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, November 12, 2025
Amended 11/10/2025

TOUR - 2:30 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. **DS 25153 (Van Selow):** Lincoln Street 3 northeast of 4th Avenue
B. **DS 22-057 (Lim):** North Casanova Street 2 southeast of Palou Avenue
C. **DS 24046 (Teresi):** Carmelo Street 5 northeast of Ocean Avenue

D. **DS 25019 (McWhorter):** Carmelo Street 2 northeast of Ocean Avenue
E. **DS 25095 (DCV Enterprise Partners II, LLC):** Camino Real 2 southwest of 7th 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) October 8, 2025 Regular Meeting Minutes

2) October 20, 2025 Special Meeting Minutes

3) Monthly Activity Report: October 2025

4) Adoption of the 2026 Planning Commission Calendar

5) **TE 25308 (Britton):** Consideration of a time extension for DS 24089, LM 24151, and Coastal Development Permit (Britton) allowing the demolition of an existing single-family residence and the construction of a new 3,178 square-foot, one-story single-family residence, inclusive of a 462 square-foot attached garage, located at Santa Fe Street 2 southwest of Mountain View Avenue in the Single-Family Residential (R-1) District. APN: 010-082-002-000

6) **TE 25261 (Hofsas House):** Consideration of a time extension for DR 24059, UP 24060, and Coastal Development Permit (Hofsas House, Inc.) for the demolition of an existing 38-room hotel and the construction of a new 38-room hotel and two apartments, inclusive of the historic "Donna Hofsas House" and associated hotel ancillary uses, located on San Carlos Street 2 northwest of 4th Avenue in the Residential & Limited Commercial (RC) District. APN: 010-124-001-000 and 010-124-014-000.

7) **DS 22-057 (Lim):** Consideration of a combined Concept and Final Design Study for the demolition of an existing 1,053 square-foot, one-story single-family residence, inclusive of a 205 square-foot detached garage, and the construction of a 1,798

square-foot, two-story single-family residence, inclusive of a 294 square-foot attached garage, in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. APN: 010-225-003-000

8) **DS 25018 (Wong):** Consideration of a Design Study Referral and associated 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

PUBLIC HEARINGS

9) **DS 25153 (Van Selow):** Consideration of a Concept Design Study, DS 25153 (Vans Selow), for a 486 square-foot addition to an existing two-story residence and site improvements for the property located at Lincoln Street 3 northeast of 4th Avenue in the Single-Family Residential (R-1) District and Archeological Overlay Zone. APN: 010-129-028-000

10) **DS 24046 (Teresi):** Consideration of a Concept Design Study for the demolition of an existing 1,818 square-foot, two-story single-family residence inclusive of an attached garage, 414 square foot accessory dwelling unit, and 61 square foot shed, and the construction of a 2,798 square-foot, two-story single-family residence inclusive of a 313-square-foot attached garage located on Carmelo Street 5 northeast of Ocean Avenue in the Single-Family Residential (R-1) District. APN: 010-252-016-000. The project additionally includes an attached 800 square-foot accessory dwelling unit.

11) **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 1,750-square-foot two-story residence, inclusive of an attached garage, located at Carmelo Street 2 northeast of Ocean Avenue in the Single-Family Residential (R-1) District. APN: 010-252-013-000.

12) **DS 25095 (DCV Enterprise Partners II, LLC):** Consideration of a Concept Design Study for the demolition of an existing 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 and 200 square-foot parking pad located on Camino Real 2 southwest of 7th Avenue in the Single-Family Residential (R-1) District. APN: 010-265-002-000. The project additionally includes an attached 794 square-foot accessory dwelling unit.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

13) Next Regular Meeting: December 10, 2025

ADJOURNMENT

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).

CARMEL-BY-THE-SEA
PLANNING COMMISSION

REGULAR MEETING MINUTES

Wednesday, October 8, 2025

CALL TO ORDER AND ROLL CALL - TOUR

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

The following Commission members were absent: None

TOUR OF INSPECTION

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

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

The following Commission members were absent: None

PUBLIC APPEARANCES

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

then that speaker will be muted.

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

ANNOUNCEMENTS

Commissioner Ahlborn encouraged the Commissioners to watch the recent City Council discussion regarding water and suggested the Planning Commission add this subject to its future agenda. Regarding the upcoming October 20, 2025 Special Meeting on the proposed Housing Element amendment, Commissioner Ahlborn asked staff if clean and redlined copies could be distributed sooner than the required three-day period. Ahlborn also requested staff schedule a Special Meeting for a review of parking in town.

CONSENT AGENDA

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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

Public Comment:
None

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

The motion passed by the following roll call vote:
AYES: Commission Member(s): Ahlborn, Allen, Karapetkov, Locke, LePage
NOES: Commission Member(s): None
ABSTAINED: Commission Member(s): None
ABSENT: Commission Member(s): None

ORDERS OF BUSINESS

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.

Director of Community Planning and Building, Anna Ginette, presented the background, current operation, and purpose for review of the Use Permit for A.W. Shucks and answered questions of the Commission.

John Plastini, representative for the property owner, addressed the Commission, providing the history of A.W. Shucks as a drinking place and speaking against the amendment to the Use Permit.

Karen Basi, Owner of A.W. Shucks, provided the Commission with information on the current operation of A.W. Shucks and concerns if the Use Permit is amended and answered questions of the Commission.

Public Comment:
None

John Plastini, representative for the property owner, addressed the Commission to clarify the value of the current Use Permit to the property owner and the business owner.

The Commission requested staff bring the item back at a future meeting with a more thorough history of the establishment of the three drinking places.

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.

Jacob Olander, Associate Planner, presented the project.

John Moore, Designer for the project, addressed the Commission, making themselves available for questions.

Public Comment:
None

It was moved by Chair LePage and seconded by Commissioner Locke to approve a resolution 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 with the added condition to reduce the number of different sidings used on the property.

The motion passed by the following roll call vote:
AYES: Commission Member(s): Ahlborn, Allen, Karapetkov, Locke, LePage
NOES: Commission Member(s): None
ABSTAINED: Commission Member(s): None
ABSENT: Commission Member(s): None

7) **DS 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

Jacob Olander, Associate Planner, presented the project and clarified that the project number is DS 25233 (Layman) for a revision to the previously approved Design Study, DS 23-137.

A representative on behalf of the Architect, Adam Jeselnick, spoke to the design decisions for the project and answered questions of the Commission.

Public Comment:
None

It was moved by Commissioner Ahlborn and seconded by Commissioner Locke to approve a resolution 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 with the added condition that the roof pitch be reduced from 6.5:12 to 6:12.

The motion passed by the following roll call vote:
AYES: Commission Member(s): Ahlborn, Allen, Karapetkov, Locke, LePage
NOES: Commission Member(s): None
ABSTAINED: Commission Member(s): None
ABSENT: Commission Member(s): None

8) **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.

Jacob Olander, Associate Planner, presented the application for a second sign at Brunello Cucinelli in the Carmel Plaza and requested direction on how to proceed with applications for second signs going forward.

Matt Lightner, Architect, spoke to the purpose of the application for a second sign.

Public Comment:
None

It was moved by Commissioner Ahlborn and seconded by Commissioner Locke to approve a resolution 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 and to allow for Director approval of a second sign for businesses with more than one entry.

The motion passed by the following roll call vote:
AYES: Commission Member(s): Ahlborn, Allen, Karapetkov, Locke, LePage
NOES: Commission Member(s): None
ABSTAINED: Commission Member(s): None
ABSENT: Commission Member(s): None

DIRECTOR'S REPORT

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

- **Objective Design Development Standards (ODDS):** The City Council authorized the execution of the Professional Services Agreement (PSA) at the October meeting totaling $212,290 for the preparation of the Objective Design Development Standards. The work will focus first on ADUs (Accessory Dwelling Units) and then multi-family housing. The standards will be utilized for uses that are "by right" uses to meet the Accessory Dwelling Unit

standards. Staff noted that a placeholder will need to be added to the draft ADU ordinance to address the ODDS until they are adopted.

- **Mills Act Program:** The City Council received a presentation at the October meeting on the Mills Act program. Council directed staff to return with a draft ordinance to delete the program from Title 17, which will require a Local Coastal Program amendment. Staff was directed to present other incentives and update the property tax spreadsheet to include all contracted properties for the FY 25-26 tax year.
- **Pickleball Urgency Ordinance:** The City Council adopted an urgency ordinance banning pickleball at the October meeting. Council also directed staff to explore noise mitigation options, such as allowing specific types of paddles and balls, rather than focusing on sound barriers.
- **Street Address Program:** The City Council adopted a resolution directing staff to return with a comprehensive street address program. Staff was also directed to conduct additional community meetings to include the community in rolling out the program. It was noted that the Fire Department specifies standards for address numbers.
- **Water Allocation Policy:** The Council made a motion of intent to adopt a revised water allocation policy resolution. The intent is to allocate a portion of the available 16 acre feet of water. Staff will return to further discuss the treatment of ADUs and what amount of the water allocation to give commercial users.
- **Other Staff Updates and Future Agenda Items:** The presentation by Chief Trayer on the emergency operations plan was continued to November. The Planning Commission will hold a special meeting on October 20th to discuss the Housing Element Amendment. The Director is developing the director's referral list, which could include the request for a discussion on parking, particularly regarding in-lieu parking and employee parking. The Director is updating the staff report and resolution template and hopes to present the new format to the Planning Commission before the end of the year.

FUTURE AGENDA ITEMS

9) Next Regular Meeting: November 12, 2025

ADJOURNMENT

6:17 PM

CORRESPONDENCE

APPROVED:

Michael LePage, Chair

ATTEST:

Shelby Gorman, Commission Clerk

CARMEL-BY-THE-SEA
PLANNING COMMISSION

SPECIAL MEETING MINUTES

Monday, October 20, 2025

CALL TO ORDER AND ROLL CALL

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

PUBLIC APPEARANCES

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

ANNOUNCEMENTS

None

ORDERS OF BUSINESS

1) **6th Cycle Housing Element Amendment:** The Planning Commission will review and receive public comment on draft amendments to the City's adopted 6th-cycle Housing Element, and provide comments for the City Council's consideration. The draft amendments are concentrated in Chapter 2 and Appendix C of the 6th cycle Housing Element and include modifications to various programs and strategies that align with the Regional Housing Needs Allocation (RHNA), including a more robust hotel-to-residential transfer of development rights program, accessory dwelling units program, religious facilities program, live/work program, and mixed-income incentive program. These strategies aim to redistribute the City's regional share of affordable housing throughout the village rather than concentrating the majority of the units on city-owned sites at Sunset Center and Vista Lobos. Following review by the Planning Commission and the City Council, the draft amendments would be submitted to the State Department of Housing and Community Development (HCD) for a formal review.

Brandon Swanson, Assistant City Administrator, introduced the item, noting that the purpose of the meeting was to fulfill the City Council's request to amend the Housing Element to remove the two city-owned sites and identify alternative housing solutions that spread housing throughout the City. By removing the city-owned sites from the Housing Element, the City gains more control over their utilization, including community input, a mix of affordability, timelines, and options for arts, parks, or commercial uses.

The current draft is largely similar to the one reviewed in May 2025, but with more detail. Staff received positive feedback from the State Department of Housing and Community Development (HCD) on the amendment.

Assistant City Administrator Swanson provided an implementation status update, stating that the Reasonable Accommodation Policy update is complete, while the Water Allocation Policy update and Accessory Dwelling Unit (ADU) Ordinance are currently being worked on. The zoning and municipal code amendments needed for the programs are not yet completed.

Marnie Waffle, Principal Planner, spoke on Carmel's Regional Housing Needs Allocation (RHNA) of 349 units total, of which 231 need to be affordable. The adopted Housing Element identified 25 sites for a total of 410 units, including the city-owned sites. In the proposed amendment, staff, in collaboration with the AHA (Affordable Housing Alternatives) citizen group, identified a potential capacity for 439 units, dispersed throughout the village. This capacity provides a buffer of about 26%.

Principal Planner Waffle presented the five strategies for housing dispersion: the Hotel to Residential Conversion Program, the Downtown Mixed Income Incentive Program, the Downtown Live Work Program, Accessory Dwelling Units (ADUs), and Religious Facilities. The Employee Housing Program was retained in the Housing Element but no longer contributes towards RHNA credit because staff was uncomfortable with a deadline that might force rezoning if the program did not perform. Staff reiterated that adoption of the revised Housing Element is the policy stage; implementation requires additional work, community outreach, and subsequent zoning code amendments to establish the details and activate the programs.

Public Comment:
Andi Carr
Fred Kern
Anonymous
Adam Jeselnick
Victoria Beach
Peter Prows
Tim Twomey

Assistant City Administrator Swanson clarified that the City's HCD representative assured them that missing the December deadline for the RFPs is not cause for the desertion of the existing Housing Element. Staff also explained that the preparation of CEQA (California Environmental Quality Act) documentation occurs when a project is approved, and since the amendment is still receiving feedback and thus is not a static project, CEQA will not be addressed until the adoption phase.

Commissioner Karapetkov identified the main constraints as water, parking, and construction costs. He calculated that due to high construction costs, the return on investment for subsidized rent could take up to 50 years. He noted that converting an

entire underperforming hotel property is the biggest opportunity. He was less optimistic about ADUs due to construction costs, unless pre-fabricated ADUs were permitted. He supported leveraging the City's unique hotel density.

Commissioner Allen praised the AHA group and staff for the "creative and realistic" five-part strategy. She said that the plan is very doable and expects immediate traction with the live-work and religious facilities programs.

Commissioner Ahlborn highlighted that the proposed amendment introduces well over 150 bedroom units into the core commercial district with no off-street parking. She recommended that the Commission support the amendment, but also recommend to City Council that they immediately begin a Parking Management Plan with an accelerated deadline. She also suggested that the Council consider an Impact Report on the RHNA impact on basic tenant needs.

Chair Leage emphasized that the amendment's strength is its diversification, which provides a better opportunity to meet the RHNA requirement than the previous concentration of housing on City sites. He supported Commissioner Ahlborn's suggestion that the City should launch RFPs for the city-owned sites to discover the "highest and best use" and address community needs in the moment.

Staff confirmed that the Planning Commission was providing feedback, and no resolution or formal recommendation was required at this meeting. Staff will synthesize all feedback and carry it forward in a staff report to the City Council.

PUBLIC HEARINGS

None

DIRECTOR'S REPORT

None

FUTURE AGENDA ITEMS

2) Next Regular Meeting: November 12, 2025

ADJOURNMENT

5:29 PM

APPROVED:

_____

Michael LePage, Chair

ATTEST:

_____

Shelby Gorman, Commission Clerk

CITY OF CARMEL-BY-THE-SEA
Monthly Report

Community Planning and Building Department

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

OCTOBER 2025 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In October 2025, 37 planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In October 2025, 4 business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In October 2025, 54 building permit applications were received.

IV. CODE COMPLIANCE CASES:

In October 2025, 14 new code compliance cases were created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

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

VI. ENCROACHMENT PERMIT APPLICATIONS:

In October 2025, 26 encroachment permit applications were received.

VII. TREE PERMIT APPLICATIONS:

In October 2025, 23 tree permit applications were received.

VIII. YEAR-TO-DATE TRENDS

Table 1 includes the following October 2025 totals:

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

October 2025 totals are provided alongside October 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	333	51	427	159	18	214	341
2025 YTD Totals	336	42	505	186	14	219	288
YTD % Difference	+0.90%	- 17.65%	+18.27%	+16.98%	-22.22%	+2.34%	-15.54%

Planning Permit Report

10/01/2025 - 10/31/2025

Permit #	Permit Type	Permit Identifier	Track	Project Description	Address/Location	Date Received	Date Approved	Status
25333	Design Study	DS 25333 (Kim)		Revision to DS 23337 to include aluminum clad wood windows, color Benjamin Moore HC-172 Revere Pewter (or equal) and profile to match existing conditions of approval. No change to previously approved window patterns. See revised sheets A9, A10, and A12	Casanova 2NW 9th			Pending Assignment
25332	Design Study	DS 25332 (Power)		Construct engineered soldier pile retaining wall inside the NW property line	NW corner of Guadalupe & 7th			Pending Assignment
25331	Temporary Use Permit	TUP 25331 (The Pocket)		"Feed the Soul" event for the Food Bank for Monterey County. December 12, 2025 5pm-10pm; ticketed, max capacity of 250; wine and food tasting; DJ in the restaurant; music within the residences	Lincoln 5 NW of 6th	10/29/2025		Pending Assignment
25330	Design Study	DS 25330 (Shedroff)		Minor exterior change to existing residence: new window 16" wide x 36" high. Match existing colors (white) and materials (wood).	Sterling Way 2 SE of Perry Newberry Way			Pending Assignment
25329	Design Review	DR 25329 (The Carmel Foundation)	Streamlined	This approval of Design Review DR 25329 (The Carmel Foundation) authorizes a replacement ofan existing 7-foot tall by 9-foot, 2-inches wide metal roll up door on the west elevation with a wood framed dividedlight tri-fold door. located at SE corner of Dolores & 8th in the R-1 District and, APN: 010144016000 as depicted inthe plans stamped approved by Community Planning and Building Department on 10/31/2025 unless modified bythe conditions of approval contained herein. located at SE corner of Dolores & 8th in the R-1 District and, APN:010144016000 as depicted in the plans stamped approved by Community Planning and Building Department on10/31/2025 unless modified by the conditions of approval.	SE corner of Dolores & 8th	10/31/2025	10/31/2025	Approved
25328	Appeal	APP 25328 (Coria)		Appeal of LD 24106 (Coria)	Mission 3 NE of 10th	10/24/2025		In Review
25327	Design Study	DS 25327 (Hoang-Nguyen)		Addition of a skylight to the approved permit DS 23-027, BP 23-075	San Antonio 4 NE of 4th			Pending Assignment
25326	Design Study	DS 25326 (Underwood)		Remove shake roof; install slate 2.0 roof, class A fire rated; copper gutters and flashings to remain in place Preference #1: True Black Galcar Slate Preference #2: Vermont Gray	Dolores 2 NW of 13th	10/27/2025		Incomplete Submission
25325	Temporary Use Permit	TUP 25325 (Scheid Vineyard)		Reserved parking for catering truck serving a catered event at Scheid Vineyards tasting room	SE Corner San Carlos & 7th	10/24/2025		In Review

25324	Historic Evaluation	HE 25324 (Diamond)		CONSTRUCTION OF AN 800 SF ACCESSORY DWELLING UNIT	SCENIC ROAD 5 NW OF 8TH AVE	10/29/2025		In Review
25323	Preliminary Site Assessment	PSA 25323 (Ohana)		Preliminary Site Assessment	Casanova Street 3NE of Ocean Avenue			In Review
25322	Design Study	DS 25322 (Morales)	One	REMODEL OF AN (E) TWO STORY SINGLE FAMILY HOUSE. REPLACE EXTERIOR WINDOWS & DOORS. CONNECT EXISTING BALCONIES ON WEST SIDE OF HOUSE & INSTALL A NEW GLASS GUARDRAIL. CONVERT LOWER LEVEL FAMILY ROOM TO NEW BEDROOM SUITE WITH BATHROOM. REMODEL 2 (E) BATHROOMS AT LOWER LEVEL. REMODEL (E) KITCHEN & POWDER ROOM UPSTAIRS. REMOVE (E) FULL BATHROOM UPSTAIRS.	Camino Real 6 SE of 2nd	10/23/2025		In Review
25321	Temporary Use Permit	TUP 25321 (7th & Dolores - Tent)		30x50 tent on patio Installation Date: 10/24/2025 Tear-down Date: 10/27/2025 Lighting: Inside the tent Live Music: No Total Occupancy: 40 guests Hours of Operation: 5PM-10PM	7th & Dolores	10/22/2025	10/23/2025	Approved
25320	Design Study	DS 25320 (Hoskins)		Replace 771 S.F. of concrete driveway with permeable pavers, remove 64 S.F. of concrete driveway and add 64 S.F. of concrete pad for hot tub	Oak Knoll 4NE Forest			Incomplete Submission
25319	Preliminary Site Assessment	PSA 25319 (Parman)		Preliminary Site Assessment	Lincoln Street 5 SE of 10th Avenue	10/23/2025		In Review
25318	Historic Evaluation	HE 25318 (Myers)		Replace existing flat roof with a new flat roof, repair or replace wood framing around window, replace two old skylights with new skylights	SW Corner Lopez and 2nd	10/17/2025		In Review
25317	Design Review	DR 25317 (Morgan Court)		Have lights in the ally way approved. It brings business to the ally way and they have been there for years.	Lincoln 4 NE of 7th	10/24/2025		In Review
25316	Use Permit	UP 25316 (Haifa Coffeehouse)		Small coffeeshop providing crafted lattes and teas paired with sweet and savory premade pastries. All coffee and tea will be made in house, including Turkish coffee made on small counter sand pit. Treats are pre-made and warmed up in house.	Dolores St between 5th and 6th			In Review
25315	Reasonable Accommodation	RA 25315 (Zaslow)		We are requesting reasonable accommodation for our Client due to medical reasons. A doctor note is included in the application documents. This reasonable accommodation is in reference to DS 25228.	2984 Santa Lucia Ave, Carmel CA			Closed

25314	Use Permit	UP 25314 (Verizon/Sequoia Deployment)		Wireless Facility	IFO Carmelo 4 SE of 10th	10/15/2025		Corrections Required
25313	Design Review	DR 25313 (Verizon/Sequoia Deployment)		Wireless Facility	IFO Carmelo 4 SE of 10th	10/15/2025		Corrections Required
25312	Historic Evaluation	HE 25312 (Muck)		Replace french doors & balcony with new window	Carpenter St. 2 SE of 5TH	10/23/2025		In Review
25311	Design Study	DS 25311 (Polito)	One	Replace brick and other with permeable paver patio	Monte Verde 7 SW of 9th	10/20/2025		In Review
25310	Landscape Plan Check/Inspection	LD 25310 (Buletza)		Landscape Plans for Addition of ADU	Nw Corner of Dolores & Santa Lucia			Incomplete Submission
25309	Preliminary Site Assessment	PSA 25309 (Louth)		PRELIMINARY SITE ASSESSMENT	Lincoln 3 NE of 12th	10/16/2025		In Review
25308	Time Extension	TE 25308 (Britton)		Time extension request for Design Study DS 24089	Santa Fe 2 NW of Mountain View	10/10/2025		In Review
25307	Temporary Use Permit	TUP 25307 (La Playa Hotel)		DATE & TIME: Tuesday, October 14, 2025 from 6:00 p.m. to 9:00 p.m. DESCRIPTION: This temporary event includes the installation of a 30' x 40' temporary tent in the lower courtyard of La Playa Hotel for a private dinner event for 42 guests. Installation of the temporary tent is approved to occur on Monday, October 13, 2025 and dismantling is approved to occur Wednesday, October 15, 2025.	Camino Real @ 8th	10/10/2025	10/10/2025	Approved
25306	Design Study	DS 25306 (Mariani)	Two	Demolish existing 324 sf detached garage. 1030 sf 2 story addition to existing 770 sf 1 story single family residence to include 294 sf attached garage.	NW Corner Torries & 3rd			In Review
25305	Design Study	DS 25305 (Berner)	Streamlined	project to replace twenty-two (22) windows and three (3) sets of French doors, having an interior of solid wood and an exterior of aluminum clad,	SW Corner San Carlos & Vista	10/15/2025		Corrections Required
25304	Design Study	DS 25304 (Vannucci)	One	Plan revision: Add gas only Isokern 28" fireplace on deck. Extend 1/2" gas pipe to fireplace.	San Carlos 2 SW of 11th	10/14/2025		In Review
25303	Use Permit	UP 25303 (Mama's Boy)		Change the use of the front building from office to a deli and retail shop with a light-touch prep kitchen (no cooking or hood). The project includes one ADA-compliant restroom, minor exterior updates (trim paint, bay window alignment, signage, breezeway door), and four outdoor seats along the front windows.	Dolores 2 NE of 5th	10/6/2025		In Review
25302	Use Permit	UP 25302 (Chez Noir)		Amend Use Permit to reduce restaurant seat count to 38 seats (interior)	5th Ave 2NW of San Carlos	10/21/2025		In Review

25301	Banners	BA 25301 (Carmel Bach Festival)		Installation of 10 double-sided banner poles for 22 days from July 5, 2026 - July 27, 2026 for the Carmel Bach Festival's 89th Season	Ocean from Junipero to Monte Verde	10/3/2025	10/6/2025	Approved
25300	Design Study	DS 25300 (Tucholska)	One	Remove old shingles, replace any wood rot, install XFR underlayment, install standing seam metal roof & ventilated ridge	25903 Mission St	10/14/2025		In Review
25299	Design Study	DS 25299 (White)	Two	DEMOLISH EXISTING HOUSE, GARAGE AND GUEST HOUSE. NEW 2460 S.F. RESIDENCE WITH AN ATTACHED GARAGE INCLUDING 4 BEDROOMS, 3.5 BATHROOMS, 5 SKYLIGHTS AND LAUNDRY. WOOD SIDING, ALUMINIUM CLAD WINDOWS/DOORS AND COMBINATION OF STANDING SEAM METAL ROOFING AND FLAT ROOF AREAS WITH TAR AND GRAVEL ROOFING. NEW ATTACHED 800 S.F. ADU WITH 2 BEDROOMS AND ONE BATHROOM. MATERIALS ON ADU TO MATCH MAIN HOUSE	Viscaino 9 se of Mountain View	10/16/2025		In Review
25298	Sign	SI 25298 (Winfield Gallery)		This is a replacement sign in the same dimensions and material as the existing sign. The only significant change is the name of the wine bar with whom we share the space. It is changing from Lepe Cellars to Domaine Messier and the cream and dark blue theme replaces the black and white	Dolores btwn Ocean & 7th	10/3/2025	10/9/2025	Approved
25297	Design Study	DS 25297 (Hoang)		Raise the building height of an existing 2364 SF two-story residential; no additional square footage shall be added; No tree shall be removed; includes site coverage additions, fences, and retaining walls	San Antonio 3 SW of 8th			Incomplete Submission

Total Records: 37 **11/3/2025**

Business License Report

10/01/2025 - 10/31/2025

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
25048	New Business	Haifa Coffeehouse	Crafted lattes, premade pastries, and small weekend events	Dolores between 5th and 6th			Corrections Required
25047	New Business	Say Yes Mama	Retail	Dolores 2 NE of 5th	10/10/2025		In Review
25046	New Business	Antieau Gallery	Art Gallery & Art Studio	San Carlos between Ocean and 7th	10/8/2025		In Review
25045	New Business	Ahara Ayurveda	Health Counseling	3 Mission St b/w 5th & 6th Ave	10/1/2025		In Review

Total Records: 4

11/3/2025

Building Permit Report

10/01/2025 - 10/31/2025

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
250505	10/31/2025		Adding bathroom and moving a laundry room	35,000	Building	SE Corner of Torres & 8th
250504	10/31/2025		Installation of Residential roof mount, grid-tied photovoltaic system (3.32kW)	22,625	Electrical	Santa Fe 3 NE of 5th
250503	10/31/2025		Renovation of courtyard, lobby, and renovation of pool.	350,000	Building	NW Corner of San Carlos & 4th
250502	10/31/2025		Addition of 105sf to existing house (85sf kitchen addition, 20sf attic to storage conversion). Remove 210sf of site coverage. Remove windows and replace with new. Install new siding, gutters, and paint. Replace composition shingle roof with new cedar shingle roof. Install new MEP, insulation, and solar.	175,000	Building	Casanova 5 SW of 9th
250501	10/30/2025		Re-roof: Remove existing composition shingles and replace with "Class A" CertainTeed Landmark Pro. Color: Heather Blend	71,580	Roofing	24936 Valley Way
250500	10/29/2025	10/29/2025	Remove existing comp shingles and install new Landmark TL composition shingles in color Shenandoah.	32,000	Roofing	NW Corner of Camino Real & 9th
250499	10/28/2025		Installation of new aluminum gutters and gutter protection.	0	Exempt Work	San Rita 2 NW of 3rd
250498	10/28/2025	10/29/2025	15 run reduct. Taking out the old and replacing it with new. No furnace.	17,137	Mechanical	SW Corner of Dolores & 13th
250497	10/28/2025	10/28/2025	Installation of a 4-foot high grape stake fence along the eastern property line for an approximate length of 20 feet, not within the front setback, and exterior painting of window and door trim, columns, and siding to match existing, dark green shutters	0	Exempt Work	12th 2 NE Junipero
250496	10/27/2025	10/29/2025	Remove existing roof and replace with new GAF Timberline UHDZ in color "Shake Wood".	10,000	Roofing	SE Corner of Palou & 2nd
250495	10/27/2025	10/27/2025	Replacement of two 100 amp sub-panels	8,000	Electrical	NE Corner of Lincoln & 7th
250494	10/27/2025	10/27/2025	Repair of leaking fire sprinkler line, repair sheetrock and paint to match.	1,500	Plumbing	SW Corner of Monte Verde & 11th

250493	10/27/2025	10/29/2025	Tear off existing wood shake roof and install new underlayment. Install 20 squares of 16" metal standing seam roof in the color "Medium Bronze"	77,495	Roofing	Lincoln 3 SE of 13th
250492	10/27/2025	10/27/2025	80% Furnace Installation 2 speed	6,048	Mechanical	Monterey 4 SW of 1st
250491	10/24/2025	10/28/2025	Installation of 4.6kW solar PV system, 10 modules and inverters, 27kwh energy storage, one battery with expansion.	49,482	Electrical	Carmelo 3 SE of 4th
250490	10/24/2025	10/24/2025	Interior wall paint to a clean white. No exterior work authorized.	0	Exempt Work	Dolores 2 NE of 5th
250489	10/24/2025	10/24/2025	Remove and replace 40 gallon natural gas water heater.	2,500	Plumbing	Guadalupe 3 SW of 3rd
250488	10/24/2025		Install roof mounted 2.15kW PV System with (1) ESS	27,119	Electrical	Ocean 2 NE of Torres
250487	10/10/2025		Remove and replace furnace duct work.	8,500	Mechanical	NW Corner of Lincoln & 2nd
250486			Exploratory demo due to plumbing leak	1,000	Demolition	NE 4th & Junipero #12 & #13
250485	10/24/2025	10/27/2025	Explore extents of damage due to a plumbing leak	1,000	Demolition	NW Corner of Junipero & 4th #12 & #13
250484	10/24/2025		Demolition Of An Existing 1,092 sq. ft. Single-Family Residence And 270 sq. ft. Detached Garage. Construction Of A New Two-Story, 1,848.0 sq. ft., Single-Family Residence With 268.0 sq. ft. Attached Garage Which Includes:New Wood Paver Driveway to Replace Existing. New Decomposed Granite Service Yard / Trash Enclosure. New Spaced Wood Entry Deck, Dining Room Deck, & Living Room Deck. New Space Wood Deck, Concrete Wall, And Spa At Rear Yard. New Green, Planted Roofs. New 165 sq. ft. Roof Deck. New Photovoltaic Array. New Mulch Walkways. New Wood Fencing. New Landscaping.	800,000	Building	Mission 2 NE of 1st
250483	10/24/2025		Repair existing water damaged 175 S.F. deck and replace existing Dining Room french doors with window.	32,000	Building	Santa Fe 3 NE of 6th
250482	10/21/2025	10/24/2025	Replacement of a BRG140t6N Bradford White water heater with a like heater in the same location in the closet.	1,500	Plumbing	Carpenter 5 NW of 6th

250481	10/21/2025	10/21/2025	Re-roof: Remove existing roofing material on the flat part of the roof ONLY and replace with CertainTeed Flintlastic SA. Color: Brown	18,940	Roofing	Monte Verde, 4 SW of Ocean
250480	10/20/2025	10/20/2025	Repair 6x6 wood post damaged in vehicle impact.	2,500	Building	NW Corner of Dolores & 8th
250479	10/20/2025		Installation of 30'x50' temporary membrane structure from 10/23/25 - 10/27/25.	0	Building	SE Corner of Dolores & 7th
250478	10/20/2025		Expand fire engine parking depth by downsizing fire captains office and removing two offices and reconfiguring to create a "turnout" room.	150,000	Building	6th 2 SW of Mission
250477	10/21/2025	10/21/2025	Remove existing roof and install a new class A built-up roof system using GAF roofing in color "Gray".	22,000	Roofing	NE Corner of Carpenter & 2nd
250476	10/21/2025		To Supply and install a Slate 2.0 Roof system. All Copper roof flashings and Gutters to be re-used.	113,745	Roofing	Dolores 2 NW of 13th
250475	10/21/2025	10/27/2025	interior remodel only; adding built-in cabinets for use as closets/furniture; adjust existing outlets and patch plaster as needed for new furniture locations; repalce exisitng ceiling fan in master bedroom with a mono point and add second mono point.s	35,000	Building	12th 2 SE of Casanova
250474	10/21/2025	10/21/2025	Reroof: replace wood shake with new DaVinci composite slate roof in color Tahoe.	47,960	Roofing	Carmelo 2 SW of 8th
250473	10/14/2025	10/14/2025	Replacement of the fence along the south property line, outside of the front setback, with a 6-foot redwood fence with one foot of lattice at the top, for a max height not to exceed 7-feet	0	Exempt Work	
250472	10/14/2025		Installation of outdoor gas fireplace.	40,000	Building	Guadalupe 2 SE of 3rd
250471	10/10/2025	10/10/2025	Remove and replace furnace duct work.	8,500	Mechanical	NW Corner of Lincoln & 2nd
250470	10/10/2025	10/10/2025	R&R 80K BTU FURNACE	8,291	Mechanical	Carmelo 3 NW of 13th
250469	10/10/2025	10/10/2025	Remove existing tankless water heater and install Navien NPE240A2NG in existing Location.	4,200	Plumbing	7th 3 SE of Forest
250468	10/10/2025	10/10/2025	Re-roof: Remove existing wood shake roof and replace with "Class A" CertainTeed Presidential TL asphalt / composite shingles and Flintlastic SA. Color: Country Grey	33,160	Roofing	10th 2 SW of Dolores

250467	10/9/2025		New detached garage associated with home residence remodel.	95,000	Building	Santa Rita Street 3 NE of 1st
250466	10/9/2025		Extend existing SFR, new master bedroom, new roof, new exterior finish. Modify interior of residence to include new kitchen and new bathrooms.	575,000	Building	Santa Rita Street 3 NE of 1st
250465	10/8/2025		Change lighting and switching layout through the residence. remove all existing recessed can lighting. Install new Lutron Radio RA 3 smart switching and dimming controls. Modify, relocate, add, and remove switch legs as required.	10,000	Electrical	Dolores 4 NE of 8th
250464	10/8/2025		Installation of temporary removable frame tent, 30'x40' for private event inside the lower courtyard.	6,239	Building	SW Corner of Camino Real & 8th
250463	10/8/2025	10/8/2025	Paint Home, house color: "Midtown" trim color: "Kaffee"	0	Exempt Work	Torres 2 SE of 10th Ave
250462	10/8/2025	10/8/2025	Remove and replace a 50 gallon water heater.	3,500	Plumbing	NW Corner of Carmelo & 13th
250461	10/8/2025	10/8/2025	Tear off existing tar and gravel roof on lower roof system and replace with new tar and gravel system. Remove existing gray flat roof and replace with new 72lb cap sheet system in matching gray ballast roof color.	23,000	Building	2nd 2 NE of Carpenter
250460	10/7/2025	10/8/2025	Remodel of existing interior 92sf bathroom.	10,000	Building	San Carlos 3 SE of Alta
250459	10/7/2025		Replace exterior wood siding with stucco, add wood timbering and wood arched gable bracket at gable end.	45,000	Building	SE Corner of Guadalupe & 5th
250458	10/7/2025	10/9/2025	Roof has two separate roofing systems installed. Remove existing fire free synthetic roofing material and install Presidential TL composition shingles in color "Country Gray" and overlay a 60 Mil Carlisle TPO roofing system in color "Gray" over existing cap sheet.	49,722	Roofing	Lincoln 3 NE of 7th
250457	10/7/2025	10/8/2025	Remove and replace built up roofing. Replace with new Certainteed base layer and finish with crushed rock granules to match existing.	27,412	Roofing	8th 2 NW of Scenic
250456	10/3/2025	10/3/2025	Permit release for emergency repair work - Replace water service	7,275	Plumbing	SE Corner Monte Verde & 13th

250455	10/3/2025	10/6/2025	Kitchen remodel, layout to remain the same. Replacement of cabinets, countertops, and appliances. No exterior changes.	30,000	Exempt Work	Guadalupe 2 SW of 5th
250454			Interior modifications to include relocating- a bathroom, kitchen, stairway & fireplace. Upper attic removed and new vaulted ceiling. Replace existing windows, (1) exterior door, existing exterior shake siding, exiting roofing and replace all with like for like material	80,000	BP Revision	NE Corner of Camino Real & 12th
250453	10/2/2025	10/2/2025	R&R 80 GALLON NATURAL GAS WATER HEATER.	10,000	Plumbing	NW CORNER OF OCEAN AND MONTE VERDE
250452	10/1/2025	10/6/2025	Remove invasive Ivy and Carmel Creeper from fencing and trees.	0	Exempt Work	Dolores 3 NE of 3rd

Total Records: 54 **11/3/2025**

Code Compliance Report

10/01/2025 - 10/31/2025

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
25250	10/27/2025	Open	NW Corner of Santa Rita & 3rd	Unpermitted "No Parking" sign	10/27/2025	
25249	10/23/2025	Open	Dolores NE of 6th	Operating business without a license and Use Permit	10/23/2025	
25248	10/22/2025	Open	Camino del Monte 3 NW of San Carlos Street	Exterior lighting is bright and shines into the public right-of-way and neighboring properties	10/22/2025	
25247	10/22/2025	Open	Monte Verde 3 SE of 3rd	Unpermitted interior construction	10/21/2025	
25246	10/10/2025	Open	NW corner of San Carlos and 6th	Discharge into storm drain system	10/10/2025	
25245	10/13/2025	Open	Monte Verde 4 NW of 10th	Site coverage changes without permit	10/13/2025	
25244	10/10/2025	Open	SE Corner of Santa Fe and Mtn. View	Renewal of parking area with crushed granite or road base.	10/10/2025	
25243	10/9/2025	Open	5104 MONTEREY ST; Monterey Street 3 SW of 3rd	Broken tiles on the roof	9/25/2025	
25242	10/6/2025	Closed	Mission 3 NW of 8th	Stucco and vent work without permits	10/6/2025	10/7/2025
25241	10/3/2025	Open	SWC of San Carlos and 6th	Loud music that could be heard from 150 feet away at 1:30AM		
25240	10/2/2025	Open	Junipero between 8th and 10th	Pruning city trees without permit. contractor did not have business license.	10/2/2025	
25239	10/1/2025	Open	Junipero 4 NE of 8th	Landscaping public right-of-way	10/1/2025	
25238	10/1/2025	Open	Mission 4 SE of 13th	HVAC installation without a permit	9/30/2025	
25237	10/1/2025	Open	6th NE of Dolores	Bench in public sidewalk	10/1/2025	

Total Records: 14

11/3/2025

Transient Rental Report

01/01/2025 - 10/31/2025

Case #	Street	Status	Date Received	Last Status Date	Date Closed
25212	San Carlos	2nd NOV sent	8/27/2025	10/20/2025	
25211	Mission	Closed	8/26/2025	9/17/2025	9/17/2025
25205	San Antonio	Closed	8/21/2025	10/6/2025	10/6/2025
25184	Santa Rita	1st NOV sent	8/12/2025	8/12/2025	
25176	13th	1st NOV sent	7/14/2025	10/23/2025	
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

11/6/2025

Encroachment Permit Report

10/01/2025 - 10/31/2025

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
250257	Temp Ench	10/31/2025	Trench for repair to CAWD sewer main.	Intersection of Carmelo & 10th		In Review
250256	Temp Ench	10/31/2025	Trenching for PG&E electrical connection.	Monte Verde 3 NW of 11th		In Review
250255	Perm Ench	10/31/2025	Legalization of stone steps, stone curbs, and associated landscaping in the public right of way.	9th 2 NE of Lincoln		In Review
250254	Temp Ench	10/30/2025	Veg management identified a total of 18 trees that require trimming, all associated with PM# 8210320.	18 Locations throughout City		In Review
250253	Temp Ench	10/30/2025	PG&E to replace underground service. PM# 35660863.	9th 2 NE of San Antonio	10/31/2025	Issued
250252	Temp Ench	10/30/2025	PM 46583577 Pole maintenance.	9th 2 NW of Lincoln	10/31/2025	Issued
250251	Temp Ench	10/29/2025	MH's and aerial placement access. Street closures for placement of new fiber and splicing. AT&T Job #A02E48F.	Junipero & 3rd, Carpenter from Valley Way to 2nd	10/31/2025	Issued
250250	Temp Ench	10/28/2025	Vegetation management of 11 trees that require trimming. PM# 8210320	Various throughout City	10/30/2025	Issued
250249	Temp Ench	10/28/2025	Trench and bellhole a 5'x5' pit to provide new gas and electrical service.	Guadalupe 3 NW of 7th	10/31/2025	Issued
250248	Temp Ench	10/28/2025	PG&E to install new underground service. PM# 35670256.	SW Corner of Santa Rita & 1st	10/29/2025	Issued
250247	Temp Ench	10/24/2025	Mobile catering truck parking near Scheid for a catered event; two days 11/14-11/15	SE corner San Carlos & 7th		Closed
250246	Temp Ench	10/27/2025	PM 31748552 Pole & Vegetation maintenance. Lane closure Approx 1 day.	on Carmelo St btwn 13th Ave and 12th Ave		In Review
250245	Temp Ench	10/24/2025	PG&E to replace pole, install overhead transformer, and install underground service. PM# 35659855	NW Corner of Carpenter & 4th	10/27/2025	Issued

250244	Temp Ench	10/24/2025	PG&E to replace pole and overhead transformer to install underground service. PM# 35606255. CONDITION: Street repair to be coordinated with public works department.	Vizcaino 7 SW of Mountain View	10/27/2025	Issued
250243	Temp Ench	10/23/2025	SAW CUT AREA MARKED AS USA DIG EXCAVATE DIRT TO REMOVE FAULTED BELOW GRADE CHECK VALVE REFILL AND COMPACT GROUND POUR CONCRETE AND FINISH TO GRADE	SAN CARLOS 2 SW OF 7TH		
250242	Temp Ench	10/21/2025	Cut approximately 3' into road way to replace sewer lateral. Shoulder work only, no lane closure.	Carpenter 5 NW of 6th	10/24/2025	Issued
250241	Temp Ench	10/20/2025	TCP for parking and access to MH on 7th, lane closure to access SB #1, and two pole access. ATT Job #A05BT84.	Dolores from 7th to Santa Lucia	10/21/2025	Issued
250240	Temp Ench	10/16/2025	7AM-10AM 16' moving truck moving resident out of Monte Verde & Ocean location and into NW corner of Dolores & 5th location	Monte Verde & Ocean / NWC Dolores & 5th		
250239	Temp Ench	10/10/2025	PG&E to remove overhead service, replace overhead transformer, and install new underground service. Tree trimming required. PM# 35651774	Guadalupe 3 NW of 7th		In Review
250238	Temp Ench	10/10/2025	PG&E to install electric cable and equipment.	NW Corner of Santa Fe & 6th		In Review
250237	Temp Ench	10/8/2025	PG&E to replace pole and overhead services. Install new underground services and overhead transformer. PM# 35653825	Monte Verde 3 NW of 11th	10/10/2025	Issued
250236	Temp Ench	10/7/2025	PG&E to complete gas maintenance, excavate a 5'x5' bellhole in sidewalk. PM #47236656	Ocean 2 SW of Lincoln	10/8/2025	Issued
250235	Temp Ench	10/6/2025	Trench for PG&E electrical conduit. CONDITION: TRAFFIC CONTROL PLAN TO INCLUDE "ROAD CLOSED" SIGNAGE IN ADDITION TO PROPOSED SIGNAGE.	Santa Fe 3 SW of Mountain View	10/7/2025	Issued

250234	Temp Ench	10/6/2025	Increasing 3/4" water service to a 1" water service for fire suppression.	Santa Fe 3 SW of Mountain View	10/7/2025	Issued
250233	Temp Ench	10/6/2025	Replace sewer lateral using pipe bursting.	Camino Real 5 SW of 13th	10/20/2025	Issued
250232	Temp Ench	10/2/2025	PG&E to install new anchor & guy wire. PM# 35368390.	SE Corner of Carpenter & 4th	10/2/2025	In Review

Total Records: 26 **11/3/2025**

Tree Permit Report

10/01/2025 - 10/31/2025

Permit #	Permit Date	Permit Type	Location of Property	Description	Status	Approved Date
25266	10/1/2025	2. Tree Removal/Pruning	Lincoln 3 SE of 12th	24" DBH pine tree on left side of house	In Review	
25267	10/2/2025	1. Tree Evaluation	NW Corner of Monte Verde St & 12th Ave	Removal of Hazardous Pine Tree	In Review	
25268	10/2/2025	2. Tree Removal/Pruning	3 Trail View (Southeast of Flander's Way)	Remove Dying Redwood (Shot Hole Borer Infestation)	Approved	10/16/2025
25269	10/6/2025	2. Tree Removal/Pruning	CARMEL BY THE SEA LOT 20 BLK 56	Remove Termite Infested Tree	In Review	
25270	10/6/2025	2. Tree Removal/Pruning	SW Corner of Vizcaino & Mountain View	PRUNING: to be determined once contractor inspects the trees.	In Review	
25271	10/6/2025	2. Tree Removal/Pruning	Junipero 2 NE of 3rd	For Eval./Removal ("Live" Coastal Oak)	Approved	10/10/2025
25272	10/6/2025	1. Tree Evaluation	SW Corner of 11th and Monte Verde	EVALUATION: 1 oak- big	In Review	
25273	10/10/2025	1. Tree Evaluation	within residence in a courtyard	no project just a tree assessment	Approved	10/30/2025
25274	10/10/2025	1. Tree Evaluation	7th Ave 3 NE of Forest	Redwood partial root removal & Monkey hand one of several truck removal. Maybe some on remaining Monkey hand for good structure.	Approved	10/13/2025
25275	10/10/2025	2. Tree Removal/Pruning	Camino Real 2 SW of 4th	2 oak trees, trunk circumferences 47" and 49"	Approved	10/10/2025
25276	10/20/2025	2. Tree Removal/Pruning	San Carlos 3SW of 11th	Oak Tree x1, 20' tall roughly by the deck 1, 20' approx Oak tree in the backyard- has a swinging chair hanging from it.	Approved	10/20/2025
25277	10/21/2025	2. Tree Removal/Pruning	front yard (2 in street right-of-way, 1 on property)	Remove three (non-significant) 6" diam. Mayten trees	Approved	10/22/2025
25278	10/22/2025	1. Tree Evaluation	Lincoln 3 NE of Santa Lucia	Pine, 50' tall 1 each	Approved	10/23/2025
25279	10/22/2025	1. Tree Evaluation	SW Corner of Carmelo and 9th	EVALUATION: front yard PRUNING: Oak; Pine, on City land REMOVAL: Pittosporum in front yard	In Review	
25280	10/24/2025	2. Tree Removal/Pruning	Lincoln 3 NE of Santa Lucia	Pine, 50' tall 1 each	Approved	10/23/2025

25281	10/24/2025	2. Tree Removal/Pruning	7th Ave 3 NE of Forest	Redwood partial root removal & Monkey hand one of several truck removal. Maybe some on remaining Monkey hand for good structure.	Approved	10/13/2025
25282	10/24/2025	2. Tree Removal/Pruning	SW Corner of Dolores and 12th	1 Coast Oak Tree 15-20 high multiple branches	Approved	10/31/2025
25283	10/28/2025	2. Tree Removal/Pruning	Guadalupe St, 3 SW of 5th	Removal of Dead Cypress	In Review	
25284	10/28/2025	2. Tree Removal/Pruning	tree is located in the back yard of the property	Coast live oak removal	In Review	
25285	10/28/2025	2. Tree Removal/Pruning	Guadalupe 6 SE of Ocean	1 ea Cupressus Macrocarpa	In Review	
25286	10/30/2025	2. Tree Removal/Pruning	Lincoln 5NE of 3rd	Tree pruning	In Review	
25287	10/30/2025	2. Tree Removal/Pruning	Carpenter 3 NE of 6th	EVALUATION: evaluation was performed October or November of 2024 PRUNING: Three Cypress Trees multiple branches hanging over my side of property. One tree severely damaged (see attached photos of tree). Also included is tree survey one oak tree	In Review	10/31/2025
25288	10/31/2025	2. Tree Removal/Pruning	Carmelo 4 SE of 12th Ave-within residence in a courtyard	no project just a tree assessment	Approved	10/30/2025

Total Records: 23 **11/3/2025**

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

November 12, 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: Adoption of the 2026 Planning Commission Calendar

Application:
APN:
Block & Lot:
Location:

Applicant:
Owner:

Recommendation:

Adopt the 2026 Planning Commission Meeting Calendar

Summary, Background, and Project Description:

In accordance with the Planning Commission Rules of Procedure (Attachment 2), the Commission holds regular meetings on the second Wednesday of each month at 4:00 p.m. When a regular meeting falls on a public holiday, no regular meeting shall be held on that day. Such meetings may be rescheduled to another business day, or canceled by motion and adopted by the Planning Commission.

The purpose for adopting a meeting calendar is to identify any conflicts with public holidays and to preempt the need for last-minute schedule changes, providing the Commission, staff and the public adequate notice of scheduled meetings throughout the year for planning purposes.

In preparing the 2026 Planning Commission meeting calendar (Attachment 1), staff identified conflicts with public holidays and suggested alternative meeting dates. The Planning Commission is being asked to review and adopt the meeting calendar.

Staff Analysis:

In preparation of the 2026 Planning Commission meeting calendar (Attachment 1), staff did identify one conflict with a public holiday for the November meeting and two other

conflicts (the holiday break and Car Week, respectively) for the January and November meetings. The Planning Commission is being asked to review and adopt the meeting calendar.

Other Project Components:

None

Attachments:

1. 2026 Meeting Calendar - PC

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION MEETING DATES
CALENDAR YEAR 2026

MEETING DATES
Wednesday, January 21, 2026 – Special Meeting *Rescheduled from Wednesday, January 14, 2026*
Wednesday, February 11, 2026
Wednesday, March 11, 2026
Wednesday, April 8, 2026
Wednesday, May 13, 2026
Wednesday, June 10, 2026
Wednesday, July 8, 2026
Wednesday, August 19, 2026 – Special Meeting *Rescheduled from Wednesday, August 12, 2026*
Wednesday, September 9, 2026
Wednesday, October 14, 2026
Wednesday, November 4, 2026 *Rescheduled from Wednesday, November 11, 2026 – Veterans' Day*
Wednesday, December 9, 2026

City-Observed Holidays:

New Year's Day	Thursday, January 1, 2026
Martin Luther King, Jr. Day	Monday, January 19, 2026
Lincoln's Birthday	Thursday, February 12, 2026
President's Day	Monday, February 16, 2026
Memorial Day	Monday, May 25, 2026
Independence Day	Friday, July 3, 2026
Labor Day	Monday, September 7, 2026
Veterans' Day	Wednesday, November 11, 2026
Thanksgiving Day	Thursday, November 26, 2026
Day after Thanksgiving	Friday, November 27, 2026
Christmas Eve	Thursday, December 24, 2026
Christmas Day	Friday, December 25, 2026

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

November 12, 2025
CONSENT AGENDA

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: **TE 25308 (Britton):** Consideration of a time extension for DS 24089, LM 24151, and Coastal Development Permit (Britton) allowing the demolition of an existing single-family residence and the construction of a new 3,178 square-foot, one-story single-family residence, inclusive of a 462 square-foot attached garage, located at Santa Fe Street 2 southwest of Mountain View Avenue in the Single-Family Residential (R-1) District. APN: 010-082-002-000

Application:		**Applicant:**	Jeff Britton
APN:		**Owner:**	Jeff Britton
Block & Lot:	87 / 5, 7, 9, 11		
Location:	Santa Fe Street 2 SW of Mountain View Avenue		

Recommendation:

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

1. Finding approval of the time extension is Categorically Exempt from environmental review pursuant to CEQA Guidelines Section 15303 (Class 3) and that none of the exceptions to the exemption contained in Section 15300.2 apply in this case; and
2. Approving a 12-month time extension, extending the permit approval to December 11, 2026, for DS 24089, lot merger LM 24151 (Britton) and Coastal Development Permit allowing the demolition of an existing single-family residence and the construction of a new 3,178-square-foot, one-story single-family residence, inclusive of a 462-square-foot attached garage, and the construction of a new detached accessory dwelling unit located at Santa Fe Street 2 southwest of Mountain View Avenue in the single-family residential (R-

1) district, APN: 010-082-002-000.

Summary, Background, and Project Description:

The project site is an 8,000-square-foot lot on the west side of Santa Fe Street 2 SW of Mountain View Avenue. The existing residence was constructed in 1933.

In 2024, the applicant submitted a Design Study application DS 24089 (Britton) to demolish the existing residence and accessory structure and construct a new one-story residence with attached 2-car garage, and to construct a new detached accessory dwelling unit located on Santa Fe Street 2 SW of Mountain View Avenue in the Single-Family Residential (R-1) District.

On December 11, 2024, the Planning Commission adopted Resolution 2024-099-PC (see Attachment 2) approving the project with conditions. In accordance with condition of approval No. 3, approval of the Design Study is set to expire on December 11, 2025. On October 10, 2025, Jeff Britton, the property owner, submitted a request for a time extension (see Attachment 3). Mr. Britton stated that additional time is needed due to delays in completing working drawings and engineering.

Staff Analysis:

Carmel-by-the-Sea Municipal Code (CMC) Section 17.52.170 (Time Limits on Approvals and Denials) states that a residential design study permit is valid for 12 months from the date of action. The code allows the Planning Commission to administratively grant one extension of the permit approval. If, since the date of the original approval, the conditions surrounding the original approval have changed, or the General Plan, municipal code or Local Coastal Plan Program has been amended in any manner which causes the approval to be inconsistent with these plans or codes, no time extension or renewal shall be granted for any approval. There have been no pertinent changes to the General Plan, Municipal Code, or Local Coastal Program since this project was approved on December 11, 2024, that would require the project to be reevaluated. Staff recommends that the Commission grant the time extension extending the project's expiration date to December 11, 2026.

Other Project Components:

Environmental Review:

On December 11, 2024, the Planning Commission found the project categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction and Conversion of Small Structures. Class 3 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. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachments:

1. Attachment 1 - TE 25308 (Britton) Resolution_final
2. Attachment 2 - Planning Commission Resolution 2024-099-PC
3. Attachment 3 - Request for Time Extension TE 25308 (Britton)

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2025-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THAT APPROVAL OF A TIME EXTENSION IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15303 AND THAT NONE OF THE EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 APPLY IN THIS CASE AND APPROVING A 12-MONTH TIME EXTENSION, EXTENDING THE PERMIT APPROVAL TO DECEMBER 11, 2026 FOR DS 24089, LOT MERGER LM 24151 (BRITTON) AND COASTAL DEVELOPMENT PERMIT ALLOWING THE DEMOLITION OF AN EXISTING SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF A NEW 3,178-SQUARE-FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE, INCLUSIVE OF A 462-SQUARE-FOOT ATTACHED GARAGE, AND THE CONSTRUCTION OF A NEW DETACHED ACCESSORY DWELLING UNIT LOCATED AT SANTA FE STREET 2 SOUTHWEST OF MOUNTAIN VIEW AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 010-082-002-000.

WHEREAS, on December 11, 2024, the Planning Commission adopted Resolution 2024-099-PC approving a Design Study, Lot Merger and Coastal Development Permit approving the demolition of an existing residence and accessory structure and the construction of a one-story residence with attached 2-car garage, and to construct a new detached accessory dwelling unit located on Santa Fe Street 2 SW of Mountain View Avenue in the Single-Family Residential (R-1) District (Block 87, Lots 5, 7, 9, 11); and

WHEREAS, pursuant to Carmel-by-the-Sea Municipal Code (CMC) section 17.52.170, Residential Design Study approvals are valid for 12 months from the date of action; and

WHEREAS, the approval of TE 25308 (Britton) was set to expire on December 11, 2025; and

WHEREAS, on October 10, 2025, Jeff Britton, the property owner, submitted a request for a time extension as delays in completing working drawing and engineering have prevented him from obtaining a building permit; and

WHEREAS, pursuant to CMC section 17.50.170.C, the Planning Commission may administratively grant one extension for approvals originally subject to a public hearing. If, since the date of the original approval, the conditions surrounding the original approval have changed, or the General Plan, municipal code or Local Coastal Plan Program has been amended in any manner which causes the approval to be inconsistent with these plans or codes, no time extension or renewal shall be granted for any approval; and

WHEREAS, there have been no pertinent changes to the General Plan, Municipal Code, or Local Coastal Program since this project was approved on December 11, 2024, that would require the project to be reevaluated; and

WHEREAS, this extension also applies to the Lot Merger and Coastal Development Permit; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require

the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, on December 11, 2024, the Planning Commission found that pursuant to CEQA regulations, the project is categorically exempt under Section 15303 (Class 3) – New Construction or Conversion of Small Structures, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, on October 31, 2025, a notice of the public hearing scheduled for November 12, 2025, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before November 2, 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 November 9, 2025, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on November 12, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the request for a time extension, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the final design of the project; and

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

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

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby grant a 12-month time extension, extending the permit approval to December 11, 2026, for Design Study DS 24089, Lot Merger LM 24151 (Britton) and Coastal Development Permit allowing the demolition of an existing single-family residence and the construction of a new 3,178-square-foot, one-story single-family residence, inclusive of a 462-square-foot attached garage, and the construction of a new detached accessory dwelling unit located at Santa Fe Street 2 southwest of Mountain View Avenue in the single-family residential (R-1) district. APN: 010-082-002-000.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 12th day of November 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Michael LePage
Chair

ATTEST:

Shelby Gorman
Planning Commission Secretary

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-099-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A DESIGN STUDY, DS 24089 (BRITTON), LOT MERGER, LM 24151 (BRITTON), AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF AN EXISTING SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF A NEW 3,178 SQUARE-FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE, INCLUSIVE OF A 462 SQUARE-FOOT ATTACHED GARAGE, LOCATED AT SANTA FE STREET 2 SOUTHWEST OF MOUNTAIN VIEW AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 010-082-002-000

WHEREAS, April 3, 2024, Sonia Madrigal ("Applicant") submitted an application on behalf of BRITTON J T & TERRI TRS ("Owner") requesting approval of Track 2 Design Study application DS 24089 (Britton) described herein as ("Application"); and

WHEREAS, the Application has been submitted for an 8,000-square-foot site located at Santa Fe Street, 2 southwest of Mountain View Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, an associated Lot Merger Application (LM 24151, Britton) was submitted by the applicant on behalf of the Owner and shall be considered concurrently with the Design Study Application; and

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

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

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

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

WHEREAS, on July 10, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the conceptual design, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project and adopted Resolution 2023-004-PC, accepting the conceptual design with a request for numerous changes; and

WHEREAS, the Concept Design Study was presented at the July 10, 2024 Planning Commission hearing and the concept was accepted subject to the draft conditions/recommendations as found in Resolution 2024-057-PC; and

WHEREAS, the project was scheduled for final details review on December 11, 2024; and

WHEREAS, on November 29, 2024, a notice of the public hearing scheduled for December 11, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before December 1, 2024, 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 December 6, 2024, 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 December 11, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Final Design Study, Lot Merger, and associated Coastal Development Permit, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

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

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

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, Final Details Phase Approval	**YES**	**NO**
1. The proposed architectural style and detailing are simple and restrained in character,	✓	

consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.		
2. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	
3. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✓	
4. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right-of-way. The design will reinforce a sense of visual continuity along the street.	✓	

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

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **APPROVE** a Design Study, DS 24089 (Britton), Lot Merger, LM 24151 (Britton), and associated Coastal Development Permit for the demolition of an existing single-family residence and the construction of a new 3,178 square-foot, one-story single-family residence, inclusive of a 462 square-foot attached garage, located at Santa Fe Street 2 southwest of Mountain View Avenue in the Single-Family Residential (R-1) District (APN: 010-082-002-000), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study, DS 24089 (Britton), Lot Merger, LM 24151 (Britton), and associated Coastal Development Permit for the demolition of an existing single-family residence and the construction of a new 3,178 square-foot, one-story single-family residence, inclusive of a 462 square-foot attached garage, located at Santa Fe Street 2 southwest of Mountain View Avenue in the Single-Family Residential (R-1) District (APN: 010-082-002-000). The project shall be constructed as depicted in the plans prepared by Holdren + Lietzke Architecture as approved by City of Carmel-by-the-Sea Planning Commission on December 11, 2024 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 timest, 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.	**Skylights & Skylight Shades.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights (new and/or replaced) and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
13.	**Stone Facades (including chimneys).** Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and

	approval by the Community Planning & Building Director or their designee. Brickwork shall be finished the same manner as stonework described above.
14.	**Aluminum-Clad Wood Frame Windows and Doors.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved aluminum-clad wood windows and doors. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.
15.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
16.	**Driveway.** Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
17.	**Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
18.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
19.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.

20.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
21.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
	Landscape Conditions
22.	**Landscape Plan Required.** Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.
23.	**Tree Planting Requirements.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.
24.	**Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
25.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil

	line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
26.	**Foundation Work Near Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
Environmental Compliance Conditions	
27.	**Drainage Plan.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
28.	**BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
29.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
30.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works

	Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
	Special Conditions
31.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
32.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.
33.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.
34.	**Tree Planting – CoA#23 (continued).** Three (3) upper canopy trees shall be planted on site, as provided in Condition of Approval #23. The required trees shall be a minimum size of 24" box. Prior to building permit issuance, the plans shall be revised to reflect the size requirement for the upper canopy trees required to be planted on-site.
35.	**Lot Merger.** Prior to the issuance of a Building Permit, a determination of merger shall be recorded with the Monterey County Recorder on a form as prepared by the Community Planning and Building Department
36.	**Turf.** Areas identified as "turf" on the site plan/landscape plan shall be planted with a natural ground cover. Artificial turf shall be prohibited. Prior to building permit issuance, plant material shall be identified on the site plan/landscape plan in accordance with Condition of Approval #22.
37.	**Screening.** *"English Laurel"* shall be planted along the rear property line to provide screening to the western neighbor in lieu of a new or taller fence. Prior to building permit issuance, the plans shall be revised to reflect the English Laurel as landscape screening, and to remove any notes or references showing demolition of the fence on the neighboring property.

Acknowledgment and acceptance of conditions of approval.

_____ _____ _____
Property Owner Signature Printed Name Date

_____ _____ _____
Applicant Signature Printed Name Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of December 2024, by the following vote:

Amended 12/11/2024

AYES: Allen, Locke, LePage

NOES:

ABSENT: Karapetkov

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

Carmel-by-the-Sea

Leah Young <lyoung@ci.carmel.ca.us>

Time Extension: TE 25308 (Britton)

2 messages

Leah Young <lyoung@ci.carmel.ca.us> Mon, Oct 27, 2025 at 2:53 PM
To: jeff@sancarlosagency.com
Cc: Evan Kort <ekort@ci.carmel.ca.us>

Good afternoon,

I have reviewed your application for a time extension. I am writing to request that you respond to this email with a written narrative explaining why the time extension is being requested.

Please note that your written narrative must be received no later than October 31, 2025 to be considered for the Planning Commission's November agenda.

If you have any questions or concerns, please do not hesitate to contact me. Thank you.

--

Leah R. Young [she, her, hers]
Planning Permit/Code Compliance Technician
City of Carmel-by-the-Sea
Community Planning & Building Dept.
(831) 620-2018

Jeff Britton <JEFF@sancarlosagency.com> Wed, Oct 29, 2025 at 12:45 PM
To: Leah Young <lyoung@ci.carmel.ca.us>
Cc: Evan Kort <ekort@ci.carmel.ca.us>

Owner needs more time because of delays in completing working drawing and engineering.

Jeff Britton
San Carlos Agency, Inc.
#01112309

On Oct 27, 2025, at 2:54 pm, Leah Young <lyoung@ci.carmel.ca.us> wrote:

<inky-injection-inliner-03755809cc10337ec572b1f12a6beedf.png>

Caution: External (lyoung@ci.carmel.ca.us)
First-Time Sender

<inky-injection-inliner-209b06d63f3139b7bbda7129634c80da.png>

[Quoted text hidden]

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

November 12, 2025
CONSENT AGENDA

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: **TE 25261 (Hofsas House):** Consideration of a time extension for DR 24059, UP 24060, and Coastal Development Permit (Hofsas House, Inc.) for the demolition of an existing 38-room hotel and the construction of a new 38-room hotel and two apartments, inclusive of the historic "Donna Hofsas House" and associated hotel ancillary uses, located on San Carlos Street 2 northwest of 4th Avenue in the Residential & Limited Commercial (RC) District. APN: 010-124-001-000 and 010-124-014-000.

Application: **Applicant:**
APN: 010-124-001-000 & 010-124-014-000 **Owner:** Anthony Lombardo & Associates
Block & Lot: 34 / 1, 3, 5, 7, 9, 10, 12, 14
Location: San Carlos Street 2 NW of 4th Avenue & San Carlos Street 3 NW of 4th Avenue

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Recommendation:

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

1. Finding that the extension of the 2024 approval of the project is Categorically Exempt from environmental review pursuant to CEQA Guidelines Section 15302 (Class 2) – Replacement or Reconstruction, 15303 (Class 3) – Historical Resource Restoration/Rehabilitation and 15332 (Class 32) – Infill Development Projects and that none of the exceptions to the exemptions contained in CEQA Guidelines Section 15300.2 apply in this case; and
2. Approving an 18-month time extension of the approval (City Council Resolution No. 2024-061) for Design Review DR 24059 (Hofsas House, Inc.), Use Permit UP 24060 (Hofsas House, Inc.), Lot Line Adjustment and Coastal Development Permit allowing the demolition of a 38-room hotel and two apartments inclusive of the historic "Donna Hofsas House" and associated hotel accessory uses, and construction of a

38-room hotel located on San Carlos Street 2 northwest of 4th Avenue and San Carlos Street 3 NW of 4th in the Residential & Limited Commercial (RC) District. APN 010-124-001-000, 010-124-014-000

Summary, Background, and Project Description:

The project involves the demolition of a 38-room hotel and two apartments inclusive of the historic "Donna Hofsas House" and associated hotel accessory uses which was approved in 2024. Due to forthcoming completion of necessary pre-construction studies, the applicant has requested extending approval of the project for 18 months.

Staff Analysis:

The project site is comprised of two legal lots of record, totaling 36,200 square-feet, on the west side of San Carlos Street 2 NW of 4th Avenue. The existing building was constructed in 1968.

In 2024, the applicant submitted a Design Review application, DR 24059 (Hofsas House, Inc.), to demolish a 38-room hotel and two apartments inclusive of the historic "Donna Hofsas House" and associated hotel accessory uses, and construction of a 38-room hotel (Carmel Legacy Hotel).

On July 9, 2024, the City Council adopted Resolution 2024-026-PC upholding the Planning Commission's approval of the project (see Attachment 2). Condition No. 3 of the Planning Commission's approval specified an 18-month expiration date. Pursuant to Carmel-by-the-Sea Municipal Code (CMC) Section 17.54.010.C & D, final approval of the project occurred on July 9, 2024, resulting in an expiration date of January 9, 2026.

On September 2, 2025, Anthony Lombardo & Associates, the representative of the property owner Hofsas House, Inc., submitted a request for a time extension. The applicant has provided an explanation for the need for the extension which has been included as Attachment 3. In summary, soils analysis and engineering for stability and an assessment to identify proper mediation of any soil contamination is underway. However, these technical reports and findings will not be completed to finalize the construction plans and obtain a building permit prior to the expiration date.

STAFF ANALYSIS

CMC Section 17.52.170 (Time Limits on Approvals and Denials) states that a commercial design study permit is valid for 18 months from the date of action. While the project originally was approved by the City Council on appeal, the municipal code grants authority to the Planning Commission to administratively grant one extension of the permit approval for projects that were subject to a public hearing (CMC Section 17.52.170.C). If, since the date of the original approval, the conditions surrounding the original approval have changed, or the General Plan, municipal code or Local Coastal Plan Program has been amended in any manner which causes the approval to be

inconsistent with these plans or codes, no time extension or renewal shall be granted for any approval. There have been no pertinent changes to the General Plan, Municipal Code, or Local Coastal Program since this project was approved by the City Council on July 9, 2024, that would require the project to be reevaluated. Staff recommends that the Commission grant the time extension, extending the project's expiration date to July 9, 2027.

Other Project Components:

Environmental Review:

On July 9, 2024, the City Council found the project categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15302 (Replacement or Reconstruction), Section 15303 (New Construction or Conversion of Small Structures), Section 15331 (Historical Resource Restoration/Rehabilitation), and Section 15332 (In-Fill Development Projects). The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachments:

1. Attachment 1 - Draft Resolution for TE 25261
2. Attachment 2 - City Council Resolution No. 2024-061
3. Attachment 3 - Request for Time Extension for TE 25261 (Hofsas House)

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 APPROVING AN 18-MONTH TIME EXTENSION FOR DESIGN REVIEW APPROVAL DR 24059 (HOFSAS HOUSE, INC.), UP 24060 (HOFSAS HOUSE, INC.), LOT LINE ADJUSTMENT AND COASTAL DEVELOPMENT PERMIT THAT AUTHORIZES THE DEMOLITION OF THE 38-ROOM HOTEL AND TWO APARTMENTS, INCLUSIVE OF THE HISTORIC "DONNA HOFSAS HOUSE" AND ASSOCIATED HOTEL ACCESSORY USES, AND THE CONSTRUCTION OF A 38-ROOM HOTEL. THE PROPERTY IS LOCATED ON SAN CARLOS STREET 2 NORTHWEST OF 4TH AVENUE AND SAN CARLOS STREET 3 NORTHWEST OF 4TH AVENUE IN THE RESIDENTIAL & LIMITED COMMERCIAL (RC) DISTRICT. APN'S 010-124-001-000 & 010-124-014-000.

WHEREAS, on July 9, 2024, the City Council adopted Resolution 2024-061 approving a Design Review, Use Permit, Lot Line Adjustment, and Coastal Development Permit authorizing the demolition of the 38-room hotel and two apartments inclusive of the historic "Donna Hofsas House" and associated hotel accessory uses, and construction of a 38-room hotel located on San Carlos Street 2 NW of 4th Avenue and San Carlos Street 3 NW of 4th Avenue in the Residential Commercial (RC) District (Block 34, Lots 1, 3, 5, 7, 9, 10, 12, 14), following the appeal of the Planning Commission's decision to adopt Resolutions 2024-026-PC and 2024-027-PC which approved the same project; and

WHEREAS, the Resolution adopted by the City Council on July 9, 2025 was valid for 18 months from the date of action;

WHEREAS, the approval of DR 24059 (Hofsas House, Inc.), UP 24060 (Hofsas House, Inc.), and Coastal Development Permit was set to expire on January 9, 2026; and

WHEREAS, on September 11, 2025, Anthony Lombardo & Associates ("Agent") submitted a request for a time extension; and

WHEREAS, pursuant to CMC 17.50.170.C, the Planning Commission may administratively grant one extension for approvals originally subject to a public hearing. If, since the date of the original approval, the conditions surrounding the original approval have changed, or the General Plan, municipal code or Local Coastal Plan Program has been amended in any manner which causes the approval to be inconsistent with these plans or codes, no time extension or renewal shall be granted for any approval; and

WHEREAS, there have been no pertinent changes to the General Plan, Municipal Code, or Local Coastal Program since this project was approved on July 9, 2024 that would require the project to be reevaluated; and

WHEREAS, this extension also applies to the Coastal Development Permit and Lot Line Adjustment; and

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

WHEREAS, on July 9, 2024, the City Council found that pursuant to CEQA regulations, the project is categorically exempt under Class 2 Section 15302: (Replacement or Reconstruction), Class 3 Section 15303 (New Construction or Conversion of Small Structures), Class 31 Section 15331 (Historical Resource Restoration/Rehabilitation), and Class 32 Section 15332 (In-Fill Development Projects), and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, on October 31, 2025, a notice of the public hearing scheduled for November 12, 2025, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before November 2, 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 November 9, 2025, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on November 12, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the request for a time extension, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the final design of the project; and

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

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

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby grant a 18-month time extension, extending the permit approval to January 9, 2027, for Design Study application DR 24059 (Hofsas House, Inc.), Use Permit UP 24060 (Hofsas House, Inc.), Lot Line Adjustment and Coastal Development Permit authorizing the demolition of the 38-room hotel and two apartments inclusive of the historic "Donna Hofsas House" and associated hotel accessory uses, and the construction of a 38-room hotel room located on San Carlos Street 2 NW of 4th Avenue in the Residential Commercial (RC) District. (Block 34, Lot 1, 31);

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 12th day of November 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Michael LePage
Chair

ATTEST:

Shelby Gorman
Planning Commission Secretary

CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL

RESOLUTION NO. 2024-061

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA DENYING AN APPEAL BY NEAL KRUSE, DATED APRIL 24, 2024, DETERMINING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACTAND UPHOLDING THE PLANNING COMMISSION'S APRIL 10, 2024 APPROVAL OF A DESIGN REVIEW (DR 24059) AND ASSOCIATED COASTAL DEVELOPMENT PERMIT AND USE PERMIT (UP 24060) FOR THE CARMEL LEGACY HOTEL PROJECT WHICH ENTAILS THE DEMOLITION OF THE 38-ROOM HOFSAS HOUSE HOTEL AND CONSTRUCTION OF THE 38-ROOM CARMEL LEGACY HOTEL LOCATED ON SAN CARLOS STREET 2 NORTHWEST OF 4TH AVENUE (APN: 010-124-001-000 and 010-124-014-000)

WHEREAS, on March 12, 2024, Eric Miller Architects, Inc. ("Applicant") submitted a Design Review application DR 24059 and UP 24060 (Hofsas House, Inc.) described herein as ("Application") on behalf of Hofsas House, Inc. ("Owner") for the Carmel Legacy Hotel, conversion of the historic Donna Hofsas House from a manager's unit to two apartments, and the addition of accessory uses both within the hotel and the historic house; and

WHEREAS, the Application is for two legal lots of record totaling 36,200 square feet located on San Carlos Street 2 northwest of 4th Avenue in the Residential and Limited Commercial (RC) District (Block 34, Lots 1, 3, 5, por. of 7, por. of 8, 9, 10, por. of 11, 12, 14); and

WHEREAS, the Applicant is proposing to demolish the existing 38-room Hofsas House Hotel and construct a 38-room Carmel Legacy Hotel in its place, which would also entail the conversion of the historic Donna Hofsas House from a managers residential unit to two apartments, and establish hotel-related accessory uses for guest use only; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.030 (Commercial Design Review), new construction, alterations, rebuilds, additions, and demolitions require approval of a Residential Track Two Design Study by the Planning Commission; and

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

WHEREAS, in accordance with CMC 17.14.030 (Land Use Regulations) a Use Permit is also required; and

WHEREAS, on January 26th and October 18th, 2023, the applicant and the hotel owner/operator hosted two meetings with the community, and on May 17th and May 25th, 2023, hosted two meetings with the Carmel Chamber of Commerce to present the project to the community and solicit feedback; and

WHEREAS, on February 2, 2023, the applicant submitted Conceptual Review application CR 23-097 (Hofsas House, Inc.) for the demolition of the Hofsas House Hotel and construction of a new hotel known as the Carmel Legacy Hotel; and

WHEREAS, on December 13, 2023, a conceptual design of the project was presented to the Planning Commission, and feedback was received from the public and the Commission some of which was incorporated into the project; and

WHEREAS, on December 18, 2023, the Historic Resources Board issued a Determination of Ineligibility for the Hofsas House Hotel, finding it did not meet the criteria for listing as a historic resource; and

WHEREAS, also on December 18, 2023, the Historic Resources Board issued a Determination of Eligibility for the Donna Hofsas House, finding it met the criteria for listing as a historically significant building; and

WHEREAS, on March 29, 2024, a notice of the public hearing scheduled for April 10, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before March 31, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before April 5, 2024, 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 April 10, 2024, the Planning Commission held a duly noticed public hearing and adopted Resolution 2024-026-PC approving a Design Review, Lot Line Adjustment, and associated Coastal Development Permit for the Carmel Legacy Hotel and Resolution 2024-027-PC approving a Use Permit for the Carmel Legacy Hotel, the historic Donna Hofsas House and associated accessory uses; and

WHEREAS, on April 24, 2024, Neal Kruse, on behalf of the Carmel Preservation Association, filed an appeal of the Planning Commission's approval, citing a failure to adequately assess the environmental impacts of the project's demolition and construction phase under the California Environmental Quality Act (CEQA); and

WHEREAS, on June 21, 2024, a notice of the public hearing scheduled for July 9, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on public notice was duly posted on the project site and a hand-delivered copy of the public notice given to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before July 5, 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on July 9, 2024, the City Council 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, this Resolution and its findings are made based upon the analysis and evidence presented to the City Council, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require

that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, The City Council has analyzed the proposed Carmel Legacy Hotel Project and has determined, based on its independent judgment and review of the record, including but not limited to the staff report and attachments thereto, that: (1) the Project is categorically exempt from CEQA pursuant to Sections 15302 (Class 2 Replacement or Reconstruction), 15303 (Class 3 New Construction or Conversion of Small Structures), 15331 (Class 31 Historical Resource Preservation) and 15332 (Class 32 Infill Development) of the CEQA Guidelines; and (2) that the project does not entail any unusual circumstances and that none of the exceptions in CEQA Guidelines Section 15300.2 apply to negate the applicability of any of the above-referenced categorical exemptions; 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 City Council of the City of Carmel-By-The-Sea does hereby deny the appeal by Neal Kruse, dated April 24, 2024 (APP 24118), determine that the project is categorically exempt from the California Environmental Quality Act, and uphold the Planning Commission's April 10, 2024 approval of a Design Review (DR 24059) and associated Coastal Development Permit and Use Permit (UP 24060) for the Carmel Legacy Hotel project which entails the demolition of the 38-room Hofsas House Hotel and construction of the 38-room Carmel Legacy Hotel located San Carlos Street 2 northwest of 4th Avenue (APN: 010-124-001-000 and 010-124-014-000).

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA this 9th day of July 2024, by the following vote:

AYES: Councilmembers Baron, Ferlito, Richards, and Mayor Potter

NOES: None

ABSENT: Councilmember Dramov

ABSTAIN: None

APPROVED:

Dave Potter
Mayor

ATTEST:

Nova Romero, MMC
City Clerk

ANTHONY LOMBARDO & ASSOCIATES
A PROFESSIONAL CORPORATION

ANTHONY L. LOMBARDO
KELLY MCCARTHY SUTHERLAND
JOSEPH M. FENECH
CODY J. PHILLIPS
SHERYL A. FOX

144 W. GABILAN STREET
SALINAS, CA 93901
(831) 751-2330
FAX (831) 751-2331

October 29, 2025

Our File No: 5748.000

Evan Kort, Senior Planner
City of Carmel
P.O. Box CC
Carmel-by-the-Sea, CA 93921

Re: Hofsas House Project 2024-26-PC and 2024-027-PC

Dear Evan:

As we discussed in our meeting yesterday, the Hofsas House is requesting an extension of its permit to allow for the completion of several required technical investigations and pre-construction tasks.

Since the project approval, they have continued to make steady progress, including core sampling, geotechnical investigations, preliminary foundation and shoring engineering, completion of the Phase I Environmental Site Assessment, and completion of the pre-demolition asbestos and lead survey.

In parallel with this technical work, the applicant is engaged in the standard process of securing project financing to support the commencement of construction.

Given the remaining technical requirements and the concurrent financing steps, additional time is needed to complete this phase of project preparation. We therefore request an extension of the permit approval.

Please let me know if you need any additional information regarding the extension request.

Sincerely,

Anthony L. Lombardo

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

November 12, 2025
CONSENT AGENDA

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

SUBJECT: **DS 22-057 (Lim):** Consideration of a combined Concept and Final Design Study for the demolition of an existing 1,053 square-foot, one-story single-family residence, inclusive of a 205 square-foot detached garage, and the construction of a 1,798 square-foot, two-story single-family residence, inclusive of a 294 square-foot attached garage, in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. APN: 010-225-003-000

Application:	DS 22-057 (Lim)	**Applicant:**	Angie Phares, Designer
APN:	010-225-003	**Owner:**	Liyoong Lim
Block & Lot:	ii; 3		
Location:	North Casanova Street 2 southeast of Palou Avenue		

Recommendation:

Staff recommends the City Council adopt a resolution (Attachment 1):

1. 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
2. Approving a combined Concept and Final Design Study and Coastal Development Permit for the demolition of an existing 1,053 square-foot, one-story single-family residence, inclusive of a 205 square-foot detached garage, and the construction of a 1,798 square-foot, two-story single-family residence, inclusive of a 294 square-foot attached garage, in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay, APN: 010-225-003-000.

Summary, Background, and Project Description:

EXECUTIVE SUMMARY

On January 15, 2025, Planning Commission adopted Resolution No. 2025-05-PC, denying a Design Study Application and Coastal Development Permit for the demolition of an existing single-family dwelling and construction of a new single-family dwelling. This denial was following the request from the applicant in order to purse an appeal and consideration of the project by the City Council.

The project had previously been considered at the Commission's July 12, 2023, August 14, 2024, and December 11, 2024 hearings. At each hearing the item was continued with direction to make changes to the project.

The unresolved issues found by the Commission, and memorialized in the adopted resolution, were view impacts to the northern neighbor (Concept Finding #5). The Commission also found the project did not comply with General Plan Policy P1-51 as that the project failed to meet the design objectives described in Finding #5, and therefore did not meet Concept Finding #6.

The project was considered by the City Council at the April 1, 2025 hearing and was ultimately remanded back to the Planning Commission with direction to the applicant to work with staff and the neighbors to address the identified impacts.

The applicant has met with staff and the neighbors to resolve the outstanding issue and is requesting approval of the project.

BACKGROUND/ PROJECT DESCRIPTION

The project site is a 4,000 square-foot lot developed with a 1,053 square-foot one story residence, inclusive of a 205 square foot attached garage.

The existing one-story residence is finished primarily with board and batten siding with composition shingle gabled roof forms. The applicant is proposing to demolish the existing residence and garage and construct a new two-story 1,798 square foot residence inclusive of a 294 square foot attached garage.

The new residence is proposed to be a combination of stone and stucco with wood windows and doors and a composition shingle roof. A concept design was previously considered at the Commission's July 12, 2023, August 14, 2024, and December 11, 2024 hearings and all hearings were continued with direction to make changes to the project. The primary issues raised at the July 2023 hearing were in respect to privacy, views, light, and impacts to trees. Issues at the August 2024 hearing were in respect to carry over impacts from the July 2023 hearing, primarily light and view impacts.

The December 2024 hearing was continued with direction to redesign the project as the Commission found the light and view impacts have not been adequately addressed. This hearing was scheduled to consider the combined concept and final details, but there was no discussion or objection to the finish materials of the residence -all issues discussed were based around unresolved light and view impacts.

- July 12, 2023 Hearing (Concept)
  - Click Here for Staff Report
  - Click Here for Video of Hearing

- August 14, 2024 Hearing (Concept)
  - Click Here for Staff Report
  - Click Here for Video of Hearing

- December 11, 2024 Hearing (Combined Concept & Final)
  - Click here for Staff Report
  - Click here for Video Hearing

Following continuation of the third concept hearing (December 11, 2024 hearing), the applicant contacted staff and stated they were unwilling to make any additional changes and it was their desire to pursue an appeal to the City Council.

In accordance with Carmel-by-the-Sea Municipal Code (CMC) section 17.58.040.B.2, "*Applicants unwilling to make the revisions directed by the [Planning Commission] in a provisionally accepted concept design or continued design concept may request denial of the project so that an appeal may be filed. A denial shall not be complete until findings are adopted.*"

On January 15, 2025, the Planning Commission considered a Combined Concept and Final Design Study Application for the project and adopted a resolution with findings for denial based on the deliberation of the unresolved issues from the previous three hearings (Resolution 2025-05-PC; refer to Attachment 4).

- January 15, 2025 Hearing (Combined Concept & Final)
  - Click here for Staff Report
  - Click here for Video Hearing

On January 30, 2025, Angie Phares of Hastings Construction, on behalf of Liyoong Lim, submitted a timely appeal of the Planning Commission's decision to deny the Design Study and associated Coastal Development Permit.

The subject appeal was considered by City Council on April 1, 2025.

- April 1, 2025 Hearing (City Council Appeal)
  - Click here for Staff Report

- Click here for Video Hearing

Following consideration of all testimony and deliberation, the Council remanded the project back to the Planning Commission and directed the applicant to revise the project and work with the applicant and the neighbor to address the outstanding issue -that being the privacy and view impacts.

On (or about) May 21, 2025, staff, the applicant, and the neighbor, as well as additional representatives for both parties, met to discuss the proposed project -the property owner attended via teleconference. The meeting discussion included how to achieve resolution and what needed to be done to address the issues. At the conclusion of the meeting, the applicant and the neighbor and their representatives made a visit to the subject site; staff did not participate in the site visit.

Between July 30 and October 27, 2025, staff engaged with both the applicant and the adjacent neighbor regarding design revisions via email. The applicant installed revised story poles and resubmitted updated plans on or around September 25, 2025. A volume study completed on October 2, 2025 confirmed compliance with allowable volumetric limits (allowed volume: 21,600 cf; proposed volume: 17,735.02 cf). The neighbor confirmed that the revised design and modified story poles addressed their previously expressed concerns, and no further issues were raised.

CMC section 17.10.030.D.2 states, “The maximum potential floor area on a site is the sum of the base floor area plus any bonus floor area. The actual floor area that will be permitted on each site is dependent on site constraints and compliance with the design objectives for the R-1 district. The maximum floor area will not be achievable on sites with constraints such as slopes, significant trees, unusual shape or difficult access.”

Furthermore, CMC section 17.10.070 states, “All proposed site development, exterior alterations, rebuilding, rehabilitation and new construction shall require design review. The dimensional standards established in this chapter (e.g., height, setbacks, coverage, floor area) represent maximum or minimum limits and will not be achievable on every site. Design review involves discretion and judgment regarding the appropriateness of each design within the context of site constraints and neighborhood character. See Chapter 17.58 CMC, Design Review.”

These provisions clarify that although zoning standards are minimum or maximum limits, the design review process determines whether the project’s massing and site design are compatible with site constraints and neighborhood character. Therefore, maximum development potential of a site may not be attainable if design objectives cannot be met, or based on the existing constraints of the site.

The project is located in the Beach and Riparian (BR) Overlay District (i.e. appeal jurisdiction) and therefore would be appealable to the California Coastal Commission following an appeal of the final decision by the Planning Commission to the City

Council.

This item has been placed on the consent agenda for final action as after 5 hearings (between City Council and the Planning Commission). The only previous unresolved issue was the matter of view impacts, which has been resolved through the collaboration of the neighbor and applicant.

Staff Analysis:

Design Changes

Table 1. Summary of Design Changes (Development Standards)

	Previously Proposed	Revised Proposed
Floor Area		
Total Floor Area	**1,793 sf**	**1,798 sf**
Ground Floor	**1,031 sf**	**1,030**
Upper Floor	**474 sf**	**474**
Garage and Mechanical	**288**	**294**
Height		
2nd Story Ridge	**20'7"**	**20'5"**
1st Story Ridge	**12'4"**	**12'3"**
Setbacks		
Front	**31'3"**	**23'6"**
Rear	**15'2**	**15'3"**
Minimum Side (North/South)	**4'10/4'6"**	**5'/4'6"**
2nd Floor north setback*	**14'10"**	**18'2"**

*Not a development standard -included for illustrative purposes. Measured from residence to residence (nearest point).

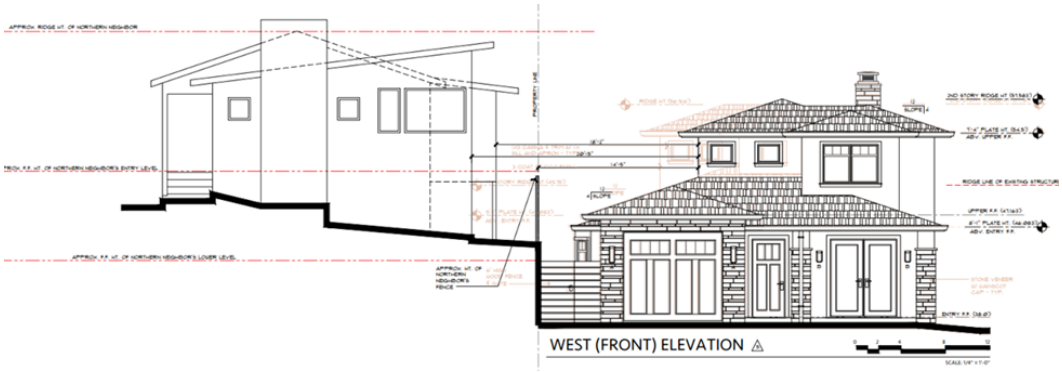


Figure* 1.** *Changes to Front Elevation. Neighboring residence shown on left. Proposed residence on right in black. Previously proposed elevation presented at April 1, 2025 City Council Appeal shown in* ***Orange *outline in background.*

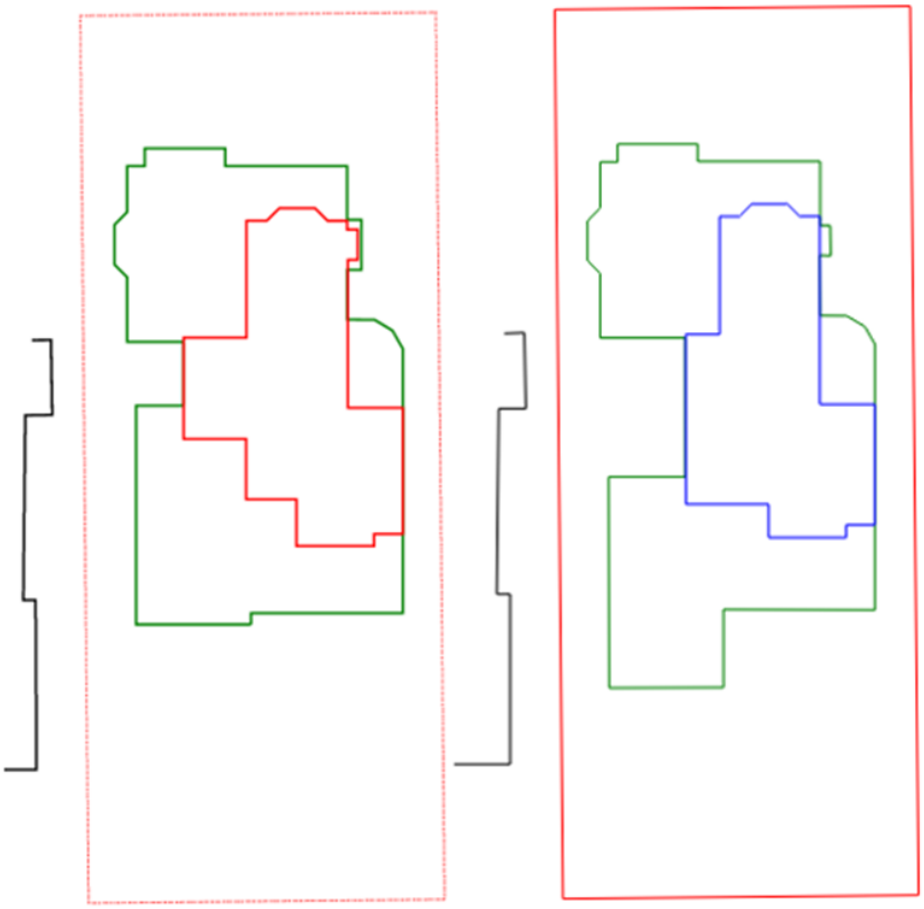


Figure 2. *Comparison of outlines of first and second floor of previously proposed (left) and revised (right) floor plans. Arrow in figures above represent area of staircase.*

In comparing the revised plan to the previously proposed plan, the garage has been relocated further towards the street, which has allowed the staircase that connects the first and second floor to be re-oriented from a curved staircase that project toward the neighbors house, to a straight staircase that runs parallel to the property line. The modification results in an increased distance between the proposed second floor and the neighboring residence.

With the view impacts resolved, the project complies with the remaining development standards, and design objectives. The proposed project is similar to that of the previously considered project and a detail analysis of the project has been prepared in the following staff reports:

- July 12, 2023 Hearing (Concept)
  - Click Here for Staff Report
  - Click Here for Video of Hearing

- August 14, 2024 Hearing (Concept)

- Click Here for Staff Report
- Click Here for Video of Hearing

- December 11, 2024 Hearing (Combined Concept & Final)
  - Click here for Staff Report
  - Click here for Video Hearing

- January 15, 2025 Hearing (Combined Concept & Final)
  - Click here for Staff Report
  - Click here for Video Hearing

- April 1, 2025 Hearing (City Council Appeal)
  - Click here for Staff Report
  - Click here for Video Hearing

With the resolution of concept finding #5 and #6, which relates to view impacts and consistency with the design objectives, the draft resolution for approval (Attachment 1), incorporates the findings for approval for the project based on all previous hearings.

Public Correspondence: At the time of writing this report, staff has not received any correspondence not already described in this report. Staff has received confirmation from the neighbor that they are satisfied with the design changes.

Other Project Components:

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

Attachments:

1. Attachment 1 - Resolution
2. Attachment 2 - Project Plans

CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL

PLANNING COMMISSION RESOLUTION NO. 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THE PROJECT QUALIFIES AS A CLASS 3 CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELNES SECTION 15303 AND NONE OF THE EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 CAN BE MADE IN THIS CASE AND APPROVING A COMBINED CONCEPT AND FINAL DESIGN STUDY FOR THE DEMOLITION OF AN EXISTING 1,053 SQUARE-FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE, INCLUSIVE OF A 205 SQUARE-FOOT DETACHED GARAGE, AND THE CONSTRUCTION OF A 1,798 SQUARE-FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE, INCLUSIVE OF A 294 SQUARE-FOOT ATTACHED GARAGE, IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, ARCHAEOLOGICAL SIGNIFICANCE (AS) OVERLAY, AND BEACH/RIPARIAN (BR) OVERLAY. APN: 010-225-003-000.

WHEREAS, on March 2, 2022, Angie Phares, on behalf of Hastings Construction, Inc, ("Applicant") submitted an application on behalf of Liyoong Lim ("Owner") requesting approval of Track 2 Design Study application DS 22-057 (Lim) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located on North Casanova 2 southeast of Palou Avenue in the Single-Family Residential (R-1) District, Archeological Significance (AS) Overlay District, and Beach and Riparian (BR) Overlay District; and

WHEREAS, the Applicant is proposing the demolition of an existing 1,053-square-foot, one-story single-family residence inclusive of a 205-square-foot detached garage and construction of a 1,798-square-foot, two-story single-family residence inclusive of a 294-square-foot attached garage; and

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

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

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

WHEREAS, the project was initially scheduled for the July 12, 2023, the Planning Commission meeting for a Concept Design Study hearing; and

WHEREAS, the project was continued with direction to the Applicant to revise the project to address potential visual impacts to the northern neighbor; and

WHEREAS, the applicant revised the project to address the concerns raised at the July 12, 2023 hearing and requested the reconsideration of a Concept Hearing at an August 14, 2024 meeting; and

WHEREAS, the project was again continued with direction to the Applicant to revise the project to address impacts to the northern neighbor; and

WHEREAS, the applicant revised the project based on feedback and concerns raised at the July 12, 2023 and August 14, 2024 hearings and the project was rescheduled for the December 11, 2024 Planning Commission meeting; and

WHEREAS, the project was scheduled for a combined Concept and Final Details review for consideration December 11, 2024; and

WHEREAS, the project was again continued with direction to the Applicant to revise the project to address potential visual impacts to the northern neighbor; and

WHEREAS, the applicant was aggrieved by the decision and following the hearing, requested a denial of the application to pursue an appeal of the decision; and

WHEREAS, in accordance with CMC Section 17.58.040.B, *"Applicants unwilling to make the revisions directed by the PC in a provisionally accepted concept design or continued design concept may request denial of the project so that an appeal may be filed. A denial shall not be complete until findings are adopted;"* and

WHEREAS, the project was scheduled for consideration at the Planning Commission's January 15, 2025 hearing and findings for denial of the combined Concept and Final Details were adopted in Resolution 2025-005-PC; and

WHEREAS, on January 30, 2025, Angie Phares of Hastings Construction on behalf of Liyoong Lim submitted a timely appeal of the Planning Commission's decision to deny the Design Study and associated Coastal Development Permit; and

WHEREAS, the appeal was scheduled for the City Council's April 1, 2025 meeting; and

WHEREAS, the City Council heard the appeal on April 1, 2025 and following consideration of public testimony regarding the Appeal, including, without limitation, the information provided to the City Council by City staff and through public testimony on the project, remanded the project back to the Planning Commission with direction to the applicant to work with staff and the neighbor to resolve the outstanding issue; and

WHEREAS, between the appeal hearing and October 2025, the applicant engaged with staff and the neighbor, to revise the project to address the outstanding concerns; and

WHEREAS, on October 31, 2025, a notice of public hearing was published in the Carmel

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

WHEREAS, on or before November 2, 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 November 9, 2025, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on November 12, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

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

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

FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE

For each of the required design study findings listed below, staff has indicated whether the concept plans submitted or as recommended to be conditioned support adoption of the

findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.		
CMC Section 17.64.080.A – Concept Phase Approval Findings	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits or variances consistent with the Zoning Ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows, doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.	✓	

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC Section 17.64.080.A, Final Details Phase Approval	**YES**	**NO**

1. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
2. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	
3. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✓	
4. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right-of-way. The design will reinforce a sense of visual continuity along the street.	✓	

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

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS

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

CMC Section 17.64.010.B, Coastal Development Permits	**YES**	**NO**
1. The project, as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.	✓	
2. If the project is located between the first public road and the sea, the project conforms with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	✓	

Evidence supporting #2 Finding above: The proposed development is located between the first public road and the sea, as identified on the "Post-LCP Certification Permit and Appeal Jurisdiction" map dated October 18, 2004, prepared by the California Coastal Commission. In accordance with CMC Section 17.20.180.B, *"Proposed development and new land uses located between the ocean and the first public road may be required to provide vertical (perpendicular) access from the public road to bluff and beach areas, and lateral access along the beach, shoreline and bluff tops, where the review authority first makes specific findings documenting the need for additional public access on and/or through the site, and the relationship of the required dedication to the impacts on existing access, or needs for additional access created by the project."*

The Coastal Access and Recreation Element of the General Plan/Land Use Plan finds, "*Carmel is among a limited number of California coastal communities where nearly the entire shoreline from the first public road to the sea is open to the public and easily accessible. (LUP)"*

There is no existing access (either acquired through use or legislative authorization) on or through the site, and this site would not contribute to the enhancement, improvement, or other public benefit (i.e. there is no need) for new dedication at this time of an accessway based on the site's location and attributes. This requirement/finding may be reassessed in the future upon reconsideration of a new or amended Coastal Development Permit.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and **APPROVE** a combined Concept and Final Design Study (DS 22-057) and Coastal Development Permit to allow the demolition of an existing 1,053 square-foot, one-story single-family residence, inclusive of a 205 square-foot detached garage, and the construction of a 1,798 square-foot, two-story single-family residence, inclusive of a 294 square-foot attached garage, in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay (APN: 010-225-003-000), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study and Coastal Development Permit, DS 22-057 (Lim), authorizes the demolition of an existing 1,053 square-foot, one-story single-family residence, inclusive of a 205 square-foot detached garage, and the construction of a 1,798 square-foot, two-story single-family residence, inclusive of a 294 square-foot attached garage, in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay (APN: 010-225-003-000). The project shall be constructed as depicted in the plans prepared by Hastings Construction as approved by City of Carmel-by-the-Sea Planning Commission on November 12, 2025 unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time set, the project must be implemented, or the approval becomes void. For the purpose of this condition, implementation shall mean the submittal of a complete building permit application to the Community Planning and Building Department, as determined by the Building Official. Extensions to this approval may be granted consistent with CMC Section 17.52.170.C.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this

	permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	**Service Laterals.** Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC Section 15.36.020).
7.	**Fire Sprinklers - Residential.** Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC Section 15.08.135).
8.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
9.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
10.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between

	the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. 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.	**Skylights & Skylight Shades.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights (new and/or replaced) and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
13.	**Stone Facades (including chimneys).** Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee. Brickwork shall be finished the same manner as stonework described above.
14.	**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.	**Landscape Plan Required.** Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.
22.	**Tree Planting Requirements.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.
23.	**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.
24.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Section 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be

	installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
25.	**Foundation Work Near Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
	Environmental Compliance Conditions
26.	**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.
27.	**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.
28.	**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.
29.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public

	Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
Special Conditions	
30.	**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.
31.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.
32.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.
33.	**Tree Planting – CoA#23 (continued).** One (1) upper canopy tree shall be planted on site, as provided in Condition of Approval #21 & 22. The required tree shall be a minimum size of 24" box. Prior to building permit issuance, the plans shall be revised to reflect the size requirement for the upper canopy trees required to be planted on-site.
34.	**Drainage Plan and utilities.** Prior to building permit issuance, the drainage and utility plan shall be revised such that all trenching for and placement of associated features drainage and utilities shall be re-located outside of the 6-foot tree protection zones, as specified in condition of approval #24, and CMC section 17.48.110.A.

Acknowledgment and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

_____ _____ _____

Applicant Signature Printed Name Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 12th day of November 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

GENERAL NOTES

All work shall be done in accordance with applicable code and ordinance requirements set forth by the prevailing governing body.

This project shall comply with California Code of Regulations Title 24, Building Standard Code, 2022 Edition:
CRC - California Residential Code, Part 2.5
CBC - California Building Code, Part 2, Vol. 1 & 2
CEC - California Electrical Code, Part 3
CMC - California Mechanical Code, Part 4
CPC - California Plumbing Code, Part 5
CENC- California Energy Code, Part 6
CFC - California Fire Code, Part 9
CEBC - California Existing Building Code, Part 10
CalGreen - California Green Building Requirements, Part 11
City of Carmel-by-the-Sea Municipal Code

During the course of construction, the prevailing best management practice (BMP's) shall be observed; see Sheet G4

These drawings are prepared for use by a properly licensed and certified contractor.

All written dimensions shall supercede scaled dimensions.

Existing conditions are shown. contractor shall verify all dimensions, elevations, materials, and conditions prior to starting construction.

Contractor to verify location of utilities and existing conditions at the site prior to construction.

Contractor is responsible for complete final disposal of all construction debris in a manner consistent with all applicable federal, state and local laws.

Contractor to protect existing conditions from damage, dust, and debris. materials planned to be reused are to be protected from damage throughout the demolition process.

Archaeology Survey:
Phase 1 Archaeological Investigation took place July 13, 2022. An archaeological reconnaissance survey was undertaken at the property and there was no evidence of any prehistoric or historic archaeological resources present. There were no constraints when conducting this investigation.

The Following Recommendations shall be observed DURING CONSTRUCTION:
- Conducting archaeological and cultural sensitivity training
- Providing Native American and archaeologist monitors during ground disturbing activities
- Temporarily halt or divert excavations should archaeological resources be found during ground disturbing activities; and contacting the Monterey County Coroner should human remains be accidentally discovered.

Discovery of Prehistoric or Archaeological Resources:
Should concentrations of archaeological or paleontological materials be encountered during construction or grading operations, all ground-disturbing work shall be temporarily halted on the site and Monterey County Housing & Community Development shall be notified. Work near the archaeological finds shall not be resumed until a qualified Archaeologist has evaluated the materials and offered recommendations for further action.

Should human remains be uncovered, all excavation shall be halted in the immediate area and County Coroner shall be contacted immediately. Should the Corner determine that he remains are likely those of a native American, the California Native American Heritage Commission must be contacted within 24 hours of identification and shall determine the appropriate treatment of the remains.

