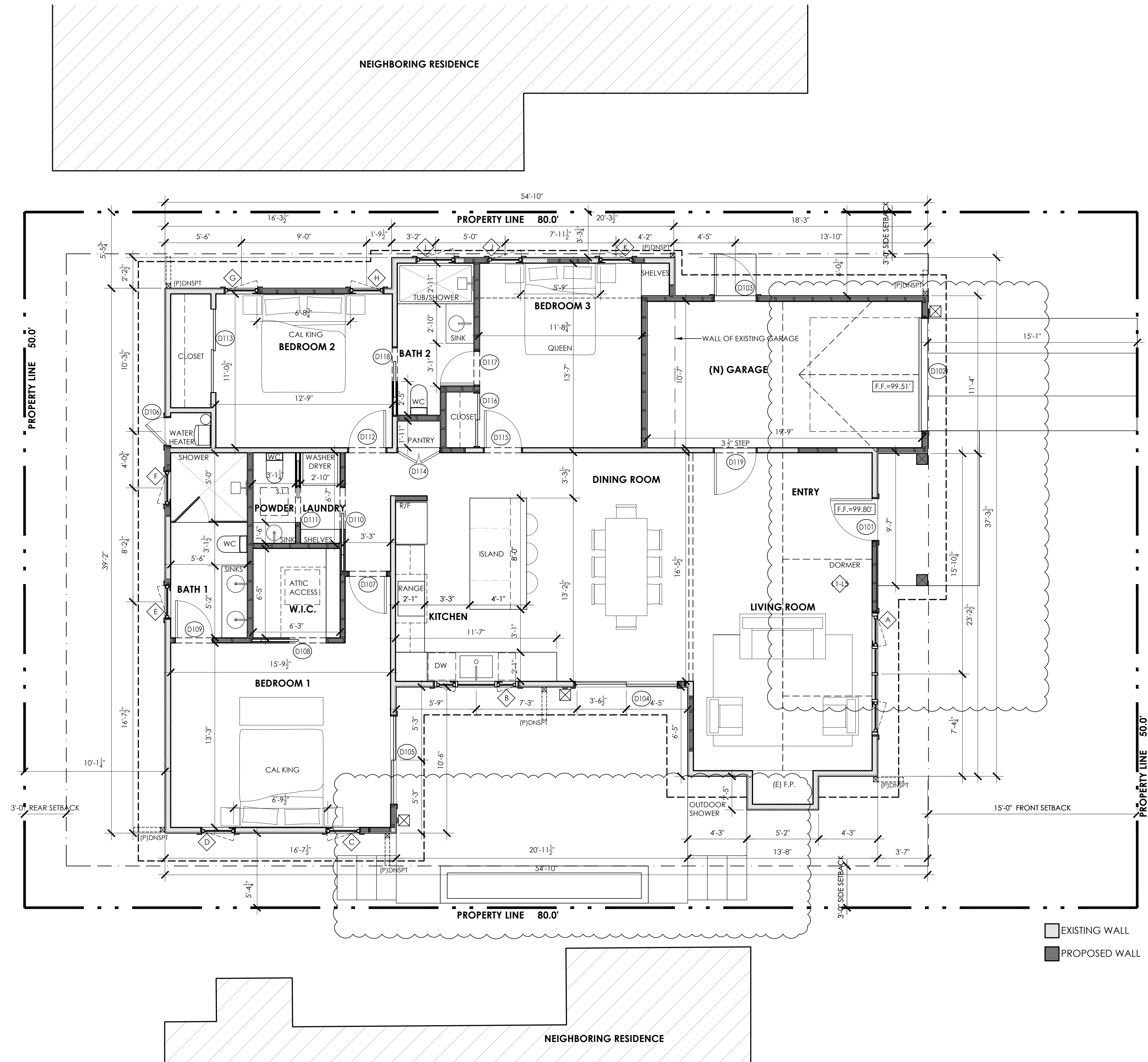
LAYMAN RESIDENCE
SAN CARLOS STREET 5 S/W 13TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

DEMOLITION PLAN

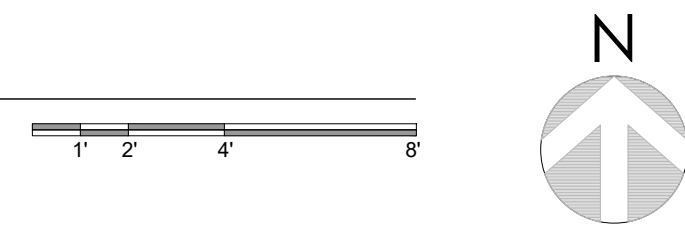
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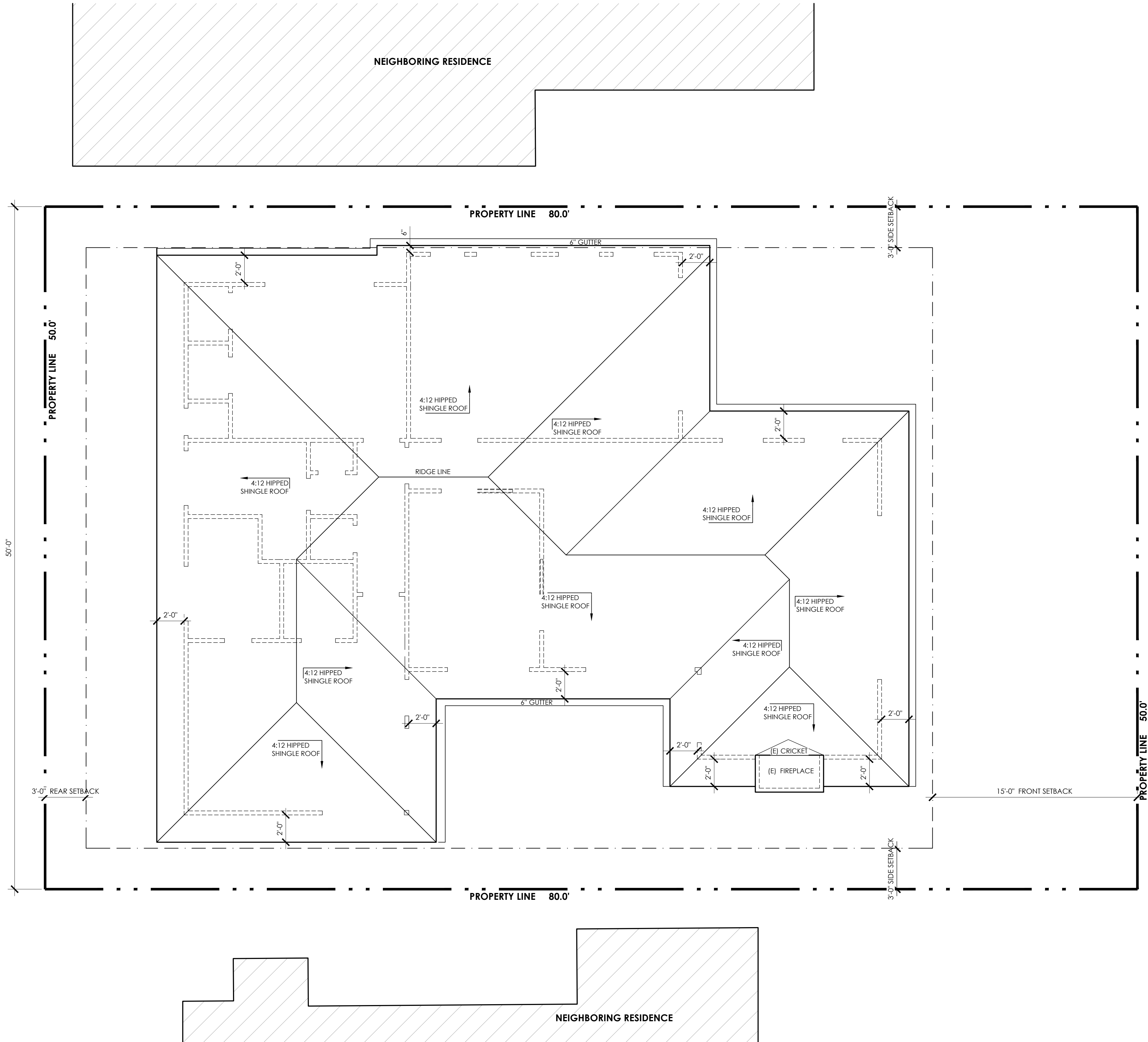
1/4" = 1'-0"

A6

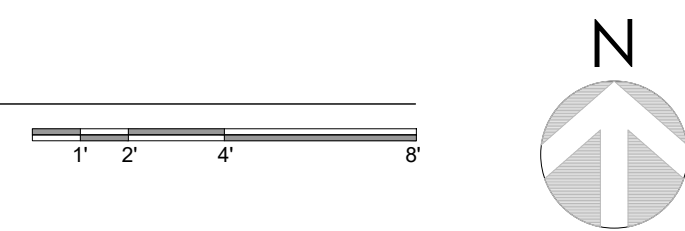


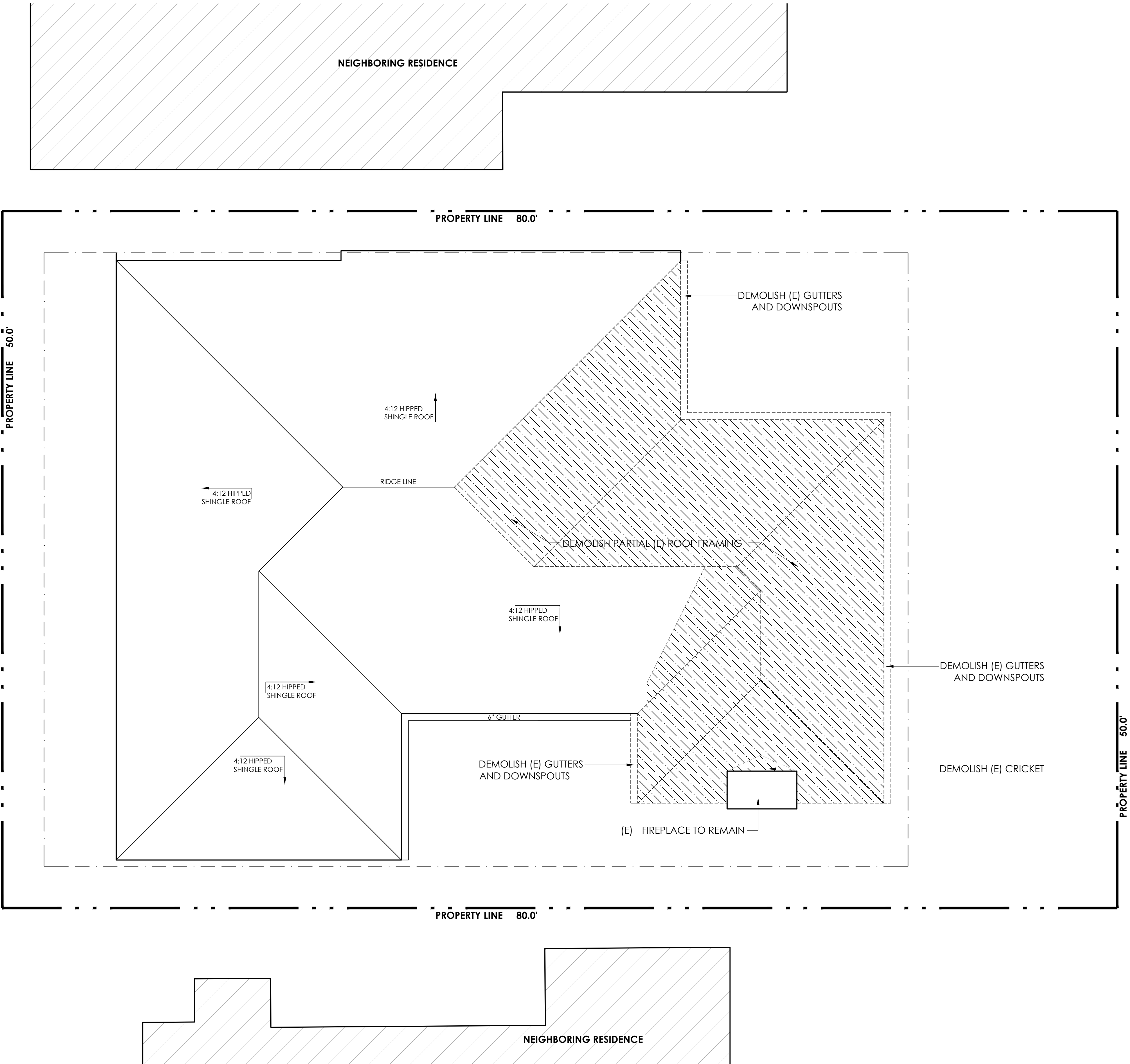
1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"





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





- NOTES:
1. EXISTING ROOF FINISH TO BE REMOVED ACROSS ENTIRE ROOF.
 2. EXISTING ROOF FRAMING TO REMAIN UNLESS NOTED OTHERWISE.
 3. REFER DEMOLITION PLAN FOR ADDITIONAL DEMOLITION INFORMATION.



LAYMAN RESIDENCE
SAN CARLOS STREET 5 S/W 13TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

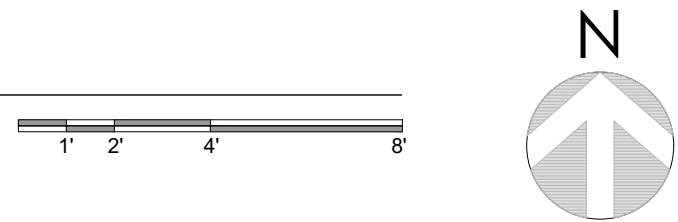
DEMOLITION ROOF
PLAN

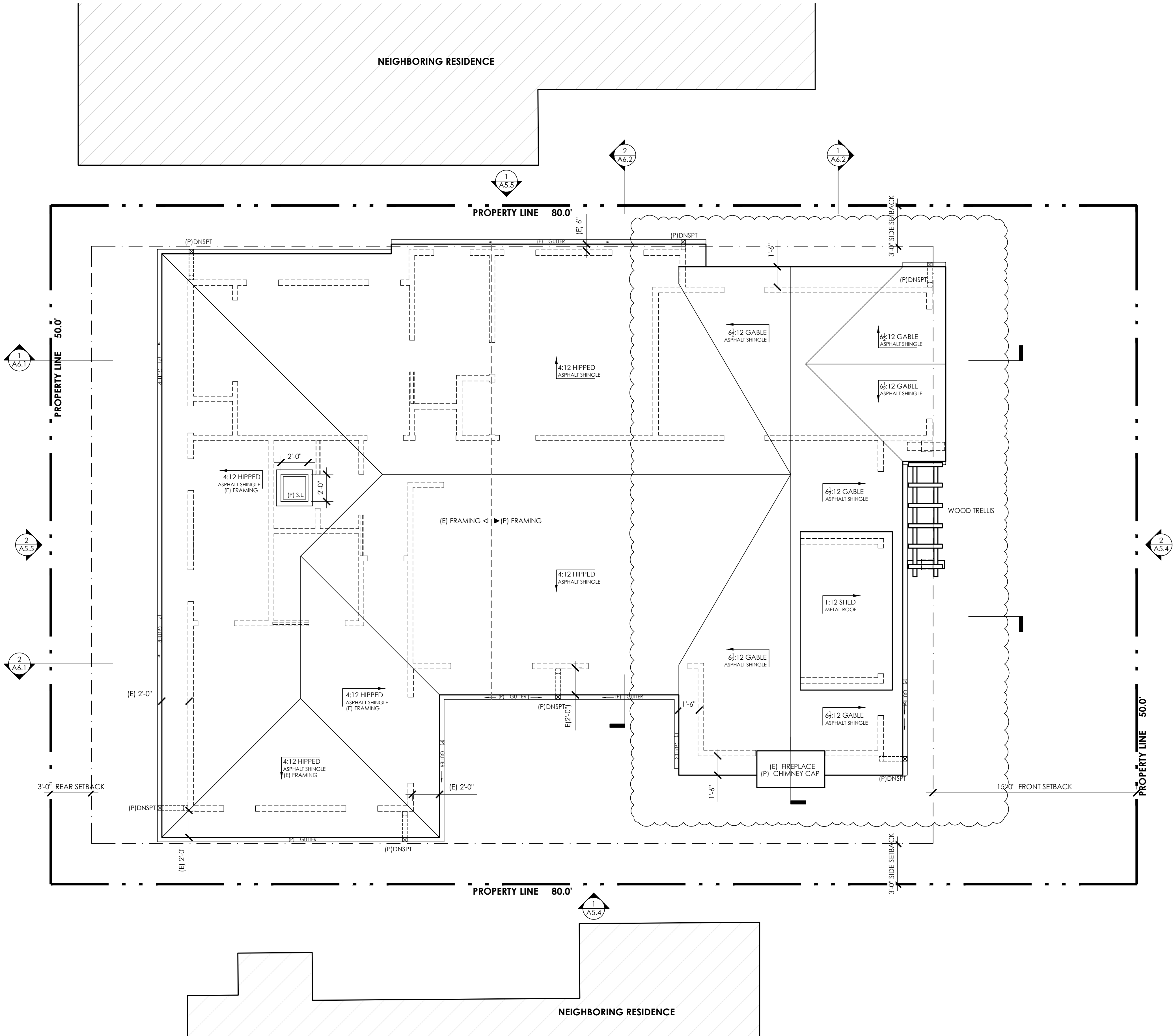
9/4/2025

1/4" = 1'-0"

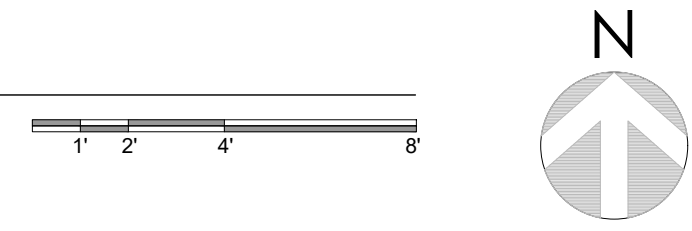
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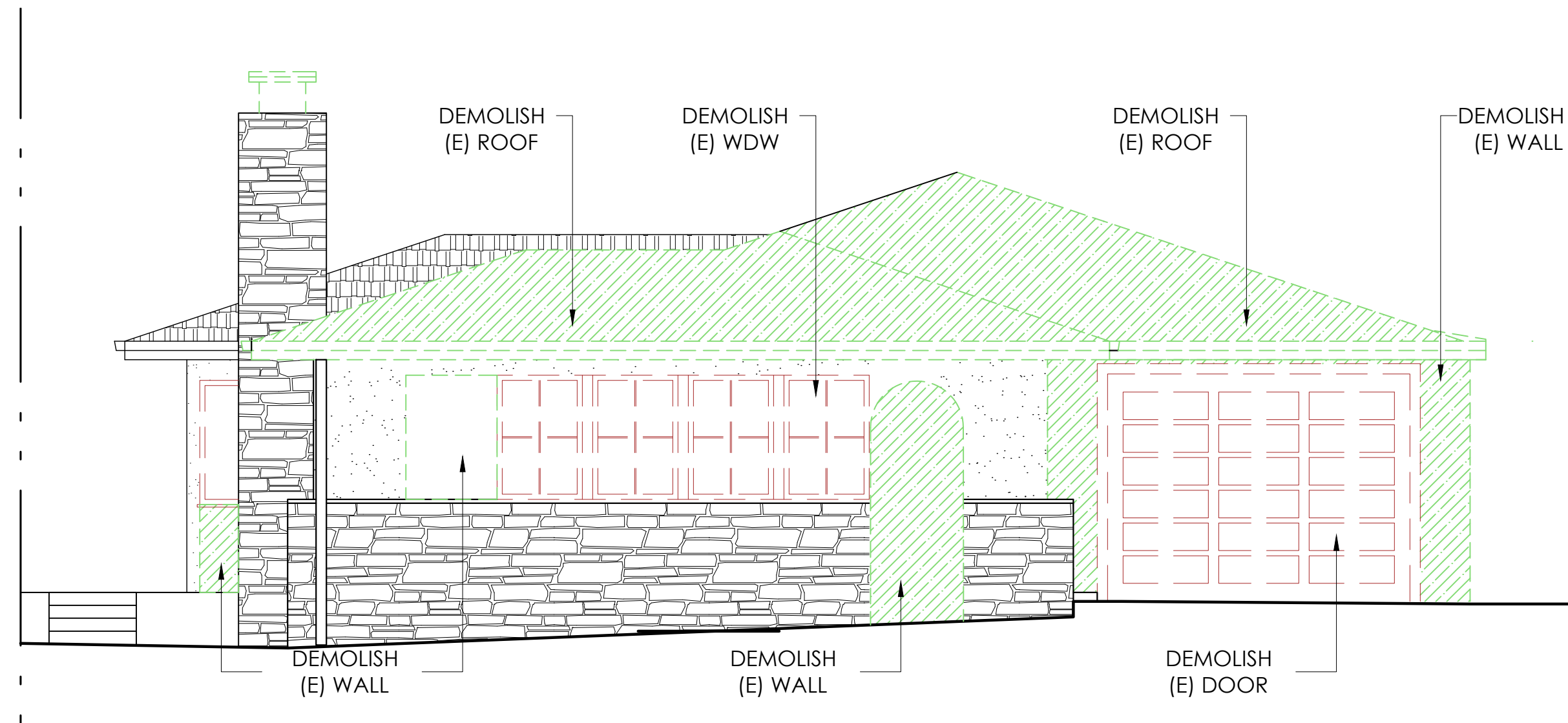
1 DEMOLITION ROOF PLAN
SCALE: 1/4" = 1'-0"



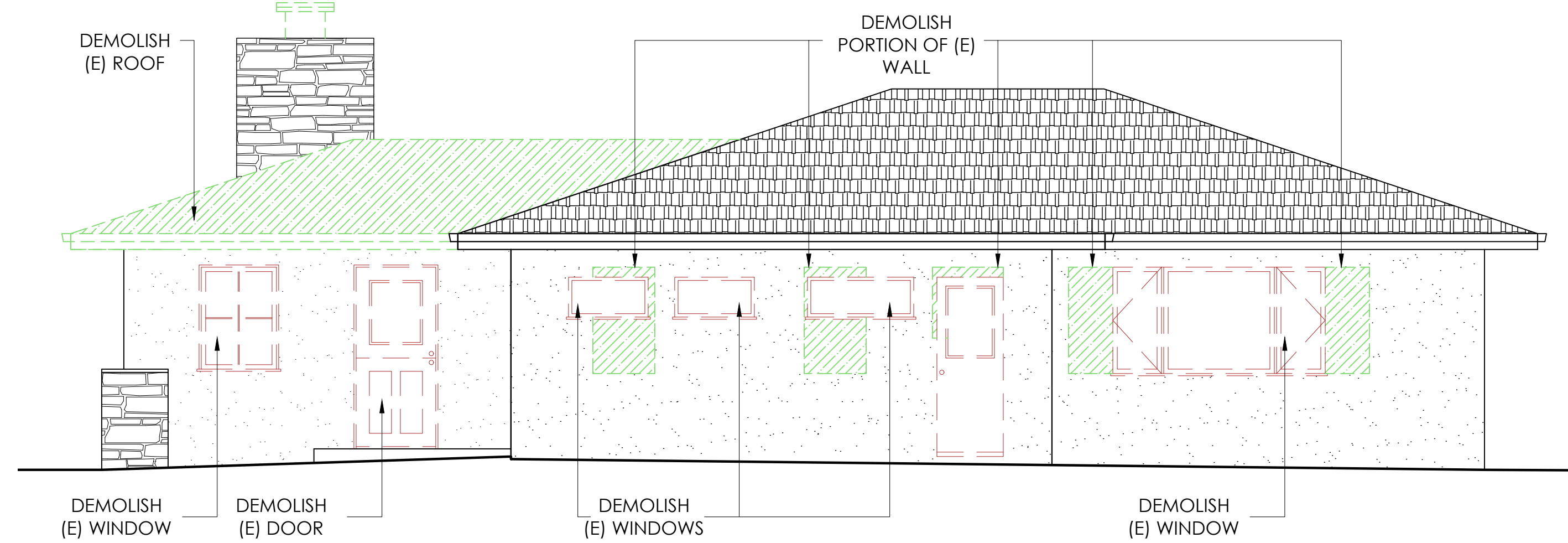
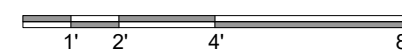


1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

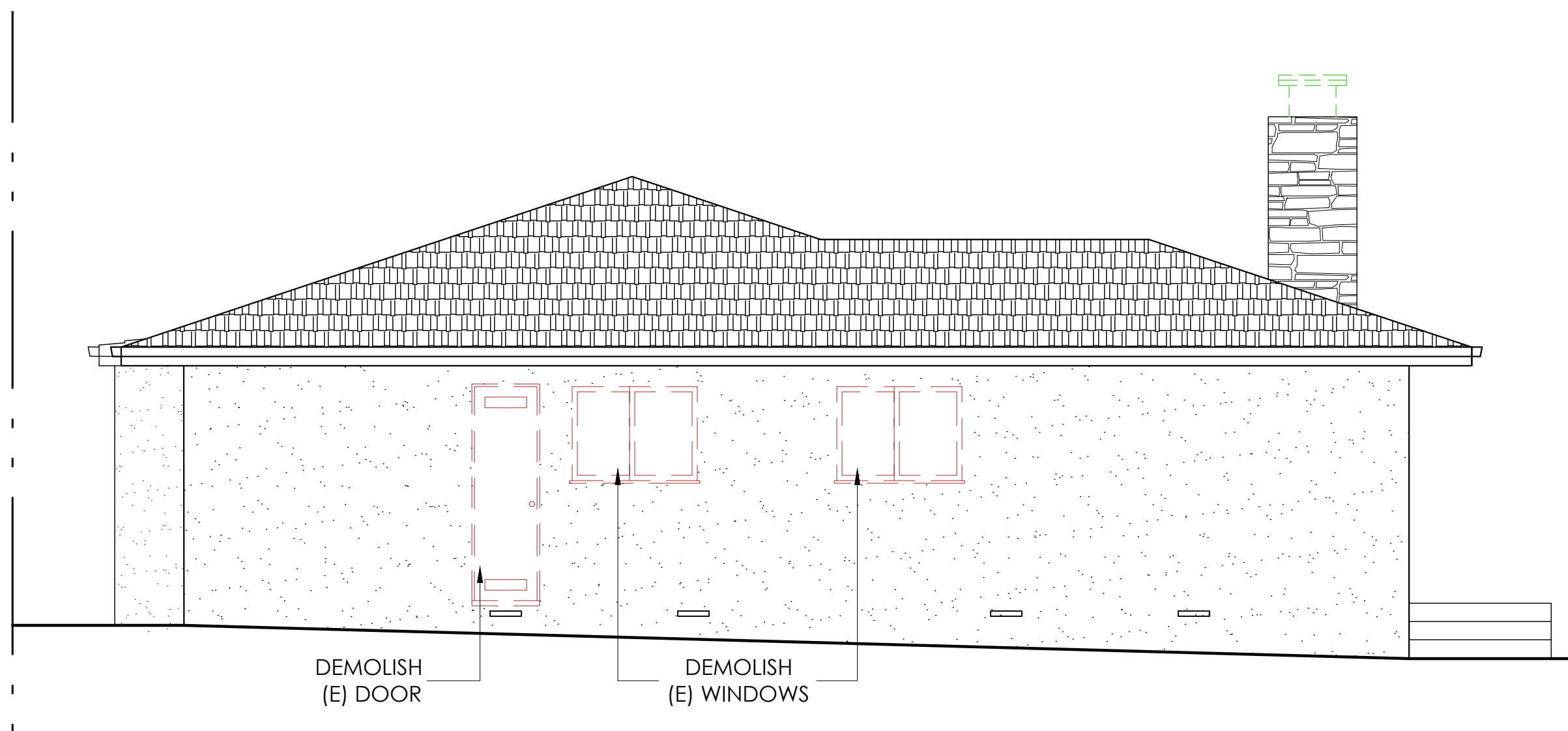
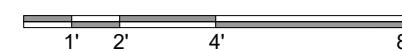




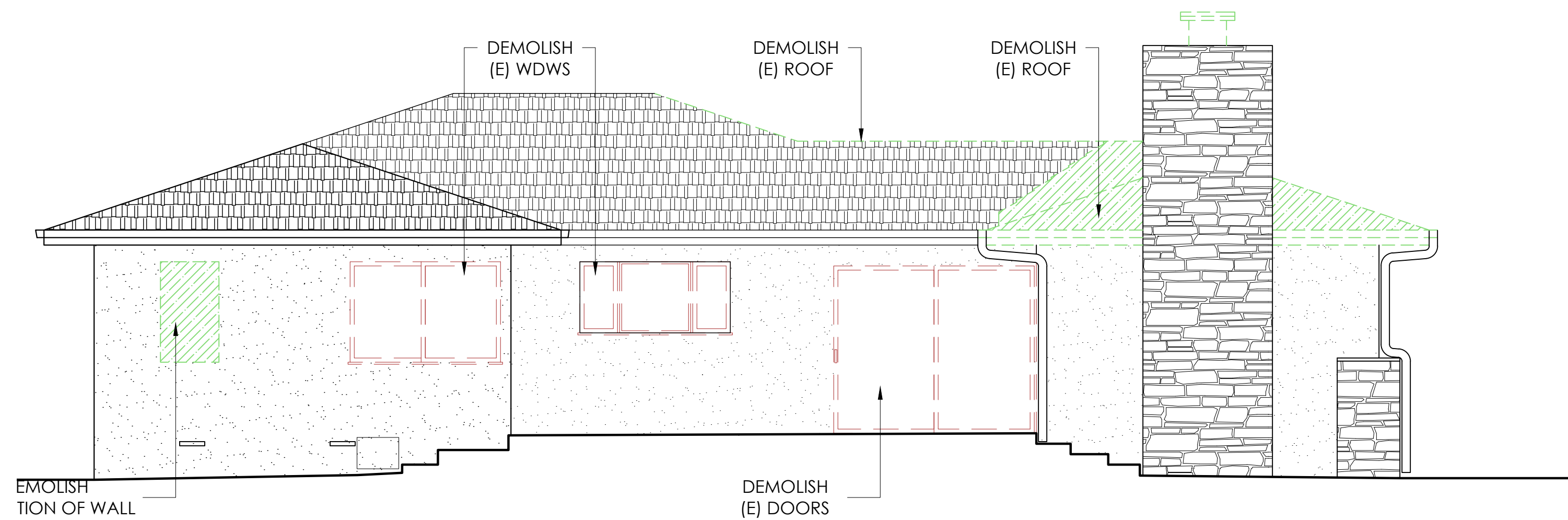
1 DEMOLITION EAST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



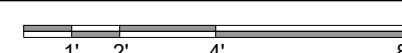
2 DEMOLITION NORTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



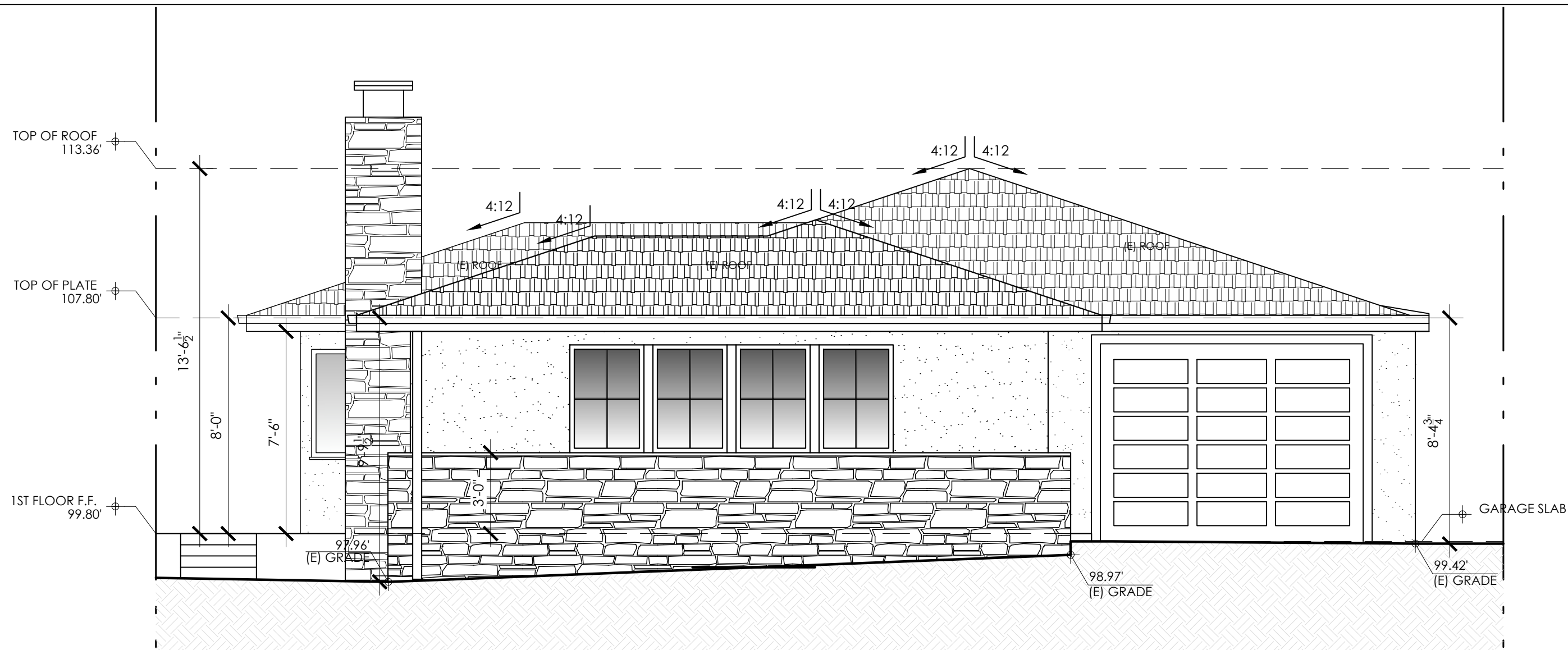
3 DEMOLITION NORTH (BACK) ELEVATION
SCALE: 1/4" = 1'-0"