SYMBOL KEY

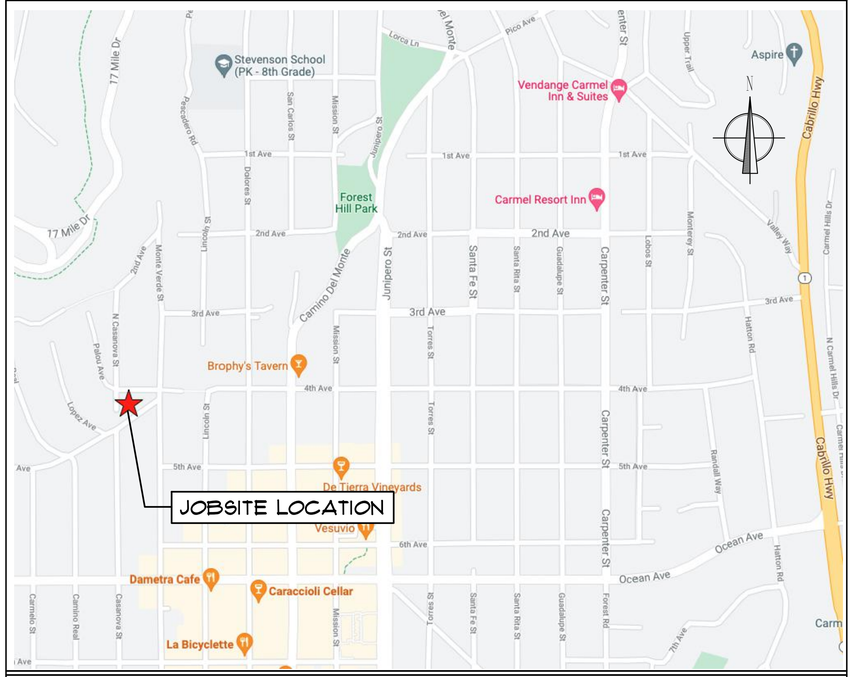
SECTION TAG
A — SECTION NUMBER/LETTER
A1 — SHEET NUMBER

PLAN CHECK
1 — REVISION NUMBER

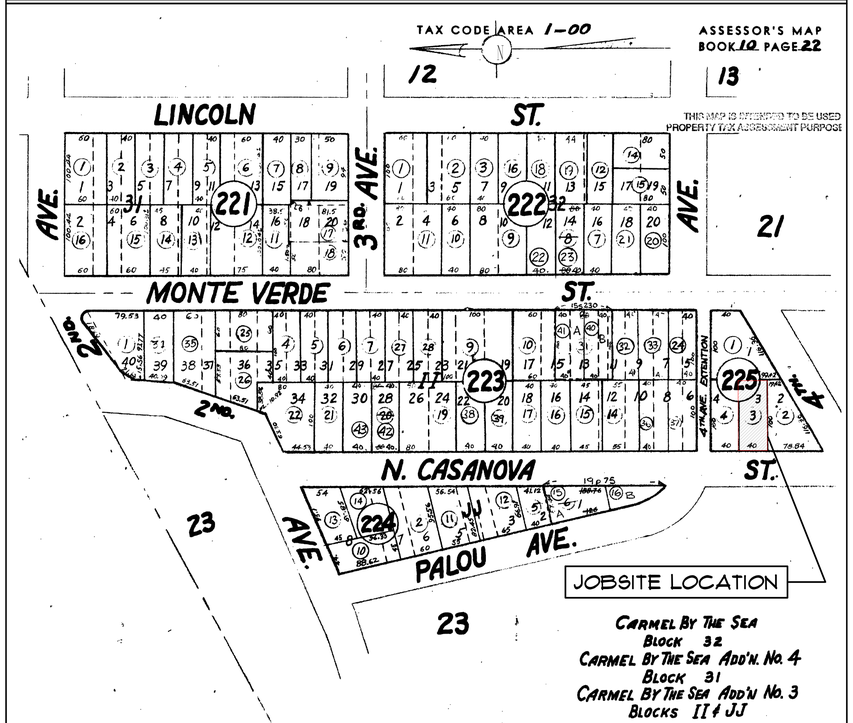
ABBREVIATIONS

A.B.	ANCHOR BOLT	F.O.C.	FACE OF CONCRETE	O.F.S.	OUTSIDE FACE OF STUD	U.N.O.	UNLESS NOTED OTHERWISE
A.C.	ASPHALTIC CONCRETE	F.O.S.	FACE OF STUD	OPP.	OPPOSITE		
A/C	AIR CONDITIONING	FR. DR.	FRENCH DOOR	O.A.	OUTSIDE DIAMETER	VERT.	VERTICAL
ALUM.	ALUMINUM	FT.	FOOT OR FEET				
APPROX.	APPROXIMATE	FTG.	FOOTING	℄	PLATE	W/	WITH
ARCH.	ARCHITECTURAL			P/L	PROPERTY	WAINS	WAINSCOT
ANOD.	ANODIZED	GA	GAUGE	PLAS.	PLASTER	WC	WATER CLOSET
ASPH.	ASPHALT	GALV.	GALVANIZED	PLY.	PLYWOOD	WD	WOOD
		G.I.	GALVANIZED IRON	PNL.	PANEL	WDW	WINDOW
BD.	BOARD	GFI	GROUND FAULT INTERRUPTER	P & S	POLE & SHELF	W/O	WITH OUT
BLDG.	BUILDING	GL.	GLASS	PT.	POINT	WP	WATERPROOF
BLKG.	BLOCKING	GND.	GROUND	PR.	PAIR	WWP	WELDED WIRE FABRIC
BM.	BEAM	GYP. BD.	GYPSUM BOARD				
BOTT.	BOTTOM			R.A.	RETURN AIR		
		H.C.	HOLLOW CORE	RAD.	RADIUS		
CAB.	CABINET	H.D.	HOLD DOWN	RD.	ROUND		
CEM.	CEMENT	HDR.	HEADER	REC.	RECESSED		
C.T.	CERAMIC TILE	HDWD.	HARDWOOD	REF.	REFRIGERATOR		
C.I.	CAST IRON	HORIZ.	HORIZONTAL	REINF.	REINFORCED/ING		
CLR.	CLEAR	HR.	HOUR	RES.	RESILIENT		
CLST.	CLOSET	H.B.	HOSE BIBB	RM.	ROOM		
COMP.	COMPOSITION	HT.	HEIGHT	R.O.	ROUGH OPENING		
CONC.	CONCRETE	HC.	HANDICAP	REQ.	REQUIRED		
CLG.	CEILING	HVAC	HEATING VENTILATION & AIR CONDITIONING	R/W	RIGHT OF WAY		
C.M.U.	CONCRETE MASONRY UNIT			RWD.	REDWOOD		
C.O.	CLEAN OUT	HW	HOT WATER	R.W.L.	RAINWATER LEADER		
COL.	COLUMN						
CONN.	CONNECTION	I.D.	INSIDE DIAMETER	SCHED.	SCHEDULE		
CONST.	CONSTRUCTION	INS.	INSULATION	S.C.	SOLID CORE		
CSMT.	CASEMENT	INT.	INTERIOR	SECT.	SECTION		
C.W.	COLD WATER			S.F.	SQUARE FOOT/FEET		
		J.B.	JUNCTION BOX	SH	SINGLE HUNG		
DBL.	DOUBLE	JST.	JOIST	SHT.	SHEET		
DET.	DETAIL			SHWR.	SHOWER		
DF.	DOUGLAS FIR	KIT.	KITCHEN	SIM.	SIMILAR		
DIA. OR Ø	DIAMETER	KP	KICKER POST	SLD.	SLIDER		
DIM.	DIMENSION	KS	KING STUD	SLD. GL. DR.	SLIDING GLASS DOOR		
D.S.	DOWNSPOUT			SPECS.	SPECIFICATIONS		
DRY	DRYER	LAV	LAVATORIES	SQ.	SQUARE		
DW	DISHWASHER	LIN.	LINEN	SQ.FT.	SQUARE FEET		
DWG	DRAWING	LT.	LIGHT	STD.	STANDARD		
				STL.	STEEL		
EA.	EACH	MAT.	MATERIAL	STOR.	STORAGE		
ELEC.	ELECTRICAL	MAX.	MAXIMUM	STRUCT.	STRUCTURAL		
ELEV.	ELEVATION	M.B.	MACHINE BOLT	SS	STAINLESS STEEL		
ENCL.	ENCLOSURE	MECH.	MECHANICAL	SYM.	SYMMETRICAL		
EQ	EQUAL	M.A.	MEDICINE CABINET				
EXH.	EXHAUST	MFR.	MANUFACTURER	TB	TOWEL BAR		
EXP.	EXPANSION	MIN.	MINIMUM	TEL.	TELEPHONE		
EXIST. OR (E)	EXISTING	MISC.	MISCELLANEOUS	TEMP.	TEMPERED		
EXT.	EXTERIOR	MTD.	MOUNTED	THRSH.	THRESHOLD		
				T&G	TONGUE & GROOVE		
FBRGL.	FIBERGLASS	(N)	NEW	T.O.F.	TOP OF FOOTING		
FD	FLOOR DRAIN	N.I.C.	NOT N CONTRACT	T.O.	TOP OF		
FND.	FOUNDATION	NO. OR #	NUMBER	T.O.P.	TOP OF PLATE		
F.F.	FINISH FLOOR	N.T.S.	NOT TO SCALE	T.O.S.	TOP OF SLAB		
F.G.	FINISH GRADE			T.O.W.	TOP OF WALL		
FLR.	FLOOR	O/	OVER	TP	TOILET PAPER		
FL.	FLUORESCENT	O.C.	ON CENTER	TYP.	TYPICAL		

VICINITY MAP



APN MAP



PROJECT CONTACTS

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DRAWING INDEX

T1 Title Sheet

CIVIL
1 Topographic Survey
T2 Tree Assessment Survey
T3 Tree Site Plan

ARCHITECTURAL
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A2 Existing Floor Plan
A3 Proposed Entry Level Floor Plan
A4 Proposed Upper Level Floor Plan
A5 Existing Exterior Elevations
A6.1 Proposed Exterior Elevations
A6.2 Proposed Exterior Elevations
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A9 Skylight Details & Specifications
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A11 3D Rendering
A12 Streetscape Elevations

SCOPE OF WORK

Demolition of an existing single story family residence and detached garage. Construction of a new two story, single family residence with attached garage, new paver driveway, and removal of 1 tree. Landscaping to be natural. Fencing along perimeters to remain.

PROJECT DATA TABLE

LOT DATA:
Project Address: N. Casanova 2 SE Palou, Carmel-By-The-Sea, CA
APN: 010-225-003-000
Zoning: R-1

BUILDING CODE DATA:
Occupancy: R-3/U
Construction Type: VB
Fire Sprinklers: Yes (Deferred Submittal)

AREAS
Lot Area: 0.08004 ACRES (4,000 sq. ft.)

Existing Floor Area (Demo):
Living Floor Area 848 SF
Garage Area: 205 SF
Base Floor Area: 1,053 SF
Building Footprint: 1,079 SF

△2 *Proposed Floor Area:*
Entry Level Floor Area: 1,030 SF
Upper Level Floor Area: 474 SF
Garage & Mech Area: 294 SF
Base Floor Area: 1,798 SF
(Allowed: 1,800 SF)
Building Footprint: 1,411 SF

SITE COVERAGES

Existing Site Coverage Totals (Demo):
Permeable Coverage: 1,209 SF
Impervious Coverage: 96 SF

Proposed Site Coverage △2
Impervious:
Concrete: 127 SF
Balcony: 57 SF
Total Impervious: *184 SF*

Permeable:
Driveway: 47 SF
Deck: 160 SF
Total Permeable: 207 SF

Total Site Coverage: *391 SF (Allowed: 396 SF)*

SETBACKS

Allowed:
Front: 15' Sides: 10' Composite
Rear: 15' (25% lot width, min. 3')

Existing:
Front: 18'-2" North Sides: 13', 2'-9", 4'-4"
Rear: 7'-8" South Sides: 17'-2", 15'-4", 6'-11"

Proposed: △2
Front: 23'-6" North Sides (varies): 5'-6", 5'-0"
Rear: 15'-3" South Sides (varies): 4-6", 10'-3"

TREE REMOVAL

One (1) Tree to be Removed:
• Tree #14 on the Tree Survey Report; species "Unknown"

HEIGHT

Allowed:
1 Story Ridge: 18' 1 Story Plate: 12'
2 Story Ridge: 24' 2 Story Plate: 18'

Existing:
1 Story Ridge: 11'-10" 1 Story Plate: 6'-6" +/-, 6'-9" +/-
2 Story Ridge: N/A 2 Story Plate: N/A

Proposed: △2
1 Story Ridge: 12'-3" +/- 1 Story Plate: 8'-1", 9'-1"
2 Story Ridge: 20'-5" +/- 2 Story Plate: 7'-4"

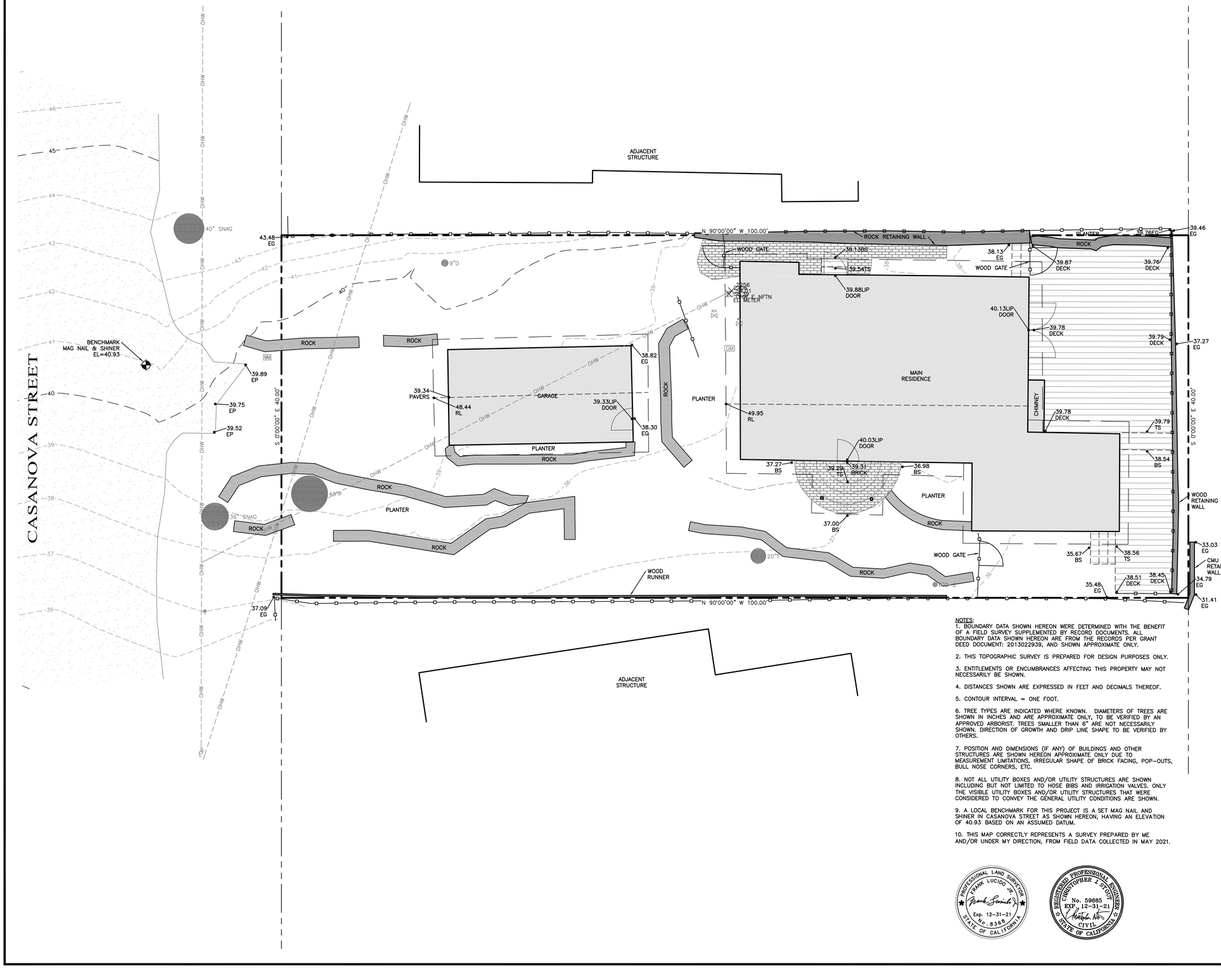
Revision/Issue	Date
△1 PSA 22-058 (LIM)	4/20/22
△2 DS 22-051 (LIM) COMMENTS	10/24/22
△3 DS 22-051 (LIM) HEARING	7/12/23
△4 DS 22-051 (LIM) HEARING	8/14/24
△5 APP 25038 (LIM) NEIGHBORS REVS	5/21/25

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: TITLE SHEET
Job Title: LIM RESIDENCE
Project Address & APN: N. CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923 APN: 010-225-003-000 | LOT 3

Project: HC21007
Date: 9/25/2025
Drawn By: AAP
Scale: N.T.S.
Sheet: T1

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5 0 2.5 5 10

1" = 5'

LEGEND

- PROPERTY LINE
- FLOW LINE
- WOOD FENCE
- LINK FENCE
- OHW — OVERHEAD WIRE
- 80 — MAJOR CONTOUR
- MINOR CONTOUR

80.00 → SPOT ELEVATION

AC	ASPHALT
BS	BOTTOM STAIRS
C	CYPRESS TREE
CONC	CONCRETE
CYP	CYPRESS TREE
E	EXISTING
EG	EXISTING GRADE
EL	ELEVATION
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
FL	FLOW LINE
FP	FINISH PAVEMENT
FW	FACE OF WALL
JUN	JUNIPER TREE
O	OAK TREE
RL	RIDGE LINE
T	TREE
TS	TOP OF STAIRS
TW	TOP OF WALL
TYP	TYPICAL

WM	WATER METER
	WATER VALVE
	IRRIGATION CONTROL
	FIRE HYDRANT
	HOSE BIB
	BACKFLOW PREVENTOR
EL	ELECTRICAL METER
	UTILITY POLE
	GUY WIRE
	GAS VALVE
GM	GAS METER
	SEWER CLEANOUT

- AC PAVEMENT
- CONCRETE
- BRICK PAVERS

NOTES:

1. BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER GRANT DEED DOCUMENT: 2013022939, AND SHOWN APPROXIMATE ONLY.

2. THIS TOPOGRAPHIC SURVEY IS PREPARED FOR DESIGN PURPOSES ONLY.

3. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.

4. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

5. CONTOUR INTERVAL = ONE FOOT.

6. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY. TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.

7. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.

8. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.

9. A LOCAL BENCHMARK FOR THIS PROJECT IS A SET MAG NAIL AND SHINER IN CASANOVA STREET AS SHOWN HEREON, HAVING AN ELEVATION OF 40.93 BASED ON AN ASSUMED DATUM.

10. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN MAY 2021.

PROFESSIONAL LAND SURVEYOR
FRANK LUCIDO JR.
Exp. 12-31-21
No. 8368
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. STOUT
No. 59685
EXP 12-31-21
CIVIL
STATE OF CALIFORNIA

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

DRAWN BY: P/M
DESIGNED BY: N/A
DATE: 5-26-21
SCALE: 1" = 5'
JOB NUMBER: 21-47
LAST REVISED:
REVISED BY:

PREPARED FOR:
HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, STE 201
MONTEREY, CA 93940

TOPOGRAPHIC SURVEY
CASANOVA STREET 2SE PALOU
CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003

SHEET 1
OF
1 SHEET

TREE ASSESSMENT SURVEY

Significant Tree Evaluation Worksheet

APN: 010-225-003-000
Street Location: Casanova 2 SE of Palou
Planner: Evan Kort
City Forester: Sara Davis
Property Owner: Lim
Recommended Tree Density: 3 upper and 1 lower

Part One: Initial Screening:

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

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

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

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

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	40		8	8	8	8	8	8	8	8	36	18	6	20	
NO			X												

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

Part Two: Assessment For Tree Significance

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

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

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

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

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

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

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

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

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

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

G. Are environmental conditions favorable to the tree?

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

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

Part Three: Final Assessment

Record the total points scored on D - G for each tree.

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

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

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

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

Yes _____

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

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

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

Items to note: The pruning of neighbors' trees is not permitted without the property owners permission. Eradicate all ivy. Stop pruning the trees into squares. Remove high stumps in the public right of way.

Required Structural Root Zone

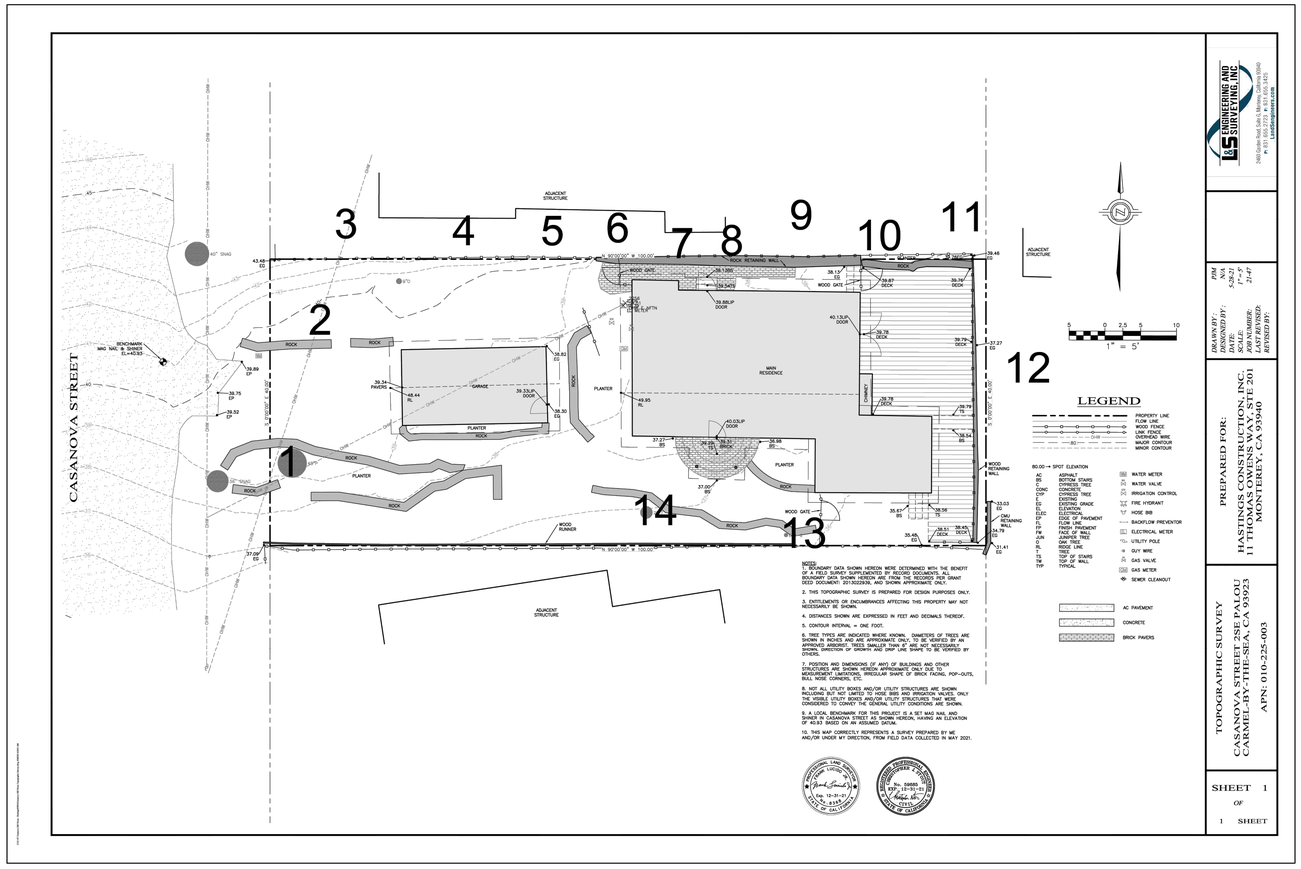
Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	20	0	6	6	6	6	6	6	6	6	18	9	3	10	

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	60	0	18	18	18	18	18	18	18	18	54	27	9	30	

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.



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TOPOGRAPHIC SURVEY
CASANOVA STREET 2SE PALOU
CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003

PREPARED FOR:
HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, STE 201
MONTEREY, CA 93940

DRAWN BY: PM
DESIGNED BY: N/A
DATE: 5-28-21
SCALE: 1"=5'
JOB NUMBER: 21-47
LAST REVISED: 8/10/2021

SHEET 1 OF 1 SHEET

Revision/Issue	Date
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LIC#: 791539 CLASS: A/B

Drawing Title: TREE ASSESSMENT SURVEY
Job Title: LIM RESIDENCE
Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923 APN: 010-225-003-000 | BLOCK 11, LOT 3

Project:	Sheet
HC21007	T2
Date: 9/23/2025	
Drawn By: AAP	
Scale: 1/4"=1'-0"	

12" 6" 0' 1' 5' 10' 15'
SCALE: 1/4" = 1'-0"

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TREE SITE PLAN

ADJACENT RESIDENCE

40" SNAG
REMOVED BY CITY

CASANOVA STREET

S 0°00'00" E 40.00'

N 90°00'00" W 100.00'

ADJACENT RESIDENCE

#1 — 44" — REMOVED BY CITY — 36" SNAG

#2

#3

#4

#5

#6

#7

#8

#9

#10

#11

#12

#13

#14
TO BE REMOVED

R18' TPZ TREE #1

R18' TPZ TREE #2

R18' TPZ TREE #3

R18' TPZ TREE #4

R18' TPZ TREE #5

R18' TPZ TREE #6

R18' TPZ TREE #7

R18' TPZ TREE #8

R18' TPZ TREE #9

R18' TPZ TREE #10

R18' TPZ TREE #11

R18' TPZ TREE #12

R9' TPZ TREE #13

R18' SRZ

PROPOSED LOCATION OPTION OF REPLACEMENT TREE(S) (FORESTER TO VERIFY)

= PROPOSED BUILDING FOOTPRINT

= EXISTING BUILDING FOOTPRINT

12" 6" 0' 1' 5' 10' 15'

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

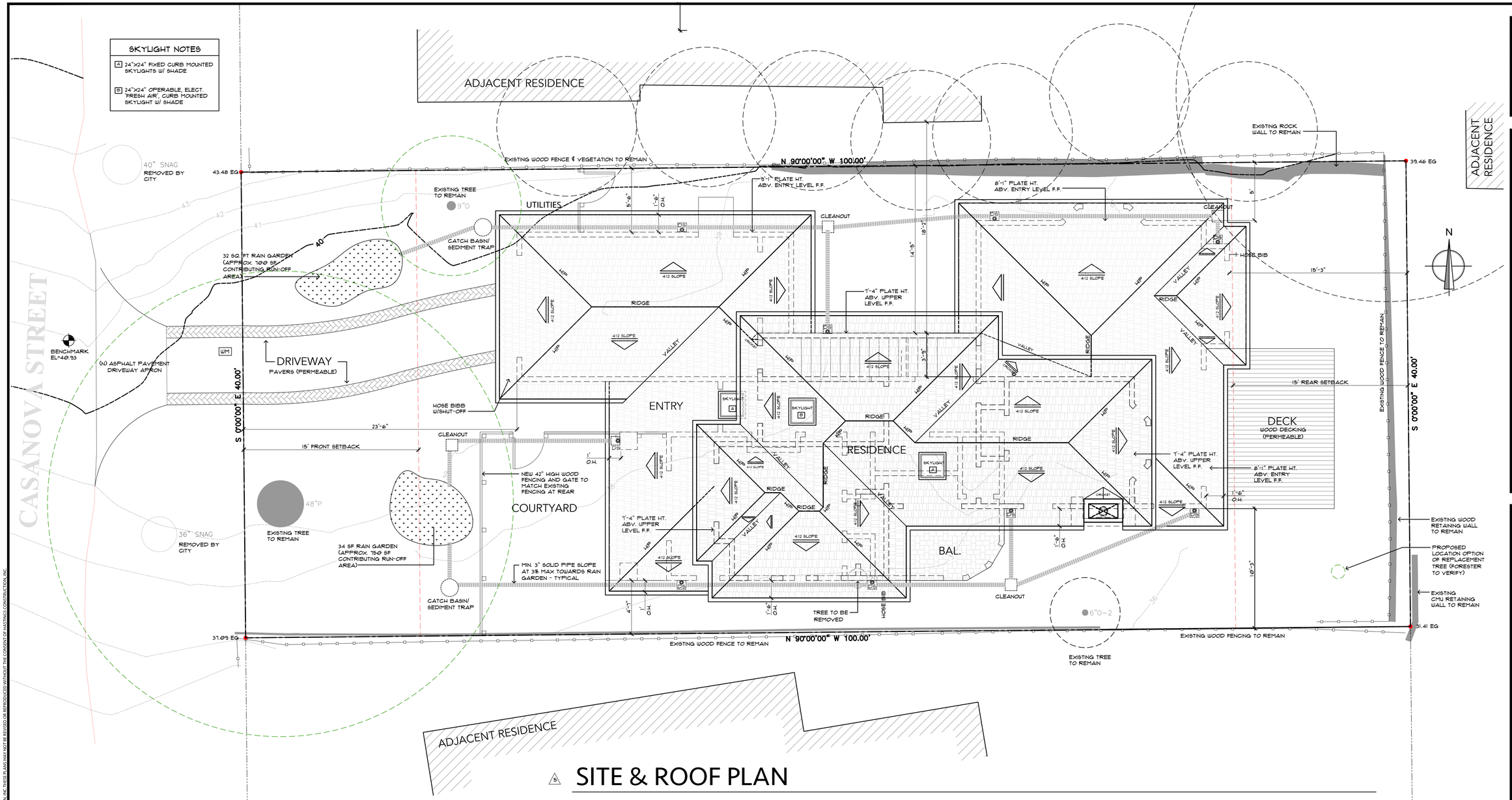
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Drawing Title: TREE SITE PLAN
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Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project: HC21007
Date: 9/23/2025
Drawn By: AAP
Scale: 1/4"=1'-0"
Sheet: T3

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5 SITE & ROOF PLAN

ROOF PLAN NOTES:
ROOF SLOPE IS 4:12 U.N.O.; ARROWS INDICATE DIRECTION OF ROOF SLOPE.

ROOFING SHALL BE RATED CLASS 'A' OR HIGHER AND INSTALLED PER MANUFACTURER'S SPECS.

SKYLIGHTS SHALL BE LOW PROFILE, NON-GLARE, DUAL PANE, TEMPERED GLASS - BY VELUX OR EQUAL

FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. FLASHING SHALL BE INSTALLED TO DIVERT WATER AWAY FROM WHERE THE EAVE OF A SLOPED ROOF INTERSECTS WITH A VERTICAL WALL (PER R903.2.1)

DRAINAGE NOTES:
ALL INFILTRATION SYSTEM(S) SHALL BE DESIGNED IN ACCORDANCE WITH CARMEL MUNICIPAL CODE STANDARD OPERATING GUIDANCE (SOG) 17-01 FOR PRIVATE STORMWATER DRAINAGE SYSTEMS.

DRAINAGE FROM DOWNSPOUTS AND PAVED AREAS SHALL BE DIRECTED TO LANDSCAPED AREAS, OR COLLECTED IN FRENCH DRAINS OR SUBGRADE PERFORATED PIPE COLLECTORS, AND CONVEYED TO BEST MANAGEMENT PRACTICES (BMP) SUCH AS RAIN GARDENS OR INFILTRATION TRENCHES.

RAIN GARDENS SHALL BE DESIGNED IN ACCORDANCE WITH THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA) PUBLICATION RAIN GARDENS, STORMWATER CONTROL FOR SMALL PROJECTS.

REFER TO HTTPS://CI.CARMEL.CA.US/POD/PRIVATE-DRAINAGE-SYSTEMS FOR APPROVED LIST OF RAIN GARDEN PLANTS.

THE LANDSCAPED AREAS USED FOR INFILTRATION SHALL BE AT LEAST 50% OF THE SIZE OF THE CONTRIBUTING IMPERVIOUS SURFACE.

RUNOFF SHALL BE DIRECTED AWAY FROM BUILDING FOUNDATIONS.

OVERFLOW MUST BE DIRECTED AWAY FROM NEIGHBORING PROPERTIES. OVERFLOW TO THE STREET REQUIRES AN ENCROACHMENT PERMIT APPROVED BY THE PUBLIC WORKS DIRECTOR.

LANDSCAPING GENERAL NOTES
ALL LANDSCAPING SHOWN IS FOR DESIGN INTENT ONLY AND SHALL BE SELECTED AND APPROVED BY OWNER, PRIOR TO INSTALLATION.

ALL NEW LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN CONFORMANCE WITH THE STANDARDS IN CARMEL MUNICIPAL CODE FOR LANDSCAPING, TREES & SHRUBS CHAPTERS 17.34 AND 17.48.

ALL NEW LANDSCAPING SHALL BE 75% DROUGHT-TOLERANT.

LANDSCAPED AREAS SHALL BE IRRIGATED BY A DRIP/SPRINKLER SYSTEM SET ON A TIMER.

THE PROJECT SHALL MEET THE CITY'S RECOMMENDED TREE DENSITY STANDARDS UNLESS OTHERWISE APPROVED BY THE CITY BASED ON SITE CONDITIONS.

TREES ON THE SITE SHALL ONLY BE REMOVED UPON THE APPROVAL OF THE CITY FORESTER OR FOREST AND BEACH COMMISSION, AS APPROPRIATE. ALL REMAINING TREES SHALL BE PROTECTED DURING CONSTRUCTION BY METHODS APPROVED BY THE CITY FORESTER

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.

TWELVE INCHES (12") OF MULCH SHALL BE EVENLY SPREAD INSIDE THE DRIPLINE OF ALL TREES PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

TREE PROTECTION ZONE (TPZ)
TPZ SHALL BE EQUAL TO DRIPLINE OR 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 FOOT HIGH TRANSPARENT FENCING IS REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY FORESTER.

TREE PROTECTION SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT WRITTEN APPROVAL. THE FENCING MUST BE MAINTAINED UPRIGHT AND TAUGHT FOR THE DURATION OF THE PROJECT.

NO MORE THAN 4 INCHES OF WOOD MULCH SHALL INSTALLED BE WITHIN THE TREE PROTECTION ZONE. WHEN THE TREE PROTECTION ZONE IS AT OR WITHIN THE DRIP LINE, NO LESS THAN 6 INCHES OF WOOD MULCH SHALL BE INSTALLED 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE OUTSIDE OF FENCING.

THE STRUCTURAL ROOT ZONE (SRZ)
SRZ SHALL BY 6 FEET FROM THE TRUNK OR 6 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIA. 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.

FOOTINGS MAY NOT TRENCH THROUGH MORE THAN 25% OF THE SRZ. PIERS AND CANTILEVERS ARE ACCEPTABLE.

12" 6" 0' 1' 5' 10' 15'
SCALE: 1/4" = 1'-0"

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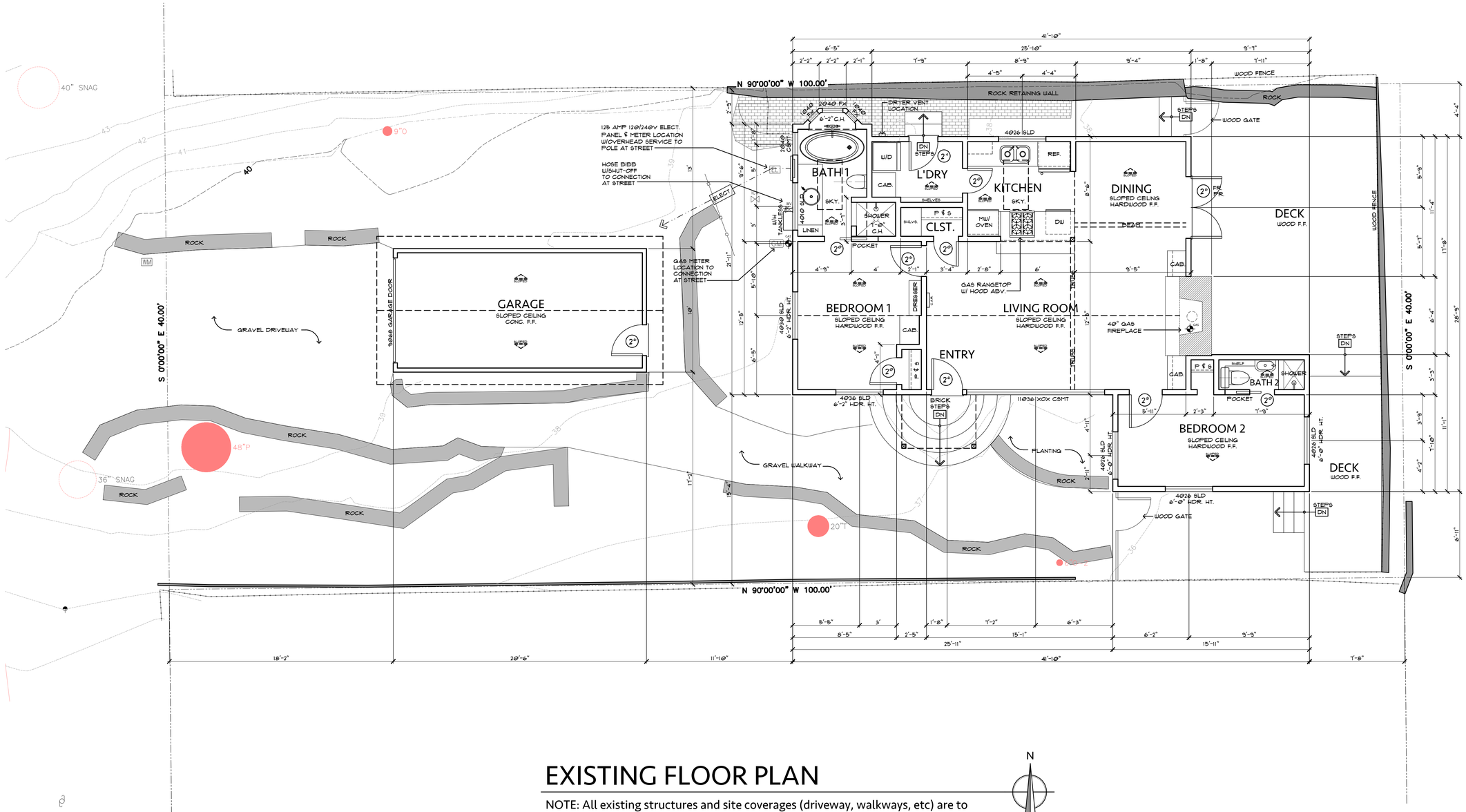
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Drawn By:	AAP
Scale:	1/4"=1'-0"
Sheet	A1

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	Revision/Issue	Date
1	PSA 22-058 (LIM)	4/20/22
2	DS 22-051 (LIM) COMMENTS	10/24/22
3	DS 22-051 (LIM) HEARING	7/12/23
4	DS 22-051 (LIM) HEARING	8/14/24
5	APP 25038 (LIM) NEIGHBORS REVS	5/21/25

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EXISTING FLOOR PLAN

NOTE: All existing structures and site coverages (driveway, walkways, etc) are to be demolished; existing fences shall remain.

N

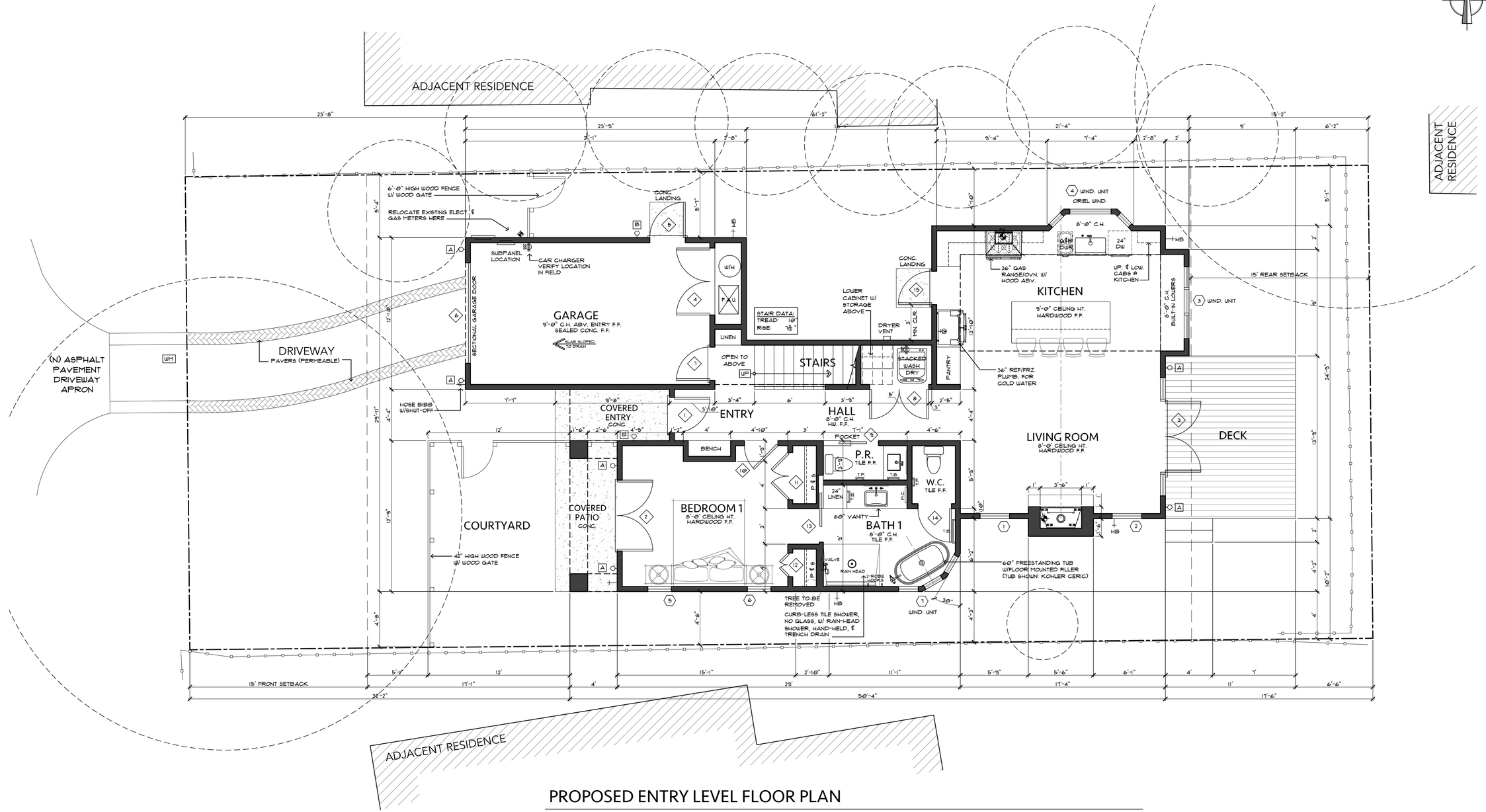
Drawing Title: EXISTING FLOOR PLAN

Job Title: LIM RESIDENCE

Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK II, LOT 3

Project:	HC21007
Date:	9/23/2025
Drawn By:	AAP
Scale:	1/4"=1'-0"
Sheet	A2

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PROPOSED ENTRY LEVEL FLOOR PLAN

= NEW WALL
= EXISTING WALL TO REMAIN (N/A)
= EXISTING WALL/ELEMENT TO BE REMOVED

12" 6" 0' 1' 5' 10' 15'

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

	Revision/Issue	Date
1	PSA 22-058 (LIM)	4/20/22
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Drawing Title: ENTRY LEVEL FLOOR PLAN - KITCHEN OPTIONS

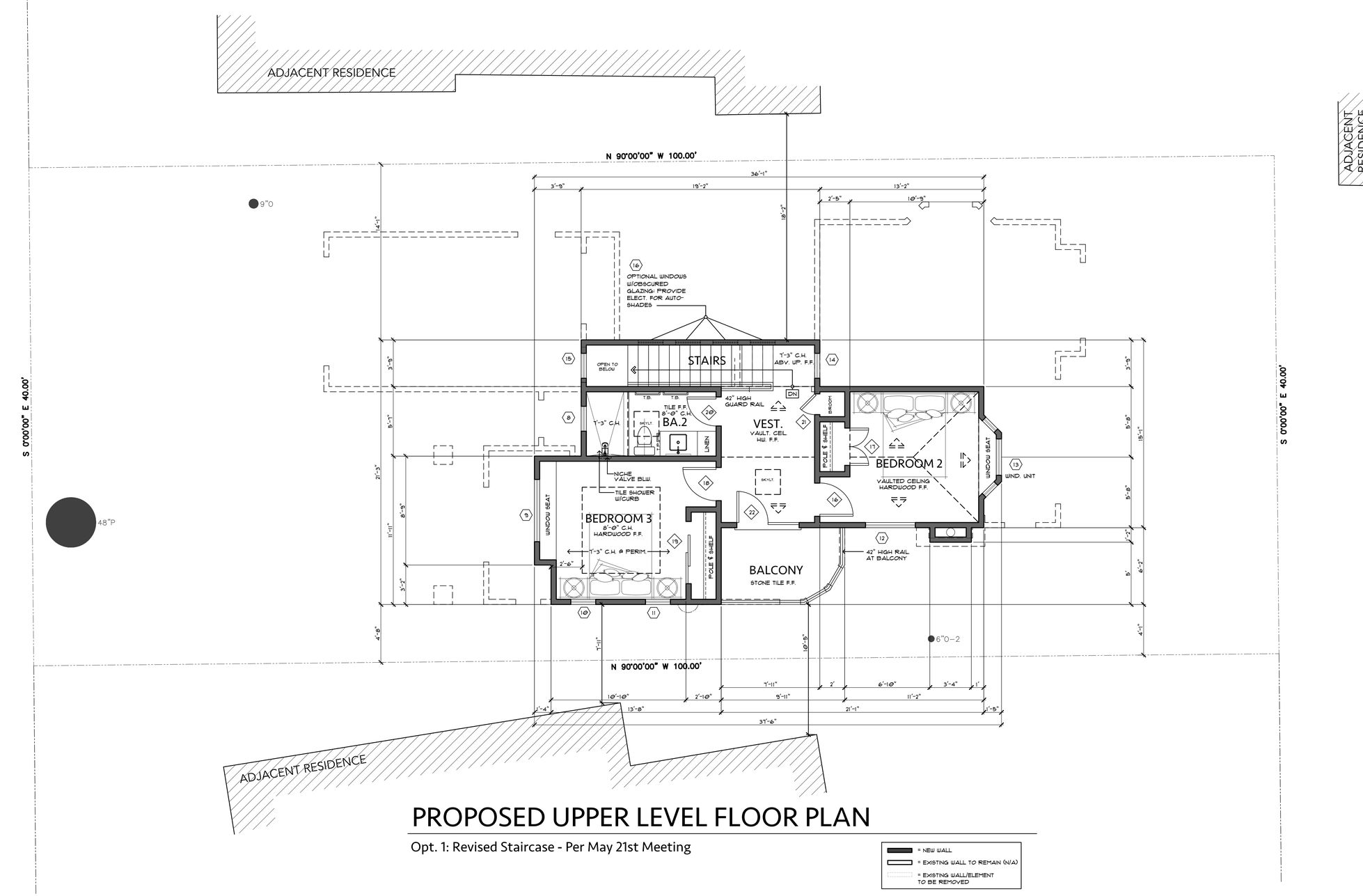
Job Title: LIM RESIDENCE

Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project:	HC2007
Date:	9/25/2025
Drawn By:	AAP
Scale:	1/4"=1'-0"

Sheet: A3

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PROPOSED UPPER LEVEL FLOOR PLAN

Opt. 1: Revised Staircase - Per May 21st Meeting

= NEW WALL
= EXISTING WALL TO REMAIN (N/A)
= EXISTING WALL/ELEMENT TO BE REMOVED

12" 6" 0' 1' 5' 10' 15'

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

N

ADJACENT RESIDENCE

	Revision/Issue	Date
1	PSA 22-058 (LIM)	4/20/22
2	DS 22-057 (LIM) COMMENTS	10/24/22
3	DS 22-057 (LIM) HEARING	7/12/23
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LIC#: 791539 CLASS: A/B

Drawing Title: UPPER LEVEL FLOOR PLAN

Job Title: LIM RESIDENCE

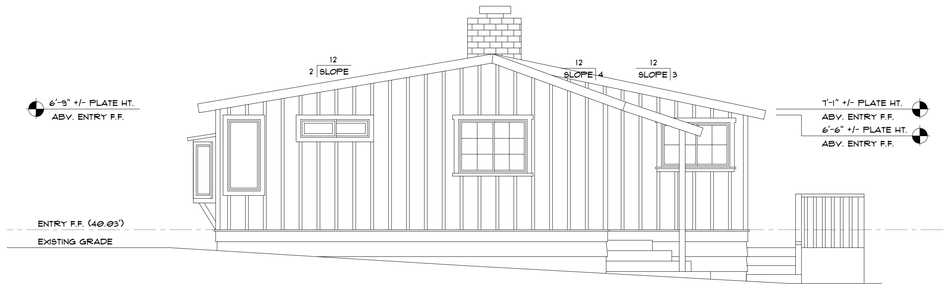
Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project: HC2007
Date: 9/25/2025
Drawn By: AAP
Scale: 1/4"=1'-0"
Sheet: A4

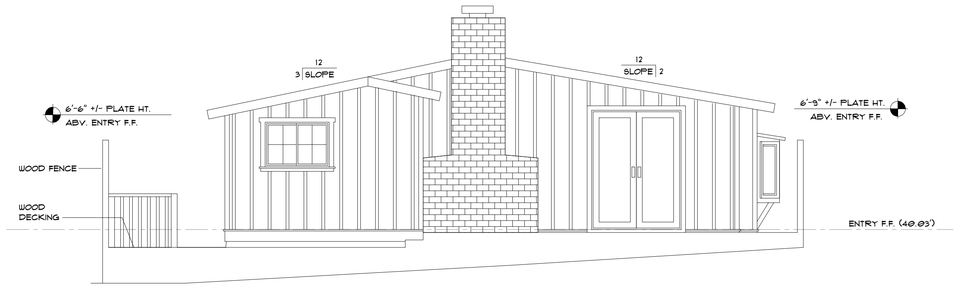
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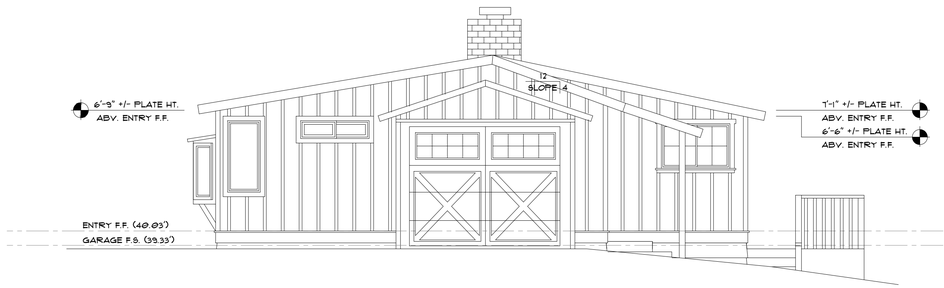
EXISTING SOUTH ELEVATION



EXISTING WEST (FRONT) ELEVATION



EXISTING EAST ELEVATION



EXISTING WEST (FRONT) ELEVATION - FROM STREET



EXISTING NORTH ELEVATION

	Revision/Issue	Date
1	PSA 22-058 (LIM)	4/20/22
2	DS 22-051 (LIM) COMMENTS	10/24/22
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LIC#: 791539 CLASS: A/B

Drawing Title: EXISTING EXTERIOR ELEVATIONS

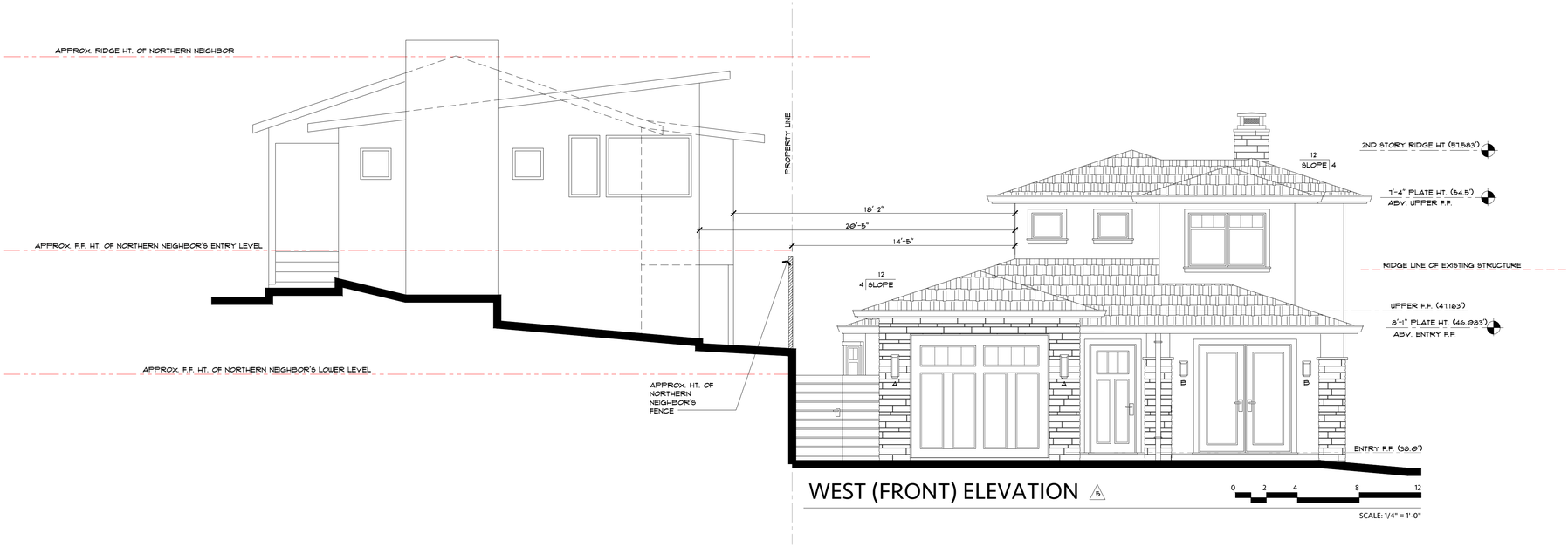
Job Title: LIM RESIDENCE

Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project:	HC21007
Date:	9/23/2025
Drawn By:	AAP
Scale:	1/4"=1'-0"

Sheet: A5

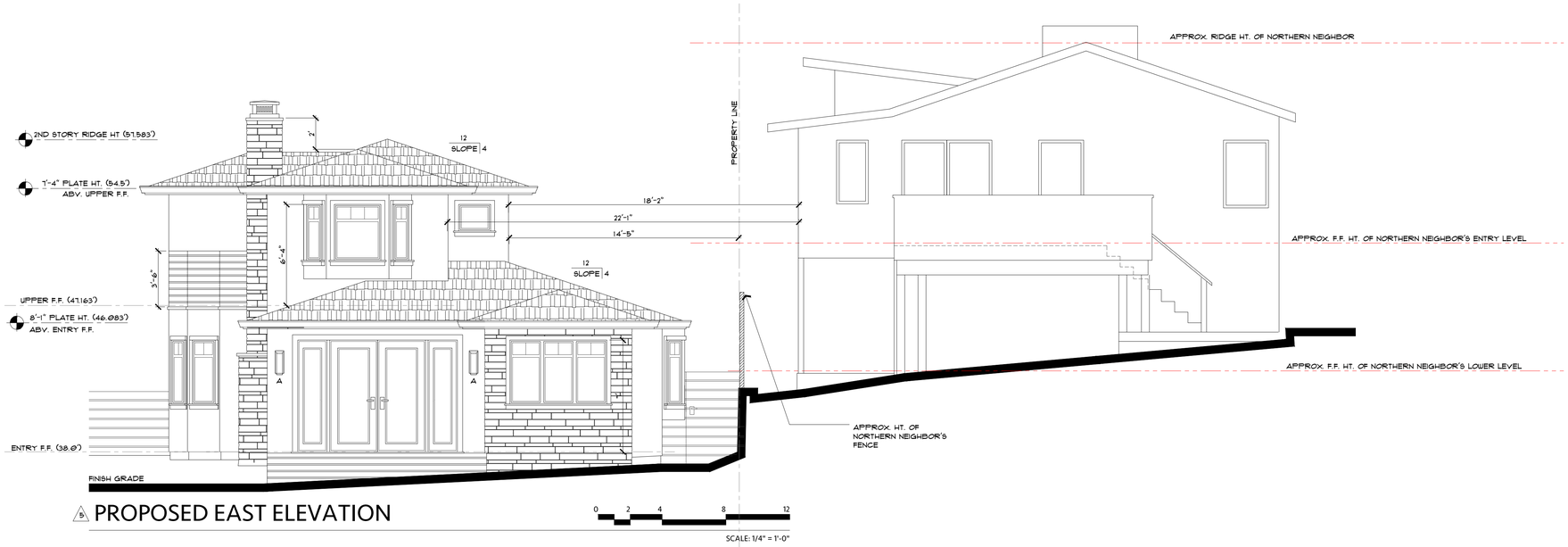
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WEST (FRONT) ELEVATION 5

0 2 4 8 12

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



5 PROPOSED EAST ELEVATION

0 2 4 8 12

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

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Drawing Title: EXTERIOR ELEVATIONS - OPTION 1

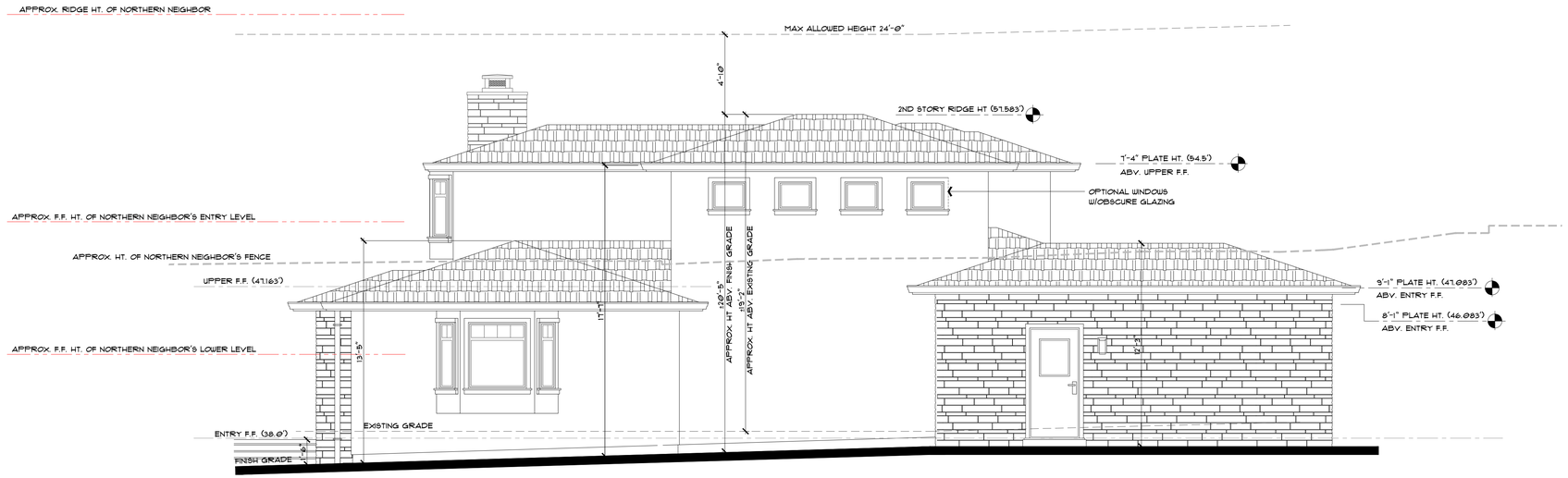
Job Title: LIM RESIDENCE

Project Address & APN: CASANOVA ST. 2 SE PALOU AVE,, CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project:	HC2007
Date:	9/23/2025
Drawn By:	AAP
Scale:	1/4"=1'-0"

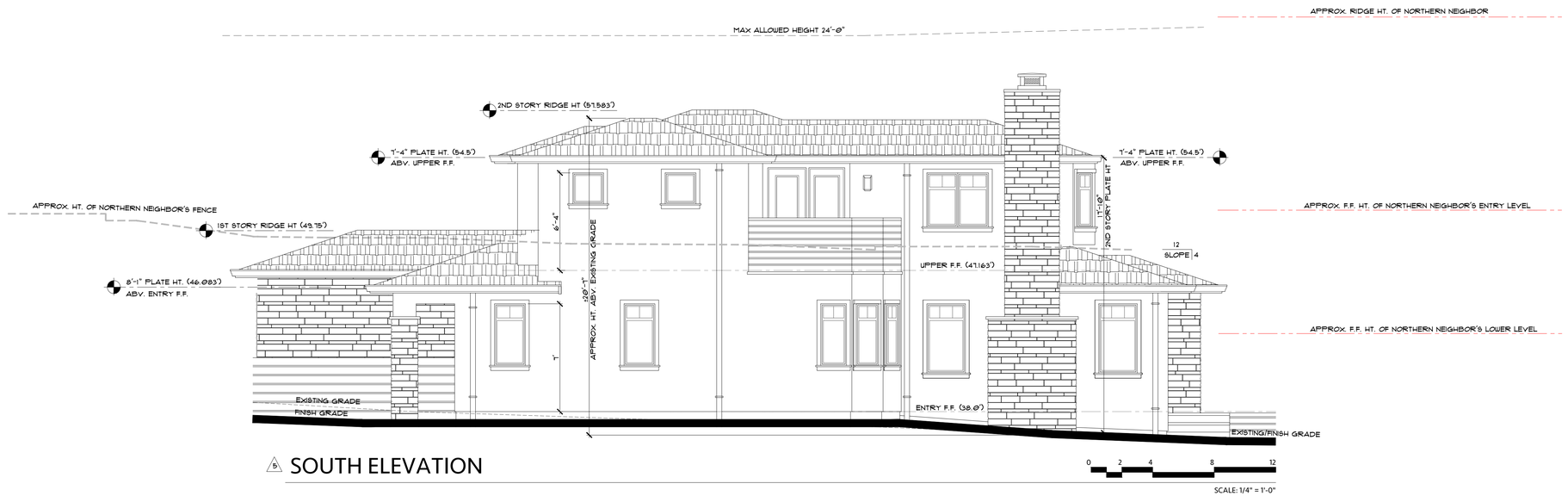
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5 NORTH ELEVATION

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



5 SOUTH ELEVATION

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

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LIC#: 791539 CLASS: A/B

Drawing Title: EXTERIOR ELEVATIONS - OPTION 1

Job Title: LIM RESIDENCE

Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

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Date:	9/25/2025
Drawn By:	AAP
Scale:	1/4"=1'-0"
Sheet	A6.2

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Aluminum Gutters & Downspouts
Description: Spectra Metals in "Musket Brown" 4" or 5" *K-Style* gutter profile with rectangular downspouts.



Presidential Shake TL
Description: Asphalt Composition Shingles by Certainteed in "Autumn Blend".



Windows, Trim & Fascia
Description: : Sherwin Williams *"Pure White"* #SW 7005

SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1

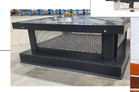
Stucco
Description: s: Smooth textured stucco with square corners, painted with Sherwin Williams *"Drift of Mist"* #SW 9166

SW 9166
Drift of Mist
Interior / Exterior
Location Number: 238-C2

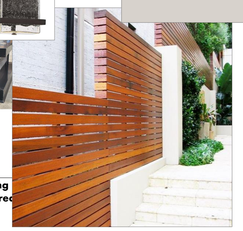
Exterior Light Fixtures A & B
Fixture A = 16" high #56G22 | Fixture B = 12" high #45R52
Description: Modern Forms *"Vitrine"* LED outdoor wall light in Bronze finish. 10.5 watt LED, 365 lumens



Chimney Cap
Description: K&M Sheet Metal custom *"Box"* style chimney cap in Aluminum colored Medium Bronze



Privacy Fencing
Description: 1x6 redwood or cedar, to match decking material, laid horizontal with 1" spacing and mitered corners



Garage Door
Description: Door Pro *"Reserve Wood" Limited Edition carriage style door with Design #2 paired with Reserve Limited Edition REC14 window design, finished in Natural #078 or Teak #085, to match Entry door finish.*



Casement & Bay Windows
Description: : Kolbe "Heritage" wood, duel pane Low E glass, and Oil Rubbed Bronze hardware, painted to match trim (or equal).



French Doors
Description: Kolbe "Heritage" wood doors with duel pane Low E glass, and Oil Rubbed Bronze hardware (or equal).



Entry Door by TM Cobb #4632
Description: Stained Fir finish "Shaker" with *Gaudy Baroque* glass & Oil Rubbed Bronze hardware.



Eldorado Stone Veneer
Description: Cliffstone *"Whitebark"* dry stack technique, topped with *Chiseled Edge* cast stone wainscot sill cap (where shown) finish to *"Buckskin"*





Decks & Deck Railing
Description: 2x6 redwood or cedar decking



Balcony Tile Flooring
Description: Light cream colored Travertine floor tile *(Versailles pattern optional)*



EXTERIOR FINISHES



Light Fixture A Specifications

Modern Forms Vitrine 16" High Bronze LED Outdoor Wall Light

Product Details

This bronze outdoor wall light has a mouth-blown seeded glass shade that adds a beautiful rain-washed effect.

Additional Info:

Gorgeous glass and a rich oil-rubbed bronze finish make for a compelling combination in this outdoor LED wall light from Modern Forms. This light features absolutely beautiful seeded optic glass, mouth-blown for an incredible look flanking a front or back door. Perfect for indoor and outdoor settings in luxury homes and resorts. Supports smooth dimming with the addition of an electronic low voltage dimmer (not included).

MODERN FORMS LUMINAIRES + SMART FANS

Shop all Modern Forms

- 16" high x 6 1/2" wide. Extends 4 1/2" from the wall.
- Backplate is 14 3/4" high x 6 1/2" wide x 3/4" deep. Glass is 14" high x 5 1/4" wide x 3" deep.
- Includes one dimmable 10.5 watt high-powered replaceable LED module: 365 lumen light output, comparable to a 35 watt incandescent. 3000K color temperature. 90 CRI.
- Energy-efficient LED outdoor wall light from the Vitrine collection by Modern Forms.
- Bronze finish over aluminum construction. Clear hammered seeded mouth-blown optic glass.
- Smooth and continuous dimming with an electronic low voltage (ELV) dimmer.
- LED averages 80,000 hours at 3 hours per day.
- AC LED technology - no driver or transformer required.
- Easily fits on a pancake junction box.
- 277V, 240V, or custom CCT options available by special order.
- Perfect for indoor and outdoor settings in luxury homes and resorts.



Light Fixture B Specifications

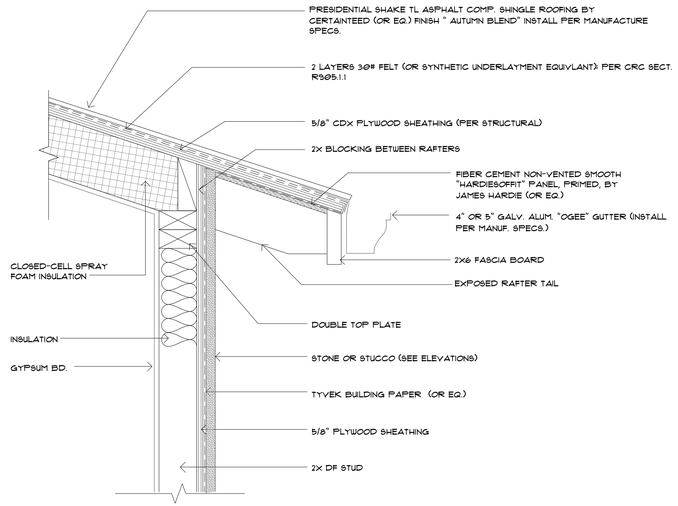
Modern Forms Vitrine 12" High Bron
Wall Light

- 12" high x 6 1/2" wide. Extends 4" from the wall. Backplate is 10 3/4" high x 6 1/2" wide x 3/4" deep.
- 5 watt high-powered replaceable LED module, comparable to a 25 watt incandescent. 205 lumens. 3000K. 90 CRI.

Drawing Title: EXTERIOR FINISHES AND EXTERIOR LIGHTING SPECIFICATIONS
Job Title: LIM RESIDENCE
Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project:	HC2007
Date:	9/23/2025
Drawn By:	AAP
Scale:	1/4"=1'-0"
Sheet	A7

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6 TYPICAL EAVE DETAIL 3 N.T.S.



PRESIDENTIAL SHAKE

SPECIFICATIONS

- Two-piece laminated fiberglass-based construction
- Distinctive sculpted, rustic look

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:
- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:
- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:
- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:
- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:
- ICC-ES-ESR-1389 & ESR-3537



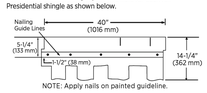
Figure 14-5: Proper and improper nailing.

IMPORTANT: For decks 3/4" (19 mm) thick or thicker, nails must go at least 3/4" (19 mm) into the deck. On thinner decks, nails must go at least 1/8" (3.2 mm) through the deck.

Nails must be 11- or 12-gauge roofing nails, corrosion-resistant, with at least 3/8" (9.5 mm) heads, and at least 1-1/4" (31 mm) long.

NOTE: Nails are required for Presidential TL and Presidential; staples are not an acceptable fastener.

LOW AND STANDARD SLOPE:
For low and standard slopes, use five nails for each full Presidential shingle as shown below.



NOTE: Apply nails on painted guideline.

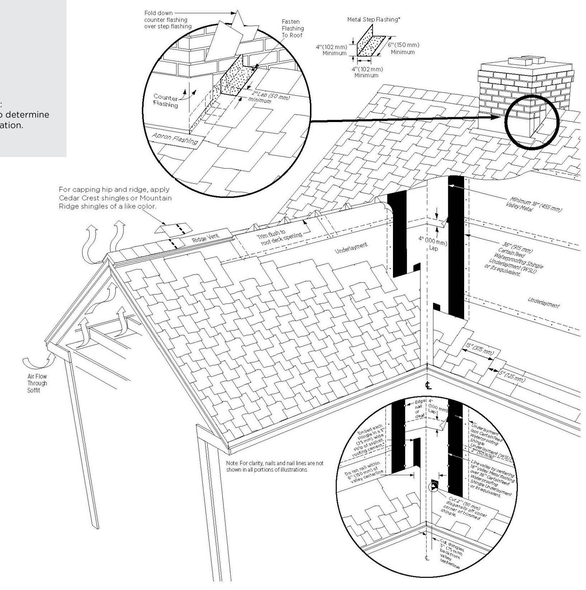
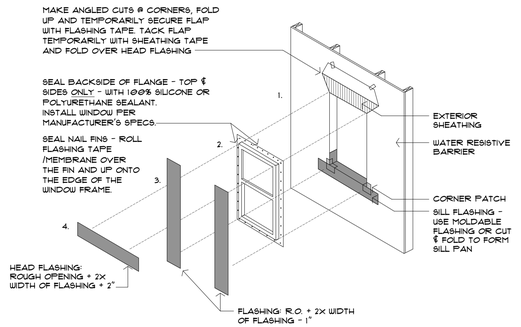


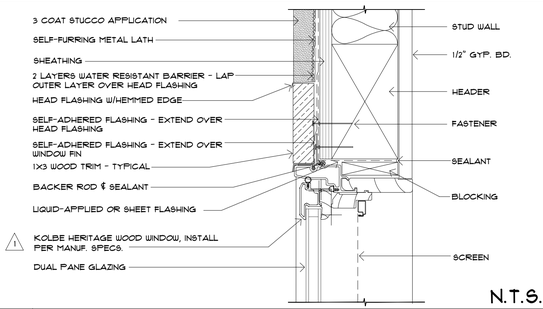
Figure 14-16: Highlight of open valley and chimney flashing details.

7 ROOFING SPECS 3



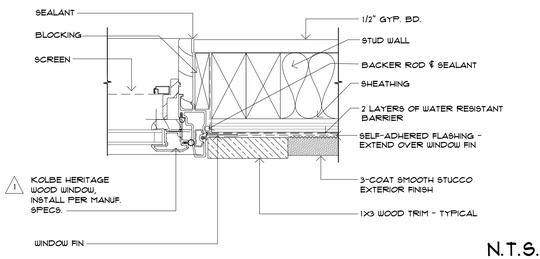
NOTE: FASTENERS SHALL NOT PENETRATE WINDOW FINS: ALL FASTENER PENETRATIONS SHALL BE SEALED.

TYPICAL WINDOW FLASHING DETAIL N.T.S.



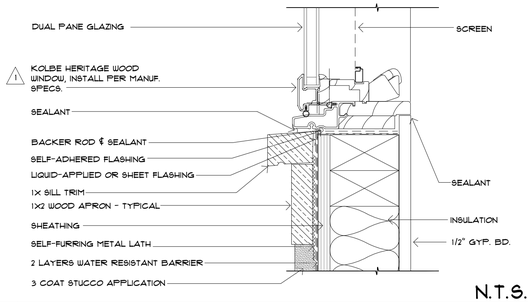
N.T.S.

3 WINDOW HEAD DETAIL



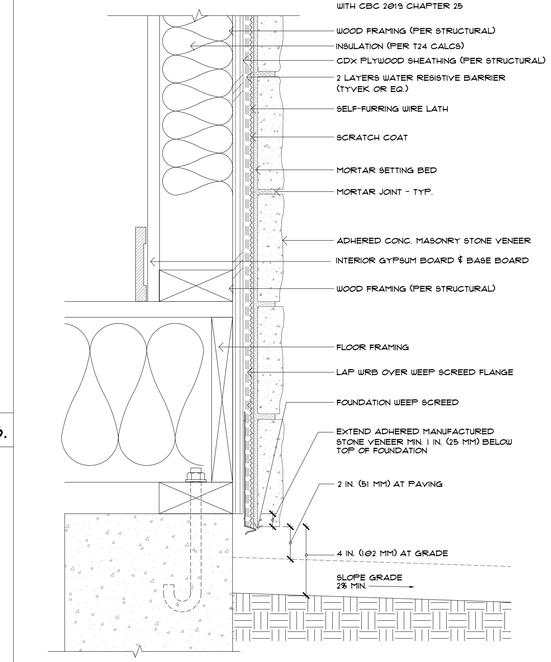
N.T.S.

4 WINDOW JAMB DETAIL

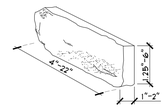


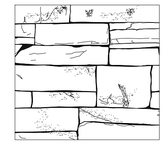
N.T.S.

5 WINDOW SILL DETAIL



STONE DIMENSIONS (APPROXIMATE)

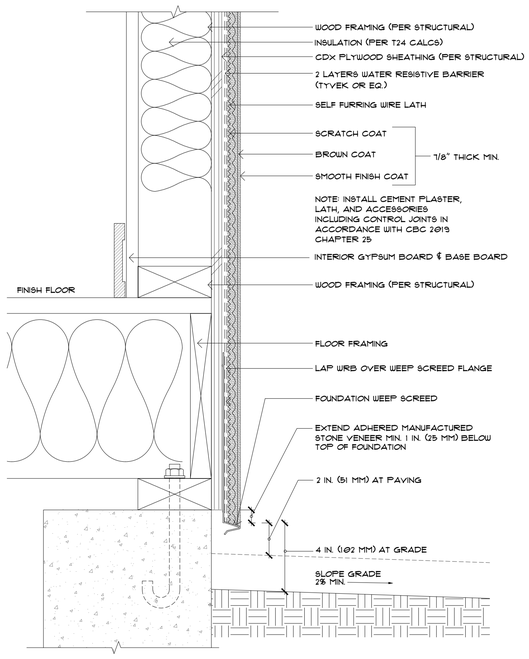




FRONT ELEVATION
ELDORADO STONE VENEER
CLIFFSTONE PROFILE W/
DRY STACK MORTAR TECHNIQUE

ELDORADO STONE
ELDORADO STONE LLC
1370 GRAND AVE, BLDG B
SAN MARCOS, CA 92078
PHONE: (760) 736-3232
FAX: (760) 736-8890
www.eldoradostone.com

1 ADHERED STONE VENEER APP. & WEEP SCREED DETAIL N.T.S.



2 STUCCO APPLICATION & WEEP SCREED DETAIL N.T.S.

	Revision/Issue	Date
1	PSA 22-058 (LM)	4/20/22
2	DS 22-051 (LM) COMMENTS	10/24/22
3	DS 22-051 (LM) HEARING	1/1/23
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(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

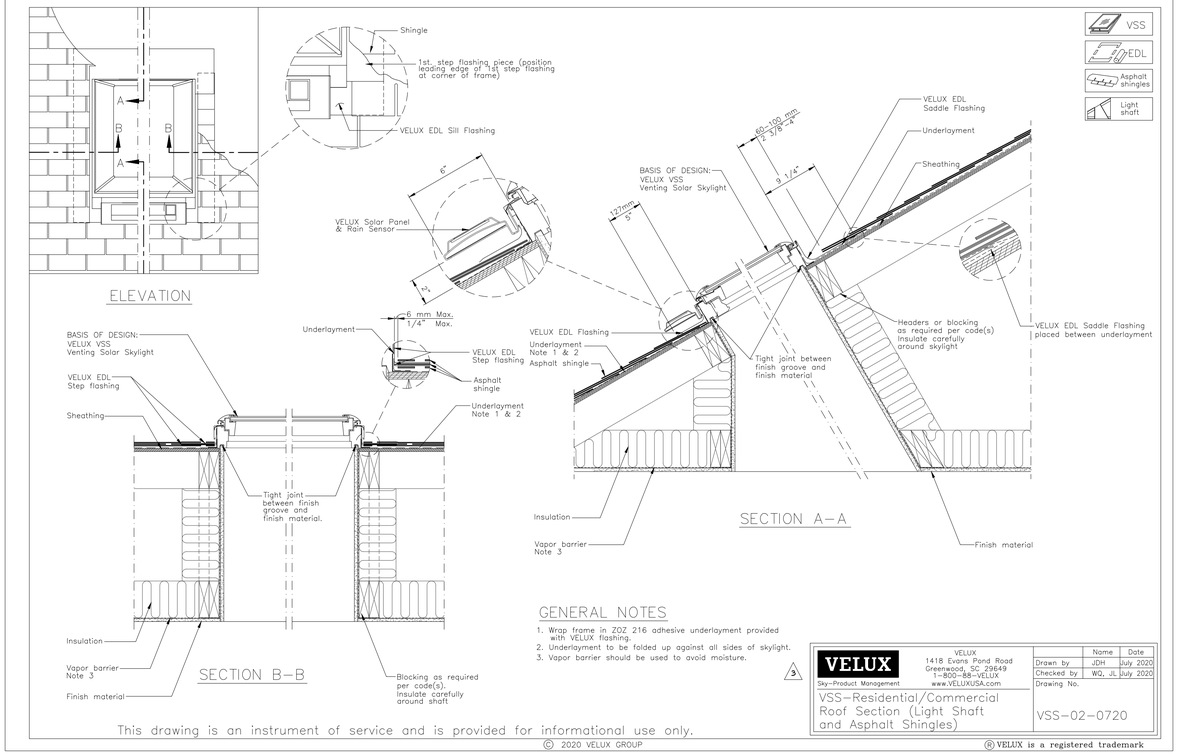
Drawing Title: ARCHITECTURAL DETAILS

Job Title: LIM RESIDENCE

Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project:	HC21007
Date:	9/23/2025
Drawn By:	AAP
Scale:	1/4"=1'-0"
Sheet	A8

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GENERAL NOTES

1. Wrap frame in ZOZ 216 adhesive underlayment provided with VELUX flashing.
2. Underlayment to be folded up against all sides of skylight.
3. Vapor barrier should be used to avoid moisture.

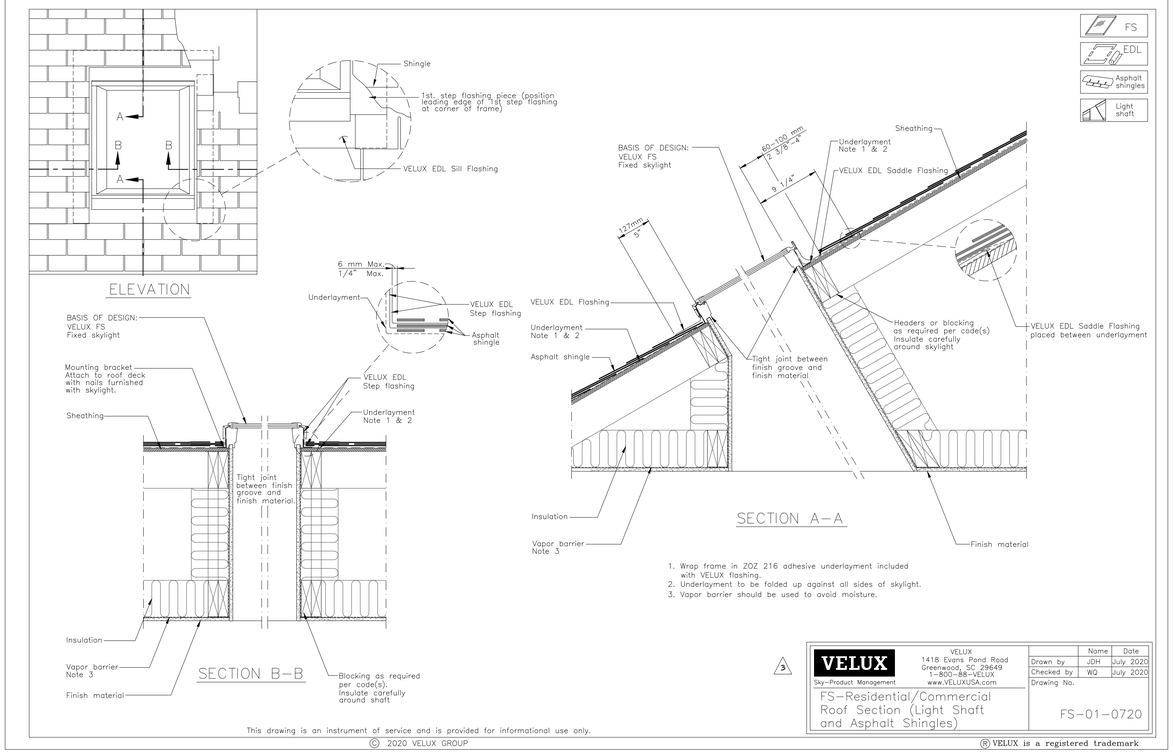
3

VELUX	VELUX 1418 Evans Pond Road Greenwood, SC 29649 1–800–88–VELUX www.VELUXUSA.com		Name	Date
Sky–Product Management		Drawn by	JDH	July 2020
VSS–Residential/Commercial Roof Section (Light Shaft and Asphalt Shingles)		Checked by	WQ, JL	July 2020
		Drawing No.	VSS–02–0720	

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1. Wrap frame in ZOZ 216 adhesive underlayment included with VELUX flashing.
2. Underlayment to be folded up against all sides of skylight.
3. Vapor barrier should be used to avoid moisture.

3

VELUX	VELUX 1418 Evans Pond Road Greenwood, SC 29649 1–800–88–VELUX www.VELUXUSA.com		Name	Date
Sky–Product Management		Drawn by	JDH	July 2020
FS–Residential/Commercial Roof Section (Light Shaft and Asphalt Shingles)		Checked by	WQ	July 2020
		Drawing No.	FS–01–0720	

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SKYLIGHTS
VELUX



General Notes: (Cont.)

4. Exterior finish shall be non-reflective
5. Provide required electrical per manufacturers specs for mechanical operation and power operated shades
6. Interior finish to be white
7. Elec. Shade shall be installed

	Revision/Issue	Date
1	PSA 22-058 (LM)	4/20/22
2	DS 22-051 (LM) COMMENTS	10/24/22
3	DS 22-051 (LM) HEARING	7/12/23
4	DS 22-051 (LM) HEARING	8/14/24
5	APP 25038 (LM) NEIGHBORS REVS	5/21/25

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LIC#: 791539 CLASS: A/B

Drawing Title: SKYLIGHT DETAILS

Job Title: LIM RESIDENCE

Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project:	Sheet
HC2007	A9
Date: 9/23/2025	
Drawn By: AAP	
Scale: 1/4"=1'-0"	

⚠5 WINDOW SCHEDULE

WINDOW NUMBER	WINDOW SIZES (APPROX.) WIDTH	HEIGHT	HDR. HEIGHT	TYPE	GLAZING NOTES	REMARKS
1	2'-6"	4'-6"	7'-0"	CASEMENT	TEMPERED	
2	2'-6"	4'-6"	7'-0"	CASEMENT	TEMPERED	
3	6'-0"	4'-0"	7'-0"	XOX CASEMENT	TEMPERED	MULLED UNIT
4	7'-4"	4'-0"	7'-0"	XOX 45 DEG. BAY WINDOW	TEMPERED	(2) CASEMENT UNITS: 1458Ø (1) PICTURE UNIT: 3658Ø (SEE EXTERIOR ELEVATIONS)
5	2'-0"	4'-0"	7'-0"	CASEMENT	TEMPERED	
6	2'-0"	4'-0"	7'-0"	CASEMENT	TEMPERED	
7	5'-8"	4'-0"	7'-0"	XOX 3Ø DEG. BAY WINDOW	TEMPERED OBSCURED	(2) CASEMENT UNITS: 1848Ø (1) PICTURE UNIT: 1848Ø (SEE EXTERIOR ELEVATIONS)
8	2'-0"	1'-8"	6'-4"	AWNING	TEMPERED OBSCURED	
9	5'-0"	3'-6"	6'-4"	FRENCH CASEMENT	TEMPERED	EGRESS
10	2'-0"	2'-0"	6'-4"	AWNING	TEMPERED	
11	2'-0"	2'-0"	6'-4"	AWNING	TEMPERED	
12	4'-0"	3'-6"	6'-4"	FRENCH CASEMENT	TEMPERED	EGRESS
13	1'-0"	3'-6"	6'-4"	45 DEG. BAY WINDOW	TEMPERED	(2) CASEMENT UNITS: 1436 (1) PICTURE UNIT: 3Ø36
14	2'-0"	1'-8"	6'-4"	AWNING	TEMPERED	
15	2'-0"	1'-8"	6'-4"	FIXED	TEMPERED	
16	2'-0"	1'-8"	6'-4"	FIXED	TEMPERED OBSCURED	QTY: 4 TOTAL - OPTIONAL WINDOWS PROVIDE ELECTRICAL FOR AUTO-SHADES

⚠5 DOOR SCHEDULE

DOOR NUMBER	SIZE WIDTH	HEIGHT	THICK	FINISH INTERIOR	EXTERIOR	HARDWARE	GLAZING	REMARKS
1	3'-Ø"	7'-Ø"	1-3/4"	WOOD FIR FINISH	WOOD FIR FINISH	THRESHOLD LOCKSET W/ DEADBOLT	"SEEDY BAROQUE"	ENTRY DOOR BY T.M. COBB #4632, FLAT PANEL, W/FIR FINISH AND "SEEDY BAROQUE" GLAZING; HARDWARE BY KWIKSET "AVALON" IN OIL-RUBBED BRONZE FINISH W/SMARTKEY (OR EQUAL). LH SWING
2	3'-Ø" PR	7'-Ø"	1-3/4"	WOOD PRIMED	PAINTED TO MATCH TRIM	✱BUILT-IN	TEMPERED	KOLBE HERITAGE OUTSWING FRENCH DOOR PAIR W/OIL-RUBBED BRONZE HARDWARE "DALLAS" HANDLE IN RUSTIC EMBER (OR EQUAL)
3	3'-Ø" PR	7'-Ø"	1-3/4"	WOOD PRIMED	PAINTED TO MATCH TRIM	✱BUILT-IN	TEMPERED	KOLBE HERITAGE OUTSWING FRENCH DOOR PAIR W/24" SIDELIGHTS AND 12" TRANSOM ABOVE, W/ORBZ HARDWARE "DALLAS" HANDLE IN RUSTIC EMBER (OR EQUAL)
4	3'-Ø"	6'-8"	1-3/4"	WOOD PRIMED		THRESHOLD	N/A	WOOD OUTSWING W/ VENTING FOR HIGH AND LOW COMBUSTION MAKE UP AIR, W/OIL-RUBBED BRONZE HARDWARE (OR EQUAL), OUTSWING
5	3'-Ø"	6'-8"	1-3/4"	WOOD PRIMED	PAINTED TO MATCH TRIM	THRESHOLD LOCKSET W/ DEADBOLT	OBSCURED TEMPERED	GARAGE MAN-DOOR BY TYCO, FLAT PANEL, W/FIR FINISH AND OBSCURED GLAZING; HARDWARE BY KWIKISET "ALISO" KNOB IN OIL-RUBBED BRONZE FINISH (OR EQUAL - FINISH TO MATCH ENTRY DOOR) RH SWING
6	8'-6"	8'-Ø"	✱PER MANUF.	WOOD	WOOD	N/A	CLEAR DSB W/6M. DIV LT.	SECTIONAL GARAGE DOOR BY CLOPLAY "RESERVE WOOD, LIMITED EDITION" COLLECTION, DESIGN #2 WITH REC14 WINDOWS (OR EQUAL- FINISH TO MATCH ENTRY DOOR)
7	2'-10"	7'-Ø"	TBD	WOOD PRIMED		THRESHOLD KEYED KNOB	N/A	INTERIOR GARAGE DOOR: RRH SWING
8	2'-4" PR	6'-8"	TBD	WOOD PRIMED		DUMMY W/LATCH PR	N/A	OUTSWING PAIR - LOUVERED
9	2'-4"	7'-Ø"	TBD	WOOD PRIMED		PULL-PRIVACY	N/A	POCKET
10	2'-10"	7'-Ø"	TBD	WOOD PRIMED		PRIVACY	N/A	LH SWING
11	2'-Ø" PR	7'-Ø"	TBD	WOOD PRIMED		DUMMY W/LATCH PR	N/A	OUTSWING PAIR
12	1'-Ø" PR	7'-Ø"	TBD	WOOD PRIMED		DUMMY W/LATCH PR	N/A	OUTSWING PAIR
13	2'-10"	7'-Ø"	TBD	WOOD PRIMED		PRIVACY	N/A	POCKET
14	2'-10"	7'-Ø"	TBD	WOOD PRIMED		PRIVACY	N/A	RRH SWING
15	3'-Ø"	6'-8"	1-3/4"	WOOD PRIMED	WOOD FIR FINISH	THRESHOLD LOCKSET W/ DEADBOLT	OBSCURED TEMPERED	HALF LITE TYCO, FLAT PANEL, W/OBSCURED GLAZING; HARDWARE BY KWIKISET "ALISO" KNOB IN OIL-RUBBED BRONZE FINISH (OR EQUAL - FINISH TO MATCH TRIM). RRH (OUTSWING)
16	2'-8"	6'-8"	TBD	WOOD PRIMED		PRIVACY	N/A	RH SWING
17	1'-6" PR	6'-8"	TBD	WOOD PRIMED		DUMMY W/LATCH PR	N/A	OUTSWING PAIR
18	2'-8"	6'-8"	TBD	WOOD PRIMED		PRIVACY	N/A	RH SWING
19	5'-Ø"	6'-8"	TBD	WOOD PRIMED		FLUSH PULL	N/A	(2) BYPASS DOORS
20	2'-4"	6'-8"	TBD	WOOD PRIMED		PRIVACY	N/A	RH SWING
21	1'-8"	6'-8"	TBD	WOOD PRIMED		DUMMY W/LATCH	N/A	RRH SWING
22	2'-6" PR	6'-8"	✱PER MANUF.	WOOD PRIMED	PAINTED TO MATCH TRIM	✱BUILT-IN	TEMPERED	KOLBE HERITAGE INSWING FRENCH DOORS, W/OIL-RUBBED BRONZE HARDWARE "DALLAS" HANDLE IN RUSTIC EMBER (OR EQUAL). LH SWING

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Non-Adjustable Hinges - Oil-Rubbed*



Dallas Handles - Rustic Umber

GARAGE DOOR
CLOPAY

Clopay Garage Door

RESERVE® WOOD collection
LIMITED EDITION SERIES



Design #2 with REC 14 Windows



TRUE DIVIDED LITE

EXTERIOR DOOR (X2)
TYCO (T.M. COBB)

T.M.COBB DOORS • WINDOWS • MILLWORK

Painted to match trim

Kwikiset "Aliso" Knob in ORBZ

Large venting double hung sash makes for one of the finest units on the market. Available in both 1-3/8" and 1-3/4" thick and a variety of widths.

TYCO FIR FLAT PANEL COMBO DOUGLAS FIR



ENTRY DOOR
T.M. COBB

T.M.COBB DOORS • WINDOWS • MILLWORK



4632 (Low-E IG)

Fir shown in Flat Panel



Seedy Baroque
Clear glass with a scattered look, baroque wash and asymmetrical curves.



Fir

Revision/Issue		Date
⚠1	PSA 22-Ø58 (LIM)	4/2Ø/22
⚠2	DS 22-Ø51 (LIM) COMMENTS	1Ø/24/22
⚠3	DS 22-Ø51 (LIM) HEARING	7/12/23
⚠4	DS 22-Ø51 (LIM) HEARING	8/14/24
⚠5	APP 25Ø38 (LIM) NEIGHBORS REVS	5/21/25

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LIC#: 791539 CLASS: A/B

Drawing Title: WINDOW & DOOR SCHEDULES
Job Title: LIM RESIDENCE
Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project:	HC21ØØ7
Date:	9/25/2025
Drawn By:	AAP
Scale:	1/4"=1'-Ø"
Sheet	A10

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5 FRONT ELEVATION - VIEW FROM CASANOVA FACING EAST



5 REAR ELEVATION - VIEW FACING WEST

	Revision/Issue	Date
1	PSA 22-058 (LIM)	4/20/22
2	DS 22-051 (LIM) COMMENTS	10/24/22
3	DS 22-051 (LIM) HEARING	7/12/23
4	DS 22-051 (LIM) HEARING	8/14/24
5	APP 25038 (LIM) NEIGHBORS REVS	5/21/25

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LIC#: 791539 CLASS: A/B

Drawing Title: PROPOSED FRONT ELEVATION - 3D RENDERING

Job Title: LIM RESIDENCE

Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project:	HC2007
Date:	9/23/2025
Drawn By:	BG/AAP
Scale:	1/4"=1'-0"

Sheet: A11

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⚠5 STREETSCAPE - PROPOSED



STREETSCAPE - EXISTING

	Revision/Issue	Date
⚠1	PSA 22-058 (LIM)	4/20/22
⚠2	DS 22-051 (LIM) COMMENTS	10/24/22
⚠3	DS 22-051 (LIM) HEARING	7/12/23
⚠4	DS 22-051 (LIM) HEARING	8/14/24
⚠5	APP 25038 (LIM) NEIGHBORS REVS	5/21/25

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11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: STREETSCAPE ELEVATIONS

Job Title: LIM RESIDENCE

Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project: HC2107	Sheet A12
Date: 9/23/2025	
Drawn By: AAP	
Scale: 1/8"=1'-0"	

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

November 12, 2025
CONSENT AGENDA

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

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

Application:	**DS 25018 (Wong)**	**Applicant:**	Adam Jeselinck, Architect
APN:		**Owner:**	WONG IRA G & ELEANOR W TRS
Block & Lot:	Block 104, Parcel C		
Location:	Trail View 2 southeast of Flanders Way		

Recommendation:

Staff recommends the Planning Commission:

1. Adopt 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
2. Approving a Design Study Referral and associated 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.

Summary, Background, and Project Description:

The project site is a 10,359 square foot parcel located at Trail View 2 southeast of

Flanders Way in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay District, Park (P) Overlay District, and Beach and Riparian (BR) Overlay District. The building site was established in 1984 as part of a lot line adjustment (BA 84-23; Resolution 85-16 -refer to Attachment 2) between lots 18 – 25 of block 104 -approximately 60,000 square feet of land area.

The resulting action of the 1984 lot line adjustment redivided the land into four (4) new lots, as designated in the associated resolution as lot “A”, lot “B”, lot “C”, and lot “D”. Staff notes the associated parcel map lists the building sites as “Parcel” A – D, rather than “Lot” A-D, however, it is clear based on the context and findings these relate to the same building sites. The subject site was designed lot/parcel “C” with specific development regulations (Conditions of Approval) applied to the parcel (refer to Attachment 3).

As part of the initial (1984) approval, a negative declaration was also adopted as part of the Board of Adjustment’s decision which included a number of mitigations for development of the lots/parcel (refer to Attachment 4). (Note: at this point in time a “negative declaration” sometimes included mitigations. Today, this likely would be considered a “mitigated negative declaration”. The concept of the Mitigated Negative Declaration (MND) was added in 1993, through legislative amendments (Senate Bill 919 (Stats. 1993, Ch. 1131) and Assembly Bill 1888 (Stats. 1993, Ch. 1130)).)

The mitigations applicable relative to development include:

(From Initial Study:)

1. *Mission Trail Park:*
   a. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas: Parks or other recreational facilities: ***Yes***
   b. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?: ***Maybe***
   c. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?: ***Maybe***

Each of these questions relate to the potential visual impact of new housing construction as seen from within the park. The rear property lines of the new lots are contiguous to the park boundary. A hiking trail running through the park could be within the line-of-sight of new house construction if the building pads are located too near the park boundary. The topography of the proposed lots provide a natural division of each lot into an upland terrace near the proposed road and a lower terrace near the park boundary. The lower terrace is more heavily wooded with Oaks and Pines and these trees could provide a natural screen for the houses, if the houses are located on the upland portion (as proposed above, Section III). Limiting construction to on [one] *story could further protect the visual integrity of the park environment.*

Recommended Mitigations:

1. *Establish lot setbacks and building sites to prevent construction on the lower terrace. See conditions: B, C, D and E (1)*
2. *Limit building heights to eighteen (18) feet. See conditions: B, C, D and E (3)*
3. *Require maintenance of vegetation to serve as a screen for Mission Trail Park. Prohibit tree removal without Forestry Commission approval. See conditions: B, C, D and E (7) (5) See also conditions: B, C, D and E (6) (9)*

Other mitigations were discussed, however, are not directly related to new development, and/or are addressed in duplicate of the conditions that address the mitigations.

In 1986, the Planning Commission considered an amendment to the Conditions of Approval subject to the parcel (BA 86-86; Resolution 86-47 -refer to Attachment 2). The final Conditions of Approval stipulated for lot C are as follows (associated mitigations included as Conditions of Approval from negative declaration shown in **bold**):

1. **All setbacks shall be defined as follows:**
    1. **Side yard setbacks shall be three feet (3') in width.**
    2. ***Font Yard Setback: five feet. No structure shall exceed 15' in height within ten feet of the front property line.**
    3. ***The scenic easement on lot C shall constitute the rear yard setback for this lot as measured between the park boundary and the building area on lot C.**
2. Maximum site coverage shall be limited to 1,600 square feet.
3. ***All construction shall comply with the park overlay standards of the City's Local Coastal Plan.**
4. The property owner shall comply with all responsibilities and requirements as specified in the road maintenance and common area maintenance agreements that are approved by the City as part of the final parcel map.
5. **A scenic easement shall be granted to the City which shall exclude construction of any structures other than fences, garden benches or minimum walkways within said easement. Other structures may be permitted upon approval of the Planning Commission if they are required for the mitigation of environmental or safety hazards. The easement line shall commence at a point eight feet from the park boundary on the side property line abutting lot D and shall continue in a straight line across lot C to a point fifty feet from the park boundary on the side property line abutting lot B.**
6. **Construction of any new structure, construction of any modification to an existing structure which results in exterior change to the height, bulk or cubical content of said structure and construction of any improvements within the scenic easement shall require approval by the Design Review Board**. In considering such application, the Design Review Board shall**

address the following issues:

1. **Site drainage including run-off to surrounding properties and the potential for erosion.**
2. **Impacts on the privacy and enjoyment of surrounding properties.**
3. **Views of any proposed structures as seen from Mission Trails Park.**
4. **Consistency of the proposed development with the City's General Plan and Local Coastal Plan.**
5. **Preservation of the natural landform and vegetation.**
6. **Potential for disturbance of any archaeological resources.**
7. **No tree, determined by the City Forester to be significant, shall be removed without approval from the [Forest and Beach Commission]. In approving removals, the Commission may require replacement plants with specimen trees.**
8. No further subdivision of the parcel shall be permitted.
9. **An individual site plan shall be prepared at a scale of 1"=16' showing property lines, contour lines, significant vegetation, easements, site area, setbacks, and any on-site improvements prior to submittal of any plans for new construction.**
10. *At the time of construction of a new house on lot C, at least four Monterey Pines and two oak trees shall be planted within the scenic easement in locations that will improve the visual screening of the structures on the lot and the Serra Trail in Mission Trails Park.

* Original Condition amended/added by Resolution 86-47
**Ordinance 2009-07 returned all duties, powers, and responsibilities of the Design Review Board to the Planning Commission.

The applicant is proposing a 400 square foot 2nd story addition for an Accessory Dwelling Unit (ADU) to be located above an existing attached garage. This ADU application is before the Planning Commission as the applicant is proposing a new second story and in increase in building height over the 18' height limit (Carmel-by-the-Sea Municipal Code [CMC] section 17.20.100). Importantly, if the unit was proposed to be a one-story addition and below 18' tall, it would have been considered administratively. The project is before the Planning Commission the applicant has elected to pursue a project that meets the criteria for review by the Planning Commission as described in CMC section 17.20.100.

~~As staff is seeking the Commission's direction on this item, and no resolution has been prepared, staff has included place holders for conditions of approval within the discussion as "xx". This is intended to demonstrate and illustrate based on the discussion that a future condition of approval could/would be added to support this finding/discussion, should the Commission make findings for approval.~~

~~Staff is also recommending each commissioner tour the site from the park independently prior to the meeting. As part of the independent visit, staff recommends~~

~~walking the Sierra Trail (at a minimum), including past the project site, to compare the development pattern, screening, and massing when viewed throughout the park.~~

Staff Analysis:

Review Authority:

Unlike other ADU applications before the Planning Commission where the Commission is directed not to opine on the ADU, this ADU is under the review authority of the Planning Commission. In accordance with State ADU Law (Gov. Code § 66329):

> *Nothing in this article shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), except that the local government shall not be required to hold public hearings for coastal development permit applications for accessory dwelling units.*

CMC section 17.08.050.G.2.g reinforces this requirement by stating that ADU permits must remain consistent with the California Coastal Act and the City's certified Local Coastal Program (LCP), and that the City shall condition and modify ADU coastal development permits accordingly.

The City of Carmel-by-the-Sea is located entirely within the coastal zone and operates under a Certified Local Coastal Program (LCP), certified by the Coastal Commission on October 14, 2004. The LCP includes a Land Use Plan (LUP) and a Coastal Implementation Plan (CIP), which consists of the Carmel Zoning Code (Title 17 of the Municipal Code) and associated appendices.

While ADUs are typically reviewed by staff, the proposed project is located within the Park (P) Overlay District. The zoning code (CIP) requires Planning Commission review for certain projects in the Park Overlay, including those more than one story or taller than 18 feet (CMC section 17.20.100).

In addition, Gov. Code § 66321(b)(4)(D) specifies that attached ADUs are subject to the same local zoning height limitations that apply to the primary dwelling. In Carmel's R-1 District, CMC section 17.10.030.B establishes a one-story/18-foot height limit for properties in the Park Overlay, with any additional height requiring Planning Commission approval.

B. Height Limits. The following height standards apply to the R-1 district. Where conflicts between two or more of these stand the more restrictive limits shall apply.

Table 17.10-C: Maximum Height Standards

	R-1 District	R-1-BR District	R-1-PO District
Number of Stories Allowed	2	2	1*
Roof Height of First Story (in feet)	18	18	18
Plate Height of First Story (in feet)	12	12	12
Roof Height of Second Story (in feet)	24	18	24*
Plate Height of Second Story (in feet)	18	18	18*

* See CMC 17.20.100, Required Planning Commission Review, and CMC 17.20.110, Review Criteria.

As the applicant is proposing a new second story and an increase in building height over the 18-foot limit, the project is before the Planning Commission for review consistent with Government Code § 66329 and CMC section 17.08.050.G.2.g, as the review procedure aligns with the City's certified Local Coastal Program for requests involving additional height and/or stories within the Park Overlay. This is also supported by Condition of Approval #3 associated with Resolution 86-47. Moreover, if the development had been limited to one story and under 18 feet, the project would not have required Planning Commission review.

Archaeological Significance (AS) Overlay:
The purposes of the AS archaeological significance Overlay District are to implement the General Plan/Coastal Plan Land Use Plan and to:

A. Protect archaeological sites in Carmel that can provide evidence of the area's earliest human habitation, help to document the cultural history of the City, and are often highly significant to Native American descendants as burial grounds or because of their connection to sacred traditions.

B. Provide for the designation of archeological resources and establish explicit guidance for the protection of archeological resources, especially when they are subterranean.

C. Create a clear process and standards for evaluating projects that may affect archaeological resources, and for identifying appropriate measures to mitigate the effects of such projects.

In accordance with CMC section 17.20.020, the following standards shall apply to all building sites located in the AS district:

A. Applications for new construction or additions, alterations and remodels involving excavation of undisturbed earth shall include an Archaeological Resource Management Report, prepared pursuant to the guidelines established in CMC Section 17.32.060.

Staff Response: An Archaeological Resource Management Report (ARMR) dated April 25, 1985 was prepared for the area containing parcels A, B, C, and D, by Archaeological Consulting of Salinas, California. The result of the report was negative and the authors did not recommend any additional conditions or mitigations pertaining to Archaeological Resources. Notwithstanding, the City maintains a standard Condition of Approval for all projects (Condition of Approval #15) which requires:

Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.

Park Overlay:
The specific purposes of the park overlay district are to implement the General Plan/Coastal Plan Land Use Plan and to ensure that development of private property adjacent to parks and open spaces is compatible with their continued enjoyment. It is the intent of these regulations to protect park resources from the visual and physical impacts that may be associated with development of private property near designated parklands, to enhance the public enjoyment of parks and to preserve the habitat values of parks (CMC section 17.20.070).

In accordance with CMC section 17.20.090, the following standards regulating construction activity and use shall apply to all building sites located in the park overlay district:

A. The site design must include a drainage plan that is adequate to prevent erosion and excess runoff as determined by the Building Official. The site shall be connected to the sanitary sewer system.

Staff Response: In addition to CMC section 17.20.090.A, Condition of Approval #6a that approved the subdivision requires submittal of a drainage plan for all new development. Staff has informed the applicant of the municipal code requirement; however, a drainage plan was not included with the current submission. In

correspondence, the applicant has indicated that drainage features (e.g., replacement of gutters and downspouts) have been added to the plans. While these features are noted, they do not meet the standards for an engineered drainage plan required by CMC section 15.18 and SOG 17-07.

~~The Commission may consider whether it is necessary to review the full scope of the proposed drainage improvements at this stage.~~

If the Commission chooses to approve the project, Condition of Approval #24 requires that a drainage plan consistent with SOG 17-07 be included in the building permit submittal. The Building Official has confirmed that a drainage plan is required; however, the plan would be limited to addressing the proposed new improvements, unless the applicant voluntarily elects to expand the system further.

A Condition of Approval (#31) has also been included stating that the ADU be connected to the sanitary sewer.

B. No tree shall be removed within the park overlay district without written approval from the City Forester regardless of whether the removal is associated with construction activities.

Staff Response: One ornamental tree would be required to be removed to accommodate the entrance ramp into the proposed ADU. A tree removal permit has yet to be applied for the removal of the ornamental tree. No other trees are proposed to be removed. Should the Commission move to approve the project, Condition of Approval #32 states, prior to issuance of a building permit, the applicant shall apply for an obtain a tree removal permit for the removal of the ornamental tree within the front setback.

C. All proposed construction must maintain a setback of at least 15 feet from any property line that also constitutes a park boundary. However, this special setback shall not apply to property across the street from a park. The Planning Commission may modify other setbacks through the design review process to provide flexibility for properties unreasonably restricted by this required park setback.

Staff Response: The project meets this standard. The existing scenic easement establishes a rear setback greater than 15 feet from the property line adjacent to the park boundary. No development is proposed within the Scenic easement.

D. When any construction activity is proposed on a site in the park overlay district, the site design shall include a landscaping plan in accordance with CMC Chapter 17.34, Landscaping.

Staff Response: CMC section 17.34.090.A establishes landscape standards for sites in the park overlay:

1. CMC section 17.34.090.A.1: *New native trees or other significant native vegetation shall be planted between the buildings on the site and the adjoining parklands when such vegetation would enhance the visual resources of the park by screening the buildings from public view, and when there is adequate space available to make such landscaping practical.*

Staff Response: As assessed from the story poles, and viewed from the park, additional landscaping would enhance the visual resources of the park. As assessed from the site, there is adequate space available to make landscaping practical.

The applicant has proposed to plant one oak tree outside of the scenic easement at the rear of the property. Based on staff's assessment during a site visit, this tree would do little to enhance the visual resources of the park, and trees and/or landscaping are better suited to be planted within the scenic easement to screen a larger portion of the building/structure.

The views of the existing structure and story poles, as seen from the park, indicate that additional landscaping would enhance the visual resources of the park, and there is adequate space on site to accommodate new plantings. While the proposed planting of an oak tree provides some benefit, planting within the scenic easement would be more effective in screening the building from public viewpoints. Trees planted farther from the structure would result in more significant screening as they would intercept a wider sightline. This approach would better reduce the building's overall visibility from the park.

Condition of Approval #10 associated with Resolution 86-47 required at least four Monterey Pines and two oak trees to be planted within the scenic easement in locations that will improve the visual screening of the structures on the lot and the Serra Trail in Mission Trails Park.

Staff recommends that prior to building permit issuance, a tree inventory be undertaken on the site by a qualified professional consistent with the requirements of BA 86-86, Resolution 86-47, Condition of Approval #9, specifically within the area of the scenic easement. Should the existing number of trees within the easement be less than four Monterey Pines and two oaks, staff recommends the required planting be, at a minimum, the difference in the total number of trees to bring the site up to this density. If the field survey finds the site maintains the previously required tree planting requirement, staff recommends ~~additional planting~~at least two trees (either oaks or pines) be planted ~~within the scenic easement~~at the rear portion of the site between the existing residence and the park to further enhance the visual resources of the park by screening the building(s) from public view. Staff's recommendation has been included as Condition of Approval #33. The Commission could also consider an alternative tree planting requirement which supports this finding.



Figure 1. Area of Scenic easement at rear of site.

2. At least 75 percent of all landscaped areas on the property visible from the park shall be planted with drought-tolerant and/or native species. Areas of the site adjacent to parklands shall be landscaped and designed to establish a natural transition to the parkland vegetation. Trees approved for removal shall be replaced by two or more native specimen trees listed in the forest management plan preferably on-site or, if necessary, in the adjoining park as determined by the City Forester. Invasive species shall be removed if currently established.

Staff Response: While a landscape plan was not provided showing the area between the park and project site, a field observation shows a primarily natural state. No landscape alterations are proposed to the site between the park and the site other than the planting of new native trees, as described above.

In accordance with CMC section 17.20.110.A.3, *Projects Exceeding the Limits on Number of Stories and/or Height*, approvals granted under this section shall not violate any height limits established for the property by the underlying zoning district or any other overlay districts. In granting approval for these increases, the Commission shall make the following findings:

A. That due to the topography of the site relative to the adjoining park or open space land, the proposed building would not exceed the height or bulk of an 18-foot one-story structure built on a site at the same grade as the adjoining park or that topography and height are irrelevant because of the location of the building on the site avoids view of the buildings from the park.

Staff Analysis:

- *…the proposed building would not exceed the height or bulk of an 18-foot one-story structure built on a site at the same grade as the adjoining park…*
    - The adjoining park sits well below the existing site and proposed addition.

Using a topographic map on file with the city, staff estimates the adjoining park is at an elevation point of approximately 110' (above sea level) and grade at the mid-point of the existing garage is approximately 140'. The location of the proposed addition and adjoining park are not at the same grade with the addition being more than 18' above the park's elevation. The increase in height cannot be granted under this criteria.

- *…that topography and height are irrelevant because of the location of the building on the site avoids view of the buildings from the park.*
    - Based on General Plan/Land Use Plan guidance, the Coastal Resource Management Element provides the following:
        - **Goal G5-3** *Protect, conserve and enhance the unique natural beauty and irreplaceable natural resources of Carmel and its Sphere of Influence, including its biological resources, water resources, and scenic routes and corridors. (LUP)*
            - ***Objective O5-8*** *Protect, conserve and enhance designated open space, the urban Monterey pine forest, beach and shoreline, the sensitive habitats and the hillside areas, and acquire additional open space as deemed appropriate. (LUP)*
                - ***Policy P5-44*** *Maintain a Park Overlay District to ensure that development of private property adjacent to parks and open spaces is compatible with their continued enjoyment. (LUP)*

As assessed by the story poles, the proposed addition is visible from the park. Views of the new addition are not avoided and results in the appearance of a new second story above the north side of the residence.

While the story poles demonstrate that the proposed second story is visible from portions of the park, the City's zoning code and prior conditions of approval (Resolution 86-47, Condition #10) specifically require landscaping within the scenic easement to minimize these view impacts. CMC section 17.34.090.A.1 reinforces this requirement by mandating that new native trees or significant vegetation be planted between development and adjoining parklands when such planting would enhance visual resources by screening the buildings from public view.

Therefore, although the current visibility of the story poles indicates that the addition is seen from the park, the project, as conditioned, would substantially reduce or eliminate these views over time. With implementation of these landscaping conditions and proper maintenance of the vegetation, the building's location on the uphill portion of the lot, combined with vegetative screening, would avoid views of the structure from the park consistent with the intent of the Park Overlay standards.

On this basis, the Planning Commission could elect to find that topography and height are rendered "irrelevant" because the ultimate condition of the site, with required screening vegetation in place, avoids significant public views of the addition from the park.

The Planning Commission must balance the General Plan and Land Use Plan directives to protect and enhance public views and natural resources. Based on the story poles, the Commission may determine that the project's visibility from Mission Trail Park is inconsistent with the applicable requirements as the request for the increase in height and resulting new development would be visible from the park. Therefore, the Commission could deny or require modification of the addition. Alternatively, the Commission could find that, with implementation of the required landscaping and tree planting conditions, or other findings and conditions, the project is consistent with the Park Overlay standards.



Figure 2. Proposed west elevation.



Figure 3. West elevation viewed from park (Sierra Trail). Also refer to Figure 2, above.



Figure 4. Alternative view of west elevation viewed from park (Sierra Trail). Also refer to Figure 2, above.

1. That those portions of the building visible from the park will exhibit a human scale and residential character through the use of simple building forms and natural materials that will not detract from the enjoyment of the park or open space by the public.

   Staff Analysis: When compared to the existing structure, the addition maintains a human scale and residential character through the use of simple building forms and natural materials. In staff's opinion, the use of multiple materials, however, detracts from the enjoyment of the park by creating an uncomplimentary design. The overall design of the structure would be more consistent with the Residential Design Guidelines with a uniform finish.

   As proposed, the elevator addition on the rear would be finished with shingles, as well as a shingled "skirt" which wraps around the new 2nd floor balcony; whereas the remainer of the addition is proposed to be finished with stucco. Staff recommends a consistent finish throughout. While Design Guideline 9.4 discusses the "street façade," in this case the view from the park should be equally considered.

   > ***Residential Design Guideline 9.2*** *Keep building forms, materials and details simple and visually restrained.*
   >
   > - *Building forms, materials and details that contrast strongly within a single building or with neighboring buildings are discouraged.*
   > - *Design features that increase the visual prominence of the building should be avoided.*
   > - *Avoid visual complexity. Too many different materials or excessive details create a busy appearance and should be simplified.*

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

- *When design details and surface materials are selected they should be used throughout the full exterior of the building to maintain consistency. Avoid the application of special materials or design treatments to just the street facade.*

Beach and Riparian (BR) Overlay District:
The purpose of the beach and riparian overlay district is to provide review standards applicable to public and private property development located near public beach lands to ensure that proposed development is compatible with the public enjoyment of the City's coastal resources and with the California Coastal Act.

While the subject property is not located near public beach lands, the project site is located within 100-feet of a stream, a riparian habitat. The Beach and Riparian Overlay district shall be coterminous with the California Coastal Commission's coastal development permit appeal jurisdiction and shall include all public and private property, wholly or in part, within the boundaries of the appeal jurisdiction described in CMC section 17.54.020.

In accordance with CMC section 17.20.160, the following standards shall be used by decision-making bodies in approving or denying a coastal development permit in the beach and riparian overlay district. The regulations in subsection (A) of this section apply to all properties in the overlay district. The regulations in subsection (B) of this section apply to only those properties in the overlay district located west of Carmelo or North San Antonio Avenue. No building permit for any development, as defined in CMC Chapter 17.70, including but not limited to new construction, additions, exterior alterations or change in land use shall be approved unless a coastal development permit is approved taking into consideration all of the following as may be appropriate to the scope of the project.

The project is not located west of Carmelo or North San Antonio Avenue, therefore subsection B does not apply. The findings for subsection A are listed below.

1. Regulations Applicable to All Properties in the Overlay District.

    1. **View Protection.** Permitted development shall be sited and designed to protect public views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of the surrounding areas, and where feasible, to restore and enhance visual quality in visually degraded areas, while ensuring the private property owner reasonable development of the land.

        Staff Analysis: The project does not propose the alteration of natural landforms, and any

grading is anticipated to be minimal to support access to the proposed development and drainage improvements, as the scope of work is limited to a new second story addition above an existing garage.

As discussed in the landscaping section above, staff is recommending a tree inventory be undertaken on the site within the area of the scenic easement to confirm compliance with past planting requirements and to identify opportunities for additional tree planting that would improve visual screening and restore visual quality in areas where trees or screening have been lost over time.

2. **Location.** All development shall be located and designed to avoid conflict with recreational use of any adjacent public property or conflict with coastal resources.

   Staff Analysis: The proposed development is not anticipated to conflict with recreational uses. The Coastal Access and Recreation Element of the General Plan/Land Use Plan primarily focus on Coastal (Beach) access and recreation. While Mission Trail Nature Preserve is specially designated as a city park in this element, there are no policies that specifically address the park.

   The Mission Trail Master Plan describes the park as open to the public for passive recreational use. Primary uses include hiking, jogging, birding and relaxation in a quite natural setting. [Five entrances] lead to a series of trails meandering throughout the preserve. These series of trails exceeds three miles in length and is intended for foot traffic only.

   Provided landscaping is planted within the easement, or otherwise, as previously discussed and conditioned (#33), the proposed development is not anticipated to conflict with adjacent public uses.

3. **Design Compatibility.** All development shall be compatible in design with existing buildings in the area for the purpose of protecting the neighborhood character and consistent with the R-1 design guidelines established in CMC section 17.10.010.

   Staff Analysis:

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

   The project retains existing significant trees and avoids impacts to established root systems. Landscaping within the scenic easement, as required by Condition of Approval #33 would further reinforce the forested character of the site and enhance site visible from Mission Trail Park.

   Furthermore, this approval does not authorize the removal of any landscaping or vegetation visible from the adjacent park. Removal of landscaping or vegetation is

subject to the permitting requirements described in CMC section 17.20.220.E.2 and is not authorized as part of this approval.

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

The proposed second-story ADU addition is sited above the existing garage. There is a new deck at the rear of the proposed ADU which faces east, toward the park. The proposed deck does not appear to result in any adverse privacy or view impacts to adjacent property owners. However, the addition and deck would be visible from the park potentially resulting in a view impact from a "natural feature", as discussed elsewhere in this report.

Mass/Bulk and Building/Roof Form: Residential Design Guidelines 7.1 through 7.7 encourages a building's mass to relate to the context of other homes nearby; minimize the mass of a building as seen from the public way or adjacent properties; and, relate to a human scale in its basic forms. Residential Design Guidelines 8.1 through 8.5 encourages traditional building forms; using restraint with variations in building planes; using simple roof forms that are in proportion to the scale of the building; and, roof eave lines that are low in scale. Guideline 8.3 states to *"limit the number of subordinate attachments, such as dormers, to avoid cluttered design."*

The proposed addition is effectively square and proposed to be located above the existing garage. The variations in the building plans are limited to a bay window which projects out over the garage door and driveway and the elevator enclosure that project onto the east facing balcony. The roof is proposed to be pitched at 4:12 throughout and is primarily a hipped form with gabled elements integrated at the entry facing west and over the elevator at the rear.

While the project appears to meet the design guidelines pertaining to mass and bulk and building and roof form, the Commission must also weigh the zoning code requirements to allow for such addition at this height as described in the Park (P) Overlay section.

***Finish Details*:**

Discussion from September 10th hearing: The addition is proposed to primarily be stucco with a shingled roof. The plans do not specifically identify the shingle material, however, staff presumes the material is composition shingle and not a cedar (or similar) shingle. The window schedule identifies new wood windows throughout.

As previously noted, the proposed elevator addition on the rear would be finished with shingles, as well as a shingled "skirt", which wraps around the new 2nd floor balcony; whereas the remainer of the addition is proposed to be finished with stucco. Staff recommends a consistent finish throughout. While Design Guideline 9.4 discusses the

"street façade," in this case the view from the park should be equally considered.

Residential Design Guideline 9.2 *Keep building forms, materials and details simple and visually restrained.*

- *Building forms, materials and details that contrast strongly within a single building or with neighboring buildings are discouraged.*
- *Design features that increase the visual prominence of the building should be avoided.*
- *Avoid visual complexity. Too many different materials or excessive details create a busy appearance and should be simplified.*

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

- *When design details and surface materials are selected they should be used throughout the full exterior of the building to maintain consistency. Avoid the application of special materials or design treatments to just the street facade.*

It is staff's determination that a consistent material for the addition would be more compliant with the residential design guidelines cited above.

The Applicant has revised the project based on the discussion at the previous hearing such that the material on the proposed 2nd level is now a consistent material.

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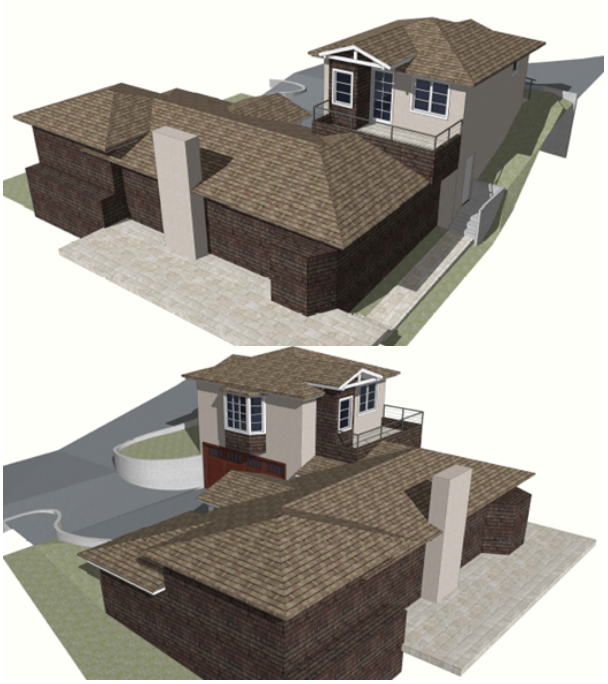


Figure 5. Renderings from previous hearing

The Applicant has revised the project based on the discussion at the previous hearing such that the material on the proposed 2nd level is now a consistent material.

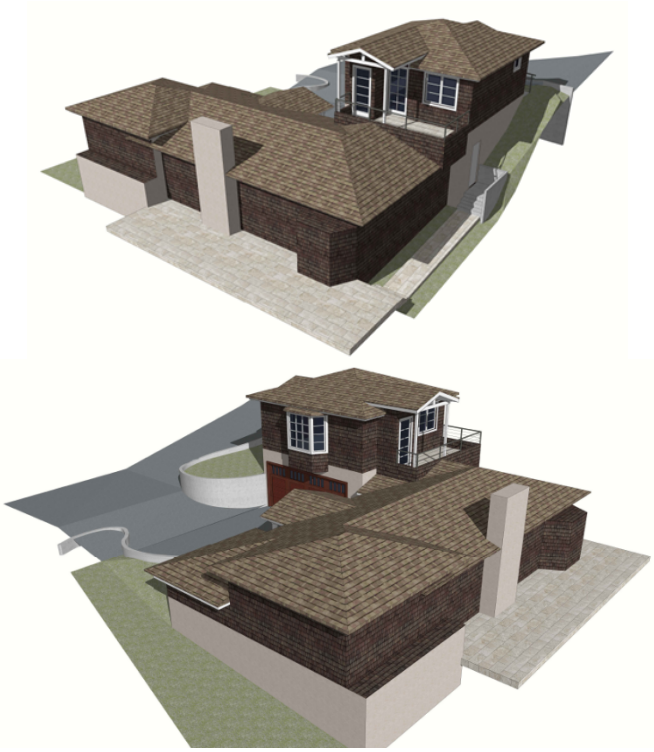


Figure 6. Revised Renderings

4. **Review of City Needs**. The property has been reviewed for potential acquisition and the review indicated the City has no need to acquire the property.

   Staff Analysis: A scenic easement has already been dedicated across the rear portion of the property. No further encumbrance is necessary.

5. **Utilities**. All utilities connecting the development to the source in the public rights-of-way shall be placed underground.
   Staff Analysis: The project has been conditioned accordingly; Condition of Approval #31.

6. **Sewer Services**. The property shall be connected to the sanitary sewer system upon issuance of the permit. Alternatively, the Planning Commission may authorize an area-wide agreement among several adjacent properties (executed through no-protest agreements) for future connection to the sanitary sewer if the infrastructure for a single connection would place an undue burden on a single property owner.

   Staff Analysis: Refer to discussion in the Park Overlay section, above. The project has been conditioned accordingly; Condition of Approval #31.

7. **Drainage**. A drainage system shall be provided for all new development to minimize erosion, minimize runoff, and to infiltrate and filter stormwater prior to conveyance off-site.

   Staff Analysis: Refer to discussion in the Park Overlay section, above. The project has been conditioned accordingly; Condition of Approval #24.

8. **Projects on Irregularly Shaped Lots or Lots Larger Than 8,000 Square Feet**. On those lots that are irregular in shape or that exceed 8,000 square feet in area, the Planning Commission shall establish setbacks that are appropriate for the property and that are consistent with the purposes of the beach and riparian overlay district. Where a large lot size creates an opportunity to establish significantly increased setbacks from adjoining beach lands, and the topography or shape of the site allow sufficient area to build away from the beach, the Planning Commission may designate larger setbacks for the property that preserve an open space buffer adjacent to the beach while providing a reasonable area to build elsewhere on the property.

   Staff Analysis: Setbacks were established as part of Resolution 86-47. Within the context of this finding, it is staff's interpretation that the "beach" also refers to the adjacent park which contains a riparian habitat, as demonstrated by the scenic easement being established as the rear setback line for the site.

Additional Project Components: As discussed in the September 10, 2025 report, ~~A~~as part of the proposal, the applicant includes an elevator that would provide internal circulation between the primary dwelling and the ADU. Staff identified this feature inconsistent with the City's zoning code, which is part of the certified Local Coastal Program and implemented under Government Code § 66329.

CMC sections 17.08.050.H.2 and 17.70 define a single-family dwelling, in part, by full internal interaccessibility. In contrast, CMC sections 17.08.050.G and 17.68.030 define an ADU as an independent dwelling unit, separate in use and configuration from the primary dwelling. Creating interaccessibility between the units, whether by door, elevator, or similar means, causes the ADU to functionally remain part of the single-family dwelling. To contrast, a Junior Accessory Dwelling Unit (JADU) is constructed within the walls of a single-family dwelling and may circulate into the primary dwelling.

In this case, interaccessibility creates two conflicts: (1) it results in a second kitchen within the single-family residence, which is inconsistent with the definition of a single-family dwelling (CMC section 17.68.030); and (2) it causes the primary dwelling (including the ADU area) to exceed the allowable floor area for the site.

Although CMC section 17.08.050.G.2.c requires ADUs to comply with the development standards of the underlying zoning district, the City has, for the past five years (or so), allowed exceptions to floor area ratio in accordance with Government Code § 66321(b)(3). This exception has consistently been applied with the understanding that ADUs must function as independent units rather than

extensions of the primary dwelling. In other words, an attached ADU should function as independently as a detached ADU, with no means of passage between the primary dwelling and the ADU.

A strict application of the zoning code and Local Coastal Program would not permit additional floor area, eliminating the issue of interaccessibility. The challenge arises when applicants attempt to use the ADU floor area allowance to create larger additions that resemble expanded single-family homes rather than an independent dwelling unit. The City's intent in allowing, incentivizing, and encouraging ADUs is to create independent living opportunities that expand the community's housing stock and not to provide a means of exceeding the maximum size of single-family residences.

Based on the discission at the September 10, 2025, and direction from the Planning Commission, the applicant has eliminated the internal circulation (interaccessability) and the elevator now exits to the exterior deck as opposed to the interior of the unit.

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. Persuant to CEQA guideline section 15301, examples of Class 1 projects include, but are not limited to, *"(e) 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."*

The project consists of the addition of new 400 square foot 2nd-story attached accessory dwelling to an existing 1,808 square foot single family dwelling, which is less than 50% of the floor area of the structure before the addition. Government Code Section 66319 finds that an accessory dwelling unit is an accessory use or building. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachments:

1. Attachment 1 - Resolution
2. Attachment 2 - Use Permits UP 86-86 and UP 84-23
3. Attachment 3 - Maps and Surveys
4. Attachment 4 - Initial Study and Negative Declaration (B.A 84-23, September 1984)
5. Attachment 5 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2025-xx-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THE PROJECT QUALIFIES AS A CLASS 3 CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELNES SECTION 15301 AND NONE OF THE EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 CAN BE MADE IN THIS CASE, AND APPROVING A DESIGN STUDY REFERRAL AND ASSOCIATED 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

WHEREAS, on March 3, 2025, Adam Jeselnick, Architect ("Applicant") submitted an application on behalf of WONG IRA G & ELEANOR W TRS ("Owner") requesting approval of Design Study and Coastal Development Permit application DS 25018 (Wong) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 10,359-square-foot site located at Trail View 2 southeast of Flanders Way in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay District, Park (P) Overlay District, and Beach and Riparian (BR) Overlay District; and

WHEREAS, the building site was established in 1984 as part of a lot line adjustment (BA 84-23; Resolution 85-16 between lots 18 – 25 of block 104 -approximately 60,000 square feet of land area; and

WHEREAS, the resulting action of the 1984 lot line adjustment redivided the land into four (4) new lots, as designated in the associated resolution as lot "A", lot "B", lot "C", and lot "D". The subject site was designed lot/parcel "C" with specific development regulations (Conditions of Approval) applied to the parcel; and

WHEREAS, as part of the initial (1984) approval, a negative declaration was also adopted as part of the Board of Adjustment's decision which included a number of mitigations for development of the lots/parcel; and

WHEREAS, in 1986, the Planning Commission considered an amendment to the Conditions of Approval subject to the parcel (BA 86-86; Resolution 86-47); and

WHEREAS, the applicant is proposing a 400 square foot 2nd story addition for an Accessory Dwelling Unit (ADU) to be located above an existing attached garage; and

WHEREAS, the ADU application was considered by the Planning Commission as the applicant is proposing a new second story, and in increase in building height over the 18' height limit (Carmel-by-the-Sea Municipal Code [CMC] section 17.20.100). If the unit was proposed to be a one-story addition and below 18' tall, it would have been considered administratively. The project was before the Planning Commission the applicant has elected to pursue a project that meets the criteria for review by the Planning Commission as described in CMC section 17.20.100; and

WHEREAS, a Coastal Development Permit is required for the project in accordance with CMC Section 17.52.090; and

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

WHEREAS, on September 10, 2025, the Planning Commission motion to adopt a resolution of intent to approve the proposed project and directed staff to prepared a resolution for approval; and

WHEREAS, on October 31, 2025, a notice of public hearing was published in the Carmel Pine Cone for the September 10, 2025, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before November 2, 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 November 9, 2025, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on November 12, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

WHEREAS, the Planning Commission found that pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Class 1) – Existing Facilities, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

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

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

FINDINGS REQUIRED FOR DESIGN STUDY ACCEPTANCE (CMC SECTION 17.58)

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

CMC Section 17.58.060.B – Findings for Design Review Approval	**YES**	**NO**
1. Conform to the applicable policies of the General Plan and the Local Coastal Program	✓	
2. Comply with all applicable provisions of this code; and	✓	
3. Are consistent with applicable adopted design review guidelines.	✓	
CMC Section 17.58.060.C – Additional Findings for Design Study Approval		
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.	✓	
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.	✓	
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.	✓	
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 a minimum of six feet from significant trees.		

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

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case and **APPROVE** a Design Study Referral and associated 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, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Coastal Development Permit and Design Study (DS 25018, Wong) authorizes 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, as depicted in the plans approved by City of Carmel-by-the-Sea Planning Commission on November 12, 2025 unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district, and all applicable overlay districts. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void.

	Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 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.	**Aluminum-Clad Wood Frame Windows and Doors.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved aluminum-clad wood windows and doors. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.
13.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
14.	**Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.

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

	Commission.
22.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • 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.
23.	**Foundation Work Near Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
	Environmental Compliance Conditions
24.	**Drainage Plan.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum,

	new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
25.	**BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
26.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
27.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
	Special Conditions
28.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit 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.
29.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.
30.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.
31.	**Utilities and Sewer.** All utilities connecting the development to the source in the public rights-of-way shall be placed underground. The property shall be connected to the sanitary sewer system upon issuance of the permit.
32.	**Tree Removal Permit.** Prior to issuance of a building permit, the applicant shall apply for an obtain a tree removal permit for the removal of the ornamental tree within the front setback. The tree shall not be removed until the permit has received appropriate action.
33.	**Tree Inventory and Planting.** Prior to building permit issuance, a tree inventory shall be undertaken on the site by a qualified professional consistent with the requirements of BA 86-86, Resolution 86-47, Condition of Approval #9, specifically within the area of the scenic easement. The inventory shall document all significant landscaping and vegetation. Should the existing number of trees within the easement be less than four (4) Monterey Pines and two (2) oaks, staff recommends the required planting be, at a minimum, the difference in the total number of trees to bring the site up to this density (example: survey finds 2 pines and 2 oaks – required planting is 2 pines). If the field survey finds the site maintains the previously required tree planting requirement within the easement, staff recommends at least two (2) additional trees (any combination of oaks and Monterey Pines) be planted at the rear portion of the site between the existing residence and the park to further enhance the visual resources of the park by screening the building(s) from public view. Trees should be planted a minimum of 30-feet from the rear property line. The trees shall be, at

	a minimum, a 15 gallon container or a 24" box. Should any of the trees die within 5 years, a new replacement tree of the same size and species shall be planted on site as a replacement.
34.	**Resource Protection during Construction.** Except for the planting of trees described in Condition #33, no construction activity is permitted in the Scenic Easement. Temporary wire mesh fencing shall be placed along the scenic easement prior to construction, and protected areas shall not be used by workers or for the storage of machinery or materials. Inspections for compliance shall occur prior to and during construction.

*Acknowledgement and acceptance of conditions of approval.

_____ _____ _____
Property Owner Signature Printed Name Date

_____ _____ _____
Applicant Signature Printed Name Date

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 12th day of November, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____
Michael LePage Shelby Gorman
Chair Planning Commission Secretary

CITY OF CARMEL-BY-THE-SEA

PLANNING COMMISSION

RESOLUTION NO. 86-47

A RESOLUTION GRANTING AN AMENDMENT TO CONDITIONS OF APPROVAL FOR A RE-SUBDIVISION OF PROPERTY IN THE R-1 LAND USE DISTRICT

UP 86-86
Hugh and Martha Gottfried
Off of Flanders
Block 104, pt. lots 18-25

THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA DOES RESOLVE:

1. That the Planning Commission did study a request for amendments to conditions of approval.

2. That the Commission adopted amendments as set forth in Exhibit "A".

3. That the full text of the conditions, as amended, applicable to further development on lots A, B, C and D in the re-subdivision are set forth in Exhibit "B".

4. That, if not appealed, this Resolution becomes effective on July 7, 1986.

PASSED AND ADOPTED by the Planning Commission of the City of Carmel-by-the-Sea this 25th day of June, 1986 by the following roll call vote:

AYES: COMMISSIONERS: Brown, Dahlstrand, Hicks, Roberts and White

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Ramsey and Keeble

Ken White
Chairman of said Commission

Attest:

Anne Clothier
Secretary thereof

EXHIBIT A

Issues Resolved on May 28, 1986

1. The height limits on lots A and D shall be raised from eighteen feet to twenty-four feet.

2. The original conditions for development establishing a height limit of eighteen feet on lots B and C shall be replaced by the following text:

> "All construction on this lot shall comply with the park overlay standards established in the City's Local Coastal Program."

Lot B

1. The front yard setback for lot B shall be reduced from fifteen feet to ten feet as measured from the property line abutting the private road easement and the buildable area of the lot.

2. The scenic easement on lot B shall constitute the rear yard setback for this lot as measured between the park boundary and the buildable area on lot B. The scenic easement shall extend across the full width of the lot and shall be fifty feet in depth as measured from the rear lot line abutting the park boundary.

3. At the time of construction of a new house on lot B, at least four Monterey Pines and two oak trees shall be planted within the scenic easement in locations that will improve the visual screening of the structures on the lot and the Serra Trail in Mission Trails Park.

Lot C

1. The front yard setback for lot C shall be reduced from ten feet to five feet as measured from the property line abutting the private road easement and the buildable area of the lot. No structure shall be constructed that would exceed fifteen feet in height above existing grade, within ten feet of the front property line.

2. The scenic easement on lot C shall constitute the rear yard setback for this lot as measured between the park boundary and the buildable area on lot C. The easement line shall commence at a point eighty feet from the park boundary on the side property line abutting lot D and shall continue in a straight line across lot C to a point fifty feet from the park boundary on the side property line abutting lot B.

3. At the time of construction of a new house on lot C, at least four Monterey Pines and two oak trees shall be planted within the scenic easement in locations that will improve the visual screening of the structures on the lot and the Serra Trail in Mission Trails Park.

EXHIBIT B

The following development regulations shall apply to lot A:

1. All setbacks from all roads and adjacent properties shall be ten feet in width.

2. Maximum site coverage shall not exceed twenty-five per cent of the total parcel size.

3. The maximum height of any structure shall not exceed twenty-four feet above natural or existing grade.

4. The property owner shall comply with all responsiblities and requirements as specified in the road maintenance and common area maintenance agreements that are approved by the City as part of the final parcel map.

5. All nonconformities on the site, created by approval of the final parcel map, shall be eliminated within twenty-four months of approval of the final map.

6. Construction of any new structure, construction of any modification to an existing structure which results in exterior change to the height, bulk or cubical content of said structure and construction of any improvements within the scenic easement shall require approval by the Design Review Board. In considering such application, the Design Review Board shall address the following issues:

   a. Site drainage including run-off to surrounding properties and the potential for erosion.

   b. Impacts on the privacy and enjoyment of surrounding properties.

   c. View of any proposed structures as seen from Mission Trails Park.

   d. Consistency of the proposed development with the City's General Plan and Local Coastal Plan.

   e. Preservation of the natural landform and vegetation.

   f. Potential for disturbance of any archaeological resources.

7. No tree, determined by the City Forester to be significant, shall be removed without approval from the Forestry Commission. In approving such removals, the Commission may require replacement plantings of specimen trees.

8. Automobile access to the site shall be limited to one driveway which shall be located on the private road.

9. No further subdivision of this parcel shall be permitted.

10. An individual site plan shall be prepared at a scale of 1" = 8' showing property lines, contour lines, significant vegetation, easements, site area, setbacks and any on-site improvements prior to submittal of any plans for new construction.

The following development regulations shall apply to lot B:

1. All setbacks shall be defined as follows:

   a. Side yard setbacks shall be five feet in width.

   b. The front yard setback shall be ten feet in depth.

   c. The scenic easement described hereinbelow shall constitute the rear yard setback for this lot.

2. Maximum site coverage shall not exceed twenty-five per cent of the total area of the parcel.

3. All construction shall comply with the park overlay standards of the City's Local Coastal Program.

4. The property owner shall comply with all responsibilities and requirements as specified in the road maintenance and common area maintenance agreements that are approved by the City as part of the final parcel map.

5. A scenic easement shall be granted to the City which shall exclude construction of any structures other than fences, garden benches or minimum walkways within said easement. Other structures may be permitted upon approval of the Planning Commission if they are required for the mitigation of environmental or safety hazards. This easement shall extend across the full width of the lot and shall be fifty feet in depth as measured from the rear lot line abutting the park boundary.

6. Construction of any new structure, construction of any modification to an existing structure which results in exterior change to the height, bulk or cubical content of said structure and construction of any improvements within the scenic easement shall require approval by the Design Review Board. In considering such application, the Design Review Board shall address the following issues:

   a. Site drainage including run-off to surrounding properties and the potential for erosion.

   b. Impacts on the privacy and enjoyment of surrounding properties.

   c. View of any proposed structures as seen from Mission Trails Park.

   d. Consistency of the proposed development with the City's General Plan and Local Coastal Program.

e. Preservation of the natural landform and vegetation.

f. Potential for disturbance of any archaeological resources.

7. No tree, determined by the City Forester to be significant, shall be removed without approval from the Forestry Commission. In approving such removals, the Commission may require replacement plantings with specimen trees.

8. No further subdivision of this parcel shall be permitted.

9. An individual site plan shall be prepared at a scale of 1" = 16' showing property lines, contour lines, significant vegetation, easements, site area, setbacks and any on-site improvements prior to submittal of any plans for new construction.

10. At the time of construction of a new house on lot B, at least four Monterey pines and two oak trees shall be planted within the scenic easement in locations that will improve the visual screening of the structures on the lot as viewed from the Serra Trail in Mission Trails Park.

The following development regulations shall apply to lot C:

1. All setbacks shall be defined as follows:

a. Side yard setbacks shall be three feet in width.

b. Front yard setback: five feet. No structure shall exceed 15' in height within ten feet of the front property line.

c. The scenic easement on lot C shall constitute the rear yard setback for this lot as measured between the park boundary and the buildable area on lot C.

2. Maximum site coverage shall be limited to 1,600 square feet.

3. All construction shall comply with the park overlay standards of the City's Local Coastal Plan.

4. The property owner shall comply with all responsibilities and requirements as specified in the road maintenance and common area maintenance agreements that are approved by the City as part of the final parcel map.

5. A scenic easement shall be granted to the City which shall exclude construction of any structures other than fences, garden benches or minimum walkways within said easement. Other structures may be permitted upon approval of the Planning Commission if they are required for the mitigation of environmental or safety hazards. The easement line shall commence at a point eighty feet from the park boundary on the side property line abutting lot D and shall continue in a straight line across lot C to a point fifty feet from the park boundary on the side property line abutting lot B.

6. Construction of any new structure, construction of any of any

modification to an existing structure which results in exterior change to the height, bulk or cubical content of said structure and construction of any improvements within the scenic easement shall require approval by the Design Review Board. In considering such application, the Design Review Board shall address the following issues:

a. Site drainage including run-off to surrounding properties and the potential for erosion.

b. Impacts on the privacy and enjoyment of surrounding properties.

c. View of any proposed structures as seen from Mission Trails Park.

d. Consistency of the proposed development with the City's General Plan and Local Coastal Plan.

e. Preservation of the natural landform and vegetation.

f. Potential for disturbance of any archaeological resources.

7. No tree, determined by the City Forester to be significant, shall be removed without approval from the Forestry Commission. In approving such removals, the Commission may require replacement plantings with specimen trees.

8. No further subdivision of this parcel shall be permitted.

9. An individual site plan shall be prepared at a scale of 1" = 16' showing property lines, contour lines, significant vegetation, easements, site area, setbacks and any on-site improvements prior to submittal of any plans for new construction.

10. At the time of construction of a new house on lot C, at least four Monterey pines and two oak trees shall be planted within the scenic easement in locations that will improve the visual screening of the structures on the lot as viewed from the Serra Trail in Mission Trails Park.

The following development regulations shall apply to lot D:

1. All setbacks shall be defined as follows:

a. Side yard setbacks shall be five feet from the northeast property line which separates lot D from lot C, and ten feet from the property lines separating lot D from properties to the west.

b. The front yard setback shall be ten feet in width.

c. The rear yard setback shall be located at the northern boundary of the scenic easement described hereinbelow.

2. Maximum site coverage shall not exceed twenty-five per cent.

3. The maximum height of any structure shall not exceed twenty-four feet above natural or existing grade.

4. The property owner shall comply with all responsibilities and requirements as specified in the road maintenance and common area maintenance agreements that are approved by the City as part of the final parcel map.

5. A scenic easement shall be granted to the City which shall exclude construction of any structures within said easement, other than environmental and/or hazard mitigation structures specifically approved by the Planning Commission as part of approval of the final map. This easement shall be located in the area of the parcel to the south of the 116 foot elevation contour and to the southwest of the line separating lot 24 from lot 25 as illustrated on the tentative parcel map.

6. Construction of any new structure, construction of any modification to an existing structure which results in exterior change to the height, bulk or cubical content of said structure and construction of any improvements within the scenic easement shall require approval by the Design Review Board. In considering such application, the Design Review Board shall address the following issues:

   a. Site drainage including run-off to surrounding properties and the potential for erosion.

   b. Impacts on the privacy and enjoyment of surrounding properties.

   c. View of any proposed structures as seen from Mission Trails Park.

   d. Consistency of the proposed development with the City's General Plan and Local Coastal Plan.

   e. Preservation of the natural landform and vegetation.

   f. Potential for disturbance of any archeological resources.

7. No tree, determined by the City Forester to be significant, shall be removed without approval from the Forestry Commission. In approving such removals, the Commission may require replacement plantings with specimen trees.

8. No further subdivision of this parcel shall be permitted.

9. An individual site plan shall be prepared at a scale of 1" = 16' showing property lines, contour lines, significant vegetation, easements, site area, setbacks and any on-site improvements prior to submittal of any plans for new construction.

CITY OF CARMEL-BY-THE-SEA

BOARD OF ADJUSTMENTS

RESOLUTION NO. 85-16

A RESOLUTION GRANTING A LOT LINE ADJUSTMENT IN THE R-1 LAND USE DISTRICT

B.A. 84-23
USE PERMIT
Hugh Gottfried
S/s Flanders between Crespi & Vizcaino
Block 104, lots 18 through 25

THE BOARD OF ADJUSTMENTS OF THE CITY OF CARMEL-BY-THE-SEA DOES RESOLVE:

1. That the Land Use Committee did study a request for a lot line adjustment in the R-1 Land Use District.

2. That the Land Use Committee report, which is attached hereto and labeled Exhibit "A", was adopted by the Board of Adjustments and is hereby made a part of this Resolution.

3. That the adjustment is hereby granted under the findings and conditions set forth in Exhibit "A".

4. That, if not appealed, this Resolution becomes effective five (5) days after publication.

PASSED AND ADOPTED by the Board of Adjustments of the City of Carmel-by-the-Sea this 27th day of March, 1985 by the following roll call vote:

AYES: BOARD MEMBERS: Cava, McNulty, Mertens, Montelius, Swain

NOES: BOARD MEMBERS: None

ABSENT: BOARD MEMBERS: Hammond, Logan

Sandy Swain
Chairman of said Board

Attest:

Anne Clothier
Secretary thereof

CITY OF CARMEL-BY-THE-SEA

Land Use Committee Report

B.A. 84-23
USE PERMIT
Hugh Gottfried
S/s Flanders between Crespi & Vizcaino
Block 104, lots 18 through 25

Amended September 7, 1984

Committee Members

Eugene Hammond
John Logan
Arthur Mertens

CONSIDERATION: Applicant requests approval of a tentative parcel map for a lot line adjustment in the R-1 zone.

FINDINGS:

1. That the applicant owns portions of lots 18 through 25 of block 104 constituting approximately 60,000 square feet.

2. That this site is located near the intersection of Flanders Way and Acacia Way and that Acacia Way is a private road owned jointly by the applicant and surrounding property owners.

3. That this site is located contiguous to the Mission Trail Park.

4. That the site includes certain areas suitable for housing construction.

5. That the site also includes areas less suitable for housing construction due to forestation and due to proximity to the Mission Trail Park.

6. That the applicant proposes to recombine those portions of lots 18 through 25 under his ownership and redivide the land into four new lots, designated on the tentative parcel map as lot "A" at 12,300 square feet, lot "B" at 10,000 square feet, lot "C" at 10,500 square feet and lot "D" at 11,700 square feet.

7. That all proposed lots would be 10,000 square feet or larger and that such large size lots are encouraged within the City of Carmel-by-the-Sea.

8. That the proposed lots would be larger than most lots in the immediate area and, if developed as proposed, would generate less of an impact than has construction on neighboring lots.

9. That Policy P1-23 of the General Plan requires that the design of the site should protect the terrain and the vegetation, especially as seen from the adjoining park.

10. That the Forestry Commission has reviewed the site and the site design and has approved of the proposal subject to preventing construction activity in the area of each parcel near the park boundary and subject to preserving as many of the oaks and pines on the site as possible.

11. That the proposal includes construction of a private road leading from Acacia Way and ending in a cul-de-sac.

12. That the Fire Department and the Department of Public Works have reviewed the proposed road and have approved of the proposal subject to certain design requirements related to emergency vehicle access and drainage improvements.

13. That by keeping the road private, no maintenance costs will be imposed upon the City.

14. That Section 3.4(d) and (e) of Ordinance No. 187 allows private roads when maintenance is a common responsibility or when such roads are built to City standards.

15. That the project proposal includes a road maintenance agreement as a common responsibility for all property owners and that the road has been designed to meet City standards.

16. That the owner has agreed to enter a deed restriction on all four lots to prevent any further division of the parcels into smaller lots.

17. That the topography of the three lots nearest the park exhibits a natural break in elevation, separating these parcels into an upper terrace and a low terrace.

18. That by restricting housing construction to the upper terrace, the benefits of protected park viewshed and reduced vegetation removal would be secured without unnecessarily restricting reasonable development on the site.

19. That an existing house on parcel "A" would become non-conforming upon construction of the proposed road due to an inadequate setback, and any approval should be conditioned on correcting this non-conformity within a reasonable period of time.

20. That the project proposal has been amended to provide increased protection to surrounding properties including a fence on the Hollingsworth's property and an increased setback from the MacPherson's property.

21. That the applicant would dedicate a scenic easement protecting the vegetation and natural landforms of the site in the area nearest the adjoining park, and that such protection would be in conformance with the City's Local Coastal Plan.

RECOMMENDATION:

1. Approve the Negative Declaration.

2. Approve the tentative parcel map subject to the owner meeting all conditions specified below under Section A. If compliance with these conditions has been determined to be satisfactory by the Board of Adjustments, the Board shall approve a final map, thereby completing City approval of the lot line adjustment.

3. Approve the conditions specified in Section B and Section C, D and E which shall establish the regulations governing each individual parcel deemed necessary to mitigate potential environmental impacts.

4. Condition final approval on eliminating the non-conforming setback within 24 months of the date of final approval.

5. Condition final approval on the applicant bonding for completion of all improvements specified at the time of final approval.

AYES: Hammond, Logan and Mertens

NOES: None

Attachments

SECTION A

The following requirements shall be a condition of approval for the final parcel map. All requirements listed in this section shall be met to the satisfaction of the Board of Adjustments prior to final action on the parcel map. Upon satisfactory completion of all conditions, the Board of Adjustments shall approve the final parcel map.

1. A design of the private road shall be submitted for approval by the City Engineer, the Department of Public Works, the Fire Department, the Building Inspector, and the Planning Director. The design shall be detailed showing all earth movement required, grades, cross sections, drainage improvements and the method of construction. The design shall include mitigation measures and/or design features to adequately address the following concerns:

   a. The potential for increased erosion caused by runoff from the road shall be mitigated by drainage improvements that prevent storm waters from damaging any of the parcels involved in this project, any parcels downhill from this project, and the canyon bordering Mission Trail Park. If storm waters are collected from the road for transport to the canyon, the energy from this concentration shall be dissipated prior to discharge into the canyon. All drainage improvements shall be properly engineered and shall document the expected storm loads based on the design of the road. Construction of all mitigation measures and design features approved by the City shall be a condition of approval of the parcel map. (See mitigation II-2, 3)

   b. All utilities shall be provided underground and shall be part of the road design. Utilities shall be stubbed to each property through easements. All easements shall be shown on the final parcel map.

   c. The road design shall minimize earth movement and shall retain the natural landforms where possible. Road cuts will be the preferred method of construction. Fill material should be avoided where possible. An estimate of all imported fill quantities shall be indicated on plans for each location requiring fills.

   d. The road shall provide a twenty foot clear width and a ten foot clear height to allow emergency vehicle access.

   e. The road shall provide space sufficient to allow emergency vehicles to turn around prior to exiting the cul-de-sac.

   f. The road shall provide marked curbs indicating that no parking is permitted where such parking would interfere with emergency vehicles.

   g. The road design shall include a structural barricade along the length of the turn around area that is adequate to prevent automobiles from accidently overrunning the road and endangering downhill properties.

h. A proposed name shall be indicated for the road. This name shall require approval from the Fire Department and the Planning Commission. The street name shall be posted at a location indicated on the final parcel map.

i. The portion of Acacia Way between Flanders Way and the private road shall be improved to the same standard as required for the new road. The applicant shall provide proof of his authority to improve this section of Acacia Way.

j. A proposed plan for maintenance of the private road shall be included. This plan shall indicate the responsibilities of all future property owners and shall be filed as part of the deed restrictions attaching to all four parcels involved in the project.

k. The design of the road shall follow the guidelines contained in the soil engineer's report* submitted with the application and shall be designed in cooperation with the soil engineer as recommended in said report. (See Environmental Review Sections II-1 and II-4)

2. The slope retaining wall near the property line adjoining the property owned by John MacPherson shall be investigated by a structural engineer and/or a soils engineer. The engineer(s) shall submit a report evaluating the following issues:

   a. What is the structural condition of the existing wall?

   b. Under existing conditions, and assuming no development on the uphill property, does the existing wall adequately protect the MacPherson's property from earth movement, soil slippage, erosion, and destabilization including any damage caused by existing trees adjoining the wall?

   c. Would any of the proposed project activities including road construction, clearing and grading, long-term road use, or subsequent development of any of the parcels within the project have any destabilizing impacts on the wall as it presently exists?

3. If any significant hazards to downhill properties are likely to result from activities related to the project, the final parcel map shall not be approved unless all such hazards have been mitigated by appropriate measures that have been reviewed by the Building Official and approved by the Board of Adjustments.

4. The location of all proposed sewer laterals shall be shown fully extended to each building site. If any sewer lines are to be located near significant oak or pine trees, a proposed method of trenching shall be indicated that will protect said trees from root damage and trunk or branch damage. Easements associated with sewer connections shall be indicated on the parcel map. Construction of the sewer lines including all protection measures approved by the City shall be a condition of approval of the final map.

* Dated February 1984, prepared by M. Jacobs and Associates

5. A completed parcel map showing all four parcels and meeting the standards for such maps as specified in the Subdivision Map Act of the State of California shall be filed with the County of Monterey upon approval of the final map by the City of Carmel-by-the-Sea.

6. A six foot wood fence shall be constructed along the northeast property line for the purpose of protecting occupants of the parcel to the north of the project (AP# 10-331-36) from automobile headlight glare. If this fence is to be built on the neighboring property, the project applicant shall submit proof of his authority to construct said fence. Absent such proof, the fence shall be built as part of the project on the project applicant's property and shall be subject to the common area maintenance agreement specified in Sections B, C, D and F hereinbelow.

SECTION B

The following development regulations shall apply to Parcel "A".

1. All setbacks from all roads and adjacent properties shall be ten feet in width.

2. Maximum site coverage shall not exceed twenty-five per cent (25%) of the total parcel size.

3. The maximum height of any structure shall not exceed eighteen feet (18') above natural or existing grade.

4. The property owner shall comply with all responsibilities and requirements as specified in the road maintenance and common area maintenance agreements that are approved by the City as part of the final parcel map.

5. All nonconformities on the site, created by approval of the final parcel map, shall be eliminated within twenty-four months of approval of the final map.

6. Construction of any new structure, construction of any modification to an existing structure which results in exterior change to the height, bulk or cubical content of said structure and construction of any improvements within the scenic easement shall require approval by the Design Review Board. In considering such application, the Design Review Board shall address the following issues:

   a. Site drainage including run-off to surrounding properties and the potential for erosion.

   b. Impacts on the privacy and enjoyment of surrounding properties.

   c. View of any proposed structures as seen from Mission Trail Park.

   d. Consistency of the proposed development with the City's General Plan and Local Coastal Plan.

   e. Preservation of the natural landform and vegetation.

   f. Potential for disturbance of any archaeological resources.

7. No tree, determined by the City Forester to be significant, shall be removed without approval from the Forestry Commission. In approving such removals, the Commission may require replacement plantings of specimen trees.

8. Automobile access to the site shall be limited to one driveway which shall be located on the private road.

9. No further subdivision of this parcel shall be permitted.

10. An individual site plan shall be prepared at a scale of 1" = 8' showing property lines, contour lines, significant vegetation, easements, site area, setbacks and any on-site improvements prior to submittal of any plans for new construction.

SECTION C

The following development regulations shall apply to Parcel B:

1. All setbacks shall be defined as follows:

   a. Side yard setbacks shall be five feet (5') in width.

   b. The front yard setback shall be fifteen feet (15') in width.

   c. The rear yard setback shall be located at the western boundary of the scenic easement described hereinbelow.

2. Maximum site coverage shall not exceed twenty-five per cent (25%) of the total area of the parcel.

3. The maximum height of any structure shall not exceed eighteen feet (18') above natural or existing grade.

4. The property owner shall comply with all responsibilities and requirements as specified in the road maintenance and common area maintenance agreements that are approved by the City as part of the final parcel map.

5. A scenic easement shall be granted to the City which shall exclude construction of any structures other than fences, garden benches or minimum walkways within said easement. Other structures may be permitted upon approval of the Board of Adjustments if they are required for the mitigation of environmental or safety hazards. This easement shall be located in the area of the parcel below the 120 foot elevation contour as indicated on the final parcel map approved by the City.

6. Construction of any new structure, construction of any modification to an existing structure which results in exterior change to the height, bulk or cubical content of said structure and construction of any improvements within the scenic easement shall require approval by the Design Review Board. In considering such application, the Design Review Board shall address the following issues:

   a. Site drainage including run-off to surrounding properties and the potential for erosion.

   b. Impacts on the privacy and enjoyment of surrounding properties.

   c. View of any proposed structures as seen from Mission Trail Park.

   d. Consistency of the proposed development with the City's General Plan and Local Coastal Plan.

   e. Preservation of the natural landform and vegetation.

   f. Potential for disturbance of any archaeological resources.

7. No tree, determined by the City Forester to be significant, shall be removed without approval from the Forestry Commission. In

approving such removals, the Commission may require replacement plantings with specimen trees.

8. No further subdivision of this parcel shall be permitted.

9. An individual site plan shall be prepared at a scale of 1" = 16' showing property lines, contour lines, significant vegetation, easements, site area, setbacks and any on-site improvements prior to submittal of any plans for new construction.

SECTION D

The following development regulations shall apply to Parcel "C".

1. All setbacks shall be defined as follows:

   a. Side yard setbacks shall be three feet (3') in width.

   b. The front yard setback shall be ten feet (10') in width.

   c. The rear yard setback shall be located at the western boundary of the scenic easement described hereinbelow.

2. Maximum site coverage shall be limited to 1,600 square feet.

3. The maximum height of any structure shall not exceed eighteen feet (18') above natural or existing grade.

4. The property owner shall comply with all responsibilities and requirements as specified in the road maintenance and common area maintenance agreements that are approved by the City as part of the final parcel map.

5. A scenic easement shall be granted to the City which shall exclude construction of any structures other than fences, garden benches or minimum walkways within said easement. Other structures may be permitted upon approval of the Board of Adjustments if they are required for the mitigation of environmental or safety hazards. This easement shall be located in the area of the parcel below the 120 foot elevation countour as indicated on the final parcel map approved by the City.

6. Construction of any new structure, construction of any modification to an existing structure which results in exterior change to the height, bulk or cubical content of said structure and construction of any improvements within the scenic easement shall require approval by the Design Review Board. In considering such application, the Design Review Board shall address the following issues:

   a. Site drainage including run-off to surrounding properties and the potential for erosion.

   b. Impacts on the privacy and enjoyment of surrounding properties.

   c. View of any proposed structures as seen from Mission Trail Park.

   d. Consistency of the proposed development with the City's General Plan and Local Coastal Plan.

   e. Preservation of the natural landform and vegetation.

   f. Potential for disturbance of any archaeological resources.

7. No tree, determined by the City Forester to be significant, shall be removed without approval from the Forestry Commission. In approving such removals, the Commission may require replacement

plantings with specimen trees.

8. No further subdivision of this parcel shall be permitted.

9. An individual site plan shall be prepared at a scale of 1" = 16' showing property lines, contour lines, significant vegetation, easements, site area, setbacks and any on-site improvements prior to submittal of any plans for new construction.

SECTION E

The following development regulations shall apply to Parcel "D".

1. All setbacks shall be defined as follows:

   a. Side yard setbacks shall be five feet (5') from the northeast property line which separates Parcel "D" from Parcel "C", and ten feet (10') from the property lines separating Parcel "D" from properties to the west.

   b. The front yard setback shall be ten feet (10') in width.

   c. The rear yard setback shall be located at the northern boundary of the scenic easement described hereinbelow.

2. Maximum site coverage shall not exceed twenty-five per cent (25%).

3. The maximum height of any structure shall not exceed eighteen feet (18') above natural or existing grade.

4. The property owner shall comply with all responsiblities and requirements as specified in the road maintenance and common area maintenance agreements that are approved by the City as part of the final parcel map.

5. A scenic easement shall be granted to the City which shall exclude construction of any structures within said easement, other than environmental and/or hazard mitigation structures specifically approved by the Board of Adjustments as part of approval of the final map. This easement shall be located in the area of the parcel to the south of the 116 foot elevation contour and to the soutwest of the line separating lot 24 from lot 25 as illustrated on the tentative parcel map.

6. Construction of any new structure, construction of any modification to an existing structure which results in exterior change to the height, bulk or cubical content of said structure and construction of any improvements within the scenic easement shall require approval by the Design Review Board. In considering such application, the Design Review Board shall address the followin issues:

   a. Site drainage including run-off to surrounding properties and the potential for erosion.

   b. Impacts on the privacy and enjoyment of surrounding properties.

   c. View of any proposed structures as seen from Mission Trail Park.

   d. Consistency of the proposed development with the City's General Plan and Local Coastal Plan.

   e. Preservation of the natural landform and vegetation.

   f. Potential for disturbance of any archaeological resources.

7. No tree, determined by the City Forester to be significant, shall be removed without approval from the Forestry Commission. In approving such removals, the Commission may require replacement plantings with specimen trees.

8. No further subdivision of this parcel shall be permitted.

9. An individual site plan shall be prepared at a scale of 1" = 16' showing property lines, contour lines, significant vegetation, easements, site area, setbacks and any on-site improvements prior to submittal of any plans for new construction.

MAP 2 N 0456000 E 1143500 SN 18635 VOL. 16 PAR. PG. 74

OWNER'S CERTIFICATE

We hereby certify that we are the owners of, or have some right, title or interest in and to, the real property included within the subdivision shown upon this map, and that we are the only persons whose consent is necessary to pass a clear title to said property, and we consent to the preparation and recordation of said map and subdivision as shown within the subdivision boundary lines.

Hugh L. Gottfried — HUGH L. GOTTFRIED

Martha A. Gottfried — MARTHA A. GOTTFRIED

STATE OF CALIFORNIA)
COUNTY OF MONTEREY)

On April 16, 1985 before me, the undersigned, a Notary Public in and for said State, personally appeared Hugh L. Gottfried and Martha A. Gottfried known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature D. J. Mobert
D. J. Mobert
Name (Typed or Printed)

OFFICIAL SEAL
D. J. MOBERT
NOTARY PUBLIC - CALIFORNIA
MONTEREY COUNTY-665269
My Commission Expires April 7, 1989

NOTE:

Signatures of the following are not required as they hold only certain rights that cannot ripen into a fee:

(1) The Carmel Sanitary District as easement holder by instrument recorded in Book 1262, Page 169, Official Records.

(2) Claudia Pollock as easement holder by instrument recorded in Reel 707, Page 969, Official Records.

(3) Palo Alto Financial Corporation as trustee under deed of trust recorded in Reel 740, Page 134, Official Records.

(4) The First Monterey Company, a California Corporation as trustee under deed of trust recorded in Reel 1415, Page 1087, Official Records.

SURVEYOR'S CERTIFICATE

This map was prepared by me under my direction and is based upon a field survey and record data in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Mr. Hugh Gottfried in November 1984. I hereby certify that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any. I hereby state that all the monuments are of the character and occupy the positions indicated and that such monuments are sufficient to enable the survey to be retraced.

Signed: Clayton B. Neill Jr.
R.C.E. No. 12805

COUNTY RECORDER'S CERTIFICATE

Filed this 4th day of JUNE, 1985 at 11:04 a.m. in Book 16 of Parcel Maps at Page 74 at the request of NEILL ENGINEERS

ERNEST A. MAGGINI
County Recorder

By Barbara Vandegrift Deputy

Serial No. G-26180 Fee $8.00

CITY ENGINEER'S CERTIFICATE

This map conforms with the requirements of the Subdivision Map Act and local ordinance.

Dated: 5-24-86

Clayton B. Neill Jr.
City Engineer

Marvin Wolf, Deputy
By County Surveyor
Per Agreement With City

NEILL ENGINEERS, INC. CARMEL · MONTEREY

PARCEL MAP
OF
RE-DIVISION
OF
PORTION LOTS 18-25, BLOCK 104
ADDITION NO. 5 TO CARMEL-BY-THE-SEA
MONTEREY COUNTY, CALIFORNIA

NOVEMBER 1984 SCALE: 1" = 40' W.O. 2365-81

0 20 40 60 80 100 200 300 400
DEPARTMENT OF PUBLIC WORKS-MICROFILM SCALE:1"=40' COUNTY OF MONTEREY

SHEET 1 OF 2

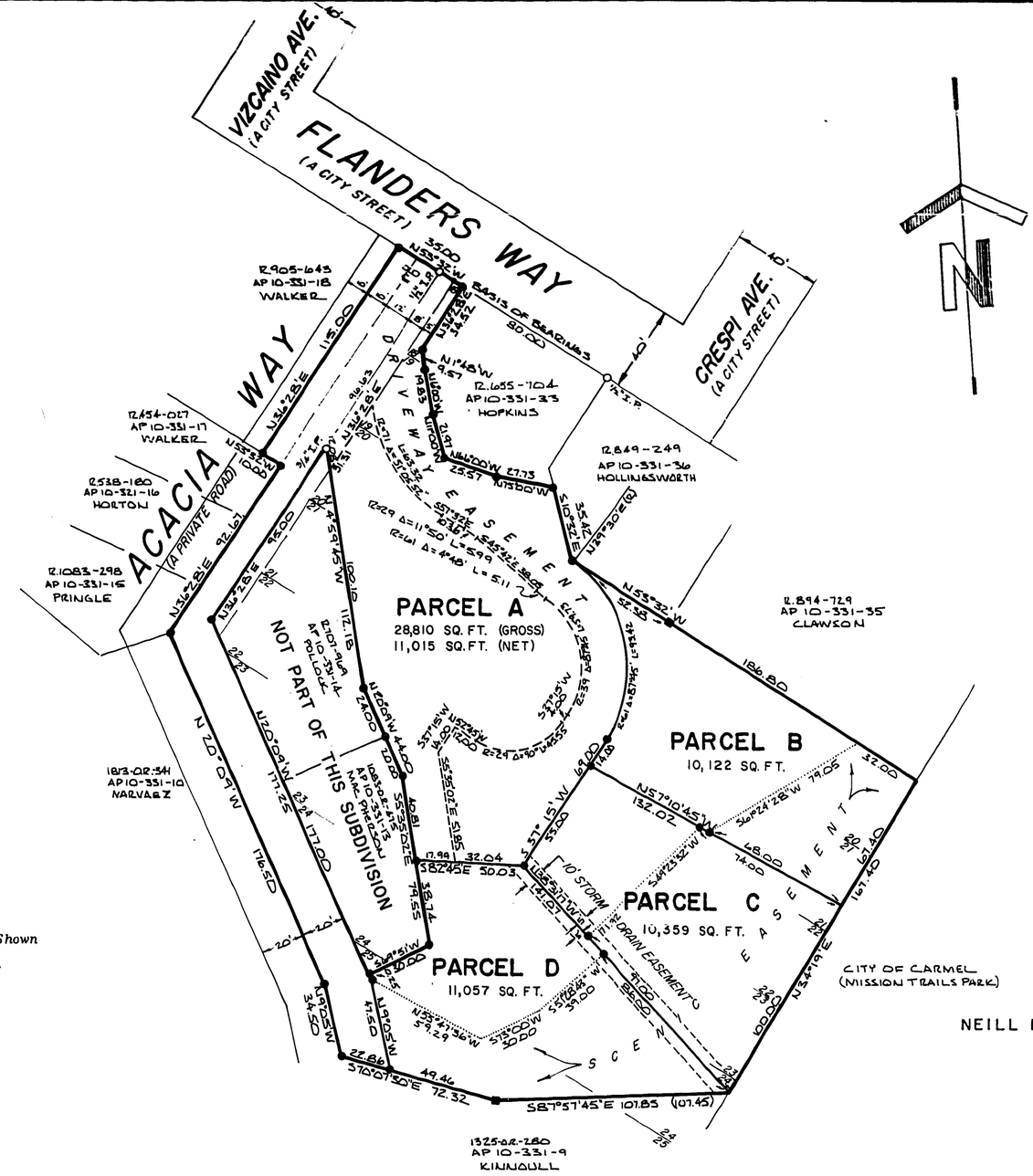
MAP 2 N 0456000 E 1143500 SN 18636 VOL. 16 PAR. PG. 74

The heavy border indicates the exterior boundaries of this subdivision.

All distances and dimensions are shown in feet and decimals thereof.

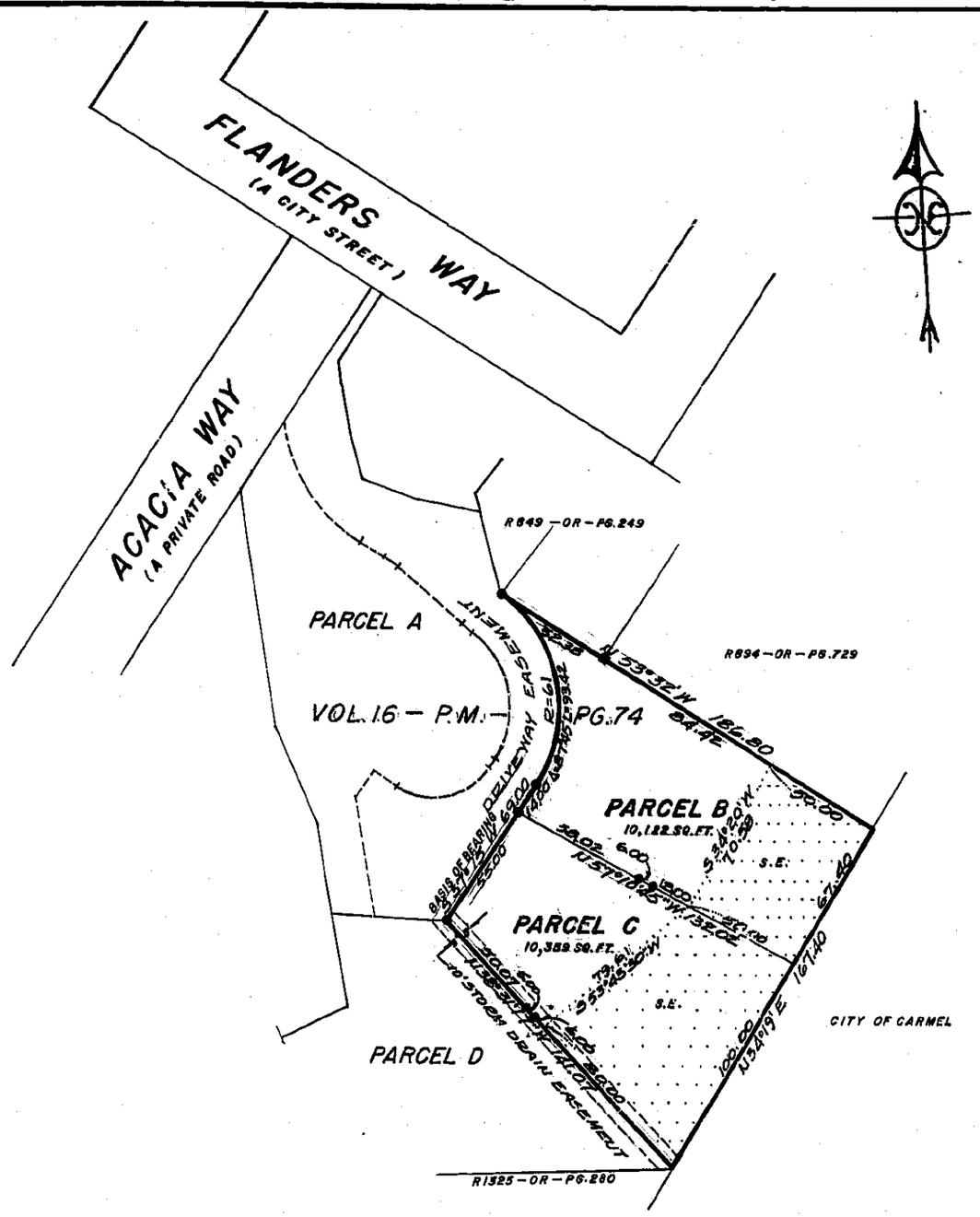
Distances shown in parentheses are as shown in Reel 998-O.R.-Pg. 433.

All utilities shall be provided underground and shall be stubbed to each property through easements.


VIZCAINO AVE. (A CITY STREET)
FLANDERS WAY (A CITY STREET)
CRESPI AVE. (A CITY STREET)
ACACIA WAY (A PRIVATE ROAD)
DRIVEWAY EASEMENT
PARCEL A
28,810 SQ. FT. (GROSS)
11,015 SQ. FT. (NET)
PARCEL B
10,122 SQ. FT.
PARCEL C
10,359 SQ. FT.
PARCEL D
11,057 SQ. FT.
NOT PART OF THIS SUBDIVISION
10' STORM DRAIN EASEMENT
SEWER EASEMENT
CITY OF CARMEL (MISSION TRAILS PARK)
R.905-643 AP 10-331-18 WALKER
R.1655-704 AP 10-331-33 HOPKINS
R.654-027 AP 10-331-17 WALKER
R.538-180 AP 10-321-16 HORTON
R.1083-298 AP 10-331-16 PRINGLE
R.849-249 AP 10-331-36 HOLLINGSWORTH
R.894-729 AP 10-331-35 CLAWSON
1873-02-341 AP 10-331-10 NARVAEZ
1325-02-280 AP 10-331-9 KINNAULL
BASIS OF BEARINGS
N 53° 32' W 350.00
N 53° 32' W 186.80
N 37° 15' W 112.18
N 20° 09' W 177.25
N 20° 09' W 176.50
S 87° 57' 45" E 101.85 (107.45)
S 87° 45' E 72.32
N 34° 19' E 100.00
N 34° 19' E 167.40
S 10° 32' E 35.40
N 36° 28' E 115.00
N 36° 28' E 95.00
N 36° 28' E 92.62
N 36° 28' E 219.63
S 36° 28' W 177.00
S 36° 28' W 74.55
N 1° 48' W 24.67
S 1° 48' W 27.73
S 13° 50' W 25.57
N 7° 10' 45" W 132.02
S 36° 24' 28" W 79.05
S 36° 24' 28" W 48.00
S 37° 15' W 55.00
S 37° 15' W 14.00
S 52° 45' E 50.03
N 52° 45' W 50.00
S 37° 15' W 50.00
N 37° 15' W 14.00
S 52° 45' E 51.95
N 52° 45' W 14.00
S 52° 45' E 65.32
N 52° 45' W 14.00
S 52° 45' E 39.69
N 52° 45' W 14.00
S 37° 15' W 4.00
N 52° 45' W 14.00
N 37° 15' W 4.00
N 66° 54' W 44.00
N 20° 09' W 177.25
N 20° 09' W 176.50
S 16° 01' 50" E 72.32
S 16° 01' 50" E 27.86
S 73° 58' W 34.50
N 16° 01' 50" W 17.50
N 73° 58' E 34.50
S 16° 01' 50" E 49.46
N 36° 47' 36" W 39.29
S 73° 58' W 50.00
N 16° 01' 50" W 50.00
S 73° 58' W 34.00
N 16° 01' 50" W 34.00

MAP 2 N 0456000 E 1143500 SN 19340

VOL. 14 SURV. PG. 145


FLANDERS WAY
(A CITY STREET)
ACACIA WAY
(A PRIVATE ROAD)
R849 - OR - PG.249
R894 - OR - PG.729
PARCEL A
VOL. 16 - P.M. - PG. 74
DRIVEWAY EASEMENT
R=61.00'
L=95.55'
N 33°32' W 186.80
84.42
PARCEL B
10,182 SQ.FT.
S.E.
N 33°32' W 70.38
30.00
67.40
PARCEL C
10,389 SQ.FT.
S.E.
N 53°45'30" W 73.82'
N 53°45'30" W 73.82'
N 53°45'30" W 73.82'

CITY OF CARMEL-BY-THE-SEA , CALIFORNIA ER _____

ENVIRONMENTAL CHECKLIST FORM REVIEWED _____

LEAD AGENCY CHECKLIST FOR
INITIAL STUDY

I. Background

1. Name of Proponent Hugh Gottfried

2. Address and Phone Number of Proponent p.o. box 5
Carmel, Ca.
624 2859

3. Date of Checklist Submitted _____

4. Agency Requiring Checklist Community Planning and Building

5. Name of Proposal, if applicable B.A. 84-23; Gottfried Subdivision

II. Environmental Impacts

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

	Yes	Maybe	No
1. Earth. Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?	___	X	___
b. Disruptions, displacements, compaction or overcovering of the soil?	X	___	___
c. Change in topography or ground surface relief features?	X	___	___
d. The destruction, covering or modification of any unique geologic or physical features?	___	___	X
e. Any increase in wind or water erosion of soils, either on or off the site?	___	X	___
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	___	___	X

	Yes	Maybe	No
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	___	X BD. OF ADJ.	X
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	___	___	X
b. The creation of objectionable odors?	___	___	X
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	___	___	X
3. Water. Will the proposal result in:			
a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?	___	___	X
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	X	___	___
c. Alterations to the course or flow of flood waters?	___	___	X
d. Change in the amount of surface water in any water body?	___	___	X
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	___	___	X
f. Alteration of the direction or rate of flow of ground waters?	___	___	X
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	___	X	___
h. Substantial reduction in the amount of water otherwise available for public water supplies?	___	___	X
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	___	___	X

		Yes	Maybe	No
4.	**Plant Life.** Will the proposal result in:			
	a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	___	___	X
	b. Reduction of the numbers of any unique, rare or endangered species of plants?	___	X	___
	c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	___	___	X
	d. Reduction in acreage of any agricultural crop?	___	___	X
5.	**Animal Life.** Will the proposal result in:			
	a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?	___	X	X
	b. Reduction of the numbers of any unique, rare or endangered species of animals?	___	___	X
	c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	___	___	X
	d. Deterioration to existing fish or wildlife habitat?	___	___	X
6.	**Noise.** Will the proposal result in:			
	a. Increases in existing noise levels?	X	___	___
	b. Exposure of people to severe noise levels?	___	___	X
7.	**Light and Glare.** Will the proposal produce new light or glare?	BD. OF ADJ. X	___	X
8.	**Land Use.** Will the proposal result in a substantial alteration of the present or planned land use of an area?	___	___	X
9.	**Natural Resources.** Will the proposal result in:			
	a. Increase in the rate of use of any natural resources?	X	___	___

	Yes	Maybe	No
b. Substantial depletion of any nonrenewable natural resource?	___	___	X
10. **Risk of Upset. Will the proposal involve:**			
a. **A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?**	___	___	X
b. **Possible interference with an emergency response plan or an emergency evacuation plan?**	___	___	X
11. **Population.** Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	___	___	X
12. **Housing.** Will the proposal affect existing housing, or create a demand for additional housing?	___	___	X
13. **Transportation/Circulation.** Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	___	___	X
b. Effects on existing parking facilities, or demand for new parking?	___	___	X
c. Substantial impact upon existing transportation systems?	___	___	X
d. Alterations to present patterns of circulation or movement of people and/or goods?	___	___	X
e. Alterations to waterborne, rail or air traffic?	___	___	X
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	___	___	X
14. **Public Services.** Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:	___	___	___
a. Fire protection?	X	___	___
b. Police protection?	X	___	___
c. Schools?	___	X	___

	Yes	Maybe	No
d. Parks or other recreational facilities?	X		
e. Maintenance of public facilities, including roads?			X
f. Other governmental services?			X
15. **Energy.** Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?			X
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?			X
16. **Utilities.** Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?			X
b. Communications systems?			X
c. Water?			X
d. Sewer or septic tanks?			X
e. Storm water drainage?	X		
f. Solid waste and disposal?			X
17. **Human Health.** Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?			X
b. Exposure of people to potential health hazards?			X
18. **Aesthetics.** Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?		X	
19. **Recreation.** Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?		X	
20. Cultural Resources.			
a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?			X

	Yes	Maybe	No
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?	___	___	X
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	___	___	X
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?	___	___	X

21. Mandatory Findings of Significance.

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	___	X	___
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	___	___	X
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	___	___	X
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	___	___	X

III. Discussion of Environmental Evaluation – SEE ATTACHED SHEET

IV. Determination
(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED. ☒

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

4/30/84
Date

Brian Rotett
Signature

For City of Carmel-by-the-Sea

(Note: This is only a suggested form. Public agencies are free to devise their own format for initial studies.)

ATTACHMENT TO ENVIRONMENTAL CHECKLIST

I. Introduction

This attachment has been prepared to explain the "yes" and "mabye" answers on the environmental checklist. The purpose of the checklist and this attachment is to identify potentially significant environmental impacts that would require mitigation or further study through the Environmental Impact Report process.

II. Site Improvements

The proposed subdivision must be evaluated for it's immediate impact due to construction of improvements as well as it's long term consequences due to the creation of new building sites.

The primary site improvement is the construction of a short private road starting from Acacia and ending in a cul-de-sac. This road would serve the four newly created parcels. The following checklist questions relate to this road:

1a: The road cut could alter the substructure of the underlying rock if the depth of the soils is shallow in the location of the road. This alteration would probobly be minimal but road work should be based on engineering specifications provided by a Soil Engineer.

1b: Road construction would displace, uncover and compact some soils. Environmental impacts are limited due to the small area involved.

1c: Ground surface would be altered due to road grading and surfacing.

1e, 16e: Run-off from the increased impermeable surface of the road would increase erosion downhill from the road if not properly mitigated through drainage improvements.

3b: See above (1e)

3g: Slight potential of interception of an aquifer by the road cut. This impact is not anticipated based on preliminary soils report.

Recommended Mitigations:

1. Adopt all recommended actions contained in the preliminary Soil Engineer's Report. See conditions: A-k(k)

2. Require the cul-de-sac surface to be "warped" to direct flow of street run-off into a drainage system. Drainage line should be provided which mitigates erosion on slope and prevents any erosion of the banks of the stream in Mission Trail Park. Approval of this drainage system should be coordinated by Department of Public Works. See conditions: A-1(a)

3. The edges of the cul-de-sac should be curbed and bermed if necessary to prevent run-off onto downhill properties. See conditions: A-1(f), (a)

4. Approval should be conditioned on requiring mitigation if, during construction of the road, the Soils Engineer identifies any potential for interception of an aquafer. See conditions: A-1(k)

III. Impacts of House Construction

Evaluation of the long term impacts must include probable development of houses on the four newly created lots. The following checklist questions relate to this construction:

1b, 1c, 1e, 3b: Each of these questions relates to the impact of site coverage, due to housing construction, on the soils and on erosion of these soils. Existing zoning regulations governing lot coverage should be adequate to mitigate these impacts. Housing development in this location is consistent with existing developments throughout Carmel-By-The-Sea. No additional mitigation warrented.

4b: There are two large, healthy specimens of Monterey Pine and a small grove of Oaks located at the lower elevations within the subdivision. These trees could be removed by housing construction depending on location of the building pads.

9a: Slight increase in water use from domestic consumption. No mitigation warrented.

14a,b,c: Slight increase in Municipal services for new houses. No mitigation warrented.

Recommended Mitigations:

1. Approval of the subdivision should be conditioned on establishing the location of the building sites as permitted by Section 1341.3(R)(2) of the Municipal Code. Proposed building sites for each parcel have been tentatively designed for the subdivision in coordination with the Forestry Commission. These sites and setbacks would prevent construction in those areas with significant vegetation. See conditions B, C, C and E(1)(5)

IV. Mission Trail Park

The subdivision proximity to Mission Trail Park requires that the project be reviewed for any impacts on the park environment including public enjoyment of the park. The following checklist questions relate to park impact.

14d, 18, 19: Each of these questions relates to the potential visual impact of new housing construction as seen from within the park. The rear property lines of the new lots are contiguous to the park boundary. A hiking trail running through the park could be within the line-of-sight of new house construction if the building pads are located too near the park boundary.

The topography of the proposed lots provide a natural division of each lot into an upland terrace near the proposed road and

a lower terrace near the park boundary. The lower terrace is more heavily wooded with Oaks and Pines and these trees could provide a natural screen for the houses, if the houses are located on the upland portion (as proposed above, Section III). Limiting construction to one story could further protect the visual integrity of the park environment.

Recommended Mitigations:

1. Establish lot setbacks and building sites to prevent constuction on the lower terrace. See conditions: B, C, D and E(1)

2. Limit building heights to eighteen (18) feet. See conditions: B, C, D and E(3)
3. Require maintenance of vegetation to serve as a screen for Mission Trail Park. Prohibit tree removal without Forestry Commission approval. See conditions: B, C, D and E(7)(5)
4. See also conditions: B, C, D and E(6)(9)

Question 6a:

Use of the road and typical use of residential properties will generate noise in excess of existing conditions. This impact is recognized but is not considered unusual or significant. Residential activity throughout the city generates similar impacts.

V. Conclusions and Recommendation

Question 21a:

A "mabye" response is listed for question 21a due to the potential of the subdivision to "degrade the quality of the environment" if not suitably mitigated. Each of the issues discussed above has been addressed through staff analysis and preparatory planning review in coordination with the Building Inspector, the Forestry Commission and the Departments of Public Works and Fire. The applicant has agreed to adopt the recommended mitigations as part of the project submittal. For these reasons staff recommends adoption of a negative declaration in accordance with Section 1323.08 and 1323.11(c) of the Municipal Code. See conditions: B, C, D and E(4)(5)(6)(7)(9)

GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE; CONFIRM ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.

2. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.

3. ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & METHODS) SHALL COMPLY WITH TITLE 24 AND THE **2022 CALIFORNIA RESIDENTIAL BUILDING** CODE (CBC); CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, FIRE CODE, AND CALGREEN; AND ALL LOCAL AMENDMENTS AS ADOPTED BY COUNTY ORDINANCE.

4. THE OWNER-CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND MUST ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.

5. DEMOLITION: CONFIRM ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE/SHE WISHES TO RETAIN FOR HIS/HER USE. ALL OTHER ITEMS TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. SEE DEMOLITION PLANS FOR ADDITIONAL INFORMATION.

6. THE OWNER-CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.

7. DO NOT STORE CONSTRUCTION MATERIALS, OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.

8. IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY - RMA PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMIEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

SHEET INDEX

ARCHITECTURAL

A0	TITLE (PROJECT DATA & SITE LOCATION)
A0.1	SURVEY
A1	EXISTING SITE PLAN
A2	PROPOSED SITE PLAN
A3	EXISTING FLOOR PLANS
A4	EXISTING ROOF PLAN
A5	PROPOSED FLOOR PLANS
A6	PROPOSED A.D.U. FLOOR AND ROOF PLAN
A7	WEST (FRONT) ELEVATIONS
A8	SOUTH (SIDE) ELEVATIONS
A9	EAST (REAR) ELEVATIONS
A10	NORTH (SIDE) ELEVATIONS
A11	PROPOSED DOOR AND WINDOW SCHEDULES
A12	PROPOSED VIEWS
A13	PROPOSED VIEWS
A14	PROPOSED VIEWS
L1	PROPOSED LANDSCAPE

EXISTING SITE PHOTOGRAPH



PROJECT DATA

SCOPE OF WORK: ADDITION OF A NEW SECOND STORY A.D.U TO AN EXISTING ATTACHED GARAGE. INSTALLATION OF A NEW ELEVATOR BETWEEN EXISTING GARAGE AND NEW A.D.U. AND MINOR ADJUSTMENTS TO LAUNDRY.

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

TREE REMOVAL:	NONE
GRADING:	0 CUBIC YARDS CUT / 0 CUBIC YARDS FILL

SITE COVERAGE CALCULATIONS:

LOT SIZE	**10,359 SF**
	4,672 SF (EASEMENT EXCLD.)
MAX. ALLOWABLE FLOOR AREA =	2,039 SF
MAX. ALLOWABLE SITE COVERAGE =	448 SF / 635 SF

FLOOR AREA CALCULATIONS:

EXISTING	
(E) GARAGE	400 SF
(E) MAIN LEVEL	1,151 SF
(E) UPPER LEVEL (BEDROOM #2)	257 SF
TOTAL, (E)	**1,808 SF**
(36.89% OUT OF TOTAL LOT AREA)	
PROPOSED	
(E) GARAGE	400 SF
(E) MAIN LEVEL	1,151 SF
(E) UPPER LEVEL (BEDROOM #2)	257 SF
TOTAL, (E) RESIDENCE	**1,808 SF**
(36.89% OUT OF TOTAL LOT AREA)	
(P) ADU ADDITION	400 SF
TOTAL, (P) A.D.U.	**400 SF**

SITE COVERAGE CALCULATIONS:

EXISTING		
(E) ASPHALT DRIVEWAY	461 SF	IMPERMEABLE
(E) CONCRETE STAIRS	23 SF	IMPERMEABLE
(E) BRICK PORCH	41 SF	PERMEABLE
(E) WOOD WALKWAY	80 SF	PERMEABLE
(E) WOOD DECK AND STAIRS	396 SF	PERMEABLE
(E) WOOD STEPS	3 SF	IMPERMEABLE
(E) WOOD STEPS	12 SF	IMPERMEABLE
TOTAL, (E)	**1,016 SF**	
PROPOSED		
(E) ASPHALT DRIVEWAY	437 SF	IMPERMEABLE
(E) CONCRETE STAIRS	23 SF	IMPERMEABLE
(E) BRICK PORCH	41 SF	PERMEABLE
(E) WOOD WALKWAY	80 SF	PERMEABLE
(E) WOOD DECK AND STAIRS	396 SF	PERMEABLE
(P) FRONT A.D.U. CONC. LANDING	12 SF	IMPERMEABLE
(E) WOOD STEPS	3 SF	IMPERMEABLE
(P) FRONT A.D.U. CONC. RAMP	24 SF	IMPERMEABLE
TOTAL, (P)	**1,016 SF**	

PROJECT DATA

ADDRESS:	TRAIL VIEW 2 SE OF FLANDERS WAY, CARMEL-BY-THE-SEA, CALIFORNIA 93921
A.P.N.	010-331-046
ZONING:	**R-1** - PARK OVERLAY DISTRICT - - MISSION TRAIN NATURE PRESERVE -

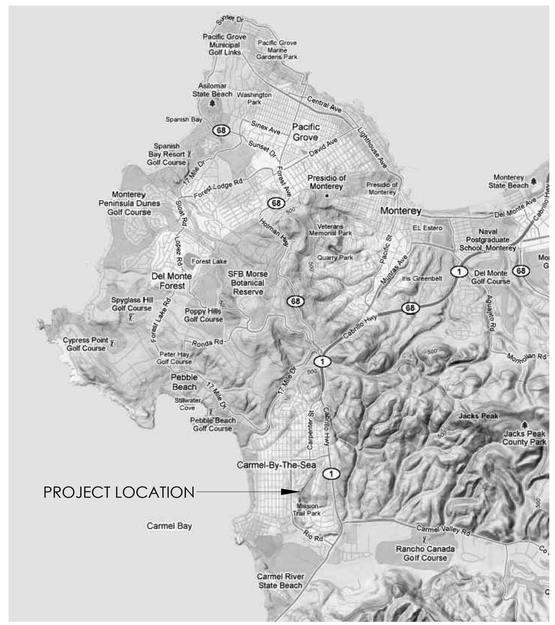
OWNER:	**IRA AND ELEANOR WONG** 2 TRAIL VIEW 2 SE OF FLANDERS WAY, CARMEL-BY-THE-SEA, CA 93921
ARCHITECT:	**ADAM JESELNICK ARCHITECT** 24398 PORTOLA AVENUE CARMEL, CA 93923 PHONE: (831) 620.5164 m CONTACT: ADAM JESELNICK AIA EMAIL: aejarch@gmail.com
SURVEYOR:	**CENTRAL COAST SURVEYORS** 5 HARRIS COURT, SUITE N-11 MONTEREY , CA 93940 PHONE: 831-394-4930

SETBACKS

LOCATION	EXISTING	PROPOSED	REQUIRED
FRONT - WEST	20'-0 1/2"	20'-0 1/2"	5'-0"
SIDE - NORTH	3'-1 3/4"	3'-1 3/4"	3'-0"
BACK- EAST	83'-0 1/4"	83'-0 1/4"	15'-0"
SIDE - SOUTH	6'-2 3/4"	6'-2 3/4"	3'-0"

MIN. COMPOSITE SETBACK: 13'-4" (24.24% OF 55'-0") - EXISTING NON CONF.

NOTE: SCENIC EASEMENT AT THE EAST/BACK OF THE PROPERTY LOT



1 VICINITY MAP
SCALE: N.T.S

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/27 STATE OF CALIFORNIA

WONG RESIDENCE
TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

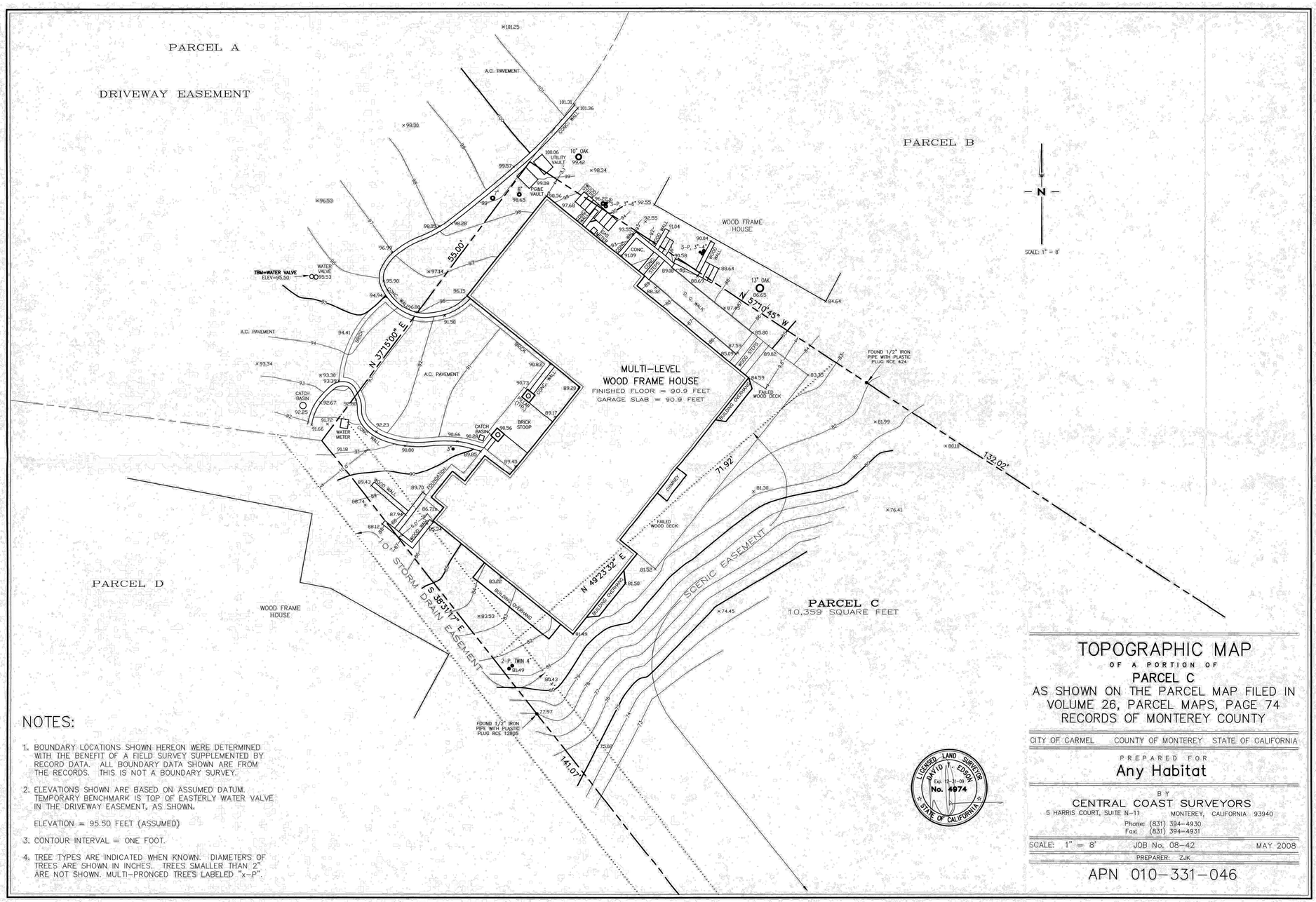
TITLE SHEET

9/19/2025

AS NOTED

A0

TRACK 2 DESIGN APPROVAL SET



NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
2. ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM. TEMPORARY BENCHMARK IS TOP OF EASTERLY WATER VALVE IN THE DRIVEWAY EASEMENT, AS SHOWN.

   ELEVATION = 95.50 FEET (ASSUMED)
3. CONTOUR INTERVAL = ONE FOOT.
4. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 2" ARE NOT SHOWN. MULTI-PRONGED TREES LABELED "x-P".

LICENSED LAND SURVEYOR
DAVID T. EDSON
Exp. 12-31-09
No. 4974
STATE OF CALIFORNIA

TOPOGRAPHIC MAP

OF A PORTION OF

PARCEL C

AS SHOWN ON THE PARCEL MAP FILED IN VOLUME 26, PARCEL MAPS, PAGE 74 RECORDS OF MONTEREY COUNTY

CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

Any Habitat

BY

CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 8' JOB No. 08-42 MAY 2008

PREPARER: ZJK

APN 010-331-046

1 SITE SURVEY
SCALE: 1/8" =1'-0"

1' 2' 4' 8'

N

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

WONG RESIDENCE

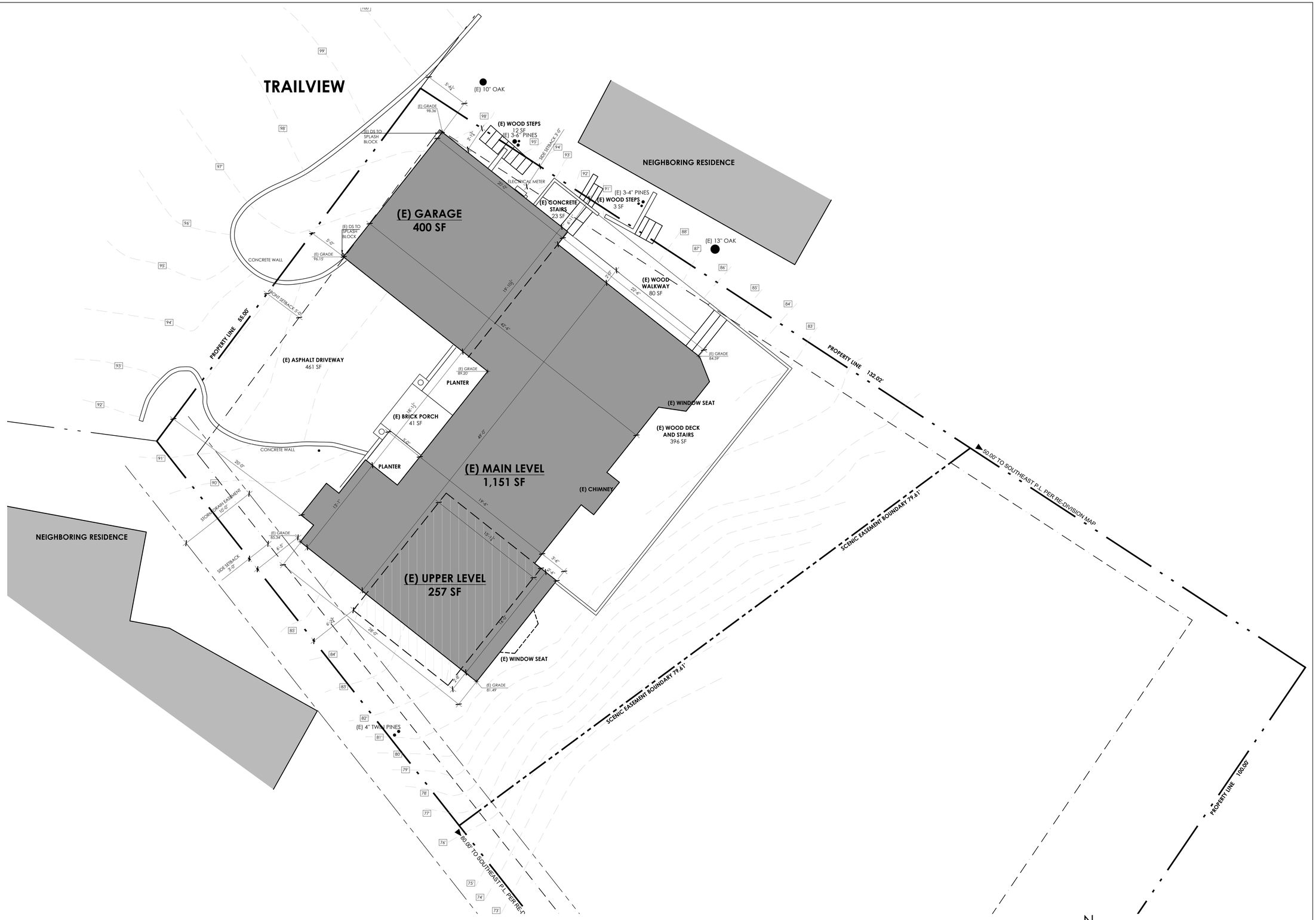
TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

SITE SURVEY

9/19/2025

AS NOTED

A0.1



1 EXISTING SITE PLAN
SCALE: 3/16" =1'-0"

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

WONG RESIDENCE

TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

EXISTING SITE PLAN

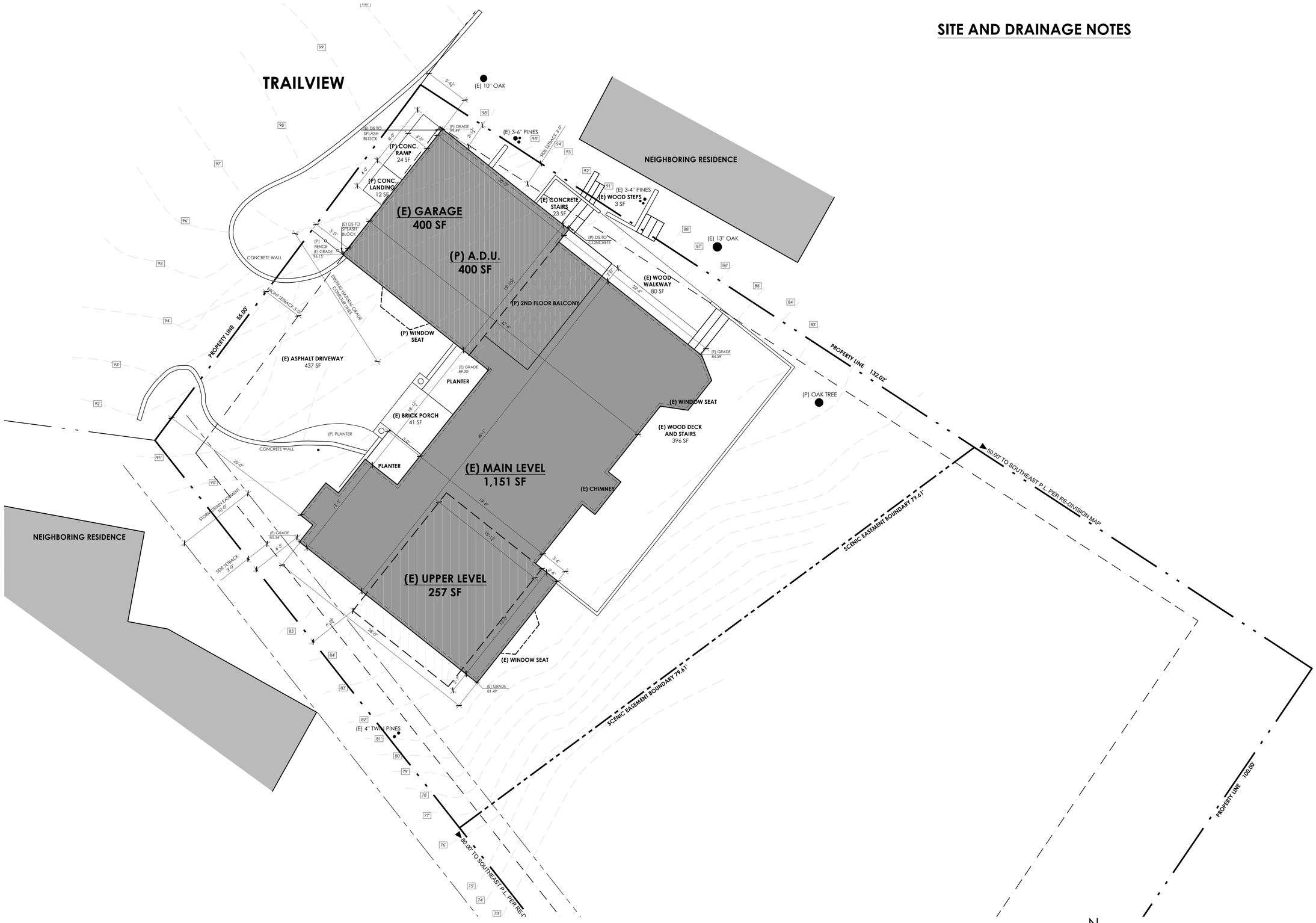
9/19/2025

3/16" = 1'-0"

A1

TRACK 2 DESIGN APPROVAL SET

SITE AND DRAINAGE NOTES



1 PROPOSED SITE PLAN
SCALE: 3/16" =1'-0"

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

WONG RESIDENCE

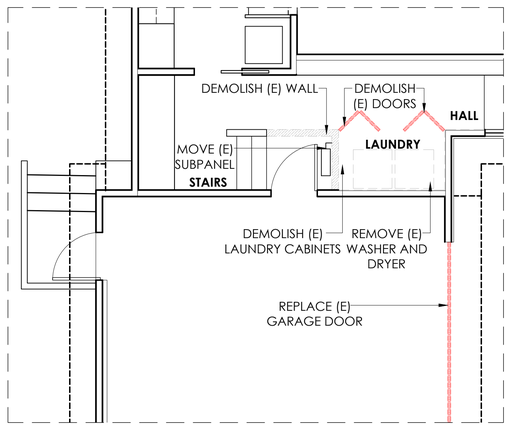
TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED SITE PLAN

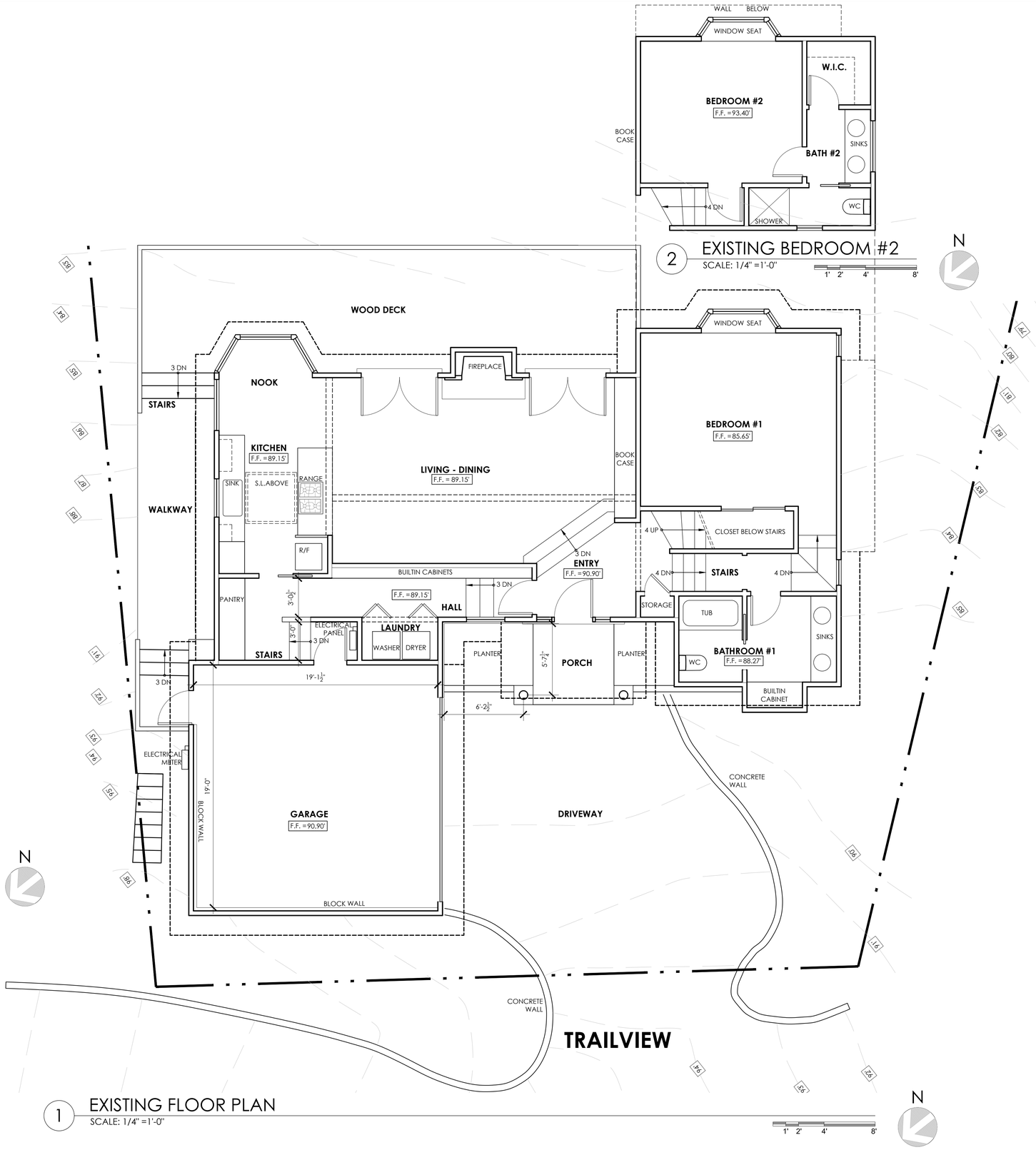
9/19/2025

3/16" = 1'-0"

A2



1 PARTIAL DEMOLITION PLAN
SCALE: 1/4" =1'-0"
1' 2' 4' 8'



2 EXISTING BEDROOM #2
SCALE: 1/4" =1'-0"
1' 2' 4' 8'

N

1 EXISTING FLOOR PLAN
SCALE: 1/4" =1'-0"
1' 2' 4' 8'

N

TRACK 2 DESIGN APPROVAL SET

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

WONG RESIDENCE

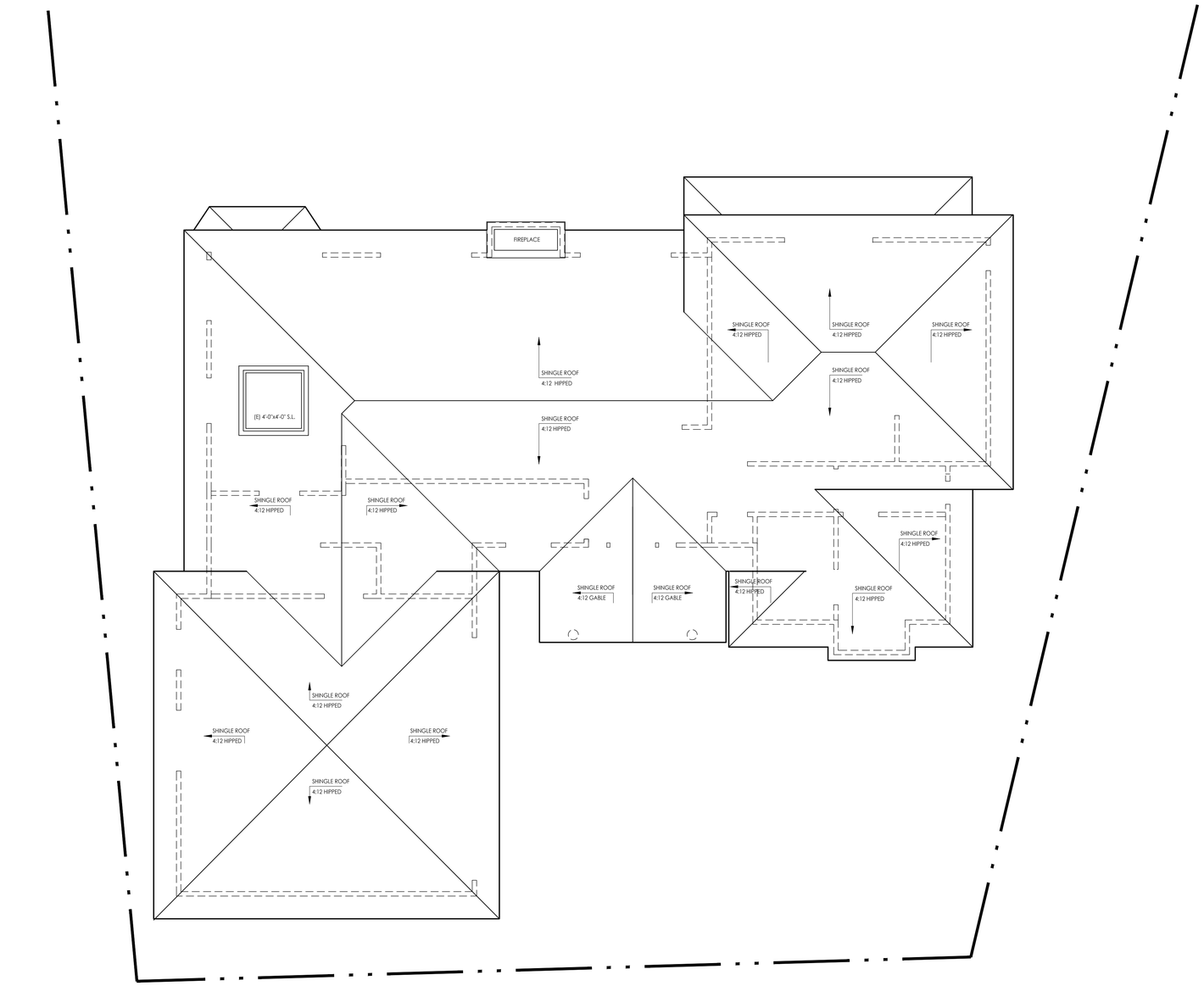
TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

EXISTING FLOOR PLANS

9/19/2025

1/4" = 1'-0"

A3



TRAILVIEW

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

N

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

WONG RESIDENCE

TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

EXISTING ROOF PLAN

9/19/2025

1/4" = 1'-0"

A4



3 WASHER/DRYER

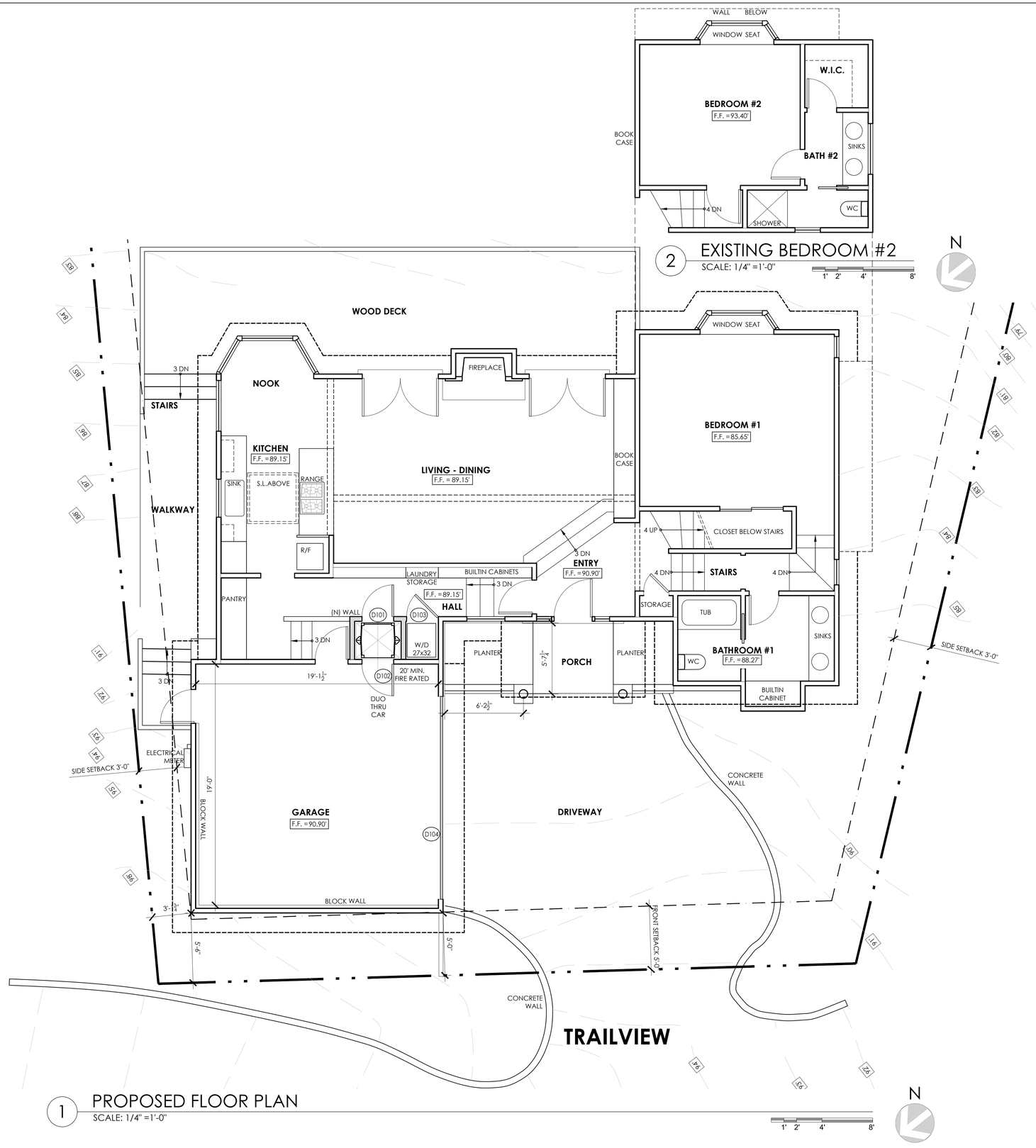
ELECTROLUX - FRONT LOAD LAUNDRY TOWER
4.5 CU FT WASHER & 8 CU FT GAS DRYER
ELTG7600AT





4 ELEVATOR

STILTZ - DUO THRU CAR
41"x29", 2 STOPS



1 PROPOSED FLOOR PLAN

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

2 EXISTING BEDROOM #2

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

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

WONG RESIDENCE

TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

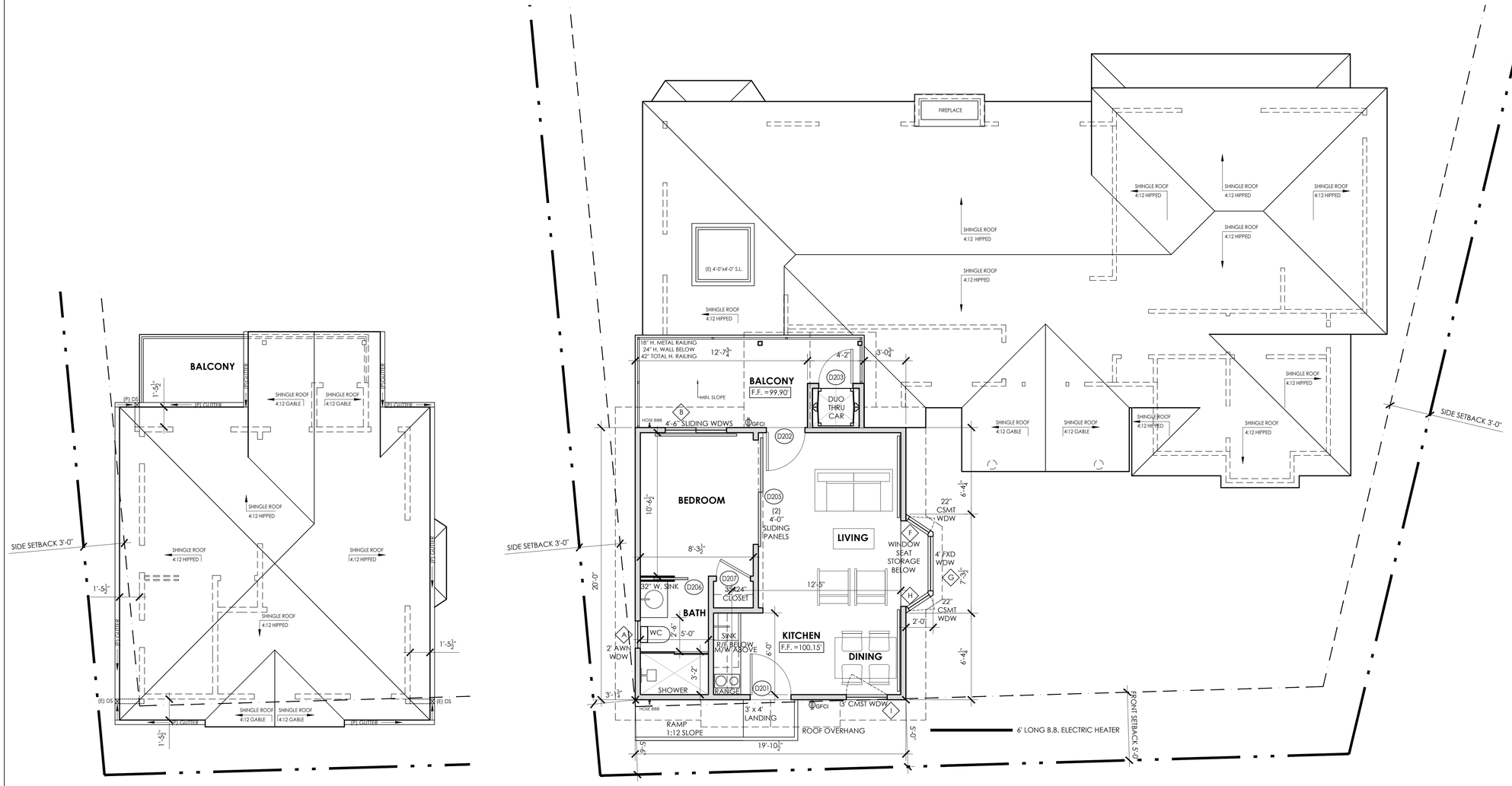
PROPOSED FLOOR PLANS

9/19/2025

1/4" = 1'-0"

A5

TRACK 2 DESIGN APPROVAL SET



NOTES:
1. EXTEND EXISTING DOWNSPOUTS.
2. CONNECT GUTTERS TO EXTENDED DOWNSPOUTS.
3. 1 PROPOSED DOWNSPOUT - NORTHEAST CORNER.