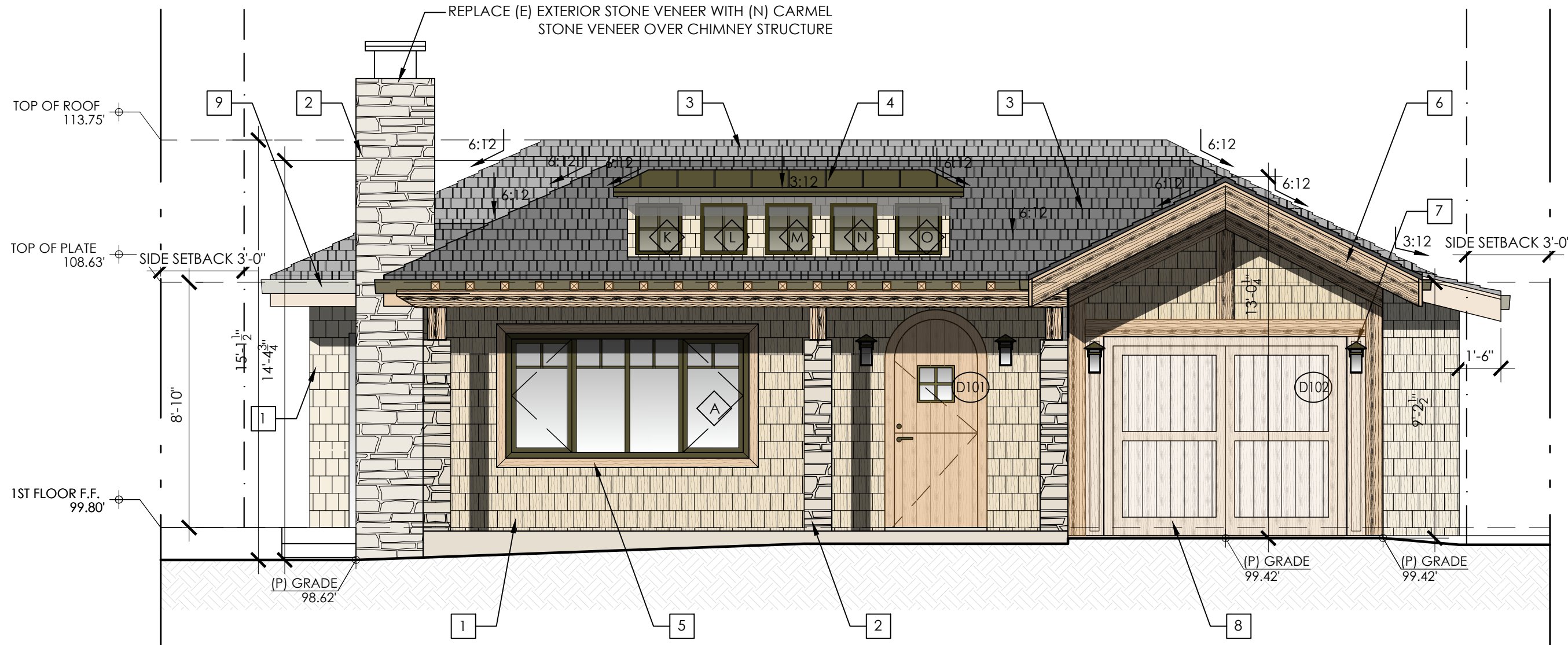
4 DEMOLITION SOUTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



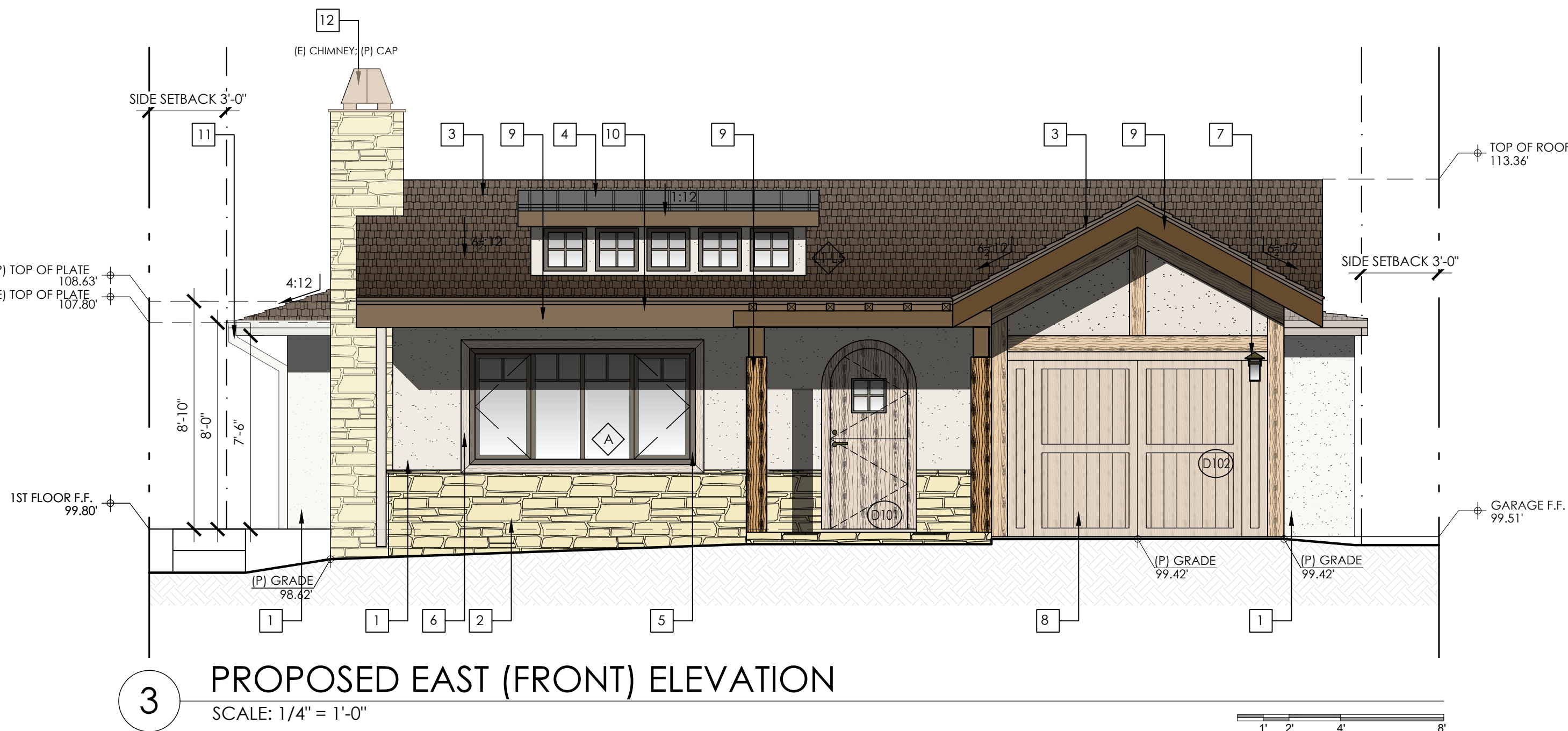
 EXTERIOR WALL/ROOF TO BE DEMOLISHED
 WINDOW/DOOR TO BE DEMOLISHED



1 EXISTING EAST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



2 PC APPROVED - DS-137 EAST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



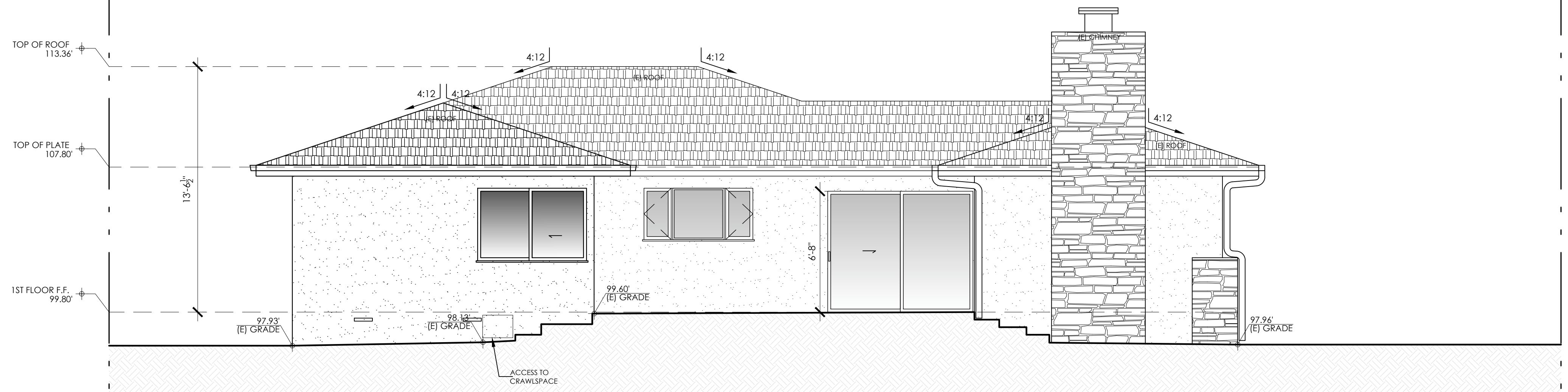
3 PROPOSED EAST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"

KEYNOTES 2023

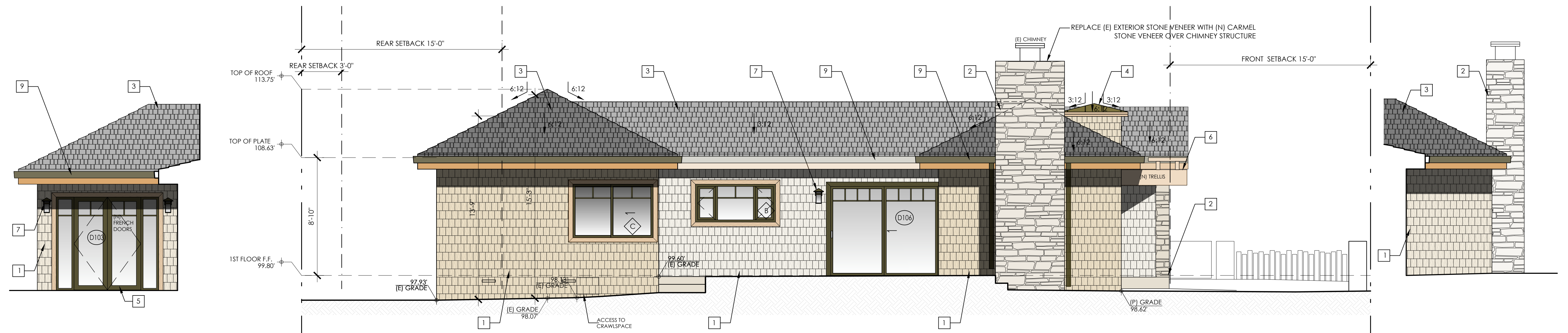
1	CEDAR SHINGLE SIDING. EASTERN WHITE 16" TALL COLOR: SEMI-TRANSPARENT STAIN MP SILVERSTONE
2	LIMESTONE. BUECHEL. MILL CREEK TAILORED BLEND - HONEY. REPLACE (E) STONE VENEER WITH (N) OVER (E) CHIMNEY STRUCTURE
3	SYNTHETIC SLATE TILE ROOF. BRAVA ROOF TILE. COLOR: COTTAGE
4	STANDING SEAM METAL ROOF. WESTERN STATES METAL ROOFING. COLOR: MATTE BURNISHED SLATE
5	ALUMINUM-CLAD WOOD DOORS AND WINDOWS. MARVIN. COLOR: BRONZE
6	PAINTED WOOD TRIM.
7	EXTERIOR LIGHT FIXTURE. WALL-MOUNTED SCONCE. HINKLEY ESTATE SERIES HARBOR LED 14" ANCHOR BRONZE
8	WOOD GARAGE DOOR.
9	ALUMINUM GUTTERS AND DOWNSPOUTS COLOR: EMINENT BRONZE SW6412

KEYNOTES

1	EXTERIOR WALL: STUCCO. COLOR: TO MATCH EXISTING. SW#7011. NATURAL CHOICE.
2	EXTERIOR WALL: LIMESTONE. BUECHEL. TO MATCH EXISTING. MILL CREEK TAILORED BLEND - HONEY.
3	ROOF: ASPHALT SHINGLE. CERTAINTEED'S PRESIDENTIAL SHAKE TL. COLOR: AUTUMN BLEND.
4	ROOF: STANDING SEAM METAL ROOF. WESTERN STATES METAL ROOFING. FINISH: MATTE DARK BRONZE
5	EXTERIOR DOORS AND WINDOWS: ALUMINUM-CLAD. MARVIN. COLOR: SUEDE.
6	WINDOW TRIM: WOOD. 4" WIDE.
7	EXTERIOR LIGHT FIXTURE: WALL-MOUNTED SCONCE. HINKLEY ESTATE SERIES HARBOR LED 14" ANCHOR BRONZE
8	GARAGE DOOR: WOOD. CARRIAGE DOORS. DOOR #3030.
9	FASCIA AND WOOD POSTS: WOOD. PAINTED.
10	GUTTERS: ALUMINUM COLOR: TO MATCH FASCIA.
11	DOWNSPOUTS: ALUMINUM COLOR: TO MATCH STUCCO.
12	CHIMNEY CAP: ALUMINUM CHIMNEY KING. #2:REGAL. COLOR: TO MATCH WINDOWS.
13	OUTDOOR SHOWER: ALUMINUM PAINTED.



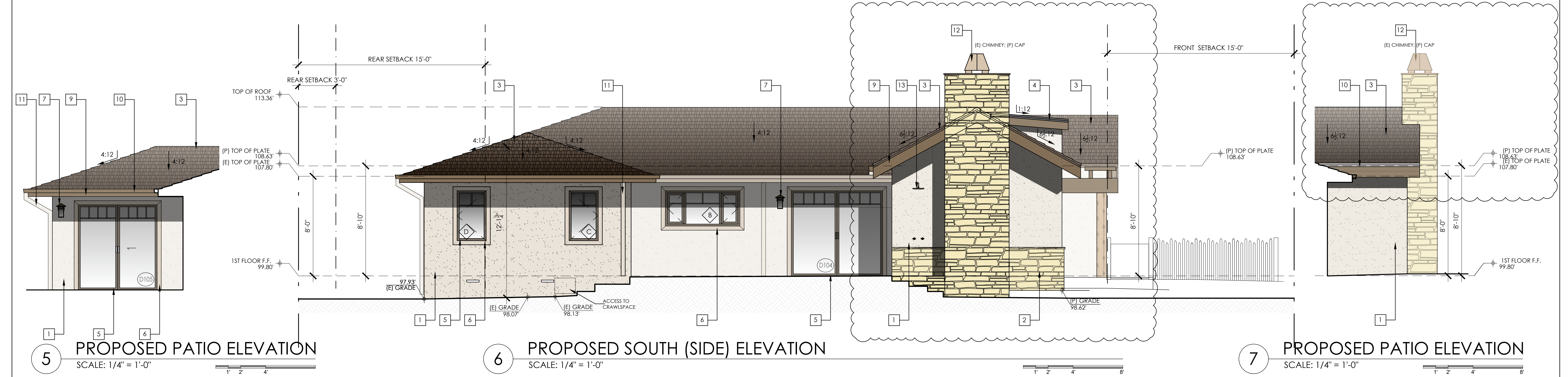
1 EXISTING SOUTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



3 PC APPROVED - DS 23-137 SOUTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

2 DS-137 PATIO ELEVATION
SCALE: 1/4" = 1'-0"

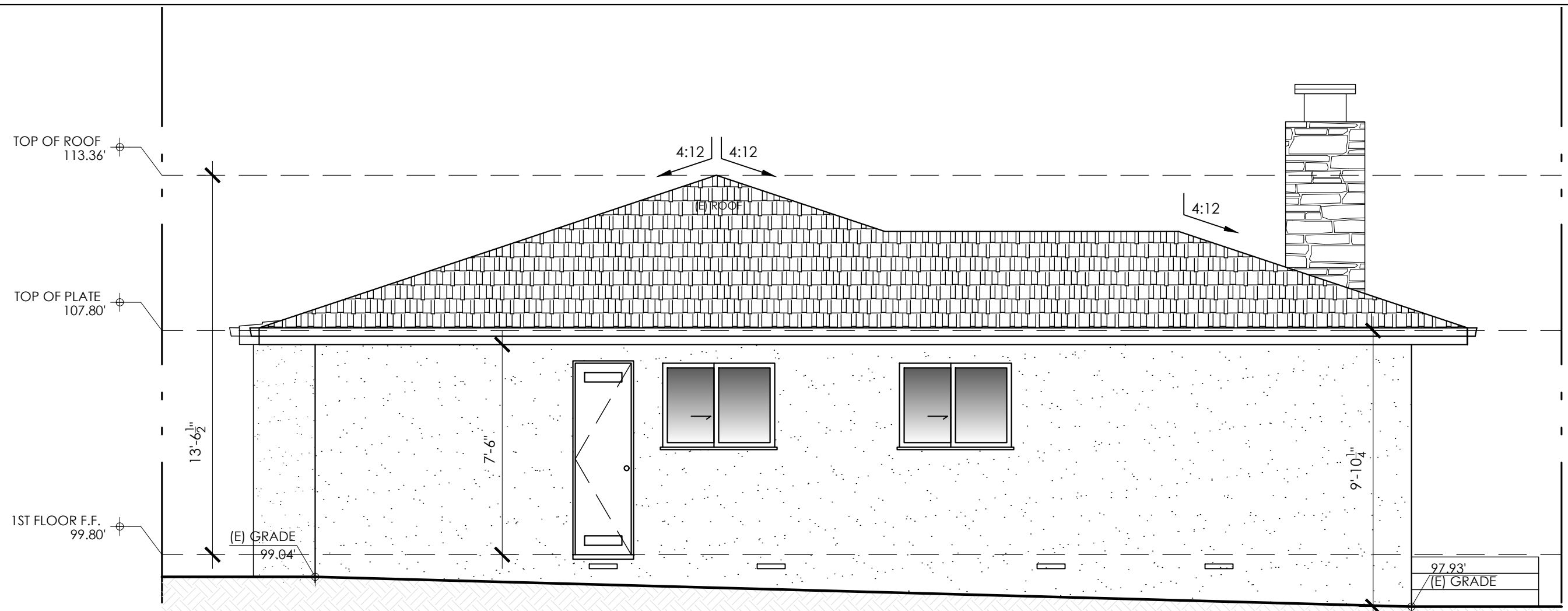
4 DS-137 PATIO ELEVATION
SCALE: 1/4" = 1'-0"



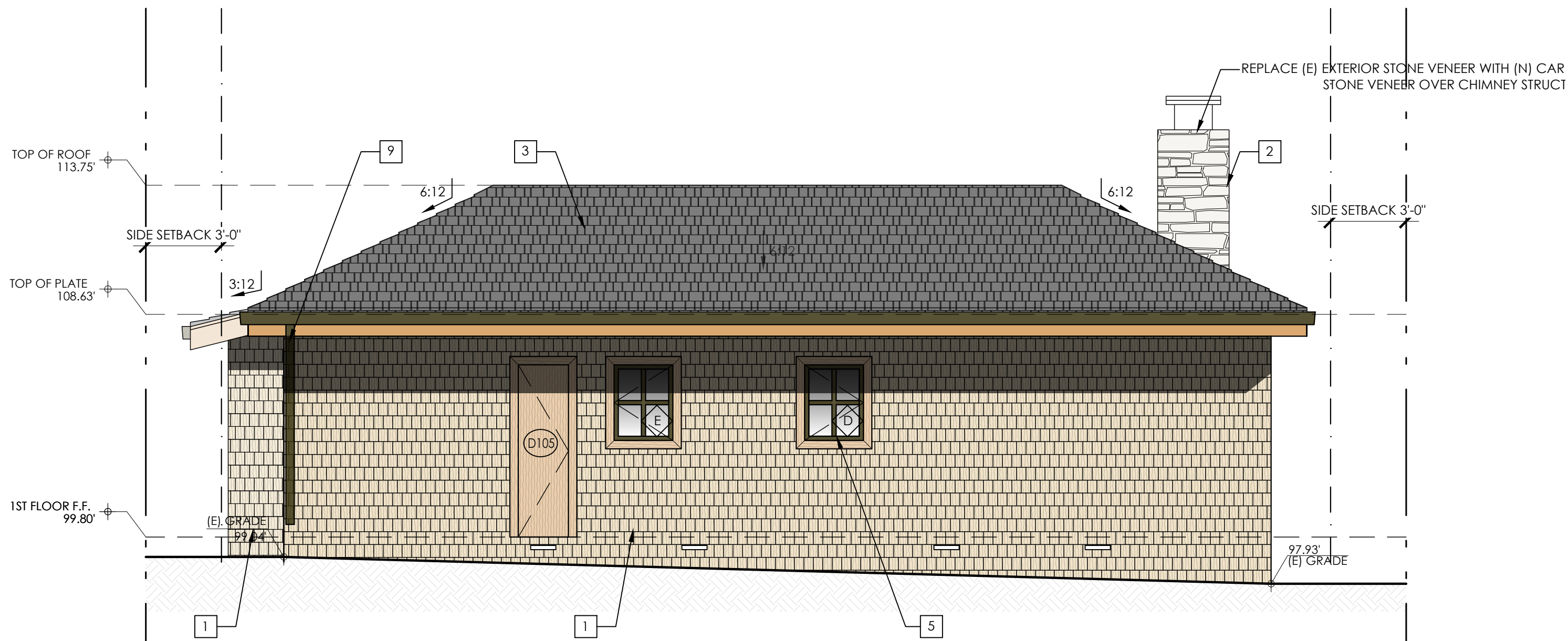
6 PROPOSED SOUTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

5 PROPOSED PATIO ELEVATION
SCALE: 1/4" = 1'-0"

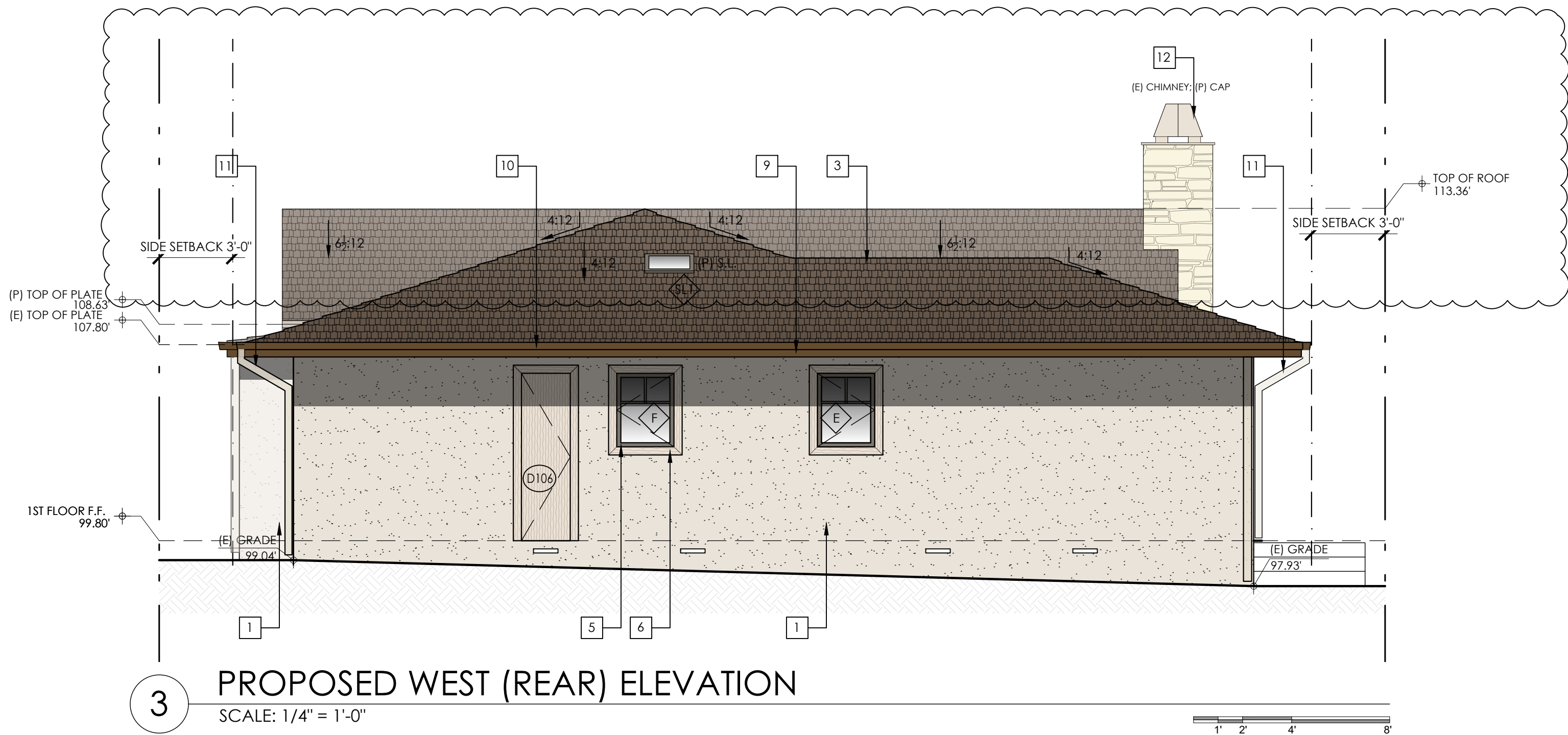
7 PROPOSED PATIO ELEVATION
SCALE: 1/4" = 1'-0"



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



2 PC APPROVED - DS 23-137 WEST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"



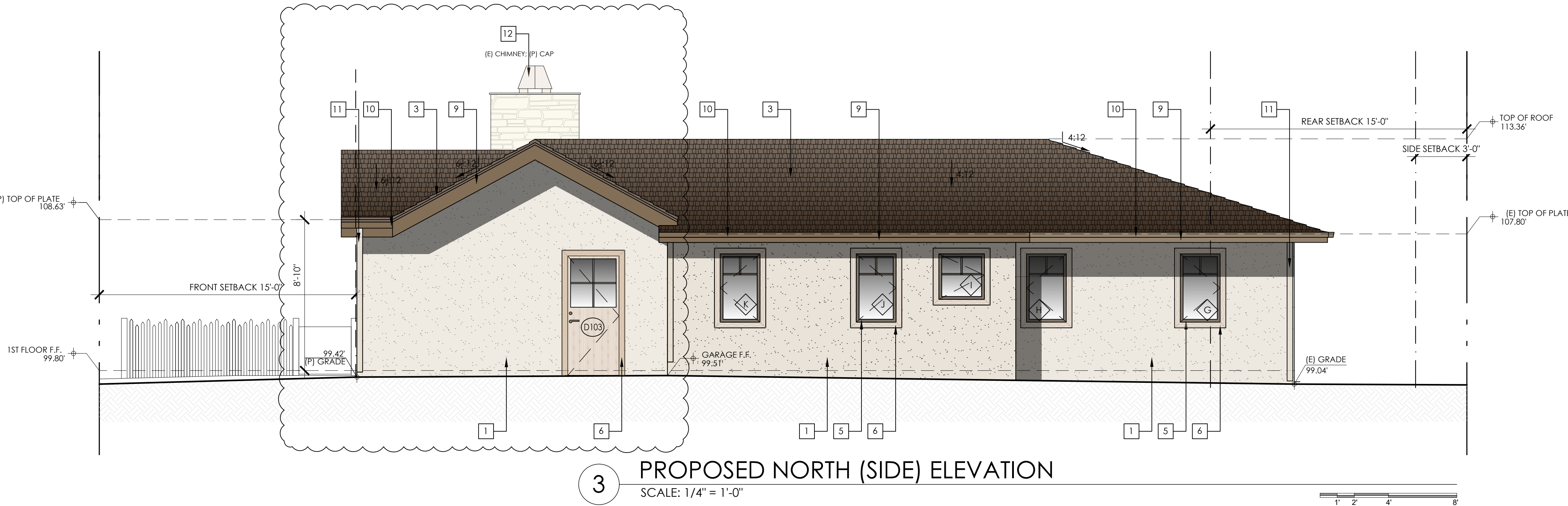
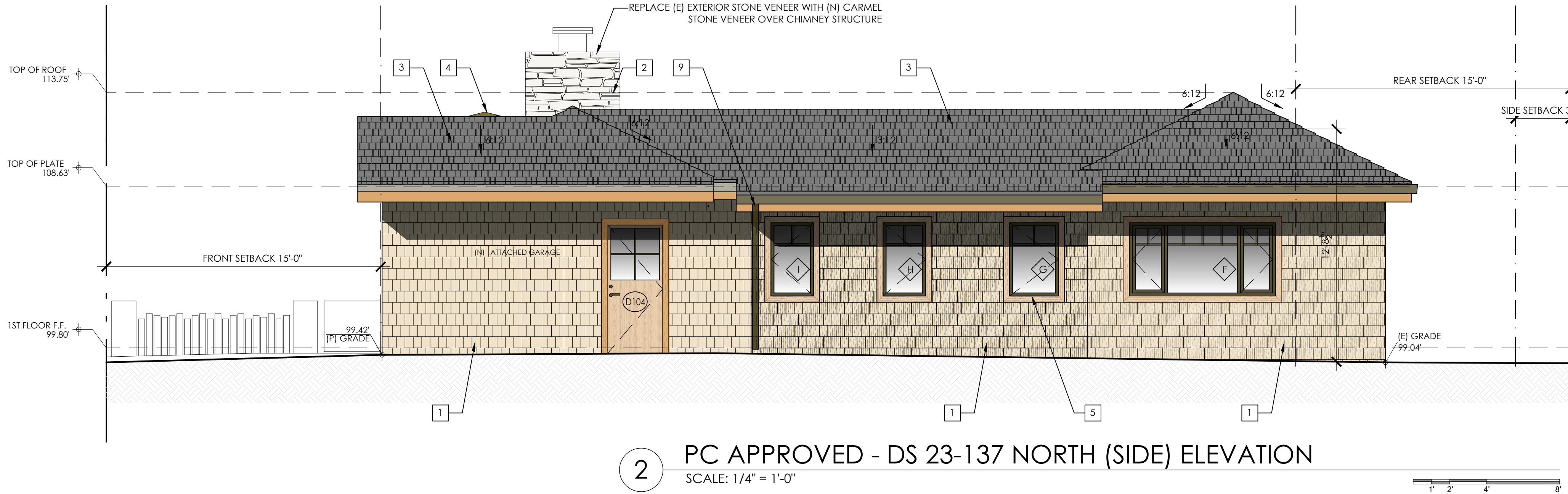
3 PROPOSED WEST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"

KEYNOTES 2023

1	CEDAR SHINGLE SIDING. EASTERN WHITE 16" TALL COLOR: SEMI-TRANSPARENT STAIN MP SILVERSTONE
2	LIMESTONE. BUECHEL. MILL CREEK TAILORED BLEND - HONEY. REPLACE (E) STONE VENEER WITH (N) OVER (E) CHIMNEY STRUCTURE
3	SYNTHETIC SLATE TILE ROOF. BRAVA ROOF TILE. COLOR: COTTAGE
4	STANDING SEAM METAL ROOF. WESTERN STATES METAL ROOFING. COLOR: MATTE BURNISHED SLATE
5	ALUMINUM-CLAD WOOD DOORS AND WINDOWS. MARVIN. COLOR: BRONZE
6	PAINTED WOOD TRIM.
7	EXTERIOR LIGHT FIXTURE. WALL-MOUNTED SCONCE. HINKLEY ESTATE SERIES HARBOR LED 14" ANCHOR BRONZE
8	WOOD GARAGE DOOR.
9	ALUMINUM GUTTERS AND DOWNSPOUTS COLOR: EMINENT BRONZE SW6412

KEYNOTES

1	EXTERIOR WALL: STUCCO. COLOR: TO MATCH EXISTING. SW#7011. NATURAL CHOICE.
2	EXTERIOR WALL: LIMESTONE. BUECHEL. TO MATCH EXISTING. MILL CREEK TAILORED BLEND - HONEY.
3	ROOF: ASPHALT SHINGLE. CERTAINTEED'S PRESIDENTIAL SHAKE TL. COLOR: AUTUMN BLEND.
4	ROOF: STANDING SEAM METAL ROOF. WESTERN STATES METAL ROOFING. FINISH: MATTE DARK BRONZE
5	EXTERIOR DOORS AND WINDOWS: ALUMINUM-CLAD. MARVIN. COLOR: SUEDE.
6	WINDOW TRIM: WOOD. 4" WIDE.
7	EXTERIOR LIGHT FIXTURE: WALL-MOUNTED SCONCE. HINKLEY ESTATE SERIES HARBOR LED 14" ANCHOR BRONZE
8	GARAGE DOOR: WOOD. CARRIAGE DOORS. DOOR #3030.
9	FASCIA AND WOOD POSTS: WOOD. PAINTED.
10	GUTTERS: ALUMINUM COLOR: TO MATCH FASCIA.
11	DOWNSPOUTS: ALUMINUM COLOR: TO MATCH STUCCO.
12	CHIMNEY CAP: ALUMINUM CHIMNEY KING. #2:REGAL. COLOR: TO MATCH WINDOWS.
13	OUTDOOR SHOWER: ALUMINUM PAINTED.