TRAILVIEW

2 PROPOSED A.D.U. ROOF PLAN
SCALE: 1/4" =1'-0"

1 PROPOSED A.D.U. FLOOR PLAN
SCALE: 1/4" =1'-0"

N

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

WONG RESIDENCE

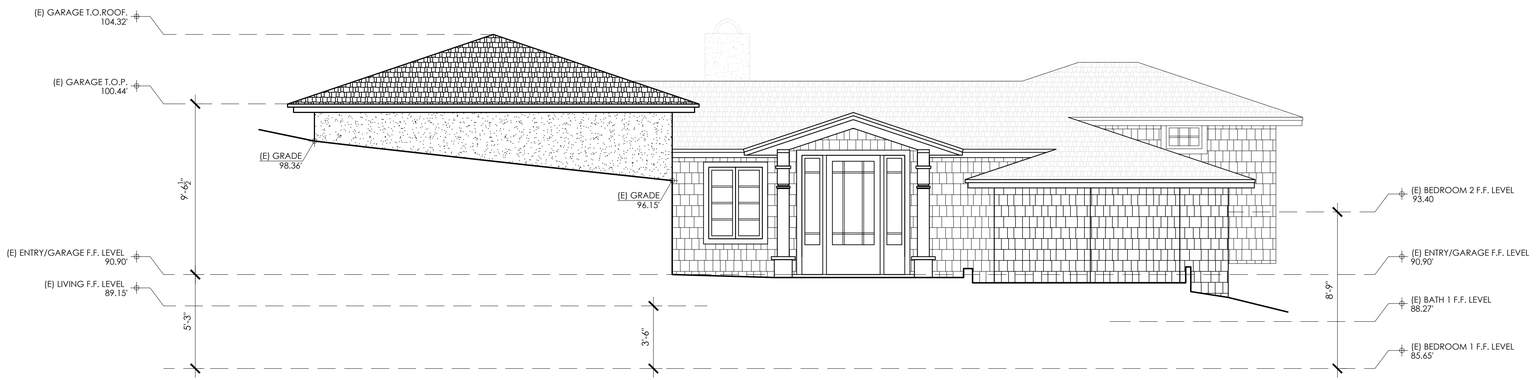
TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED A.D.U. PLAN AND ROOF PLAN

9/19/2025

1/4" = 1'-0"

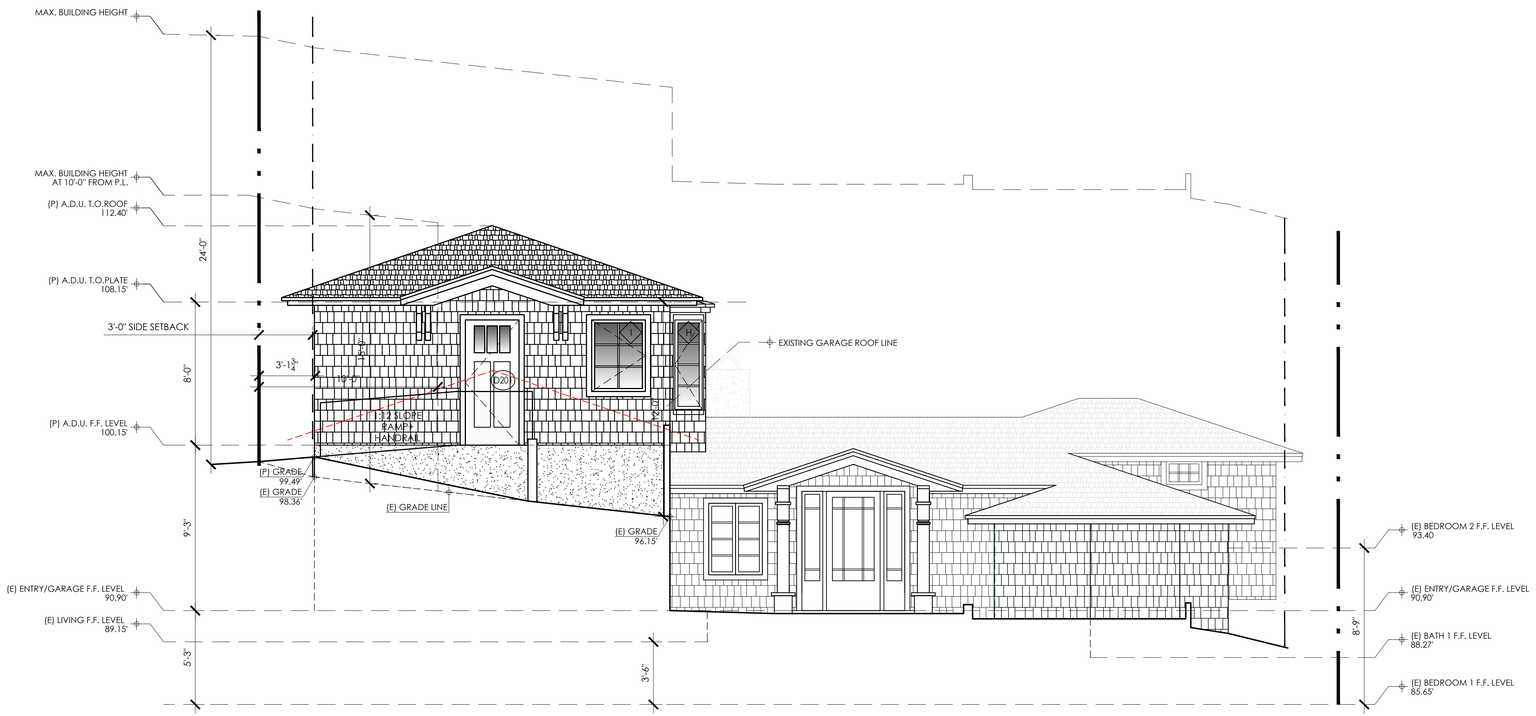
A6

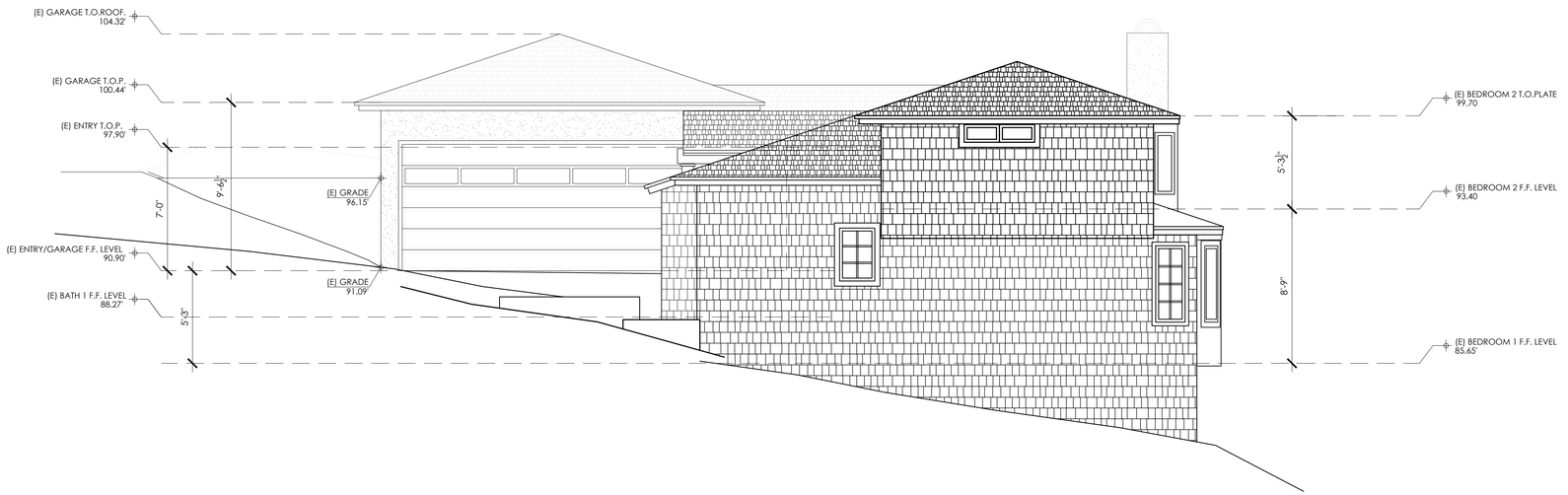


1 EXISTING WEST (FRONT) ELEVATION

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

1' 2' 4' 8'

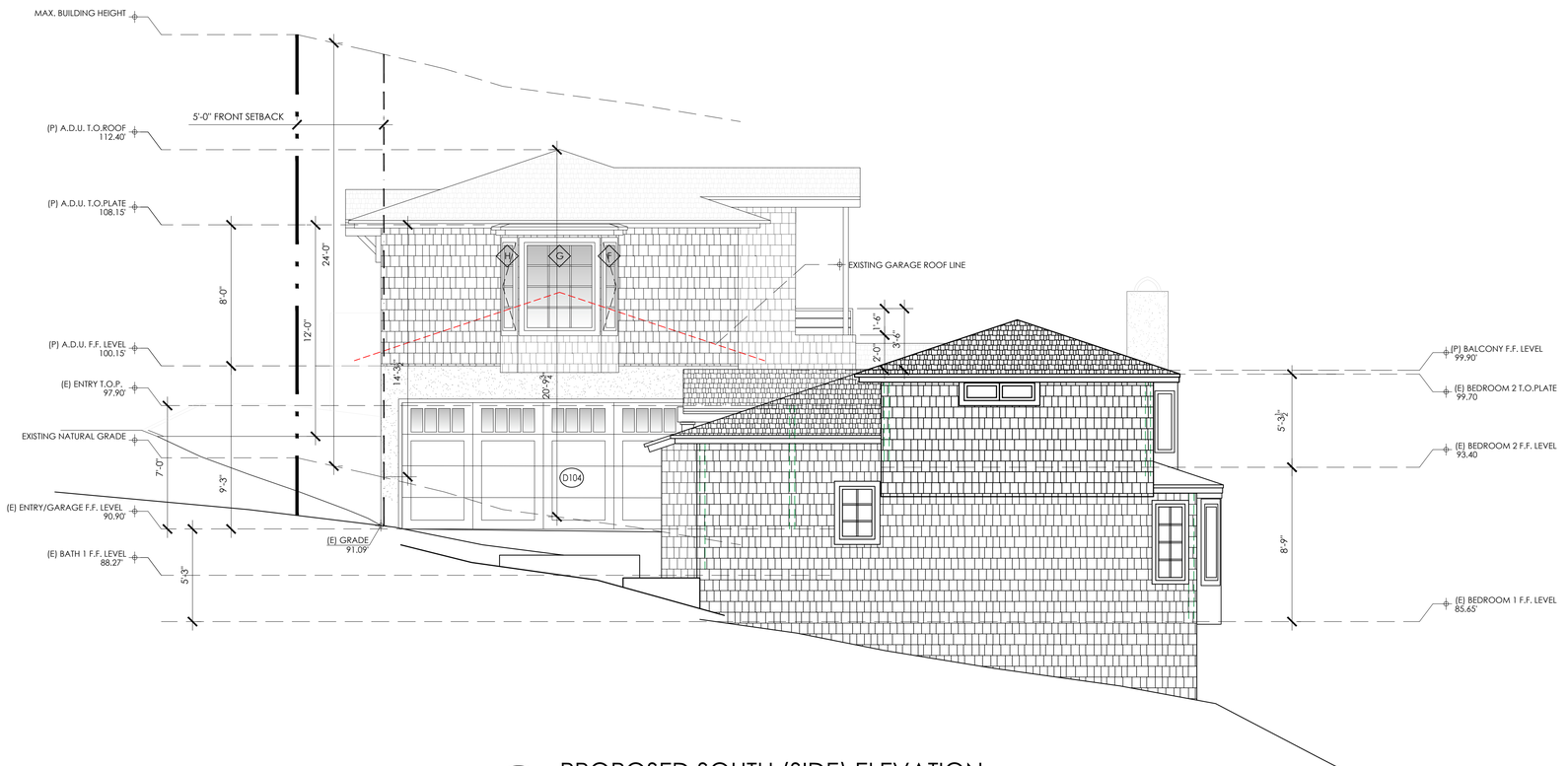

MAX. BUILDING HEIGHT
MAX. BUILDING HEIGHT
AT 10'-0" FROM P.L.
(P) A.D.U. T.O.ROOF
112.40'
24'-0"
(P) A.D.U. T.O.PLATE
108.15'
3'-0" SIDE SETBACK
8'-0"
3'-1¾"
13'-1"
12.0
12.0
12.0



1 EXISTING SOUTH (SIDE) ELEVATION

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

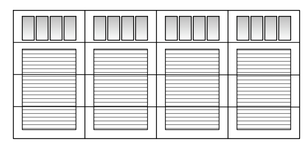
1' 2' 4' 8'



2 PROPOSED SOUTH (SIDE) ELEVATION

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

1' 2' 4' 8'



3 PROPOSED GARAGE DOOR

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

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

WONG RESIDENCE

TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

SOUTH ELEVATIONS

9/19/2025

1/4" = 1'-0"

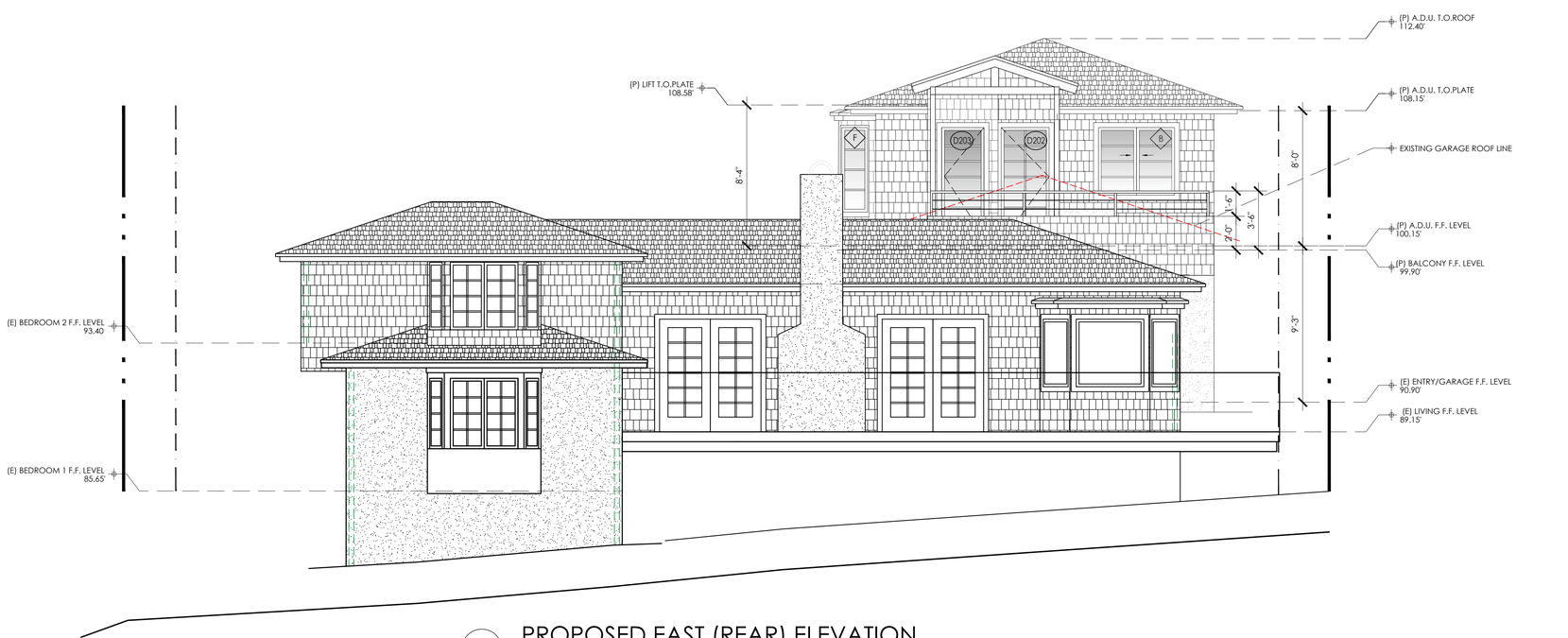
A8



1 EXISTING EAST (REAR) ELEVATION

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

1' 2' 4' 8'



2 PROPOSED EAST (REAR) ELEVATION

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

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

WONG RESIDENCE

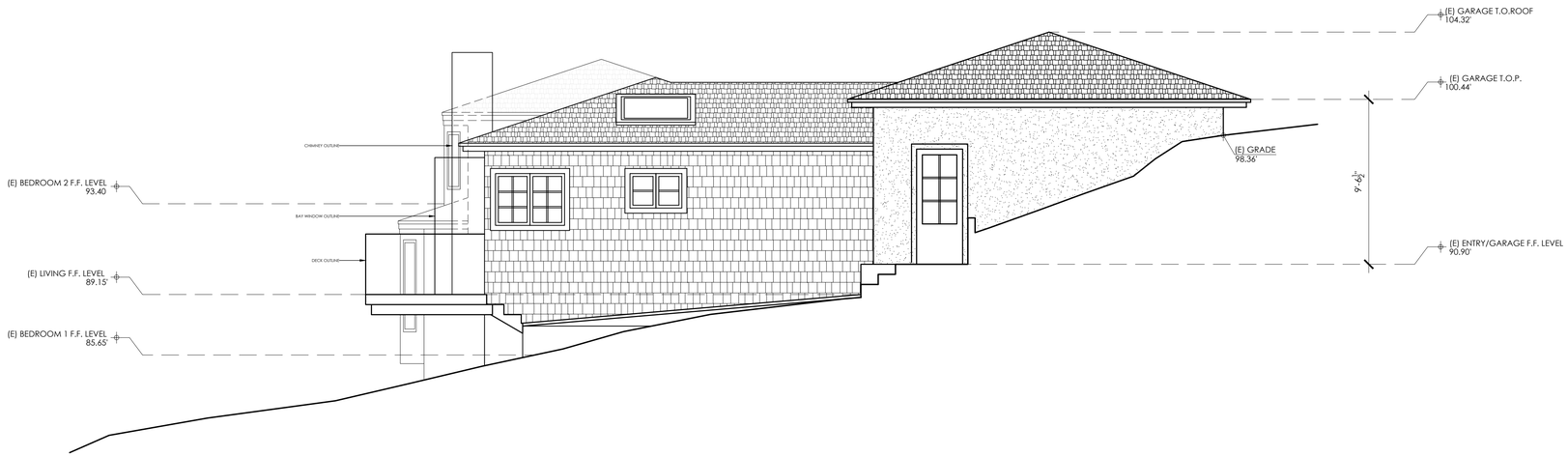
TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

EAST ELEVATIONS

9/19/2025

1/4" = 1'-0"

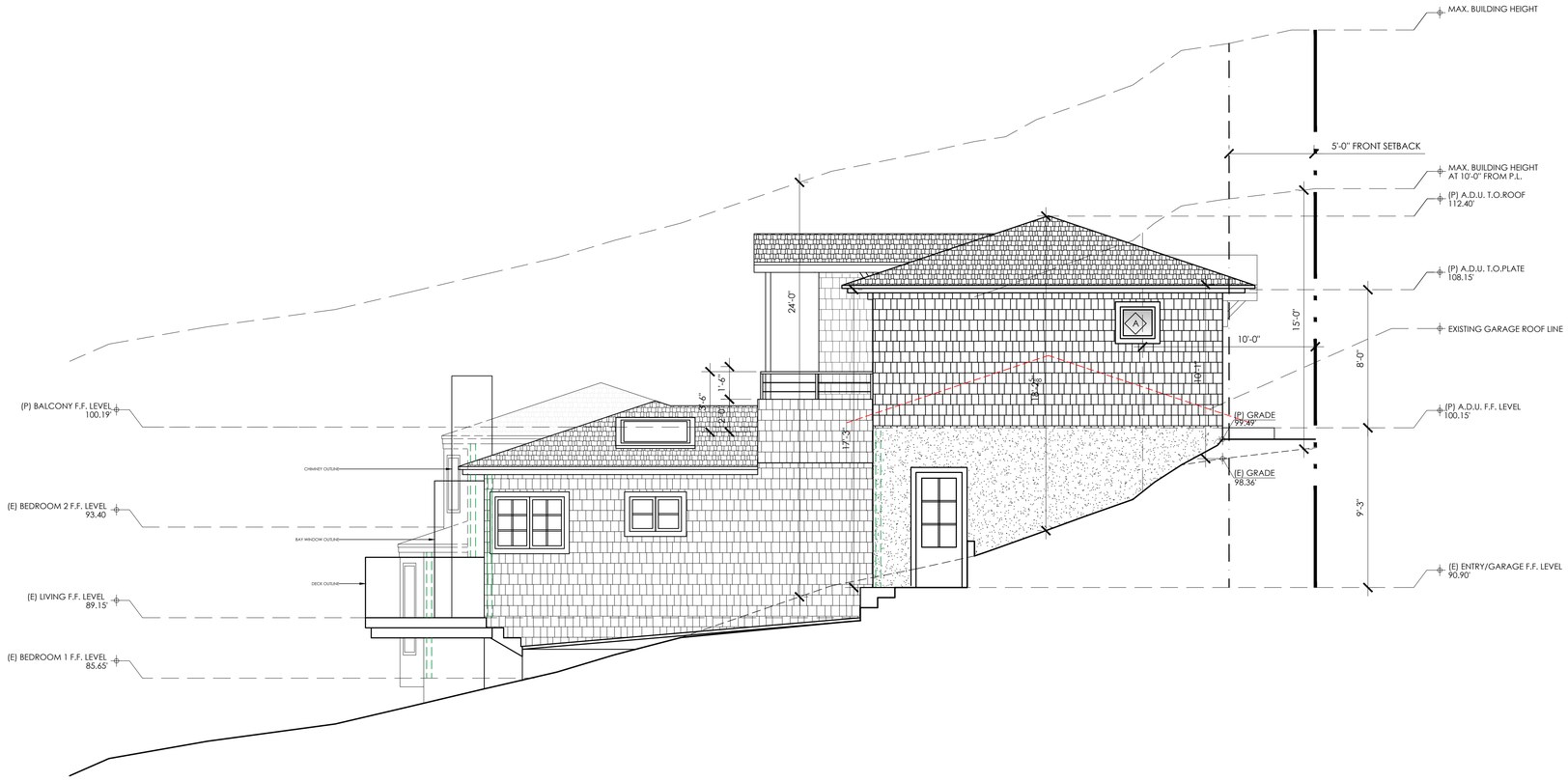
A9



1 EXISTING NORTH (SIDE) ELEVATION

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

1' 2' 4' 8'



2 PROPOSED NORTH (SIDE) ELEVATION

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

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

WONG RESIDENCE

TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

NORTH ELEVATIONS

9/19/2025

1/4" = 1'-0"

A10

WONG RESIDENCE DOOR SCHEDULE							
			DOOR TYPE	THICKNESS	HAND	H.W. TYPE	
	RESIDENCE LEVEL						
	101	2'-6" X 6'-8"'	6	1 3/4"	RH		ELEVATOR - 20 MINUTES MINIMUM FIRE RATED
	102	2'-6" X 6'-8"'	6	1 3/4"	LH		ELEVATOR - 20 MINUTES MINIMUM FIRE RATED
	103	2'-6" X 6'-8"'	6	1 3/4"	RH		INTERIOR WOOD DOOR - CLOSET
	104	8'-0" X 7'-2"'	10	2"	RHLH		GARAGE ROLL UP DOOR
	A.D.U. LEVEL						
	201	3'-0" X 7'-0"	2	2"	LH		ENTRY DOOR. WOOD. 1/2 LITE GLASS
	202	2'-10" X 7'-0"	1	2"	RH		EXTERIOR GLASS DOOR. WOOD.
	203	2'-6" X 7'-0"	1	2"	RH		EXTERIOR GLASS DOOR. WOOD.
	204	NOT USED					
	205	8'-0" X 7'-0" (4'-0" / 4'-0")	9	2"	RHLH		SLIDING PANELS
	206	2'-6" X 7'-0"	7	1 3/4"	RHLH		POCKET DOOR
	207	2'-6" X 7'-0"	6	1 3/4"	RH		INTERIOR WOOD DOOR
		DOOR TYPE LEGEND					**HARDWARE TYPE LEGEND**
	TYPE 1	ENTRY DOOR, WOOD FULL GLASS					TYPE 1: –.
	TYPE 2	ENTRY DOOR, DOOR 1/2 LITE GLASS					
	TYPE 3	EXTERIOR FOLDING DOORS. STEEL					TYPE 2: –.
	TYPE 4	FRENCH DOORS. FULL LITE GLASS W/ SIDE LITES. ALUMINUM CLAD WOOD.					TYPE 3: –.
	TYPE 5	FRENCH DOORS. FULL LITE GLASS. STEEL.					
	TYPE 6	INTERIOR HINGED MDF DOOR, PRIMED					
	TYPE 7	POCKET DOOR, MDF, PRIMED					
	TYPE 8	GLASS INTERIOR DOOR					
	TYPE 9	INTERIOR BARN DOOR					
	TYPE 10	GARAGE DOOR					
	TYPE 11	INTERIOR SLIDING DOORS					

1 PROPOSED DOOR SCHEDULE
N.T.S.

WONG RESIDENCE - WINDOW SCHEDULE						
REVISION	TYPE / LETTER	SIZE [WIDTH x HEIGHT]	R.O.	MATERIAL	TYPE	NUMBERED NOTES / REMARKS
		A.D.U. LEVEL				
	A	2'-0" x 1'-10"		WOOD	AWNING	DUAL GLAZED - FROSTED
	B	4'-6"x 4'-0" (2'-3" / 2'-3") (DOUBLE)		WOOD	SLIDING	DUAL GLAZED
	C	NOT USED				
	D	NOT USED				
	E	NOT USED				
	F	1'-10" x 5'-0"		WOOD	CSMT	DUAL GLAZED
	G	4'-0" x 5'-0"		WOOD	FIXED	DUAL GLAZED
	H	1'-10" x 5'-0"		WOOD	CSMT	DUAL GLAZED
	I	3'-0" x 4'-0"		WOOD	CSMT	DUAL GLAZED

2 PROPOSED WINDOW SCHEDULE
N.T.S.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/27 STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

WONG RESIDENCE
TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

DOOR AND WINDOW SCHEDULES

9/19/2025

N.T.S.

A11



1 FRONT AND SIDE VIEW OF THE A.D.U. FROM THE DRIVEWAY
N.T.S.



2 FRONT VIEW OF THE A.D.U. FROM THE STREET
N.T.S.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

WONG RESIDENCE
TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED VIEWS

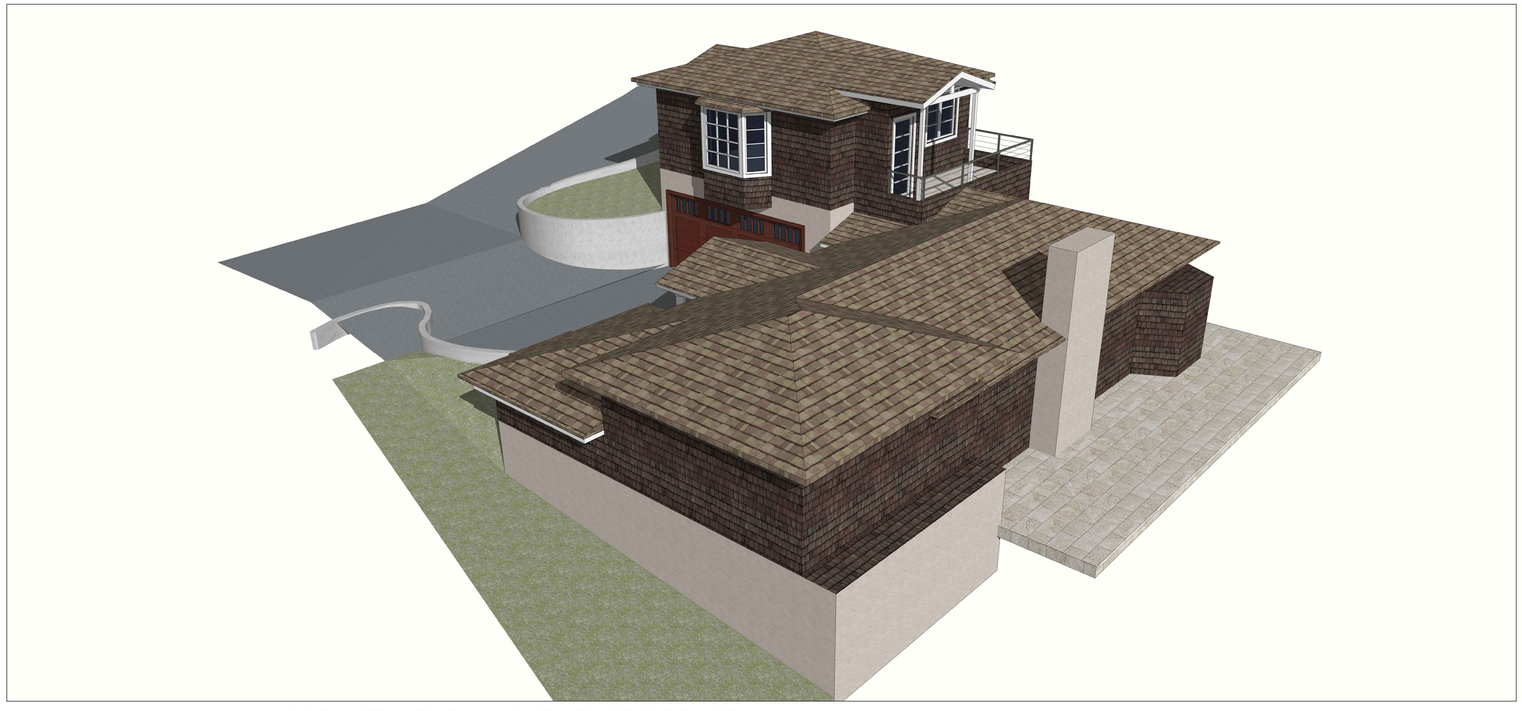
9/19/2025

N.T.S.

A12



1 BIRD VIEW FROM NORTH EAST CORNER
N.T.S.



2 BIRD VIEW FROM SOUTH EAST CORNER
N.T.S.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

WONG RESIDENCE
TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED VIEWS

9/19/2025

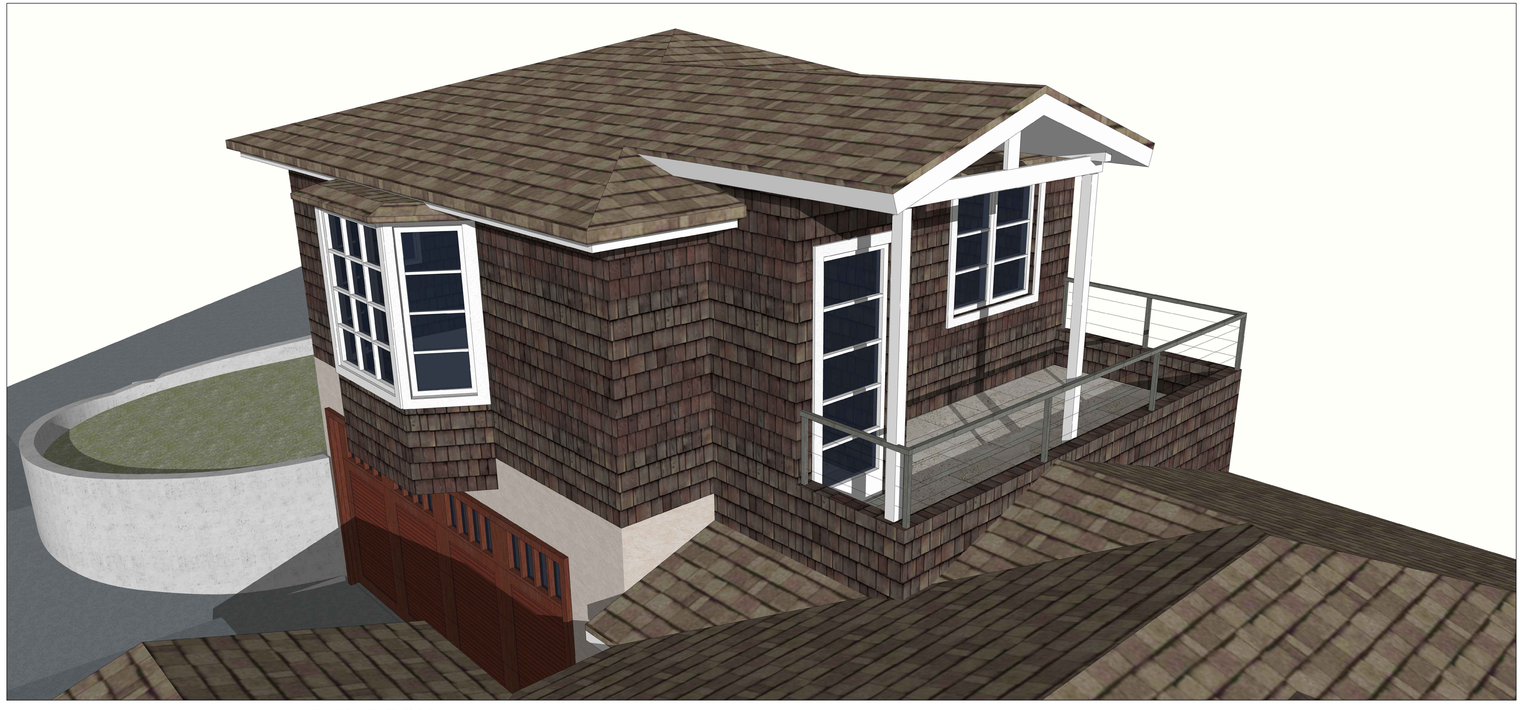
N.T.S.

A13

TRACK 2 DESIGN APPROVAL SET



1 A.D.U. DECK
N.T.S.



2 A.D.U. DECK
N.T.S.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

WONG RESIDENCE
TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

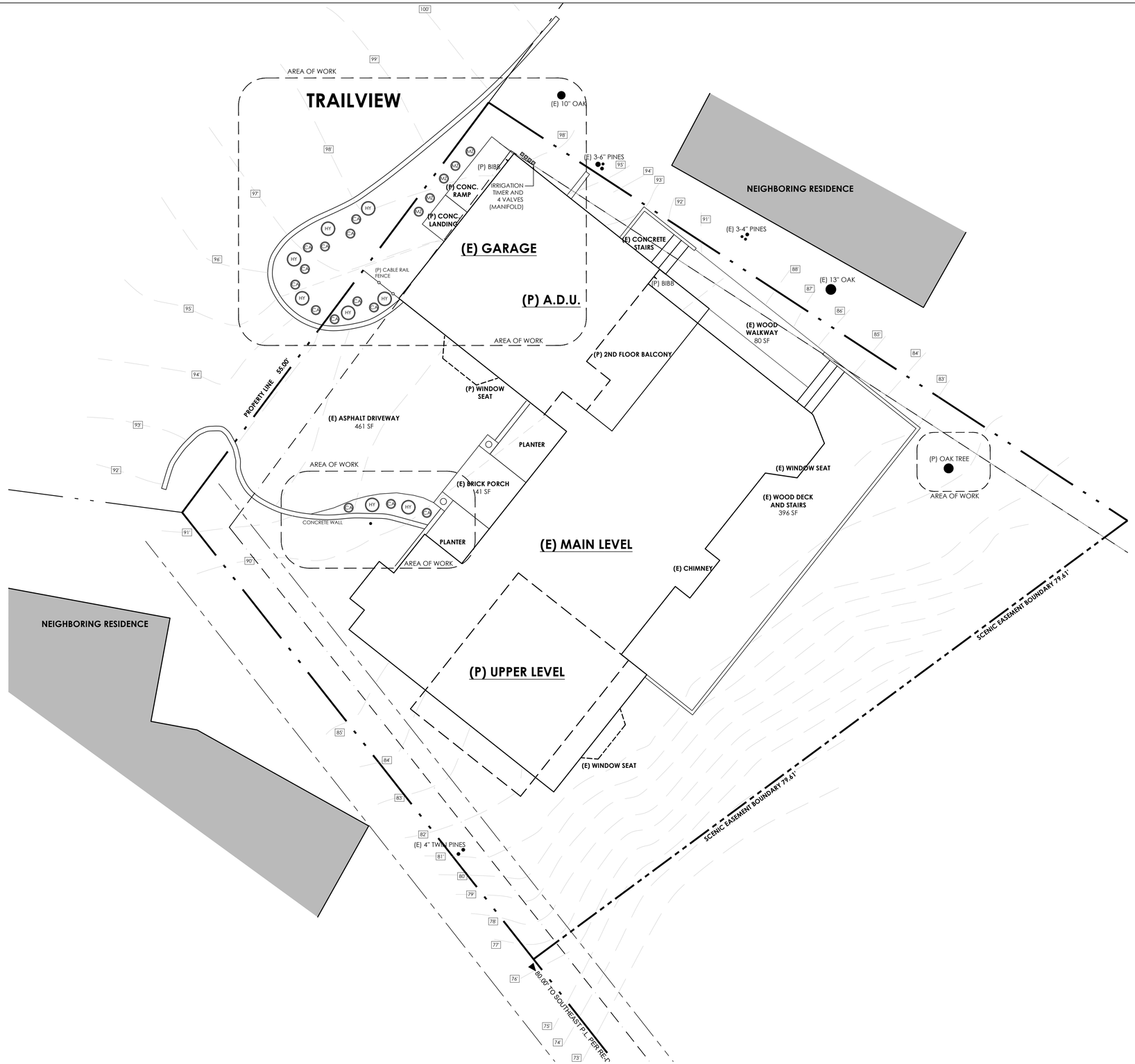
PROPOSED VIEWS

9/19/2025

N.T.S.

A14

TRACK 2 DESIGN APPROVAL SET



1 PROPOSED LANDSCAPE PLAN
SCALE: 3/16" =1'-0"

1' 2' 4' 8'

N

PLANT LEGEND

CA	CAMPANULA PORSCHARSKYANA
	1 GALLON - 13X
HY	HYDRANGEA "BLUSHING BRIDE"
	5 GALLON - 8X
MZ	MANZANILLA EMERALD CARPET
	1 GALLON - 5X

IRRIGATION NOTES

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

PLANTING NOTES

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

LANDSCAPE NOTES

1. AREA OF WORK MARKED ON PLAN. NO CHANGE TO THE REST OF THE LOT.

LIST OF PLANTS



HYDRANGEA MACROPHYLLA "ENDLESS SUMMER"



CAMPANULA PORSCHARSKYANA



MANZANILLA EMERALD CARPET

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/27 STATE OF CALIFORNIA

WONG RESIDENCE
TRAIL VIEW 2 SE OF FLANDERS WAY ,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED LANDSCAPE PLAN

9/19/2025

3/16" = 1'-0"

L1

TRACK 2 DESIGN APPROVAL SET

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

November 12, 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 25153 (Van Selow):** Consideration of a Concept Design Study, DS 25153 (Vans Selow), for a 486 square-foot addition to an existing two-story residence and site improvements for the property located at Lincoln Street 3 northeast of 4th Avenue in the Single-Family Residential (R-1) District and Archeological Overlay Zone. APN: 010-129-028-000

Application:	DS 25153 (Van Selow)	**Applicant:**	Franshisca Delgado-Claudio Ortiz Design Group Inc.
APN:	010-129-028-000	**Owner:**	Craig & Cheryl Van Selow
Block & Lot:	Block 33 & Lot 14, 16		
Location:	Lincoln 3 NE of 4th Avenue		

Recommendation:

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

1. Finding that the consideration of a Concept Design Study is a not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378; and
2. Accepting the Concept Design Study DS 25153 (Vans Selow), for a 486 square-foot addition to an existing two-story residence and site improvements for the property located at Lincoln Street 3 northeast of 4th Avenue in the Single-Family Residential (R-1) District and Archeological Overlay Zone. APN: 010-129-028-000.

Summary, Background, and Project Description:

EXECUTIVE SUMMARY

The applicant is proposing to remodel an existing single-family residence, construct a

new two-story addition, change the roof pitch, and make associated site improvements on a 4,000-square-foot lot.

BACKGROUND AND PROJECT DESCRIPTION

The 1,114-square-foot single-story home was designed by Melle Brewer, the original homeowner, and constructed by M.J. Murphy in 1926. The property was reviewed for historical significance in 2007 and again in 2024. Both reviews found the property ineligible for the Carmel Historical Inventory. The 2024 historic evaluation stated, "[T]he conversion of the garage into a bedroom on the front elevation has altered the original character of the cottage. There are better, unaltered examples of Murphy's work already listed on Carmel's Inventory of Historic Resources." This determination remains in effect for 5 years and will expire in 2029.

The applicant is proposing to remodel the existing home and construct a new two-story addition. Part of the new addition and remodel will include changes to the pitch of the roof and roof form. The applicant is proposing to replace some windows and doors and retain the remaining windows and doors, all of which will be wood. Additionally, the applicant will be replacing and repairing exterior stucco siding, installing a new wood shake roof, adding half-timber siding, and bringing the site coverage into compliance. The data table on the title page of the project plans states that the property will have a floor area of 1,600 square feet inclusive of 200 square feet reserved for parking and 355 square feet of site coverage. Due to unbuildable areas on the site, the property has a maximum floor area of 1615 square feet and maximum site coverage of 355 square feet, 499 square feet with the permeable bonus.

New windows and doors will be wood with divided lite grids. The applicant is proposing to have stucco siding with half timbering. The roofing will be wood shake Shingles.

During the Preliminary Site Assessment, five trees were found on or immediately adjacent to the property. All five were determined to be significant and are not being removed. 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. Three neighbors have written in to support the project. All three letters of support spoke to their enthusiasm for the proposed design and appreciation for the homeowners for being good neighbors.

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 five trees on, or adjacent to, the project

site during the preliminary site assessment and found all five to be significant (Attachment 2 - Project Plans). All five of the trees on the property are Coast live oaks. The City Forester has confirmed that the property does not need to plant any additional trees currently. The project is 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 subject property is an irregular-shaped lot with a drainage channel that traverses through the middle of the parcel in a north-south direction. The elevation of the property is relatively flat on certain portions. Approximately 411 square feet of the southern portion of property contains slopes of 30% or greater and is considered "unbuildable" pursuant to Carmel Municipal Code (CMC) Section 17.06.020.D - Buildable Area. As currently proposed, the project does not include major grading, cutting or filling, work near significant trees, or alteration the existing topography.

The applicant has not yet provided a preliminary grading and drainage plan to city staff for review. Condition of Approval #2 requires the applicant to provide the preliminary grading and drainage plans prior to the Final Details Review. Sheet 19, the Landscape Plan & Private Stormwater Drainage Systems of the attached plans, illustrates the establishment of rain gardens adjacent to the east side and northwest corner of the structure. Condition of Approval #4 has been incorporated requiring the applicant to submit a geotechnical report to ensure the stormwater captured in the rain gardens is conveyed away from the dwelling's foundation. The applicant has not yet provided an Archaeological Resource Management Report. Condition of Approval #3 requires the applicant to provide the Archaeological Resource Management Report prior to the Final Details Review. Based on the scope of work, staff recommends the Planning Commission preliminarily finds that the property meets the topographic design guidelines and reviews the Archaeological Resource Management Report and preliminary 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. Neighbor correspondence have been limited to the support of the project. The proposed addition will be a two-story expansion of the existing home. Due to the home being in a valley, the addition will not have any privacy or view impacts. 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 property received a parking variance in 2008 to exempt the need to provide parking on the property due to topography and access. The applicants are proposing to maintain this parking variance as providing parking on the site is infeasible. 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 and change in roof pitch/form fit into the context of the neighborhood and does not appear too massive when viewed from the street. The neighborhood has many one- and two-story homes. Therefore, the structure will not appear bulky and massive with the addition and increase in height when considering the neighborhood context. A Volume Study will be required prior to the Final Detail Planning Commission meeting to ensure the property meets volume requirements. 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 composite shingle roof, which is proposed to be replaced with a wood shake shingle roof. The applicant is proposing to add new gables, roof forms/pitches, a flat roof, and a turret to the structure, adding complexity to the roof overall. The pitched roof forms are shown to be a 13:12 pitch which exceeds the preference listed in the Residential Design Guidelines Section 8.4. The flat roof form is part of the two-story element of the property which is discouraged in the Residential Design Guidelines Section 8.3. This design is inconsistent with the encouraged roof pitches and forms in the Residential Design Guidelines. The proposed residence has a rectangular footprint overall that is broken up with the turret and gables. The proposed project increases the complexity of the building and roof forms. Staff recommends the Planning Commission review the plans and determine if they find the project meets the design guidelines or are acceptable deviations from the design guidelines pertaining to building and roof form.

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.

Other Project Components:

Attachments:

1. Attachment 1 - Resolution
2. Attachment 2 - Plans
3. Attachment 3 - Public Correspondence

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 A 486 SQUARE-FOOT ADDITION TO AN EXISTING TWO-STORY RESIDENCE AND ASSOCIATED SITE IMPROVEMENTS FOR THE PROPERTY LOCATED AT LINCOLN STREET 3 NORTHEAST OF 4TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT AND ARCHEOLOGICAL OVERLAY ZONE. APN: 010-129-028-000.

WHEREAS, on May 30, 2025, Franshisca Delgado with the Claudio Ortiz Design Group Inc. ("Applicant") submitted an application on behalf of Craig and Cheryl Van Selow ("Owners") requesting approval of Track 2 Design Study application DS 25153 (Van Selow) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot site at Lincoln 3 northeast of 4th Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the project includes a 486 square foot addition, which is an increase of more than 10% to the existing floor area. Therefore, the project requires a Track 2 Design Study approved by the Planning Commission in accordance with Carmel-by-the-Sea Municipal Code (CMC) Section 15.58.040.B.1; and

WHEREAS, the project requires approval of a Coastal Development Permit. In accordance with CMC Section 17.52.100 (Development Excluded from Coastal Permit Requirements), Coastal Development Permits are required for projects in significant scenic resources areas that would result in an increase of 10% or more of internal floor area of an existing structure or result in an increase in height of an existing structure by more than 10%; and

WHEREAS, in accordance with CMC Section 17.58.040.B.2, applications involving other land use entitlements, in this case a Coastal Development Permit, shall not be deemed complete until Design Concept review is completed and a complete application for Final Details review has been received; and

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

WHEREAS, on October 31, 2025, a notice of public hearing was published in the Carmel Pine Cone for the November 12, 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 November 2, 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 November 7, 2025, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on November 12, 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**:

FINDINGS REQUIRED FOR ACCEPTANCE OF THE CONCEPT DESIGN STUDY

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 25153 (Van Selow) for a 486 square-foot addition to an existing two-story residence and site improvements for the property located at Lincoln Street 3 northeast of 4th Avenue in the Single-Family Residential (R-1) District and Archeological Overlay Zone. APN: 010-129-028-000.

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.
3.	**Archaeological Resource Management Report.** Prior to Final Details Review, the applicant shall provide an Archaeological Resource Management Report for staff to review.
4.	**Review of Preliminary Landscape Private Stormwater Elements.** Prior to Final Details review by the Planning Commission, the applicant shall provide a geotechnical report prepared by a licensed engineer. Specifically, the report shall analyze the proposed rain gardens incorporated as part of the preliminary stormwater plan to ensure water is properly conveyed away from the structure.

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 12th day of November, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:	ATTEST:
_____	_____
Michael LePage	Shelby Gorman
Chair	Planning Commission Secretary

Van Selow Residence

New Addition to a Single-Family Residence
Lincoln, 3 NE of 4th Ave., Carmel, Calif.

A.P.N. 010-129-028-000



WEST ELEVATION
PROPOSED

SHEET INDEX

GENERAL

T1.0 COVER SHEET & GENERAL NOTES
G1.0 PRELIMINARY SITE ASSESSMENT
G1.1 PRELIMINARY SITE ASSESSMENT

ARCHITECTURAL

A1.0 TOPOGRAPHIC SURVEY (WITH ARBORIST NOTES)
A1.1 SITE PLAN (EXISTING)
A1.2 SITE PLAN (PROPOSED)
A1.3 COMPOSITE SIDE YARD SETBACK ANALYSIS
A2.0 EXISTING FLOOR PLAN (DEMO)
A3.0 MAIN FLOOR PLAN: EXISTING AND PROPOSED
A3.1 UPPER FLOOR PLAN: EXISTING AND PROPOSED
A4.0 ELEVATIONS: EXISTING AND PROPOSED
A4.1 ELEVATIONS: EXISTING AND PROPOSED
A5.0 ROOF PLAN: EXISTING AND PROPOSED
A6.0 STREET ESCAPE
A7.0 WINDOW AND DOOR SCHEDULES
A8.0 MATERIALS
A9.0 VOLUME ANALYSIS
A10.0 MATERIALS: EXISTING LANDSCAPING
L1.0 LANDSCAPING & PRIVATE STORMWATER DRAINAGE SYSTEMS

PROJECT DATA

FLOOR AREA

	ALLOWED	EXISTING	PROPOSED	
PROPOSED				
MAIN LEVEL		676.5 SQ.FT.	828.7 SQ.FT.	
UPPER LEVEL		237.0 SQ.FT.	571.2 SQ.FT.	
PARKING (ALLOCATION)		200.0 SQ.FT.	200.0 SQ.FT.	
TOTAL GROSS FLOOR AREA:	1,615.5 SQ.FT.	1,113.5 SQ.FT.	1,599.9 SQ.FT.	39.0%

SITE COVERAGE

22.0% of F.A.R. = 355.0 SQ.FT., + SITE BONUS; 4.0% OF SITE = 144.0 SQ.FT., TOTAL SITE COVERAGE ALLOWED 499.0 SQ.FT.

PERVIOUS COVERAGE	ALLOWED	EXISTING	PROPOSED	
GRAVEL WALKWAY		203.6 SQ.FT.	0.0 SQ.FT.	
NORTH PATIO		174.6 SQ.FT.	0.0 SQ.FT.	
EAST BALCONY		0.0 SQ.FT.	7.3 SQ.FT.	
TOTAL PERVIOUS COVERAGE		402.0 SQ.FT.	7.3 SQ.FT.	
IMPERVIOUS COVERAGE	ALLOWED	EXISTING	PROPOSED	
NORTHEAST WALKWAY		28.8 SQ.FT.	0.0 SQ.FT.	
ENTRY WALKWAY		65.2 SQ.FT.	0.0 SQ.FT.	
WEST PATIO		170.5 SQ.FT.	170.5 SQ.FT.	
WEST STAIRS		12.0 SQ.FT.	12.0 SQ.FT.	
SOUTH PATIO		158.0 SQ.FT.	158.0 SQ.FT.	
NORTH WALKWAY		52.7 SQ.FT.	0.0 SQ.FT.	
TOTAL IMPERVIOUS COVERAGE		487.2 SQ.FT.	340.5 SQ.FT.	
TOTAL GROSS COVERAGE	499.0 SQ.FT.	889.2 SQ.FT.	347.8 SQ.FT.	

HEIGHT LIMITS AND SETBACKS

	ALLOWED	EXISTING	PROPOSED
MAIN DWELLING HEIGHTS			
RIDGE: ONE STORY	18'-0"	19'-0"	19'-0"
RIDGE: TWO STORY	24'-0"	18'-4"	20'-2"
RIDGE: TWO STORY AT TOWER	24'-0"	N/A	23'-7"
PLATES: ONE STORY	12'-0"	5'-3"	7'-8"
PLATES: TWO STORY	18'-0"	13'-5"	15'-10"
MAIN DWELLING SETBACKS			
WEST SIDE (FRONT)	15'-0"	11'-5"	11'-5"
EAST SIDE (REAR)	3'-0"/15'-0"	50'-4"	50'-3"
NORTH SIDE	3'-0" MIN.	3'-11"	3'-2"
SOUTH SIDE	3'-0" MIN.	10'-0"	10'-0"
COMPOSITE SIDE YARD SETBACK (SEE SHEET A1.3 FOR REF.)	10'-0" MIN.	16'-10"	14'-5"

PROJECT TEAM

DESIGN:
CLAUDIO ORTIZ DESIGN GROUP INC.
26615 CARMEL CENTER PLACE #102
CARMEL, CA. 93923
TEL. (831) 626-4146

OWNER:
CRAIG VAN SELOW
LINCOLN, 4 NE OF 4TH
AVE., CARMEL, CA.

PROJECT INFORMATION

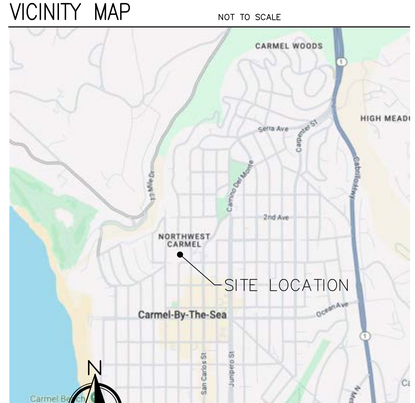
LOT SIZE	3,589.0 SQ.FT. (411.0 S.F., 30% SLOPE)
A.P.N.	010-129-028-000
LEGAL DESCRIPTION	PORT. OF LOTS 14 & 16, BLOCK 33
ZONING	R-1
SETBACKS (MIN. ALLOWED)	FRONT: 15.0 FT. N SIDE 3.0 FT. S SIDE 3.0 FT. REAR: 15.0 FT.
BLDNG. OCCUPANCY	R-3/U
CONST. TYPE	V-B
HEIGHT (MAX. ALLOWED)	2 STORY: 24FT. 1 STORY: 18FT.
STORIES: 1	PLATE HT. 12FT. - RIDGE HT. 18FT.
STORIES: 2	PLATE HT. 18FT. - RIDGE HT. 24FT.

SCOPE OF WORK

1. REMODEL OF A TWO STORY SINGLE FAMILY DWELLING, WITH AN EXPANSION OF THE NORTH SIDE OF STRUCTURE AND SECOND FLOOR.
2. NEW BALCONY, TOWER.
3. EXISTING LANDSCAPE TO REMAIN.
4. NO TREE REMOVAL & GRADING.

VICINITY MAP

NOT TO SCALE



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

REVISIONS:
BLDG 25-08-29
PLNG 25-09-19
PLNG 25-10-30

PROJECT:
VAN SELOW RESIDENCE
LINCOLN, 3 NE OF 4TH AVE., CARMEL, CA.
BLOCK: LOTS:
APN: 010-129-028-000
PROJECT NO.
24-02

ISSUE:
04-19-2025
05-26-2025
10-14-2025

DRAWN BY:
CO

COVER SHEET & NOTES

SCALE: 1' = 1/4"

T1.0

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PRELIMINARY SITE ASSESSMENT REPORT

Date of Site Visit: September 10, 2024
Planner: Katherine Wallace
Forester: Justin Ono
Block/Lot: 33 / pts 14 & 16
APN: 010-129-028
Property Owner: Craig & Cheryl Van Selow
Street Location: Lincoln 3 NE of 4th

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

Location:

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

Street and Neighborhood Character:

- Style and materials of the existing residence:


West Elevation


South Elevation


North Elevation


South (image left) and East Elevation


South Elevation


South (left) and East (right) Elevations


Wood windows and doors


Wood windows and doors


Concrete steps down from footbridge.


View from rear patio looking south.


Retaining wall north of residence.


Culvert crossing, looking south.


Hardscape areas east of residence, looking west.


Far east portion of property, looking west.

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


South Neighbor


North Neighbor


West Neighbor


West Neighbor


East Neighbor


East Neighbor

- Right-of-way characteristics: The Residential Design Guidelines encourage maintaining and enhancing the informal, vegetated, open space character of the right-of-way. Parking areas in the right-of-way shall be informal, unpaved, and reinforce the forest image. Planting in the right-of-way should be predominately green foliage plants. Native trees, ground covers, and low shrubs are preferred. Gravel is not permitted in the right-of-way.


Right of Way Conditions (Gravel pathway to be changed to DG, dirt, or wood chips)

Site Conditions & Development Standards:

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

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

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

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

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

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

** See CMC 17.10.020(A)(1) and 17.06.020, Rules of Measurement.

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

Table 17.10-C: Maximum Height Standards

	R-1 District	R-1-BR District	R-1-PO District
Number of Stories Allowed	2	2	1*
Roof Height of First Story (in feet)	15	15	15
Plate Height of First Story (in feet)	12	12	12
Roof Height of Second Story (in feet)	24	15	24*
Plate Height of Second Story (in feet)	15	15	15*

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

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

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

- Parking: One parking space per primary dwelling is required on sites 8,000 square feet or less. Required parking shall be provided by a garage, carport or parking pad measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle. All required parking shall be provided on-site and shall be counted as floor area and exterior volume. On each site, a minimum of 200 square feet of base floor area and 2,200 cubic feet of exterior volume shall be reserved for each required parking space whether provided by means of a garage, carport or parking pad.

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

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

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

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

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

- Topography and drainage features: The Residential Design Guidelines encourage designs that follow the natural contours of the site and that avoid abrupt changes in grade on the site and between properties. A preliminary grading and drainage plan is required to be submitted with the Design Study application and will be reviewed by the Environmental Compliance Manager. Feedback on potential drainage issues and solutions will be provided.

  Following design approval, plans that are submitted for a building permit must include a complete storm water drainage plan. The drainage plan shall include applicable Best Management Practices and all drainage shall be retained on-site through the use of semi-

permeable paving materials, French drains, seepage pits, etc. Properties located in areas with poor soil drainage will be required to have systems designed by an engineer.

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

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

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

Table 17.10-G: Maximum Track One Fence and Wall Heights

	Setback Location			
Design Element	Front Setback	Side Setback	Side Setback Facing Street	Rear Setback
Fence	4 feet*	6 feet	4 feet*	6 feet
Gardea Wall	3 feet*	6 feet	3 feet*	6 feet
Retaining Wall	3 feet**	6 feet	3 feet**	6 feet
Pillars and Gates	6 feet	N/A	6 feet	N/A
Arbor/Trellis	7 feet	7 feet	7 feet	7 feet

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

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

Potential Neighbor Impacts:

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

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

site's topography. Buildings which substantially eliminate an existing significant view enjoyed on another parcel should be avoided."

- Solar Access: The Residential Design Guidelines encourage maintaining solar access for adjacent properties. The Carmel Municipal Code states, *"Designs should preserve the rights to reasonable solar access on neighboring parcels. Excessively tall buildings, particularly those near a north property line, which would block the free passage of the sun onto neighboring solar collectors or south-facing windows on neighboring sites, should be avoided."*





Due to the subject property's location in a gully, and the unique topography, it is less likely that future development would impact solar access for neighboring properties. However, it is something to keep in mind. Staff recommends working with neighbors early in the project development process to proactively address concerns.

- Mass and Bulk: The Residential Design Guidelines encourage thoughtful design when it comes to bulk and massing. The Carmel Municipal Code states, *"Residential designs shall maintain Carmel's enduring principles of modesty and simplicity and preserve the City's tradition of simple home set amidst a forest landscape. Buildings shall not present excess visual mass or bulk to public view or to adjoining properties. Large box-like buildings and buildings with large, continuous, unrelieved surfaces can appear massive. Designing building and roof planes with just a few, simple forms and keeping floor levels and plate heights close to grade help reduce mass and bulk. The use of natural materials such as wood or stone and the creative use of landscaping can also help to avoid excess mass by introducing texture, variety and screening."*

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

Forest/Trees: The Significant Tree Evaluation Worksheet and annotated tree survey is enclosed.

Historic Status: The property was reviewed for historical significance and deemed by Staff on March 7, 2024, to be ineligible for the local historic inventory. No appeals were received during the 10-day public appeal period. This determination will remain in effect for 5 years after which time it will expire.

Design Study Application: If planning a demo/rebuild or an addition of greater than 10% of the existing floor area, the next step in the process is to submit a General Planning Application Form for a Track 2 Design Study. Additions less than 10% of the existing floor area qualify as a Track 1 Design Study. Applications can be submitted on-line at, https://carmel.portal.iworq.net/portalhome/carmel or by emailing your application materials to, planning@ci.carmel.ca.us.

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

Archeological Resources Management Report: Because the subject property is located within the archaeological overlay district, if a project involves excavation or grading you will need to provide a Phase I survey prepared by a qualified professional that follows the Archeological Resources Management Report (ARMR) format. The report shall include a records search from the Northwest Regional Information Center, documentation of an on-site survey, and archival research on the history of the property. Native American consultation(s) may also be appropriate. While the City cannot recommend any single individual or firm to prepare the report, Monterey County maintains a list of archaeological consultants that is available as a resource. Additional information can be found in CMC 17.32.060.E and CMC 17.20.020-060.
https://www.countyofmonterey.gov/home/showpublisheddocument/131331/638490267744530000

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

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

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REVISIONS:

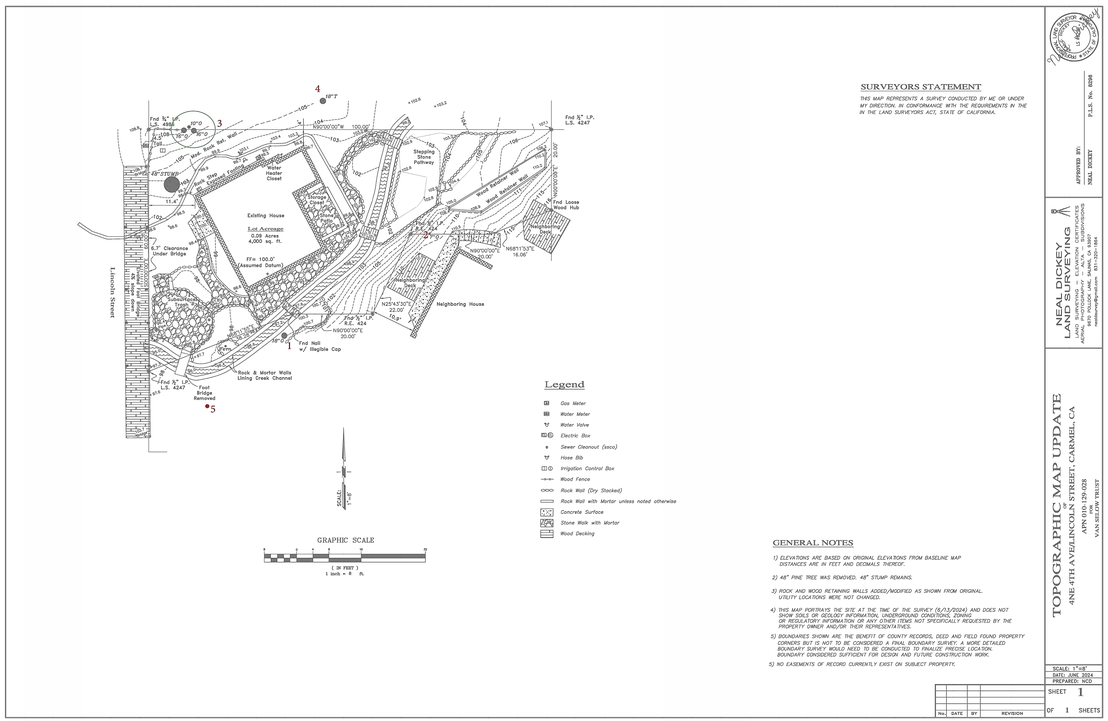
PROJECT:
VAN SELOW RESIDENCE
LINCOLN, 3 NE OF 4TH AVE., CARMEL, CA.
BLOCK: LOTS:
APN: 010-129-028-000
PROJECT NO.
24-02

ISSUE:
04-19-2025
05-26-2025

DRAWN BY:
CO

PRELIMINARY SITE ASSESSMENT

G1.0



Significant Tree Evaluation Worksheet

APN: 010-129-028
Street Location: Lincoln Ave 4NE Fourth Ave
Planner: Katherine Wallace
City Forester: Justin Ono
Property Owner: Van Selow
Recommended Tree Density: 3 upper 1 lower Per J.Ono 10/8: No new tree plantings are required

Part One: Initial Screening:

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

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

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

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

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

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

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak
Cl – Catalina ironwood CS – California sycamore BL – big leaf maple 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	18	10	16,16,10	18	18										
NO															

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

Items to note:

Required Structural Root Zone

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

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	8	8	8	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 installed be within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.
- The Structural Root Zone -- Structural Root Zone shall by 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.
- If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.
- If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

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										

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

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

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

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 trunk/branch.

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

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

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

G. Are environmental conditions favorable to the tree?

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

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

Part Three: Final Assessment

Record the total points scored on D - G for each tree.

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

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

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

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

Yes _____

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

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

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

CARMEL-BY-THE-SEA

NOTICE OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On March 7, 2024, the Department of Community Planning and Building determined that the property identified below does not constitute an historic resource.

Assessor's Parcel Number: 010-129-028
Current Owner: Van Selow
Block/Lot: 33/pt. lots 14 and 16
Street Location: Lincoln 3 NE of 4th
Lot size: 6,000 sf
Original Date of Construction: 1926

The basis for this determination is:

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

This determination shall remain valid for a period of five (5) years and shall expire on March 7, 2029.

Katherine Wallace
Katherine Wallace, Associate Planner

HE24-041 (VanSelow) Historic Evaluation

Date: 3/3/2024
Prepared by: Meg Clovis
Assessor's Parcel Number: 010-129-028
Current Owner: Van Selow Family RLT
POB 50
Shingletown, CA. 96088
Block/Lot: Block 33, Lots 16, pt. 14
Street Location: Lincoln 3 NE of 4th Ave.
Lot size: 6000 sq. ft.
Date of Construction: 1926

1. **Land Use & Community Character Element, Subdivision Chronology Map:** 1902
2. **Is the property listed on the Carmel Inventory?** No
3. **Has the property been reviewed previously for historical significance?** Yes
   On October 15, 2007, the Department of Community Planning and Building determined that the property had substantially lost its historic integrity through alterations, additions, deterioration, changes to the surrounding environment or other causes.
4. **Is the property located within the Archaeological Overlay Zone?** No
5. **Is the property identified on the Sanborn Maps?** Yes, 1930 and 1962


1930


1962

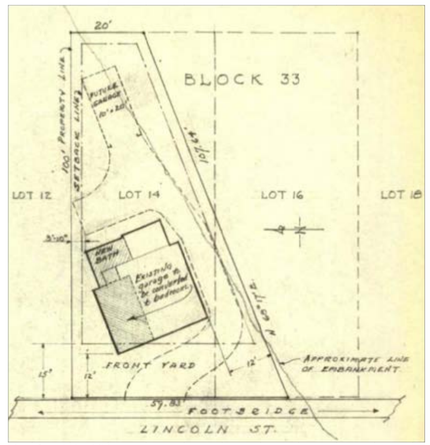
6. **Date of original building permit:** June 5, 1926 (BP# 1677)
7. **Original and subsequent ownership:**
   a) Melle T. Brewer
   b) Anna Condit
   c) W.D. Spruance
   d) Craig & Cheryl Van Selow
   None of the former owners are listed in Carmel's Historic Context Statement.
8. **Information on the original designer/builder:** Melle Brewer's obituary states that she designed the cottage and several others in Carmel. The contractor was M.J. Murphy (1885-1959). Murphy moved to Carmel in 1902 and two years later was hired by Frank Devendorf to do the building for the Carmel Development Company. Murphy became Carmel's most prolific designer-builder, with the Pine Inn, Highlands Inn, La Playa Hotel, Sundial Lodge, Tor House, Harrison Memorial Library, and over 350 houses to his credit. In 1924 he established the M. J. Murphy Company which sold building supplies, did rock crushing and concrete work, and operated a lumber mill and cabinet shop located between San Carlos and Mission streets. M. J. Murphy is included in Carmel's Historic Context Statement.
9. **Alterations and changes to the residence/property:**
   a) BP# 4045 (12/30/1963): Convert garage into bedroom and add new bathroom on rear elevation.
10. **Conclusions:**
    The conversion of the garage into a bedroom on the front elevation has altered the original character of the cottage. There are better, unaltered examples of Murphy's work already listed on Carmel's Inventory of Historic Resources. A Phase One report is not recommended.
11. **Current Photographs of Building (see next page):**


Red square indicates the former garage door opening (front elevation).


View of house looking northeast from Lincoln.


View of front door, south elevation.


Red square indicates bathroom addition (rear elevation).



Plans for 1963 addition.

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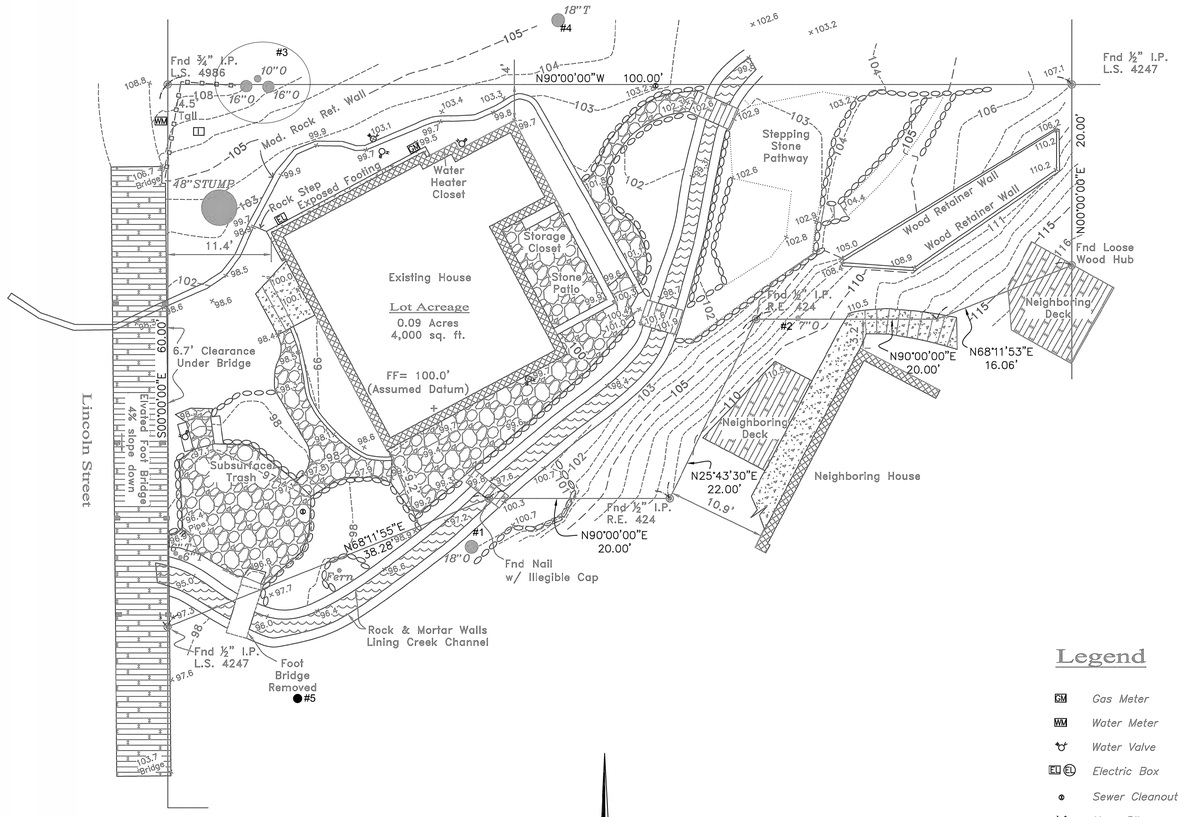
PROJECT:
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LINCOLN, 3 NE OF 4TH AVE., CARMEL, CA.
BLOCK: LOTS:
APN: 010-129-028-000
PROJECT NO.
24-02

ISSUE:
04-19-2025
05-26-2025

DRAWN BY:
CO

PRELIMINARY SITE ASSESSMENT

G1.1



SCALE: 1"=8'

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)

1 inch = 8 ft.

Legend

- GM Gas Meter
- WM Water Meter
- Water Valve
- EL ET Electric Box
- Sewer Cleanout (ssco)
- Hose Bib
- Irrigation Control Box
- Wood Fence
- Rock Wall (Dry Stacked)
- Rock Wall with Mortar unless noted otherwise
- Concrete Surface
- Stone Walk with Mortar
- Wood Decking

SURVEYORS STATEMENT

THIS MAP REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECTION. IN CONFORMANCE WITH THE REQUIREMENTS IN THE IN THE LAND SURVEYORS ACT, STATE OF CALIFORNIA.

GENERAL NOTES

1) *ELEVATIONS ARE BASED ON ORIGINAL ELEVATIONS FROM BASELINE MAP DISTANCES ARE IN FEET AND DECIMALS THEREOF.*

2) *48" PINE TREE WAS REMOVED. 48" STUMP REMAINS.*

3) *ROCK AND WOOD RETAINING WALLS ADDED/MODIFIED AS SHOWN FROM ORIGINAL. UTILITY LOCATIONS WERE NOT CHANGED.*

4) *THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (6/13/2024) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.*

5) *BOUNDARIES SHOWN ARE THE BENEFIT OF COUNTY RECORDS, DEED AND FIELD FOUND PROPERTY CORNERS BUT IS NOT TO BE CONSIDERED A FINAL BOUNDARY SURVEY. A MORE DETAILED BOUNDARY SURVEY WOULD NEED TO BE CONDUCTED TO FINALIZE PRECISE LOCATION. BOUNDARY CONSIDERED SUFFICIENT FOR DESIGN AND FUTURE CONSTRUCTION WORK.*

5) *NO EASEMENTS OF RECORD CURRENTLY EXIST ON SUBJECT PROPERTY.*

PROFESSIONAL LAND SURVEYOR * DIGITALLY SIGNED * LS #8296 * STATE OF CALIFORNIA

APPROVED BY:
NEAL DICKEY P.L.S. No. 8296

NEAL DICKEY
LAND SURVEYING
LAND SURVEYING – ELEVATION CERTIFICATES
AERIAL PHOTOGRAPHY – ALTA – SUBDIVISIONS
9670 POLLOCK LANE, SALINAS, CA 93907
nealdsurvey@gmail.com 831-320-1864

TOPOGRAPHIC MAP UPDATE

OF STREET, CARMEL, CA

4NE 4TH AVE/LINCOLN

APN 010-129-028

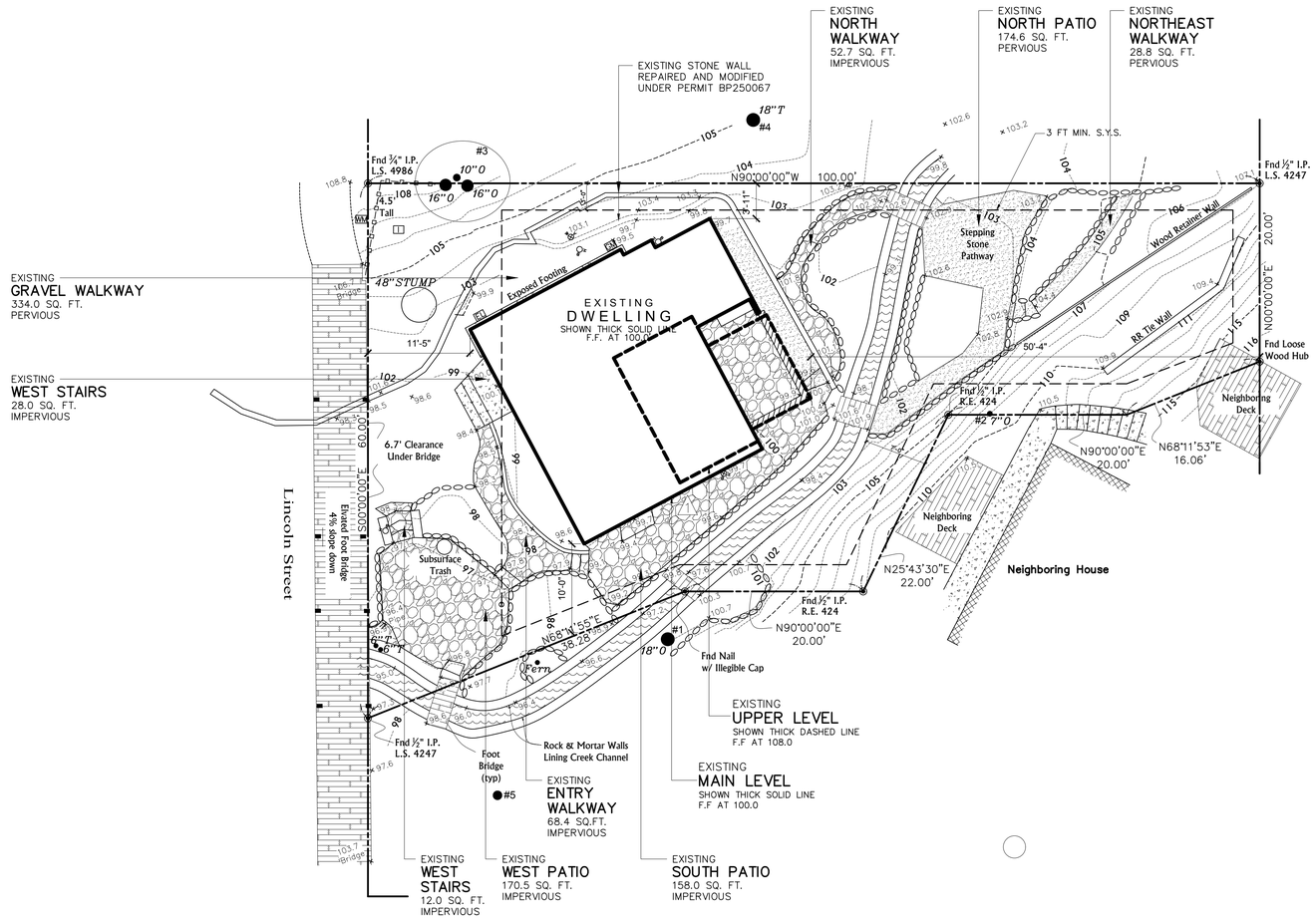
FOR

VAN SELOW TRUST

SCALE: 1"=8'
DATE: JUNE 2024
PREPARED: NCD

No.	DATE	BY	REVISION

SHEET A1.0



LEGEND

- GAS METER
- WATER METER
- WATER VALVE
- ELECTRIC BOX
- SEWER CLEANOUT (SSCO)
- HOSE BID
- IRRIGATION CONTROL BOX
- WOOD FENCE
- ROCK WALL (DRY STACKED)
- ROCK WALL (DRY STACKED)
- GRAVEL WALKWAY
- CONCRETE SURFACE
- STONE WALK WITH MORTAR
- WOOD DECKING
- EXISTING MAIN LEVEL (SHOWN SOLID LINE)
- EXISTING UPPER LEVEL (SHOWN DASHED LINE)
- PROPERTY LINE (SHOWN THICK LINE-DASH-DASH)
- SETBACK BOUNDARY (SHOWN DASHED LINE)

N

0 5 10 15 20
(IN FEET) 1/8 inch = 1 ft.
GRAPHIC SCALE

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REVISIONS:
1 BLDG 25-08-29
2 PLNG 25-09-19
3 PLNG 25-10-30

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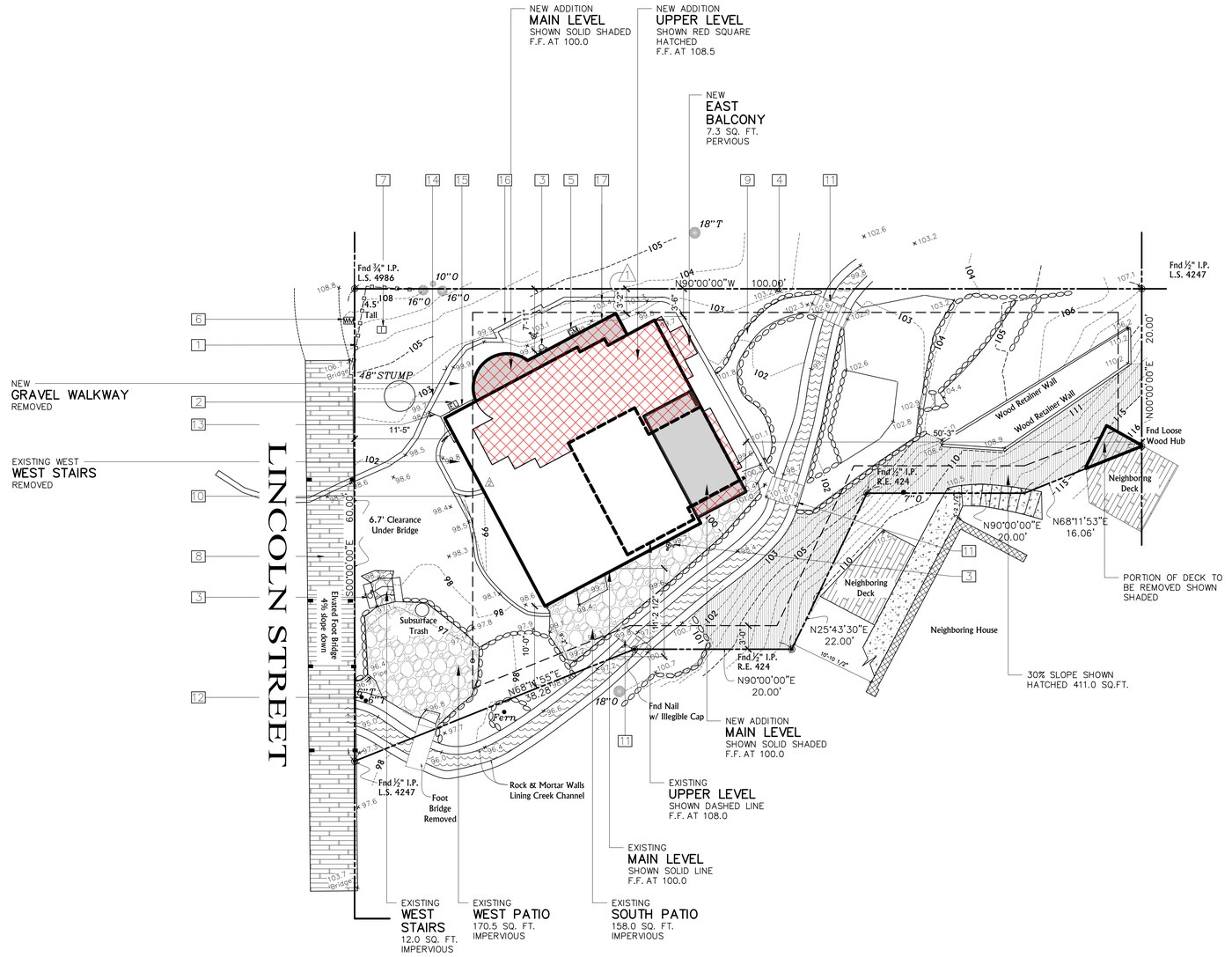
ISSUE:
04-19-2025
05-26-2025
10-14-2025

DRAWN BY:
CO

EXISTING SITE PLAN

SCALE: 1" = 1/8"

A1.1



KEY NOTES

1. (E) WD FENCE
2. (N) 200 AMP ELEC.SERVICE ENTRANCE
3. (E) HOSE BIB TO REMAIN
4. (E) SEWER CLEAN OUT
5. (N) GAS METER
6. (E) WATER METER
7. (E) IRRIGATION CONTROL BOX
8. (E) WD FOOT BRIDGE TO REMAIN
9. (E) STONE WALKWAY TO BE REMOVE
10. (N) RAISED AREA FOR THE DOOR LANDING
11. (E) WD BRIDGE TO REMAIN
12. (E) TREE TO REMAIN
13. (E) ROCK STEP TO REMAIN
14. (E) MOD. ROCK RET. WALL TO REMAIN
15. (E) EXPOSED FOOTING TO REMAIN
16. (N) MOD. ROCK RET. WALL TO MATCH (E)
17. (E) RETAINING WALL MODIFIED UNDER PERMIT BP250067

LEGEND

- GM GAS METER
- WM WATER METER
- WATER VALVE
- EB EL ELECTRIC BOX
- SEWER CLEANOUT (SSCO)
- HOSE BID
- IRRIGATION CONTROL BOX
- WOOD FENCE
- ROCK WALL (DRY STACKED)
- ROCK WALL (DRY STACKED)
- GRAVEL WALKWAY
- CONCRETE SURACE
- STONE WALK WITH MORTAR
- WOOD DECKING
- EXISTING MAIN LEVEL (SHOWN SOLID LINE)
- EXISTING UPPER LEVEL (SHOWN DASHED LINE)
- PROPERTY LINE (SHOWN THICK LINE-DASH-DASH)
- SETBACK BOUNDARY (SHOWN DASHED LINE)
- NEW MAIN LEVEL
- NEW UPPER LEVEL
- 30% SLOPE AREAS

N

0 5 10 15 20

(IN FEET) 1/8 inch = 1 ft.
GRAPHIC SCALE

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CLAUDIO ORTIZ DESIGN GROUP, INC
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REVISIONS:
BLDG 25-08-29 1
PLNG 25-09-19 2
PLNG 25-10-30 3

PROJECT:
VAN SELOW RESIDENCE
LINCOLN, 3 NE OF 4TH AVE., CARMEL, CA.
BLOCK: LOTS:
APN: 010-129-028-000
PROJECT NO.
24-02

ISSUE:
04-19-2025
05-26-2025
10-14-2025

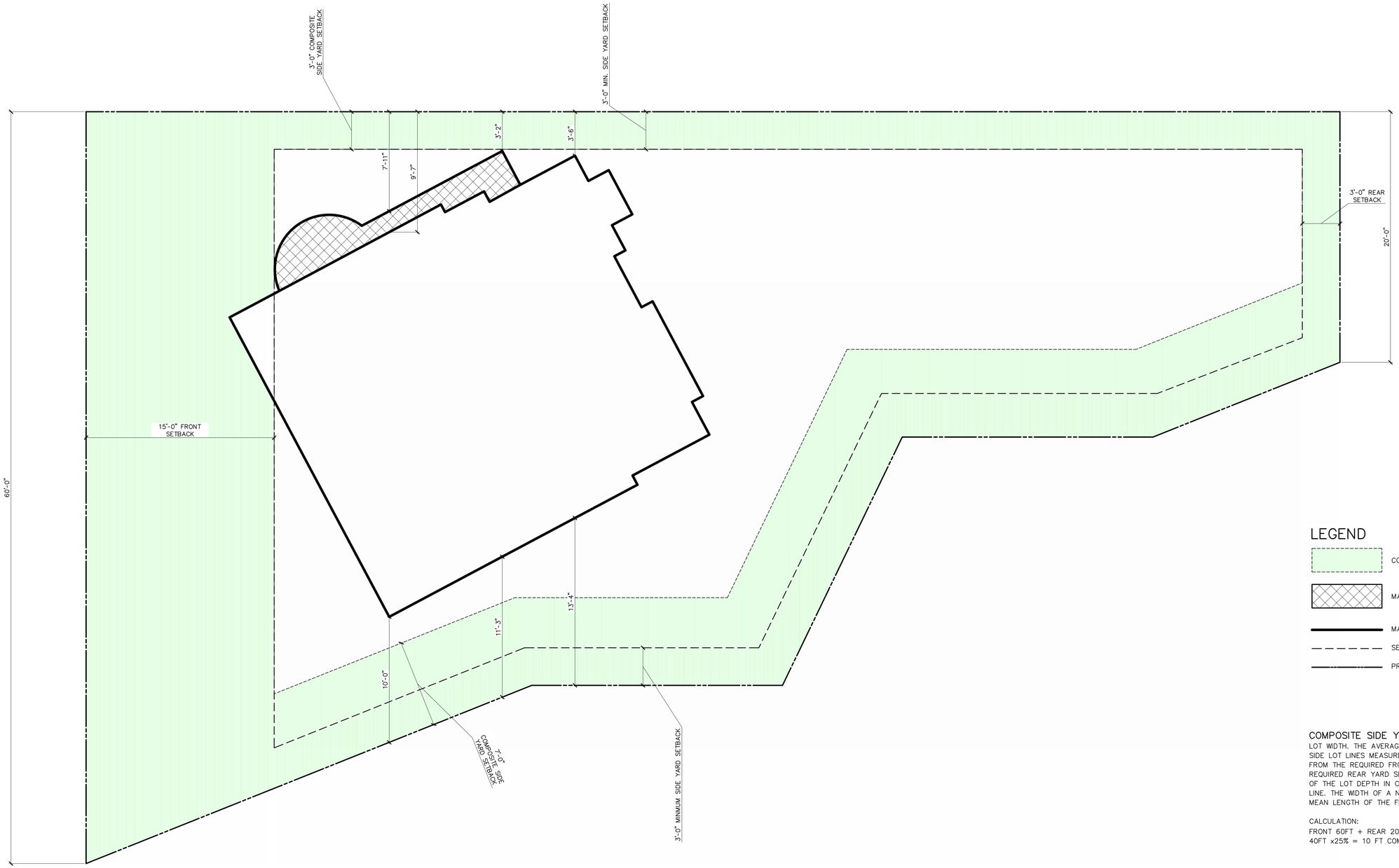
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PROPOSED SITE PLAN

SCALE: 1" = 1/8"

A1.2

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LEGEND

- COMPOSITE SIDEYARD SETBACK
- MAIN LEVEL ADITION
- MAIN LEVEL FOOTPRINT
- SET BACKS
- PROPERTY LINE

COMPOSITE SIDE YARD SETBACK:
LOT WIDTH. THE AVERAGE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH FROM THE REQUIRED FRONT YARD SETBACK AND FROM THE REQUIRED REAR YARD SETBACK OR FROM THE REARMOST POINT OF THE LOT DEPTH IN CASES WHERE THERE IS NO REAR LOT LINE. THE WIDTH OF A NONRECTANGULAR LOT SHALL BE THE MEAN LENGTH OF THE FRONT AND REAR PROPERTY LINES.