KEYNOTES 2023	
1	CEDAR SHINGLE SIDING. EASTERN WHITE 16" TALL COLOR: SEMI-TRANSPARENT STAIN MP SILVERSTONE
2	LIMESTONE. BUECHEL. MILL CREEK TAILORED BLEND - HONEY.
3	REPLACE (E) STONE VENEER WITH (N) OVER (E) CHIMNEY STRUCTURE SYNTHETIC SLATE TILE ROOF. BRAVA ROOF TILE.
4	COLOR: COTTAGE
5	STANDING SEAM METAL ROOF. WESTERN STATES METAL ROOFING. COLOR: MATTE BURNISHED SLATE
6	ALUMINUM-CLAD WOOD DOORS AND WINDOWS. MARVIN. COLOR: BRONZE
7	PAINTED WOOD TRIM.
8	EXTERIOR LIGHT FIXTURE. WALL-MOUNTED SCONCE. HINKLEY ESTATE SERIES HARBOR LED 14" ANCHOR BRONZE
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KEYNOTES	
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4	ROOF: STANDING SEAM METAL ROOF. WESTERN STATES METAL ROOFING. FINISH: MATTE DARK BRONZE
5	EXTERIOR DOORS AND WINDOWS: ALUMINUM-CLAD. MARVIN. COLOR: SUEDE.
6	WINDOW TRIM: WOOD. 4" WIDE.
7	EXTERIOR LIGHT FIXTURE: WALL-MOUNTED SCONCE. HINKLEY ESTATE SERIES HARBOR LED 14" ANCHOR BRONZE
8	GARAGE DOOR: WOOD. CARRIAGE DOORS. DOOR #3030.
9	FASCIA AND WOOD POSTS: WOOD. PAINTED.
10	GUTTERS: ALUMINUM COLOR: TO MATCH FASCIA.
11	DOWNSPOUTS: ALUMINUM COLOR: TO MATCH STUCCO.
12	CHIMNEY CAP: ALUMINUM CHIMNEY KING. #2:REGAL. COLOR: TO MATCH WINDOWS.
13	OUTDOOR SHOWER: ALUMINUM PAINTED.

LAYMAN RESIDENCE - DOOR SCHEDULE						
			DOOR TYPE	THICKNESS	HAND	H.W. TYPE
EXTERIOR						
	101	3'-0" X 7'-0"	2	2"	RH	ARCHED ENTRY DUTCH DOOR
	102	8'-1" X 6'-10"	10	2"	RH-LH	GARAGE DOOR
	103	3'-0" X 7'-0"	1	2"	LH	ENTRY DOOR
	104	7'-4" X 6'-10" (DOUBLE, 3'-8" EACH)	3	2"	RH-LH	EXTERIOR SLIDING DOORS
	105	6'-4" X 6'-10" (DOUBLE, 3'-2" EACH)	3	2"	RH-LH	EXTERIOR SLIDING DOORS
	106	2'-0" X 6'-10"	6	2"	LH	EXTERIOR CLOSET DOOR
INTERIOR						
	107	2'-8" X 6'-8"	6	1 3/4"	LH	INTERIOR WOOD DOOR - BEDROOM 1
	108	2'-8" X 6'-8"	7	1 3/4"	LHRH	POCKET DOOR - WIC
	109	2'-8" X 6'-8"	6	1 3/4"	LH	INTERIOR WOOD DOOR - BATH 1
	110	3'-0" X 6'-8"	7	1 3/4"	LHRH	POCKET DOOR - LAUNDRY
	111	2'-6" X 6'-8"	7	1 3/4"	LHRH	POCKET DOOR - POWDER
	112	2'-8" X 6'-8"	6	1 3/4"	RH	INTERIOR WOOD DOOR - BEDROOM 2
	113	6'-0" X 6'-8" (DOUBLE 3'-0" EACH)	11	1 3/4"	LHRH	SLIDING WOOD DOORS - BEDROOM 2
	114	3'-0" X 6'-8" (DOUBLE 1'-6" EACH)	6	1 3/4"	LHRH	INTERIOR WOOD DOORS - PANTRY
	115	2'-8" X 6'-8"	6	1 3/4"	LH	INTERIOR WOOD DOOR - BEDROOM 3
	116	3'-10" X 6'-8" (DOUBLE 1'-11" EACH)	11	1 3/4"	LHRH	SLIDING WOOD DOORS - BEDROOM 3
	117	2'-5" X 6'-8"	6	1 3/4"	LH	INTERIOR WOOD DOOR - BATH 2
	118	2'-5" X 6'-8"	7	1 3/4"	LHRH	POCKET DOOR - BATH 2
	119	3'-0" X 6'-8"	6	1 3/4"	RH	INTERIOR WOOD DOOR - GARAGE
DOOR TYPE LEGEND			HARDWARE TYPE LEGEND			
TYPE 1			TYPE 1: --.			
TYPE 2						
TYPE 3			TYPE 2: --.			
TYPE 4			TYPE 3: --.			
TYPE 5						
TYPE 6						
TYPE 7						
TYPE 8						
TYPE 9						
TYPE 10						
TYPE 11						

1

PROPOSED DOOR SCHEDULE

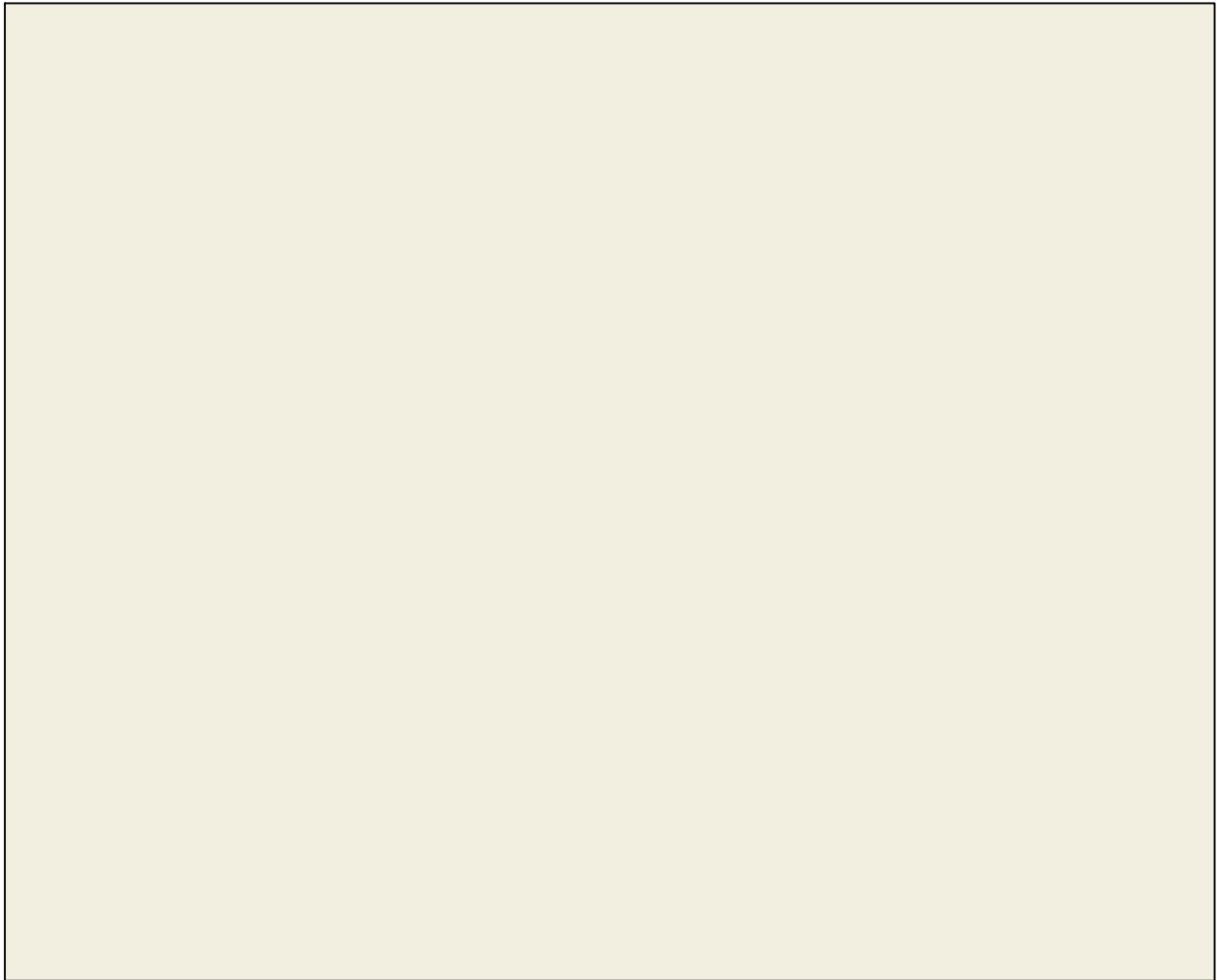
N.T.S.

LAYMAN RESIDENCE - WINDOW SCHEDULE					
REVISION	TYPE / LETTER	SIZE [WIDTH x HEIGHT]	R.O.	MATERIAL	TYPE
NUMBERED NOTES / REMARKS					
	A	8'-9" x 4'-6"		ALUMINUM-CLAD WOOD	CSMT/FIXED/CSMT
	B	6'-0" x 2'-10"		ALUMINUM-CLAD WOOD	CSMT/FIXED/CSMT
	C	2'-4" x 4'-0"		ALUMINUM-CLAD WOOD	CSMT
	D	2'-4" x 4'-0"		ALUMINUM-CLAD WOOD	CSMT
	E	2'-4" x 3'-0"		ALUMINUM-CLAD WOOD	CSMT
	F	2'-4" x 3'-0"		ALUMINUM-CLAD WOOD	CSMT
	G	2'-4" x 4'-0"		ALUMINUM-CLAD WOOD	CSMT
	H	2'-4" x 4'-0"		ALUMINUM-CLAD WOOD	CSMT
	I	2'-8" x 2'-8"		ALUMINUM-CLAD WOOD	CSMT
	J	2'-4" x 4'-0"		ALUMINUM-CLAD WOOD	CSMT
	K	2'-4" x 4'-0"		ALUMINUM-CLAD WOOD	CSMT
	L	1'-8" x 1'-8" [5 UNITS; L1, L2, L3, L4, L5]		ALUMINUM-CLAD WOOD	FIXED

2

PROPOSED WINDOW SCHEDULE

N.T.S.



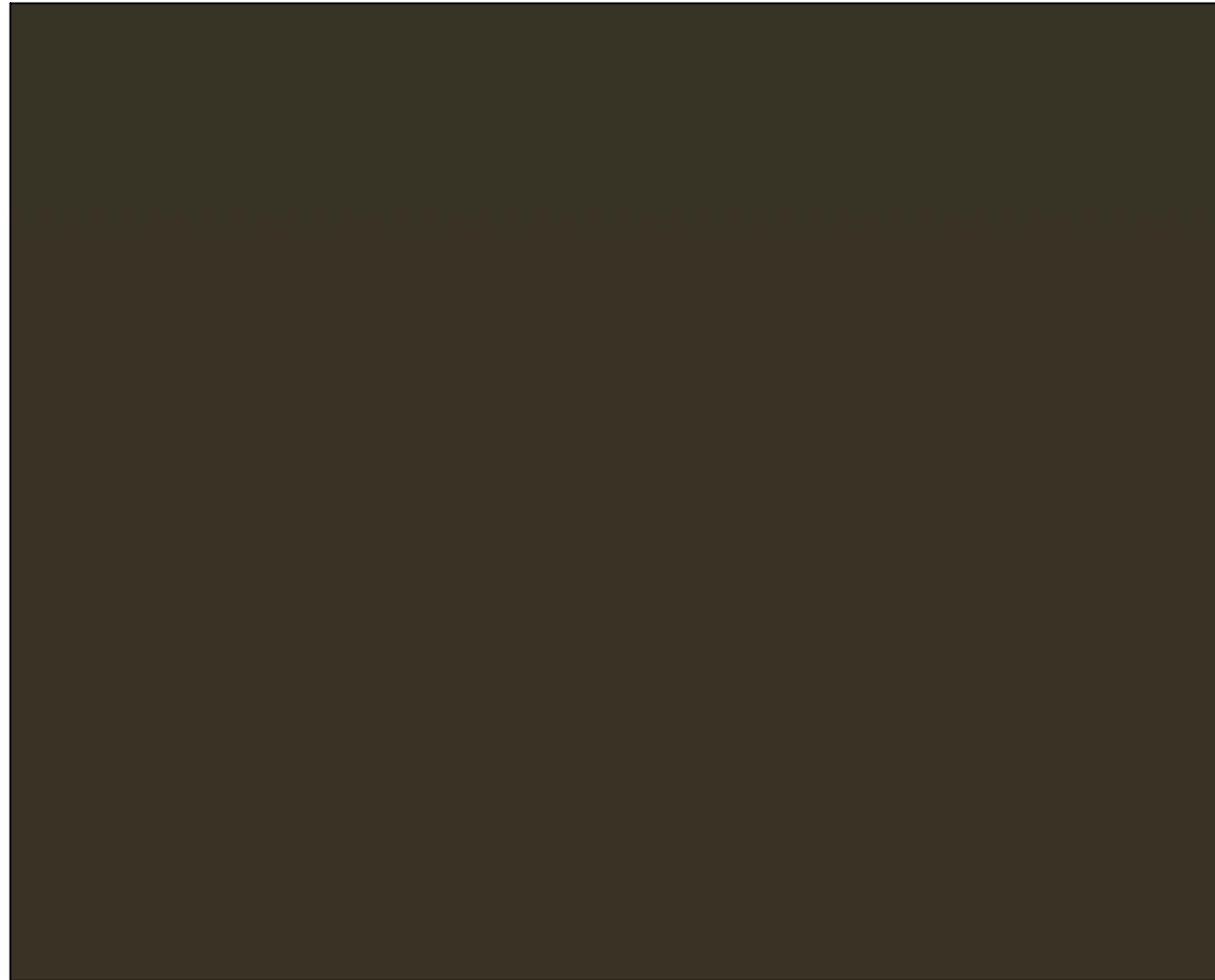
1 **EXTERIOR WALL**
STUCCO - TO MATCH EXISTING.
FARROW AND BALL. POINTING #2003



2 **EXTERIOR STONE POSTS**
MATCH EXISTING STONE



3 **ROOF**
ASPHALT SHINGLE - CERTAINTEED PRESIDENTIAL SHAKE TL
COLOR: AUTUMN BLEND



4 **METAL ROOF**
WESTERN STATES METAL ROOFING. MATTE BURNISHED SLATE



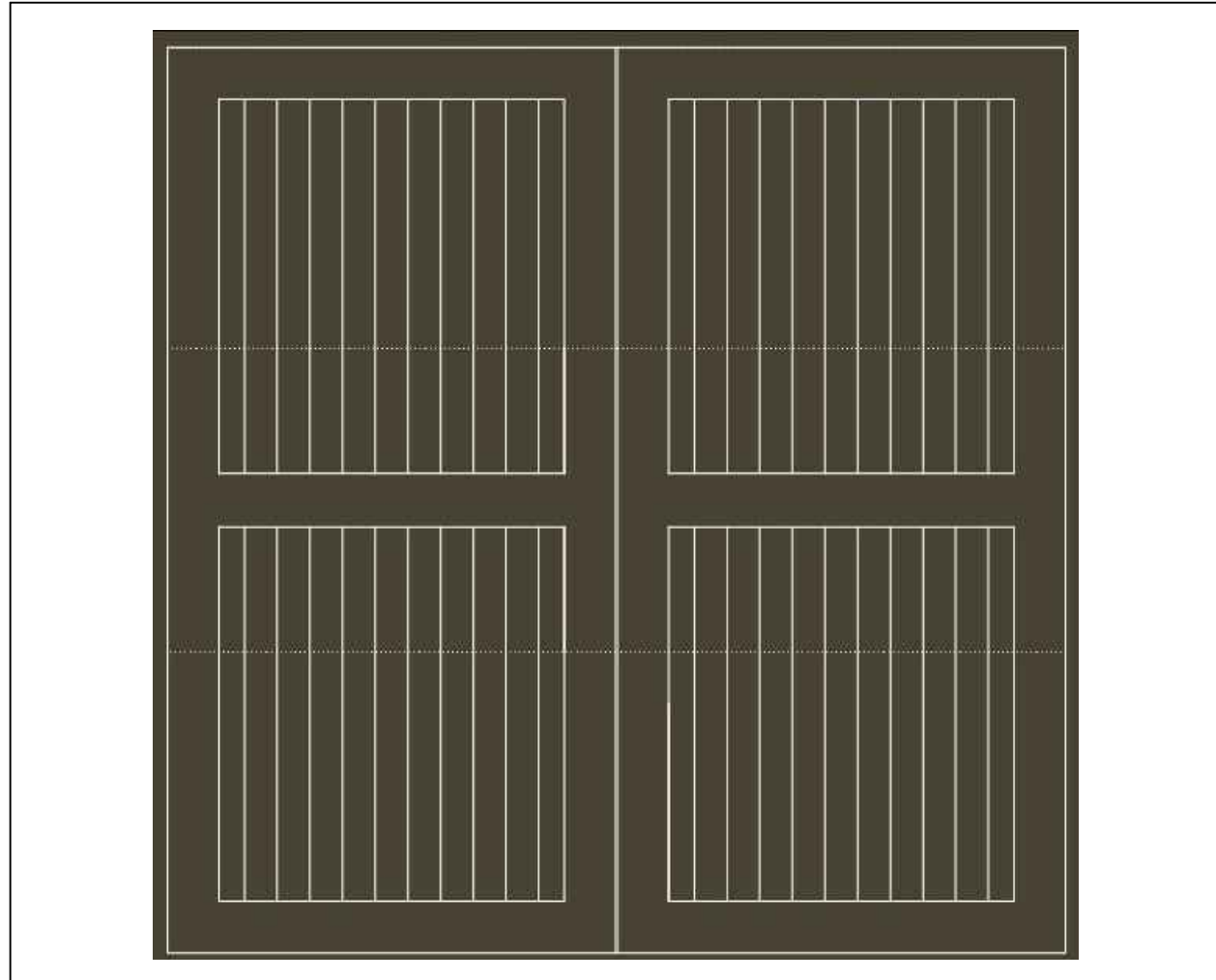
5 **DOORS AND WINDOWS FRAME**
ALUMINUM-CLAD. MARVIN. COLOR: CASHMERE.



6 **WINDOW TRIM**
WOOD. 4" WIDE.



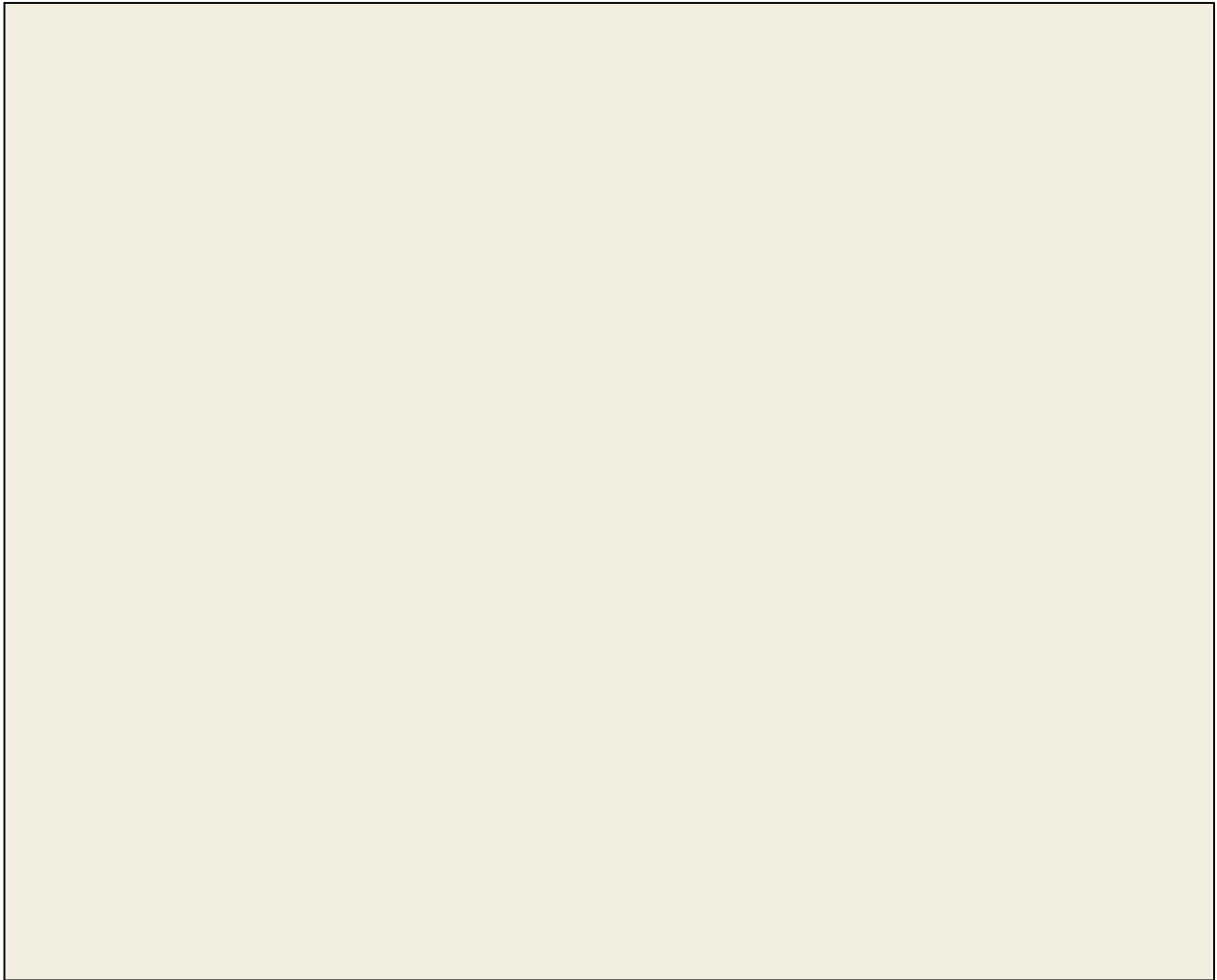
7 **OUTDOOR LIGHT FIXTURE**
HINKLEY - ESTATE SERIES HARBOR LED 14"ANCHOR BRONZE



8 **GARAGE DOOR**
WOOD. CARRIAGE DOORS. DOOR #3030.



10 **GUTTERS**
ALUMINUM. PAINTED TO MATCH FASCIA



11 **DOWNSPOUTS**
ALUMINUM. PAINTED TO MATCH STUCCO.



12 **DRIVEWAY CONCRETE PAVERS**
TECHO-BLOC PAVER PURE - CHAMPLAIN GREY



13 **PORCH STONE PAVERS**
DURANGO 24"X24"
TUMBLLED TRAVERTINE PAVER - SQUARE EDGE



1 FRONT VIEW FROM THE SOUTH



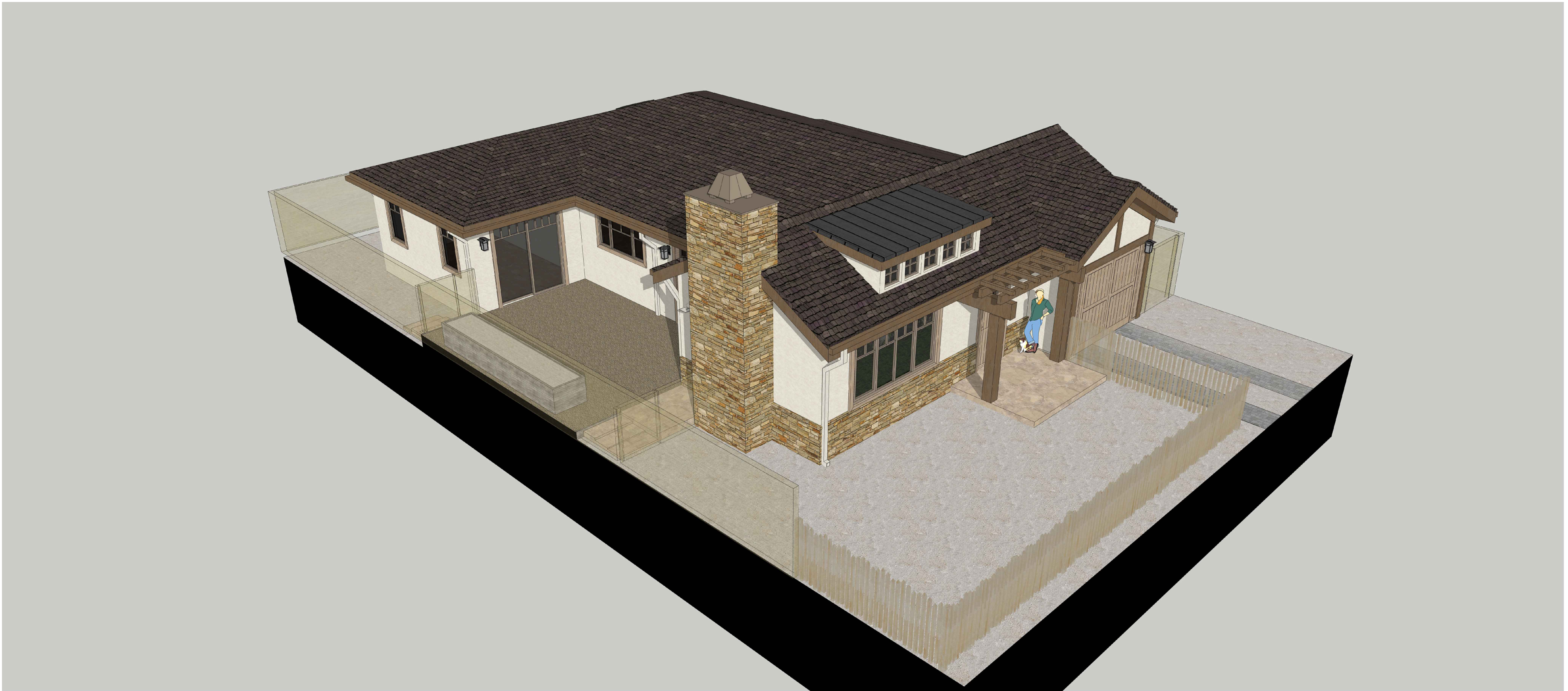
2 FRONT VIEW FROM THE NORTH



1 SIDE VIEW FROM THE SOUTH



2 SIDE VIEW FROM THE NORTH



1 BIRD VIEW FROM THE SOUTH

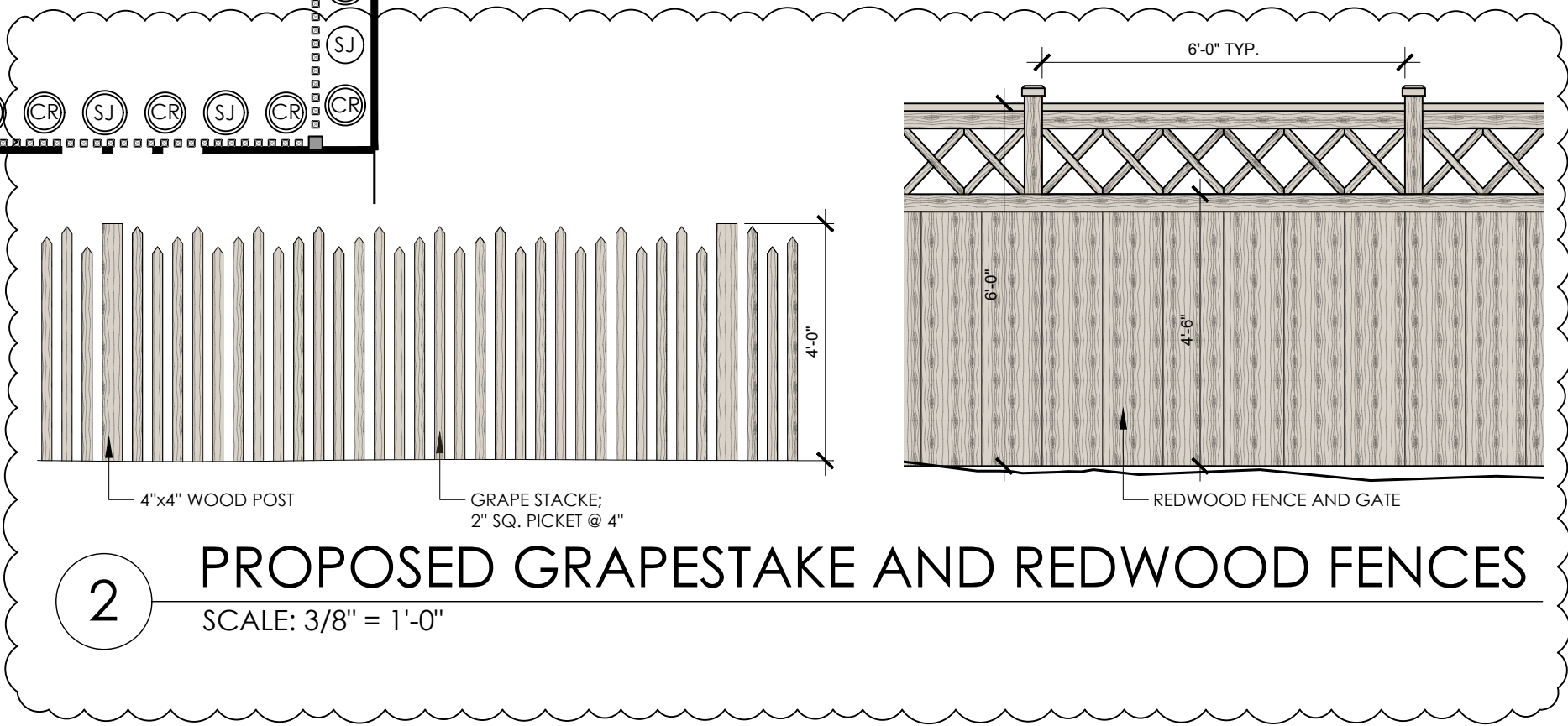
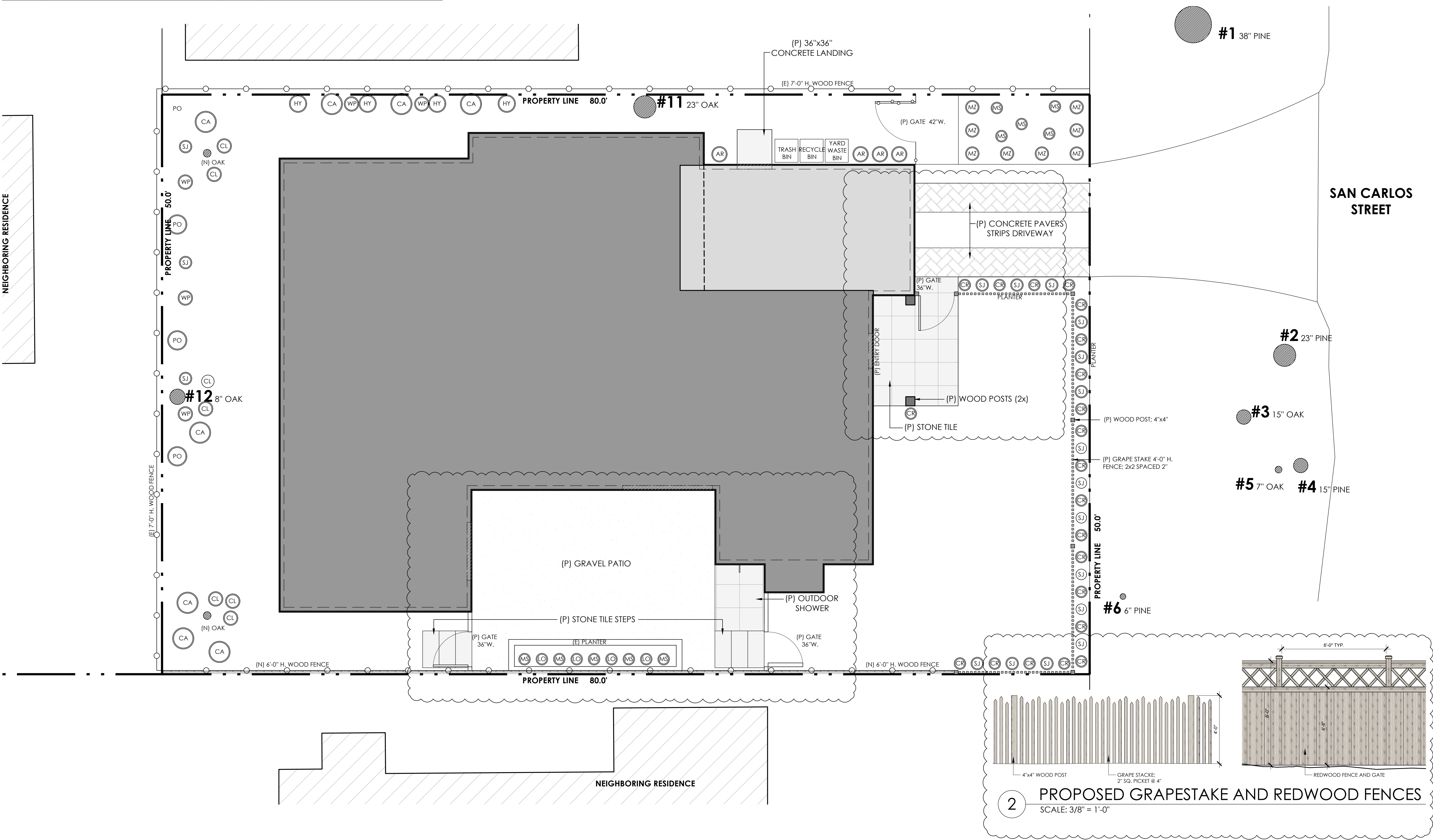