CALCULATION:
FRONT 60FT + REAR 20FT = 80 FT / 2 = 40FT
40FT x25% = 10 FT COMPOSITE SIDE YARD SETBACK

N

0 5 10 15

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

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COMPOSITE SIDE YARD SETBACK ANALYSIS

SCALE: 1" = 1/4"

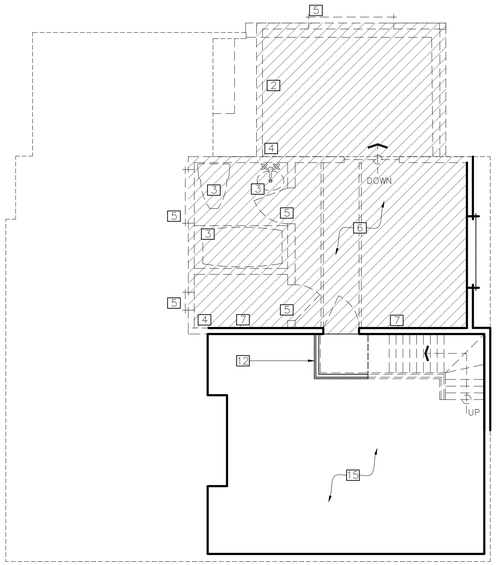
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KEYNOTES

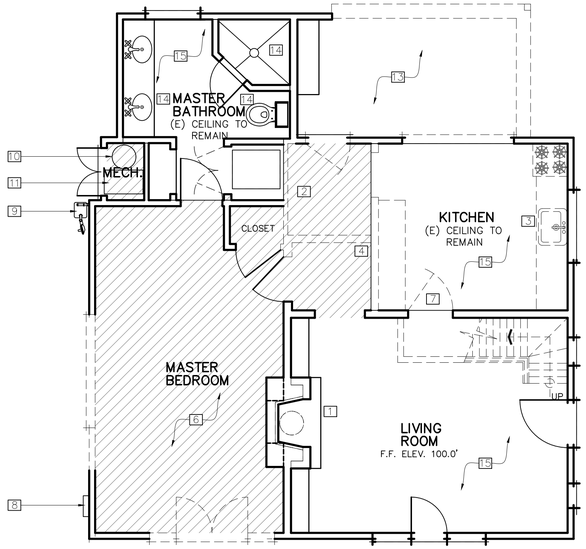
1. FIREPLACE & MANTEL TO REMAIN
2. PREPARE AREA FOR NEW STAIRS
3. EXISTING PLUMBING FIXTURES TO BE REMOVED
4. EXISTING WALLS TO BE REMOVED
5. EXISTING DOORS & WINDOWS TO BE REMOVED
6. REMOVE DRYWALL AT CEILING & PREPARE CEILING JOIST TO VAULT WHERE APPLICABLE
7. REMOVE PARTITIONS AND PREPARE (E) FRAMING FOR NEW WALLS
8. EXISTING 100 AMP ELEC. SERVICE ENTRANCE TO BE REPLACED AT CURRENT LOCATION
9. EXISTING GAS METER TO REMAIN
10. EXISTING WATER HEATER TO BE REPLACED
11. EXISTING FAU TO BE REPLACED
12. REPLACED GUARDRAIL KEEP (E) FLOOR AT BALCONY
13. REMOVE EXISTING WOOD CEILING AND PATIO FLOOR INT. PERIMETER FTNG'S
14. EXISTING PLUMBING FIXTURES TO REMAIN
15. EXISTING CEILING TO REMAIN

LEGEND

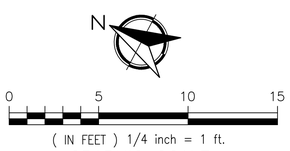
- WALL TO BE REMOVED
- EXISTING WALLS TO REMAIN
- REMOVE CEILING JOIST & DRYWALL



UPPER LEVEL



MAIN LEVEL



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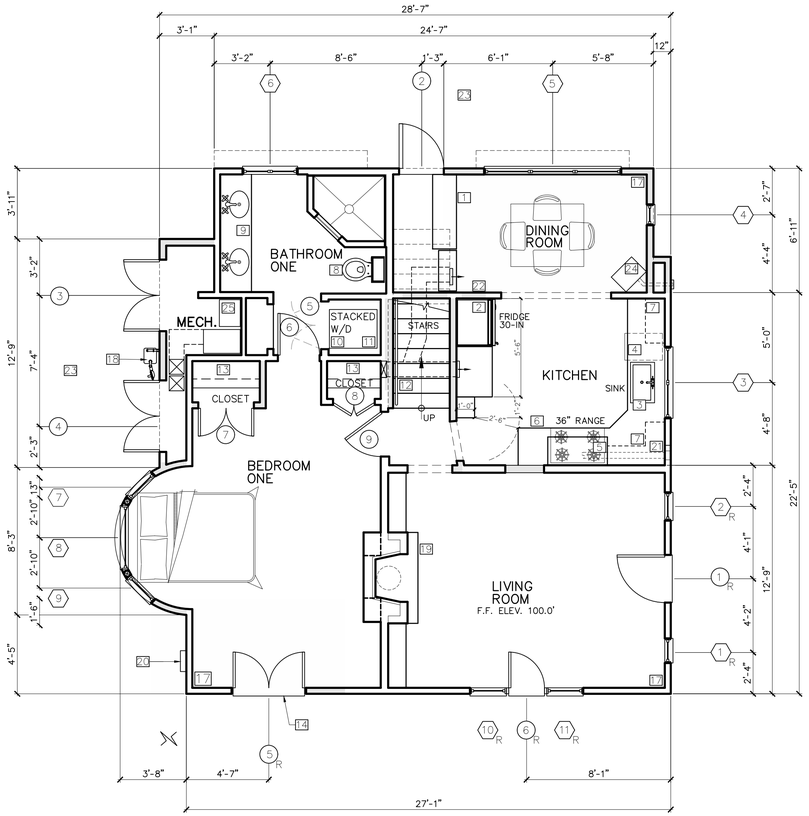
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EXISTING FLOOR PLAN (DEMO)

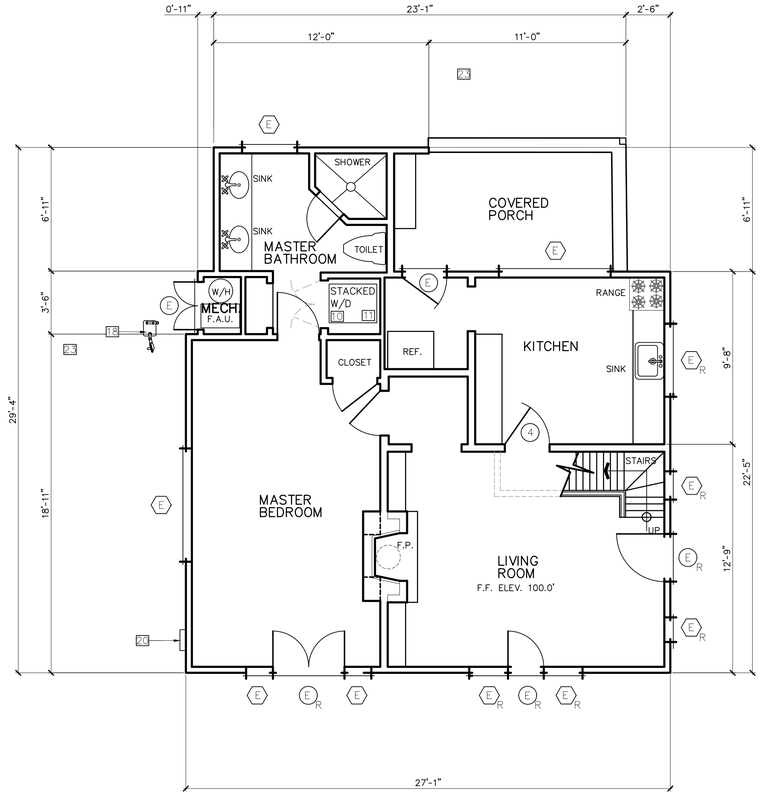
SCALE: 1" = 1/4"

A2.0

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MAIN LEVEL
PROPOSED



MAIN LEVEL
EXISTING

KEY NOTES

1. NEW BUILT-IN CABINET
2. NEW 30" BUILT-IN ALL REFRIGERATOR/FREEZER. PROVIDE RECESSED COLD WATER BIB & SHUT-OFF FOR ICE-MAKER.
3. NEW KITCHEN SINK
4. NEW 18" DISHWASHER SPACE
5. NEW 36" RANGE DUAL-FUEL RANGE VENTILATED W/42" HOOD ABOVE.
6. NEW 36-INCH HIGH COUNTER TOP WITH 12-INCH BACKSPLASH.
7. NEW UPPER CABINETS
8. WATER CLOSET: TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER C.P.C. 402.3.
9. EXISTING BATHROOM SINKS TO REMAIN
10. EXISTING STACKED WASHER & DRYER
11. EXISTING ELECTRIC DRYER SPACE: USE EXISTING EXHAUST VENT
12. NEW 36-IN. WOOD HIGH HANDRAIL, DISCUSS FINISH W/ OWNER
13. ONE SHELF AND ONE WOOD ROD
14. 1/2" THRESHOLD AT ALL ENTRY DOORS
15. REMOVED
16. REMOVED
17. NEW BASE BOARD IS TO BE INSTALLED THROUGHOUT THE WHOLE HOUSE
18. EXISTING GAS METER
19. EXISTING STONE HEARTH & FIREPLACE TO REMAIN
20. EXISTING MAIN ELEC. PANEL
21. NEW KITCHEN VENT DUCT
22. NEW ELECTRIC SUB PANEL
23. EXISTING ROCK RET. WALL
24. NEW ASCOT GAS STOVE
25. NEW TANKLESS W/H

LEGEND

- NEW WALLS
- EXISTING WALLS TO REMAIN
- (1) NEW WINDOW
- (E) EXISTING WINDOW
- (E)R EXISTING WINDOW TO REMAIN
- (1) NEW DOOR
- (E) EXISTING DOOR
- (E)R EXISTING DOOR TO REMAIN

N

0 5 10 15

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

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MAIN FLOOR PLAN (EXISTING & PROPOSED)

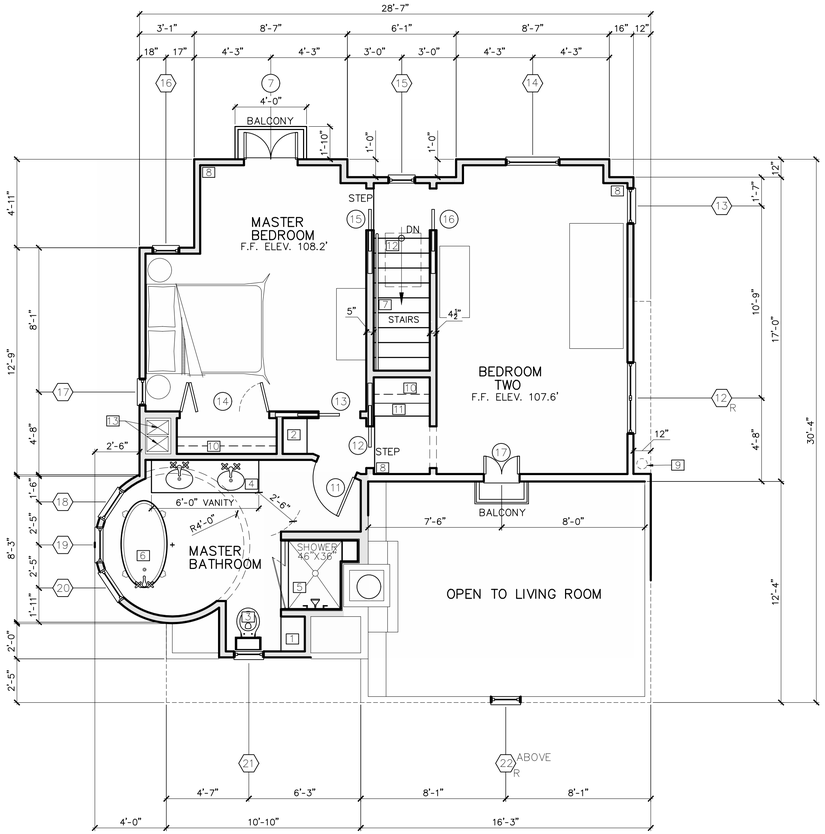
SCALE: 1" = 1/4"

A3.0

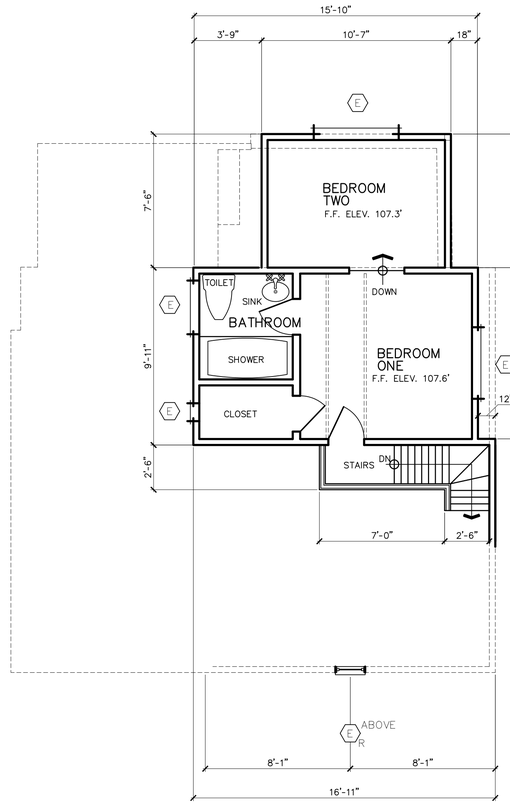
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KEY NOTES

1. NEW BUILT-IN CABINET
2. NEW BUILT-IN LINEN CABINET
3. WATER CLOSET: TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER C.P.C. 402.3.
4. NEW BATHROOM SINK 36-INCH HIGH W/ OR W/O VANITY WITH STONE TOP AND BACKSPLASH.
5. NEW TILED SHOWER W/ 3/8" THK. SAFETY GLASS INSTALL GLAZING TEMPERED PER MANF. SPECS.
6. NEW FREESTANDING TUB
7. NEW 36-IN. WOOD HIGH HANDRAIL, DISCUSS FINISH W/ OWNER
8. NEW BASE BOARD IS TO BE INSTALLED THROUGHOUT THE WHOLE HOUSE
9. NEW KITCHEN VENT DUCT
10. NEW ONE SHELF AND ONE WOOD ROD
11. NEW CLOSED RISE 24" OFF THE FLOOR
12. ROOFTOP ACCESS DOOR SHOWN DASHED LINE
13. MECHANICAL CHASE FOR DUCTWORK



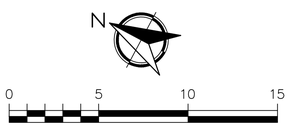
UPPER LEVEL
PROPOSED



UPPER LEVEL
EXISTING

LEGEND

- NEW WALLS
- EXISTING WALLS TO REMAIN
- 1 NEW WINDOW
- E EXISTING WINDOW
- E R EXISTING WINDOW TO REMAIN
- 1 NEW DOOR
- E EXISTING DOOR
- E R EXISTING DOOR TO REMAIN



(IN FEET) 1/4 inch = 1 ft.
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UPPER FLOOR PLAN (EXISTING & PROPOSED)

SCALE: 1" = 1/4"

A3.1

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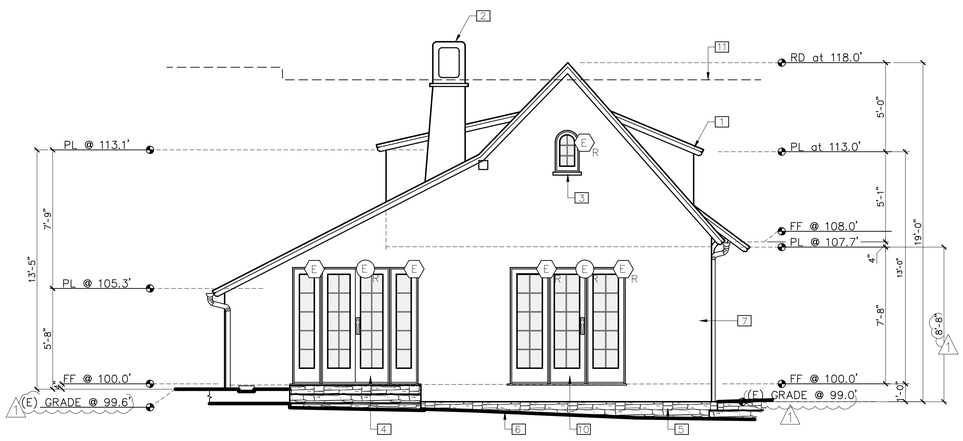
WEST ELEVATION
PROPOSED



EAST ELEVATION
PROPOSED

KEY NOTES

1. NEW ALUMINUM DOWNSPOUTS & GUTTERS
2. NEW DECORATIVE HALF TIMBER; CEDAR 2X6
3. WINDOWS TO REMAIN: WOOD DIVIDED LIGHTS, TYPICAL
4. EXISTING DOOR & WINDOWS TO REMAIN,TYPICAL
5. EXISTING GRADE WHERE OCCURS
6. REPLACE EXISTING WINDOW
7. NEW DOOR & WINDOW, TYPICAL
8. NEW DECORATIVE FLOWER BOX
9. NEW WOOD GUARDRAIL-42" HIGH MIN.
10. NEW STONE GARDEN WALL TO MATCH EXISTING WALL WITH A RAISED LANDING WITH SOIL AND WOOD CHIPS
11. 24-FT HEIGHT LIMIT SHOWN DASHED LINE
12. EXISTING CLEAN OUT
13. EXISTING RECEPTACLE
14. EXISTING CEMENT PLASTER SIDING
15. NEW CEMENT PLASTER SIDING
16. CONICAL ROOF: WOOD SHINGLES STONE:EXISTING CARMEL STONE VENEER TO REMAIN
17.
18. NEW WD SHINGLES ROOF, TYPICAL
19. NEW CHIMNEY SHROUD; PLASTER TO MATCH EXISTING.
20. REMOVED
21. NEW WOOD TRIM; 1X6 OVER A 2X CAP
22. NEW WOOD OUTRIGGER SHAPED; 4X4 CEDAR
23. NEW WOOD OUTRIGGER SHAPED; 6X6 CEDAR
24. REMOVED
25. NEW ART-GLASS WINDOW PER CLIENT
26. 18 FT HEIGHT LIMIT, SHOWN DASHED LINE: RIDGE HEIGHT FOR SINGLE-STORY AREAS, AND PLATE HEIGHT LIMIT FOR TWO-STORY AREAS.
27. EXISTING WINDOW OR DOOR TO REMAIN



WEST ELEVATION
EXISTING



EAST ELEVATION
EXISTING

KEY NOTES

1. ROOF: ASPHALT SHINGLES TO BE RREPLACED WITH WOOD SHINGLES
2. CHIMNEY: CEMENT PLASTER
3. WINDOWS: WOOD DIVIDED LIGHTS
4. DOOR: WOOD DIVIDED LIGHTS
5. STONE: CARMEL STONE VENEER
6. GRADE WHERE OCCURS
7. SIDING: CEMENT PLASTER
8. WOOD SIDING; DECORATIVE BOARDS
9. WOOD POST
10. DOOR TO REMAIN: WOOD DIVIDED LIGHTS
11. 18 FT HEIGHT LIMIT, SHOWN DASHED LINE: RIDGE HEIGHT FOR SINGLE-STORY AREAS, AND PLATE HEIGHT LIMIT FOR TWO-STORY AREAS.

SYMBOLS

- 1 — NEW WINDOW
- E — EXISTING WINDOW
- E R — EXISTING WINDOW TO REMAIN
- 1 — NEW DOOR
- E — EXISTING DOOR
- E R — EXISTING DOOR TO REMAIN

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.
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ELEVATIONS:
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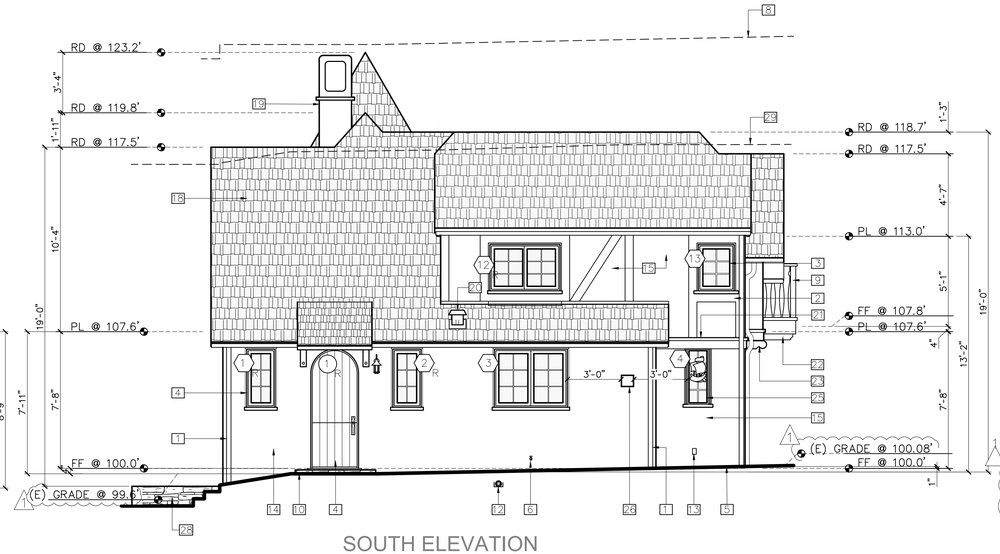
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NORTH ELEVATION
PROPOSED



SOUTH ELEVATION
PROPOSED

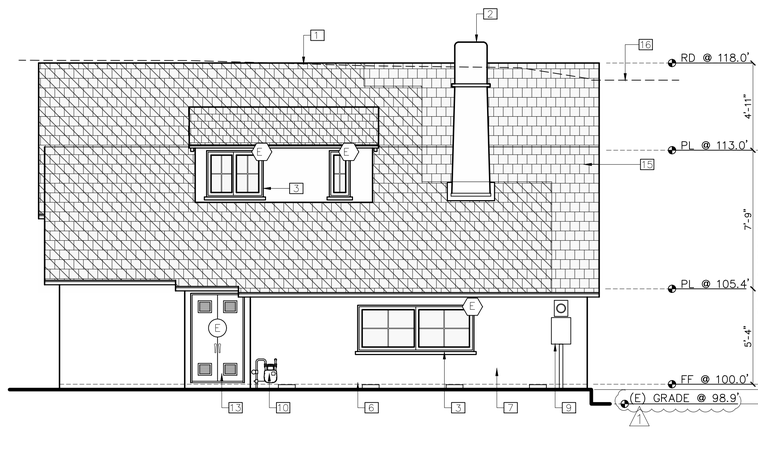
KEY NOTES

1. NEW ALUMINUM DOWNSPOUTS & GUTTERS
2. NEW DECORATIVE HALF TIMBER; CEDAR 2X6
3. NEW DOOR & WINDOWS (WOOD CLAD)
4. EXISTING DOOR & WINDOWS TO REMAIN
5. EXISTING GRADE WHERE OCCURS
6. EXISTING WATER SPIGOT
7. NEW MAIN ELEC. PANEL; 200 AMPS.
8. 24-FT HEIGHT LIMIT SHOWN DASHED LINE
9. NEW WOOD GUARDRAIL-42" HIGH MIN.
10. EXISTING STONE STEP TO REMAIN
11. NEW ALUMINUM GUTTER: PLACE ON THE WEST ELEVATIONS TO MAINTAIN THE 3FT CLR. TO MAIN ELECTRIC PANEL.
12. EXISTING CLEAN OUT
13. NEW 125 VOLT RECEPTACLE
14. EXISTING CEMENT PLASTER SIDING
15. NEW CEMENT PLASTER SIDING
16. CONICAL ROOF; WOOD SHAKES
17. OMITTED
18. NEW WD SHAKE ROOF
19. NEW CHIMNEY SHROUD; PLASTER TO MATCH EXISTING.
20. NEW KITCHEN EXHAUST VENT
21. NEW WOOD TRIM; 1X6 OVER A 2X CAP
22. NEW WOOD OUTRIGGER SHAPED; 4X4 CEDAR
23. NEW WOOD OUTRIGGER SHAPED; 6X6 CEDAR
24. OMITTED
25. NEW SHIP WINDOW PER CLIENT
26. NEW FIREPLACE VENT NEEDS TO HAVE A 3-FT CLEARANCE TO OPERABLE WINDOW'S OR OPENINGS
27. GAS METER
28. EXISTING CARMEL STONE PLANTER
29. 18 FT HEIGHT LIMIT, SHOWN DASHED LINE: RIDGE HEIGHT FOR SINGLE-STORY AREAS, AND PLATE HEIGHT LIMIT FOR TWO-STORY AREAS.

SYMBOLS

WINDOW REFERENCES ⬡ —— WINDOW NUMBER

DOOR REFERENCES ◯ —— DOOR NUMBER



NORTH ELEVATION
EXISTING



SOUTH ELEVATION
EXISTING

KEY NOTES

1. ROOF: ASPHALT SHINGLES
2. CHIMNEY: CEMENT PLASTER
3. WINDOWS: WOOD DIVIDED LIGHTS,TYPICAL
4. EXISTING WATER SPIGOT
5. EXISTING CARMEL STONE VENEER
6. GRADE WHERE OCCURS
7. SIDING: CEMENT PLASTER
8. ENTRY DOOR: SOLID WOOD
9. ELECTRIC METER
10. GAS METER
11. WOOD SIDING; DECORATIVE BOARDS
12. WOOD POST
13. MECHANICAL ROOM DOOR; WOOD, LOUVER VENTS
14. EXISTING CARMEL STONE PLANTER
15. EXISTING ASPHALT SHINGLES TO BE REPLACED WITH WOOD SHINGLES SHOWN CROSSED HATCHED
16. 18 FT HEIGHT LIMIT, SHOWN DASHED LINE: RIDGE HEIGHT FOR SINGLE-STORY AREAS, AND PLATE HEIGHT LIMIT FOR TWO-STORY AREAS.

LEGEND

EXISTING ASPHALT SHINGLES TO BE REPLACED WITH WOOD SHINGLES

ALL EXISTING PORTION OF ROOF TO BE REMOVED SHOWN HATCHED

SYMBOLS

- NEW WINDOW
- EXISTING WINDOW
- EXISTING WINDOW TO REMAIN
- NEW DOOR
- EXISTING DOOR
- EXISTING DOOR TO REMAIN

0 5 10 15

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

GRAPHIC SCALE

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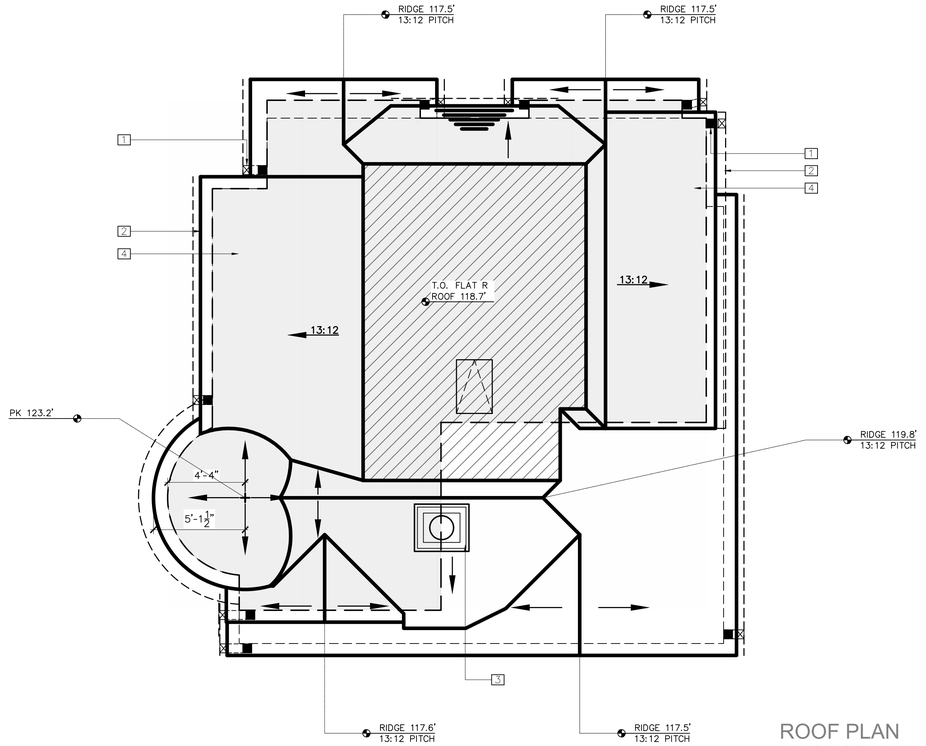
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CO

ELEVATIONS: EXISTING & PROPOSED

SCALE: 1" = 1/4"

A4.1

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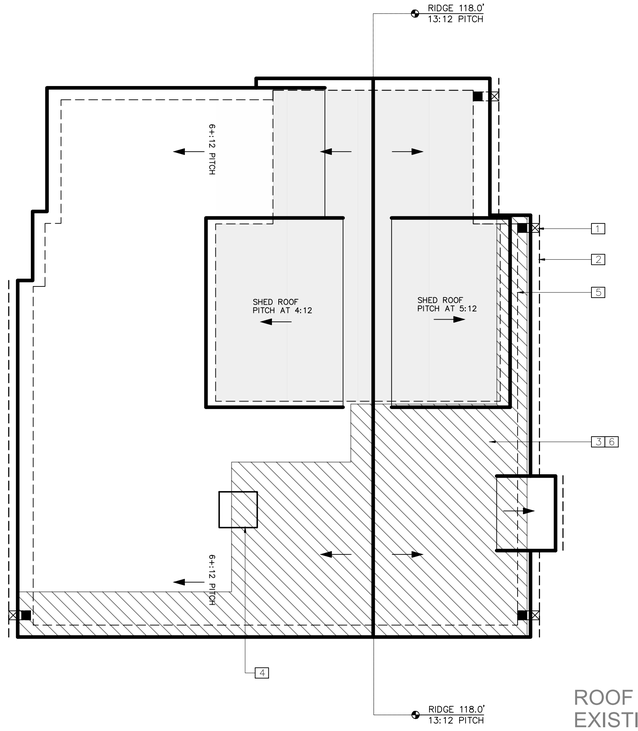
ROOF PLAN
PROPOSED

KEY NOTES

1 NEW ALUMINUM DOWNSPOUTS
2 NEW ALUMINUM GUTTERS W/ 2% SLOPE
3 NEW CHIMNEY; SAME LOCATION, EXTENDED
4 NEW WD SHAKE ROOF

LEGEND

- SLOPE DIRECTION ARROW
- ROOF LINE: EXISTING THICK SOLID LINE
- MAIN LEVEL FOOTPRINT SHORT DASHED LINE
- UPPER LEVEL FOOTPRINT LONG DASHED LINE
- GUTTERS
- DOWNSPOUTS W/2% SLOPE
- FLAT ROOF
- ROOF HATCH
- 2ND LEVEL SHADED



ROOF PLAN
EXISTING

KEY NOTES

1 DOWNSPOUTS
2 GUTTERS SHOWN DASHED LINE
3 ASPHALT SHINGLES ROOF
4 EXISTING CHIMNEY TO REMAIN AND BE REPLASTERED TO MATCH EXISTING
5 BUILDING FOOTPRINT
6 ALL EXISTING EXPOSED ROOFING REMAINING TO BE REPLACED WITH WD SHINGLES

LEGEND

- SLOPE DIRECTION ARROW
- ROOF LINE: EXISTING THICK SOLID LINE
- BUILDING FOOTPRINT THIN DASHED LINE
- GUTTERS
- DOWNSPOUTS W/2% SLOPE
- 2ND LEVEL SHADED
- EXISTING ASPHALT SHINGLES TO BE REPLACED WITH WOOD SHINGLES

N

5 10

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

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REVISIONS:
BLDG 25-08-29 1
PLNG 25-09-19 2
PLNG 25-10-30 3

PROJECT:
VAN SELOW RESIDENCE
LINCOLN, 3 NE OF 4TH AVE., CARMEL, CA.
BLOCK: LOTS:
APN: 010-129-028-000
PROJECT NO.
24-02

ISSUE:
04-19-2025
05-26-2025
10-14-2025

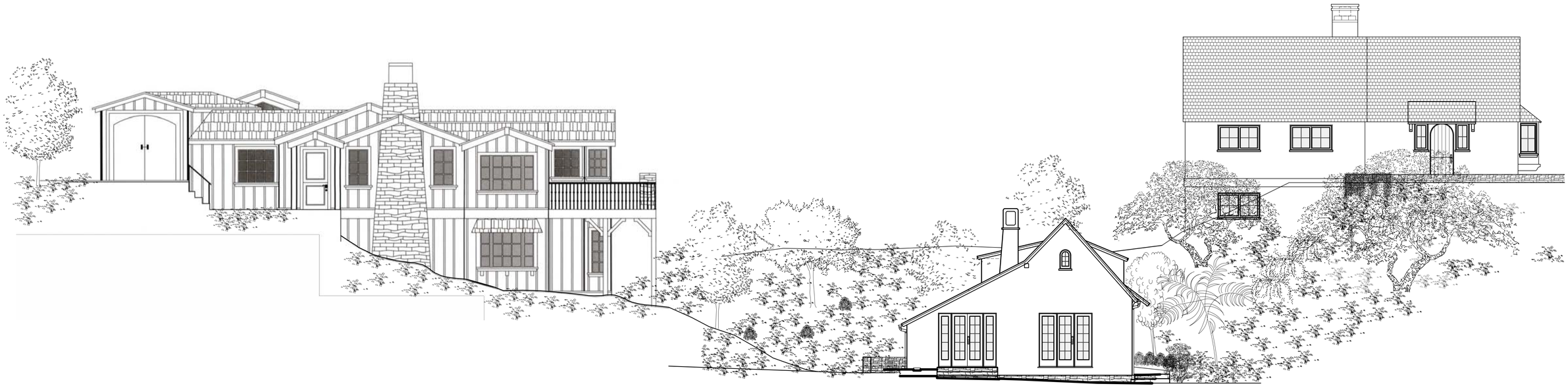
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CO

ROOF PLAN:
EXISTING &
PROPOSED

SCALE: 1" = 1/4"

A5.0

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EXISTING WEST
ELEVATION



PROPOSED WEST
ELEVATION

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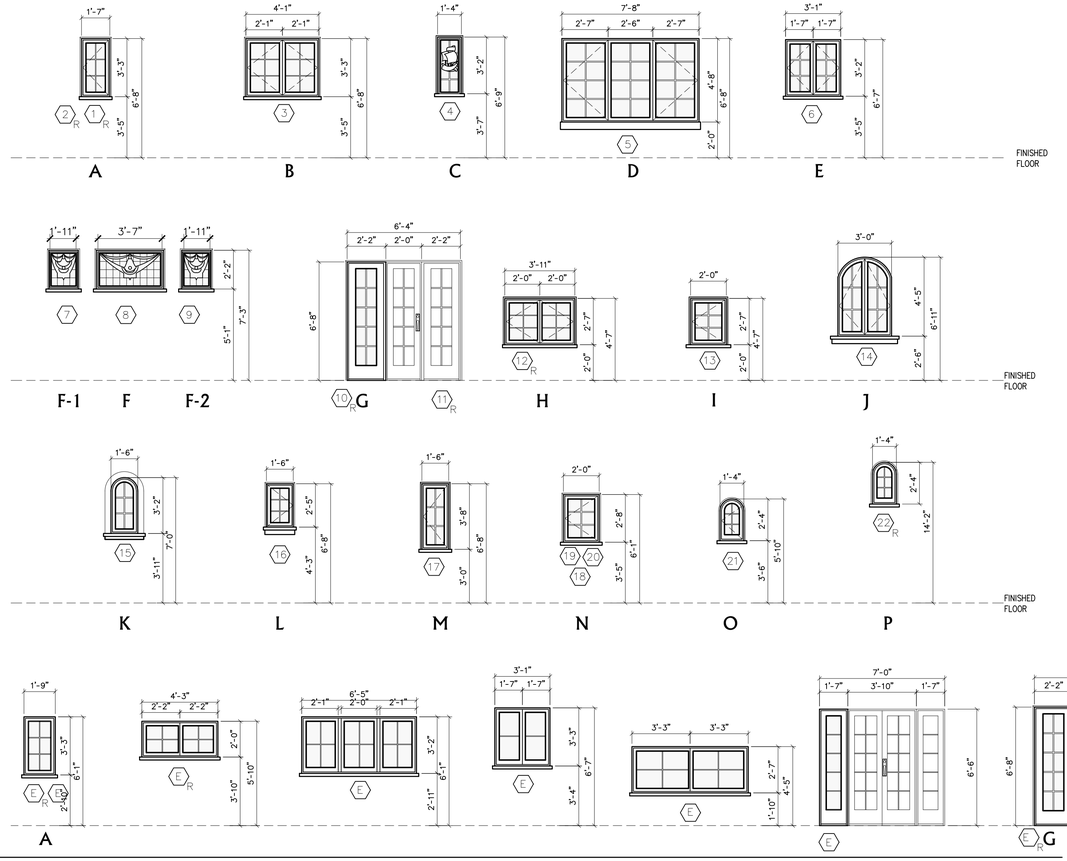
STREET SCAPE

SCALE: 1" = 1/4"

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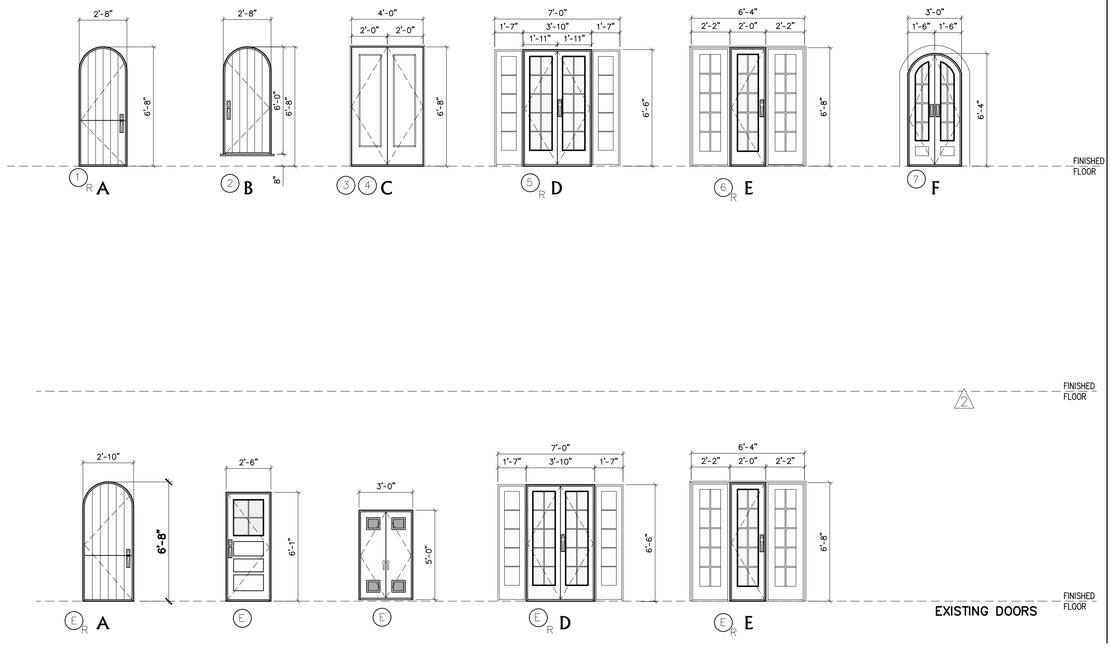
WINDOW ELEVATION TYPES



WINDOW SCHEDULE

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED	SCREEN	EGRESS WINDOWS
MAIN LEVEL	1	LIVING ROOM	A	1'-7" X 3'-3"	P	CASEMENT	WOOD	YES	YES	YES	NO
	2	LIVING ROOM	A	1'-7" X 3'-3"	P	CASEMENT	WOOD	YES	YES	YES	NO
	3	KITCHEN	B	4'-1" X 3'-3"	P	CASEMENT	WOOD	YES	YES	NO	NO
	4	DINING ROOM	C	1'-4" X 3'-2"	P	FIXED	WOOD	YES	YES	NO	NO
	5	DINING ROOM	D	7'-8" X 4'-8"	P	CASEMENT,FIXED,CASEMENT	WOOD	YES	YES	NO	NO
	6	BATHROOM ONE	E	3'-1" X 3'-2"	P	CASEMENT	WOOD	YES	YES	NO	NO
	7	BEDROOM ONE	F1	1'-11" X 2'-2"	P	FIXED	WOOD	YES	YES	NO	NO
	8	BEDROOM ONE	F	3'-7" X 2'-2"	P	FIXED	WOOD	YES	YES	NO	NO
	9	BEDROOM ONE	F2	1'-2" X 2'-2"	P	FIXED	WOOD	YES	YES	NO	NO
	10	LIVING ROOM	G	2'-2" X 6'-8"							
	11	LIVING ROOM	G	2'-2" X 6'-8"							
UPPER LEVEL	12	BEDROOM TWO	H	3'-11" X 2'-7"	P	CASEMENT	WOOD	YES	YES	YES	YES
	13	BEDROOM TWO	I	2'-0" X 2'-7"	P	CASEMENT	WOOD	YES	YES	YES	NO
	14	BEDROOM TWO	J	3'-0" X 4'-5"	P	CASEMENT, ARCHED	WOOD	YES	YES	YES	NO
	15	STAIRS	K	1'-6" X 3'-2"	P	FIXED	WOOD	YES	YES	NO	NO
	16	MASTER BEDROOM	L	1'-6" X 2'-5"	P	CASEMENT	WOOD	YES	YES	NO	NO
	17	MASTER BEDROOM	M	1'-6" X 2'-8"	P	CASEMENT	WOOD	YES	YES	NO	NO
	18	MASTER BATHROOM	N	2'-0" X 2'-8"	P	CASEMENT	WOOD	YES	YES	YES	NO
	19	MASTER BATHROOM	N	2'-0" X 2'-8"	P	CASEMENT	WOOD	YES	YES	YES	NO
	20	MASTER BATHROOM	N	2'-0" X 2'-8"	P	CASEMENT	WOOD	YES	YES	YES	NO
	21	MASTER BATHROOM	O	1'-4" X 2'-4"	P	CASEMENT, ARCHED	WOOD	YES	YES	YES	NO
	22	ABOVE LIVING ROOM	P	1'-4" X 2'-4"	P	FIXED, ARCHED	WOOD	YES	YES	NO	NO

DOOR ELEVATION TYPES



Door Schedule

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS		MATERIAL	GLAZING	TEMPERED
MAIN LEVEL	1	LIVING RROM	A	2'-8" X 6'-8"	P	DUTCH / PANELED DOOR	OUTSIDE	WOOD	NO	NO
	2	DINING ROOM	B	2'-8" X 6'-0"	P	GLASS / PANELED DOOR	OUTSIDE	WOOD	NO	NO
	3	MECHANICAL	C	TWO PER-2'-0" X 6'-8"	P	FLUSHED / PANELED FRENCH DOOR	OUTSIDE	WOOD	NO	NO
	4	MECHANICAL	C	TWO PER-2'-0" X 6'-8"	P	FLUSHED / PANELED FRENCH DOOR	OUTSIDE	WOOD	NO	NO
	5	BEDROOM ONE	D	TWO PER-1'-11" X 6'-6"	P	GLASS / PANELED FRENCH DOOR	OUTSIDE	WOOD	YES	YES
	6	LIVING ROOM	E	2'-8" X 6'-8"	P	GLASS / PANELED DOOR	OUTSIDE	WOOD	YES	YES
UPPER LEVEL	7	MASTER BEDROOM BALCONY	F	TWO PER-1'-6" X 6'-4"	P	GLASS / PANELED FRENCH DOOR	OUTSIDE	WOOD	YES	YES

Door Notes:

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

Window Notes:

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

Note:

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

Tempered Glass Note:

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

A) GLAZING IN DOORS.
B) GLAZING IN A FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60-INCHES ABOVE THE FLOOR OR WALKING SURFACE AND ITS EITHER WITHIN 24-INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR "OR" WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR WITHIN 24-INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
C) GLAZING IN WINDOWS THAT MEET ALL THE FOLLOWING CONDITIONS:
1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
3. THE TOP EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36-INCHES, MEASURED HORIZONTALLY.

D) GLAZING IN GUARDS AND RAILINGS.
E) GLAZING IN WALLS CONTAINING OR FACING TUBS, SHOWERS AND OTHER WET SURFACES WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60-INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACES, INCLUDING SHOWER DOORS AND SURROUNDS.
F) GLAZING ADJACENT TO STAIRS AND RAMPS.

Symbols

WINDOW REFERENCES — WINDOW NUMBER

DOOR REFERENCES — DOOR NUMBER

Abbreviations

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

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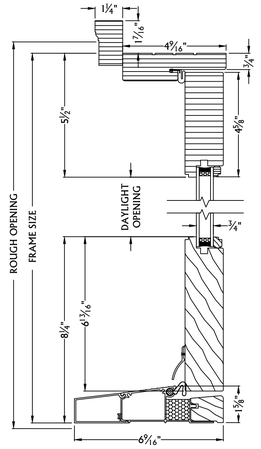
WINDOW & DOOR SCHEDULE EXISTING

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1 PLASTER SIDING
COLOR: CREAMY / SW 7012



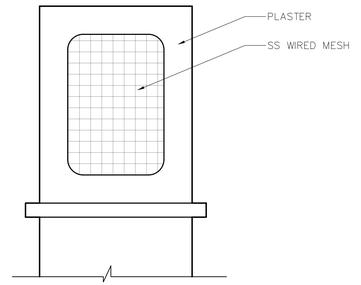
2 WINDOW
MANUFACTURE: SIERRA PACIFIC
TYPE: INSWING-CA
MATERIAL: WOOD
COLOR: GLADE GREEN / SW 9669 (REFERENCE ONLY)



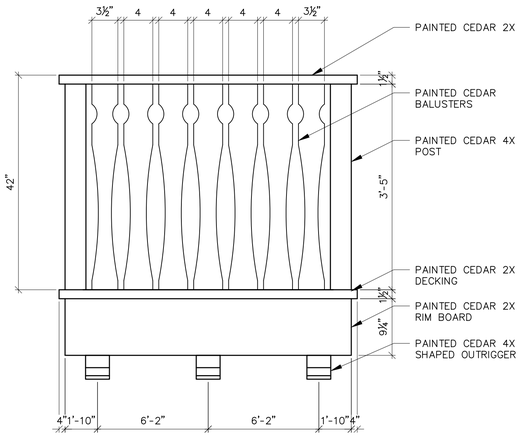
3 MOD. ROCK RET. WALL
MANUFACTURE: -



4 WOOD SHINGLE ROOF
MANUFACTURE: SHELTON ROOFING CO.
COLOR: TBD



5 CHIMNEY SHROUD
MANUFACTURE: MASTERCAPS.COM
COLOR: TBD



6 NEW BALCONY
MANUFACTURE: -



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



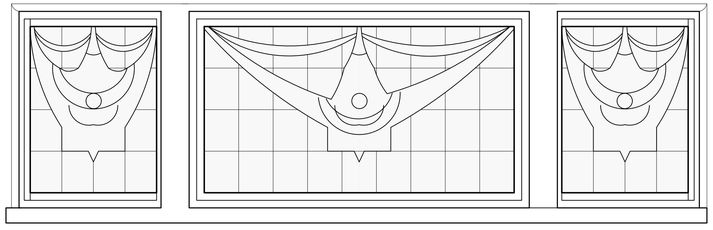
8 FIXTURE A
MANUFACTURE: HAMPTON BAY
T24 COMPLIANT: YES
COLOR: COPPER
WATTS: 4 WATTS
LUMENS: 150
BULB TYPE: SEE BULB
DIMENSIONS: 16"H X 10.5"W X 11"



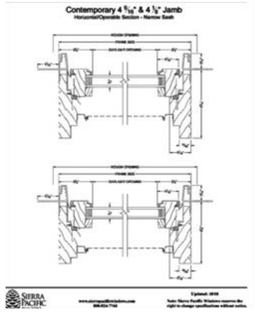
9 BULB
MANUFACTURE: PHILLIPS
WATTS: 4 WATTS
LUMENS: 150
BULB TYPE: B11 LED SOCKET



10 HANDRAIL
MANUFACTURE: STAIRHANDRAIL.COM
COLOR: BLACK
LOCATION: STAIRS
PART NAME: RUSTIC FARMHOUSE STAIR RAIL SCROLLED



11 WINDOW
CUSTOM: SHIP WINDOW PER CLIENT
URBAN-CLAD
MATERIAL: WOOD-CLAD



12 WINDOW
MANUFACTURE: SIERRA PACIFIC
MODEL: URBAN-CLAD
MATERIAL: WOOD-CLAD
TYPE: CASEMENT
COLOR: BLACK

13 COLOR EXTERIOR
NOTE: MATCH EXISTING
MANUFACTURE: SHERWIN-WILLIAMS (REFERENCE ONLY)
COLOR: CREAMY / SW 7012 (REFERENCE ONLY)
LOCATION: EXTERIOR

14 WINDOW FRAME COLOR EXTERIOR
NOTE: MATCH EXISTING
MANUFACTURE: SHERWIN-WILLIAMS (REFERENCE ONLY)
COLOR: GLADE GREEN / SW 9669 (REFERENCE ONLY)
LOCATION: EXTERIOR WINDOW FRAMES

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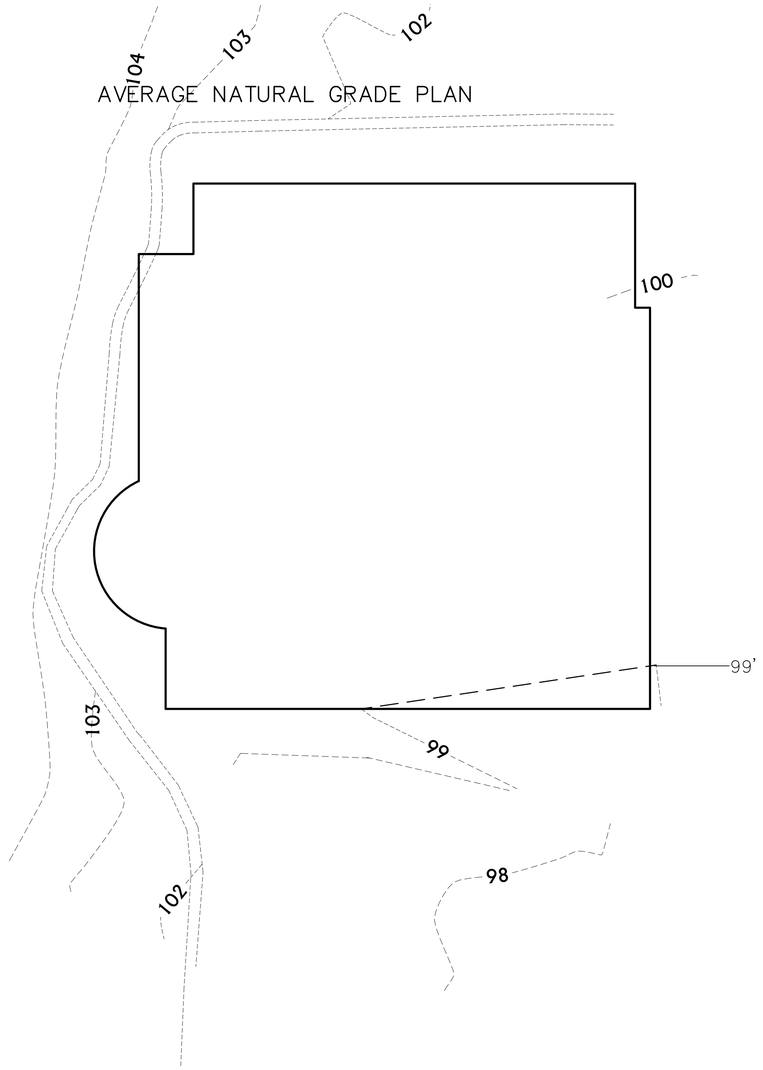
MATERIALS

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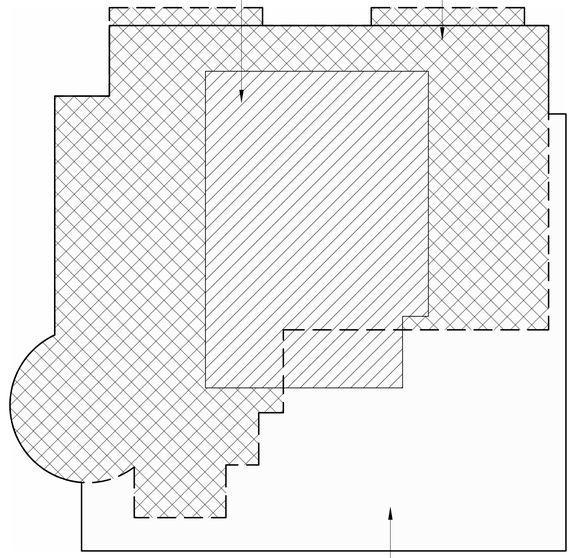
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AVERAGE NATURAL GRADE PLAN



VOLUME ANALYSIS



VOLUME ANALYSIS

MAIN DWELLING:		
ONE STORY PITCH ROF	828.7 SQ.FT X 12	9,944.4 CU.FT.
TWO STORY PITCH ROOF	356.4 SQ.FT X 11	3,920.4 CU.FT.
TWO STORY FLAT ROOF	214.8 SQ.FT X 10	2,148.0 CU.FT.
VOLUME ALLOWED		16,012.8 CU.FT.
VOLUME PROPOSED		PENDING

AVERAGE NATURAL GRADE

DWELLING AVERAGE NATURAL GRADE			95.2 FT
ELEV.	LINE	LENGTH	TOTAL
99 FT	0	16.7'	0
TOTAL		16.7'	0

MATH: 16.7 / 0 = 0.0
FACTOR: = 0.0
A.N.G. = 99 FT + 0.0 FACTOR = 99.0 FT

LEGEND

ONE STORY PITCHED ROOF

TWO STORY FLAT ROOF

TWO STORY PITCHED ROOF

MAIN LEVEL FOOTPRINT

UPPER LEVEL FOOTPRINT

N

0 5 10 15

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

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VOLUME ANALYSIS

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A9.0



A EXISTING LANDSCAPING TO REMAIN



B EXISTING LANDSCAPING TO REMAIN



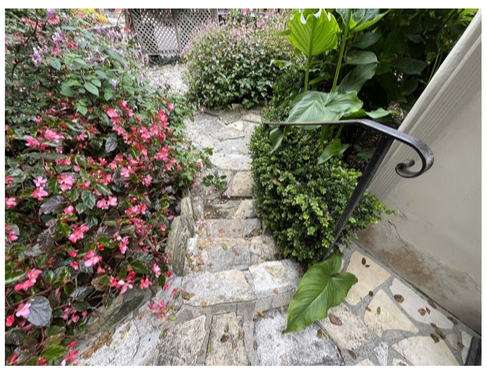
C EXISTING LANDSCAPING TO REMAIN



D EXISTING LANDSCAPING TO REMAIN



E EXISTING LANDSCAPING TO REMAIN



F EXISTING LANDSCAPING TO REMAIN



G EXISTING LANDSCAPING TO REMAIN

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CODG
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Carmel, CA. 93923
OFFICE: 831.624.4146
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REVISIONS:

PROJECT:
VAN SELOW RESIDENCE
LINCOLN, 3 NE OF 4TH AVE., CARMEL, CA.
BLOCK: LOTS:
APN: 010-129-028-000
PROJECT NO.
24-02

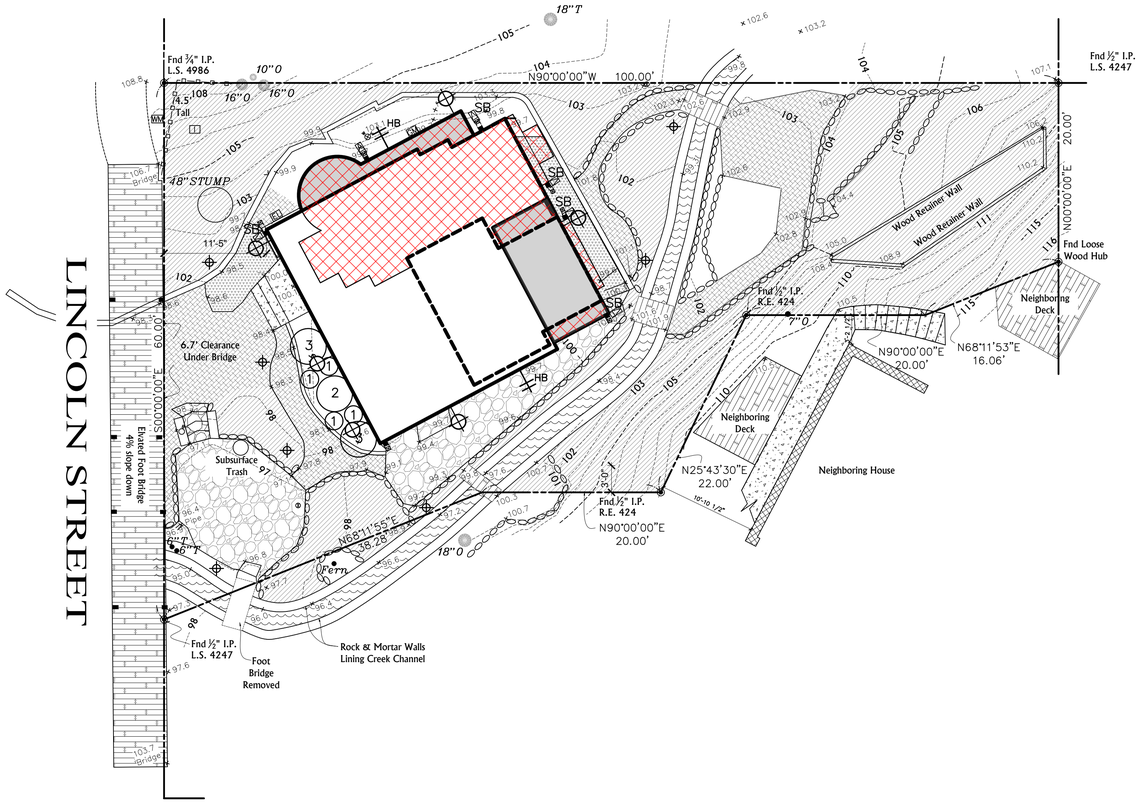
ISSUE:
04-19-2025
05-26-2025
10-14-2025

DRAWN BY:
CO

MATERIALS:
EXISTING
LANDSCAPING

SCALE: 1" = 1/4"

A10.0



LEGEND

- NEW WD-CHIPS
- DRIVEWAY PAVERS
- PROPERTY LINE
- WOOD FENCES
- LIGHT FIXTURE, SEE SHEET 6 FOR SPEC'S
- HB — HOSE BIB
- EXISTING TREE
- SB — SPLASH BLOCK

CITY FORESTER REQUIREMENTS

1. 6FT SETBACK FROM TREE TO BUILD FOOTPRINT AND STRUCTURE.
2. EXCAVATION WITHIN THE STRUCTURAL ROOT ZONES, 15FT AREA AROUND TREES MIN., SHALL BE BE DUG BY HAND OR PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.
3. PER MUNICIPAL CODE CHAPTER 17.48.110 NO MATERIAL MAY BE STORED WITHIN THE DRIPLINE OF APROTECTED TREE TO INCLUDE THE DRIP LINES OF TREES ON NEIGHBORING PARCELS. THE STORAGE AREA, CONCRETE WASHOUT AND PAINT AND SOLVENT CLEAN OUT AREA NEED TO BE MOVED.
4. ALL MEASUREMENTS FROM THE SETBACK LINE TO PROPERTY BOUNDARY LINE SHALL BE MEASURE FROM THE FINISHED EXTERIOR SURFACE OF THE STRUCTURE.
5. PITTOSPORUM & ACACIA ARE NOT PERMITTED.
6. ERADICATE ANY IVY FROM THE LOT AND PLANTS LISTED ON THE CALIFORNIA NOXIOUS WEED LIST.
7. SECTION 17.34.060 B 1 OF THE MUNICIPAL CODE STATES: "PLANT MATERIAL LOCATED IN AREAS VISIBLE FROM THE STREET OR OTHER PUBLIC PLACES SHALL BE ARRANGED IN A RELAXED, INFORMAL PATTERN CONSISTENT WITH THE CHARACTER OF THE CARMEL FOREST. FORMAL, UNNATURAL ARRANGEMENTS SHALL BE AVOIDED EXCEPT FOR FOCAL POINTS." ARRANGE PLANTS TO NOT BE IN STRAIT LINES.

N

0 5 10 15 20

(IN FEET) 1/8 inch = 1 ft.
GRAPHIC SCALE

TREE PRESERVATION & TREE PROTECTION

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

IRRIGATION NOTES

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

EXTERIOR LIGHTING NOTES

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

PLANT INDEX

No.	BOTANICAL NAME	COMMON NAME	SIZE
1	AGAPANTHUS PETER PAN	LILY OF THE NILE	1 GAL
2	CISTUS DORIS HIBBERSON	ROCK ROSE	5 GAL
3	LAVANDULA STOECHAS	SPANISH LAVENDER	5 GAL
	EXISTING LANDSCAPING TO REMAIN		
	NEW WOOD CHIPS		
	RAIN GARDEN TO BE DESIGNED BY LICENSED LANDSCAPE ARCHITECT		
	PATH LIGHT, 3 WATTS LED, SEE FIXTURE "C" ON SHEET A8.0 #5 MAY NOT BE SPACED CLOSER THAN 10-FEET APART		

NOTE:
EXISTING LANDSCAPING TO REMAIN UNLESS OTHER WISE NOTED.

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REVISIONS:
BLDG 25-08-29 1
PLNG 25-09-19 2
PLNG 25-10-30 3

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VAN SELOW RESIDENCE
LINCOLN, 3 NE OF 4TH AVE., CARMEL, CA.
BLOCK: LOTS:
APN: 010-129-028-000
PROJECT NO.
24-02

ISSUE:
04-19-2025
05-26-2025
10-14-2025

DRAWN BY:
CO

LANDSCAPE PLAN & PRIVATE STORMWATER DRAINAGE SYSTEMS (PROPOSED)

SCALE: 1" = 1/8"

L1.0

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Carmel-by-the-Sea

Katherine Wallace <kwallace@ci.carmel.ca.us>

DS-25153: Support for Cheryl and Craig Van Selow Remodel Project

1 message

Claudia Howe [redacted]
To: kwallace@ci.carmel.ca.us

Mon, Aug 18, 2025 at 1:34 PM

Claudia A. Howe
[redacted]

August 18, 2025

via email

To: Katherine Wallace
Associate Planner
City of Carmel-by-the-Sea
kwallace@ci.carmel.ca.us

Re: Support for Cheryl and Craig Van Selow Remodel Project

Design Study DS-25153 (Van Selow)

Lincoln 3rd NE of Fourth

Dear Ms. Wallace,

I am writing to share my strong support for the remodel project at Lincoln 3rd NE of Fourth. My home is located just across Lincoln Street from theirs, and my daily walk to the Village takes me past their house along the elevated footbridge. Because of this, I see the property every day and have a good sense of how it fits into our neighborhood.

From looking at the proposed plans, I believe this remodel will be a wonderful improvement for the home and for the character of the street. The design feels thoughtful, respectful of Carmel's charm, and very much in keeping with the scale and look of nearby homes. I especially appreciate how the second-story addition has been designed—it adds interest and balance without overpowering the existing structure or the neighborhood setting. In particular, the new stepped roofline adds a lot of character without overwhelming the structure and the pair of French doors on the west side continue the existing style and maintain the light, open feel that is so appealing when walking past.

To me, this project represents exactly the kind of careful updating that helps our community stay vibrant while still preserving what makes Carmel so special. The new rooflines and windows will add beauty to the property, and the house will continue to blend naturally into its surroundings.

As a close neighbor who passes by every day, I feel this remodel will be a true enhancement not only for the homeowners but also for those of us who enjoy the character of the street and the walk into town.

Thank you for considering my perspective. I hope you will support this project, as I believe it will be a positive contribution to our neighborhood and to Carmel as a whole.

Kind regards,

Claudia A. Howe

[redacted]

Van Selow cottage, DS 25153

1 message

Kay Morris [redacted] Mon, Aug 18, 2025 at 10:31 AM
To: kwallace@ci.carmel.ca.us

Dear Ms Wallace,

We're writing in regard to the plans for the Van Selow cottage on
Lincoln 3 NE of 4th, DS 25153.

As neighbors and full time residents living at [redacted], we've known the Van Selows for sixteen years and during that time, we've learned that they are the most careful and meticulous of homeowners. They are currently involved in the design as well as attending to every detail of the plans for the renovation of their cottage and having viewed the specifications, we couldn't be more impressed.

The view of the cottage will be pleasing from every aspect, on the walkway, from the bridge and from the houses above. It is very much in keeping with the look of Carmel, elegant and yet restrained, perfect for its unusual setting under the bridge. When we saw the plans we simply said, "wow!"

We are looking forward to a truly special addition to our neighborhood.

Sincerely,

Kay and Randall Morris
[redacted]

Carmel-by-the-Sea

Katherine Wallace <kwallace@ci.carmel.ca.us>

Van Selow Remodel Design Study DS-25153

Marcia Nagel [redacted] Sun, Jun 8, 2025 at 2:31 PM
To: kwallace@ci.carmel.ca.us

TO: Katherine Wallace, Associate Planner
City of Carmel by the Sea
RE: Van Selow Remodel
Design Study DS-25153 (Van Selow)
Lincoln 3NE Fourth

Dear Katherine,

We have had the pleasure of being neighbors with Craig and Cheryl Van Selow ever since they purchased their cottage here in Carmel many years ago. Our property borders theirs to the north, giving us a clear view of their home and the thoughtful care of their cottage and property.

We've reviewed their renovation plans and are in full support. Their design beautifully respects and enhances the historic character of the original cottage. Craig and Cheryl are both deeply artistic and have a sincere commitment to preserving architectural integrity. Every element of their plan reflects a strong sensitivity to detail, design and history.

We wholeheartedly support the approval of their project and are genuinely excited to see it come to life. Knowing their vision and dedication, we're confident the results will be exceptional.

Please contact if we can provide any further assistance in approving this project.

Very Sincerely,

Marcia and John

Marcia and John Nagel
[redacted]

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

November 12, 2025
PUBLIC HEARINGS

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

SUBJECT: **DS 24046 (Teresi):** Consideration of a Concept Design Study for the demolition of an existing 1,818 square-foot, two-story single-family residence inclusive of an attached garage, 414 square foot accessory dwelling unit, and 61 square foot shed, and the construction of a 2,798 square-foot, two-story single-family residence inclusive of a 313-square-foot attached garage located on Carmelo Street 5 northeast of Ocean Avenue in the Single-Family Residential (R-1) District. APN: 010-252-016-000. The project additionally includes an attached 800 square-foot accessory dwelling unit.

Application:	**DS 24046 (Teresi)**	**Applicant:**	Bess Wiersema, Architect, Agent
APN:	010-252-016-000	**Owner:**	TERESI TODD MICHAEL & JENNIFER ELLEN TRS
Block & Lot:	Block: GG; Lot: 14		
Location:	Carmelo 5 NE Ocean Ave		

Recommendation:

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

1. Finding acceptance of a Concept Design Study is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378; and
2. Accepting a Concept Design Study (DS 24046, Teresi) for the demolition of an existing 1,818 square-foot, two-story single-family residence inclusive of an attached garage, 414 square foot accessory dwelling unit, and 61 square foot shed, and the construction of a 2,798 square-foot, two-story single-family residence inclusive of a 313-square-foot attached garage located on Carmelo Street 5 northeast of Ocean Avenue in the Single-Family Residential (R-1)

District. APN: 010-252-016-000

Summary, Background, and Project Description:

EXECUTIVE SUMMARY

The applicant is requesting approval of a Concept Design Study for the demolition of an existing single-family residence and associated accessory structures and the construction a new two story single-family dwelling with attached garage, and accessory dwelling unit.

BACKGROUND AND PROJECT DESCRIPTION

The project site is a 6,000-square-foot lot developed with a 1,818 square-foot, two-story single-family residence inclusive of an attached garage, 414 square foot accessory dwelling unit, and 61 square foot shed. The applicant is proposing to demolish all improvements on the site and construct a new 2,798 square-foot, two-story single-family residence inclusive of a 313-square-foot attached garage. The applicant has also proposed a 800 square foot attached accessory dwelling unit to be located partially in the basement and partially above grade, however, structurally, the proposed single family dwelling is reliant on the accessory dwelling unit as illustrated in the plans.

Carmel-by-the-Sea Municipal Code (CMC) section 17.10.030.D.2 states, *"The maximum potential floor area on a site is the sum of the base floor area plus any bonus floor area. The actual floor area that will be permitted on each site is dependent on site constraints and compliance with the design objectives for the R-1 district. The maximum floor area will not be achievable on sites with constraints such as slopes, significant trees, unusual shape or difficult access."*

Furthermore, CMC section 17.10.070 states, *"All proposed site development, exterior alterations, rebuilding, rehabilitation and new construction shall require design review. The dimensional standards established in this chapter (e.g., height, setbacks, coverage, floor area) represent maximum or minimum limits and will not be achievable on every site. Design review involves discretion and judgment regarding the appropriateness of each design within the context of site constraints and neighborhood character. See Chapter 17.58 CMC, Design Review."*

These provisions clarify that although zoning standards are minimum or maximum limits, the design review process determines whether the project's massing and site design are compatible with site constraints and neighborhood character. Therefore, maximum development potential of a site may not be attainable if design objectives cannot be met, or based on the existing constraints of the site.

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

a decision, including the review of a Coastal Development Permit.

Staff Analysis:

STAFF ANALYSIS

Forest Character: Residential Design Guidelines 1.1 through 1.4 encourages preserving significant trees and minimizing impacts on established trees; protecting the root systems of all trees to be preserved; and, maintaining a forested image on the site. Residential Design Guidelines 1.5 through 1.7 discuss the characteristics of the right-of-way.

Finding #2 for Concept acceptance requires that, "The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood."

Finding #7 for Concept acceptance requires that, "The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees."

As indicated by the preliminary site assessment, the site contains one (1) non-significant tree. Its species was not listed in the preliminary site assessment. There are six (6) other trees listed on the site assessment report surrounding the property, two (2) of which are listed as significant and one (1) is moderately significant. One significant tree is located in the right-of-way just north of the existing driveway and the other is on an neighboring property across the eastern (rear) property line near the northeast corner of the subject property. The moderately significant tree is in the public right of way near the southwest corner of the lot.

The non-significant tree located on the site is proposed to be removed as part of the project. Condition of Approval #2 has been incorporated requiring that prior to scheduling for final details review, a tree removal permit shall be submitted to the forestry division for all proposed tree removals. Additional trees are shown on the site plan are shown for removal. However, these trees did not rise to the level of requiring a rating on the preliminary site assessment.

Condition of Approval #9 also requires the site be brought up to the recommended tree density for the site -5 upper canopy trees and 4 lower canopy trees.

The civil plan sheets illustrate the moderately significant tree within the right of way proposed from removal. However, the architectural sheets show the tree proposed to remain. While Residential Design Guideline 1.6 states, "Maintain trees and naturalized vegetation in the public right-of-way and around the periphery of the site -Exceptions may be necessary to provide safe access to the site," Residential Design Guideline 6.1 re-emphasizes, "Avoid moving established driveways if trees or significant vegetation would be harmed."

As such staff has included condition of approval #3 requiring that prior to scheduling for final details review, the plans shall be revised such that the moderately significant tree in the right-

of-way (Tree #1) be shown as retained and protected throughout the plan set. The grading, and associated features for the driveway shall be revised accordingly to protect the tree in the right-of-way, as necessary (discussed below).

The existing driveway is proposed to be removed and relocated to the south with an approximately 13' wide driveway (sheet C3). The actual with of the paved area is not dimensioned, however, has been required as part of Condition of Approval #4. The area of the right-of-way where the existing driveway adjoins includes the removal of asphalt and re-grading. Final approval will require landscaping to be restored within in the right-of-way consistent with Residential Design Guideline 1.5 which states, *"Maintain and enhance the informal, vegetated, open space character of the right-of-way."* The landscaping plan will be considered at the final details hearing. Also see "parking and access" section, below.
The project consists of approximately 971 cubic yards of cut, and 9 cubic yards of fill. The total area of disturbance is not listed in the plans, however, sheet C2 shows all site landscaping being removed. As such it can be presumed that the entirety of the site will be disturbed by cut, fill, grading, or other construction activity.

The Residential Design Guidelines describe that:

The natural slopes of each residential neighborhood are some of the most important features in the community. They contribute to the distinctive character of development here and should be maintained. The manner in which a site is excavated for a building foundation and the way in which grades are treated are therefore important considerations…

While a key principle is to maintain the sense of natural topography, this must be balanced with the objective of minimizing the mass and scale of a building. This can be achieved by locating some floor area partially below grade or fully below grade in a basement. In such a situation, more extensive excavation may be necessary. Another consideration is the objective to preserve significant trees. Minimizing a building footprint can provide more room on site for trees, but if excavation is included, it can impact existing root systems. Conversely, if a basement and/ or two-story design is not used, floor area is distributed over a larger footprint. Excavation may be shallower but more widespread and root systems may still be affected.

As there are only non-significant trees on the site, tree protection is not a primary concern regarding the excavation. Overall, site disturbance, however, maintaining the site's natural topography is a concern. The project's compatibility with the other design guidelines and design objectives will likely influence the decision making for finding #2.

As conditioned, and with consideration of the discussion below, the project can be found consistent the applicable Residential Design Guidelines pertaining to Forest Character, and meets Concept Phase Approval Findings #2, and #7 pertaining to the protection and enhancement of the urbanized forest (CMC section 17.64.080).

Privacy and Views: Residential Design Guidelines 5.1 through 5.3 encourages designs that

preserve reasonable privacy for adjacent properties and maintain view opportunities to natural features.

Staff has not identified any adverse privacy or view impacts associated with the project. On or about October 12, 2025, the owners and/or applicant hosted a neighborhood outreach meeting. According to the applicant, *"All the surrounding neighbors attended except one household that was out of town. We shared the submitted plans and discussed the comparison between the existing home and the proposed design. Overall, the neighbors were very positive."* Story poles were not installed at the time of this meeting. However, since their installation, staff has not received any correspondence from surrounding neighbor's indicating any concerns, or otherwise.

The project does feature an approximately 340 square foot elevated deck at the front of the residence. The Commission has provided direction in the past that oversized decks are inappropriate and can result in adverse privacy and noise impacts to the surrounding neighborhood. The Commission could consider the size and location of the proposed deck and provide direction to the applicant accordingly.
Based on the information available at the time of writing this report, the project is consistent with the applicable Residential Design Guidelines pertaining to Privacy and Views, and meets Concept Phase Approval Finding #5 pertaining to public and private views, and solar access.

Parking and Access: Residential Design Guidelines 6.1 through 6.7 encourages minimizing the visual impacts of cars on a site; minimizing the extent of hard, impervious surfaces; and, avoiding garage structures that dominate the site and building design.
According to the Residential Design Guidelines, three options should be considered when locating a garage:

1. detached, at the rear of the lot;
2. detached, at the front of the lot (Within the front setback is acceptable, when other design traditions objectives are met. However, this option should not be repeated to excess within a block); and
3. under the house, when other design tradition objectives are met (Guideline 6.6).

The applicant has proposed to locate the garage under the house and accessed via the lower floor.

According to Residential Design Guideline 6.7, *In limited circumstances a garage may be located under a structure when the visual impacts will be minimized. The garage door should not dominate the front of the house. A door perpendicular to the street is best in this condition, and; the driveway may not dominate the front garden and may not create a "ramp" effect or introduce tall or massive retaining walls. A sense of a front yard must be maintained.*

While a garage door perpendicular to the street is preferred, on a 60' wide lot and with the topographic constraints, this orientation is not practical. However, the proposed garage door does not appear to dominate the front of the house. Excavation is proposed for the purpose of locating the garage under the residence, and the Commission may be inclined to consider the visual impacts to the site. The driveway is proposed to be a tire track driveway with minimal paving and landscaping located on either side of the driveway. The primary issue to consider is the "ramp effect". While the proposed garage does not ramp down, the use of new retaining walls and significant earthwork are required for the relocation of the driveway.

The garage door has also been designed (proposed) to match the exterior material of the residence, as encouraged by the Residential Design Guidelines.

The Commission should consider the appropriateness of the new location of the garage. Another feature of the garage not discussed in the residential design guidelines nor zoning code is the matter of a proposed parking lift. The proposed lift would lower to an inaccessible level within the garage, 6' lower than the finished floor of the garage and 8' lower than the finished floor of the basement.

An additional parking space is not required for the site (only 1 parking space is required). The Commission should consider the appropriateness of the subterrain basement space. Staff is aware of other parking lifts that have been permitted, but is not informed of the circumstances or findings for which they were permitted.

CMC section 17.10.030.D.4.c, states (emphasis added): ***The limits on the amount of volume that may be built in a basement are the defined interior ceiling height for basements*** *and the requirement that all basement space shall be located within the perimeter established by the exterior, above-ground walls of the primary dwelling on the site.*

Interestingly, however, based on the definition of a story, garage are expressly excluded from the definition of a basement:

CMC Chapter 17.70:

> ***Story:*** *A space in a building between the upper surface of any floor and either the upper surface of the next floor above, or in the case of the topmost floor, the ceiling or roof above. Those portions of a subgrade or partially subgrade living space, space used for parking, underfloor space or crawl space are counted as a story where the finished floor above such space is five feet or more above the final grade adjacent to any exterior wall around the perimeter of the building.*
>
> ***Within Residential Zones****. Those portions of excavated space not used for parking, that qualify as a basement, do not count as a story. All portions of a garage are considered a story. See also "Basement."*
>
> This leaves the policy question, can a subterrain parking lift be included, and if so, to what extent? The volume of a basement area is limited to between 5-9 feet, however, a

garage is not considered a basement.
It is important to note the subject additional area has not been dedicated as floor area, or toward any additional development standard. Staff is seeking policy direction regarding this matter.

This leaves the policy question, can a subterrain parking lift be included, and if so, to what extent? The volume of a basement area is limited to between 5-9 feet, however, a garage is not considered a basement.

It is important to note the subject additional area has not been dedicated as floor area, or toward any additional development standard. Staff is seeking policy direction regarding this matter.

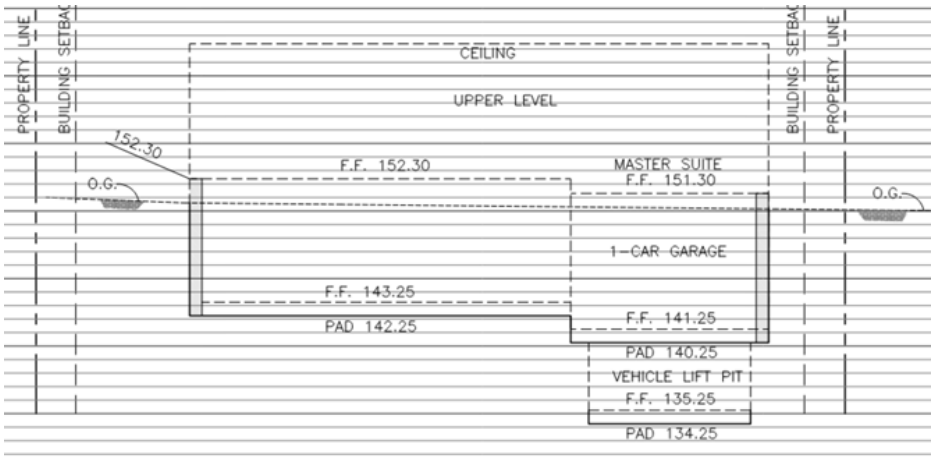


Figure 1. Civil section showing vehicle lift pit and various finish floor levels. Section taken at approximate mid-point of site.

Mass/Bulk and Building/Roof Form: Residential Design Guidelines 7.1 through 7.7 encourages a building's mass to relate to the context of other homes nearby; minimize the mass of a building as seen from the public way or adjacent properties; and, relate to a human scale in its basic forms. Residential Design Guidelines 8.1 through 8.5 encourages traditional building forms; using restraint with variations in building planes; using simple roof forms that are in proportion to the scale of the building; and, roof eave lines that are low in scale. Guideline 8.3 states to *"limit the number of subordinate attachments, such as dormers, to avoid cluttered design."*

The residence has a series of gables that get increasingly taller from right to left (refer to figure 2). For the street facing gables, the plans represent a ridge height elevation of 164.17', 166.67', and 167.42'. The height limit for the R-1 district is for a two-story element is 24'. As represented on the survey and site plan, the corresponding finished grade for the two taller gables is 142.25', which is exceeds 24' when compared against the corresponding elevation point. The corresponding grade for the lower gable adjacent for the garage is 141.25 (141.15

on survey) and meets the height requirement (23.02' tall).

Similarly, the plate height for the primary gable on the front elevation maintains an elevation point of 161.8' (9.6' above the main floor level – 152.30'). This plate exceeds the 18' height limit for a two story plate.

> ***CMC Chapter 17.70. Finished Grade****. The topographic elevations representing the ground surface at all parts of a site not occupied by a building upon project completion. This grade follows the actual soil or paving surface around the buildings including all excavations and fills. Excluded from this definition are window wells serving basement rooms, the combined area of which do not exceed 10 percent of the floor space in the total basement area.*
>
> ***CMC section 17.06.020.L.1. Measuring Height.*** *The height of buildings shall be measured as the plumb vertical distance from existing or finished grade (whichever is more restrictive) to the highest point on the roof.*
>
> > ***c. Pitched or Hipped Roof.*** *The measurement is made to the peak or gable of the roof.*

Based on the measurement of the two taller gables, the project does not comply with the height requirement. Condition of Approval #5 has been incorporated which requires the heights be revised to comply with the requisite height requirements for the underlying zoning district throughout.

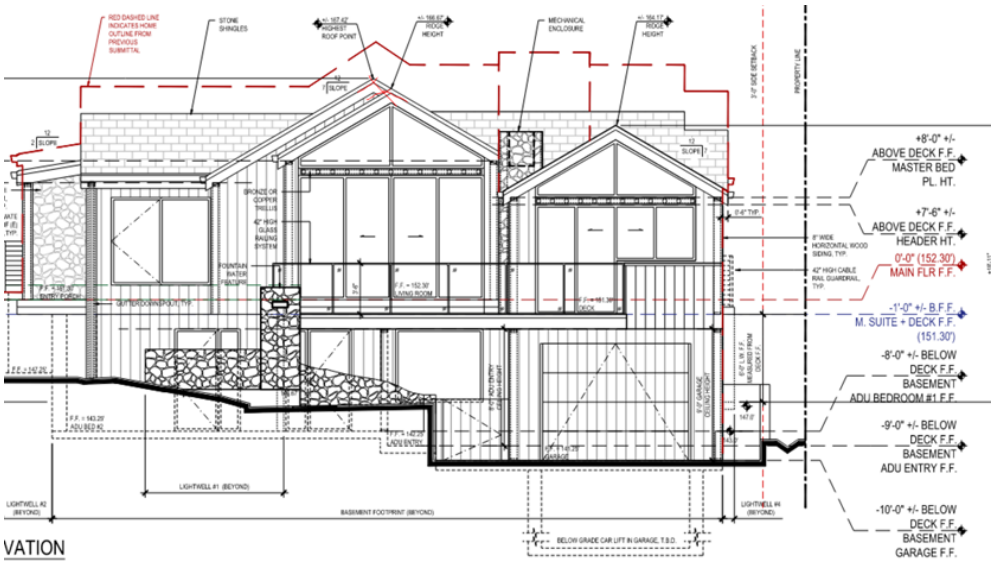


Figure 2. West (front) elevation showing elevation points of primary front facing gables. From left to right (167.42', 166.67', 164.17').

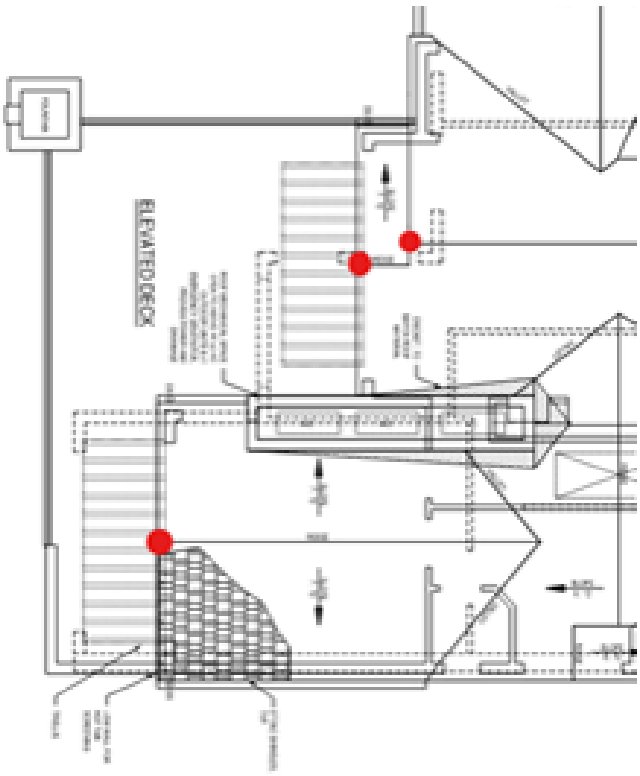


Figure 3. Partial roof plan showing location of roof peaks (**red** dots).

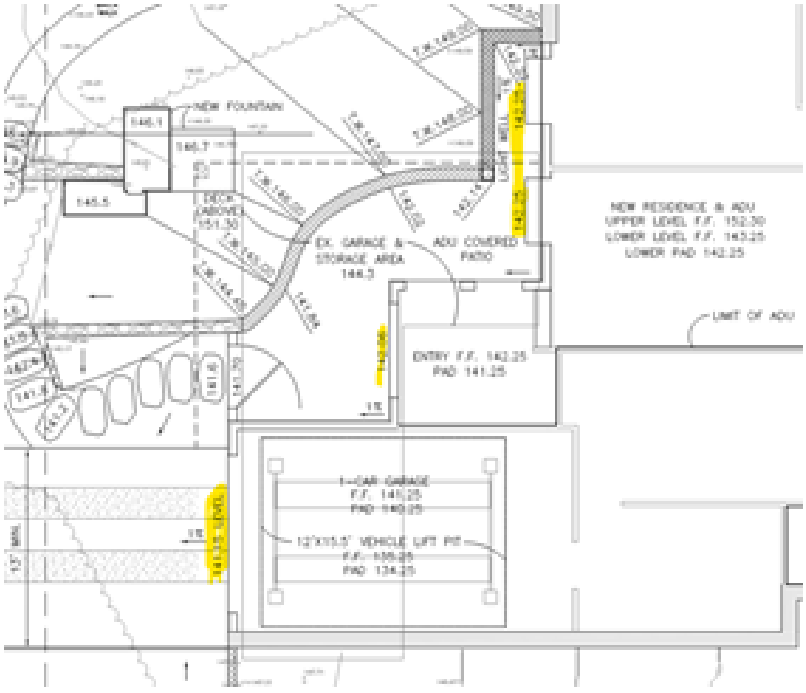


Figure 4. Partial grading and drainage plain showing finished elevations in highlight. Finished

grade at subject area ranges between elevation point 141.35' (low) and 142.25' (high).

The applicant is also proposing to use the 100 square foot basement exemption (CMC section 17.10.030.D.2.d.iv) to create a basement, and to locate 238 square feet of base floor area into the basement space. By relocating some floor area into the basement, the applicant is eligible to receive a floor area bonus of an additional 238 square feet pursuant to CMC section 17.10.030.D.4. This provision states that for each one square foot of the base floor area constructed in a basement and 11 cubic feet of allowed exterior volume not built above average grade, one additional square foot of bonus floor area may be constructed in a basement. As a result, 2,222 square feet of floor area are proposed to be constructed above grade (including the attached garage) with 476 square feet of floor area constructed below grade as a basement. While the allowable maximum base floor area for a 6,000 square foot site is typically 2,460 square feet, with the applicable bonuses and exemptions applied to the project, the residence will be constructed to the maximum allowable of 2,798 square feet (including basement exemption and bonus floor area).

In addition, the applicant is proposing an 800 square foot attached accessory dwelling unit (ADU). The ADU is separate from the floor area associated with the primary dwelling as described herein.

The building form is generally an L-form, as encouraged by the residential design guidelines. The roof is comprised of a combination of cross gables and shed roof forms pitched at 7:12, 6:12, 5:12, and 2:12. The Residential Design Guidelines encourage:

- **Use simple roof forms. Limit the number of subordinate attachments, such as dormers, to avoid a cluttered design (8.3).**
    - Avoid complex roof forms that call attention to the design or add unnecessary detail.
- **A roof form should be in proportion to the scale of the building (8.4).**
    - In general, moderately pitched roofs (4:12 to 6:12) are preferred.
    - Shallow to moderately pitched roofs are appropriate on one story buildings. More steeply pitched roofs with low plate lines can be used on two story buildings.

The use of multiple roof pitches add unnecessary complexity to the roof form. While the shed roof is well integrated with the gables. The gables have 3 different pitches throughout (7:12, 6:12, 5:12). Furthermore, the street facing gables exceed the preferred roof pitches as described in the Residential Design Guidelines. While the Design Guidelines state "more steeply pitched roofs with low plate lines can be used on two story buildings," the compliant plate heights on the front elevation are at the maximum 18' height limit (i.e. not low), therefore a more moderate roof pitch should be used.

Staff recommends that the project be revised to include a consistent roof pitch for the gabled roof forms within the preferred roof pitch ranges described in the Residential Design

Guidelines (Condition of Approval #6).

The Residential Design Guidelines also provide that:

- **A building's mass should relate to the context of other homes nearby (7.1).**
    1. Larger building masses should be divided into forms that are similar in scale to houses seen in the immediate neighborhood.

- **Minimize the mass of a building as seen from the public way or adjacent properties. Consider these options (7.2):**
    1. Build to less than the maximum floor area.
    2. Locate some floor area either fully or partially below grade.
    3. Avoid using tall volume spaces (e.g. high ceilings or steep pitches across wide spans) that increase the visual bulk of a building above grade.
    4. Avoid long, uninterrupted wall planes.

- **Avoid the creation of large, used underfloor areas that increase building mass (7.4).**
    1. On sloping lots, floor levels should be stepped to follow site grade.

- **When locating floor area in a below grade or partially below grade space, minimize the visual impacts as seen from the public right of way and site disturbances (7.5).**
    1. Locate any walkout area or terrace to the side or rear to reduce the building height as it will be perceived from the street. When this is not feasible provide screening with other building elements or landscaping.
    2. The use of exposed retaining walls should be minimized when developing a below-grade space.

- **A building should appear to be no more than two stories in height, as viewed from the public right-of-way (7.7).**
    1. Locate two story elements downhill, except where this would appear dominant or out of scale when viewed from the public right-of-way or a neighboring home.
    2. Locating some floor area below grade or reducing roof pitch are appropriate ways to reduce building height and mass.

The applicant has designed the project to respond well to the design guidelines listed above in that the massing is generally divided into various forms, and the two story form visible from the street has been located on the downhill side of the site (although heights do not meet height requirements, as described above). Lowering the roof pitch which is encouraged by Design Guideline 7.7 and 8.4, would bring the site into compliance with the ridge height requirements (although other adjustments may be needed for plate height).

The applicant has located some floor area below grade, as encouraged by the Design

Guidelines, and is taking advantage of the basement bonus provision, as previously discussed. Notwithstanding staff's concern noted above regarding the extent of site disturbance, as shown on the floor plan and elevation, the applicant has addressed the design guidelines to step with the topography of the site by incorporating multiple finished floor levels to continue with the existing slope of the site pre-excavation. The visual impacts resulting from the proposed underfloor area for the basement and partial sub-grade spaces appear to be minimized with appropriate landscape screening and re-establishment of a progression of spaces between the street edge and building, as described in Design Guideline 4.5, though the relocation of the driveway should still be considered separately.

Residential Design Guideline 4.5 *Use a progression of spaces from the street edge to a building in the design of open space to reinforce neighborhood patterns.*

- *Provide an informal, planted edge in the right-of-way to help a site blend in with neighboring properties.*
- *Consider using a fence, wall or hedge to define the front property line when this is characteristic of the neighborhood.*
- *A walkway from the property line to the house should be informal in appearance and if feasible, should be separate from any driveway paving.*
- *Preserve existing open space features (access, vegetation, etc.) if they provide an attractive character consistent with neighborhood patterns.*



Preferred: Provide a progression of spaces, from informal right-of-way plantings to a front garden, to the building entry.

Figure 5. *Progression of spaces illustration.*

While the applicant has responded to a number of the Design Guidelines appropriately, staff maintains concerns regarding consistency with some design guidelines which the Commission may wish to consider.

Residential Design Guideline 7.6 states that: *A building should relate to a human scale in its basic forms.*

- *Oversized elements make structures appear massive and should be avoided. Avoid a "grand entry" design, for example.*
- *Avoid design treatments that produce a top-heavy appearance such as large, cantilevered building elements, roof forms that dominate the body of the building and wide chimney structures.*
- *Low, horizontal building forms that appear to hug the ground are encouraged.*

The front elevation features a prominent set of windows/sliding doors which lead out to the front deck. A window or door schedule was not included in this plan set. However, staff has dimensioned the taller set of doors (center gable) as 8'6" tall, and the lower set of doors (right gable) as 7'6" tall.

The size and scale of exterior doors have been a re-occurring topic at Commission hearings with most regular direction being that exterior doors should not exceed 6'8" tall. The Commission should consider the size and scale of the windows and doors, and provide direction as appropriate. The front door (primary entry) is not anticipated to be visible from the street and is located at the northside of the building. For reference, staff has dimensioned this door at approximately 8'0" tall.

Additionally, the "main floor" finished floor and deck level (right gable) are one foot lower than the "kitchen" finished floor (middle gable) -from the kitchen, a person would step down a few steps onto the front deck. While the floor levels are only stepped by one foot, the middle gable appears considerably larger with the glazing also being a foot taller than the glazing on the right gable and the wall plates and ridges on the middle gable are at least 2'6" taller the gable on the right when measured from the walking surface of the deck. The Commission may wish to consider if this design feature contributes to the building appearing out of scale or oversized as discussed in Residential Design Guideline 7.6.

Considerations for Final Details Review: While the primary purpose of this concept review is to review and consider the site planning, privacy and views, and mass and scale related to the project, the Commission may provide input on other aspects of the project as well allow the applicant an opportunity to address identified issues ahead of the final details hearing. The items below are not an all-inclusive list of potential items to be discussed at the final details hearing, and the Commission may provide input on other aspects or components of the project as well.

- Following the noticing of the project for hearing but prior to publication of the staff report, the applicant submitted a preliminary landscape plan. Staff has not had an opportunity to review the landscape plan for completeness or consistency with the Design Guidelines. The preliminary landscape plan has been included as Attachment 3.

- Application completeness for Final Details Review: While the project included sufficient information for application completeness for Concept Review, the project is deficient in respect to the required materials needed for review and scheduling for a final details hearings. As such, staff has included condition of approval #7 for Concept acceptance requiring that prior to scheduling for Final Details review, the applicant shall work with staff to revise the plan set to include the requisite information necessary for scheduling for final details review, as determined by the Community Planning and Building Department.

Summary of Issues Discussed and Conclusion:

1. Forest Character (Finding #2, #6)

    1. Tree Protection: Resolve the conflict between plan sets regarding the removal or retention of the tree (tree #1) in the public right-of-way **(Condition of Approval #3)**.

    2. Extent of Site Disturbance: Consider the potential adverse impact of the extensive grading and excavation on maintaining the site's natural topography.

2. Privacy and Views (Finding #5, #6)

    1. Elevated Deck Size: Consider the appropriateness of the elevated front deck.

3. Parking and Access (Finding #2, #6)

    1. Driveway Relocation: Consider the visual impact, earthwork, and retaining walls required for the relocated driveway.

    2. Parking Lift: Provide policy direction on the permissibility and allowable volume of the proposed subterranean parking lift.

4. Mass/Bulk and Building/Roof Form (Finding #4, #6)

    1. Height Non-Compliance: The two taller street-facing gables and the primary front plate height exceed the maximum height limits for the R-1 district **(Condition of Approval #5)**.

    2. Roof Complexity: Consider the use of multiple roof pitches (7:12, 6:12, 5:12) conflicts with the guideline encouraging simple, consistent, and moderate roof forms **(Condition of Approval #6)**.

3. Scale of Exterior Elements: Consider the proposed height of multiple exterior doors/windows, and street facing building elements, potentially creating a non-human-scale, oversized appearance (Guideline 7.6).

Staff analysis concludes that the applicant's proposed design, while demonstrating thoughtful consideration of certain design objectives, particularly regarding overall massing, bulk, and response to topography, may present some conflicts that should be resolved to achieve compliance with the City's Zoning Code and Residential Design Guidelines.

The acceptance of this Concept Design Study is predicated on the Planning Commission making the requisite statutory findings as outlined in CMC section 17.64.080. Staff notes that current plans fail to meet mandatory zoning standards in critical areas, and acceptance is strictly conditional on future plan revisions listed in the Conditions of Approval.

Pursuant to CMC section 17.58.040.B, staff recommends the Planning Commission either:

- Provisionally accept the design concept and provide direction to the applicant on plan revisions necessary to achieve compliance with the design guidelines and/or zoning standards; or
- Continue the design concept hearing to allow preparation of a revised design concept if it is substantially out of compliance with the zoning standards and/or the design guidelines.

Staff has prepared a draft resolution for concept acceptance incorporating the necessary conditions of approval into the resolution should the commission make the requisite findings for Concept acceptance.

Other Project Components:

Environmental Review: Staff recommends that acceptance of a Concept Design Study be found to be "not a project" pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. CEQA analysis and determination of exemption status will be done as part of the Final Design Study hearing.

Attachments:

1. Attachment 1 - Resolution
2. Attachment 2 - Project Plans
3. Attachment 3 - Preliminary Landscape Plan

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 ACCEPTANCE OF A CONCEPT DESIGN STUDY IS NOT A PROJECT UNDER CEQA AS DEFINED IN PUBLIC RESOURCES CODE SECTION 21065 AND CEQA GUIDELINES SECTION 15378 AND ACCEPTING A CONCEPT DESIGN STUDY FOR THE DEMOLITION OF AN EXISTING 1,818 SQUARE-FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE INCLUSIVE OF AN ATTACHED GARAGE, 414 SQUARE FOOT ACCESSORY DWELLING UNIT, AND 61 SQUARE FOOT SHED, AND THE CONSTRUCTION OF A 2,798 SQUARE-FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE INCLUSIVE OF A 313-SQUARE-FOOT ATTACHED GARAGE WITH AN 800 SQUARE FOOT ACCESSORY DWELLING UNIT LOCATED ON CARMELO STREET 5 NORTHEAST OF OCEAN AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 010-252-016-000.

WHEREAS, on February 23, 2024, Bess Wiersema ("Applicant") submitted an application on behalf of TERESI TODD MICHAEL & JENNIFER ELLEN TRS ("Owner") requesting approval of Track 2 Design Study application DS 24046 (Teresi) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 6,000-square-foot site located at Carmelo 5 NE Ocean Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the applicant is proposing to demolish all improvements on the site and construct a new 2,798 square-foot, two-story single-family residence inclusive of a 313-square-foot attached garage. The applicant has also proposed an 800 square foot attached accessory dwelling unit to be located in the partially in the basement and partially above grade; and

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

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

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

WHEREAS, on October 31, 2025, a notice of public hearing was published in the Carmel Pine Cone for the September 10, 2025, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before November 2, 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 November 9, 2025, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on November 12, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

WHEREAS, acceptance of a Concept Design Study is "not a project" as defined in Public Resources Code Section 21065 and pursuant to Section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. CEQA analysis and determination of exemption status will be done as part of the Final Design Study hearing; and

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

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

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

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

FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE

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

CMC Section 17.64.080.A – Concept Phase Approval Findings	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits or variances consistent with the Zoning Ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a	TBD	TBD

continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.		
3. The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	TBD	TBD
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.	TBD	TBD
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	TBD	TBD
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** a Concept Design Study for the demolition of an existing 1,818 square-foot, two-story single-family residence inclusive of an attached garage, 414 square foot accessory dwelling unit, and 61 square foot shed, and the construction of a 2,798 square-foot, two-story single-family residence inclusive of a 313-square-foot attached garage located on Carmelo Street 5 northeast of Ocean Avenue in the Single-Family Residential (R-1) District, APN: 010-252-016-000, subject to the conditions listed below:

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 Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, heights, site planning, grading, etc) shall be incorporated into the plans submitted for the volume study.
2.	**Tree Removal Permit.** Prior to scheduling for final details review, a tree removal permit shall be submitted to the forestry division for all proposed tree removals.
3.	**Right-of-Way Tree Protection.** Prior to scheduling for final details review, the plans shall be revised such that the moderately significant tree in the right-of-way (Tree #1) be shown as retained and protected through out the plan set. The grading, and associated features for the driveway shall be revised accordingly to protect the tree in the right-of-way, as necessary.
4.	**Plan Revisions.** Prior to scheduling for final details review, the plans shall be revised throughout to include dimensions relating to all associated development standards, including but not limited to, areas of site coverage, building height, floor area (see CMC section 17.06.020.B.1).

5.	**Height.** Prior to scheduling for final details review, and completion of the associated volume study (CoA #1), the plate and ridge heights be revised throughout to comply with the requisite height requirements for the underlying zone district.
6.	**Roof Pitch.** Prior to scheduling for final details review, and completion of the associated volume study (CoA #1), the roof pitch shall be revised throughout to include a consistent roof pitch for the gabled roof forms within the preferred roof pitch ranges described in the Residential Design Guidelines.
7.	**Submittal Requirements.** Prior to scheduling for Final Details review, the applicant shall work with staff to revise the plan set to include the requisite information necessary for scheduling for final details review, as determined by the Community Planning and Building Department.
8.	**Drainage Plan.** Prior to scheduling for Final Details review, the applicant shall revised the preliminary drainage plan to comply with the required setback requirements (including other requisite requirements) described in SOG 17-07, Private Stormwater Drainage Systems.
9.	**Tree Density.** Prior to scheduling for Final Details review, the applicant shall revise the plans throughout (landscape and architectural) to bring the site to the recommended tree density – 5 upper canopy trees, 4 lower canopy trees. Trees shall be a minimum 24-inch box size except for Monterey pines, which shall be a minimum 15-gallon size. Recommended Tree Species List.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 12th day of November 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

PROPOSED EXTERIOR MATERIALS BOARD



CONCEPTUAL RENDERING



EXISTING STREET ELEVATION PHOTOS



PROJECT DATA

PROJECT ADDRESS:	CARMELO 5NE OCEAN AVE, CARMEL, CA 93921
APN:	**010-252-016**
LOT AREA:	0.137 ACRES (6,000 SF)
ZONING DISTRICT:	R-1
YEAR BUILT:	1921
FLOOD ZONE:	AREA OF MINIMAL FLOOD HAZARD
WUI ZONE:	YES
OCCUPANCY:	R3
CONSTRUCTION TYPE:	V-B
SETBACKS	**ALLOWED**
FRONT:	15'-0"
REAR:	15'-0" (PORTIONS OF STRUCTURES ABOVE 15'-0") 3'-0" (PORTIONS OF STRUCTURES BELOW 15'-0")
SIDE:	3'-0" MIN. / 25% SITE WIDTH (COMPOSITE)

*THE COMPOSITE SETBACK IS THE SUM OF THE TWO SIDE-YARD SETBACKS. THE SIDEYARD SETBACK CANNOT BE LESS THAN 3 FEET ON EITHER SIDE OR EQUAL TO LESS THAN 25% OF THE LOT WIDTH ON BOTH SIDES.

	ALLOWED	EXISTING	PROPOSED
BUILDING HEIGHT:	24' (2 STORIES)	11'-4" +/- (2-STORIES)	22'-1 3/4" +/- (2 STORIES)
FIRE SPRINKLERS:	-	NO	NO

(E) TO BE REMOVED	SF
2-STORY HOUSE + GARAGE:	1,818
ADU:	414
SHED:	61

BASEMENT BONUS:
ALLOWABLE SF minus ABV.GRADE/MAIN LEVEL minus GARAGE minus COUNTABLE BASEMENT = X
X multiplied by 2 = BASEMENT BONUS + 100

BASE FLOOR AREA ALLOWED:
BUILDING SITE AREA x .45 - (SF OVER 4000 x .02 / 1000)
6000 {0.45(2000 x .02 / 1000)} = 2460 SF

2460 (BASE FLOOR AREA) - 1850 (MAIN LEVEL) - 313 (GARAGE) - 59 (COUNTABLE BASEMENT)= 238 SF
238 x 2 = 476 + 100 = 576 SF (BASEMENT BONUS)

PROPOSED MAIN LEVEL	1,850 SF
PROPOSED GARAGE	313 SF
PROPOSED COUNTABLE BASEMENT	59 SF
PROPOSED BASEMENT (BONUS)	576 SF = 576 SF ALLOWED
PROPOSED ADU	800 SF
PROPOSED MECHANICAL ROOM(S)	141 SF (85+ 57)

PERVIOUS / IMPERVIOUS SURFACES CALCULATION: SEE C-1
SITE COVERAGE ALLOWED = 2460 x .22 = 541 SF
BONUS SITE COVERAGE (IF AT LEAST 50% OF SITE COVERAGE IS MADE PERMEABLE) = 241 SF
TOTAL SITE COVERAGE ALLOWED = 781 SF

(E) TO BE REMOVED	SF
ADU:	414
SHED:	61
DECKS:	450
PATIOS:	185
DRIVEWAY:	399
EXTERIOR STEPS:	15
HADSCAPE PATHS:	534
RETAINING WALLS:	88
TOTAL:	2,146 SF

IMPERMABLE	SF
FOUNTAIN/LANDSCAPE WALLS:	43
LIGHTWELL #1:	36
LIGHTWELL #2:	21
LIGHTWELL #3:	20
LIGHTWELL #4:	57
RETAINING WALLS:	14
TOTAL: 191 SF (26%)	

PERMABLE	SF
ENTRY PORCH/LANDING:	35
REAR LANDING/DECK	73
ADU COVERED PORCH/DECK:	368
DRIVEWAY STRIPS	74
TOTAL: 550 SF (74%)	

TOTAL: 741 SF < 781 SF TOTAL ALLOWED

TREE CALCULATIONS (SEE SITE PLAN FOR TYPE, SIZE & LOCATION)

(E) ONSITE TREES TO REMAIN:	0
(E) ONSITE TREES TO BE REMOVED:	8
(N) ONSITE PROPOSED TREES:	TBD

GENERAL NOTES

1. The contractor shall furnish all materials, labor and equipment required for the full performance of the work herein, unless specifically noted otherwise. All work shall be performed in a good and workman-like manner and conform to all pertinent regulations and instructions.
2. Before starting any portion of work, the Contractor shall verify any and all existing conditions as shown on the drawings against the actual existing conditions at the site. Any discrepancies shall be brought to the attention of the Designer. If the Contractor proceeds with the work without verifying existing conditions and discovers after the work has started any discrepancies, he shall proceed to perform whatever work is required to correct the discrepancies and bring about the proper execution of the project to the satisfaction of the Designer, at no extra cost to the owner.
3. The Contractor shall be responsible for cutting, fitting and patching as required to make the several parts fit together properly.
4. All work shall be in accordance with all applicable Local or State codes and regulations.
5. All material, equipment and products shall be installed in accordance with the respective manufacturer's latest printed instructions.
6. All dimensions are rough unless otherwise noted. All cabinetry, tile and the like need to be field verified prior to installation.
7. Do not scale the drawings. All dimensional discrepancies shall be brought to the attention of the Designer as soon as they are discovered.
8. No extra compensation shall be allowed for extra work resulting from lack of coordination between trades or failure of the Contractor to verify locations and measurements on the job.
9. All dimensions are rough unless otherwise noted. All cabinetry, tile and the like need to be field verified prior to installation.
10. Do not scale the drawings. All dimensional discrepancies shall be brought to the attention of the Designer as soon as they are discovered.
11. No extra compensation shall be allowed for extra work resulting from lack of coordination between trades or failure of the Contractor to verify locations and measurements on the job

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C-5	UTILITY PLAN
C-6	DETAILS & SECTIONS
C-7	EROSION CONTROL PLAN & TREE PROTECTION DETAILS
C-8	POLLUTION PREVENTION
A2.1	EXISTING UPPER + LOWER FLOOR PLAN
A2.2	EXISTING ROOF PLAN
A2.3	PROPOSED UPPER FLOOR PLAN
A2.4	PROPOSED LOWER FLOOR PLAN
A2.5	PROPOSED ROOF PLAN
A2.6	PROPOSED VOLUME DIAGRAM
A3.1	EXISTING + PROPOSED EXTERIOR ELEVATION
A3.2	EXISTING + PROPOSED EXTERIOR ELEVATION
A3.3	EXISTING + PROPOSED EXTERIOR ELEVATION
A3.4	EXISTING + PROPOSED EXTERIOR ELEVATION
A4.1	PROPOSED BUILDING SECTIONS

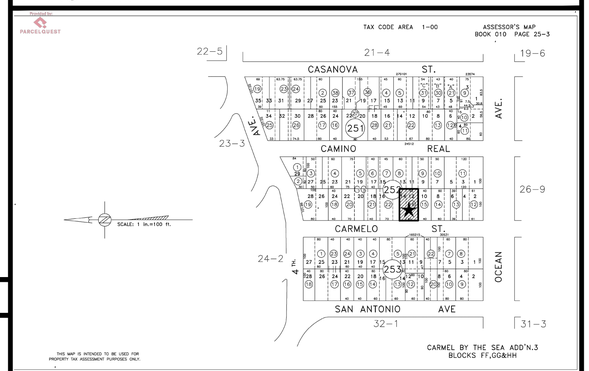
CODES USED

2022 California Building Code
2022 California Residential Code
2022 California Electrical Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Energy Code
2022 California Fire Code
2022 California Existing Building Code
2021 International Existing Building Code
2022 California Green Building Standards Code

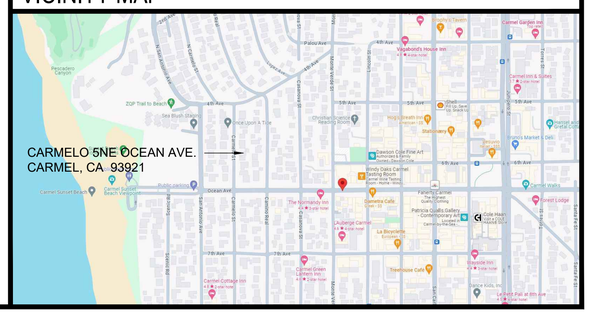
PROJECT DESCRIPTION

THE SCOPE OF WORK IS FOR DEMOLITION OF AN EXISTING 1,818 SF 2-STORY RESIDENCE, W/ ATTACHED GARAGE AND CONSTRUCTION OF A NEW 2,629 SF 2-STORY RESIDENCE W/ 313 SF ATTACHED GARAGE AND 800 SF ATTACHED ADU. SITEWORK INCLUDES REORIENTING THE EXISTING DRIVEWAY AND PLANTER BOXES.