2 BIRD VIEW FROM THE NORTH

PLANT LEGEND			
MZ	MANZANILLA EMERALD CARPET 1 GALLON - 8X	CA	CAMPANULA PORSCHARSKYANA 1 GALLON - 8X
LO	LOMANDRA BREEZE 5 GALLON - 4X	WP	LIGUSTRUM "WAXLEAF PRIVET" 15 GALLON - 5X
HY	HYDRANGEA "BLUSHING BRIDE" 5 GALLON - 4X	SJ	STAR JASMINE 5 GALLON - 18X
MS	SALVIA LEUCANTHA "MEXICAN SAGE" 5 GALLON - 10X	CR	CLIMBING ROSE 5 GALLON - 21X
AR	ARMERIA "SEA THRIFT" 1 GALLON - 4X		(2) NEW TREES: COAST LIVE OAK TREES 15 GALLON - 2X

- IRRIGATION NOTES**
- ALL PLANTS WILL HAVE DRIP IRRIGATION, MOSTLY WITH A SPECTRUM 360° ADJUSTABLE SPRAY NOZZLE. IRRIGATION SYSTEM WILL HAVE 4 STATIONS.
 - WATER USAGE IS MINIMAL AT TWICE A WEEK FOR 10 MINUTES, ONCE A DAY.

- PLANTING NOTES**
- ALL PLANTS TO BE PLANTED IN A GOPHER BASKET AND ENRICHED WITH 50% NUTRIENT RICH SOIL.
 - ALL PLANTS WILL HAVE CUSTOM DRIP IRRIGATION.
 - ALL PLANTS EITHER CA NATIVE OR DROUGHT TOLERANT.
 - TOP DRESSING OF SMALL REDWOOD BARK IS RECOMMENDED.



1 PROPOSED LANDSCAPE PLAN
SCALE: 1/4" = 1'-0"



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

**October 8, 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: **SI 25148 (Brunello Cucinelli):** Consideration of a Sign Permit for a second sign for the retail space for Brunello Cucinelli within Carmel Plaza at the southwest corner of Ocean and Junipero Avenues, Ste 204, in the Central Commercial (CC) Zoning District and Downtown Conservation District Overlay. APN: 010-086-006-000.

Application:	SI 25148 (Brunello Cucinelli)	Applicant:	Matt Lightner, Architect
APN:	010-086-006-000	Owner:	OWRF CARMEL LLC
Block & Lot:	Block 78 & Lot 1 - 27		
Location:	Southwest corner of Ocean and Junipero Avenues, Suite 204		

Recommendation:

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

1. Finding that the addition of a second sign located on the same site and for the same purpose and capacity which qualifies as Categorical Exempt pursuant to CEQA Guidelines Section 15301 and none of the exceptions pursuant to Section 15300.2 can be made; and
2. Approving a Sign Permit for a second sign for the retail space of Brunello Cucinelli within Carmel Plaza at the southwest corner of Ocean and Junipero Avenues, Ste 204, in the Central Commercial (CC) Zoning District and Downtown Conservation District Overlay. APN: 010-086-006-000.

Summary, Background, and Project Description:

EXECUTIVE SUMMARY

The applicant is requesting approval of a Sign Permit for a second sign for the retail space of Brunello Cucinelli within the Carmel Plaza.

BACKGROUND AND PROJECT DESCRIPTION

The project site is located at the southwest corner of Junipero and Ocean, in a commercial retail space located within Carmel Plaza. Suite 204 is approximately 3,345 square feet in size and has both north and west facing frontages. The north elevation fronts Ocean Avenue (referred to herein as “exterior storefront”), and the west elevation fronts the primary pedestrian walkway leading from the Ocean Avenue sidewalk to the interior of the plaza (referred to herein as “interior storefront”). The west elevation is considered “partially exterior storefront” and “partially interior storefront” per the Carmel Plaza Design Guidelines.

Design Review Application (DR 25064) allowing modifications to both the interior and exterior storefronts, as well as a tenant improvement to the interior of the space, was approved June 27, 2025, by the Director of Community Planning and Building. However, the second sign proposed over the interior storefront entrance was not included. Staff directed the applicant to submit a Sign Permit for a second sign to be referred to the Planning Commission for approval and direction.

Staff Analysis:

Signs: Carmel Municipal Code (CMC) Section 17.40.030 Commercial District Signage table, Standards for Administrative Approval of Exterior Commercial Signs states, “[F]or parcels with two or more commercial uses on the parcel, one additional sign shall be permitted in addition to the above, and may be used for any business directories, parcel identification, or other purposes.”

Staff Response: The city’s sign ordinance does not outline the process for permitting multiple signs on a parcel. There are many properties, such as the Doud Arcade and Carmel Plaza, that have multiple commercial uses on a single parcel but have more than one additional sign allowed in the code and referenced above.

The Carmel Plaza Design Guidelines states that one exterior business sign is allowed per tenant store but also states that where there is conflict between the guidelines and the ordinance the more restrictive would apply. In this instance the more restrictive would be the ordinance, which states only one sign is allowed per parcel or one additional sign is allowed if the parcel has multiple commercial uses.

The previous sign ordinance had a section on Planning Commission approval, which required Commission review and approval for unusual circumstances where businesses could have multiple signs. Most sign permits the city receives are for business where there is existing signage that is being replaced in kind when businesses turn over. The reason this application was referred to the Planning Commission is because two units (tenant store) in the Carmel Plaza were merged as part of the Brunello Cucinelli remodel which resulted in two entrances to the new store. The applicant is proposing wall signs in places where there were not originally signs. The original signs were hanging signs at the entrances to the previous two tenant spaces.

The Planning Commission can direct staff to approve extra signs at a Director level, refer all additional signs to the Planning Commission for approval, or deny applications for more than one additional sign on a parcel. Staff recommends that the Planning Commission approve this additional sign and authorize staff to approve additional signs at a Director's level if there are unusual circumstances on the parcel, the signs meet all other parts of the sign ordinance, and the signs meet the applicable design guidelines.

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 CEQA Guidelines Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition or 2,500 square feet, whichever is less.

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 remodel of Unit 204 that is in construction and the project was evaluated for zoning compliance and environmental impacts. The former project and current proposed second sign are minor 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.

Attachments:

1. Attachment 1 - Resolution
2. Attachment 2 - Project Plan

**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 CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15301 AND NONE OF THE EXCEPTIONS TO THE EXEMPTIONS IN SECTION 15300.2 CAN BE MADE; AND APPROVING A SIGN PERMIT FOR A SECOND SIGN FOR AN EXISTING COMMERCIAL UNIT LOCATED WITHIN CARMEL PLAZA AT THE SOUTHWEST CORNER OF OCEAN AND JUNIPERO AVENUES, STE 204, IN THE CENTRAL COMMERCIAL (CC) ZONING DISTRICT AND DOWNTOWN CONSERVATION DISTRICT (DC) OVERLAY CONSISTENT WITH THE ESTABLISHED DESIGN CONTEXT OF THE DOWNTOWN CONSERVATION DISTRICT; APN: 010-086-006-000.

WHEREAS, on July 28, 2025, Matt Lightner (“Applicant”) submitted an application on behalf of OWRF Carmel LLC (“Owner”) requesting approval of Sign Permit application SI 25148 (Brunello Cucinelli) described herein as (“Application”); and

WHEREAS, the subject site is located at the southeast corner of Junipero and Ocean Avenue in the Central Commercial (CC) Zoning District and Downtown Conservation (DC) District Overlay in a commercial unit located within Carmel Plaza. The space is approximately 3,345 square feet in size and is located on the street level of the plaza fronting Ocean Avenue in Suite 204; and

WHEREAS, the Applicant proposes a second sign for the Brunello Cucinelli retail space; and

WHEREAS, notice of the Planning Commission’s public hearing was published on September 26, 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 September 28, 2025; and

WHEREAS, on October 8, 2025, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

WHEREAS, the project proposes a new exterior sign to an existing commercial space. Therefore, pursuant to CEQA Guidelines, the project is categorically exempt under Section 15301 (Existing Facilities). Class 1 exemptions include the operation, repair, maintenance, permitting, leasing, licensing, or minor additions to facilities that will involve negligible or no expansion of the existing use; and

WHEREAS, pursuant to Section 15300.2 of the CEQA Guidelines, the cumulative impact, unusual circumstances and historical resources exceptions to the exemptions do not apply. There was a recent approval for a remodel of the property that is yet to be constructed, and the project was evaluated for historic and environmental impacts. The former project and current proposed amendment are minor 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 residential zoning district and due to the size of the city, it is not usual for construction projects to occur in proximity to other active projects or historic resources; and

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

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

FINDINGS REQUIRED FOR DESIGN REVIEW APPROVAL		
For each of the required findings listed below, the staff has indicated whether the application supports adopting the findings, either as proposed or with conditions. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.58.060.B, Findings for Design Review Approval	YES	NO
1. The project conforms to the applicable policies of the General Plan and the Local Coastal Program.	✓	
2. The project complies with all applicable provisions of the Carmel Municipal Code.	✓	
3. The project is consistent with the applicable adopted design review guidelines.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE Sign Permit application SI 25148 (Brunello Cucinelli) for a second sign for the retail space Brunello Cucinelli located at the Carmel Plaza at the southwest corner of Junipero and Ocean Avenue (Suite 204) (APN 010-086-006), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	Authorization. This approval of Sign Permit application SI 25148 (Brunello Cucinelli) authorizes a second sign for the retail space Brunello Cucinelli located at the Carmel Plaza at the southwest corner of Junipero and Ocean Avenue (Suite 204) (APN 010-086-006-000) as depicted in the plans prepared by Matt Lightner approved by the Planning Commission on October 8, 2025, and stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the CC zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	Permit Validity. In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC Section 17.52.170.C.
4.	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.	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.

6.	Prior Conditions of Approval. All conditions of approval of the previous Design Study approval(s) shall also apply to this approval unless expressly otherwise noted within these Conditions of Approval. Further, the previous approval remains in full force and effect unless otherwise modified by this action.
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PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of October 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary



CARMEL PLAZA
SUITE 204
SW Corner of Ocean & Junipero,
Carmel-by-the Sea, CA 93921

2.5

MANSARD ROOF TO REMAIN

LEASE LINE

9'-7" A.F.F.

(E) FINISH

9'-2" A.F.F.

B.O. MANSARD

ANCHOR SYSTEM
SEE GRIDWORK DWGS.

7'-6" A.F.F.

ANCHOR SYSTEM
SEE GRIDWORK DWGS.

GRIDWORK ADJUSTABLE
VERTICAL MULLION (SIZE VARIES)
16" O.C. MAX

3/4" TRAVERTINE
STONE

1'-2" A.F.F.

METAL FLASHING

CONC. CURB

5/8" TYPE 'X' GYP. BD.

5/8" SHEATHING

WATER PROOFING MEMBRANE

6" STEEL STUD @ 16" O.C.
SEE S.O.I.

3" WALL INSULATION

NEW CEILING AS SCHEDULED

6" TRACK, SEE STRUCT. DWGS.

9'-9" A.F.F. BOTT. OF TRUSS

(E) FRAMING

9'-2" A.F.F.



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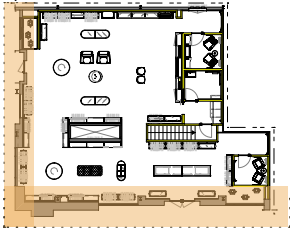
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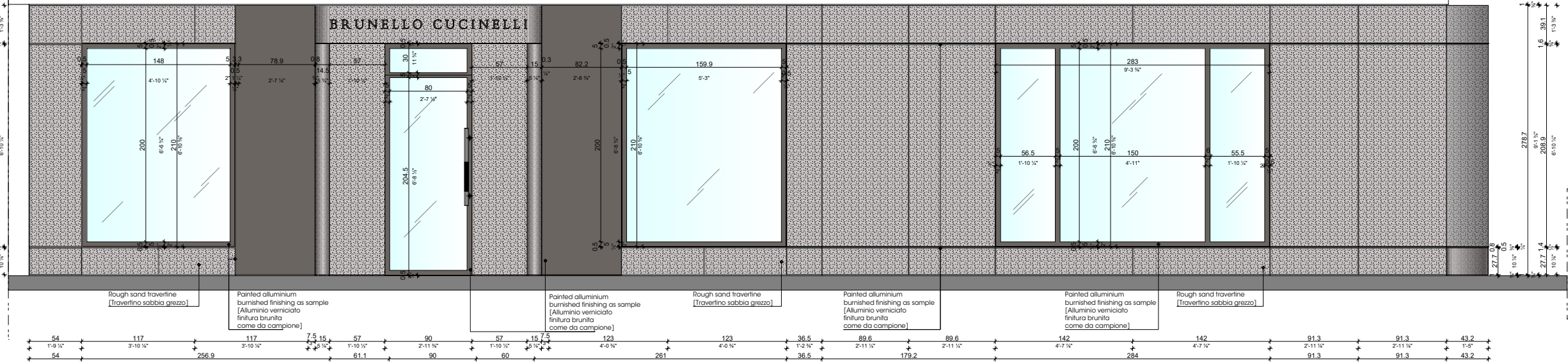
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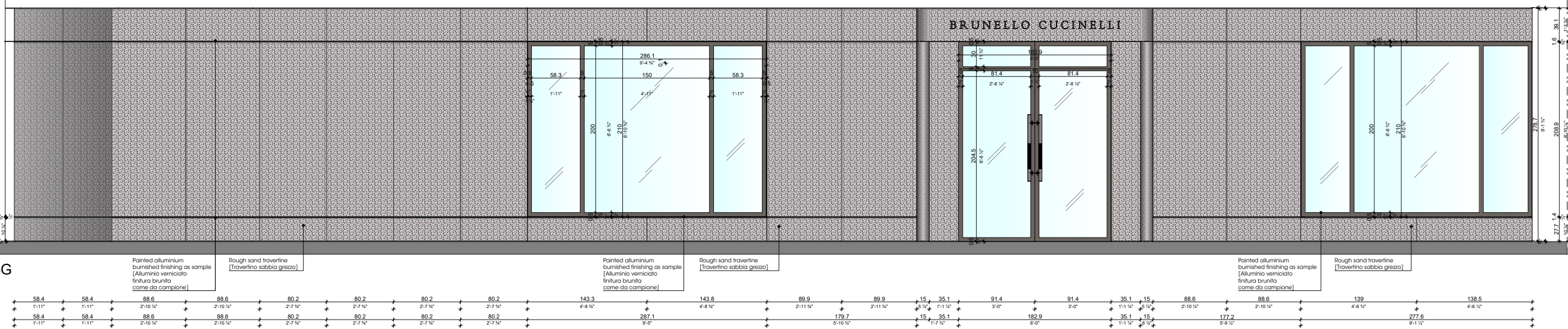
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Elevation F-F



Elevation G-G



BRUNELLO CUCINELLI

PROJECT / PROGETTO

Negozi

LOCATION / LUOGO

San Francisco - Carmel Plaza
USA

TITLE / TITOLO

Elevation F-F/G-G
A-WALL-01/02

REV

11

DATE / DATA

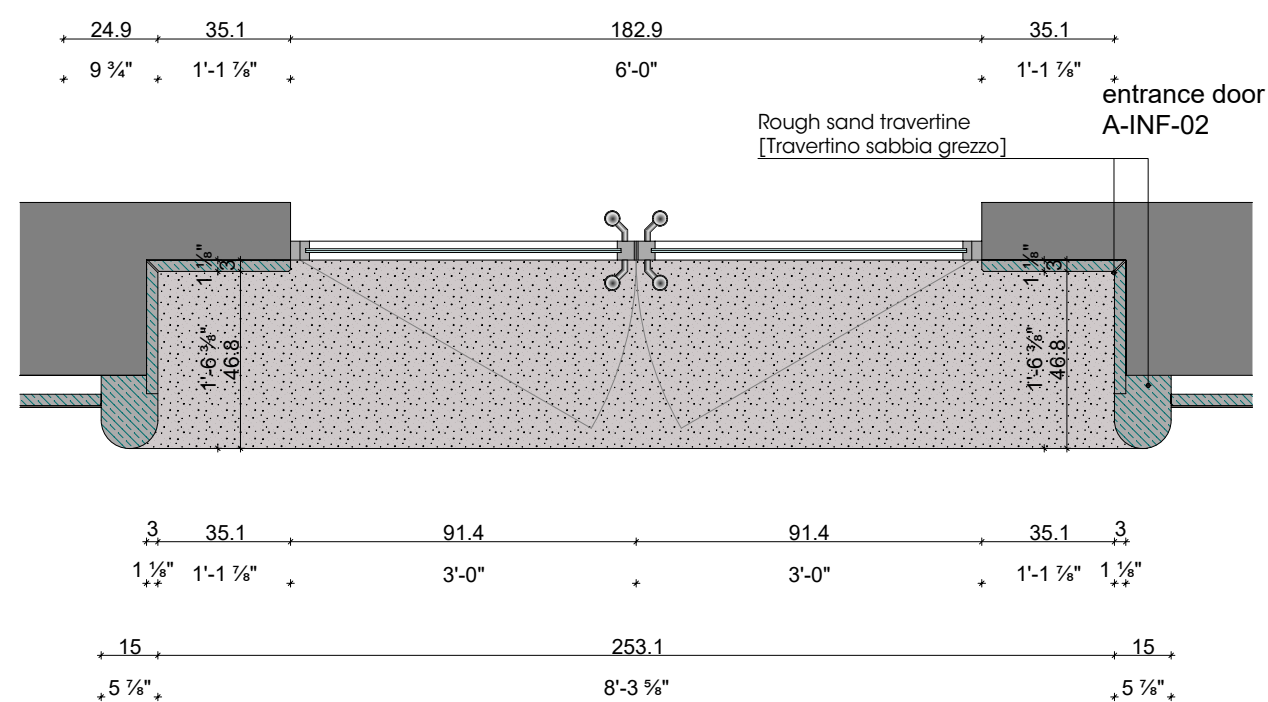
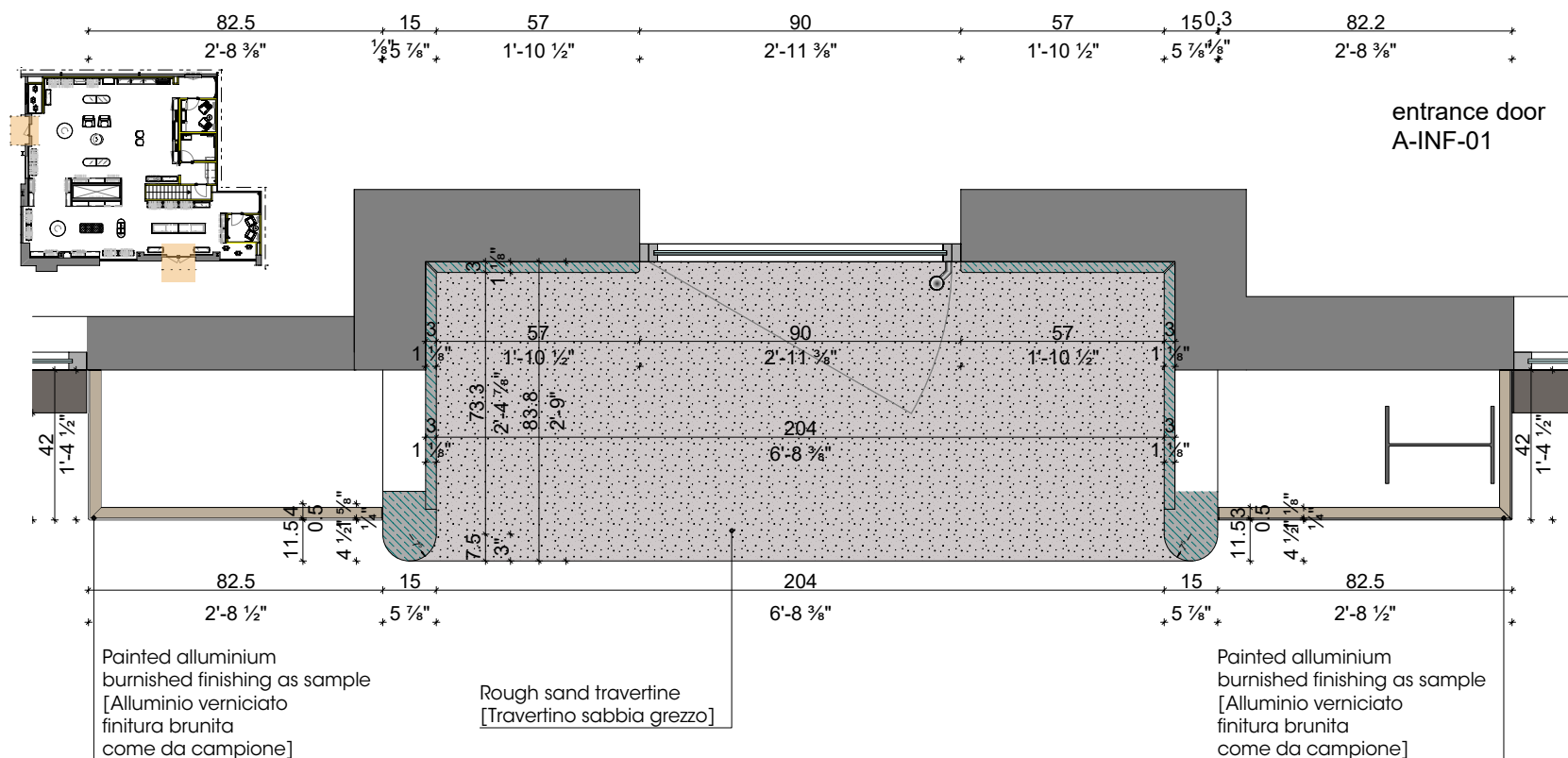
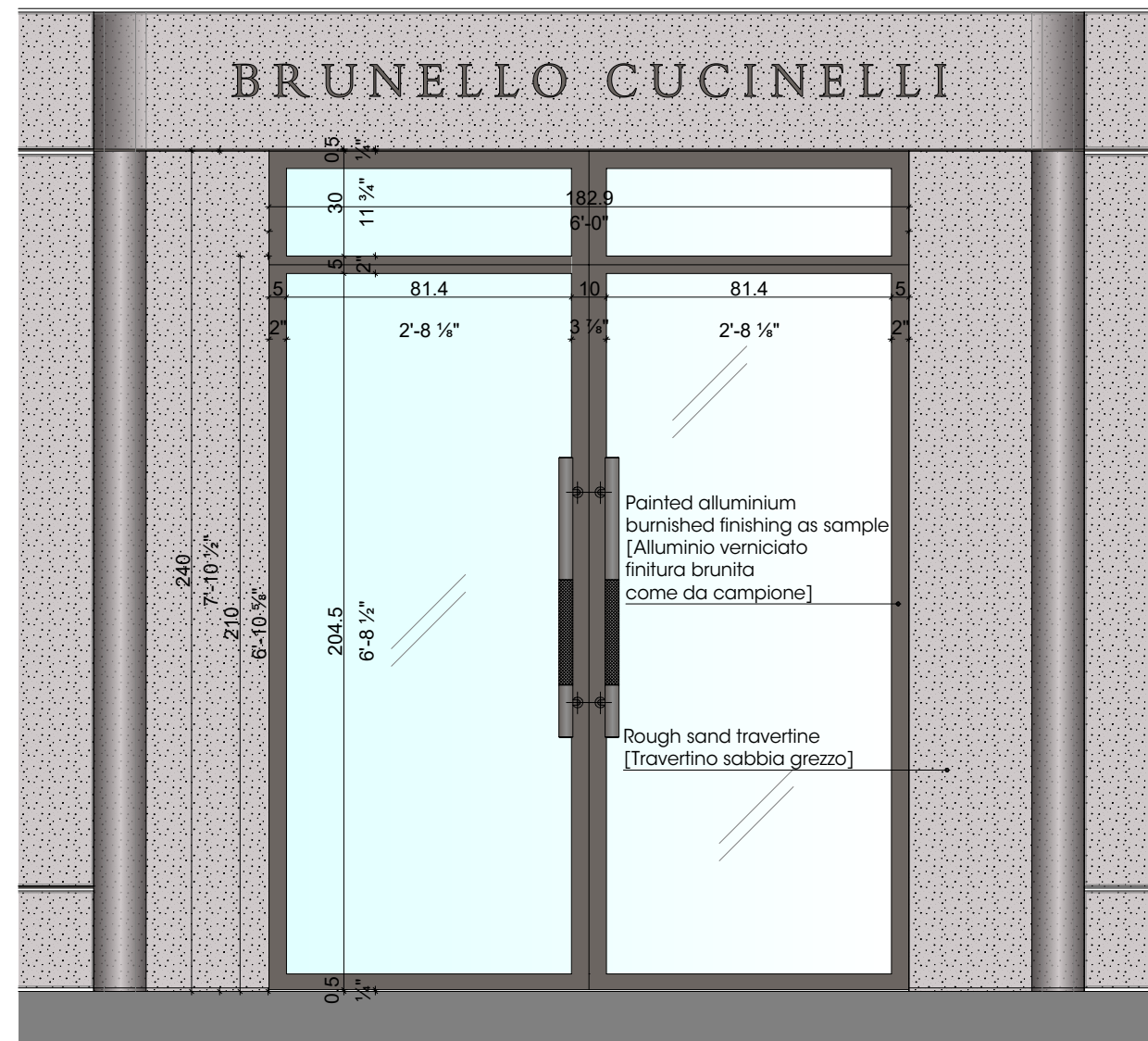
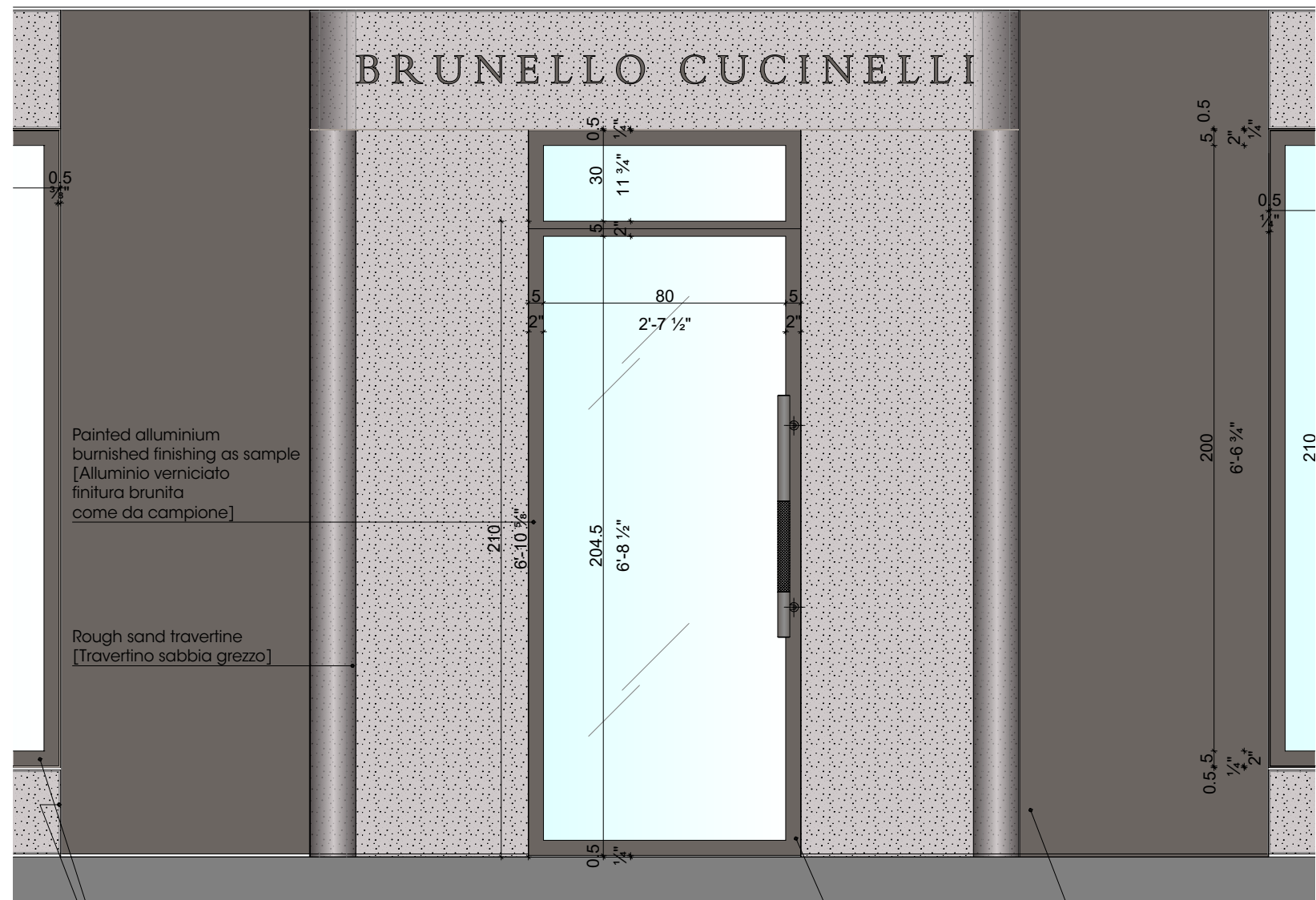
23/01/2024

SCALE / SCALA

1:50

NOTE

IMPORTANT:all measurements must be double check on site



BRUNELLO CUCINELLI

PROJECT / PROGETTO

Negozio

LOCATION / LUOGO

San Francisco - Carmel Plaza
USA

TITLE / TITOLO

Entrance door
A-INF-01/02

REV
11
DATE / DATA
23/01/2024
SCALE / SCALA
1:20

NOTE

IMPORTANT:all measurements must be double check on site



BRUNELLO CUCINELLI
San Francisco - Carmel Plaza

v_01

rev. 1 - 5 November 2024



BRUNELLO CUCINELLI
San Francisco - Carmel Plaza



BRUNELLO CUCINELLI
San Francisco - Carmel Plaza

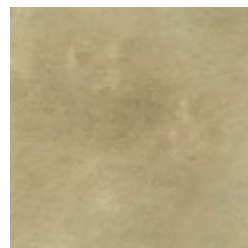
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rev. 1 - 5 November 2024



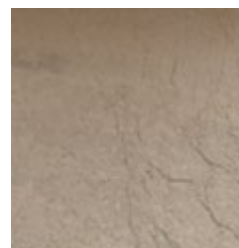
BRUNELLO CUCINELLI
San Francisco - Carmel Plaza

Facade



Burnished brass effect

Details



Raw sand travertine

Central cladding



Sand travertine

Cladding



BRUNELLO CUCINELLI

San Francisco - Carmel Plaza

rev. 1 - 5 November 2024