PARCEL MAP



VICINITY MAP



PROJECT INFO.

OWNER:
TODD + JENNY TERESI
18771 BLYTHSWOOD DRIVE
LOS GATOS, CA 95030

DESIGNER:
STUDIO 3 DESIGN
CONTACT: BESS WIERSEMA
BESS@STUDIO-THREE.COM
638 UNIVERSITY AVE.
LOS GATOS CA 95032
PH: (408) 292-3252

SURVEYOR:
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11
MONTEREY, CA 93940
PH: (831) 394-4930
FAX: (831) 394-4931

CIVIL ENGINEER:
PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
CONTACT: VELIMIR SULIC
VSULIC@PASE.COM
1150 CAMPBELL AVE.
SAN JOSE, CA 95126
PH: (408) 957-9220

STRUCTURAL ENGINEER:
4X ENGINEERING, INC.
CONTACT: EFE SOZKESEN MS. PE.
CONTACT@4XENGINEERING.COM
4340 STEVENS CREEK BLVD., #240
SAN JOSE, CALIFORNIA 95129
PH: (408) 642-5464
FAX: (408) 642-5447

STUDIO THREE DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

638 UNIVERSITY AVE.
LOS GATOS
CALIFORNIA
95032

T 408.292.3252
F 253.399.1125

TERESI
CARMELO 5NE OCEAN AVE.
CARMEL, CA
93921

A.P.N. 010-252-016

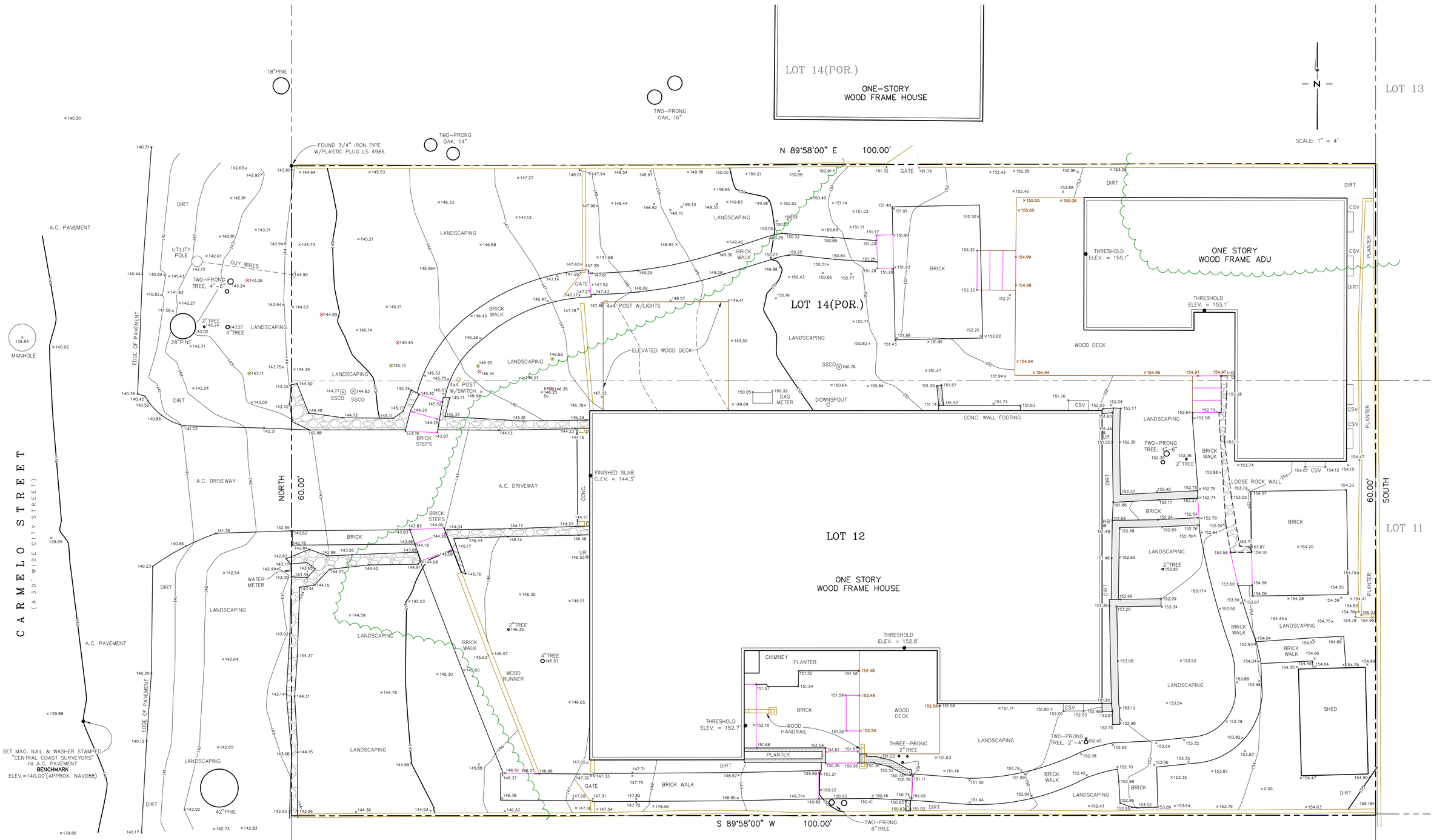
16 FEBRUARY 2024
DESIGN REVIEW SUBMITTAL 1

26 SEPTEMBER 2025
DESIGN REVIEW SUBMITTAL 2

SCALE: N.T.S.

COVER SHEET

A1.1



NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. PAVEMENT OF CARMELO STREET SHOWN HEREON.

   ELEVATION = 140.00 FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT, DASHED CONTOURS ARE APPROXIMATE.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 2" ARE NOT SHOWN.
6. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED ON NOVEMBER 16, 2022.

LEGEND:

CSV	CRAWL SPACE VENT
HB	HOSEBIB
SSCO	SANITARY SEWER CLEANOUT
P	PILLAR
UR	UTILITY RISER
	DENOTES A BRICK WALL
	DENOTES A CONCRETE BLOCK WALL
	DENOTES A STONE WALL
	DENOTES A STEP
	DENOTES EDGE OF WOOD DECK
×152.48	DENOTES A DECK ELEVATION
	DENOTES A WOOD FENCE
	DENOTES A YELLOW PG&E PIN FLAG
	DENOTES A RED PG&E PIN FLAG
	DENOTES DRIPLINE OF TREE CANOPY

TOPOGRAPHIC MAP

OF

LOT 12 & THE SOUTH HALF OF LOT 14 IN BLOCK "GG", AS SHOWN ON THE MAP ENTITLED "MAP OF ADDITION NO. 3, CARMEL-BY-THE-SEA" FILED IN VOL. 2, "CITIES & TOWNS", PG. 5 OFFICIAL RECORDS OF MONTEREY COUNTY

CARMEL-BY-THE-SEA COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

Stoker & Allaire General Contractors

BY

CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

LICENSED LAND SURVEYOR DAVID T. EDSON No. 4874 STATE OF CALIFORNIA

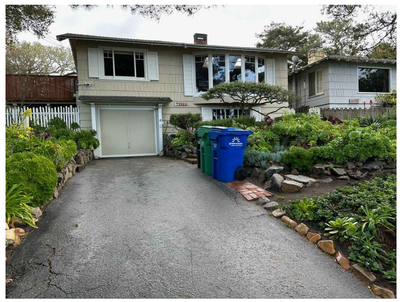
SCALE: 1" = 4' JOB No. 22-146 NOVEMBER 2022

PREPARER: JI

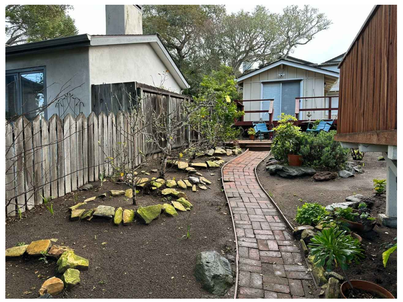
APN 010-252-016

DRIPLINES & ADJACENT TREES ADDED 5/08/2023

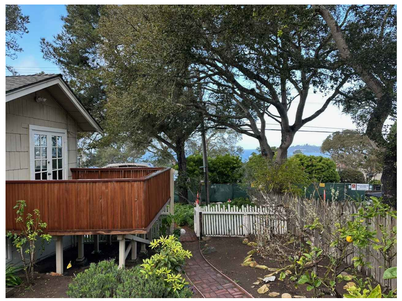
EXISTING SITE PHOTOS:



(E) DRIVEWAY



(E) PATH TO ADU



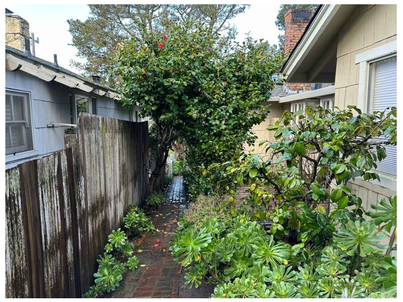
(E) ELEVATED DECK



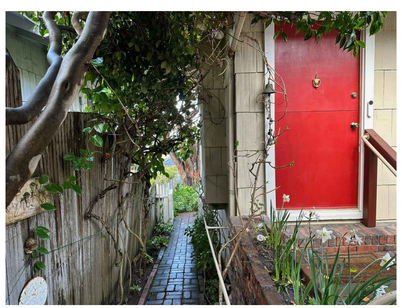
(E) REAR PATIO A



(E) REAR PATIO B



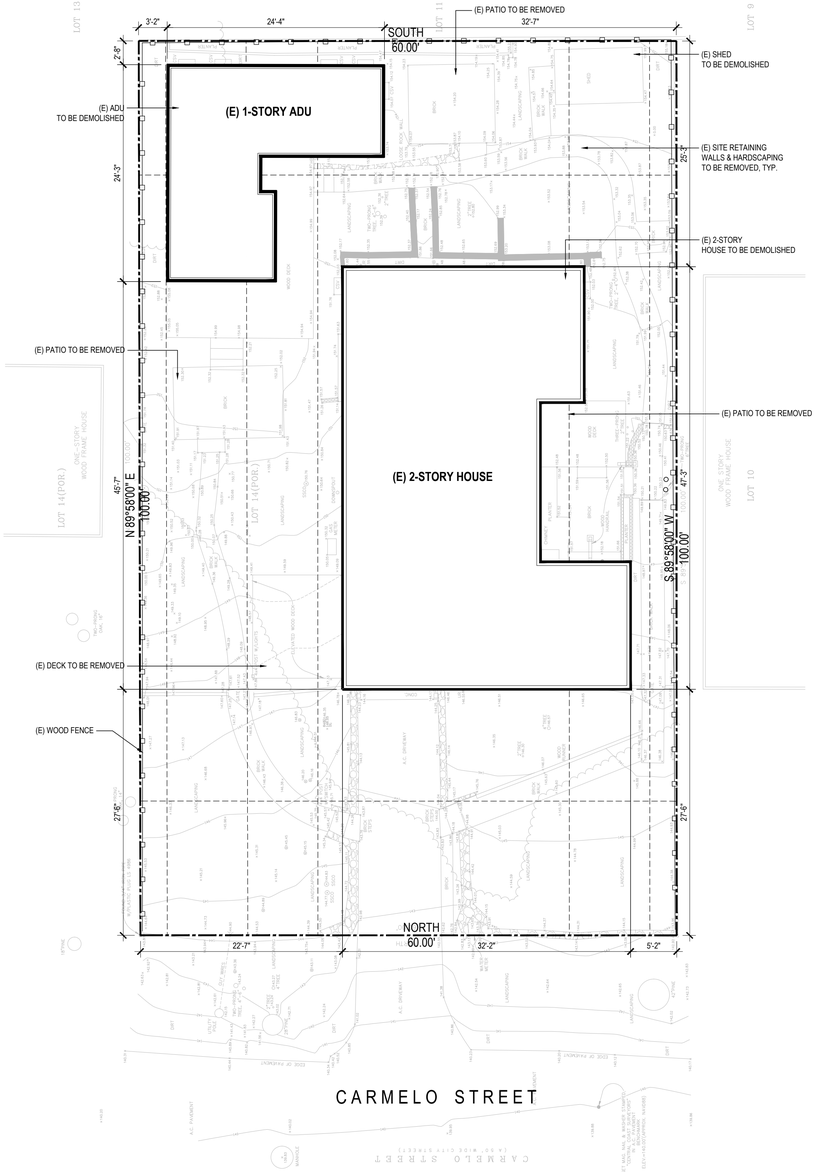
(E) PATH NEAR SOUTH PATIO A



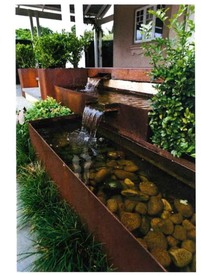
(E) PATH NEAR SOUTH PATIO B



(E) SOUTH PATIO



PROPOSED FOUNTAIN



PROPOSED STEPS



EXISTING SITE PLAN

NORTH

LEGEND

- PROPERTY LINE
- SETBACK LINE
- (E) TREE (SIZE AS NOTED)

SCALE: 1/8" = 1'-0"

EXISTING SITE PLAN

A1.2

STUDIO THREE DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

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LOS GATOS
CALIFORNIA
95032

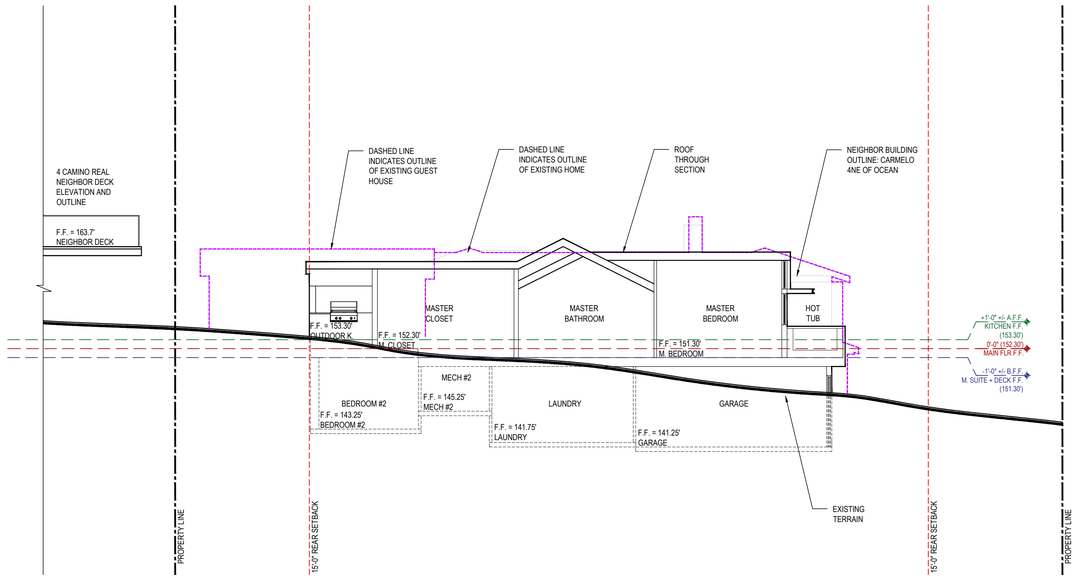
T 408.292.3252
F 253.399.1125

TERESI
CARMELO 5NE OCEAN AVE.
CARMEL, CA
93921

A.P.N. 010-252-016

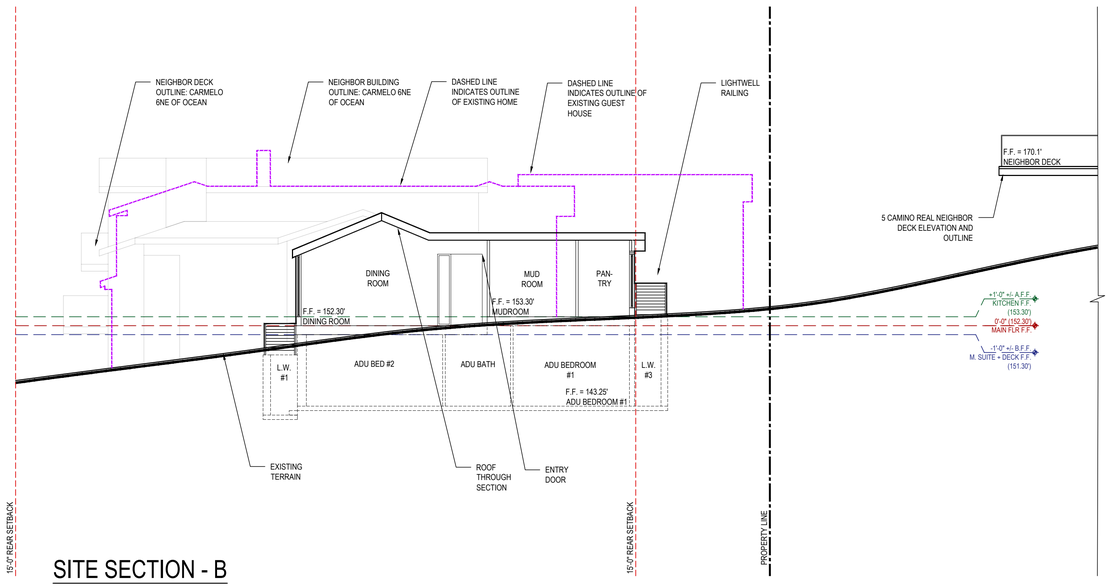
16 FEBRUARY 2024
DESIGN REVIEW SUBMITTAL 1

26 SEPTEMBER 2025
DESIGN REVIEW SUBMITTAL 2



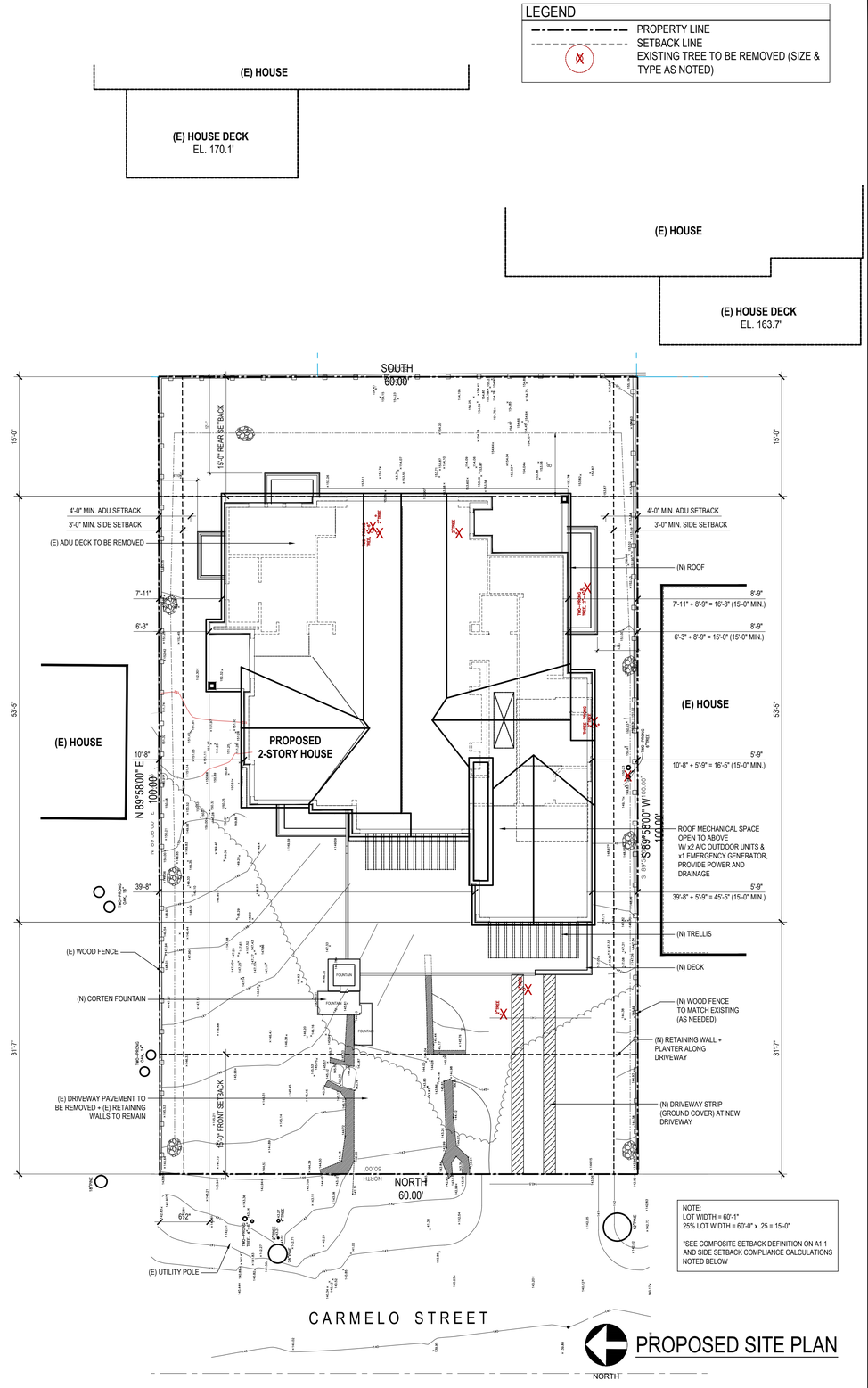
SITE SECTION - A

SCALE : 1/8" = 1'-0"



SITE SECTION - B

SCALE : 1/8" = 1'-0"



PROPOSED SITE PLAN

STUDIO THREE DESIGN

INTERIORS
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DESIGN REVIEW SUBMITTAL 1

26 SEPTEMBER 2025
DESIGN REVIEW SUBMITTAL 2

SCALE: 1/8" = 1'-0"

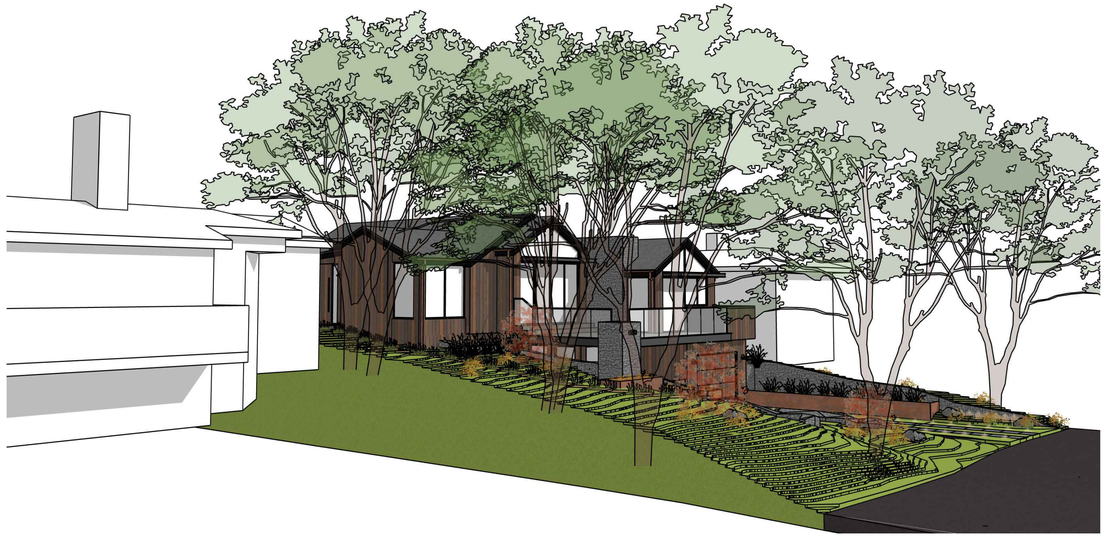
PROPOSED SITE PLAN

A1.3

FRONT LEFT PERSPECTIVE



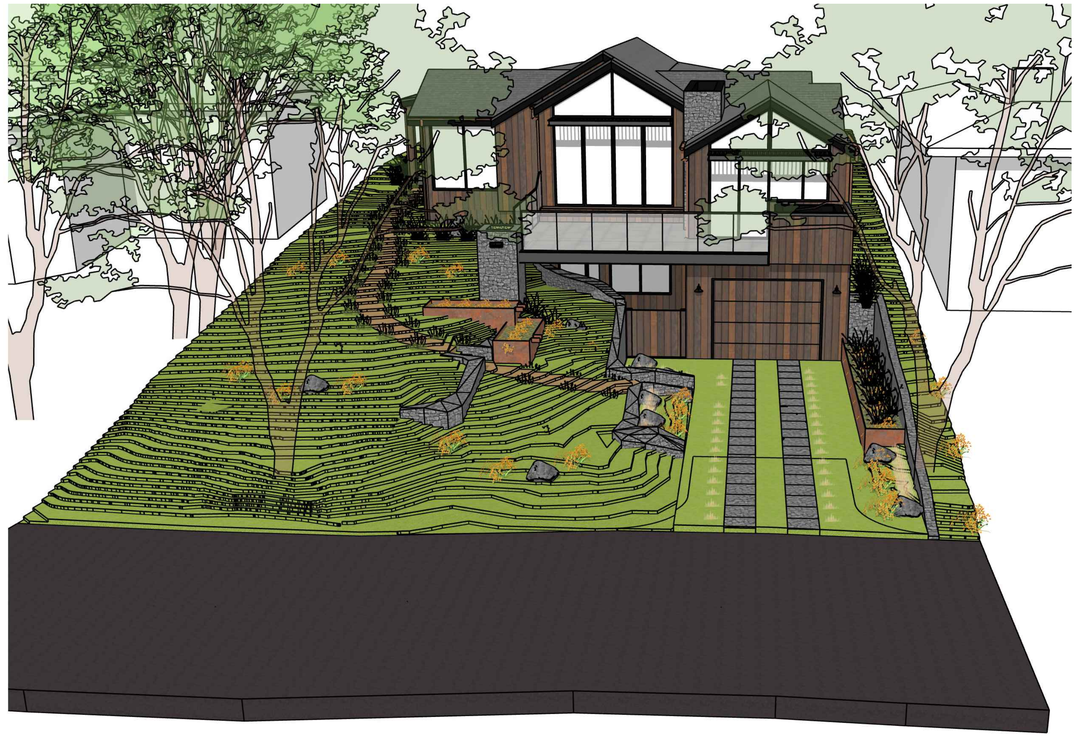
FRONT LEFT PERSPECTIVE



FRONT RIGHT PERSPECTIVE



FRONT PERSPECTIVE



STUDIO THREE DESIGN

INTERIORS
REMODELS +
ADDITIONS
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16 FEBRUARY 2024
DESIGN REVIEW SUBMITTAL 1

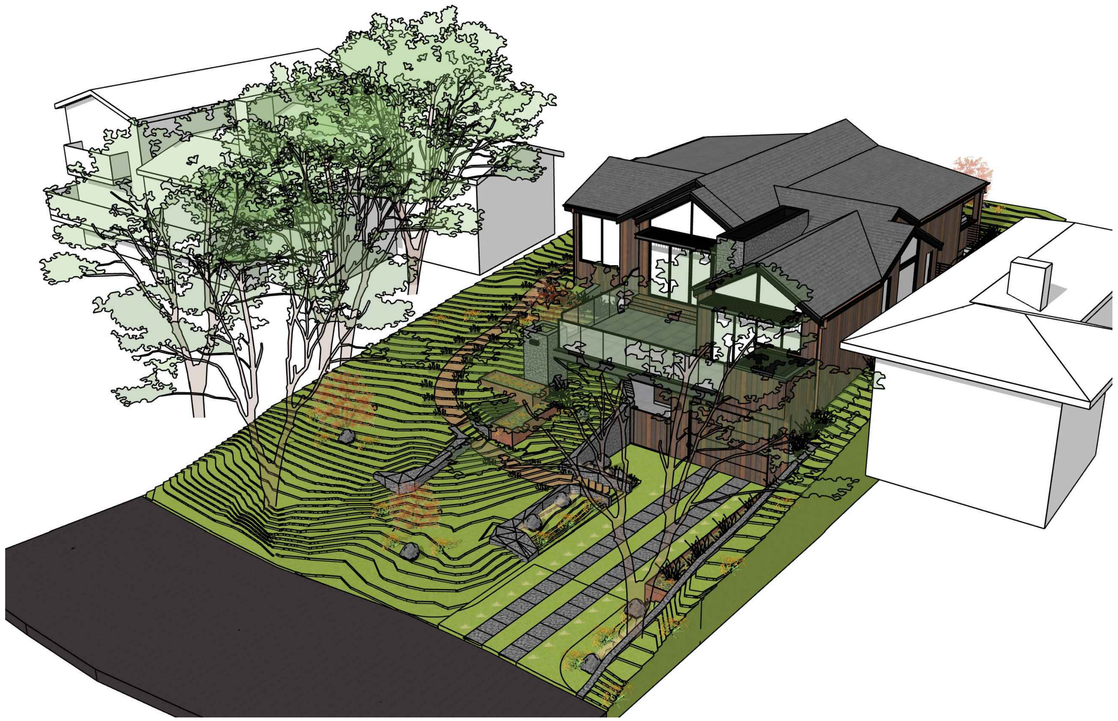
26 SEPTEMBER 2025
DESIGN REVIEW SUBMITTAL 2

SCALE: N.T.S.

CONCEPTUAL
RENDERINGS

A1.4

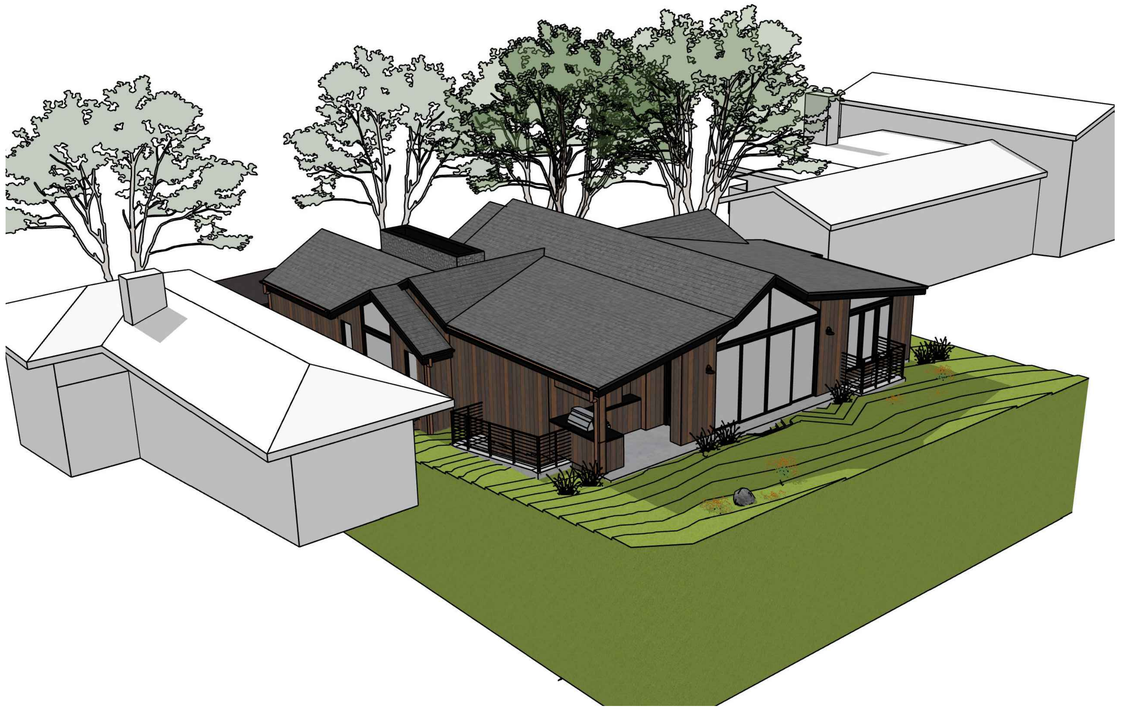
FRONT RIGHT PERSPECTIVE



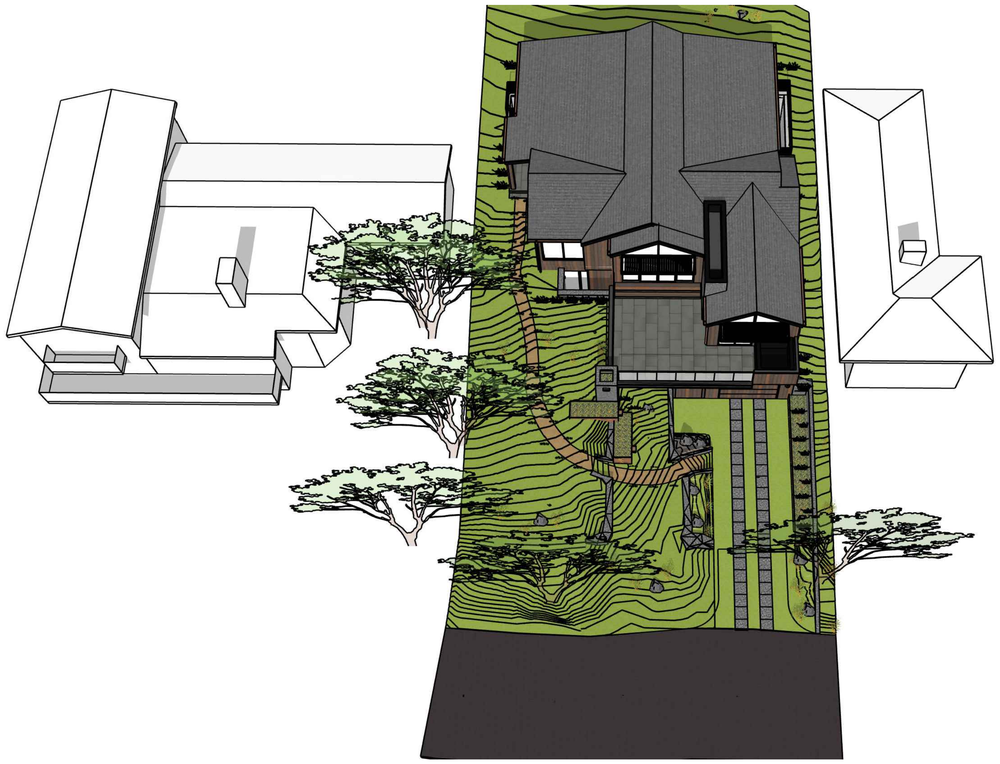
REAR RIGHT PERSPECTIVE



REAR LEFT PERSPECTIVE



FRONT BIRD'S EYE VIEW



STUDIO THREE DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

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A.P.N. 010-252-016

16 FEBRUARY 2024
DESIGN REVIEW SUBMITTAL 1

26 SEPTEMBER 2025
DESIGN REVIEW SUBMITTAL 2

SCALE: N.T.S.

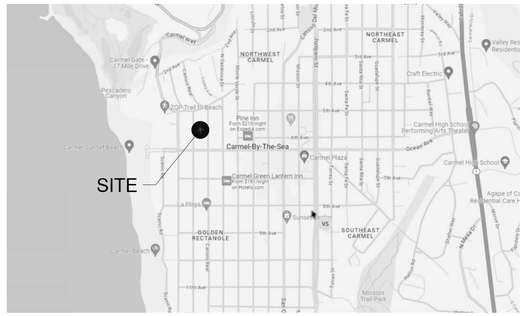
CONCEPTUAL
RENDERINGS

A1.5

PLANS FOR THE ARCHITECTURE AND SITE APPROVAL (ASA)

NEW SINGLE FAMILY RESIDENCE

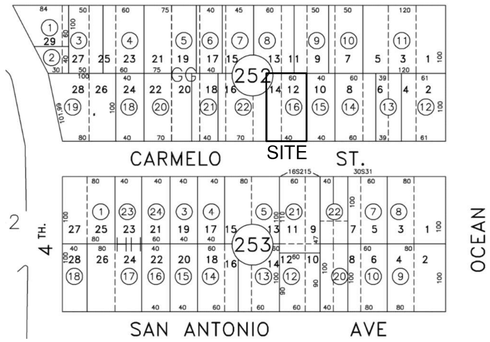
LANDS OF TERESI
5NE CARMELO STREET
A.P.N. 010-252-016



VICINITY MAP
N.T.S.

SHEET INDEX

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	EXISTING CONDITIONS & DEMOLITION PLAN
C3	SITE PLAN
C4	GRADING & DRAINAGE PLAN
C5	UTILITY PLAN
C6	SECTIONS AND DETAILS
C7	EROSION CONTROL PLAN & TREE PROTECTION DETAILS
C8	POLLUTION PREVENTION



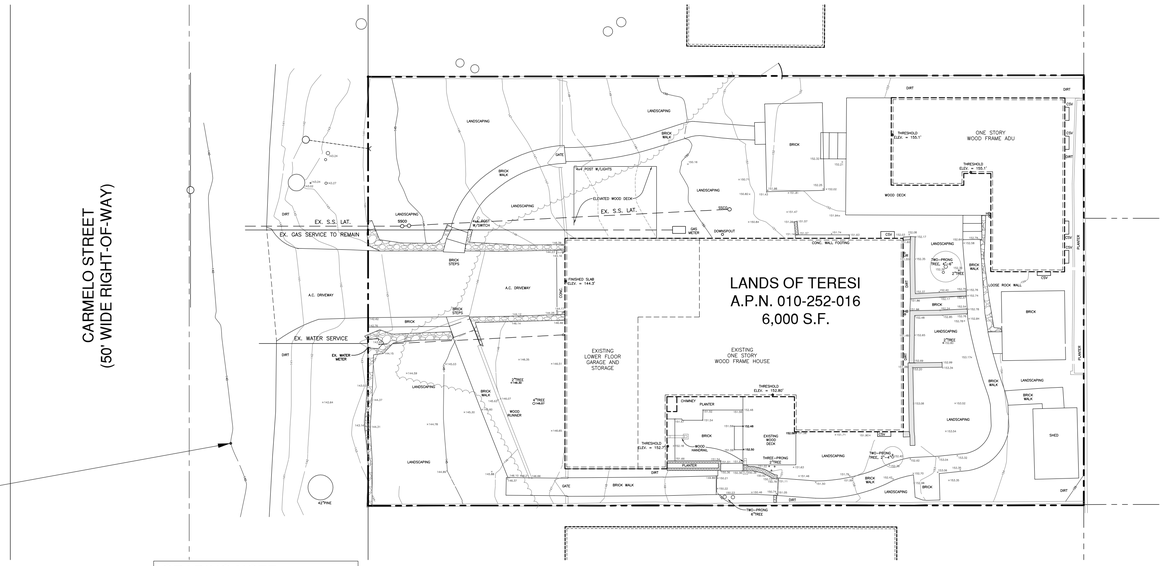
LOCATION MAP
N.T.S.

ABBREVIATIONS

A.D.	= AREA DRAIN
AC. OR A.C.	= ASPHALT CONCRETE
B.S.L.	= BUILDING SETBACK LINE
B.W.	= BOTTOM OF WALL
C.B.	= CATCH BASIN
C.O.	= CLEAN OUT
CL	= CENTERLINE
CONC.	= CONCRETE
C.T.	= COMMON TRENCH
D/W	= DRIVEWAY
E.P.	= EDGE OF PAVEMENT
EX. OR EXIST.	= EXISTING
F.F.	= FINISH FLOOR
F.H.	= FIRE HYDRANT
F.L.	= FLOW LINE
FND.	= FOUND
IP.	= IRON PIPE
MAX.	= MAXIMUM
M.H.	= MANHOLE
MIN.	= MINIMUM
MON.	= MONUMENT
N.T.S.	= NOT TO SCALE
NAT.	= NATURAL
PAV.	= PAVEMENT
PL OR PROP.	= PROPERTY LINE
R/W	= RIGHT-OF-WAY
RET.	= RETAINING
S.S.	= SANITARY SEWER
T.W.	= TOP OF WALL
TYP.	= TYPICAL
W	= WATER
W.M.	= WATER METER

PARKING NOTES:

IN GARAGE	1
ON DRIVEWAY	2



SITE MAP
SCALE: 1"=10'

CONSTRUCTION BENCHMARK

EX. MAG. NAIL & WASHER
ELEV.=140.00'
NAVD88 DATUM

GRADING NOTE:
ALL GRADING SHALL BE IN ACCORDANCE WITH "GEOTECHNICAL INVESTIGATION" PREPARED FOR THIS SITE BY: C2EARTH, INC.

GENERAL NOTES

OWNERS:	TODD TERESI 5NE CARMELO STREET CARMEL, CA 93921
DEVELOPER:	TODD TERESI (SAME AS OWNER)
ENGINEER:	PEOPLES ASSOCIATES (SEE TITLE BLOCK)
PROPERTY ADDRESS:	5NE CARMELO STREET CARMEL, CA 93921
EXISTING ZONING:	R1
PROPOSED ZONING:	R1
NET ACREAGE:	6,000 S.F. (0.1377 Ac.)
EXISITNG USE:	SINGLE FAMILY RESIDENCE
PROPOSED USE:	SINGLE FAMILY RESIDENCE
STORM:	EXISTING NATURAL DRAINAGE PATTERNS
SANITARY:	CARMEL AREA WASTEWATER DISTRICT EXISTING IN CARMELO STREET AND ON-SITE
WATER:	CALIFORNIA AMERICAN WATER EXISTING IN CARMELO STREET AND ON-SITE
GAS:	P.G.&E. EXISTING IN CARMELO STREET AND ON-SITE
ELECTRIC:	P.G.&E. EXISTING IN CARMELO STREET AND ON-SITE
TELEPHONE:	AT&T/COMCAST EXISTING IN CARMELO STREET AND ON-SITE
CABLE TV:	COMCAST/DIRECT TV EXISTING IN CARMELO STREET AND ON-SITE
A.P.N.	010-252-016

PROPERTY INFORMATION

EX. ZONING:	R1
SETBACKS:	FRONT = 15' SIDE = 3' REAR = 15'
BLDG. MAX. HEIGHT:	2-STORY

GENERAL NOTES

1. THE DATE OF THE FIELD SURVEY WAS NOVEMBER 2022, BY CENTRAL COAST SURVEYORS.
2. CONTOUR INTERVAL IS 1-FOOT WITH SPOT ELEVATIONS.
3. THIS TOPOGRAPHIC MAP REPRESENTS SURFACE FEATURES ONLY.
4. BASIS OF ELEVATION: NAVD88 DATUM
   BENCHMARK: ELEVATION: 140.00
5. PROPERTY LINES SHOWN ARE RECORD DATA.
6. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
7. ALL GRADING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY C2EARTH, INC.
8. THE DRIVEWAY SHALL BE 11' WIDE MIN. OR PER CITY OF CARMEL STANDARDS.
9. THE LONGITUDINAL PROFILE OF THE DRIVEWAY SHALL HAVE A MINIMUM OF 0.5% SLOPE.
10. MAINTAIN NATURAL DRAINAGE PATTERN AND EXISTING SHEET-FLOW INTO EXISTING SWALE OR NEW VEGETATED SWALES.
11. ALL DOWNSPOUTS SHALL HAVE A SPLASH BOX AND DIVERT WATER AWAY FROM BUILDING INTO LANDSCAPED AREA.
12. ALL NEW UTILITIES SHALL BE UNDERGROUND

IMPERVIOUS COVERAGE

LOCATION	SQUARE FEET
PRE-CONSTRUCTION (EXISTING)	
EX. RESIDENCE ROOF	1,436
EX. ADU ROOF	466
EX. SHED ROOF	60
EX. AC DRIVEWAY	344
EX. WOOD DECKS	363
EX. BRICK WALKWAYS/PATIOS	785
EX. CONCRETE/CONCRETE WALLS	42
EX. ROCK WALLS	86
EX. BRICK WALLS	9
TOTAL	3,591

IMPERVIOUS COVERAGE

LOCATION	SQUARE FEET
POST-CONSTRUCTION (NEW)	
RESIDENCE ROOF	2,050
LIGHT WELLS	142
TOTAL	2,192

1,399 S.F. LESS THAN PRE-CONSTRUCTION (EXISTING)

PERVIOUS COVERAGE

LOCATION	SQUARE FEET
POST-CONSTRUCTION	
DECK	368
DRIVEWAY STRIPS	74
PORCH	35
TOTAL	477

GRADING QUANTITIES

LOCATION	CUT (In Cubic Yards)	FILL (In Cubic Yards)
WITHIN STRUCTURE		
HOUSE TO PAD 142.25	531	0
GARAGE TO PAD 140.25	80	0
VEHICLE LIFT PIT	40	0
TOTAL	651	0
OUTSIDE OF STRUCTURE		
DRIVEWAY	62	0
LIGHT WELLS	30	0
FRONT YARD	16	6
SIDE YARDS	0	0
REAR YARD	3	3
TOTAL	111	9
GRAND TOTAL	762	9

753 C.Y. OVERCUT TO BE HAULED AWAY.

REGISTERED PROFESSIONAL ENGINEER
ROBERT H. OYAMA
C59765
STATE OF CALIFORNIA
11-08-24

REV.	DATE	REVISION DESCRIPTION	BY
2	09.25	REVISED PER CITY COMMENTS	V.S.
1	02.25	REVISED PER CITY COMMENTS	V.S.
0	11.24	RELEASED TO CLIENT & CITY	V.S.

DESIGNED BY: V.S.
DRAWN BY: R.S.C.
CHECKED BY: V.S.
SCALE: AS SHOWN
DATE 11-08-24

PASE
408.857.9220 www.pase.com
APPROVED BY:

TITLE SHEET

LANDS OF TERESI
5NE CARMELO STREET
CARMEL CALIFORNIA

SHEET NUMBER
C1
OF 8 SHEETS

DRAWING NO.
24020-C1

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- EXISTING GARAGE & STORAGE
- EXISTING STRUCTURES
- 150 MAJOR CONTOUR
- MINOR CONTOUR
- REMOVE TREE

SPECIAL NOTE:

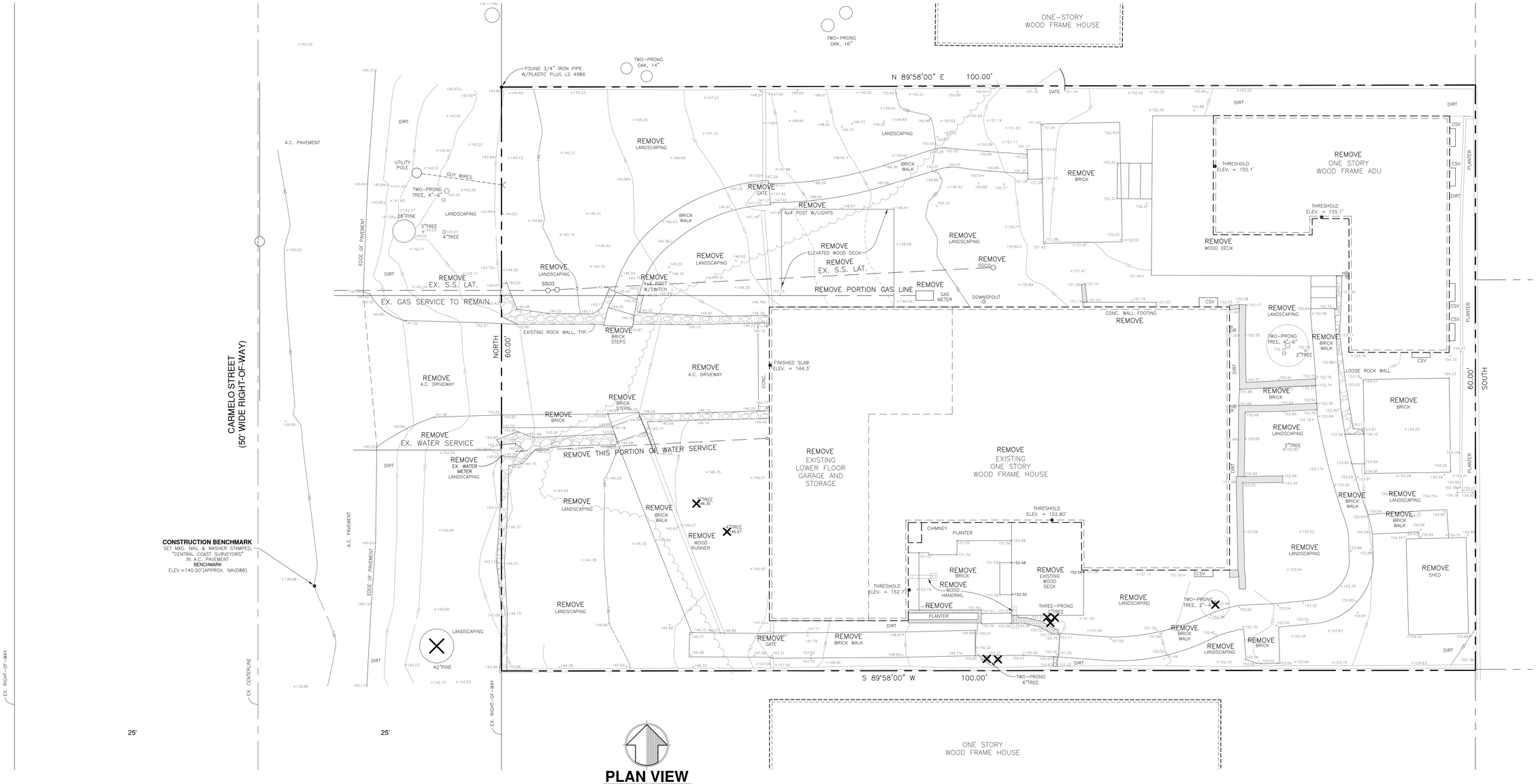
NOTIFY UTILITES COMPANY (GAS, ELEC., WATER, CABLE TV, ETC.) TO SHUT OFF ALL SERVICES PRIOR TO DEMOLITION.

DEMOLITION NOTES:

1. REMOVE AND HAUL AWAY ALL DEBRIS, INCLUDING:
   a. EXISTING RESIDENCE, GARAGE, ADU AND SHEDS
   b. ALL PLANTERS AND WALKWAYS AS NOTED.
   d. ALL PORCHES, PATIOS AND DECKS
   e. EXISTING ASPHALT DRIVEWAY
   f. ALL INTERIOR WALLS AND FENCES
   g. TREES AS SHOWN
   h. REMOVE OVERHEAD LINES FOR ELEC., TEL., CATV.

DUST CONTROL NOTES:

1. DUST GENERATED ON THE PROJECT SITE SHALL BE CONTROLLED BY WATERING OR APPLYING APPROVED DUST PALLIATIVE ON ALL EXPOSED AREAS AT LEAST TWICE DAILY DURING DEMOLITION, EXCAVATION AND ESPECIALLY DURING CLEARING AND GRADING OPERATIONS.
2. ALL HAUL TRUCKS TRANSPORTING LOOSE MATERIAL OFF-SITE SHALL BE COVERED.
3. ALL VISIBLE MUD OR DIRT TRACKED OUT ONTO ADJACENT ROADS SHALL BE REMOVED USING WET POWER VACUUM STREET SWEEPERS.



PLAN VIEW

SCALE: 1"=5'

5 2.5 0 2.5 5

GRAPHIC SCALE

REGISTERED PROFESSIONAL ENGINEER ★ ROBERT H. OLANO ★ C59765 ★ STATE OF CALIFORNIA CIVIL

BY	REVISION DESCRIPTION	DATE	REV
V.S.	REVISED PER CITY COMMENTS	09.25	2
V.S.	REVISED PER CITY COMMENTS	02.25	1
V.S.	RELEASED TO CLIENT & CITY	11.24	0

DESIGNED BY: V.S.
DRAWN BY: R.S.C.
CHECKED BY: V.S.
SCALE: AS SHOWN
DATE: 11-08-24
APPROVED BY:

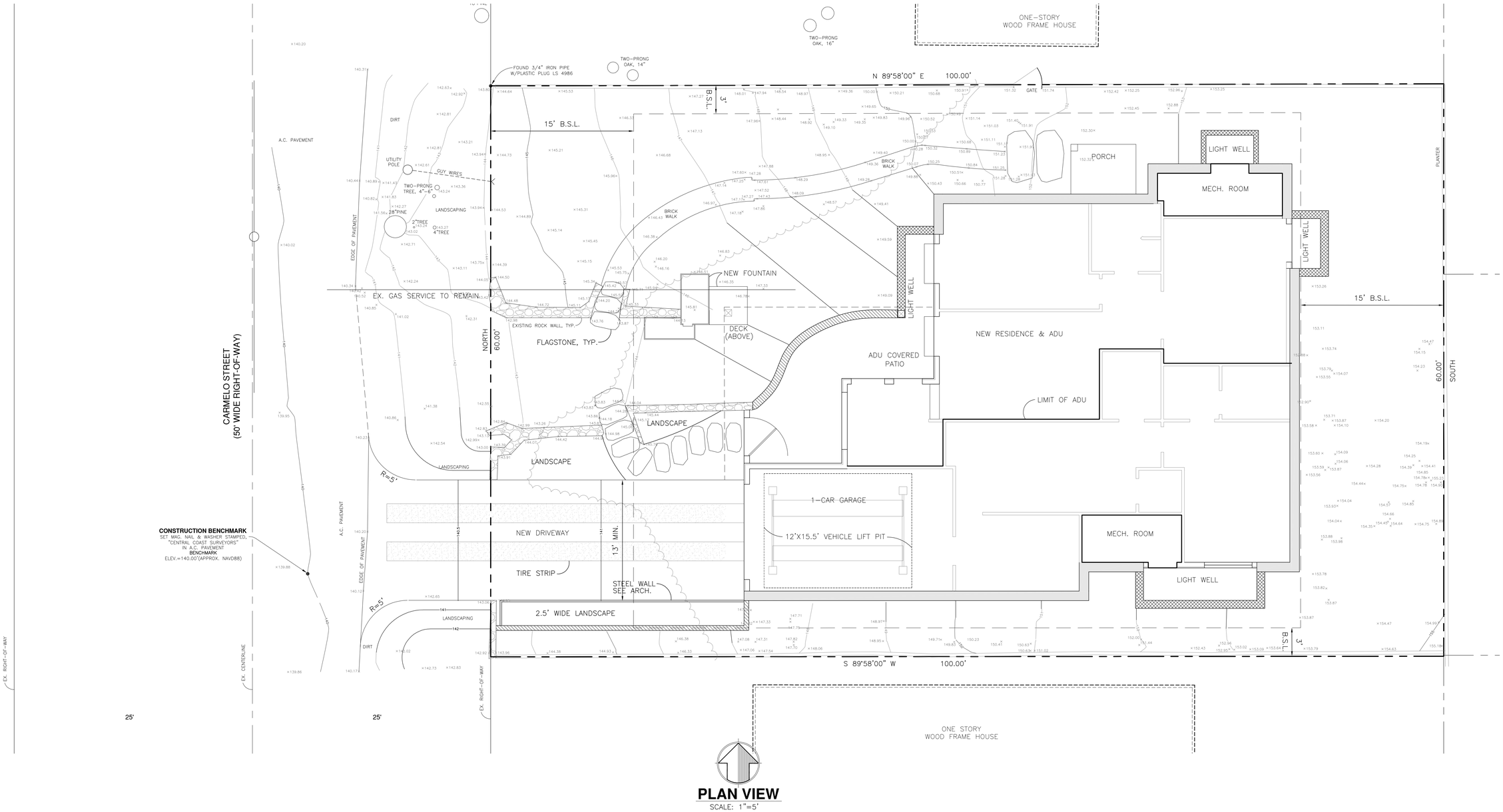
PASE
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EXISTING CONDITIONS & DEMOLITION PLAN
LANDS OF TERESI
5NE CARMELO STREET
CARMEL, CALIFORNIA

SHEET NUMBER
C2
OF 8 SHEETS
DRAWING NO.
24020-C2

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- NEW STRUCTURE
- NEW STRUCTURE ABOVE
- 150 MAJOR CONTOUR
- MINOR CONTOUR
- WALLS WITHIN STRUCTURE, SEE STRUCTURAL PLANS
- CONCRETE OR BLOCK WALLS, SEE ARCHITECTURAL PLANS
- CONCRETE LIGHT WELL WALLS, SEE STRUCTURAL PLANS
- LANDSCAPING WALLS, SEE ARCHITECTURAL PLANS



PLAN VIEW

SCALE: 1"=5'

5 2.5 0 2.5 5

GRAPHIC SCALE

REGISTERED PROFESSIONAL ENGINEER ROBERT H. OYAMA C59765 STATE OF CALIFORNIA CIVIL

BY	REVISION DESCRIPTION	DATE	REV.
V.S.	RELEASED TO CLIENT & CITY	11.24	0
V.S.	REVISED PER CITY COMMENTS	02.25	1
V.S.	REVISED PER CITY COMMENTS	09.25	2

DESIGNED BY: V.S.
DRAWN BY: R.S.C.
CHECKED BY: V.S.
SCALE: AS SHOWN
DATE: 11-08-24

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APPROVED BY:

SITE PLAN

LANDS OF TERESI

5NE CARMELO STREET
CARMEL, CALIFORNIA

SHEET NUMBER C3 OF 8 SHEETS

DRAWING NO. 24020-C3

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- NEW STRUCTURE
- NEW STRUCTURE ABOVE
- 150 MAJOR CONTOUR
- MINOR CONTOUR
- WALLS WITHIN STRUCTURE, SEE STRUCTURAL PLANS
- CONCRETE OR BLOCK WALLS, SEE ARCHITECTURAL PLANS
- CONCRETE LIGHT WELL WALLS, SEE STRUCTURAL PLANS
- LANDSCAPING WALLS, SEE ARCHITECTURAL PLANS

NOTES

1. ALL DOWNSPOUTS SHALL HAVE A SPLASH BOX AND DIVERT WATER AWAY FROM BUILDING INTO LANDSCAPED AREA.
2. ALL NEW UTILITIES SHALL BE UNDERGROUND

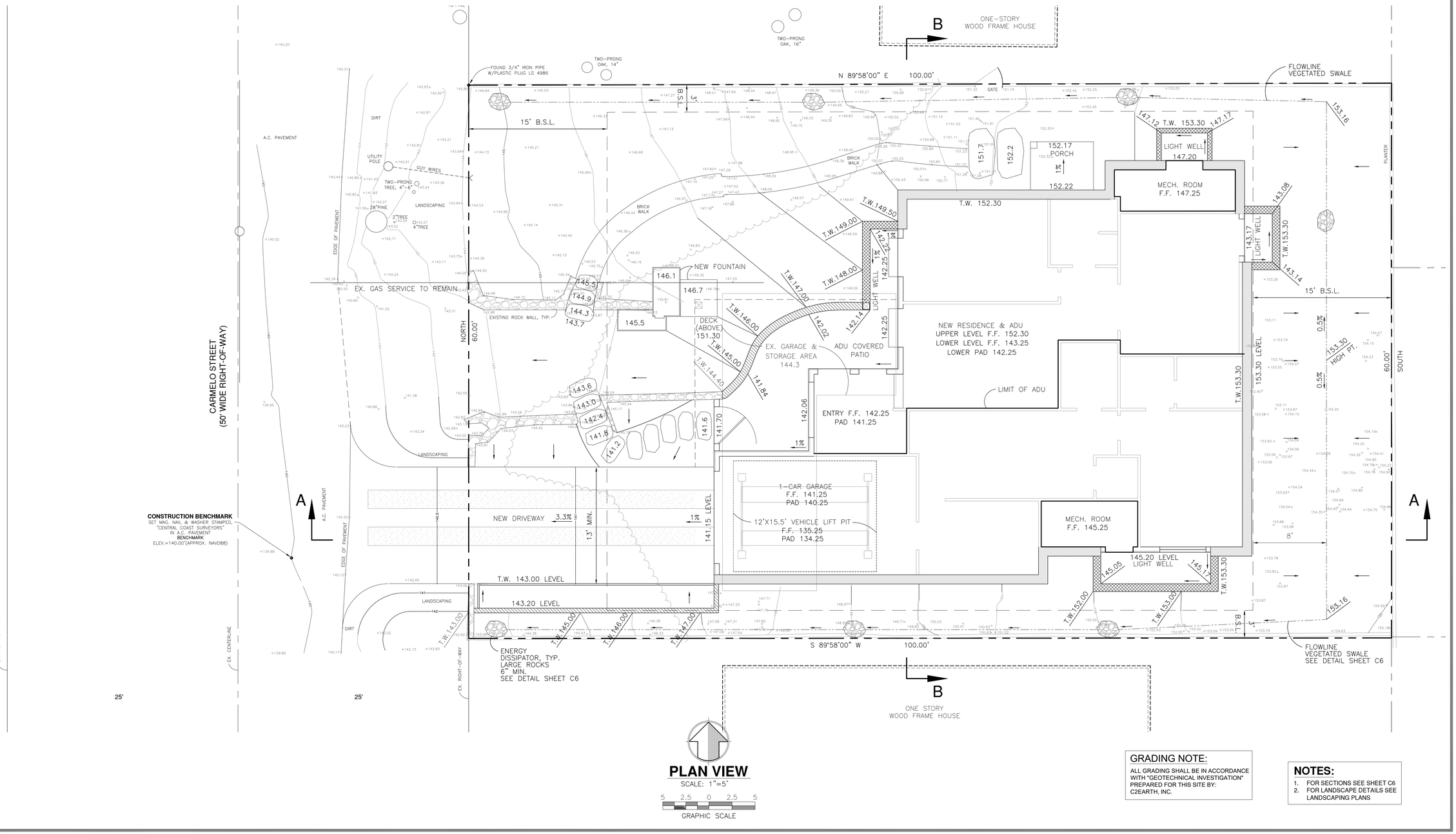
SPECIAL NOTE:

ALL TRENCHING NEAR TREES SHALL BE PER ARBORIST'S RECOMMENDATION AND SUPERVISION. EITHER BY HAND DIGGING OR VIA DIRECTIONAL BORING.

GRADING QUANTITIES

LOCATION	CUT (In Cubic Yards)	FILL (In Cubic Yards)
WITHIN STRUCTURE		
HOUSE TO PAD 141.13	611	0
GARAGE TO PAD 140.13	82	0
VEHICLE LIFT PIT	76	0
TOTAL	769	0
OUTSIDE OF STRUCTURE		
DRIVEWAY	62	0
LIGHT WELLS	121	0
FRONT YARD	16	6
SIDE YARDS	0	0
REAR YARD	3	3
TOTAL	202	9
GRAND TOTAL	971	9

962 C.Y. OVERCUT TO BE HAULED AWAY.



CONSTRUCTION BENCHMARK
SET MAG. NAIL & WASHER STAMPED, "CENTRAL COAST SURVEYORS" IN A.C. PAVEMENT
BENCHMARK
ELEV.=140.00'(APPROX. NAVD88)

PLAN VIEW

SCALE: 1"=5'

5 2.5 0 2.5 5
GRAPHIC SCALE

GRADING NOTE:

ALL GRADING SHALL BE IN ACCORDANCE WITH "GEOTECHNICAL INVESTIGATION" PREPARED FOR THIS SITE BY: C2EARTH, INC.

NOTES:

1. FOR SECTIONS SEE SHEET C6
2. FOR LANDSCAPE DETAILS SEE LANDSCAPING PLANS

REGISTERED PROFESSIONAL ENGINEER ROBERT H. OLMO C59765 STATE OF CALIFORNIA CIVIL

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DRAWN BY: R.S.C.
CHECKED BY: V.S.
SCALE: AS SHOWN
DATE 11-08-24

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APPROVED BY:

GRADING & DRAINAGE PLAN

LANDS OF TERESI

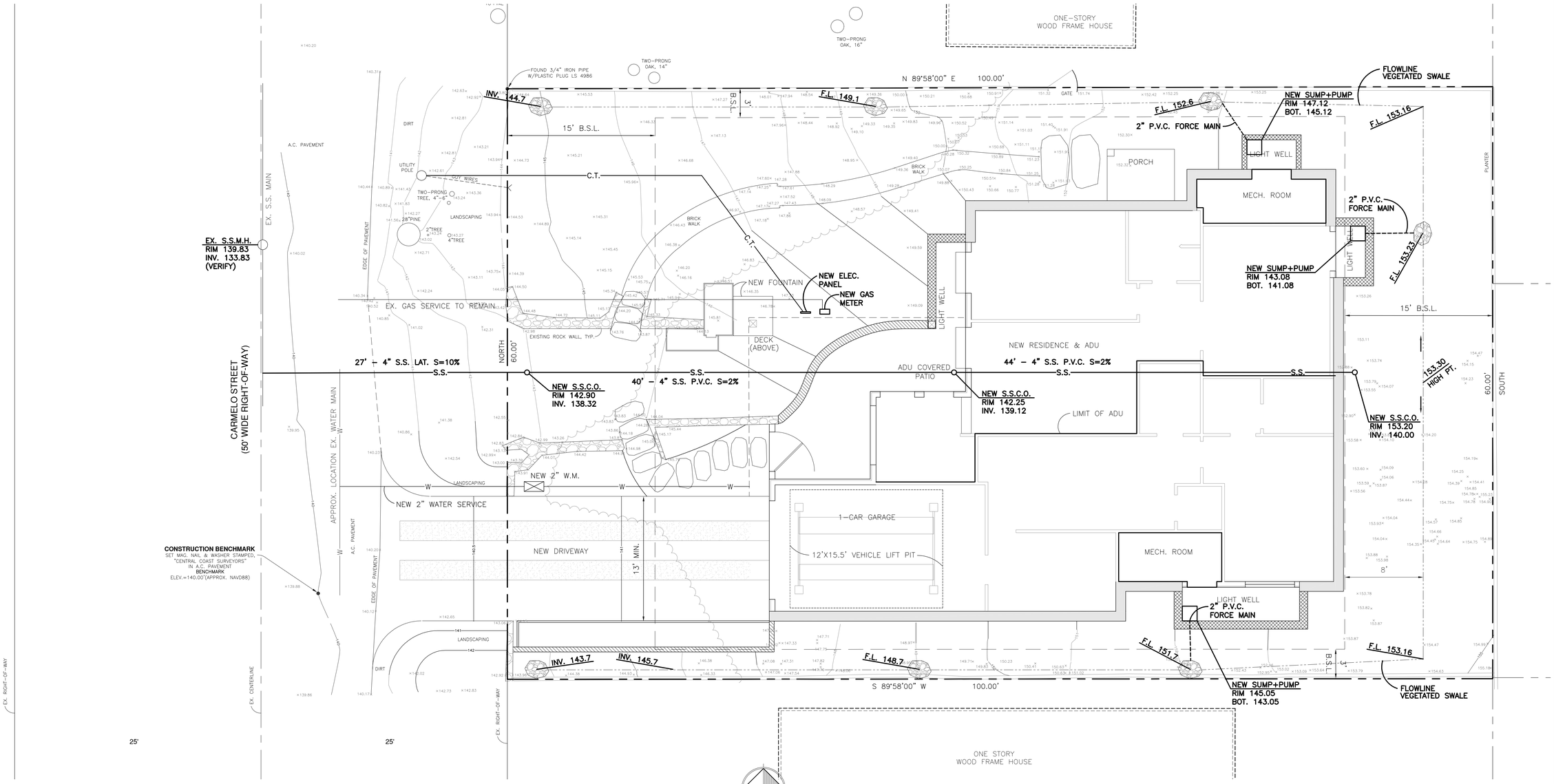
5NE CARMELO STREET
CARMEL CALIFORNIA

SHEET NUMBER
C4
OF 8 SHEETS
DRAWING NO.
24020-C4

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- NEW STRUCTURE
- NEW STRUCTURE ABOVE
- 150 MAJOR CONTOUR
- MINOR CONTOUR
- W W WATER
- S.S. S.S. SANITARY SEWER
- C.T. C.T. COMMON TRENCH
- 2" P.V.C. STORM PIPE

WARNING
VERIFY THE INVERT OF THE EXISTING SANITARY SEWER MANHOLE & FLOW DIRECTION. IF DIFFERENT THAN SHOWN ON THE PLANS, NOTIFY THE ENGINEER IMMEDIATELY TO MAKE ADJUSTMENTS.



PLAN VIEW

SCALE: 1"=5'

5 2.5 0 2.5 5
GRAPHIC SCALE

SPECIAL NOTE:
ALL TRENCHING NEAR TREES SHALL BE PER ARBORIST'S RECOMMENDATION AND SUPERVISION. EITHER BY HAND DIGGING OR VIA DIRECTIONAL BORING.

NOTE:
ALL NEW UTILITIES SHALL BE UNDERGROUND

REGISTERED PROFESSIONAL ENGINEER
ROBERT H. OLMO
C59765
STATE OF CALIFORNIA
CIVIL
Exp. 6/30/25

BY	REVISION DESCRIPTION	DATE	REV
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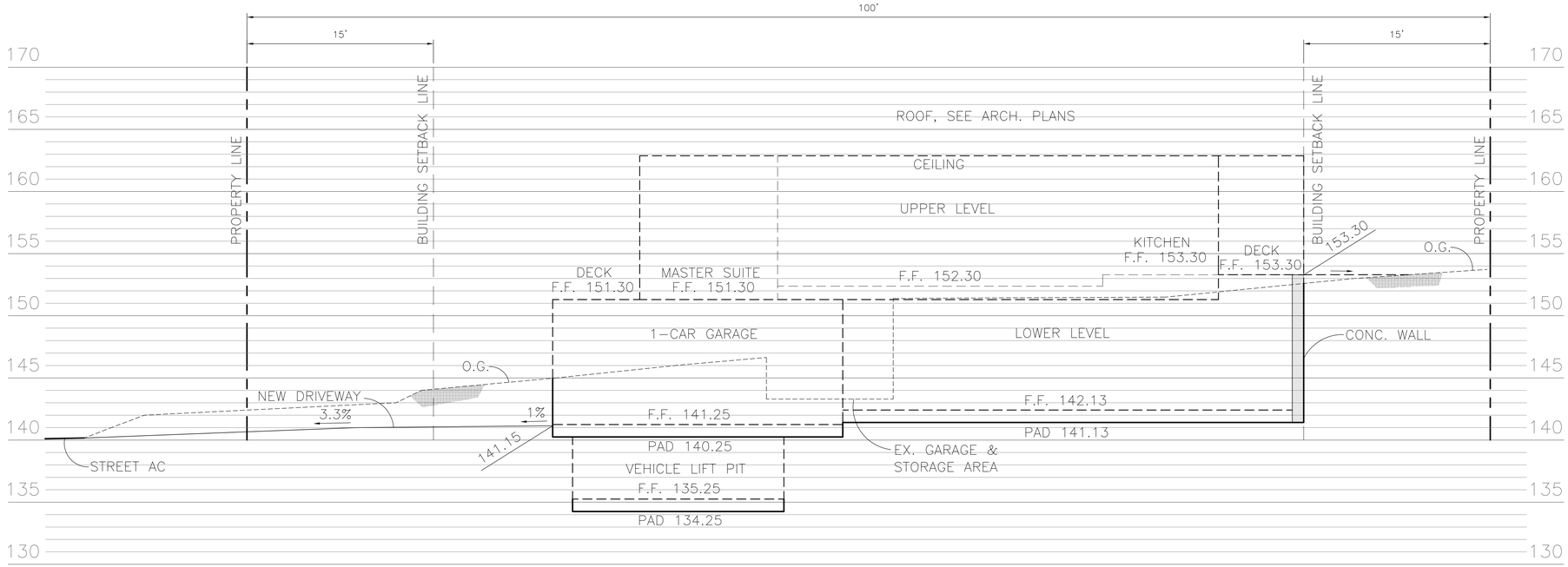
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APPROVED BY:

UTILITY PLAN

LANDS OF TERESI

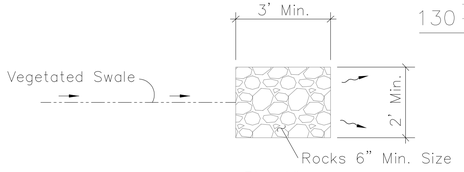
5NE CARMELO STREET
CARMEL, CALIFORNIA

SHEET NUMBER
C5
OF 8 SHEETS
DRAWING NO.
24020-C5

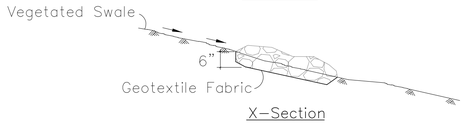


SECTION A-A

SCALE: 1"=5' HOR. & VERT.



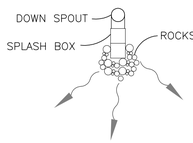
Plan View



X-Section

ENERGY DISSIPATOR DETAIL

N.T.S.

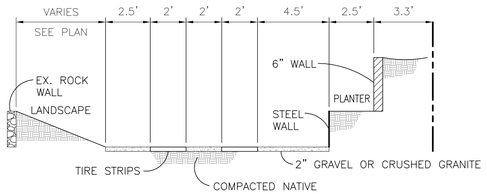


DOWN SPOUT

N.T.S.



(INTO LANDSCAPE AREA)



TYPICAL DRIVEWAY SECTION

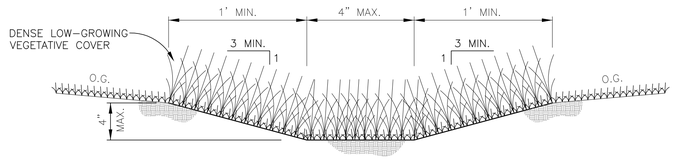
N.T.S.



(INTO HARD SURFACE)

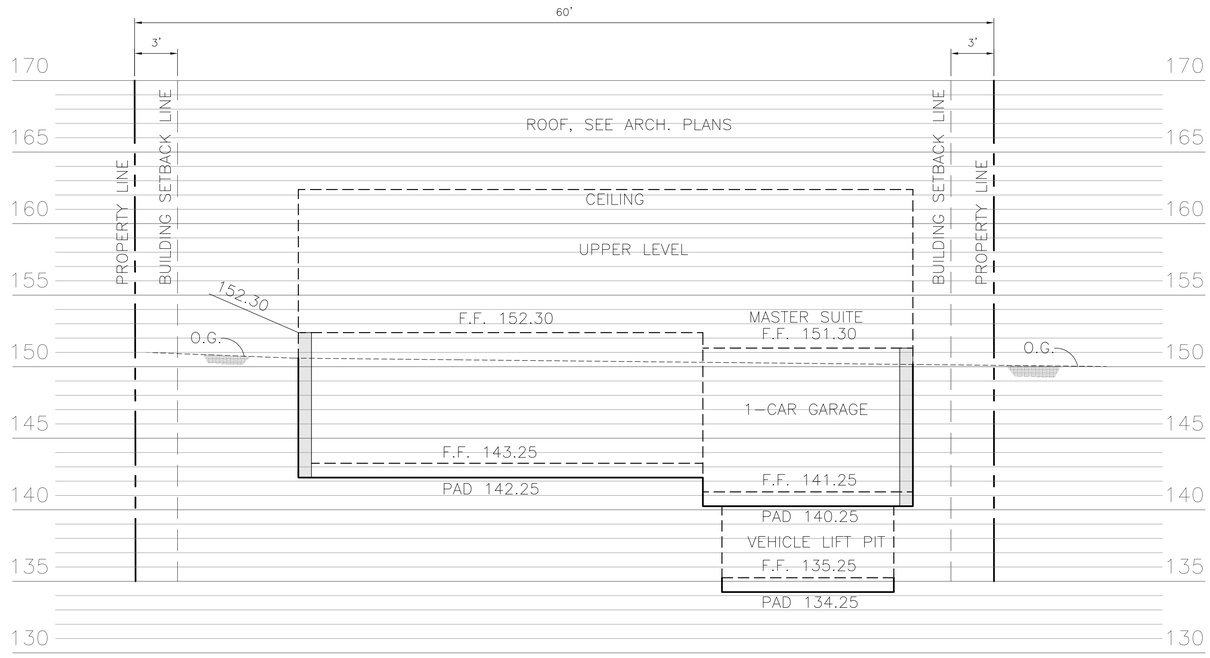
TYPICAL SPLASH BOX

N.T.S.



VEGETATED SWALE

N.T.S.



SECTION B-B

SCALE: 1"=5' HOR. & VERT.

REGISTERED PROFESSIONAL ENGINEER ★ ROBERT H. OYAMA ★ C59765 ★ STATE OF CALIFORNIA ★ CIVIL

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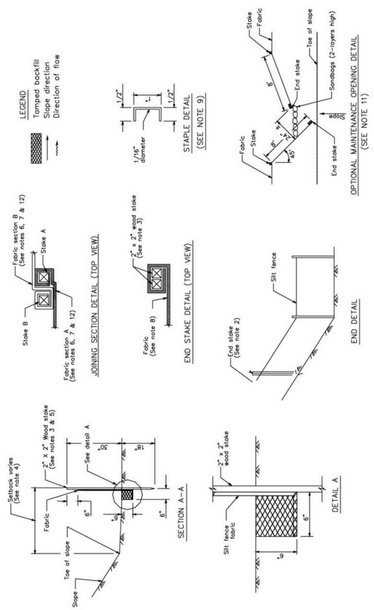
DESIGNED BY: V.S.
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SCALE: AS SHOWN
DATE: 11-08-24
APPROVED BY:

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DETAILS & SECTIONS
LANDS OF TERESI
5NE CARMELO STREET
CARMEL, CALIFORNIA

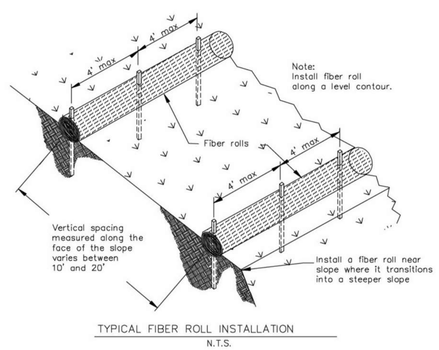
SHEET NUMBER
C6
OF 8 SHEETS
DRAWING NO.
24020-C6

SE-1 Silt Fence

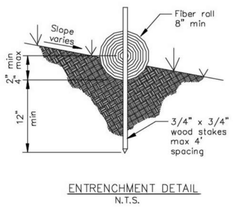


CALIFORNIA STORMWATER BMP HANDBOOK
JANUARY 2003

SE-5 Fiber Rolls



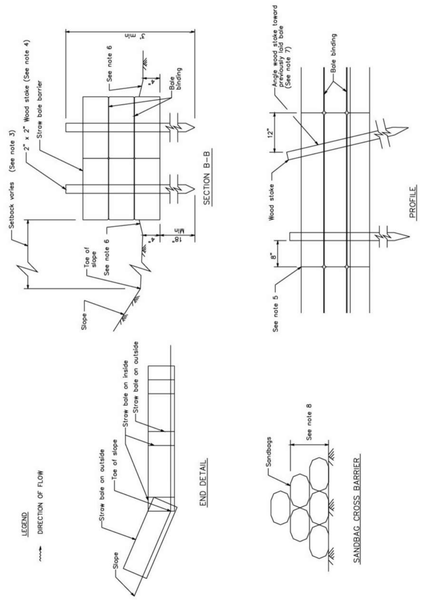
TYPICAL FIBER ROLL INSTALLATION
N.T.S.



ENTRENCHMENT DETAIL
N.T.S.

CALIFORNIA STORMWATER BMP HANDBOOK
JANUARY 2003

SE-9 Straw Bale Barrier



CALIFORNIA STORMWATER BMP HANDBOOK
JANUARY 2003

EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES SHALL CONFORM WITH ABAG STANDARDS OR CITY OF CARMEL STANDARDS.
2. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON.
3. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
5. ALL CUT AND FILL SLOPES SHALL BE PROTECTED BY SEEDING AND COVERED WITH STRAW MULCH.
6. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY THE SOILS ENGINEER IN FIELD.
7. CONTRACTOR SHALL PREVENT ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY PAVED ROAD.

EROSION PROTECTION MEASURES:

1. INSTALL SEDIMENT ROLLS (FIBER ROLLS), OR SILT FENCE, OR STRAW BALE DIKES WHERE SHOWN.
2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
3. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO INSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.

SPECIAL NOTE:

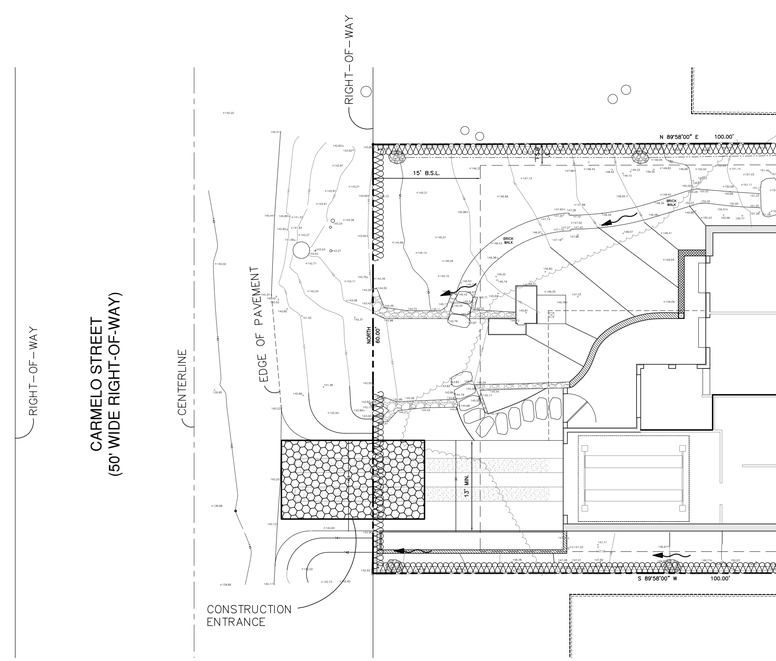
GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE CITY OF CARMEL.

SEEDING NOTES:

1. SEED AND MULCH WILL BE APPLIED BY OCTOBER 15 TO ALL DISTURBED SLOPES STEEPER THAN 5% AND HIGHER THAN 3 FEET, AND TO ALL CUT AND FILL SLOPES WITHIN OR ADJACENT TO EXISTING ROAD AS DIRECTED BY THE CITY INSPECTOR.
2. SEED AND FERTILIZER WILL BE APPLIED HYDRAULICALLY OR BY HAND AT THE RATES SPECIFIED BELOW. ON SLOPES, STRAW WILL BE APPLIED BY BLOWER OR BY HAND AND ANCHORED IN PLACE BY PUNCHING

ITEM	POUNDS PER ACRE
"BLANDO" BROME	30
ANNUAL RYE GRASS	20
FERTILIZER (16-20-0 & 15% SULFUR)	500
STRAW MULCH	4,000

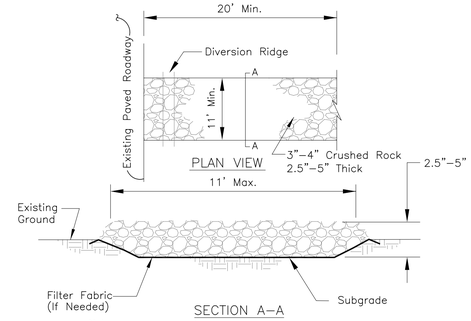
3. SEEDED AREAS WILL BE REPAIRED, RESEEDED AND MULCHED IF DAMAGED



LEGEND:

= CONSTRUCTION ENTRANCE
= FIBER ROLLS
= DIRECTION OF FLOW
= TREE PROTECTION FENCE

PLAN VIEW
SCALE: 1"=10'
10 5 0 5 10
GRAPHIC SCALE



Notes:
1. The entrance shall be maintained in a condition that will prevent tracking or flowing of sediment onto public rights-of-way. This may require top dressing repair and/or cleanout of any measures used to trap sediment.

Temporary Gravel Construction Entrance/Exit
N.T.S.

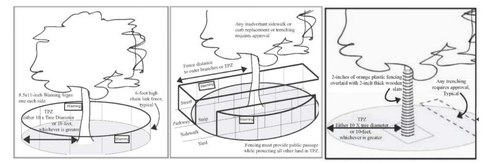


Figure 1: Type I Tree protection with fence placed at a radius of ten times the trunk diameter. Image City of Palo Alto 2006.

Figure 2: Type II Tree protection with fence placed along the sidewalk and curb to enclose the tree. Image City of Palo Alto 2006.

Figure 3: Type III Tree protection with trunk protected by a barrier to prevent mechanical damage. Image City of Davis.

TREE PROTECTION DETAILS
N.T.S.

REGISTERED PROFESSIONAL ENGINEER ROBERT H. OYAMA C59765 STATE OF CALIFORNIA CIVIL

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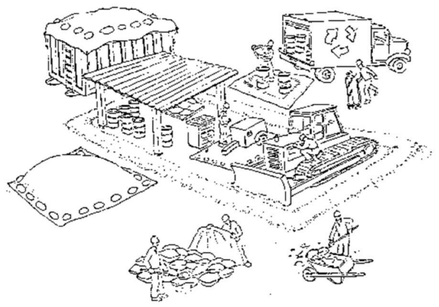
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DRAWN BY: R.S.C.
CHECKED BY: V.S.
SCALE: AS SHOWN
DATE 11-08-24
APPROVED BY:

PASE
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EROSION CONTROL PLAN & TREE PROTECTION DETAILS
LANDS OF TERESI
5NE CARMELO STREET
CARMEL, CALIFORNIA

SHEET NUMBER
C7
OF 8 SHEETS
DRAWING NO.
24020-C7

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!



Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning



- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils



- ✓ **Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.**
- ✓ **Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.**
- ✓ **Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.**
- ✓ **Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.**
- ✓ **If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.**
- ✓ **If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.**
- ✓ **Manage disposal of contaminated soil according to Fire Department instructions.**

Dewatering operations



- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ **Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.**
- ✓ **Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).**
- ✓ **If saw cut slurry enters a catch basin, clean it up immediately.**

Paving/asphalt work



- ✓ **Do not pave during wet weather or when rain is forecast.**
- ✓ **Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.**
- ✓ **Place drip pans or absorbent material under paving equipment when not in use.**
- ✓ **Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.**
- ✓ **Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.**
- ✓ **Do not use water to wash down fresh asphalt concrete pavement.**

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.
- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.



Painting



- ✓ **Never rinse paint brushes or materials in a gutter or street!**
- ✓ **Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.**
- ✓ **Paint out excess oil-based paint before cleaning brushes in thinner.**
- ✓ **Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.**

BASMAA Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of up to $10,000 per day!

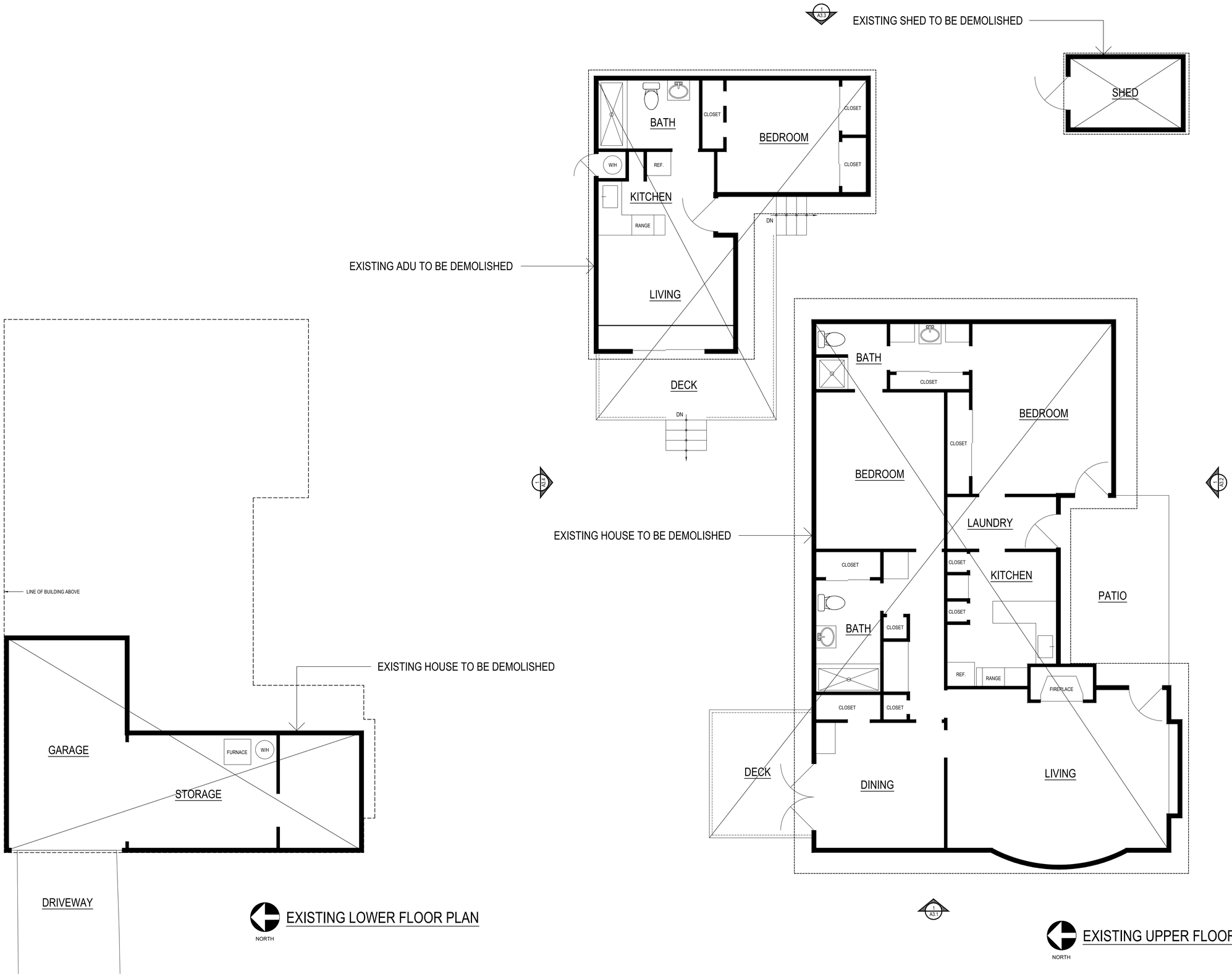
DESIGNED BY: V.S.
DRAWN BY: R.S.C.
CHECKED BY: V.S.
SCALE: AS SHOWN
DATE: 11-08-24

REV	DATE	REVISION DESCRIPTION	BY
2	09.25	REVISED PER CITY COMMENTS	V.S.
1	02.25	REVISED PER CITY COMMENTS	V.S.
0	11.24	RELEASED TO CLIENT & CITY	V.S.

PASE 408.957.9220 www.pase.com
APPROVED BY:

POLLUTION PREVENTION
LANDS OF TERESI
5NE CARMELO STREET
CARMEL, CALIFORNIA

SHEET NUMBER C8
OF 8 SHEETS
DRAWING NO. 24020-C8



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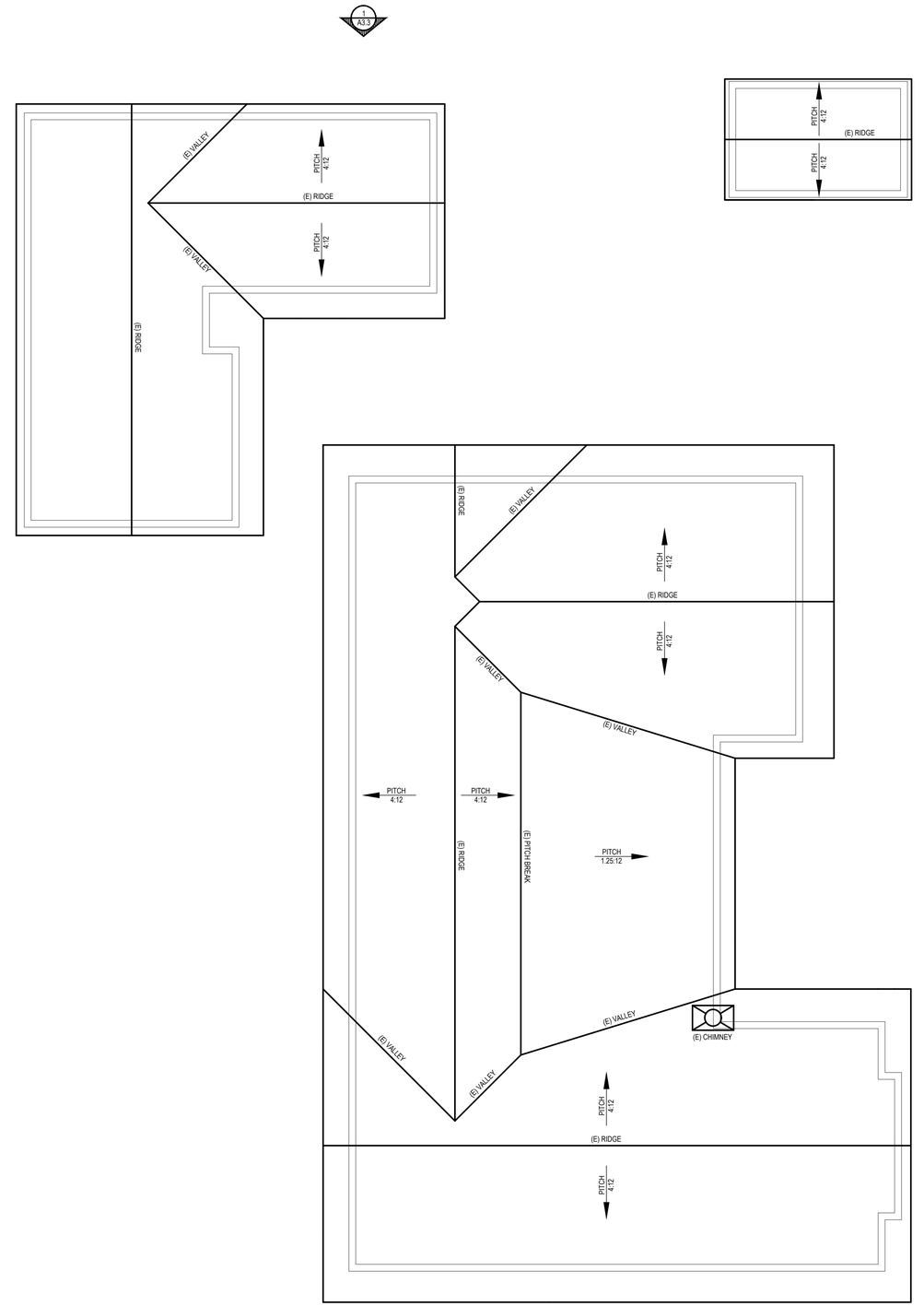
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SCALE: 1/4" = 1'-0"

EXISTING FLOOR PLAN

A2.1



EXISTING ROOF PLAN

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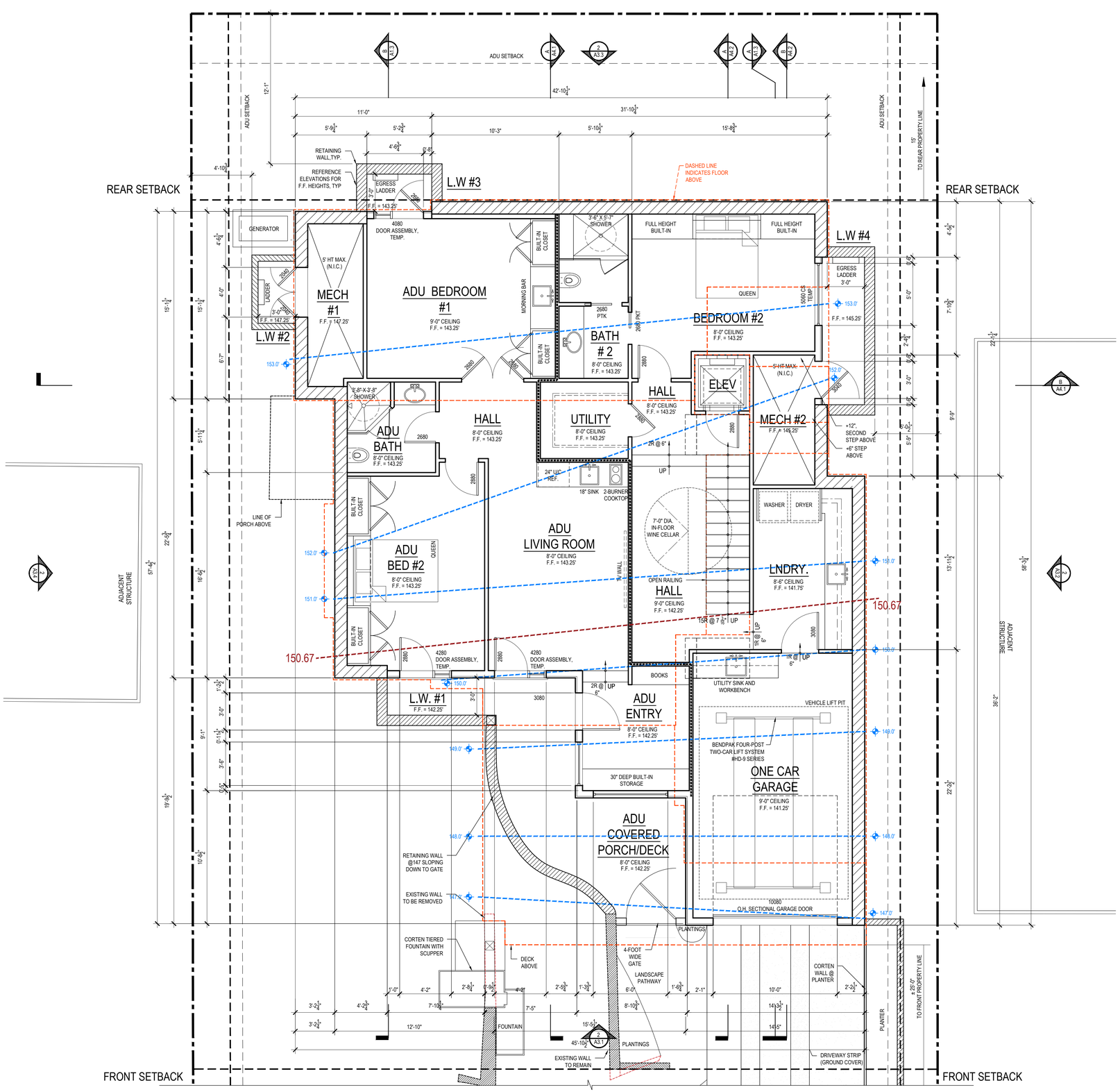
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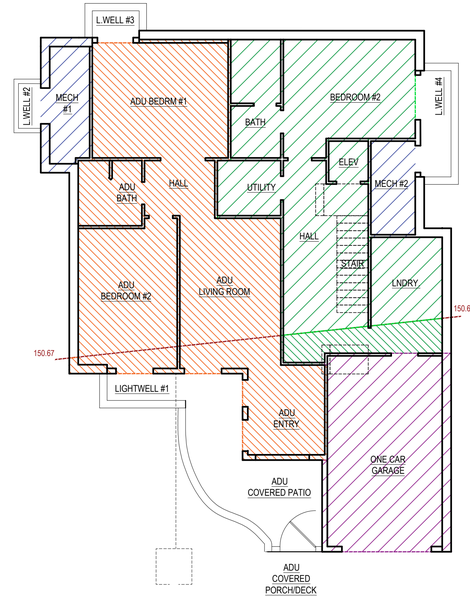
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SCALE: 1/4" = 1'-0"

EXISTING ROOF PLAN

A2.2





SQ. FT. DIAGRAM

SQ. FT. DIAGRAM LEGEND

- LOWER FLOOR LOWER BASEMENT = 576 SF
- LOWER FLOOR LOWER COUNTABLE BASEMENT = 59 SF
- GARAGE = 313 SF
- MECHANICAL ROOMS * MECH. 1 = 85 SF MECH. 2 = 57 SF *DOES NOT COUNT IN SQUARE FOOTAGE CALCULATIONS, < 5-FEET TALL/NON HABITABLE
- ADU = 800 SF
- 1 HR RATED WALL

NORTH

PROPOSED LOWER FLOOR PLAN

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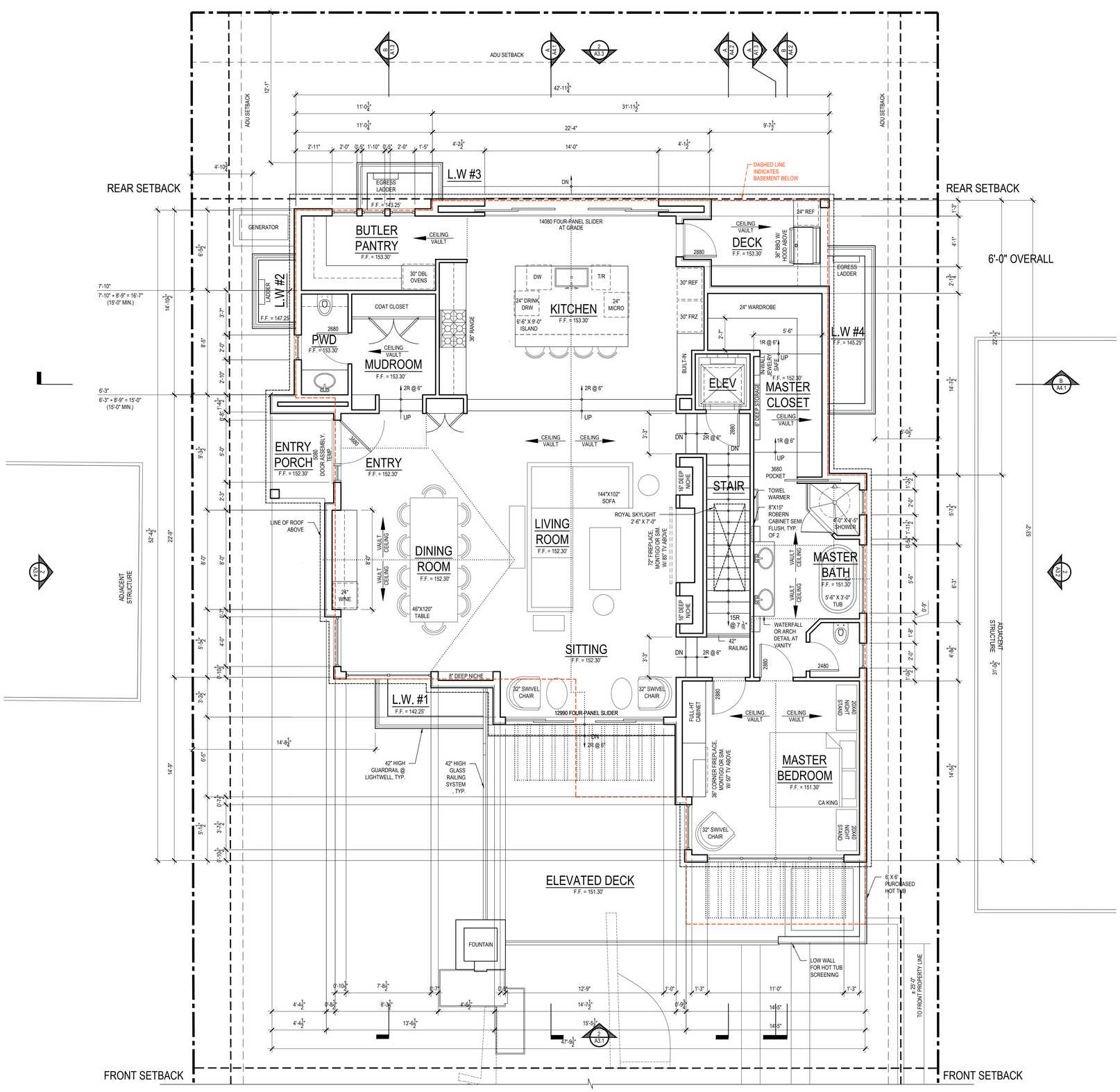
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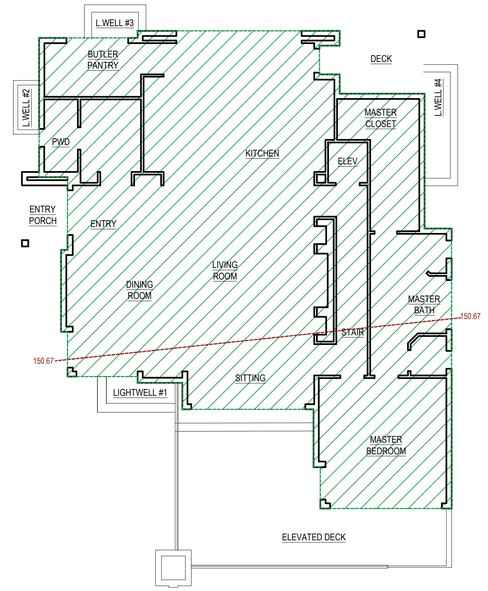
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SCALE: 1/4" = 1'-0"

PROPOSED FLOOR PLAN

A2.3





SQ. FT. DIAGRAM

SQ. FT. DIAGRAM LEGEND

UPPER FLOOR = 1,850 SF

NORTH

PROPOSED UPPER FLOOR PLAN

STUDIO THREE DESIGN

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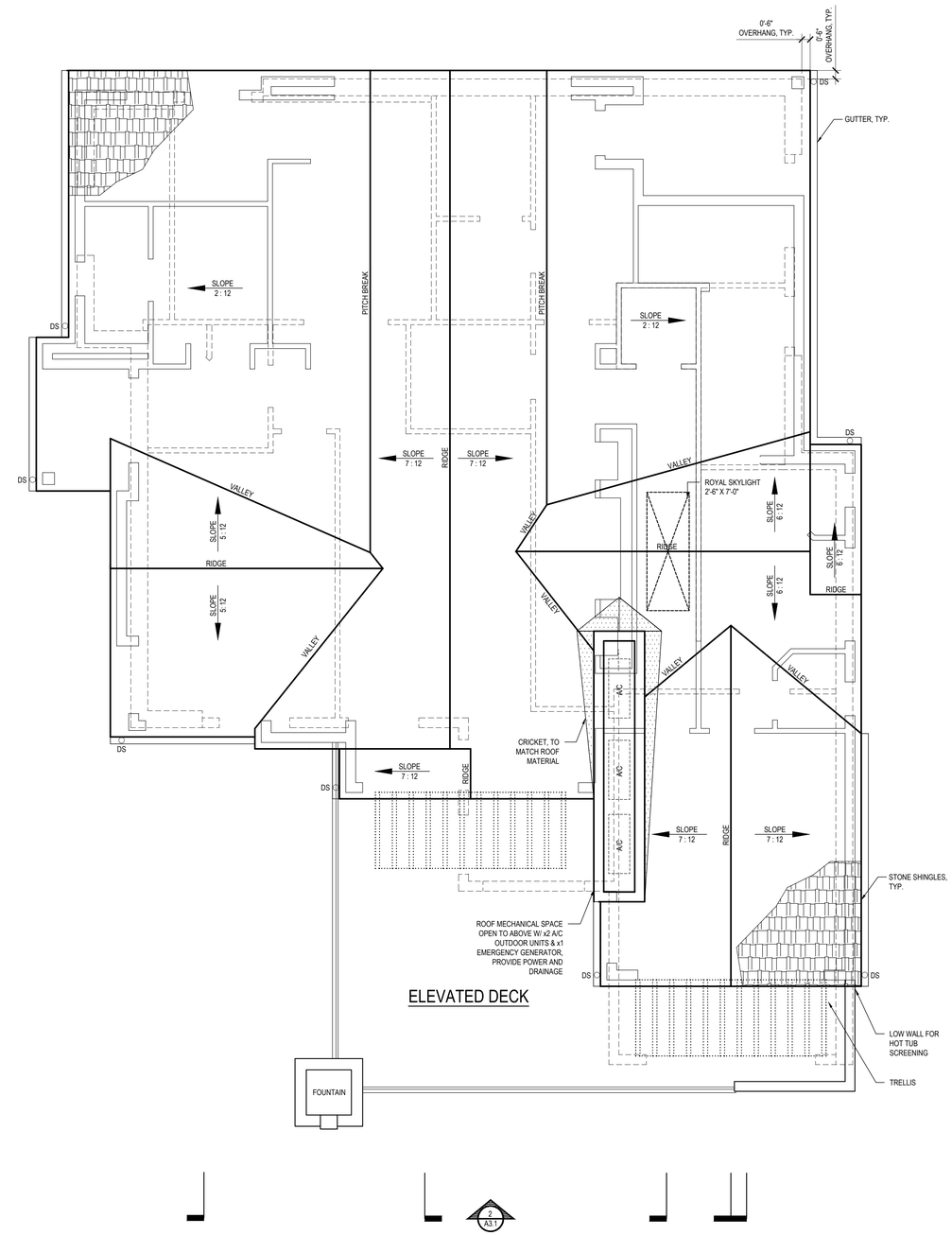
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SCALE: 1/4" = 1'-0"

PROPOSED FLOOR PLAN

A2.4



NORTH

PROPOSED ROOF PLAN

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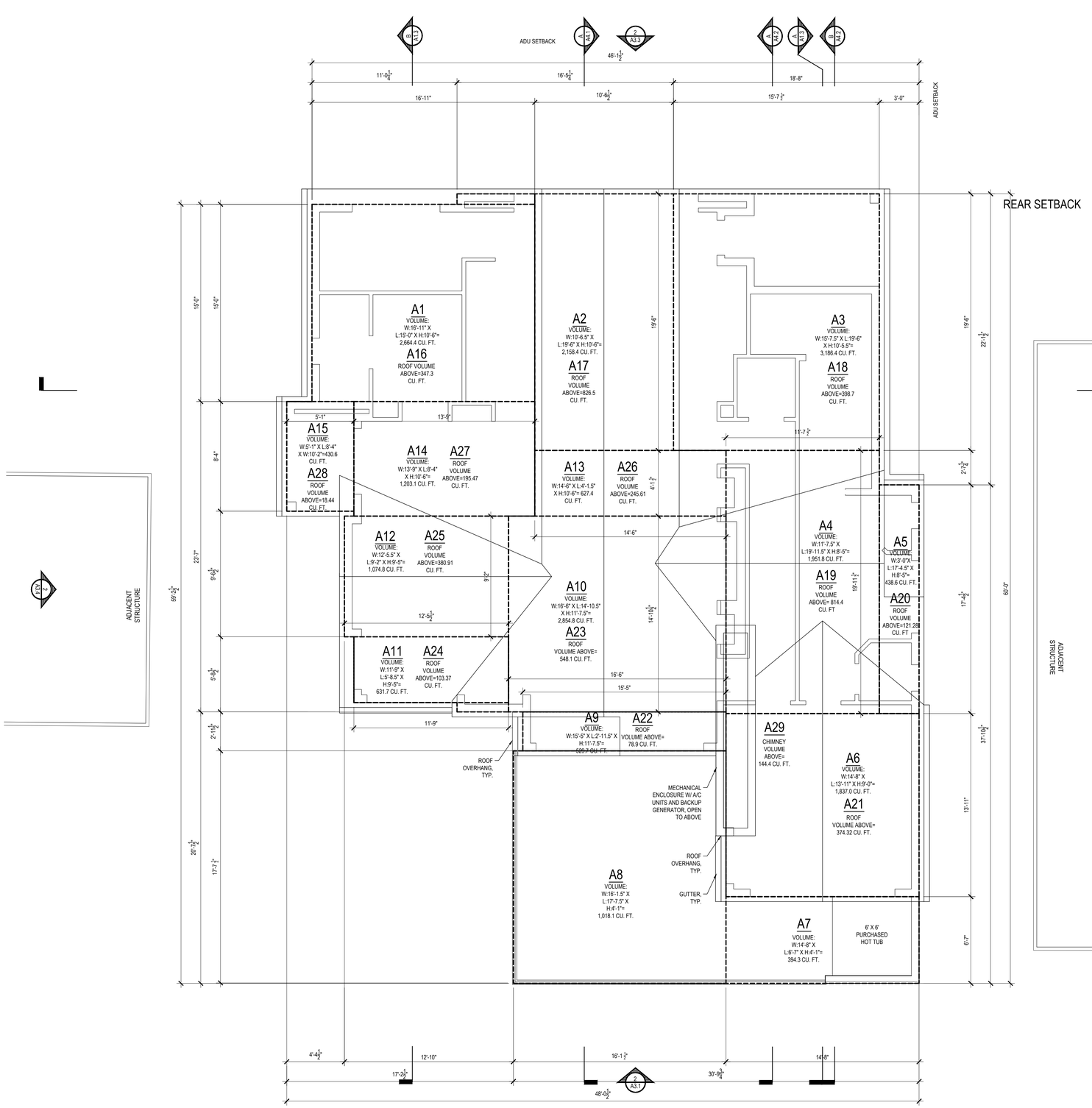
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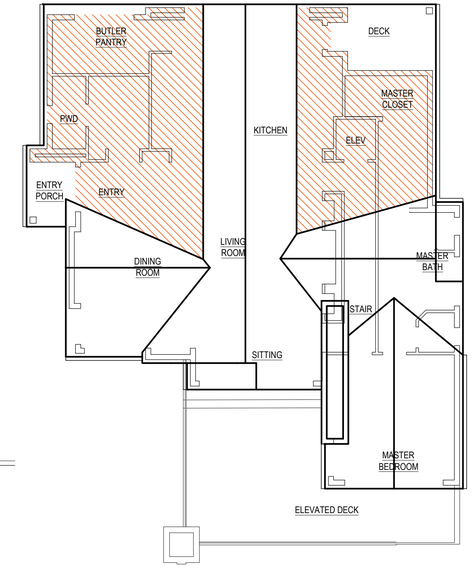
SCALE: 1/4" = 1'-0"

PROPOSED ROOF PLAN

A2.5



PROPOSED VOLUME DIAGRAM



VOLUME CALCULATION DIAGRAM

VOLUME DIAGRAM LEGEND

AREAS WITH LESS THAN 3:12 ROOF PITCH

VOLUME CALCULATION:
ALLOWABLE SF x VOLUME FACTOR
(VOLUME FACTOR = 11 FOR ROOF PITCH GREATER THAN 3:12, 10 FOR ROOF PITCH LESS THAN 3:12)

11 VOLUME FACTOR:
1,775 SF X 11= 19,525 CU. FT.

10 VOLUME FACTOR:
685 SF X 10 = 6,850 CU. FT.

COMBINED:
19,525 CU. FT. + 6,850 CU. FT. = 26,375 CU. FT. ALLOWED

A1	2664.38
A2	2158.4
A3	3186.4
A4	1951.8
A5	438.6
A6	1837
A7	394.3
A8	1018.1
A9	529.7
A10	2854.8
A11	631.7
A12	1074.8
A13	627.4
A14	1203.1
A15	430.6
A16	347.3
A17	826.5
A18	398.7
A19	814.4
A20	121.28
A21	374.32
A22	78.9
A23	548.1
A24	103.37
A25	380.91
A26	245.61
A27	195.47
A28	18.44
A29	144.4
TOTAL:	25598.78

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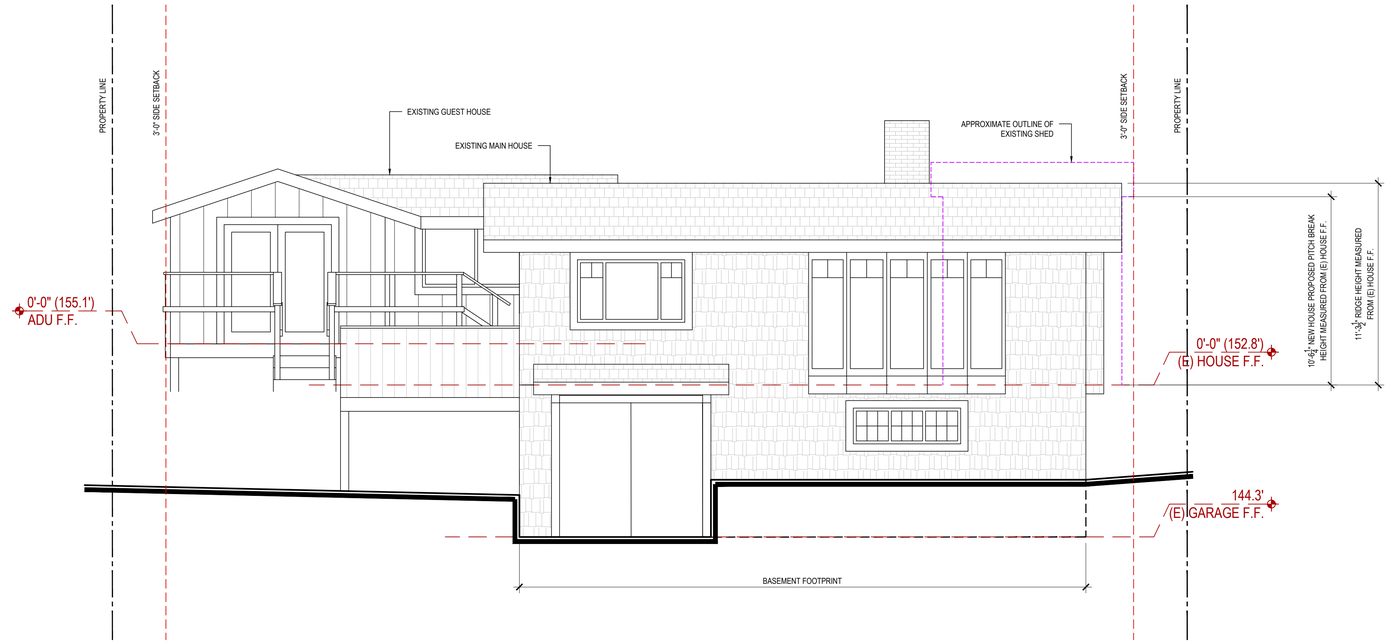
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SCALE: 1/4" = 1'-0"

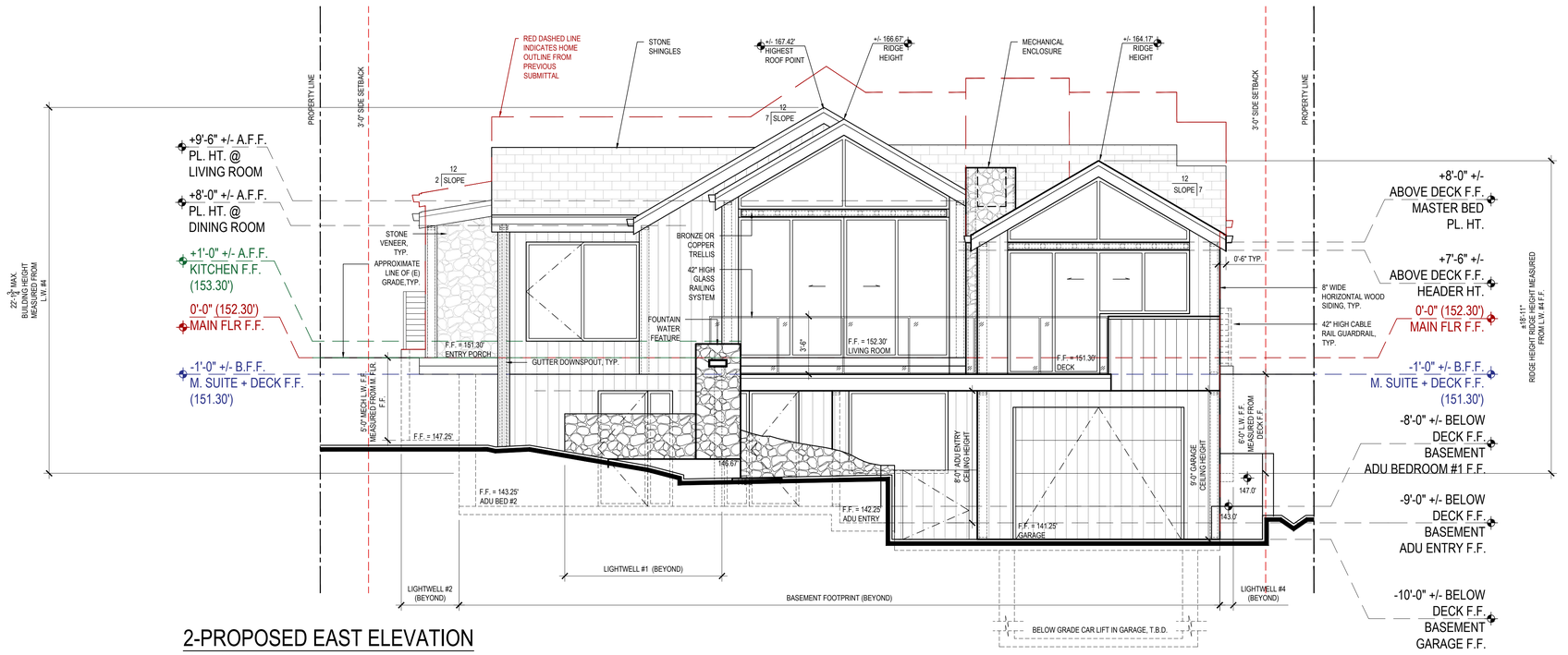
PROPOSED VOLUME DIAGRAM

A2.6



1-EXISTING EAST ELEVATION

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



2-PROPOSED EAST ELEVATION

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

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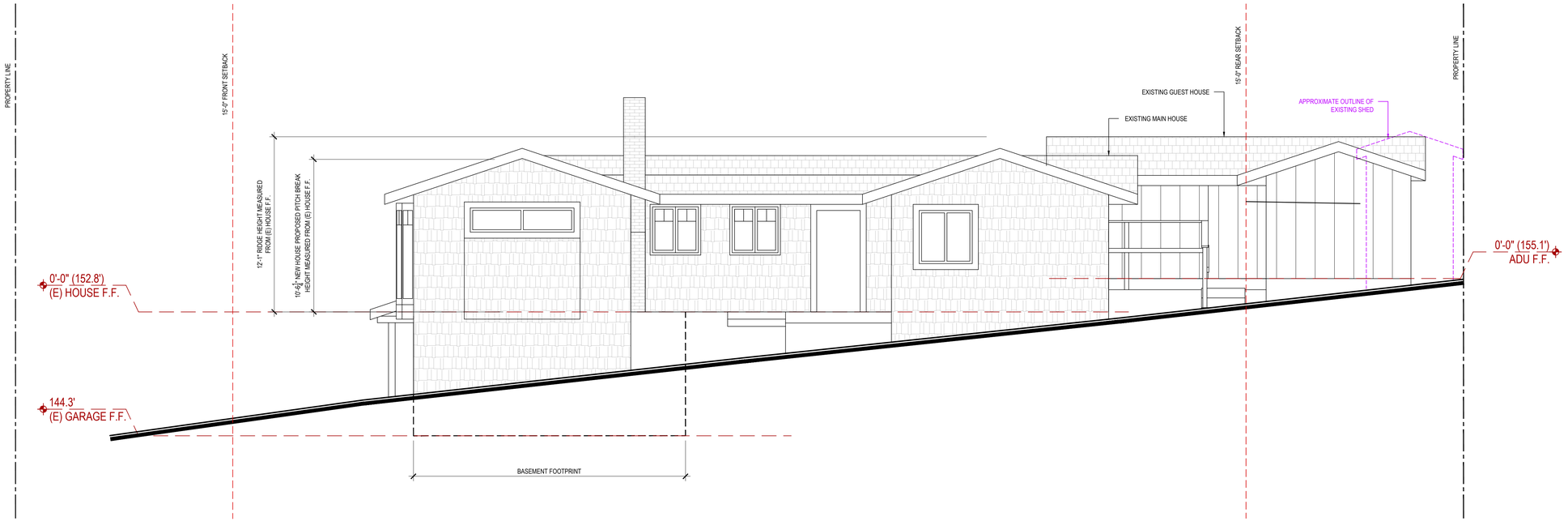
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SCALE: 1/4" = 1'-0"

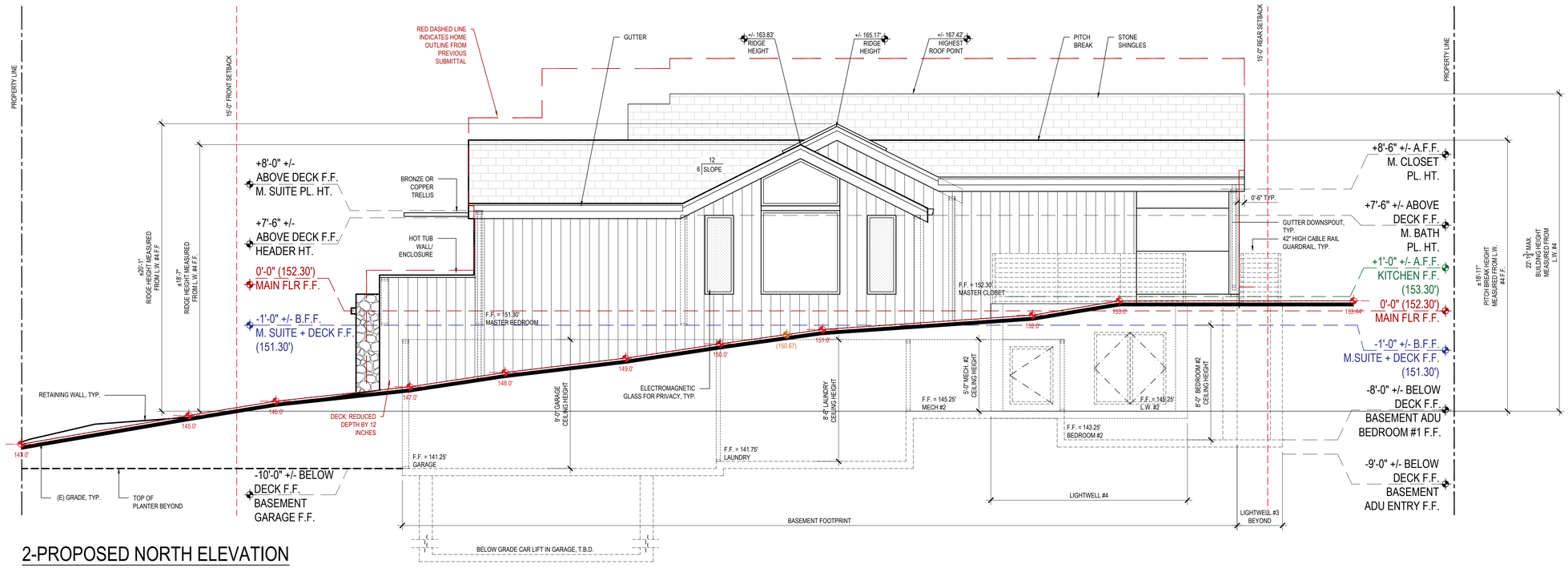
PROPOSED ELEVATIONS

A3.1



1-EXISTING NORTH ELEVATION

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



2-PROPOSED NORTH ELEVATION

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

STUDIO THREE DESIGN

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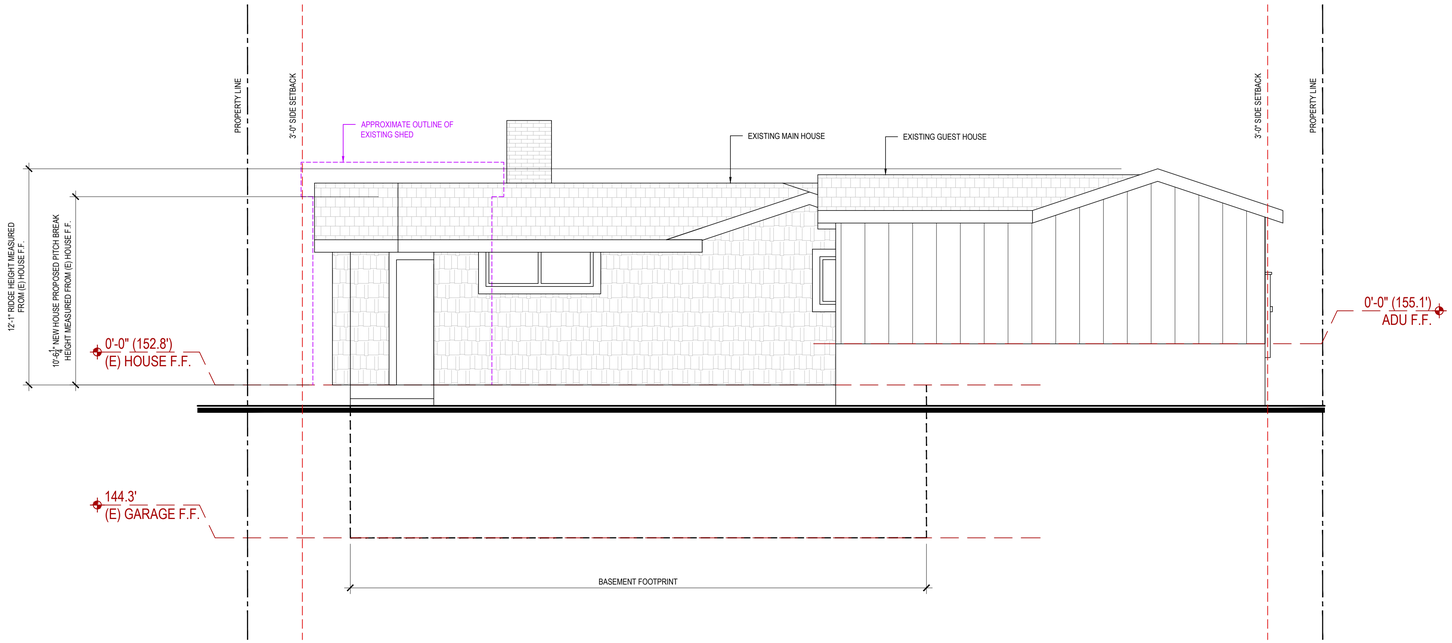
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SCALE: 1/4" = 1'-0"

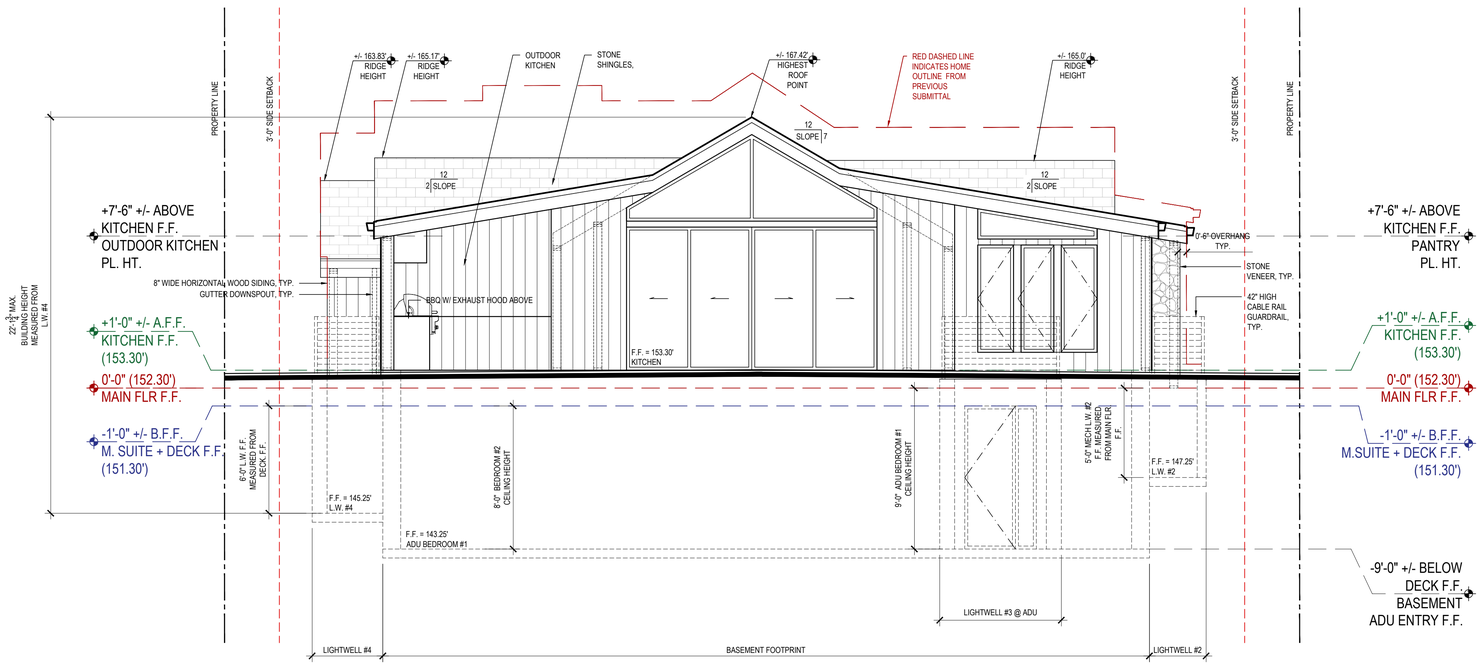
PROPOSED ELEVATIONS

A3.2



1-EXISTING WEST ELEVATION

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



2-PROPOSED WEST ELEVATION

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

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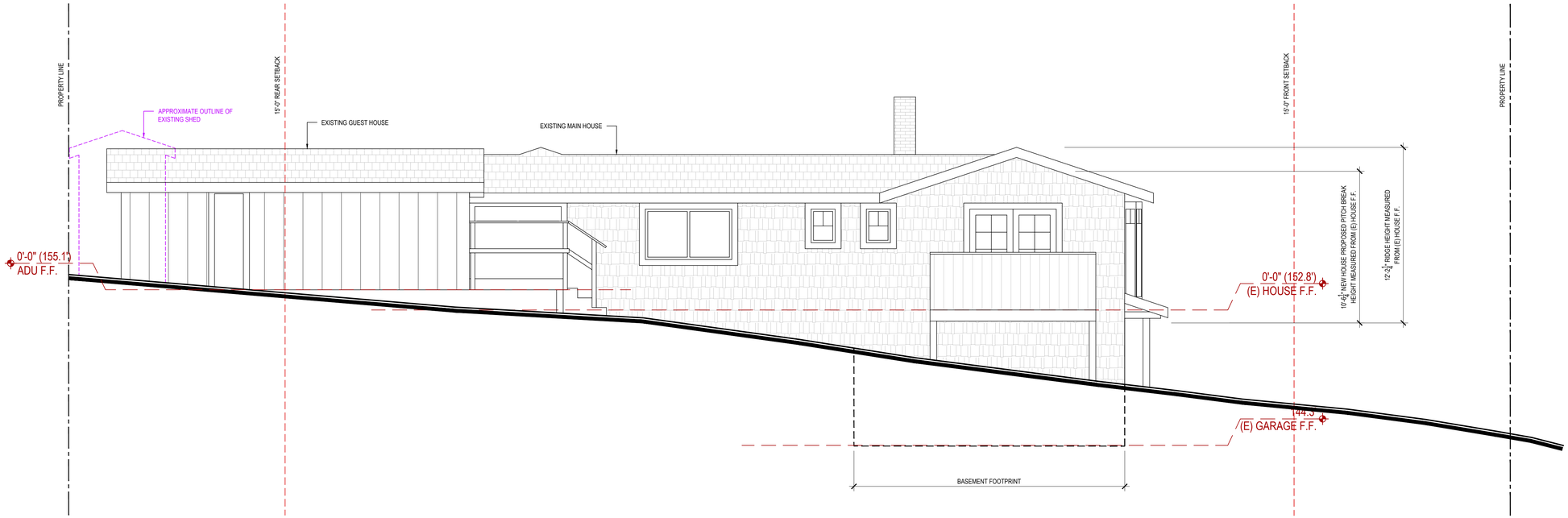
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SCALE: 1/4" = 1'-0"

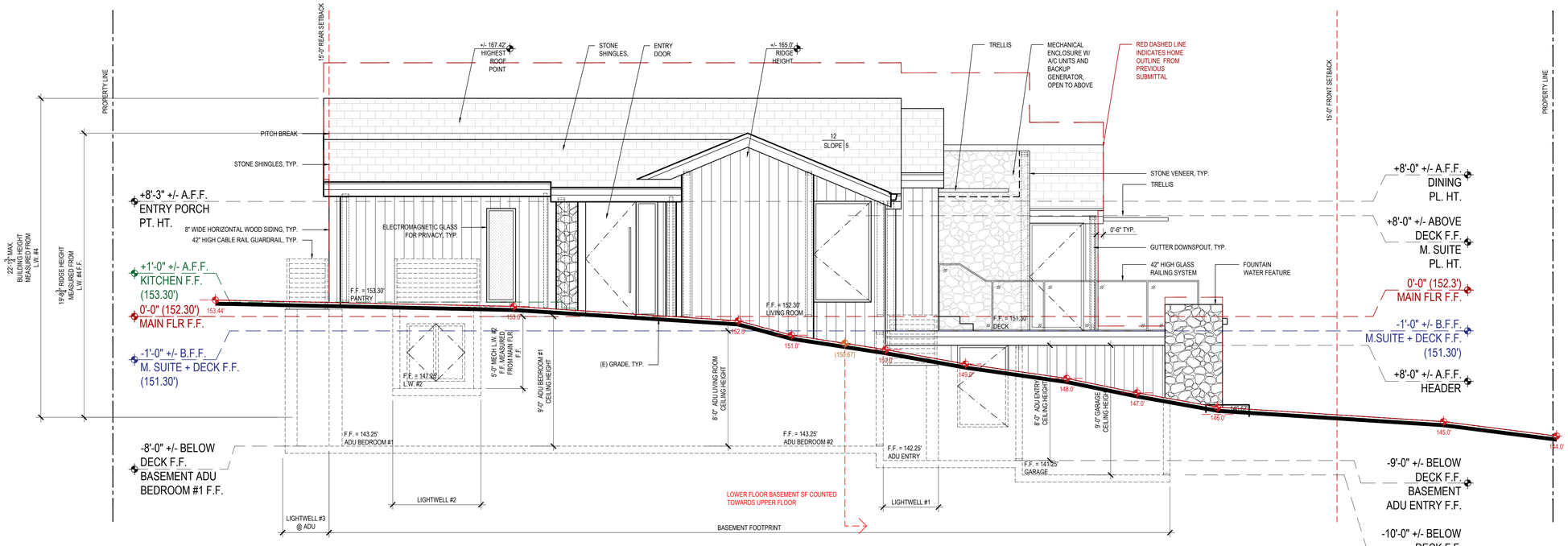
PROPOSED ELEVATIONS

A3.3



1-EXISTING SOUTH ELEVATION

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



2-PROPOSED SOUTH ELEVATION

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

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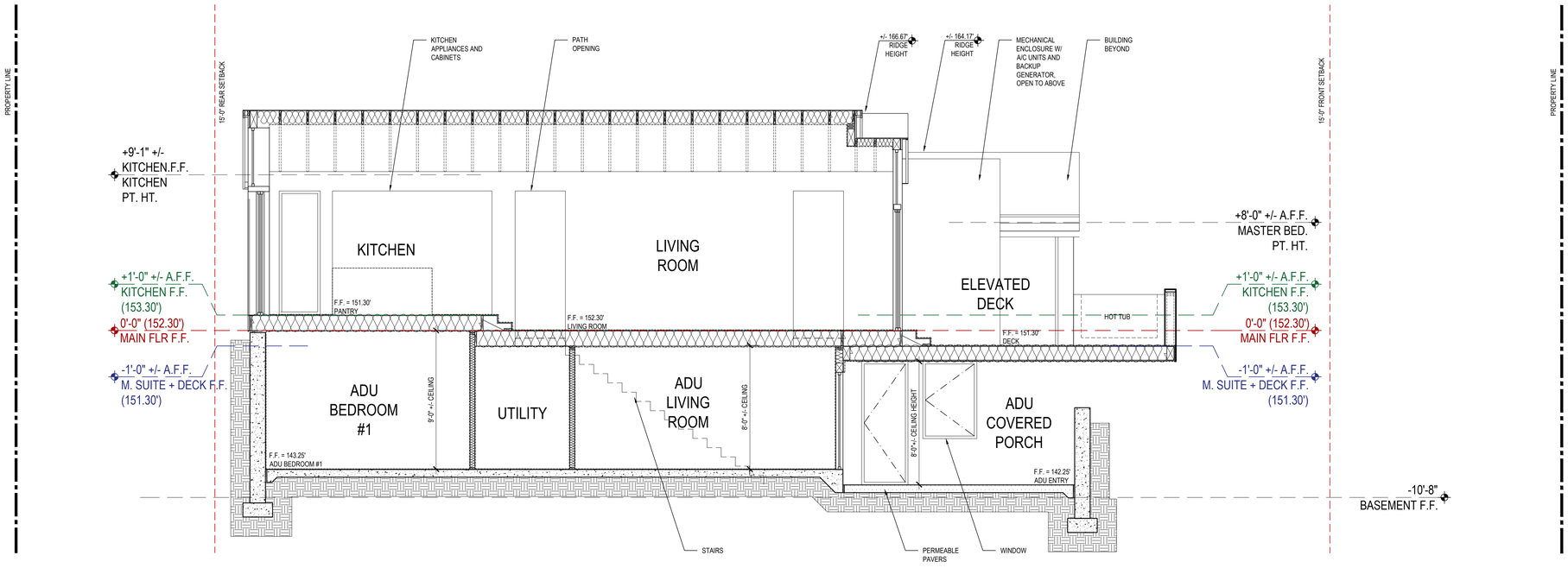
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SCALE: 1/4" = 1'-0"

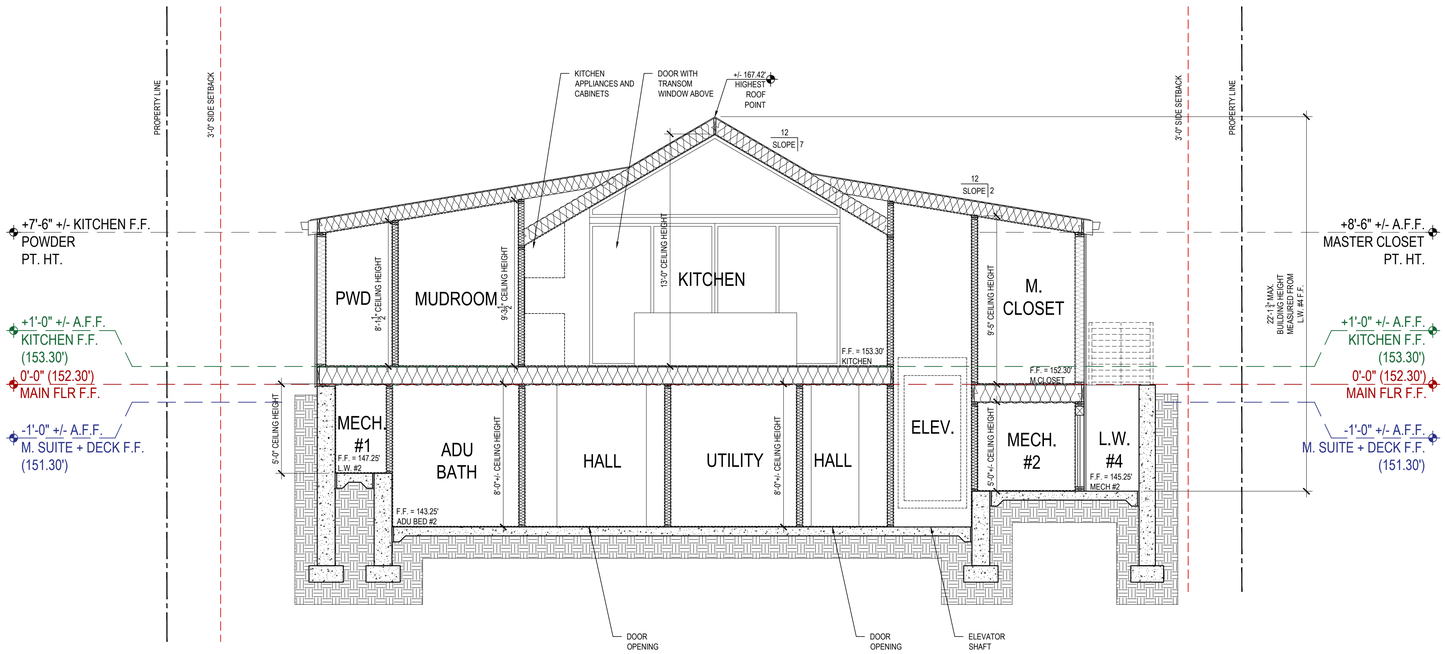
PROPOSED ELEVATIONS

A3.4



BUILDING SECTION - A

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



BUILDING SECTION - B

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

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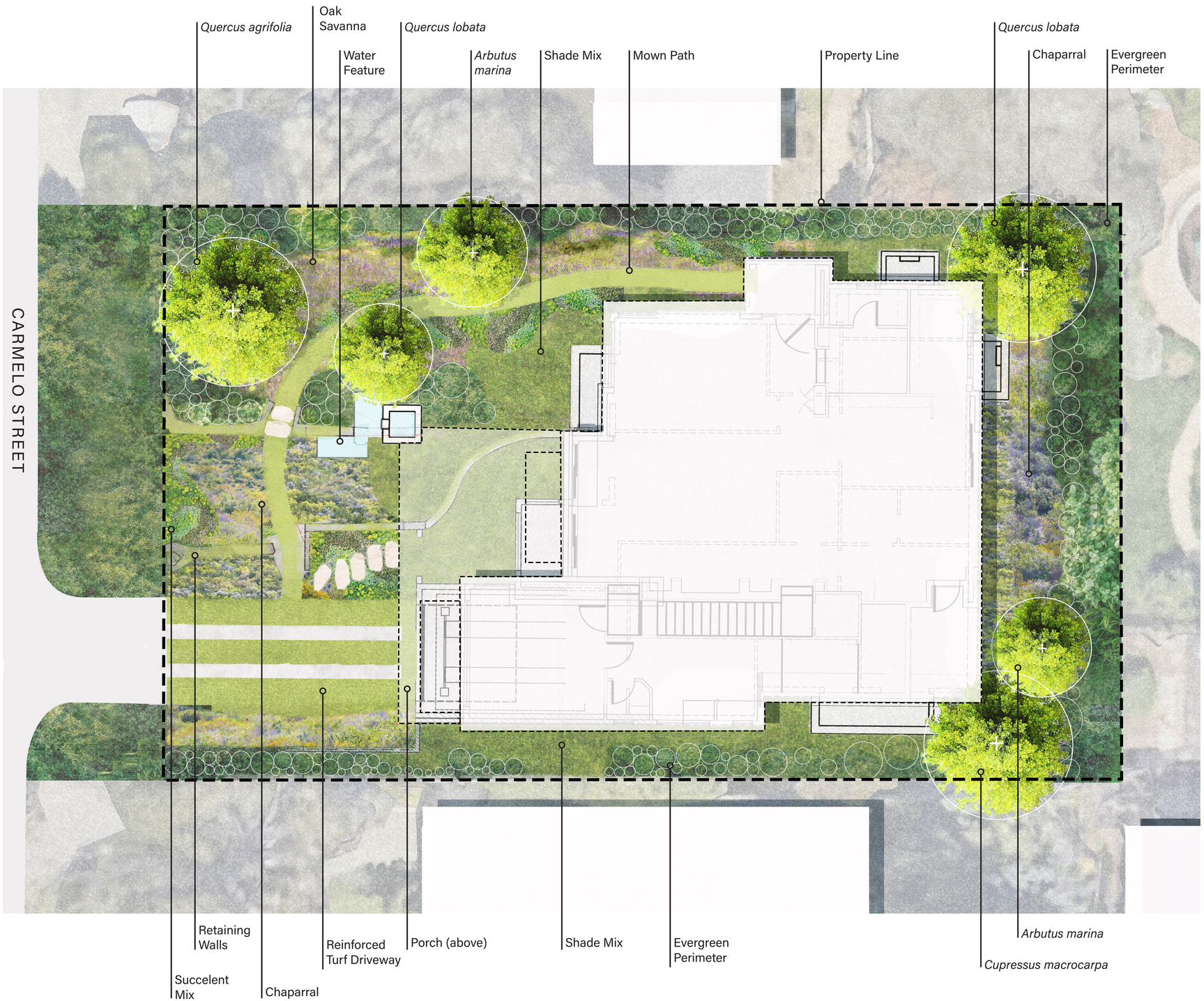
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SCALE: 1/4" = 1'-0"

PROPOSED SECTIONS

A4.1



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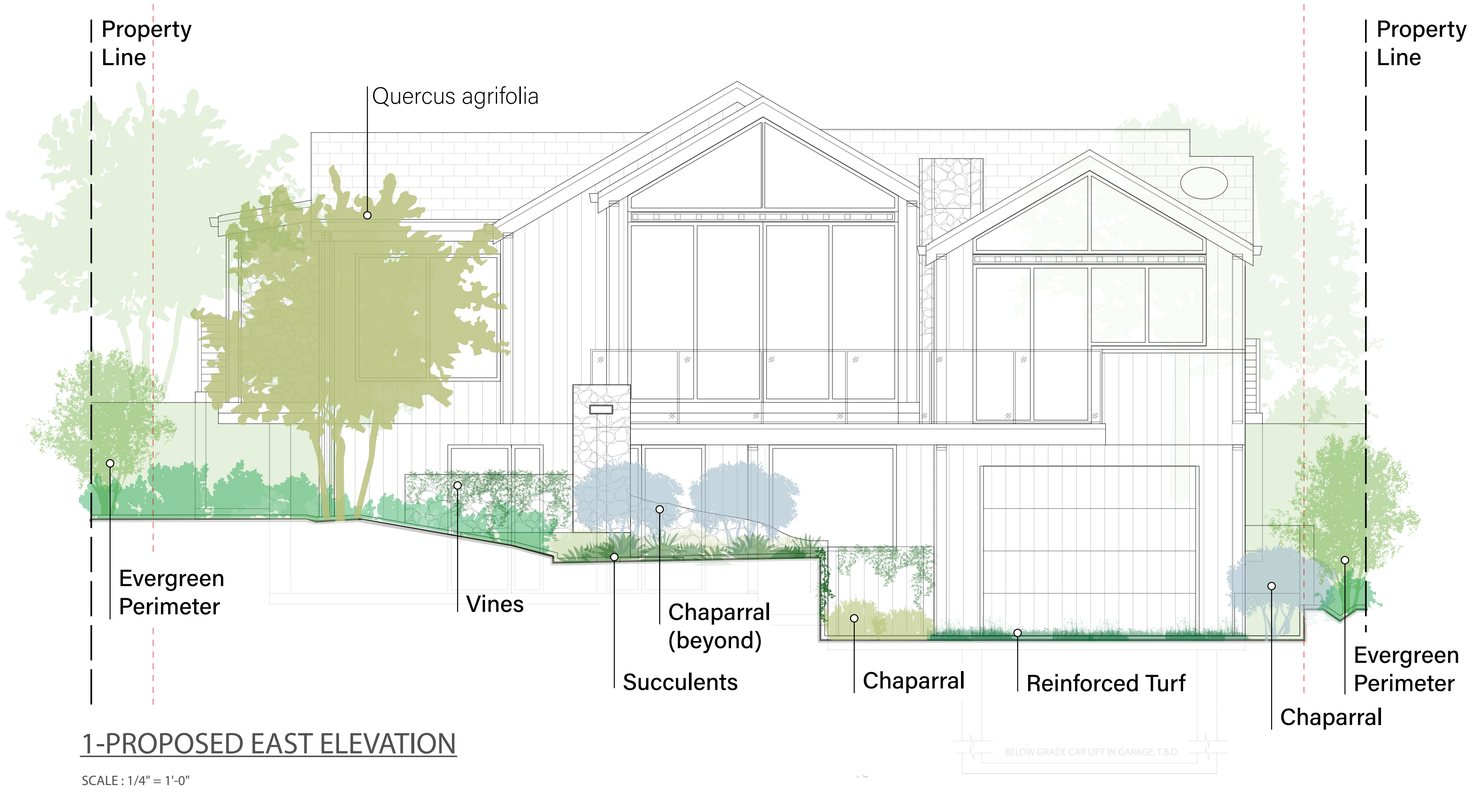
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SCALE: 1" = 10'

SITE PLAN

L1.1



1-PROPOSED EAST ELEVATION

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



2-PROPOSED SOUTH ELEVATION

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

Evergreen Perimeter
- *Ceanothus 'Vandenberg'*
- *Ceanothus 'Anchor Bay'*
- *Ceanothus thyrsiflorus*
- *Garrya elliptica*
- *Myrica californica*
- *Rhamnus californica 'Leatherleaf'*
- *Rhus integrifolia*

Chaparral Shrubs
- *Arctostaphylos Sentinel*
- *Arctostaphylos 'Warren Roberts'*
- *Ceanothus 'Vandenberg'*
- *Ceanothus 'Anchor Bay'*
- *Rhamnus californica 'Mound San Bruno'*
- *Rhamnus 'Eve Case'*
- *Rhus integrifolia*

Oak Savanna
- *Achillea millefolium "Snowsport"*
- *Melica var.*
- *Eschscholzia californica*
- *Eschscholzia californica maritima*

Succulents
- See sheet L1.3

Vines
- *Clematis Armadii*
- *Vitis californica 'Roger's Red'*

NOTE: SEE PLANT SCHEDULE L1.3 FOR PRELIMINARY SPECIES LIST

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

SITE SECTIONS

L1.2

PRELIMINARY PLANT LIST

Botanical Name	Common Name
TREES:	
Arbutus marina	Marina strawberry tree
Cupressus macrocarpa	Monterey cypress
Quercus agrifolia	Coast live oak
Quercus lobata	Valley oak
Olea europaea 'Wilsonii'	Fruitless olive
SHRUBS & GROUNDCOVER:	
Aloe arborescens	Tree aloe
Arctostaphylos Sentinel	Manzanita
Arctostaphylos 'Warren Roberts'	Manzanita
Arctostaphylos 'Wayside'	Manzanita
Ceanothus 'Anchor Bay'	Wild lilac
Ceanothus thyrsiflorus	Wild lilac
Ceanothus 'Joyce Coulter'	Wild lilac
Ceanothus 'Vandenberg'	Wild lilac
Echium fastuosum	Pride of Madeira
Garrya elliptica	Coast silktassel
Myrica californica	Wax myrtle
Rhamnus californica 'Leatherleaf'	Coffeeberry
Rhamnus californica 'Mound San Bruno'	Coffeeberry
Rhamnus 'Eve Case'	Coffeeberry
Rhus integrifolia	Lemonade Berry
VINES:	
Clematis Armadii	Clematis
Vitis californica 'Roger's Red'	California wild grape
NATIVE GRASS:	
Carex pansa	Dune sedge
Elymus glaucus	Koeleria
Festuca californica	Molate red fescue
Festuca rubra 'Molate'	Fescue
Koeleria macrantha 'Barkoel'	Blue wild rye
SUCCULENTS:	
Aeonium arboreum	Tree Aeonium
Aeonium haworthii 'Pinwheel Aeonium'	Pinwheel Aeonium
Aeonium 'Blushing Beauty'	Blushing Beauty Aeonium
Aeonium canariense Green Platters	Canary Aeonium
Aeonium 'Carol'	Carol Aeonium
Aeonium 'Catlin'	Caitlin Aeonium
Aeonium 'Garnet'	Garnet Aeonium
Aeonium 'Jolly Green'	Jolly Green Aeonium
Aeonium 'Mardi Gras'	Mardi Gras Aeonium
Aeonium urbicum	Dinner Plate Aeonium
Agave 'Blue Emperor'	Blue Emperor Agave
Agave 'Blue Flame'	Blue Flame Agave
Agave 'Desert Diamond'	Desert Diamond Agave
Agave angustifolia variegata	Variegated Caribbean Agave
Agave attenuate 'Fox-tail agave'	Foxtail Agave
Agave attenuata 'Nova'	Blue Fox Tail Agave
Agave ellemeetiana	Ellemeet's Agave
Agave ovatifolia	Whale's Tongue Agave
Agave parryi var. huachucensis	Artichoke Agave
Agave pygmae 'Dragon Toes'	Dragon Toes Agave
Mangave 'Red Wing'	Mangave
Alluaudia procera	Madagascan Ocotillo
Aloe 'Bright Star'	Star Aloe
Aloe 'Christmas Carol'	Christmas Aloe
Aloe deltoideodonta var. candicans	Lavender Aloe
Aloe karasbergensis	Karasberg Aloe
Aloe 'Piranha'	Piranha Aloe
Aloe plicatilis	Fan Aloe
Aloe transvaalensis	Zebra Leaf Aloe
Aloe striatula	Striped-stemmed Aloe
Aloe variegata	Partridge-breasted Aloe
Aloe speciosa	Tilt Head Aloe
Anacampseros rufescens variegata	Variegated Sand Rose
Aptenia cordifolia variegata	Variegated Red Apple
Cotyledon macrantha	Pig's Ear
Cotyledon orbiculata	Silver Pig's Ear
Crassula 'Moonglow'	Ivory Tower
Crassula 'Morgan's Beauty'	Morgan's Beauty
Crassula 'Pagoda Village'	Pagoda Village
Crassula rogersii	Globulea rogersii
Crassula undulata	Curly Jade
Dudleya edulis	Ladies Fingers
Euphorbia tirucallii	Sticks on Fire
Dudleya farinosa	Bluff Lettuce
Dudleya greenii	Greene's Dudleya
Dudleya pulverulenta	Chalk Liveforever
Echeveria 'Afterglow'	Afterglow
Echeveria 'Apus'	Apus
Echeveria 'Arlie Wright'	Arlie Wright
Echeveria 'Atomic'	Atomic
Echeveria 'Blue Atoll'	Blue Atoll
Echeveria 'Green Pacific'	Green Pacific
Echeveria 'Imbricata'	Imbricata
Fenestraria rhopalophylla	Baby Toes
Portulaca molokiniensis	Ihi
Portulacaria afra 'Mediopicta'	Midstripe Elephant Bush
Rosularia platyphylla	Turkish Stonecrop
Sedeveria 'Blue Burrito'	Blue Burrito
Sedeveria 'Emerald'	Emerald
Tradescantia pallida	Purple Heart
GROUNDCOVER:	
Achillea millefolium "Snowsport"	Common yarrow
Aeonium canariense	Aeonium
Agave Attenuata	Foxtail agave
Arctostaphylos edmundsii 'Carmel Sur'	Carmel Sur manzanita
Arctostaphylos 'Emerald Carpet'	Arctostaphylos 'Emerald Carpet'
Calamagrostis nutkaensis	Pacific reedgrass
Carex pansa	Dune sedge
Carex praegracilis	Carex praegracilis
Ceanothus 'Carmel Creeper'	Wild lilac
Ceanothus 'Dark Star'	Wild lilac
Ceanothus gloriosus 'Anchor Bay'	Wild lilac
Ceanothus 'Julia Phelps'	Wild lilac
Chondropetalum 'El Campo'	Cape rush
Chondropetalum tectorum	Chondropetalum tectorum
Crassula multicava	Carpet jade
Deschampsia cespitosa	Tufted hairgrass
Eschscholzia californica	California poppy
Eschscholzia californica maritima	California poppy
Fragaria chiloensis	Beach strawberry
Iris douglasiana	Douglas Iris
Koeleria 'Barkoel'	Koeleria 'Barkoel'
Lavandula 'Otto Quast'	Lavender
Loriope 'Big Blue'	Loriope 'Big Blue'
Lupinus nanus	Sky lupine
Matricaria recutita	Chamomille
Muhlenbergia dubia	Pine muhly
Melica var.	California melic
Ophiopofogon japonicus 'nana'	Sword fern
Polystichum munitum	Dwarf mondo grass
Romneya coulteri	Polystichum munitum
Rosmarinus officinalis 'Boule'	Rosemary
Rosmarinus officinalis 'Collingwood Ingram'	Rosemary
Salivia sonomensis 'Fremont Peak'	Salivia sonomensis 'Fremont Peak'
Sedum Acre	Sedum Acre
Sesleria 'Greenlee'	Greenlee Moor grass
Thymus pulegioides	Creeping thyme
Thymus serpyllum 'Elfim'	Elfim thyme
SEED:	
Achillea millefolium	Yarrow
Bromus carinatus	California Brome
Elymus glaucus	Blue wild rye
Eschscholzia californica	California poppy
Festuca rubra	Red fescue
Lotus scoparius	Deerweed
Lupinus nanus	Sky lupine



Planting layers precedent



Planting layers precedent



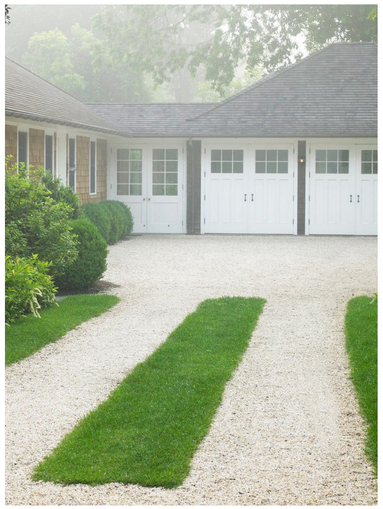
Mown path option



Mulch path option



Vines



Driveway reinforced turf

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A.P.N. 010-252-016

16 FEBRUARY 2024
DESIGN REVIEW SUBMITTAL 1

26 SEPTEMBER 2025
DESIGN REVIEW SUBMITTAL 2

NTS

PLANT PALETTE

L1.3

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

November 12, 2025
PUBLIC HEARINGS

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

SUBJECT: **DS 25019 (McWhorter):** Consideration of a Concept Design Study, DS 25019 (McWhorter), for the demolition of an existing single-family residence and the construction of a 1,750-square-foot two-story residence, inclusive of an attached garage, located at Carmelo Street 2 northeast of Ocean Avenue in the Single-Family Residential (R-1) District. APN: 010-252-013-000.

Application:	DS 25019 (McWhorter)	**Applicant:**	Eric Miller Architects
APN:	010-252-013-000	**Owner:**	Scott McWhorter
Block & Lot:	Block GG & Lot 4, 6		
Location:	Carmelo 2 NE of Ocean		

Recommendation:

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

1. Finding that the consideration of a concept design study is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378; and
2. Accepting the Concept Design Study for the demolition of an 1,881-square-foot two-story single-family residence and attached garage, construction of a 1,755-square-foot two-story residence, inclusive of a 342-square-foot attached garage and mechanical room, and associated site improvements located on Carmelo 2 NE of Ocean in the Single-Family Residential (R-1) District. APN: 010-252-013-000

Summary, Background, and Project Description:

EXECUTIVE SUMMARY

The applicant is proposing to demolish an existing single-family residence, construct a new two-story single-family residence, and make associated site improvements on a

3,900-square-foot lot.

BACKGROUND AND PROJECT DESCRIPTION

The 1,881-square-foot single-story home was constructed in 1941 and has undergone multiple additions over the years and extensive remodels took place in 1988 and 1994. The subject property is a 3,900-square-foot residentially zoned lot, moderate in slope with a 14-foot elevation rise from west to east (front and rear, respectively). The forest character is sparse as existing development, structures and flatwork, encumber more than 70% of the lot. Six trees were identified on or adjacent to the lot, 2 of which are native species. The existing home has horizontal wood siding and a low-pitched shake, hipped roof with a gable at the rear of the property. The property was reviewed for historical significance in 2025 and found ineligible for the Carmel Historical Inventory. This determination remains in effect for 5 years and will expire in 2030.

The applicant is proposing to demolish the existing home and attached garage to construct a new single-family residence with an attached ADU on the east side of the parcel. The ADU will be reviewed as part of a separate ministerial permit. The data table on the title page of the project plans states that the property will have a floor area of 1,755 square feet and 542 square feet of site coverage. However, the floor area calculation of the garage and mechanical room was measured from the interior wall on the east side of the garage instead of the exterior walls. The garage and mechanical room floor area calculations need to be measured from the exterior walls. Therefore, Condition of Approval #3 for acceptance of the concept design has been incorporated, requiring submittal of updated plans with the proper calculation of floor area and maintaining the 1,755-square-foot maximum as part of the Final Details.

New windows and doors will be aluminum, matching the original fenestrations. The applicant is proposing to change the horizontal wood siding to grey board form concrete that appears to replicate vertical wood siding. The garage, front deck, and retaining walls are proposed to be a stone veneer Fon-Du-Lac webwall in a mosaic configuration. The roofing will be a rubber membrane system for the flat roof, and the rear roofing will be a rooftop deck with a hot tub and BBQ built in.

During the Preliminary Site Assessment, 6 trees were found on or immediately adjacent to the property (Attachment 4). Three were determined to be significant or moderately significant. All 3 significant trees are proposed to be retained, and 4 new trees (2 Monterey cypress, 1 Japanese maple, and 1 Tea tree) are proposed to be planted and are included in the landscape plan.

At the time of writing this report, staff received feedback from one neighbor regarding privacy and ocean view concerns. The neighbor sent an email to the Planning Commission and city staff that is attached to this report (Attachment 5).

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 6 trees on, or adjacent to, the project site during the preliminary site assessment, including 3 determined to be significant or moderately significant (Attachment 4). The landscape plan for the project includes the addition of 4 new trees or tree forms to the property: 2 Monterey cypress, 1 Japanese maple, and 1 Tea tree, which is a shrub that appears to have a tree form. This proposal satisfies the tree planting requirements for the property.

Topography: *Residential Design Guidelines 3.1 through 3.5 encourage maintaining the natural topographic character of Carmel; encourage site development that preserves natural slopes, avoids significant exposed cuts or fills and protects trees; promote grading designs that will retain water on site, enhance percolation into soils, and minimize runoff onto adjacent properties; promote the use of natural slopes and stepped floor plans in building design so that houses hug the land.*

Staff Response: The subject site slopes downward from east to west towards the street. Site grading consists of 80 cubic yards of cut and 30 cubic yards of fill with 50 cubic yards to be exported offsite. The proposed cut is located at the front (west), to excavate for the mechanical room and improving the front entry access of the property, and the rear (east), to excavate for the rear addition. Fill will occur on the northern and southern portions of the property to balance the site. These site improvements would result in removal of the existing terraced retaining walls between the driveway and the entry to the property. The proposed grading and change to the site's topography would create potential for more run-off towards the west side of the property. This is accommodated by two dry wells with an emergency overflow line leading to an existing outlet pipe shown in the preliminary grading and drainage plan. Based on the above discussion, staff recommends that the Planning Commission finds that the property meets the topographic Design Guidelines.

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

Staff Response: Staff has received an email from the neighbors to the east of the subject site with concerns regarding privacy. The neighbor expressed privacy concerns over the roof deck at the rear of the property and windows on the north side of the property. Additionally, the neighbor expressed concerns about the roof deck blocking ocean views. The roof deck is located at the rear of the parcel, setback 4' from the east (rear) property line, 4' from the north (side) property line, and 5'-7" from the south (side) property line and is above a single story element.

There is existing vegetative screening on the adjacent properties that will provide some

privacy for the rooftop deck. Additionally, the applicant proposes to construct new retaining walls with fencing on the side and rear property lines. However, no details have been provided at this time. Therefore, staff has added Condition of Approval #4 for acceptance of the concept design requiring an elevation detail of the proposed fences and retaining walls prior to the final details Planning Commission meeting.

The applicant is also proposing to plant low shrubs and vegetation at the edge of the roof deck as well as shrubs and trees at grade around the roof deck intended to provide additional screening. Although the applicant has proposed planting that would provide some screening, concerns regarding the privacy of the neighbors remain. If the Planning Commission deems it appropriate, additional conditions of approval for the acceptance of the concept design should be added to the resolution to alleviate privacy concerns.

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

Staff Response: The applicant proposes to construct a 342-square-foot attached garage and mechanical room. The garage will be accessed by 9' wide permeable paver tire paths with the space between planted with creeping thyme. The attached garage fits in with the house and does not dominate the design. The project complies with all parking and access design guidelines.

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

Staff Response: The proposed residence retains the same general layout of the current home, with the main house over an attached garage. The property complies with the applicable height standards in the Carmel Municipal Code. The property is unique in that the garage is a story but the mechanical room is not, based on the definition of a story in the Carmel Municipal Code. Carmel Municipal Code (CMC) Section 17.70.020 defines story as:

"A space in a building between the upper surface of any floor and either the upper surface of the next floor above, or in the case of the topmost floor, the ceiling or roof above. Those portions of a subgrade or partially subgrade living space, space used for parking, underfloor space or crawl space are counted as a story where the finished floor above such space is five feet or more above the final grade adjacent to any exterior wall around the perimeter of the building.

Within Residential Zones. Those portions of excavated space not used for parking, that qualify as a basement, do not count as a story. **All portions of a garage are**

considered a story. See also “Basement.””

While there is less than 5’ between grade and the finished floor above the garage and mechanical room, the definition states that a garage is always counted as a story. Therefore, the portion of the property over the garage is considered two stories. The proposed design will meet ridge and plate height standards for two-story and single-story structures at the respective portions of the property.

Exterior doors are proposed to be a maximum of 8’-9” tall with the entry door and great room door at the front of the proposed are proposed to be 8’ tall. The largest windows are 2’-6” by 8’-8”. All windows are proposed to be without divisions. The applicant is also proposing a skylight that will be 3’-6” by 10’-9”. Due to the size of the proposed windows, skylight, and doors, they do not appear to be at a human scale, but do fit the style of architecture. If the Planning Commission determines that the windows and doors are too large, staff recommends incorporating a Condition of Approval for the acceptance of the concept design requiring the applicant to reduce their size prior to the Final Details meeting.

The proposed project does not currently meet the applicable Design Guidelines for bulk and mass, requiring either a redesign or for the Planning Commission to find that the proposed design is an acceptable deviation from the design guidelines. In order to approve deviation from the design guidelines, the Planning Commission must find that the design meets the purpose and objective outlined in CMC Section 17.58.010,

“1. Promote design that maintains the City’s intimate and human scale and complements, rather than overrides, natural constraints;
2. Ensure that the design of new homes, residential additions, and exterior alterations preserves the traditional characteristics of scale, good site design, and sensitivity to neighboring properties;
3. Encourage the construction of residences that are diverse and innovative in design yet compatible with the City’s forest setting as well as the site design and materials used in surrounding structures;
4. Promote residential design that respects the privacy, solar, access, and private views of neighboring properties;
5. Maintain a tradition of architectural diversity that enhances the character of the commercial district and adds a lively sense of history to Carmel’s village ambiance by promoting commercial building design that respect these traditions; and
6. Encourage originality and invention so long as the results encompass the unifying values of human scale and the use of natural materials and their role in preserving village character and avoid out-of-scale or bizarre building forms or incompatible design.”

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

are low in scale.

Staff Response: The building currently has hipped roofs with a gable at the rear of the property. The applicant is proposing to incorporate flat roofs with a roof deck at the rear of the property. The proposed flat roof on the two-story portion of the structure is discouraged in the Residential Concept Design Guidelines Section 8.3. However, it fits the style of architecture proposed and simplifies the roof forms.

The proposed residence is rectangular overall with some breaks on the south and west sides of the property to break up the mass and bulk. The design guidelines encourage properties to have a primary volume with secondary volumes appearing attached to the primary form. The subject property has lower ridges on the secondary volumes of the main house and the garage. Additionally, the guidelines encourage changing roof heights to help break up the massing while keeping the roof form simple overall. The proposed project will include two changes in height of the roof, breaking up the massing of the building with height changes at the secondary volume and roof deck over the ADU.

The proposed property complies with the building form design guidelines but does not conform to the roof form design guidelines due to the second story flat roof. If the Planning Commission determines this is not an acceptable deviation from the design guidelines, a Condition of Approval for theacceptance of the concept design requiring the applicants address the second story flat roof prior to the final details hearing should be incorporated.

Environmental Review: Staff recommends that the Application does not meet the definition of a project pursuant to 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 that would result in a direct or indirect physical change in the environment. A CEQA analysis and determination will be conducted during the Final Details hearing.

Other Project Components:

Attachments:

1. Attachment 1 - Resolution
2. Attachment 2 - Project Plans
3. Attachment 3 - Data Tables
4. Attachment 4 - Tree Evaluation Packet
5. Attachment 5 - Neighbor Correspondence
6. Attachment 6 - Neighbor Correspondence 2

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2025-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING, PURSUANT TO CEQA REGULATIONS, THE APPLICATION IS "NOT BE A PROJECT" UNDER CEQA AS DEFINED IN PUBLIC RESOURCES CODE SECTION 21065 AND SECTION 15378 OF THE CEQA GUIDELINES AND ACCEPTING A CONCEPT DESIGN STUDY FOR THE DEMOLITION OF A TWO-STORY SINGLE-FAMILY RESIDENCE AND ATTACHED GARAGE AND THE CONSTRUCTION OF A 1,755-SQUARE-FOOT TWO-STORY RESIDNCE, INCLUSIVE OF A 342-SQUARE-FOOT ATTACHED GARAGE AND MECHANICAL ROOM **AND ASSOCIATED SITE IMPROVEMENTS LOCATED ON CARMELO 2 NORTHEAST OF OCEAN AVE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT, APN 010-252-013-000.**

WHEREAS, on February 6, 2025, Eric Miller Architects ("Applicant") submitted an application on behalf of Scott McWhorter ("Owners") requesting approval of Track 2 Design Study application DS 25019 (McWhorter) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 3,900-square-foot site at Carmelo 2 NE of Ocean in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is requesting approval of the Concept Design Study to demolish an existing single-family residence, construct a new single-family residence, and make associated site improvements; and

WHEREAS, in accordance with Carmel-by-the-Sea Municipal Code (CMC) Section 17.58.040 (Residential Design Review), construction of new dwellings is subject to a Track Two Design Review and may be approved by the Planning Commission if the project complies with the Zoning Ordinance and all applicable residential design guidelines; and

WHEREAS, the project requires approval of a Coastal Development Permit. In accordance with CMC Section 17.52.100 (Development Excluded from Coastal Permit Requirements), Coastal Development Permits are required for projects in significant scenic resources areas that would result in an increase of 10% or more of internal floor area of an existing structure or result in an increase in height of an existing structure by more than 10%; and

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

WHEREAS, on or before August 31, 2025, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before September 5, 2025, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

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

WHEREAS, on September 10, 2025, the Planning Commission continued the project to a date uncertain due to a request to continue the project from the applicant and concerns raised by a neighbor regarding privacy; and

WHEREAS, on October 31, 2025, a notice of public hearing was published in the Carmel Pine Cone for the November 12, 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 November 2, 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 November 7, 2025, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on November 12, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Applications, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

WHEREAS, pursuant to CEQA regulations, the Application is "not be a project" under CEQA as defined in Public Resources Code Section 21065 and Section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment; and

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

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

FINDINGS REQUIRED FOR ACCEPTANCE OF THE CONCEPT DESIGN STUDY For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, Concept Phase Approval Findings	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for the protection and enhancement of the urbanized forest, open space resources, and site design. The project's use of open space, topography, access, trees, and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes, and restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. As conditioned, the project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows, doors, and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location, and size of windows, doors, and balconies, the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives, and policies related to residential design in the general plan.	✓	
7. The development does not require the removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees unless otherwise agreed upon by the City Forester.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	

10. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** the Concept Design Study DS 25019 (McWhorter) for the demolition of a one-story single-family residence and detached garage and construct a 1,755-square-foot residence inclusive of a 342-square-foot attached garage and mechanical room and associated site improvements located on Carmelo 2 northeast of Ocean Ave in the Single-Family Residential (R-1) District. APN: 010-252-013-000.

Conditions for Concept Acceptance	
No.	
1.	**Volume Study.** The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review. The applicant shall provide one full-size printed set of plans following the Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, height, site planning, grading, etc.) shall be incorporated into the plans submitted for the Volume Study.
2.	**Floor Area.** Prior to Final Details Planning Commission meeting, the applicant shall reduce the Floor Area of the property to meet the maximum allowed floor area per the Carmel Municipal Code (CMC) Section 17.10.030.D. Currently, the applicant is measuring the floor area of the mechanical space and garage to the interior walls, but need to measure the floor area to the exterior walls.
3.	**Tree Evaluation.** Prior to Final Details Planning Commission meeting, the applicant shall include the tree evaluation form and annotated survey in the project plans.
4.	**Fence and Wall Details.** Prior to Final Details Planning Commission meeting, the applicant shall include details for the property line fences and retaining walls in the project plans.

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 12th day of November, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

_CD

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McWHORTER RESIDENCE

Carmelo, 2 NE of Ocean
Carmel-By-The-Sea, CA 93923

REVISION	No.

CONSULTANT:

PROJECT DATA

ADDRESS:	*CARMELO 2 NE OF OCEAN AVENUE CARMEL-BY-THE-SEA, CA 93923*
ZONING:	*R1*
A.P.N.:	*010-252-013-000*
OCCUPANCY GROUP:	*(R) FOR HOUSE / (U) FOR GARAGE*
TYPE OF CONSTRUCTION:	*(V-B)*

LOT AREA	3,900 sf

SETBACK

	ALLOWED / REQUIRED	EXISTING	PROPOSED HOUSE	ADU
FRONT	15' MIN.	14'-3"	15'-0"	68'-5"
REAR	3' 1 STORY / 15' 2 STORY	11'-11"	11'-11"	4'-0"
SIDE	3'-0" MIN + 4'-9" MAX = 9'-9" COMPOSITE	5'-3"+4'-6"=9'-9"	5'-3"+4'-6"=9'-9"	4'-0"
SIDE	3'-0" MIN + 4'-9" MAX = 9'-9" COMPOSITE	3'-0"+5'-6"=8'-6"	7'-11"+4'-6"=12'-5"	5'-1"

BUILDING HEIGHT

	ALLOWED / REQUIRED	EXISTING	PROPOSED HOUSE	ADU
ONE STORY PLATE HT.	12'	10'-5"	12'-0"	9'-6"
ONE STORY ROOF HT.	18'	15'-5"	14'-11"	14'-6"
TWO STORY PLATE HT.	18'	11'-2"	14'-7"	N/A
TWO STORY ROOF HT.	24'	14'-6"	16'-7"	N/A

EXISTING FLOOR AREA

	LIVING SPACE	GARAGE & MECH.	TOTAL
MAIN HOUSE	1,641 S.F.	240 S.F.	1,881 S.F.
ALLOWED / REQUIRED: 1,755 S.F.		EXISTING FLOOR AREA:	1,881 S.F.

PROPOSED FLOOR AREA

	LIVING SPACE	GARAGE & MECH.	TOTAL
MAIN HOUSE	1,413 S.F.	342 S.F.	1,755 S.F.
ALLOWED / REQUIRED: 1,755 S.F.		PROPOSED FLOOR AREA:	1,755 S.F.
ADU	508 S.F.		508 S.F.

*SITE COVERAGE CALCULATIONS
BASE SITE COVERAGE = BASE FLOOR AREA X 22% = 1,755 S.F. X 22% = 386 S.F.
PERMEABLE SITE COVERAGE BONUS = LOT SIZE X 4% = 3,900 S.F. X 4% = 156 S.F.
ALLOWED SITE COVERAGE W/ BONUS = 542 S.F.

EXISTING SITE COVERAGE

ALLOWED	386 S.F.*	SEE CALCULATION
EXISTING IMPERVIOUS COVERAGE		
DRIVEWAY	169 S.F.	
BRICK WALKWAYS	547 S.F.	
SITE WALLS	299 S.F.	
WOOD STEPS	18 S.F.	
WOOD RETAINING WALL	9 S.F.	
BUILT IN BBQ	4 S.F.	
OUTDOOR FIREPLACE	10 S.F.	
PAVERS	234 S.F.	
TOTAL IMPERVIOUS COVERAGE	1,290 S.F.	

PROPOSED SITE COVERAGE

ALLOWED	386/542 S.F.*	SEE CALCULATION
PROPOSED IMPERVIOUS COVERAGE		
IMPERMEABLE STONE PAVING	88.3 S.F.	
STONE DECK	52 S.F.	
ROOF DECK STAIRS	44 S.F.	
ROOF OVERHANG	6 S.F.	
TOTAL IMPERVIOUS COVERAGE	190.3 S.F. (35%)	
PROPOSED PERVIOUS COVERAGE		
DRIVEWAY	84.7 S.F.	
STEPPING STONES	34 S.F.	
PERMEABLE STONE PAVING	131.8 S.F.	
CANTILEVERED ENTRY STAIRS	75.2 S.F.	
SHOWER DECK	26 S.F.	
TOTAL PERVIOUS COVERAGE	351.7 S.F. (65%)	
TOTAL PROPOSED SITE COVERAGE	542 S.F.	
PROPOSED ADU SITE COVERAGE		
ADU ENTRY	17.2 S.F.	
TOTAL ADU SITE COVERAGE	17.2 S.F.	

PROJECT TEAM

OWNER:	SCOTT McWHORTER 86 MEDITERRA WAY SPRING, TX 77389
PROJECT ADDRESS:	CARMELO 2 NE OF OCEAN AVE. CARMEL-BY-THE-SEA, CA 93923
ARCHITECT:	ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PH. 831-372-0410 CONTACT: CARLA HASHIMOTO CARLA@ERICMILLERARCHITECTS.COM
SURVEYOR & CIVIL ENGINEER:	LANDSET ENGINEERS, INC 520-B CRAZY HORSE CANYON ROAD SALINAS, CA 93907 CONTACT: GUY GIRAUDO PH. 831-443-6970
LANDSCAPE ARCHITECT:	SEVEN SPRINGS STUDIO 2548 EMPIRE GRADE SANTA CRUZ, CA 95060 PH. 831-466-9617 CONTACT: SIMON PHILLIPS SIMON.SEVENSPRINGS@MAIL.COM

SHEET INDEX

1	TITLE SHEET
2	TOPOGRAPHIC MAP
3	EXISTING AND PROPOSED SITE PLANS
4a	CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN
4b	GRADING SECTIONS
4c	EROSION CONTROL PLAN
4d	CONSTRUCTION MANAGEMENT PLAN
5a	(E) DEMO & PROPOSED FLOOR PLANS
5b	(E) DEMO & PROPOSED GARAGE PLANS
5c	DOOR SCHEDULE
5d	WINDOW SCHEDULE
6	EXISTING & PROPOSED FRONT & REAR ELEVATIONS
7a	EXISTING & PROPOSED SIDE ELEVATIONS
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9	EXISTING & PROPOSED ROOF PLANS
10a	SITE PLAN
10b	PLANTING NOTES
10c	PLANTING PLAN
10d	LIGHTING PLAN
11a	FINISH MATERIALS
11b	SPECIFICATIONS
12	COLOR RENDERING

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED.

2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.

3. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.

4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/ EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

PROJECT INFORMATION

PROJECT DESCRIPTION:

REMODEL OF EXISTING 2 BEDROOM, 2-BATH, SINGLE FAMILY RESIDENCE WITH ATTACHED 1 CAR GARAGE.
PROPOSED 2 BEDROOM, 1 BATH, ATTACHED 1 CAR GARAGE AND ATTACHED 508 S.F. ADU.
PROPOSED NEW CONCRETE WALLS, EXTERIOR FINISHES, DOORS, WINDOWS AND ROOF. LOWER LEVEL MECHANICAL AND STORAGE SPACE TO BE ADDED ADJACENT TO THE GARAGE. ROOF DECK AT THE REAR HALF OF THE STRUCTURE TO BE ADDED AND SITE IMPROVEMENTS INCLUDE PAVING AND PLANTERS.

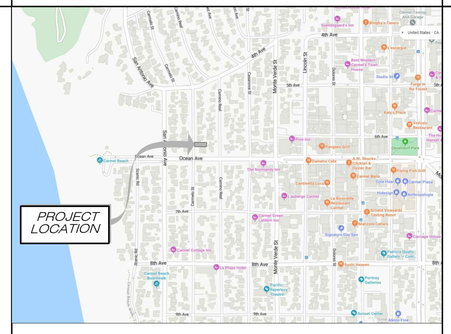
UTILITIES:

1. WATER: CALIFORNIA AMERICAN WATER CO.
2. ELECTRICAL AND GAS: PACIFIC GAS & ELECTRIC
3. SANITARY SEWER SYSTEM: CARMEL AREA WASTE WATER DISTRICT

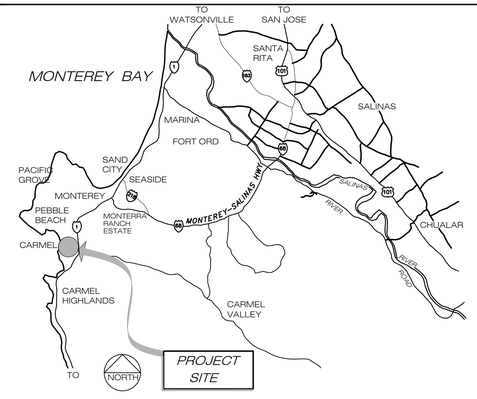
TREE REMOVAL:

PROPOSED REMOVAL OF 2 ORNAMENTAL TREES (8" & 3P 10"/10"/13")

VICINITY MAP



LOCATION MAP



ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

TITLE SHEET

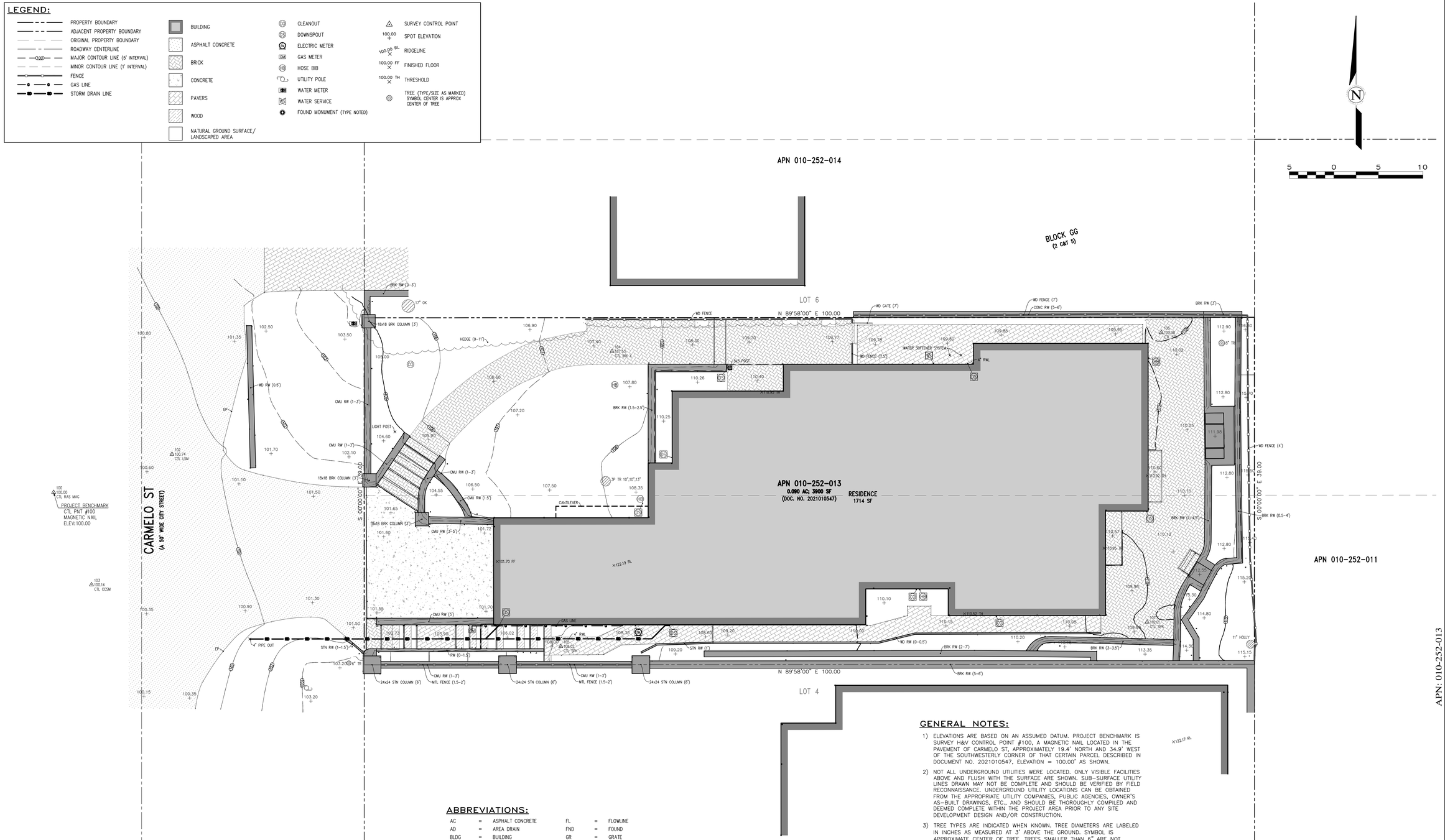
JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

DATE:	11/6/2025
SCALE:	NTS
DRAWN:	SSH
JOB NUMBER:	24.08

SHEET 1 OF

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- ROADWAY CENTERLINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- GAS LINE
- STORM DRAIN LINE
- BUILDING
- ASPHALT CONCRETE
- BRICK
- CONCRETE
- PAVERS
- WOOD
- NATURAL GROUND SURFACE/ LANDSCAPED AREA
- CLEANOUT
- DOWNSPOUT
- ELECTRIC METER
- GAS METER
- HOSE BIB
- UTILITY POLE
- WATER METER
- WATER SERVICE
- FOUND MONUMENT (TYPE NOTED)
- SURVEY CONTROL POINT
- 100.00 SPOT ELEVATION
- 100.00 RK RIDGELINE
- 100.00 FF FINISHED FLOOR
- 100.00 TH THRESHOLD
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE



ABBREVIATIONS:

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

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED IN THE PAVEMENT OF CARMELO ST, APPROXIMATELY 19.4' NORTH AND 34.9' WEST OF THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2021010547, ELEVATION = 100.00' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (06/24/24) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
7) STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

CONTACT INFORMATION:

CLIENT:
MR. SCOTT MCWHORTER
CARMELO ST, 2 NE OF OCEAN AVE
CARMEL-BY-THE-SEA, CA 93921

SECONDARY:
ERIC MILLER ARCHITECTS
MS. CARLA HASHIMOTO
211 HOFFMAN AVE
MONTEREY, CA 93940

SITE LOCATION:
CARMELO ST, 2 NE OF OCEAN AVE
CARMEL-BY-THE-SEA, CA 93921

APN: 010-252-013

TOPOGRAPHIC MAP
OF
THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2021010547
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
MR. SCOTT MCWHORTER

SCALE: 1" = 5'
DATE: JUN 2025
JOB NO. 2799-01
SHEET 2

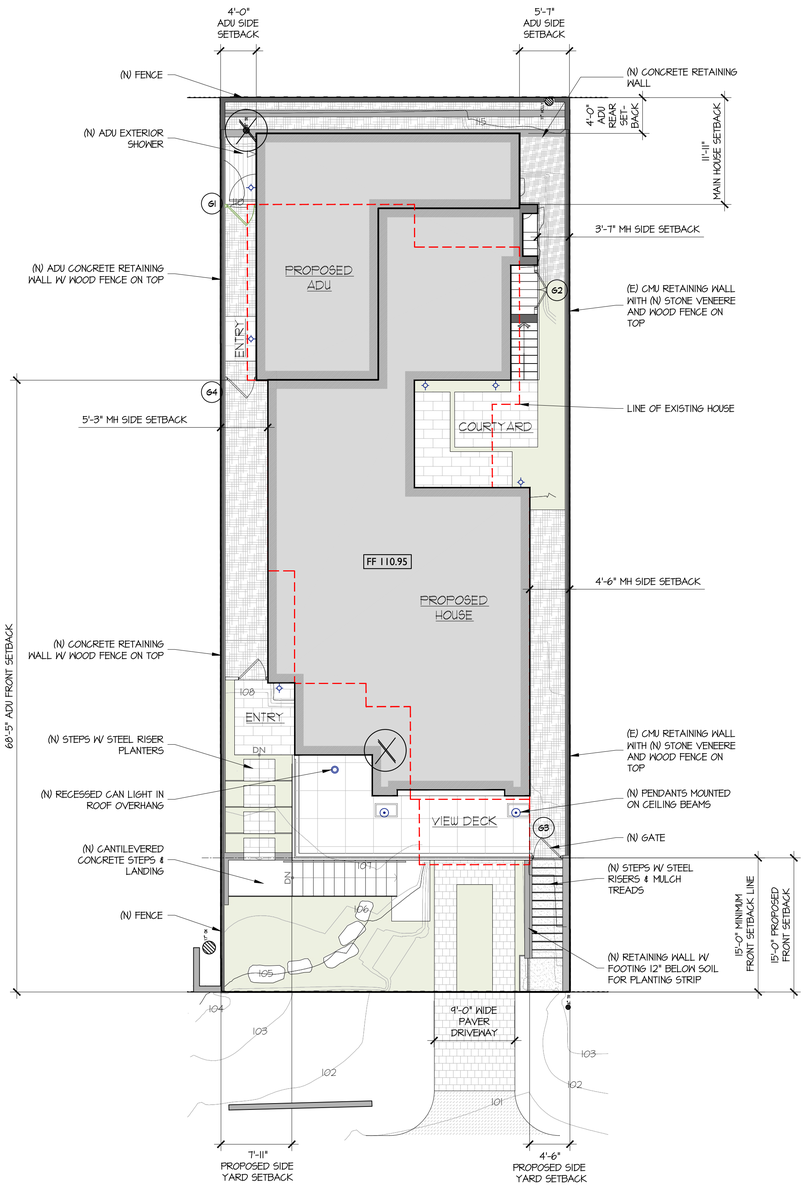
No.	DATE	BY	REVISION
	06/06/25	JAN	RELEASED TO CLIENT

APPROVED BY:
GUY R. GIRAUDO P.L.S. No. 8703

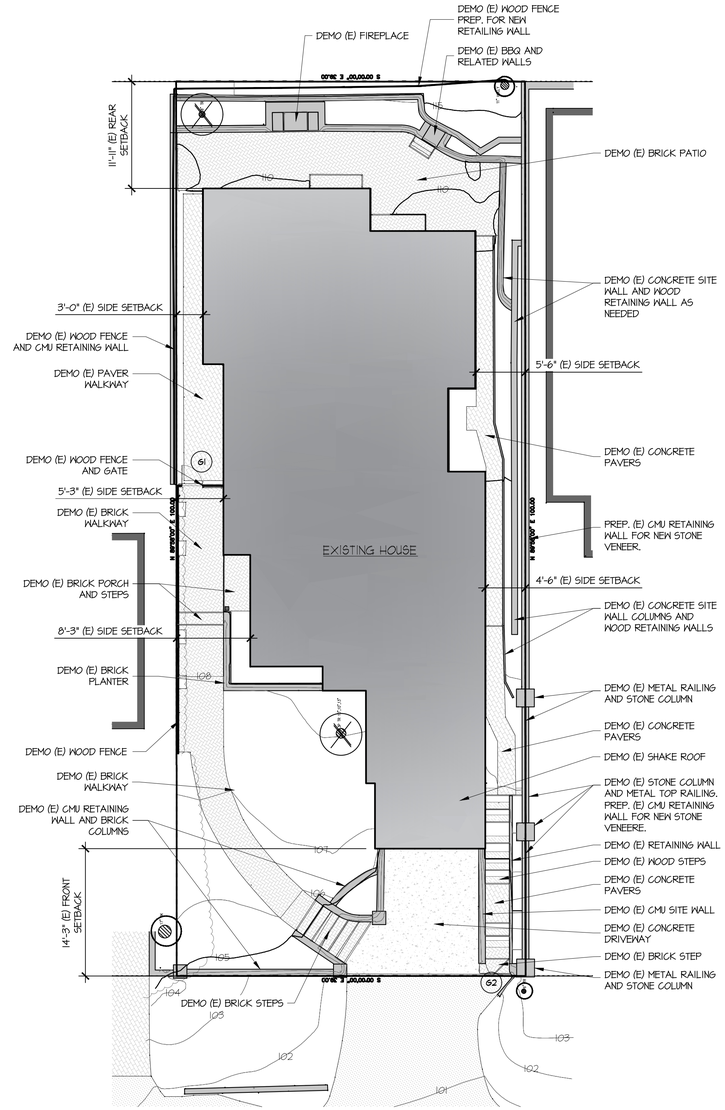
PROFESSIONAL LAND SURVEYOR * GUY R. GIRAUDO * EXP. 12-31-25 * CALIFORNIA * No. 8703

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6070 Fax (831) 443-3801
www.landseteng.com

J:\24 Jobs\2408 McWhorter_DD\2408 SHEET2.dwg



PROPOSED SITE PLAN



EXISTING SITE PLAN

ARCHITECTURAL LIGHT FIXTURES

	WALL SCONCE, WATERPROOF (SEE 1/11B)
	PENDANT, WATERPROOF (SEE 2/11B)
	RECESSED CAN LIGHT, WATERPROOF (SEE 3/11B)

NOTE: SEE SHEET 10d FOR LANDSCAPE LIGHTING LOCATIONS.

(N) MATERIAL INDEX

- = STONE DECKING
- = STONE PAVING
- = PERMEABLE PAVERS
- = ASPHALT
- = MULCH TREAD
- = MULCH WALKWAY
- = WOOD DECKING
- = PLANTING

(E) MATERIAL INDEX

- CONCRETE DRIVEWAY
- BRICK
- WOOD STEPS
- CONC. PAVERS

= TREE TO BE REMOVED

= TREE PROTECTION

PROJECT NORTH

N

SITE PLANS

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

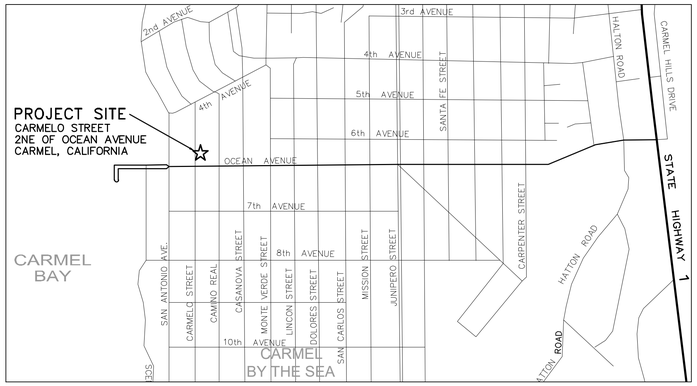
SITE PLANS

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

DATE:	11/6/2025
SCALE:	1/8" = 1'-0"
DRAWN:	HRM
JOB NUMBER:	24.08

SHEET 3 OF

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED – TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



VICINITY MAP
NOT TO SCALE

TOTAL LOT AREA = 3,900 SQ.FT.
EXISTING IMPERVIOUS AREA = 2,780 SQ.FT.
NEW IMPERVIOUS AREA = 2,432 SQ.FT.
IMPERVIOUS AREA REDUCTION= 348 SQ.FT.

GRADING QUANTITIES:
CUT = 80 C.Y.
FILL = 30 C.Y.
NET = 50 C.Y. EXPORT

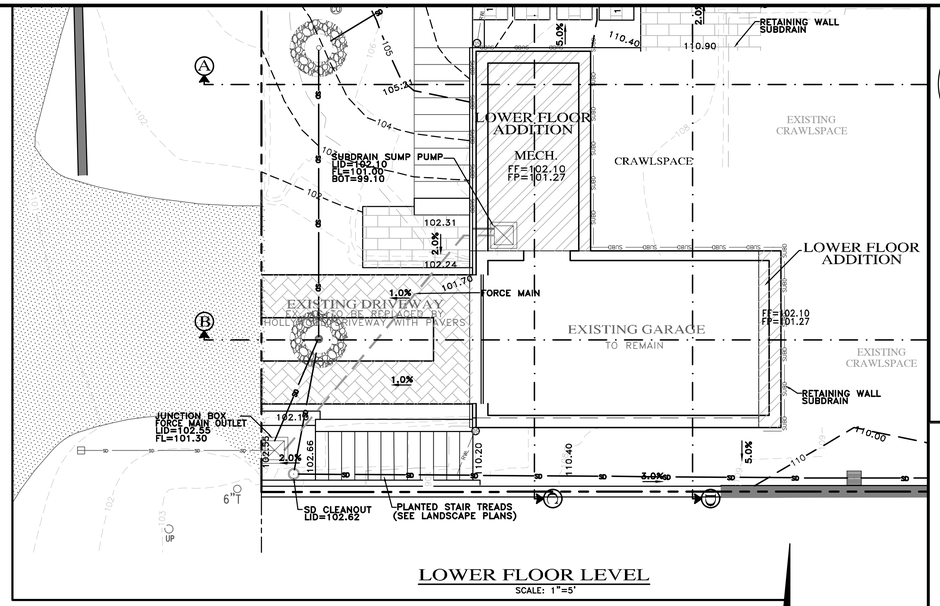
STORM WATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.

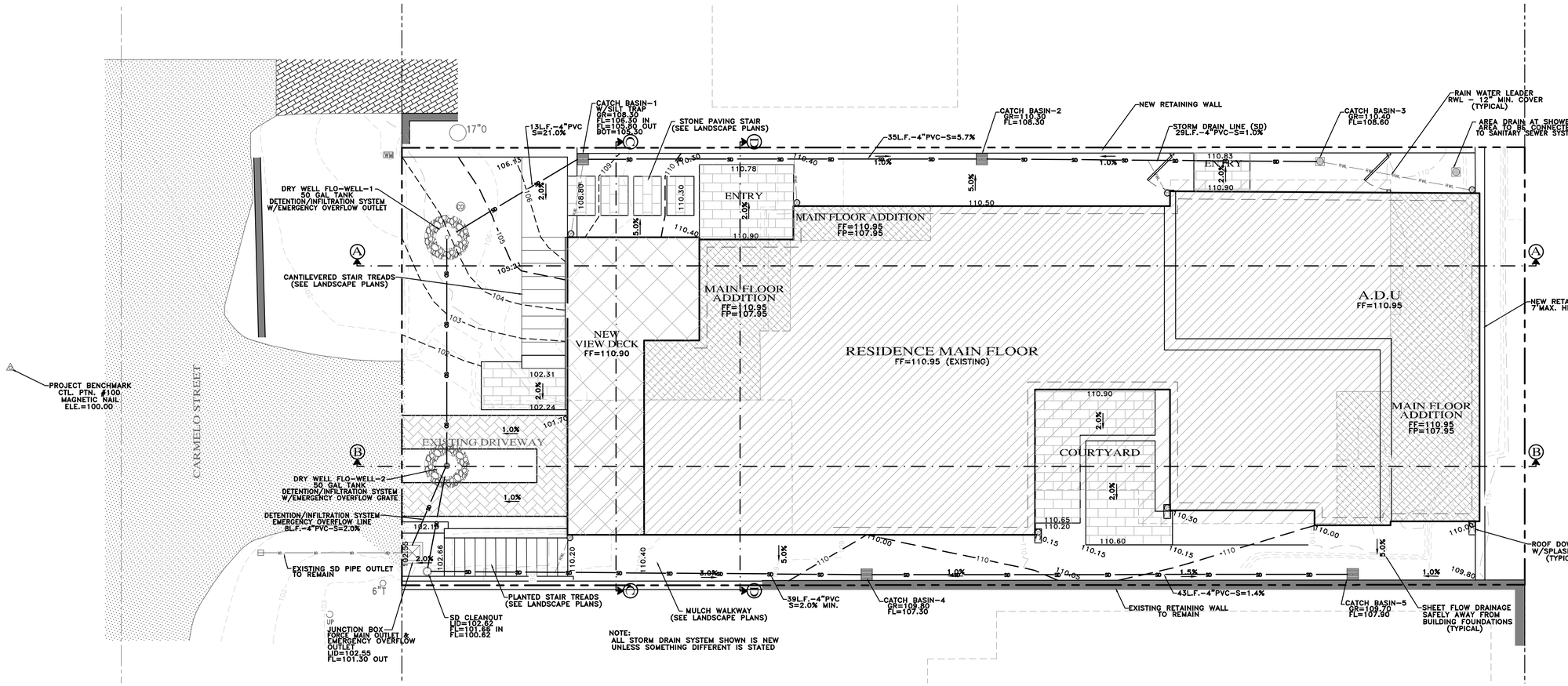
2) ALL DRAINAGE SHALL CONFORM TO THE STANDARD OPERATING GUIDANCE FOR 17-07 PRIVATE STORM WATER SYSTEMS PER THE CITY OF CARMEL-BY-THE-SEA.

INDEX TO SHEETS

SHEET 4a CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN
SHEET 4b GRADING SECTIONS
SHEET 4c EROSION CONTROL PLAN
SHEET 4d CONSTRUCTION MANAGEMENT PLAN



LOWER FLOOR LEVEL
SCALE: 1"=5'



MAIN FLOOR LEVEL
SCALE: 1"=5'

N

5 0 2.5 5 10

APPROVED BY:
GUY R. GIRAUDO

REGISTERED PROFESSIONAL ENGINEER * GUY R. GIRAUDO * No. 58569 * Exp. 06-30-27 * CIVIL * STATE OF CALIFORNIA

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

" CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

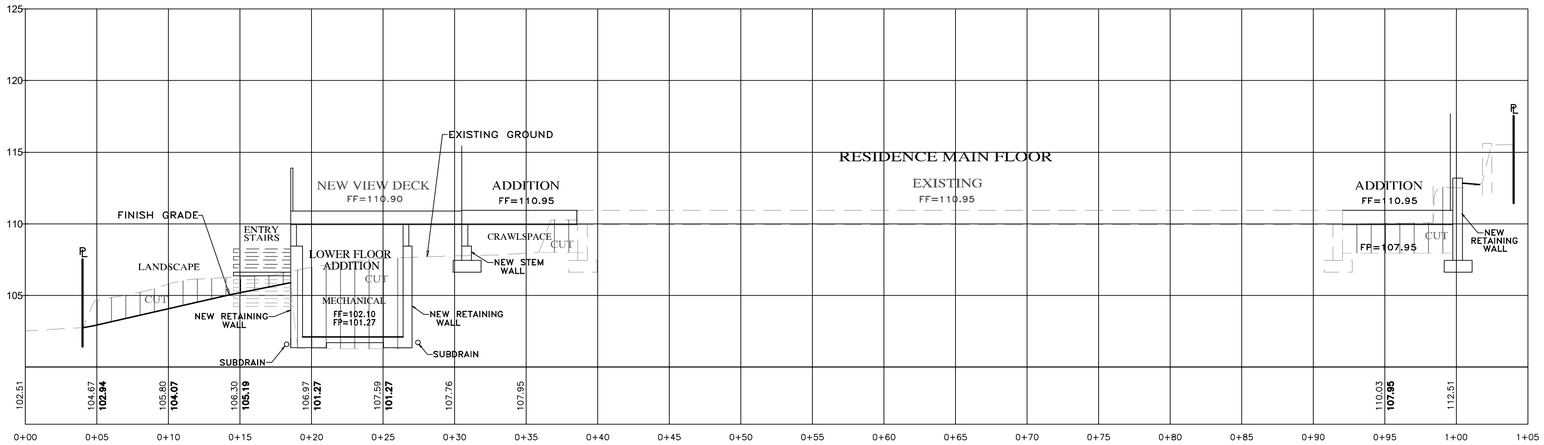
McWHORTER RESIDENCE
A.P.N.: 010-252-013
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
MR. SCOTT McWHORTER

SCALE: 1"=5'
DATE: JUNE 2025
JOB NO. 2799-02

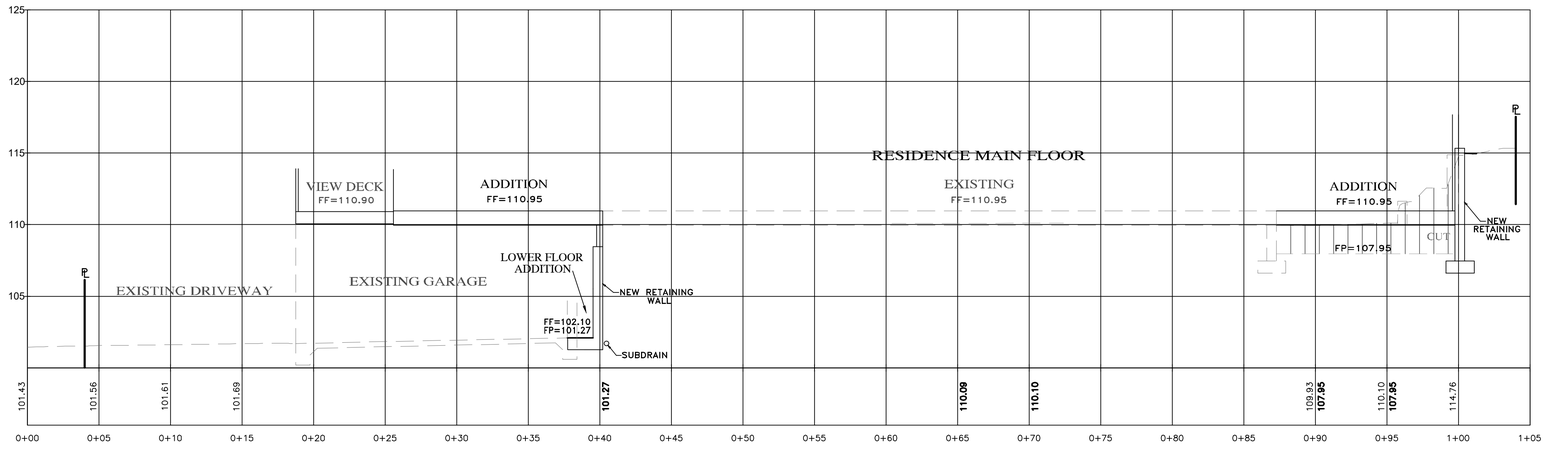
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	07/29/25	AMS	LOWER FLOOR PLAN UPDATE
	06/20/25	AMS	RELEASED TO CLIENT
	06/11/25	AMS	RELEASED TO CLIENT
	06/09/25	AMS	RELEASED TO CLIENT

SHEET 4a
OF 4 SHEETS

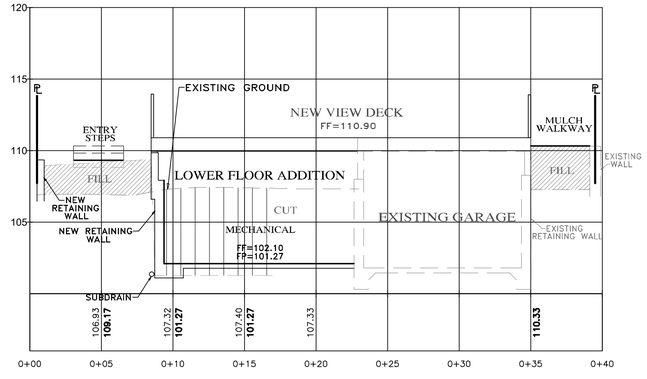
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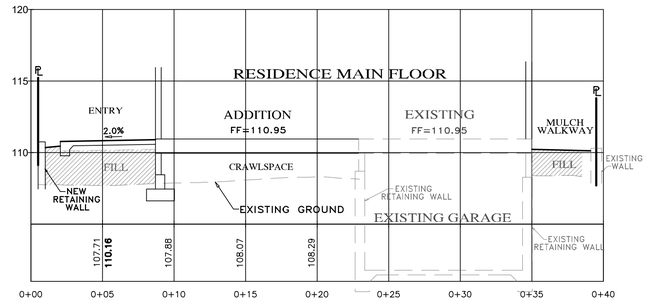
SECTION A-A
SCALE: 1"=5' H&V



SECTION B-B
SCALE: 1"=5' H&V



SECTION C-C
SCALE: 1"=5' H&V



SECTION D-D
SCALE: 1"=5' H&V

NOTES:

- ALL FILL MATERIAL SHALL BE STRUCTURAL FILL PER SOIL'S ENGINEERING INVESTIGATION REPORT
- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS.
- OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT
- FOR SECTION LOCATIONS, SEE SHEET 4a "GRADING, DRAINAGE & UTILITY PLAN".

" GRADING SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

McWHORTER RESIDENCE

A.P.N.: 010-252-013

CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

FOR

MR. SCOTT McWHORTER

APPROVED BY:

GUY R. GIRAUDO

REGISTERED PROFESSIONAL ENGINEER
GUY R. Giraudo
No. 56569
Exp. 06-30-27
CIVIL
STATE OF CALIFORNIA

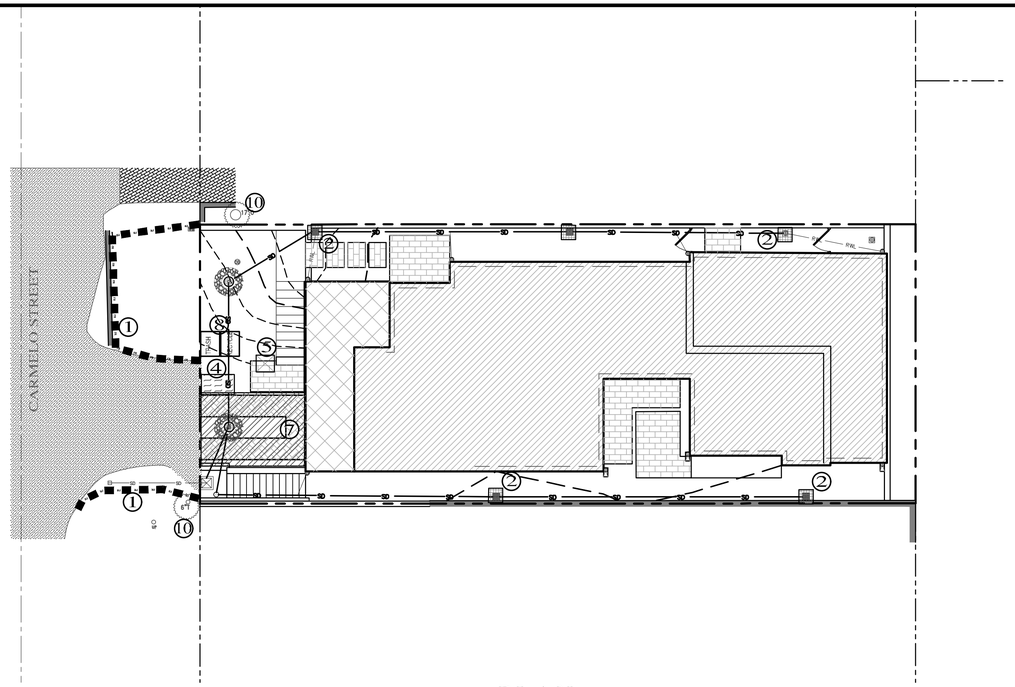
LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9771 Fax (831) 443-3801
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SCALE: 1"=5' H&V
DATE: JUNE 2025
JOB NO. 2799-02

No.	DATE	BY	REVISION
	07/30/25	AMS	LOWER FLOOR PLAN UPDATE
	07/29/25	AMS	LOWER FLOOR PLAN UPDATE
	06/20/25	AMS	RELEASED TO CLIENT
	06/11/25	AMS	RELEASED TO CLIENT
	06/09/25	AMS	RELEASED TO CLIENT

SHEET 4b

OF 4 SHEETS



PLAN
SCALE: 1"=10'

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.

2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.

3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.

4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.

7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

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

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

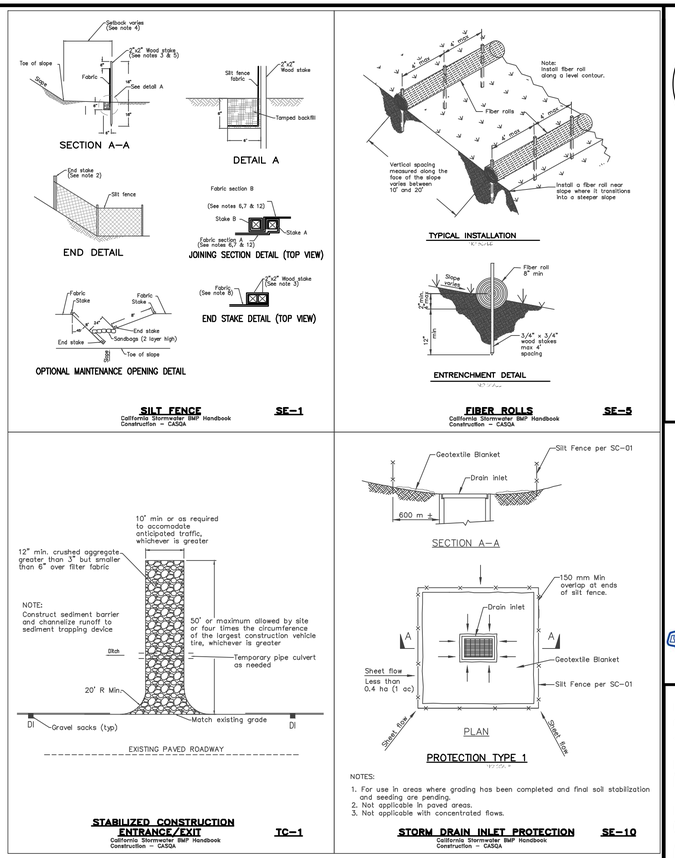
10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.

11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.

12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.

13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO COUNTY RMA–ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.



LEGEND:

1. FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.

2. DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.

3. FOR INFORMATION ONLY — STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP–DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.

4. CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

5. SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF–SITE

6. FOR INFORMATION ONLY — STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM..

7. CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.

8. TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF–SITE DISPOSAL. WHEN ON–SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.

9. FOR INFORMATION ONLY — GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH ½" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.

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

11. SF — FOR INFORMATION ONLY — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift sicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

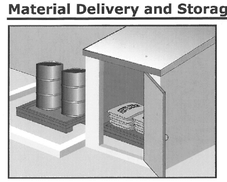
CONSTRUCTION INSPECTION REQUIREMENTS

A–PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD–ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

B–DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD–ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP's INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

C–PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD–ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

Material Delivery and Storage WM-1



Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑

Legend: ☑ Primary Category; ☑ Secondary Category

Description and Purpose

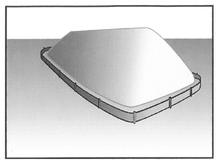
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Targeted Constituents: Sediment ☑; Nutrients ☑; Trash ☑; Metals ☑; Bacteria; Oil and Grease ☑; Organics ☑

Potential Alternatives: None

Stockpile Management WM-3



Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control ☑; WM Waste Management and Materials Pollution Control ☑

Legend: ☑ Primary Category; ☑ Secondary Category

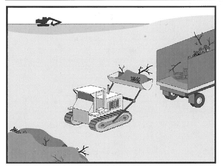
Description and Purpose

Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called "cold mix" asphalt), and pressure treated wood.

Targeted Constituents: Sediment ☑; Nutrients ☑; Trash ☑; Metals ☑; Bacteria; Oil and Grease ☑; Organics ☑

Potential Alternatives: None

Solid Waste Management WM-5



Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑

Legend: ☑ Primary Objective; ☑ Secondary Objective

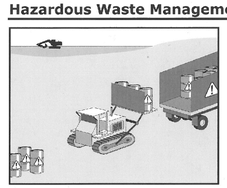
Description and Purpose

Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Targeted Constituents: Sediment ☑; Nutrients ☑; Trash ☑; Metals ☑; Bacteria; Oil and Grease ☑; Organics ☑

Potential Alternatives: None

Hazardous Waste Management WM-6



Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑

Legend: ☑ Primary Objective; ☑ Secondary Objective

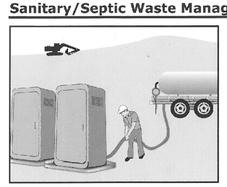
Description and Purpose

Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

Targeted Constituents: Sediment; Nutrients ☑; Trash ☑; Metals ☑; Bacteria ☑; Oil and Grease ☑; Organics ☑

Potential Alternatives: None

Sanitary/Septic Waste Management WM-9



Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑

Legend: ☑ Primary Category; ☑ Secondary Category

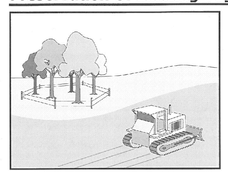
Description and Purpose

Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Targeted Constituents: Sediment; Nutrients ☑; Trash ☑; Metals; Bacteria ☑; Oil and Grease; Organics ☑

Potential Alternatives: None

Preservation Of Existing Vegetation EC-2



Categories: EC Erosion Control ☑; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control

Legend: ☑ Primary Objective; ☑ Secondary Objective

Description and Purpose

Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

Targeted Constituents: Sediment ☑; Nutrients; Trash; Metals; Bacteria; Oil and Grease

Potential Alternatives: None

07/30/25 AMS LOWER FLOOR PLAN UPDATE

No.	DATE	BY	REVISION
	07/29/25	AMS	LOWER FLOOR PLAN UPDATE
	06/20/25	AMS	RELEASED TO CLIENT
	06/11/25	AMS	RELEASED TO CLIENT
	06/09/25	AMS	RELEASED TO CLIENT

APPROVED BY: GUY R. GIRAUDO

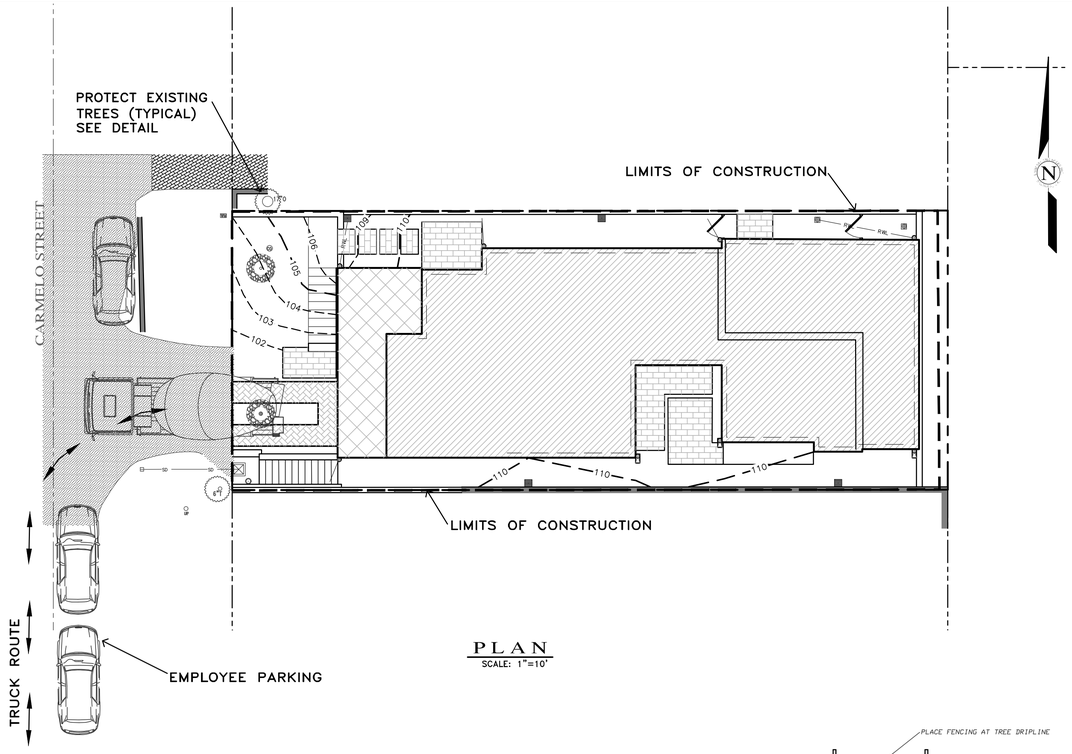
PROFESSIONAL ENGINEER – REGISTERED – GUY R. GIRAUDO – No. 58569 – Exp. 06-30-27 – CIVIL – STATE OF CALIFORNIA

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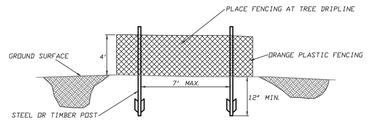
" EROSION & SEDIMENT CONTROL PLAN "
GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
McWHORTER RESIDENCE
A.P.N.: 010-252-013
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
MR. SCOTT McWHORTER

SCALE: AS SHOWN
DATE: JUNE 2025
JOB NO. 2799-02

SHEET 4c
OF 4 SHEETS



PLAN
SCALE: 1"=10'



FENCING (ESA) DETAIL
Scale: NTS

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
80 CY CUT
30 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS: EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM GRADING, CONSTRUCT NEW STRUCTURES, AND INSTALL UNDERGROUND UTILITIES: PROPOSED NEW PARKING & DRIVEWAY AREAS TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW PERVIOUS PAVERS DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON CARMELO STREET AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO OCEAN AVENUE TO CARMELO STREET. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON CAMINO REAL. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/ CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG CAEMELO STREET, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION/CLEARING	4	2
GRADING & SOIL REMOVAL (EXPORT)	3	2
ENGINEERING MATERIALS (IMPORT)	1	1
TOTALS	8	5

TRUCK TRIP GENERATION NOTES:

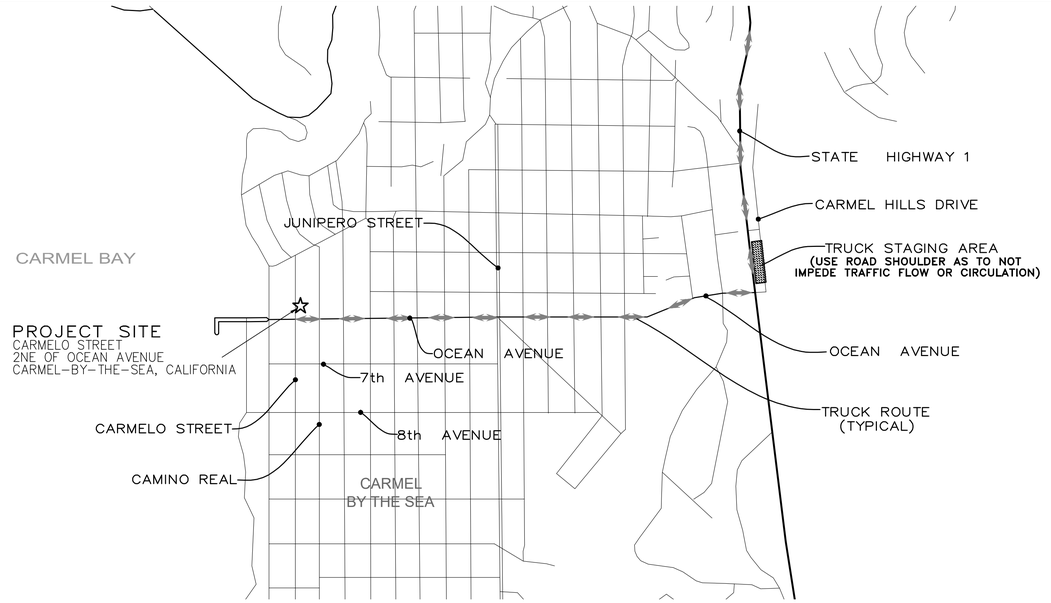
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE ARE 50 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 5 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 18 AUGUST 2025. 5 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

Ⓐ CONSTRUCTION STAGING PLAN



Ⓑ NEIGHBORHOOD TRUCK ROUTING PLAN



Ⓒ OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

" CONSTRUCTION MANAGEMENT PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

McWHORTER RESIDENCE
A.P.N.: 010-252-013
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
MR. SCOTT McWHORTER

APPROVED BY:
GUY R. GIRAUDO

REGISTERED PROFESSIONAL ENGINEER ★ FINANCIAL OF CALIFORNIA ★ GUY R. GIRAUDO No. 56589 Exp. 06-30-27 CIVIL

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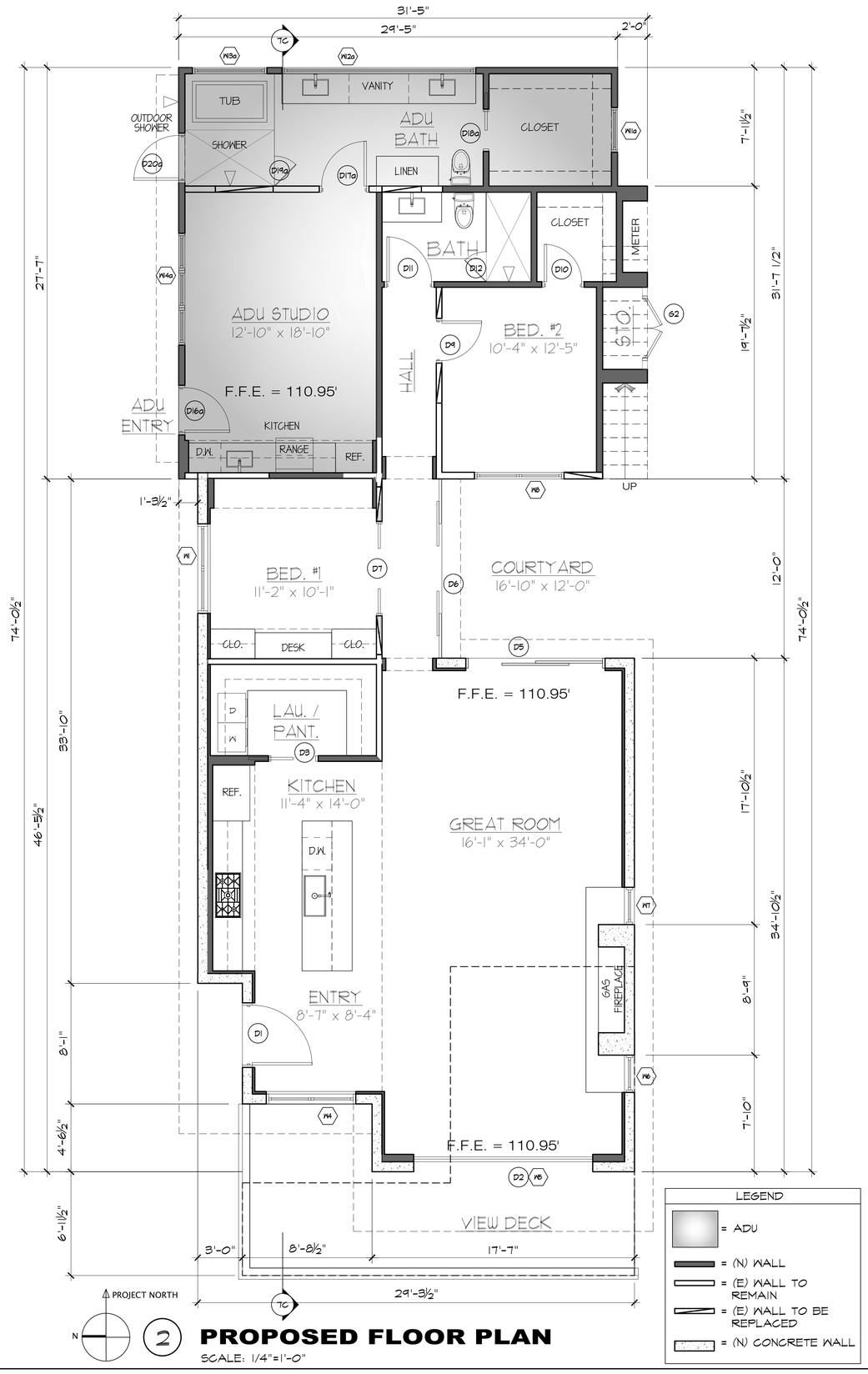
No.	DATE	BY	REVISION
	07/30/25	AMS	LOWER FLOOR PLAN UPDATE
	07/29/25	AMS	LOWER FLOOR PLAN UPDATE
	06/20/25	AMS	RELEASED TO CLIENT
	06/11/25	AMS	RELEASED TO CLIENT
	06/09/25	AMS	RELEASED TO CLIENT

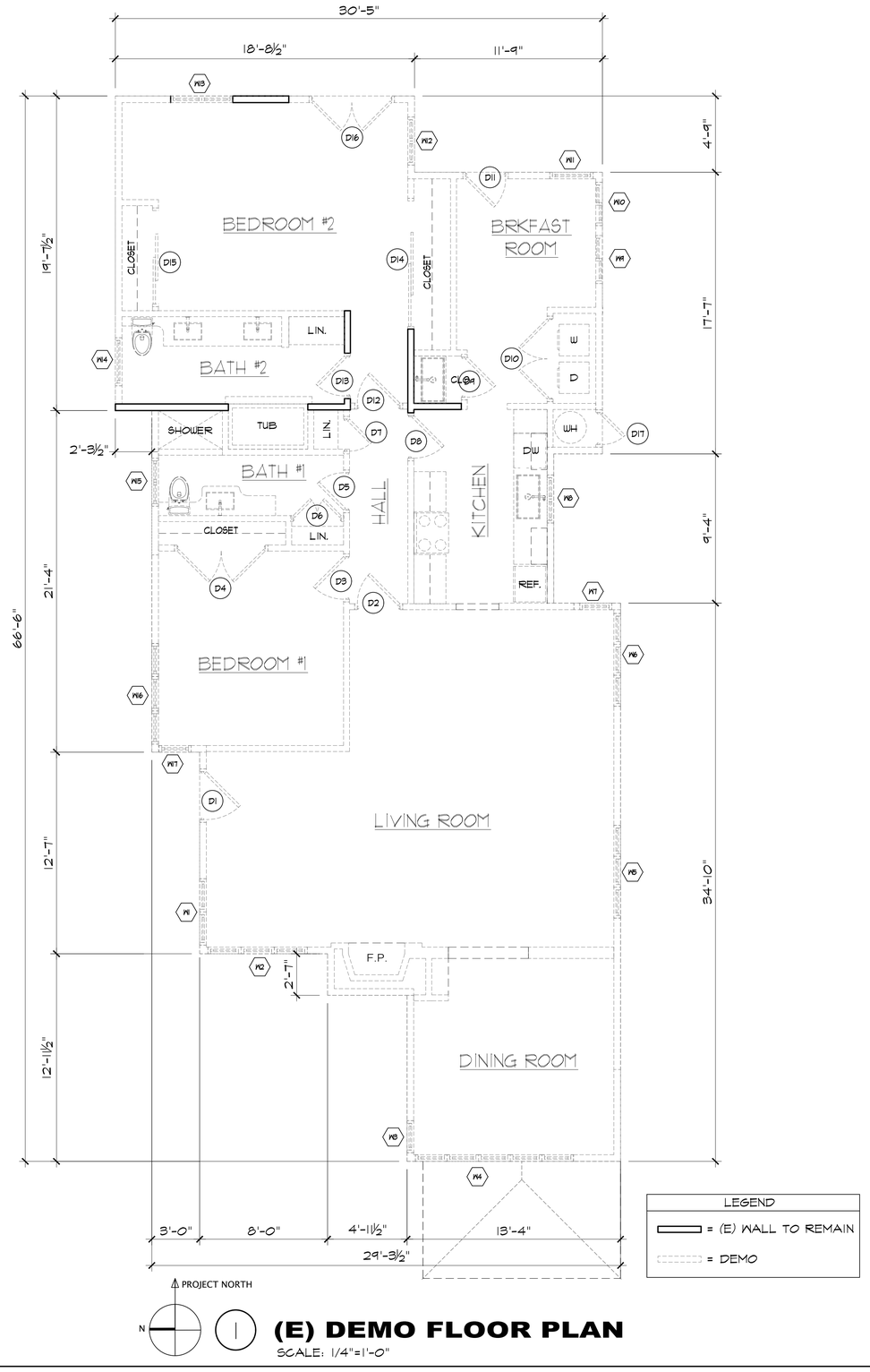
SCALE: AS SHOWN
DATE: JUNE 2025
JOB NO. 2799-02
SHEET 4d
OF 4 SHEETS

I:\PROJ\2799-McWHORTER\2799-CIVIL\DWG\2799-DRCP.DWG, 7/30/2025 8:27:36 AM

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REVISION	No.

CONSULTANT:

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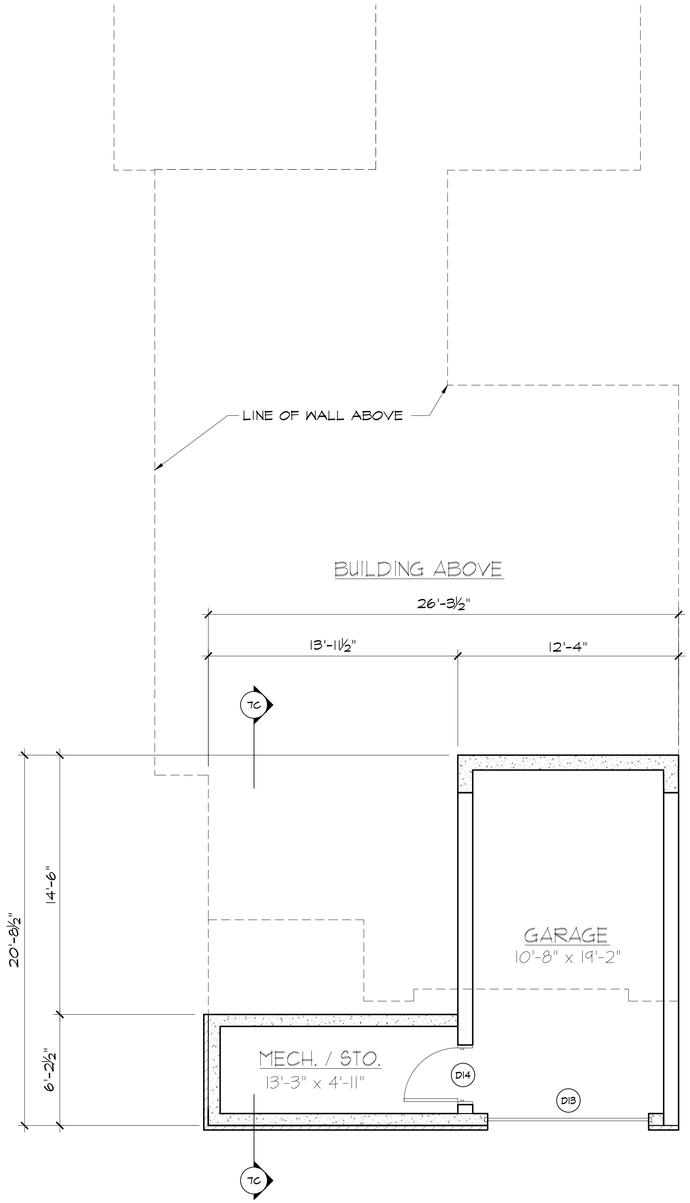
(E) DEMO & PROPOSED FLOOR PLANS

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

DATE:	11/6/2025
SCALE:	1/4" = 1'-0"
DRAWN:	SSH
JOB NUMBER:	24.08

5a
SHEET OF

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PROJECT NORTH

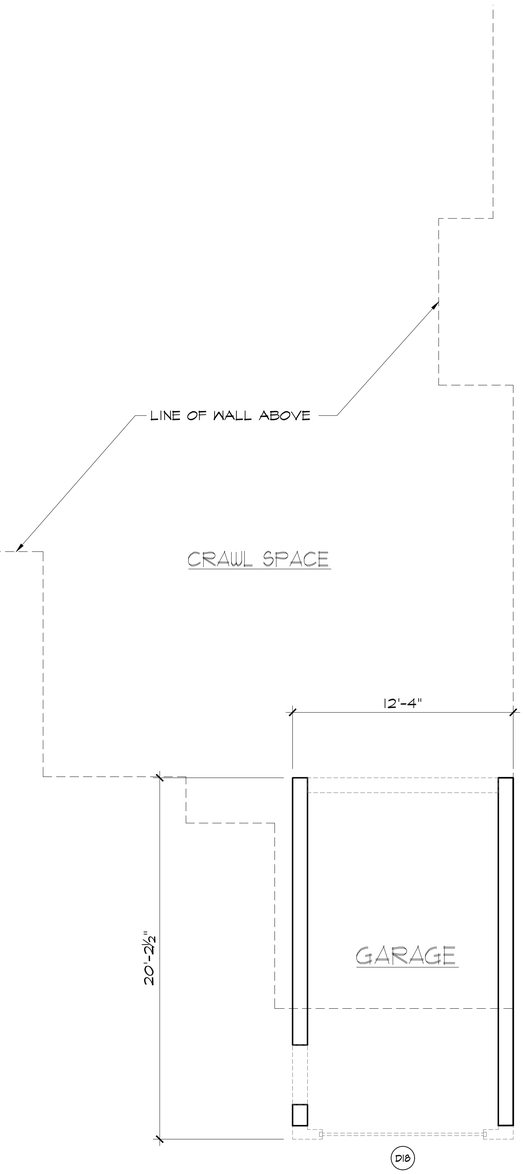
N

2

PROPOSED GARAGE PLAN

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

LEGEND
= (N) CONCRETE WALL
= (N) STONE VENEER



PROJECT NORTH

N

1

EXISTING GARAGE PLAN

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

LEGEND
= (E) WALL TO REMAIN
= DEMO

REVISION	No.

CONSULTANT:

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(E) DEMO & PROPOSED GARAGE PLANS

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

DATE:	11/6/2025
SCALE:	1/4" = 1'-0"
DRAWN:	SSH
JOB NUMBER:	24.08

5b
SHEET OF

EXISTING DOOR SCHEDULE

	DOOR NO.	TYPE	SIZE WIDTH x HEIGHT	ROOM NO.	ROOM NAME	THICKNESS	DOOR MATERIAL	FRAME MATERIAL	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	REMARKS
FIRST FLOOR	D1	A	3'-0"x7'-0"	---	LIVING ROOM	1-1/2"	--	ALUM.	--/--	--/--	--/--	ENTRY LOCKSET
	D2	F	2'-8"x6'-8"	---	LIVING ROOM / HALL	1-1/2"	--	ALUM.	--/--	--/--	--/--	--
	D3	F	2'-8"x6'-8"	---	BEDROOM #1	1-1/2"	--	ALUM.	--/--	--/--	--/--	--
	D4	G	5'-6"x6'-8"	---	BEDROOM #1 / CLOSET	1-1/2"	--	ALUM.	--/--	--/--	--/--	--
	D5	F	2'-4"x6'-8"	---	BATH #1	1-1/2"	--	ALUM.	--/--	--/--	--/--	--
	D6	G	3'-0"x6'-8"	---	BATH #1 / LINEN	1-1/2"	--	ALUM.	--/--	--/--	--/--	--
	D7	F	2'-0"x6'-8"	---	HALL LINEN	1-1/2"	--	ALUM.	--/--	--/--	--/--	--
	D8	F	2'-8"x6'-8"	---	KITCHEN	1-1/2"	--	METAL	--/--	--/--	--/--	--
	D9	F	2'-6"x6'-8"	---	BREAKFAST ROOM CLOSET	1-1/2"	--	ALUM.	--/--	--/--	--/--	--
	D10	G	5'-0"x6'-8"	---	BREAKFAST ROOM LAUNDRY	1-1/2"	--	METAL	--/--	--/--	--/--	--
	D11	B	2'-6"x6'-8"	---	BREAKFAST ROOM	1-1/2"	--	ALUM.	--/--	--/--	--/--	--
	D12	F	2'-8"x6'-8"	---	BEDROOM #2	1-1/2"	--	ALUM.	--/--	--/--	--/--	--
	D13	F	2'-8"X6'-8"	---	BATH #2	1-1/2"	--	ALUM.	--/--	--/--	--/--	--
	D14	H	7'-10"x6'-8"	---	BEDROOM #2 CLOSET	1-1/2"	--	ALUM.	--/--	--/--	--/--	--
	D15	H	5'-10"x6'-8"	---	BEDROOM #2 CLOSET	1-1/2"	--	ALUM.	--/--	--/--	--/--	--
	D16	C	4'-11"x6'-8"	---	BEDROOM #2	1-1/2"	--	ALUM.	--/--	--/--	--/--	--
	D17	E	2'-0"x6'-8"	---	WATERHEATER	1-1/2"	--	ALUM.	--/--	--/--	--/--	--
GARAGE	D18	D	9'-0"x7'-0"	---	GARAGE	1-1/2"	--	ALUM.	--/--	--/--	--/--	--

EXISTING GATE SCHEDULE

GATE NO.	TYPE	SIZE WIDTH x HEIGHT	GATE MATERIAL	REMARKS
G1	1	2'-6" x 6'-0"	WOOD	LOCKING GATE LATCH
G2	2	2'-6" x 5'-0"	WOOD	LOCKING GATE LATCH

DOOR NOTES

ALL DOORS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED, U.O.N.:

1. ALL DOORS SHALL BE 2'-0" X 6'-8" MINIMUM.
2. ALL DOORS SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
3. ALL THRESHOLDS SHALL HAVE MAXIMUM HEIGHT OF 1/2" ABOVE FINISH FLOOR.
4. PROVIDE (2) PAIR- 4-1/2" X 4-1/2" BUTTS ON ALL DOORS.
5. ALL HARDWARE TO HAVE OIL RUBBED BRONZE FINISH.

   ENTRY DOOR HARDWARE: ROCKY MOUNTAIN OR EQUAL

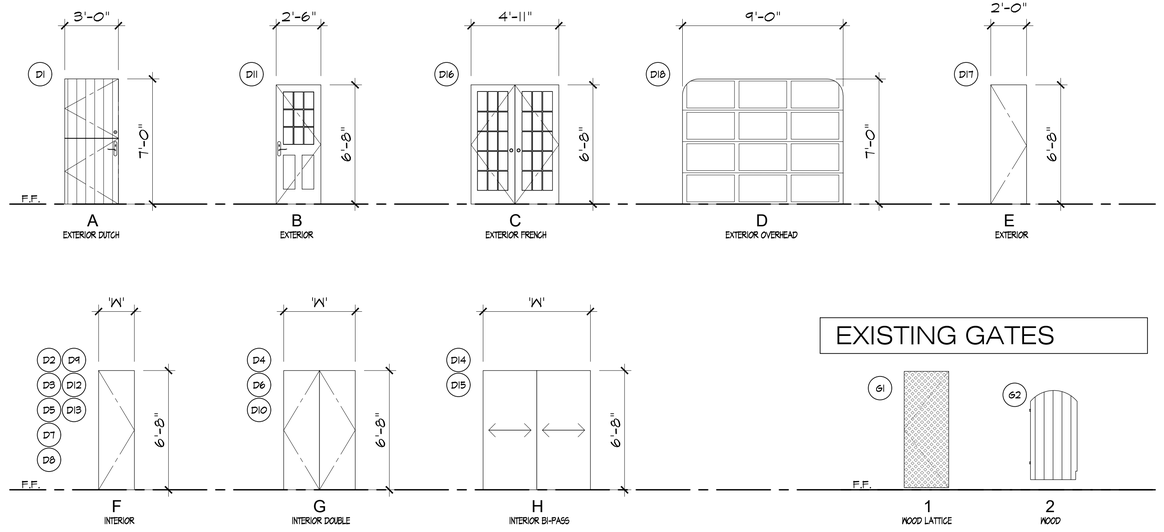
   EXTERIOR DOOR HARDWARE: ROCKY MOUNTAIN OR EQUAL

   INTERIOR DOOR HARDWARE: ROCKY MOUNTAIN OR EQUAL
6. ALL FIRE RATED DOORS SHALL HAVE PEMKO 588D (OR EQUIVALENT) SMOKE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING, AND SELF-LATCHING.
7. ALL EXTERIOR DOORS TO BE WEATHER STRIPPED.
8. ALL DOORS SHALL BE SOLID CORE.
9. ALL DOOR GLAZING TO BE TEMPERED.
10. ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD PER CBC, SECTION 2407.
11. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING GLASS. UNITS SHALL BE INSULATING GLASS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 20 MINUTES.
12. REQUIRED NATURAL LIGHT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF ROOM FLOOR AREA.
13. REQUIRED NATURAL VENT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS NOT LESS THAN 4% OF AREAS BEING VENTED.
14. EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1- 1/4 INCHES THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-TA-1. [§R327.8.3]

PROPOSED DOOR SCHEDULE

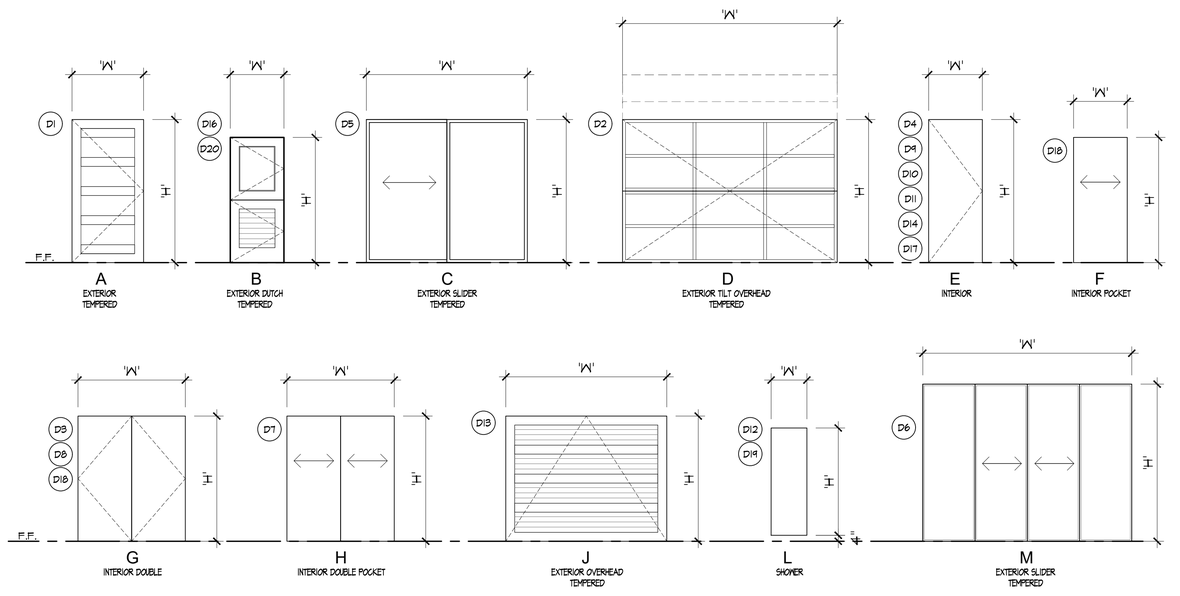
	DOOR NO.	TYPE	SIZE WIDTH x HEIGHT	ROOM NO.	ROOM NAME	THICKNESS	DOOR MATERIAL	FRAME MATERIAL	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	REMARKS
FIRST FLOOR	D1	A	4'-0"x8'-0"	---	ENTRY	1-1/2"	--	ALUM.	--/--	--/--	--/--	ENTRY LOCKSET W/ FROSTED GLASS
	D2	D	12'-0"x8'-0"	---	GREAT ROOM	1-1/2"	--	ALUM.	--/--	--/--	--/--	EXTERIOR DOOR LOCKSET / TEMPERED GLASS
	D3	G	3'-0"x8'-0"	---	KITCHEN PANTRY	1-1/2"	--	ALUM.	--/--	--/--	--/--	--
	D4	E	3'-0"x8'-0"	---	LAUNDRY	1-1/2"	--	ALUM.	--/--	--/--	--/--	--
	D5	C	9'-0"x8-4"	---	GREATROOM / COURTYARD	1-1/2"	--	ALUM.	--/--	--/--	--/--	EXTERIOR DOOR LOCKSET / TEMPERED GLASS
	D6	M	12'-0"x8'-4"	---	HALL / COURTYARD	1-1/2"	--	ALUM.	--/--	--/--	--/--	EXTERIOR DOOR LOCKSET / TEMPERED GLASS
	D7	H	6'-0"x8'-0"	---	BEDROOM #1	1-1/2"	--	ALUM.	--/--	--/--	--/--	--
	D8	G	6'-0"x8'-0"	---	BEDROOM #1 CLOSET	2-1/2"	--	METAL	--/--	--/--	--/--	--
	D9	E	2'-8"x7'-6"	---	BEDROOM #2	1-1/2"	--	ALUM.	--/--	--/--	--/--	--
	D10	E	2'-6"x7'-6"	---	BEDROOM #2 CLOSET	2-1/2"	--	METAL	--/--	--/--	--/--	--
	D11	E	3'-0"x7'-6"	---	BATH	1-1/2"	--	ALUM.	--/--	--/--	--/--	--
	D12	L	2'-6"X6'-0"	---	SHOWER	1-1/2"	--	N/A	--/--	--/--	--/--	TEMPERED GLASS
GARAGE	D13	J	9'-0"x7'-0"	---	GARAGE	1-1/2"	--	ALUM.	--/--	--/--	--/--	OVERHEAD GARAGE DOOR
	D14	E	3'-0"x7'-0"	---	MECHANICAL & STORAGE	1-1/2"	--	ALUM.	--/--	--/--	--/--	LOUVERED
	D15	-	UNUSED	---	UNUSED	1-1/2"	--	ALUM.	--/--	--/--	--/--	--
ADU	D16a	B	3'-0x7'-6"	---	ADU STUDIO	1-1/2"	--	ALUM.	--/--	--/--	--/--	ENTRY LOCKSET W/ FROSTED GLASS
	D17a	E	3'-0"x7'-6"	---	ADU BATH	1-1/2"	--	ALUM.	--/--	--/--	--/--	--
	D18a	F	3'-0"x7'-6"	---	ADU CLOSET	1-1/2"	--	ALUM.	--/--	--/--	--/--	--
	D19a	L	2'-6"X6'-0"	---	ADU SHOWER	1/4"	--	N/A	--/--	--/--	--/--	TEMPERED GLASS
	D20a	B	3'-0"x7'-6"	---	ADU BATH	1-1/2"	--	ALUM.	--/--	--/--	--/--	EXTERIOR DOOR LOCKSET / TEMPERED GLASS / FROSTED

EXISTING DOOR TYPES



EXISTING GATES

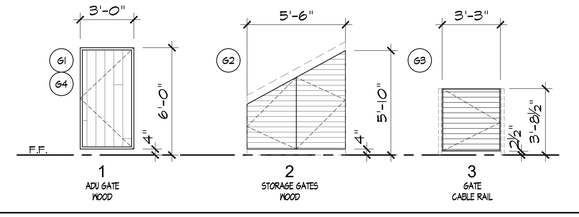
DOOR TYPES



PROPOSED GATE SCHEDULE

GATE NO.	TYPE	SIZE WIDTH x HEIGHT	GATE MATERIAL	REMARKS
G1	1	3'-0" x 6'-0"	WOOD	LOCKING GATE LATCH
G2	2	5'-6" x 5'-10"	WOOD	LOCKING GATE LATCH
G3	3	3'-0" x 3'-8 1/2"	CABLE RAIL	LOCKING GATE LATCH
G4	1	3'-0" x 6'-0"	WOOD	LOCKING GATE LATCH

PROPOSED GATE TYPES



REVISION	No.

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DOOR SCHEDULE

JOB NAME: MCWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

DATE:	11/6/2025
SCALE:	AS NOTED
DRAWN:	SSH
JOB NUMBER:	24.08

SHEET 5C OF

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EXISTING WINDOW SCHEDULE

	WIN. NO.	TYPE	SIZE WIDTH x HEIGHT	GLAZING	FRAME MATERIAL	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	LOCATION / ROOM NUMBER	REMARKS
FIRST FLOOR	W1	D	4'-2"x4'-11"	DOUBLE	ALUM.	-/--	-/--	-/--	LIVING ROOM	--
	W2	C	6'-4"x4'-11"	DOUBLE	ALUM.	-/--	-/--	-/--	LIVING ROOM	--
	W3	E	2'-0"x3'-9"	DOUBLE	ALUM.	-/--	-/--	-/--	DINING ROOM	--
	W4	K	9'-11"x3'-9"	DOUBLE	ALUM.	-/--	-/--	-/--	DINING ROOM	--
	W5	F	5'-9"x4'-7"	DOUBLE	ALUM.	-/--	-/--	-/--	LIVING ROOM	--
	W6	F	5'-9"X4'-7"	DOUBLE	ALUM.	-/--	-/--	-/--	LIVING ROOM	--
	W7	J	2'-0"x4'-7"	DOUBLE	ALUM.	-/--	-/--	-/--	LIVING ROOM	--
	W8	B	3'-0"x3'-6"	DOUBLE	ALUM.	-/--	-/--	-/--	KITCHEN	--
	W9	G	3'-0"x3'-9"	DOUBLE	ALUM.	-/--	-/--	-/--	BREAKFAST ROOM	--
	W10	H	2'-9"x3'-9"	DOUBLE	ALUM.	-/--	-/--	-/--	BREAKFAST ROOM	--
	W11	H	2'-9"x3'-9"	DOUBLE	ALUM.	-/--	-/--	-/--	BREAKFAST ROOM	--
	W12	B	3'-0"X3'-11"	DOUBLE	ALUM.	-/--	-/--	-/--	BEDROOM #2	--
	W13	B	3'-11"X3'-11"	DOUBLE	ALUM.	-/--	-/--	-/--	BEDROOM #2	--
	W14	A	3'-0"x4'-0"	DOUBLE	ALUM.	-/--	-/--	-/--	BATH #2	TEMPERED GLASS
	W15	B	2'-11"x3'-5"	DOUBLE	ALUM.	-/--	-/--	-/--	BATH #1	TEMPERED GLASS
	W16	C	6'-4"x4'-8"	DOUBLE	ALUM.	-/--	-/--	-/--	BEDROOM #1	--
	W17	J	2'-0"x4'-8"	DOUBLE	ALUM.	-/--	-/--	-/--	BEDROOM #1	--
SKYLIGHTS	S-A	S-A	2'-6" X 5'-9"	DOUBLE	ALUM.	-/--	-/--	-/--	PRIMARY BATH - 107	TEMPERED GLASS
	S-B	S-B	3'-5" X 5'-3"	DOUBLE	ALUM.	-/--	-/--	-/--	KITCHEN - 101	TEMPERED GLASS

WINDOW NOTES

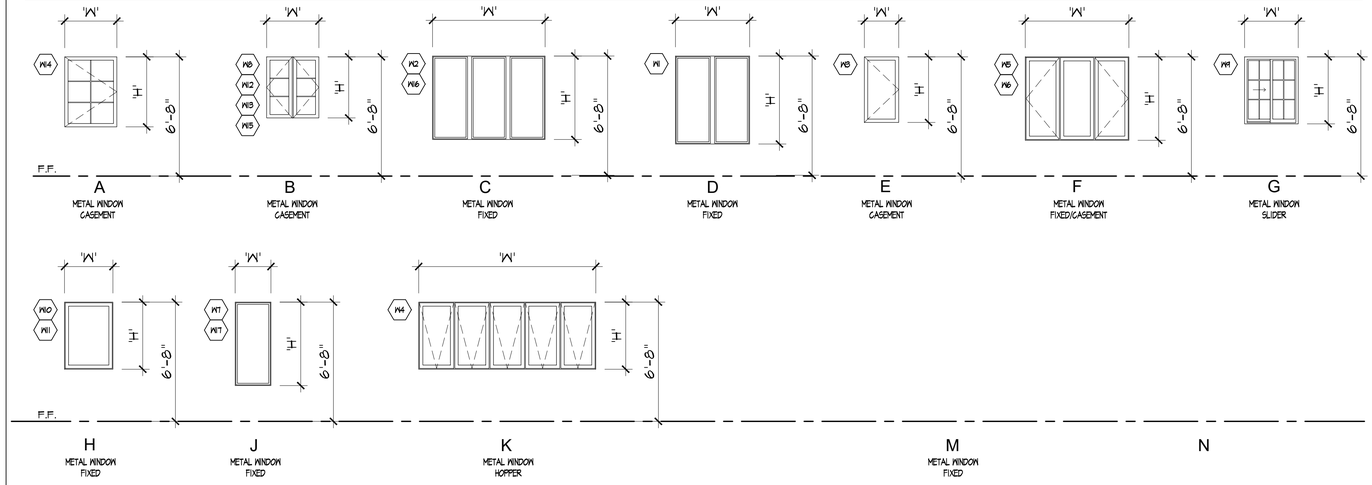
ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING, U.O.N.

1. EGRESS WINDOWS SHALL HAVE SILL HEIGHT NOT MORE THAN 44" A.F.F., 5.7 S.F. PER CRC, SECTION R310.2.1
2. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CRC, SECTION R308.3. ALL SAFETYGLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH CRC, SECTION R308.4.
3. ALL SLOPED GLAZING SHALL COMPLY WITH 2016 CRC, SECTION R308.6 FOR INSTALLATION AND MATERIALS.
4. SEE WINDOW TYPES. THIS PAGE FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CRC SEC. R303.1 AND EGRESS PER CRC SEC. R310.
5. ALL WINDOW GLAZING SHALL BE LOW-E, DOUBLE GLAZING.
6. ALL EXTERIOR OPENINGS SHALL PROVIDE NATURAL LIGHTING, IN HABITABLE ROOMS, WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA PER CRC, SEC. R303.1, AND NATURAL VENTILATION WITH AN AREA OF NOT LESS THAN 4% OF ROOM FLOOR AREA PER CRC, SECTION 303.1.
7. TEMPERED SAFETY GLAZING:
   a) IS REQUIRED WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION. (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE.
   b) GLAZING GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM THE WALKING SURFACES.
   c) GLAZING IN SHOWER AND TUB ENCLOSURES (LESS THAN 60" ABOVE STANDING SURFACE.)
   d) GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
   e) GLAZING IS IN WILDLAND URBAN INTERFACE AREA.
8. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE. GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§ R327.8.2.1]

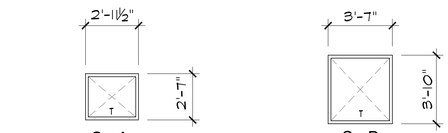
PROPOSED WINDOW SCHEDULE

	WIN. NO.	TYPE	SIZE WIDTH x HEIGHT	HEAD HEIGHT	GLAZING	FRAME MATERIAL	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	LOCATION / ROOM NUMBER	REMARKS
FIRST FLOOR	W1	B	6'-0"x5'-0"	8'-0"	DOUBLE	ALUM.	-/--	-/--	-/--	BEDROOM #1	--
	W2	--	NOT USED	--	--	--	-/--	-/--	-/--	--	--
	W3	--	NOT USED	--	--	--	-/--	-/--	-/--	--	--
	W4	B	6'-0"x5'-0"	8'-0"	DOUBLE	ALUM.	-/--	-/--	-/--	ENTRY	--
	W5	E	12'-0"x11'-6"	10'-6"	DOUBLE	ALUM.	-/--	-/--	-/--	GREAT ROOM	TEMPERED GLASS
	W6	F	2'-6"x8'-8"	9'-8"	DOUBLE	ALUM.	-/--	-/--	-/--	GREAT ROOM	--
	W7	F	2'-6"x8'-8"	9'-8"	DOUBLE	ALUM.	-/--	-/--	-/--	GREAT ROOM	--
	W8	B	6'-0"x5'-0"	8'-0"	DOUBLE	ALUM.	-/--	-/--	-/--	BEDROOM #2	--
	W9	--	NOT USED	--	--	--	-/--	-/--	-/--	--	--
	W10	--	NOT USED	--	--	--	-/--	-/--	-/--	--	--
ADU	W11a	C	2'-0"x2'-6"	7'-6"	DOUBLE	ALUM.	-/--	-/--	-/--	ADU CLOSET	--
	W12a	D	13'-0"x5'-0"	8'-0"	DOUBLE	ALUM.	-/--	-/--	-/--	ADU BATH	--
	W13a	D	5'-0"x5'-0"	8'-0"	DOUBLE	ALUM.	-/--	-/--	-/--	ADU BATH	--
	W14a	A	7'-6"x2'-6"	7'-6"	DOUBLE	ALUM.	-/--	-/--	-/--	ADU STUDIO	--
SKYLIGHTS	S-A	S-A	3'-6"x10'-2"	--	DOUBLE	ALUM.	-/--	-/--	-/--	KITCHEN	TEMPERED GLASS

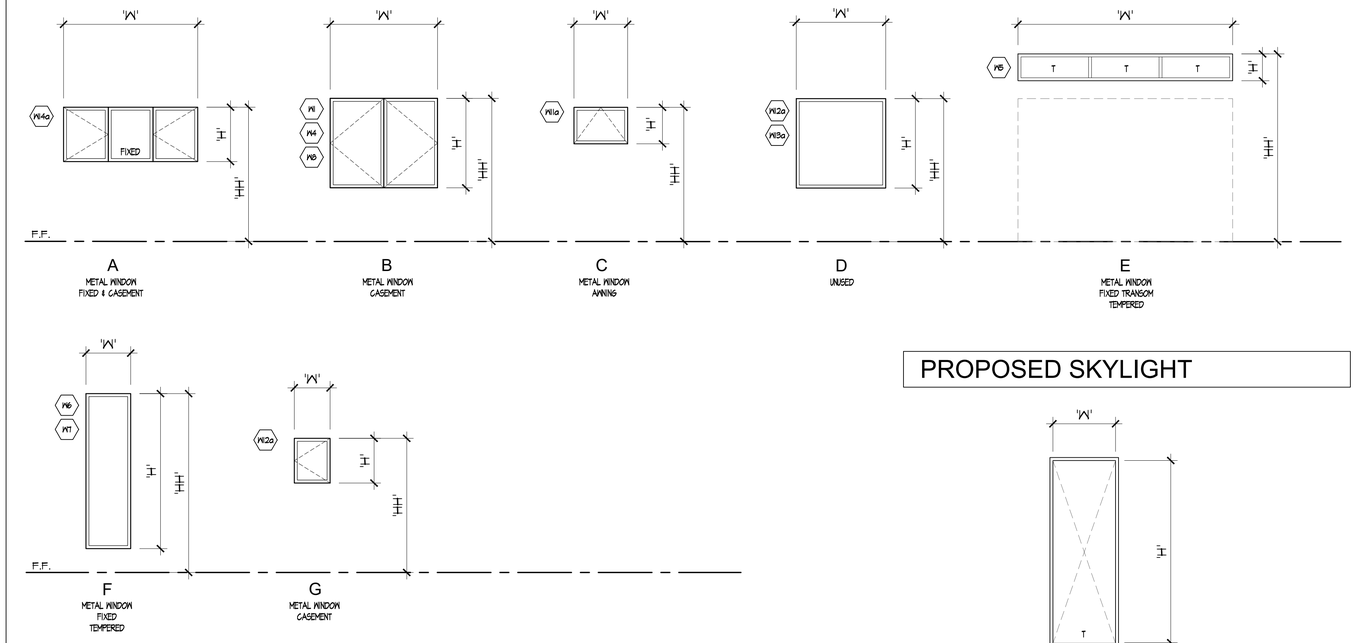
EXISTING WINDOW TYPES



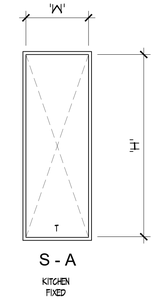
EXISTING SKYLIGHTS



PROPOSED WINDOW TYPES



PROPOSED SKYLIGHT



REVISION	No.

CONSULTANT:

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PHONE (831) 372-7840 • FAX (831) 372-0410 • WEB: www.ericmillerarchitects.com

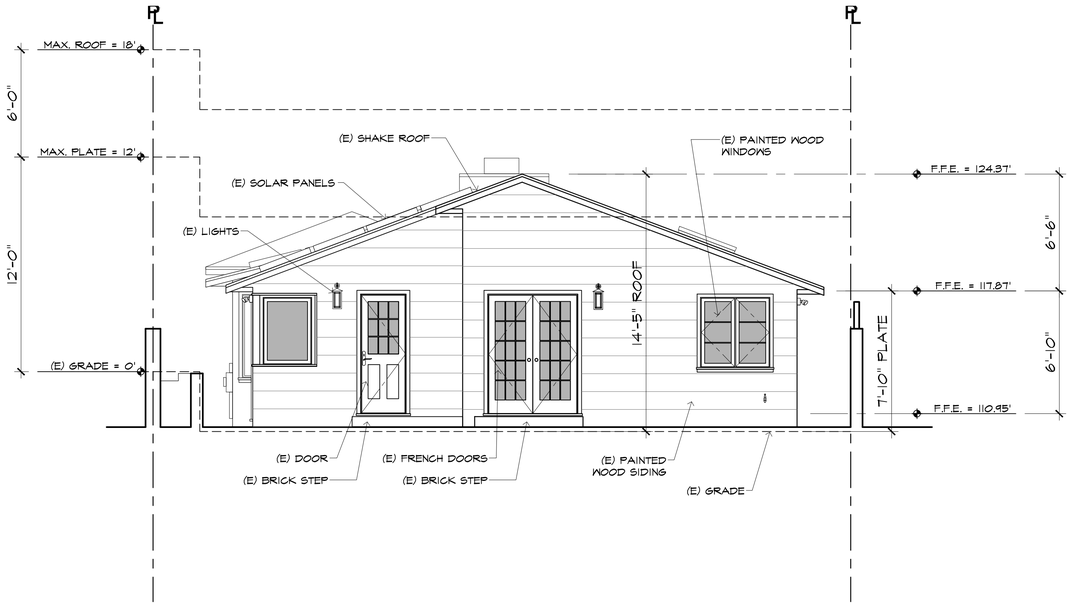
WINDOW SCHEDULE

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

DATE:	11/6/2025
SCALE:	N.T.S.
DRAWN:	SSH
JOB NUMBER:	24.08

SHEET 5d OF

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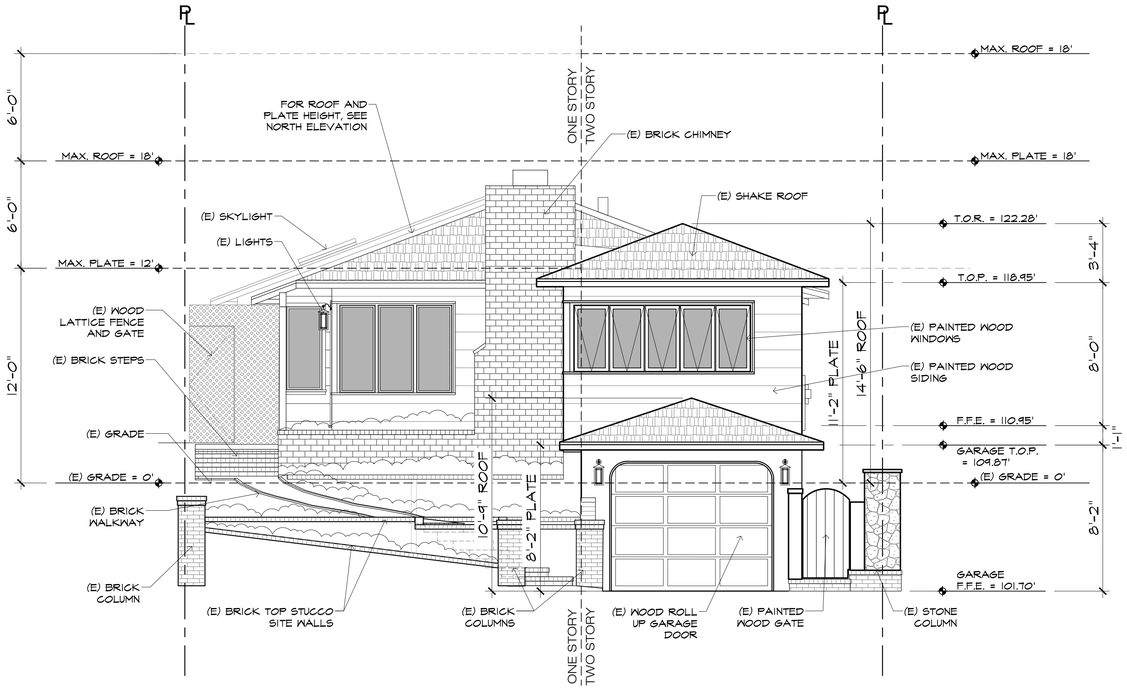
(E) MATERIAL INDEX

- SHAKE ROOF
- BRICK
- PAINTED WOOD SIDING
- CARMEL STONE

EXISTING EAST ELEVATION

0 2' 4' 8'

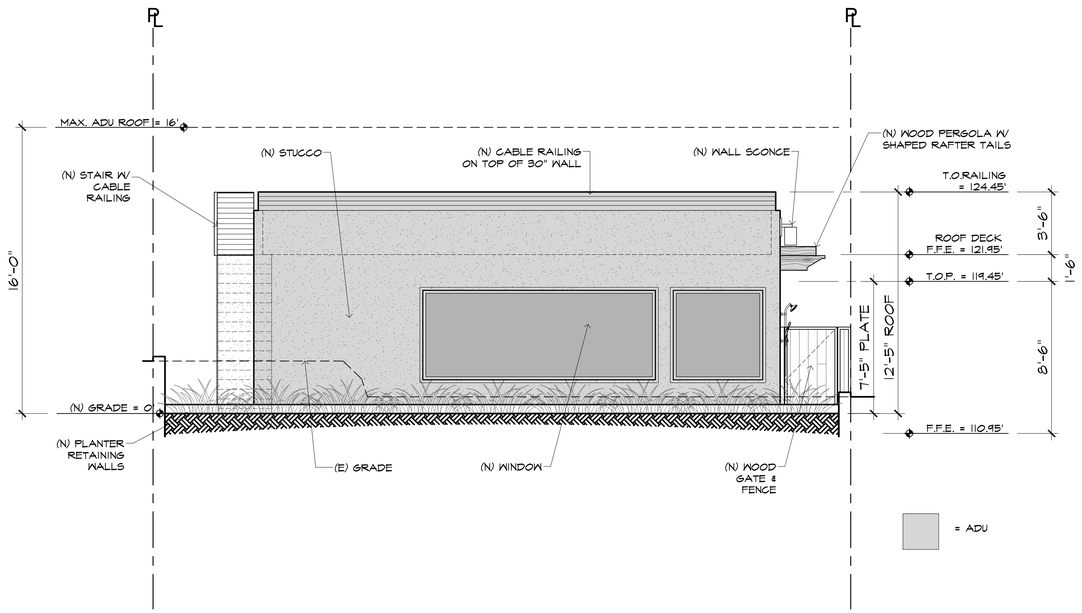
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION

0 2' 4' 8'

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



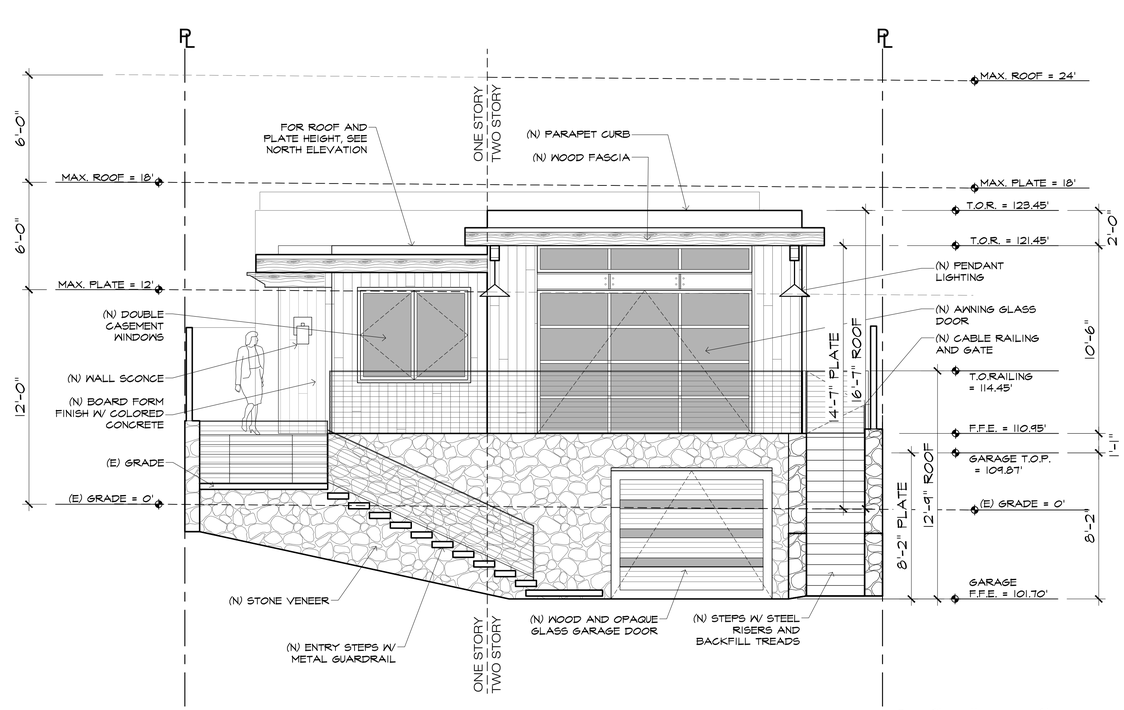
(N) MATERIAL INDEX

- BOARD FORMED FINISH CONCRETE
- STUCCO
- STONE VENEER
- WOOD

PROPOSED EAST ELEVATION

0 2' 4' 8'

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



PROPOSED WEST ELEVATION

0 2' 4' 8'

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

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EXTERIOR FRONT & REAR ELEVATIONS

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

DATE:	11/6/2025
SCALE:	1/4" = 1'-0"
DRAWN:	HRM
JOB NUMBER:	24.08

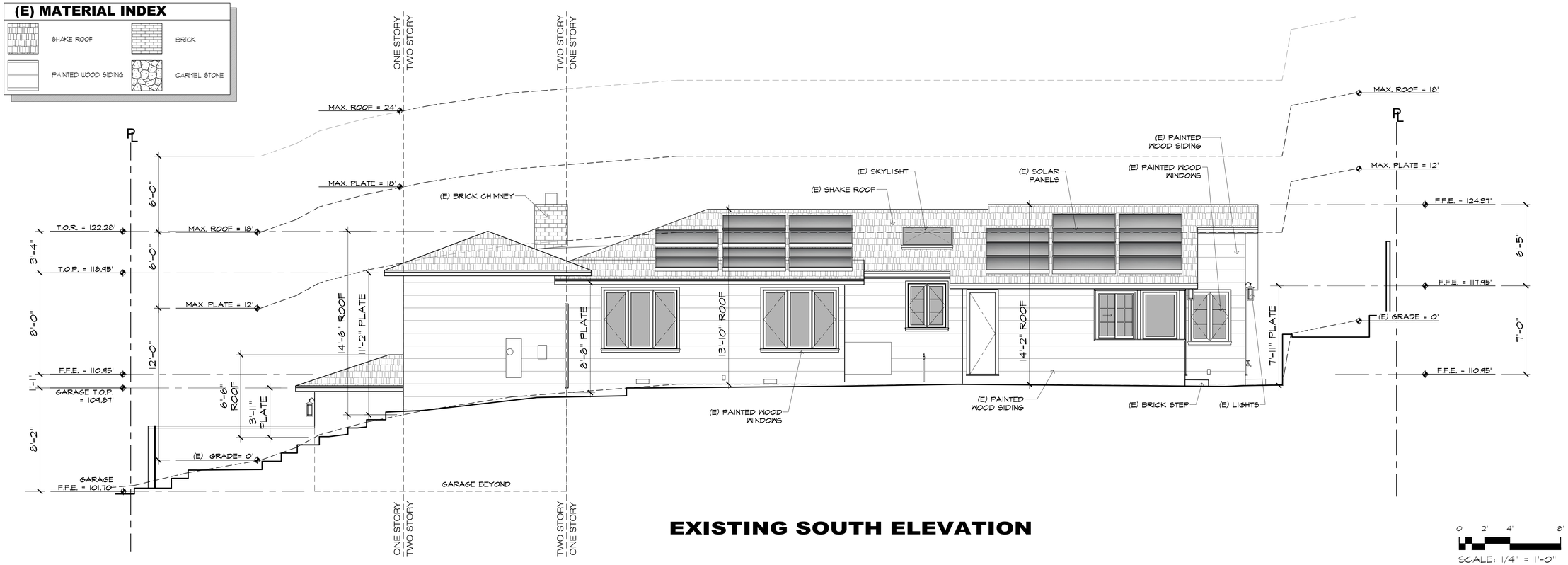
SHEET 6 OF

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(E) MATERIAL INDEX

SHAKE ROOF · BRICK · PAINTED WOOD SIDING · CARMEL STONE



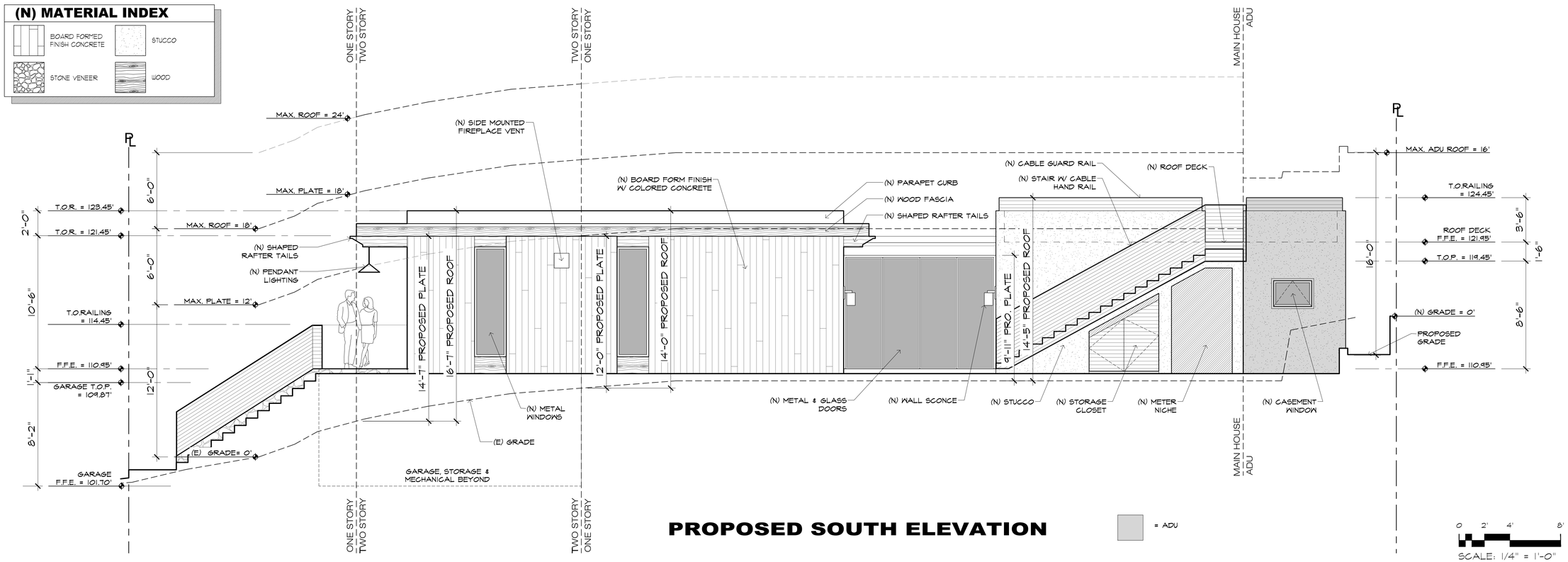
EXISTING SOUTH ELEVATION

0 2' 4' 8'

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

(N) MATERIAL INDEX

BOARD FORMED FINISH CONCRETE · STUCCO · STONE VENEER · WOOD



PROPOSED SOUTH ELEVATION

= ADU

0 2' 4' 8'

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

REVISION	No.

CONSULTANT:

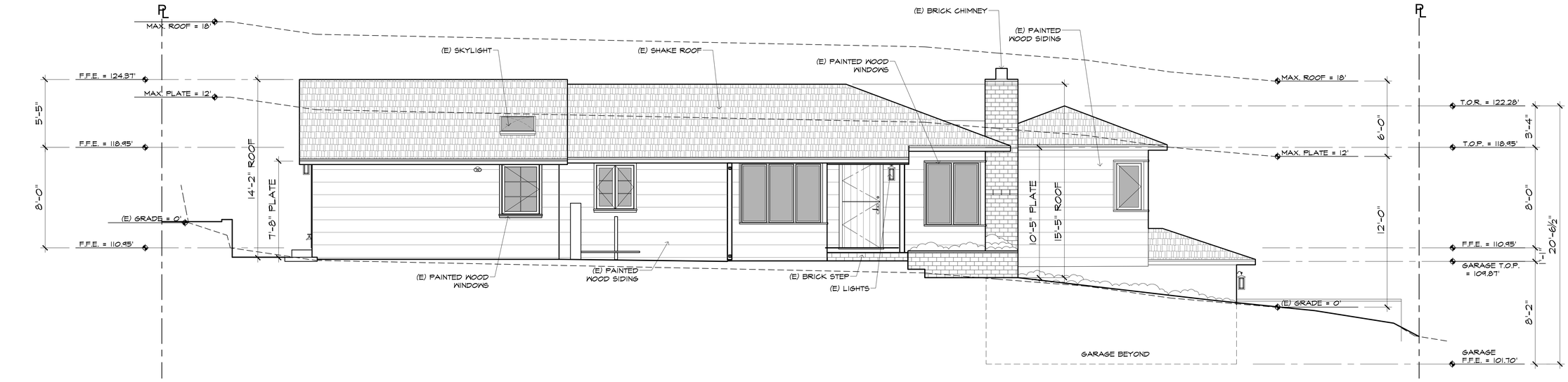
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EXTERIOR SIDE ELEVATIONS

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

DATE:	11/6/2025
SCALE:	1/8" = 1'-0"
DRAWN:	HRM
JOB NUMBER:	24.08

7a
SHEET OF

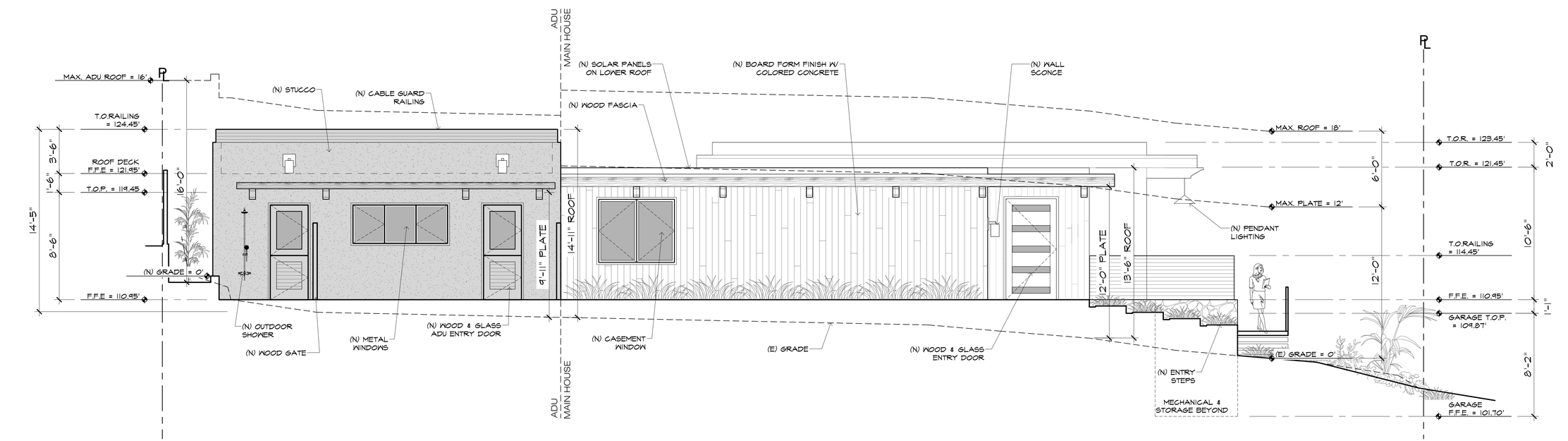


(E) MATERIAL INDEX

- SHAKE ROOF
- BRICK
- PAINTED WOOD SIDING
- CARMEL STONE

EXISTING NORTH ELEVATION

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



(N) MATERIAL INDEX

- BOARD FORMED FINISH CONCRETE
- STUCCO
- STONE VENEER
- WOOD

= ADU

PROPOSED NORTH ELEVATION

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

REVISION	No.

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EXTERIOR SIDE ELEVATIONS

JOB NAME: McWHORTER RESIDENCE
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Carmel, California 93921
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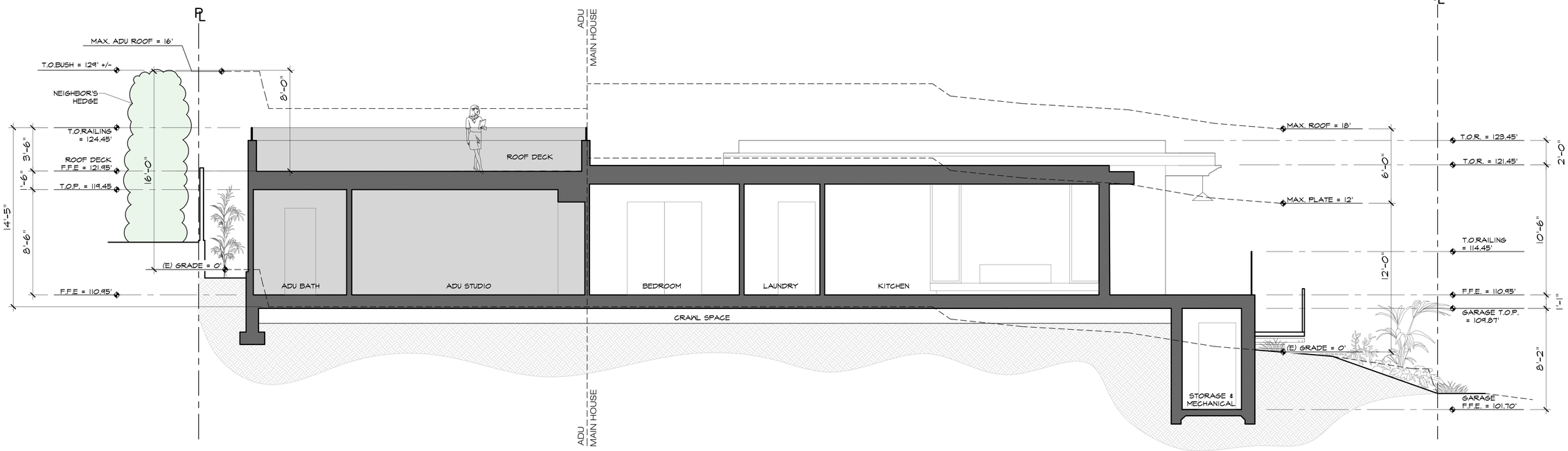
DATE:	11/6/2025
SCALE:	1/4" = 1'-0"
DRAWN:	HRM
JOB NUMBER:	24.08

7b
SHEET OF

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= ADU

BUILDING SECTION

0 2' 4' 8'

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

REVISION	No.

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BUILDING SECTION

JOB NAME: MCWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

DATE:	11/6/2025
SCALE:	1/4" = 1'-0"
DRAWN:	HRM
JOB NUMBER:	24.08

7c

SHEET OF



EXISTING STREET ELEVATION



PROPOSED STREET ELEVATION

REVISION	No.

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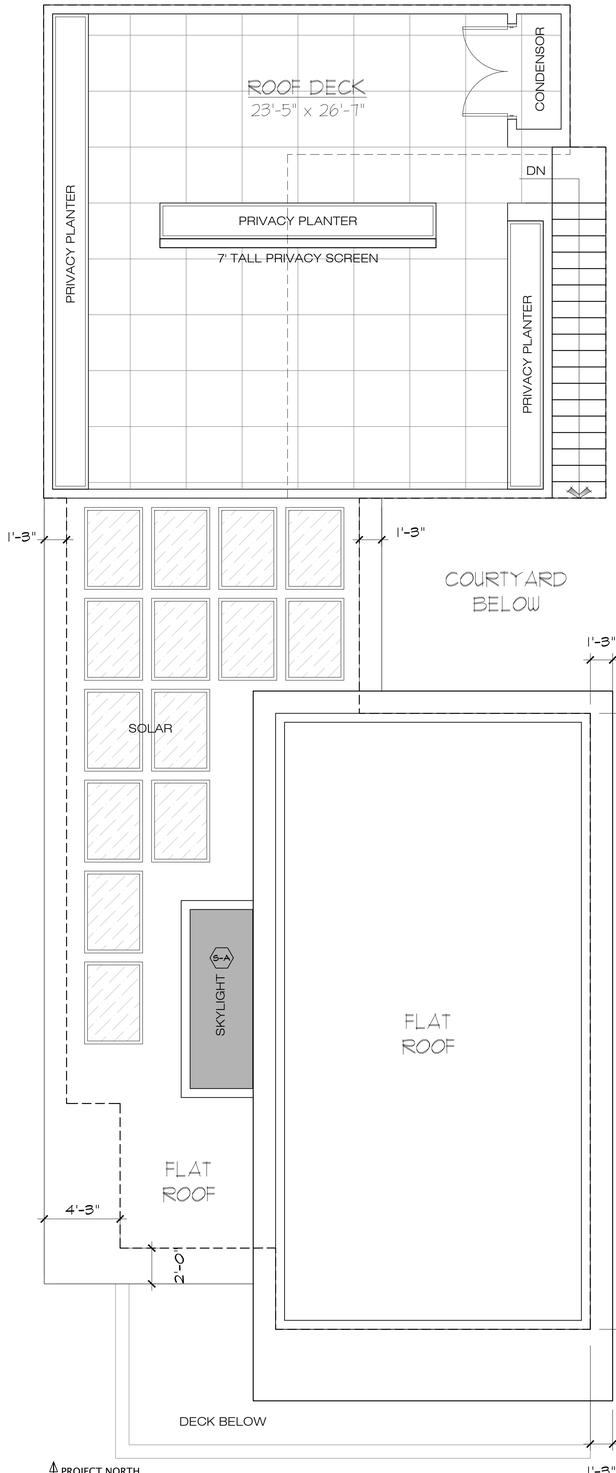
EXTERIOR SIDE ELEVATIONS

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

DATE: 11/6/2025
SCALE: 1/8" = 1'-0"
DRAWN: HRM
JOB NUMBER: 24.08

8
SHEET OF

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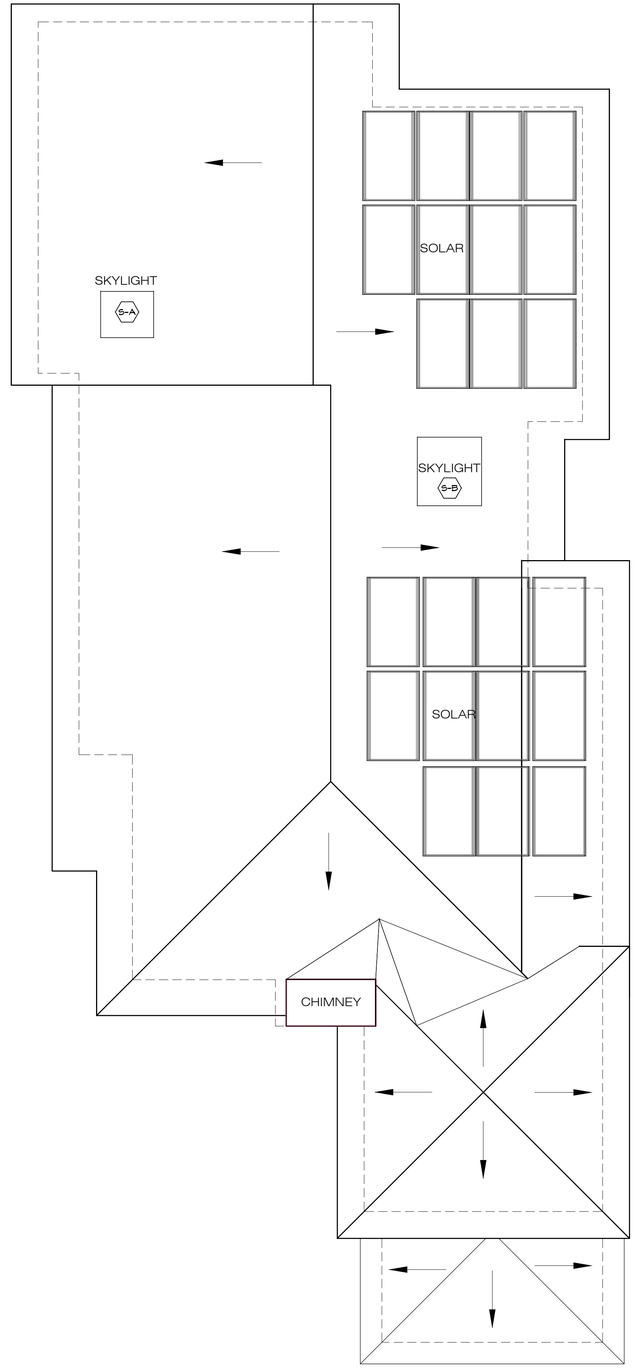




PRIVACY PLANTER W/ SCREEN

2 **PROPOSED ROOF PLAN**

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



1 **EXISTING ROOF PLAN**

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

REVISION	No.

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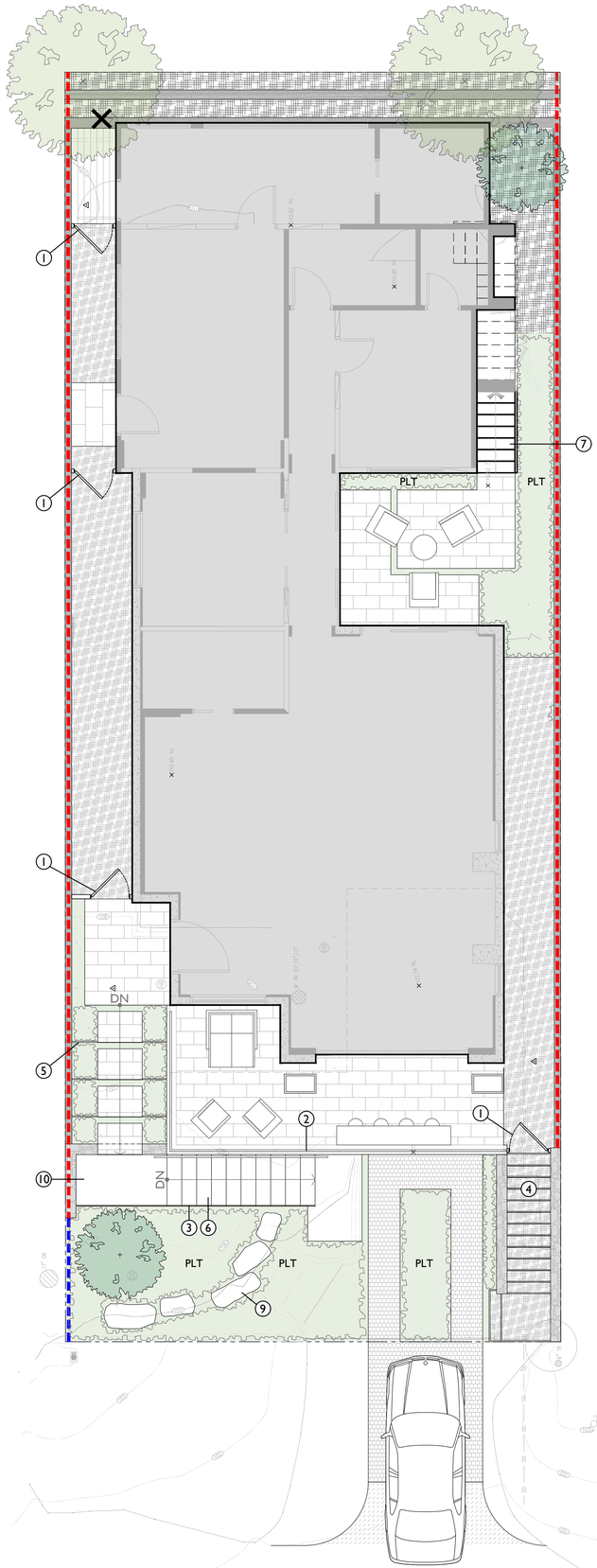
EXISTING & PROPOSED ROOF PLAN

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

DATE:	11/6/2025
SCALE:	1/4" = 1'-0"
DRAWN:	SSH
JOB NUMBER:	24.08

9
SHEET OF

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SHEET INDEX

SHEET NO:	CONTENTS:
10a	SITE PLAN
10b	PLANTING NOTES
10c	PLANTING PLAN
10d	LIGHTING PLAN

LOT COVERAGE

ALLOWABLE LOT COVERAGE:	542 SF	
IMPERMEABLE		
IMPERMEABLE STONE PAVING	83.3 SF	
STONE DECK	52 SF	
ROOF DECK STAIRS	49 SF	
ROOF OVERHANG	6 SF	
SUBTOTAL (IMPERMEABLE)	190.3 SF	35%
PERMEABLE		
DRIVEWAY	84.7 SF	
STEPPING STONES	34 SF	
PERMEABLE STONE PAVING	131.8 SF	
CANTILEVERED ENTRY STAIRS	75.2 SF	
SHOWER DECK	26 SF	
SUBTOTAL (PERMEABLE)	351.7 SF	65%
TOTAL COVERAGE	542 SF	*0.0 SF REMAINING*
EXEMPT FROM LOT COVERAGE CALCULATION		
ADU ENTRY TERRACE	17.2 SF	

TREE REQUIREMENT

LOT SIZE 3,000 SF

	REQUIRED	EXISTING	PROPOSED	TOTAL
UPPER CANOPY TREES	3	0	3	3
LOWER CANOPY TREE	1	1	0	1

LEGEND

- ASPHALT PAVING: SEE CIVIL DRAWINGS.
- PERMEABLE DRIVE PAVING: SAND SET OVER 8" COMPACTED PERMEABLE CLASS II BASE. INSTALL PER MANUFACTURERS INSTRUCTIONS.
- STONE PAVING: WET SET OVER CONCRETE SUB-SLAB AND ANTI-FRACTURE MEMBRANE. SUB-SLAB TO BE 4" THICK WITH #4 AT 16" O.C. OVER 6" COMPACTED CLASS II BASE FOR PEDESTRIAN AREAS. 6" THICK OVER 8" CLASS II BASE FOR VEHICLE AREAS - SEE GEOTECHNICAL REPORT.
- MULCH
- DN — STONE STEPS
- DN — METAL RISER WITH MULCH TREADS
- STONE WALL: CMU WALL WITH STONE VENEER. STONE TYPE TO MATCH ARCHITECTURAL STONE.
- STUCCO WALL: CONTRACTOR TO PREPARE SAMPLES FOR OWNER AND LANDSCAPE ARCHITECT'S REVIEW.
- TRENCH DRAIN: WITH ORNAMENTAL GRATE - SEE GRADING AND DRAINAGE PLANS.
- FENCE 1: 4' HIGH HORIZONTAL RAIL
- FENCE 2: 6' HIGH HORIZONTAL RAIL
- PLT — PLANTING AREA
- 17" DK — EXISTING TREE: TO REMAIN, PRESERVE AND PROTECT.
- EXISTING TREE: TO BE REMOVED

REFERENCE NOTES

1. PEDESTRIAN GATE: SEE ARCHITECTURAL DRAWINGS.
2. ORNAMENTAL IRON GUARDRAIL: 42" HIGH. SEE ARCHITECTURAL DRAWINGS.
3. ORNAMENTAL IRON HANDRAIL. SEE ARCHITECTURAL DRAWINGS.
4. METAL RISERS WITH MULCH TREADS: METAL TO BE PRIMED AND PAINTED.
5. METAL WALLS: 6" HIGH TO ALIGN WITH STAIR TREAD - METAL TO BE PRIMED AND PAINTED
6. FLOATING CANTILEVERED STAIR TREADS: SEE IMAGES BELOW.
7. STAIRS TO ROOF DECK: SEE ARCHITECTURAL DRAWINGS.
8. LEFT BLANK
9. ANGULAR BOULDERS - STONE TYPE TO MATCH ARCHITECTURAL STONE VENEER
10. FLOATING CANTILEVERED LANDING

SCALE: 3/16"= 1'-0"

0 4 8 16 N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SARAH PHILLIPS NO. 6532
Signature
11-30-25
Renewal Date
06-16-25
Date
STATE OF CALIFORNIA

PROJECT NAME:

McWHORTER RESIDENCE

PROJECT ADDRESS:

CARMELO 2 NE OF SCENIC
CARMEL-BY-THE-SEA, CA 93921

APN: 010-252-013-000

ISSUANCE:

PLANNING SUBMITTAL

PROJECT NO: 2024-35
DATE: 06/16/2025

REVISIONS:

DATE	DESCRIPTION
11/06/2025	PLANNING RESUBMITTAL

SHEET NAME:

SITE PLAN

SHEET NO:

10a

G:\.shortcut-targets-by-id\1IIlIgXe9W8dAeZB9MnxhXvxR2XOj9K\ODB\2024\2024-35 McWhorter Residence\CAD\24-35_L-1.0 Const.dwg 11/6/2025

WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL

Project Name McWhorter Residence
Project Number 24-35
Reference Evapotranspiration (ETo) 33.00

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
1 Entry Garden	0.3	drip	0.81	0.37	283.9	105.15	2151.33
2 Entry Drive	0.5	drip	0.81	0.62	82	50.62	1035.63
3 Courtyard	0.5	drip	0.81	0.62	114	70.37	1439.78
4 Back Garden	0.3	drip	0.81	0.37	20	7.41	151.56
5 Roof Garden	0.3	drip	0.81	0.37	94.6	35.04	716.86
				Totals	(A) 594.5	(B) 268.58	5495.15
Special Landscape Areas							
				1.00		0.00	0.00
				Totals	(C) 0	(D) 0.00	0.00
						ETWU Total (Gallons)	5495.15
						Maximum Allowed Water Allowance (MAWA)[e] (Gallons)	6689.91
						ETWU (Acre Feet)	0.02
						MAWA (Acre Feet)	0.02

[a] Hydrozone #/Planting Description
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] Irrigation Method
overhead spray
or drip

[c] Irrigation Efficiency
0.75 for spray head
0.81 for drip

[d] ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e] MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	268.58
Total Area	(A)	594.50
Average ETAF	**B ÷ A**	0.45

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	268.58
Total Area	(A+C)	594.50
Sitewide ETAF	**(B+D) ÷ (A+C)**	0.45

GENERAL NOTES

1. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
2. CONTRACTOR TO TAKE SAMPLES OF PLANTING AREA SOIL, FROM 0"-12" DEEP FROM AT LEAST THREE SEPARATE LOCATIONS FROM PLANTING AREAS ON THE SITE, MIXED TO FORM A SINGLE COMPOSITE SAMPLE. COMBINED VOLUME OF COMPOSITE SAMPLE SHALL BE AT LEAST 1-QUART. SAMPLE LOCATIONS SHALL BE MARKED ON THE PLANTING PLAN AND SHALL BE REPRESENTATIVE OF SITE CONDITIONS AND PROPOSED PLANTING TYPES.
3. FORWARD THE COMPOSITE SAMPLES TO THE TESTING LABORATORY FOR TESTING AND THEIR RECOMMENDATIONS AS TO EXACT FERTILIZERS AND SOIL AMENDMENTS TO BE USED IN PLANTING, WAYPOINT ANALYTICAL A05-2 COMPLETE ANALYSIS.
   LAB REPORT TO INCLUDE RECOMMENDATION LETTER AND TESTING RESULTS.
   LAB REPORT TO INCLUDE AN ESTIMATED INFILTRATION RATE FOR SOIL TESTED.
   LAB REPORT TO NOTE THE PROPOSED PLANTING TYPES SPECIFIC TO THE PROJECT, GROUND-COVERS, NATIVE GRASSES AND TREES.
4. AMENDMENT AND FERTILIZER RECOMMENDATIONS BY THE TESTING LAB SHALL BE SPECIFIC TO THE PROPOSED AMENDMENTS TO BE USED AND INCLUDE THE AMENDMENT LAB TEST / SAMPLE ID NUMBER AND TESTING DATE AS REFERENCE. GENERIC RECOMMENDATIONS WILL BE REJECTED AND WILL REQUIRE SPECIFIC RECOMMENDATIONS TO BE OBTAINED FROM THE TESTING LAB.
5. FOR BIDDING PURPOSES ASSUME SOIL AMENDMENT FERTILIZER TO BE COMMERCIAL FERTILIZER, 16-6-8 (N-P-K) UNIFORM PELLET, EXACT FERTILIZER TO BE DETERMINED BY TESTING LAB ANALYSIS.
6. INSTALL COMMERCIAL PLANT FERTILIZER PACKETS / TABLETS, TWO-YEAR CONTROLLED -RELEASE 20-10-05 (N-P-K). BEST TABS BY SIMPLOT PROFESSIONAL PRODUCTS, AGRIFORM BY THE SCOTTS COMPANY.
7. SOIL AMENDMENTS TO BE MINERALIZED AND NITRIFIED BARK OR SAWDUST, WITH WETTING AGENT AND PROPERLY PULVERIZED, CONTAINING A MINIMUM OF 270LBS. PER CUBIC YARD OF ORGANIC MATTER. SUBMIT SAMPLE ANALYSIS FOR APPROVAL.
8. AMENDMENT CHEMISTRY – SUITABILITY CONSIDERATIONS
   1.NITROGEN (DRY WEIGHT BASIS): 0.4 TO 0.6%
   2.IRON (MINIMUM): 0.08%
   3.ORGANIC CONTENT: ABOVE 17%
   4.CARBON-NITROGEN RATIO: BELOW 25
5. PH: BELOW 8.0
   6.SALINITY (ECE): A VALUE SUCH THAT WHEN COMBINED WITH THE EXISTING SITE SOIL AT A USE RATE DETERMINED BY THE TESTING LAB ANALYSIS, THE SALINITY OF THE AMENDED SOIL SHALL NOT EXCEED 4.0 DS/M (MMHOS/CM).
9. GYPSUM (IF REQUIRED BY EXISTING SOILS TEST): AGRICULTURAL GRADE, OMRI LISTED.
   1.CAL-SUL PELLETIZED GYPSUM BY NORTH PACIFIC, PORTLAND OR
   2.ULTRA FINE AG GYPSUM BY WESTERN MINING & MINERALS
   3 .APPROVED EQUAL.
10. SULFUR (IF REQUIRED BY EXISTING SOILS TEST): GRANULAR DEGRADABLE SULFUR PRODUCT, TIGER 90CR ORGANIC 0-0-0-90 SULFUR BY TIGERSUL.COM, OR APPROVED EQUAL.
11. ALL PLANTING AREAS TO BE CULTIVATED TO A MINIMUM DEPTH OF 10". SOIL AMENDMENTS AND COMMERCIAL FERTILIZERS TO BE APPLIED AT THE RATES SPECIFIED IN THE TESTING LAB ANALYSIS.
12. CROSS-RIP OR CULTIVATE SUB-GRADE TO THE 10" MINIMUM DEPTH. ADD WATER IF NECESSARY AND CONTINUE RIPPING OR CULTIVATION UNTIL THE ENTIRE SPECIFIED DEPTH IS LOOSE AND FRIABLE. CROSS RIPING SHALL INCLUDE AREAS IN BETWEEN TREE AND PLANT PITS. UPON COMPLETION OF CROSS RIPPING APPLY THE AMENDMENTS AS SPECIFIED IN THE TESTING LAB ANALYSIS. SETTLE THE SOIL WITH WATER AS NEEDED AND REGRADE HIGH/LOW AREAS TO CREATE A SMOOTH FINISH GRADE.
13. UNIFORMLY SPREAD AND INCORPORATED THE MATERIALS TO OBTAIN A HOMOGENEOUSLY BLENDED SOIL, 6-INCHES IN DEPTH. IF GYPSUM AND/OR SULFUR ARE REQUIRED TO BE ADDED AS PART OF AMENDMENTS PER SOILS REPORT FROM THE TESTING LAB, MANUALLY WATER THE AMENDED SOILS USING IMPACT SPRINKLERS OR HOSE-END SPRINKLERS - TO APPLY 1/2-INCH OF WATER OVER ALL PLANTING AREAS. EXISTING SOILS WITH HIGH ALKALINITY AS DETERMINED BY THE SOILS REPORT FROM THE TESTING LAB WILL BE REQUIRED TO BE SIMILARLY MANUALLY WATERED TO LEACH THE SALTS DEEPER INTO THE SOIL, AMOUNT OF WATER TO BE DETERMINED BY THE TESTING LAB.
14. PRE-MIX AMENDMENTS INTO SOIL BEFORE BACKFILLING PLANT PITS - DO NOT MIX INSIDE PITS. BREAK LARGE CLODS INTO SMALL PIECES. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
15. INSTALL 3" MULCH TO ALL PLANTING AREAS. MULCH TO BE SHREDDED CEDAR BARK OR SIMILAR. SUBMIT A SAMPLE OF MULCH FOR OWNER & LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
16. INSTALL GOPHER BASKETS ON ALL CONTAINER PLANTS. BASKET SHALL PROVIDE A MINIMUM OF 6 INCHES CLEARANCE ALL AROUND THE ROOT BALL. TOP OF BASKET SHALL BE FLUSH TO THE ROOT BALL TOP.
17. INSTALL GOPHER WIRE UNDER ALL AREAS OF NATURAL TURF AND RED FESUCE. GOPHER WIRE TO BE OVERLAPPED AT ALL SEAMS A MINIMUM OF 3" AND STAPLE SEAMS AND EDGES A MINIMUM OF 12" O.C. OR TIGHTER IF NEEDED TO REMOVE BUBBLED AREAS OF WIRE. STAPLES TO BE DEEP ENOUGH TO FIRMLY ANCHOR THE WIRE WITHOUT DISTORTING ITS SHAPE. INSTALL EXTRA STAPLES IN AREAS WHERE THE WIRE IS BUBBLED OR NOT MAKING FULL CONTACT WITH THE GROUND BELOW.
18. COMPOST: COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA TILLED TO A DEPTH OF 6".
19. NO PLANTING OR MULCH TO BE INSTALLED WITHIN 5' OF ANY STRUCTURES.
20. 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.
21. IRRIGATION SYSTEM TO HAVE A DEDICATED BACKFLOW PREVENTER AND FLOW SENSOR AND MASTER VALVE AT THE POINT OF CONNECTION.
22. 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.
23. IRRIGATION SYSTEM TO BE SET UP WITH TWO MAINLINES - ONE MAINLINE WOULD BE CONNECTED DOWN STREAM OF THE FLOW SENSOR AND MASTER VALVE FOR THE SOLENOID VALVES. THE SECOND MAIN LINE WOULD BE CONNECTED UPSTREAM OF THE FLOW SENSOR AND MASTER VALVE AND USED TO FEED THE HOSE BIBS. CONTRACTOR TO VERIFY HOSE BIB LOCATIONS WITH HOMEOWNERS PRIOR TO INSTALLATION.
24. MANUAL-SHUT-OFF VALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION AND AT VALVE MANIFOLDS. HOSE BIBS TO BE INSTALLED, VERIFY LAYOUT IN FIELD WITH OWNER & LANDSCAPE ARCHITECT
25. IRRIGATION VALVES TO CORRESPOND TO HYDROZONE LIMITS.
26. IRRIGATION SYSTEM TO BE A DESIGN BUILD. ALL PLANTING AREAS TO BE DRIP IRRIGATED.
27. CONTRACTOR TO DISCUSS IRRIGATION DESIGN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT PRODUCT INFORMATION TO LANDSCAPE ARCHITECT FOR ALL IRRIGATION EQUIPMENT INCLUDING VALVES, FILTERS, PRESSURE REGULATORS, DRIP EMITTERS, VALVE BOXES, SHUT OFF VALVES, LINE TYPES AND CONTROLLER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
28. CONTRACTOR TO INSTALL TWO MAINLINES, ONE FOR THE IRRIGATION SYSTEM AND ONE FOR THE HOSE BIBS. THE IRRIGATION SYSTEM TO BE ON THE FLOW SENSOR AND MASTER VALVE AND THE HOSE BIBS SYSTEM TO BE CONNECTED UPSTREAM OF THE FLOW SENSOR AND MASTER VALVE
29. TEMPORARY IRRIGATION INSTALLED FOR HYDROSEED AREAS TO BE REMOVED AFTER PLANT ESTABLISHMENT OR 2 YEARS FROM DATE OF INSTALLATION. IRRIGATION TO BE INSTALLED ABOVE GROUND. IRRIGATION HEADS TO BE SECURED TO STAKES ABOVE GRADE. INSTALL DEDICATED VALVES FOR THE HYRDOSEED SYSTEMS WITH SHUT OFF VALVES UPSTREAM OF SOLENOID VALVE. CAP MAIN LINE ONCE VALVES ARE REMOVED. ADJUST SPRAY AS NEEDED TO AVOID OVER SPRAY ONTO EXISTING OAK TREES.
30. IRRIGATION SYSTEM TO BE SET UP USING TWO MAINLINES. SECOND MAINLINE TO BE CONNECTED UP STREAM OF THE FLOW SENSOR AND MASTER VALVE AND SERVE ALL HOSE BIBS.

PLANT LEGEND

*WUC	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
		TREE			
M	Ap	ACER PALMATUM	JAPANESE MAPLE	15 GAL.	
M	Cm	CUPRESSUS MACROCARPA	MONTEREY CYPRESS	5 GAL.	
		SHRUBS			
L	Aa	AGAVE ATTENUATA	FOXTAIL AGAVE	1 GAL.	
VL	As	ALLIUM SCHOENOPRASUM	CHIVES	4" POT	
L	Ac	ALOE STRIATA	CORAL ALOE	1 GAL.	
L	Cd	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	
L	Cc	CEANOTHUS 'CENTENNIAL'	CEANTENNIAL CEANOTHUS	5 GAL.	
L	Cs	CALANDRINIA SPECTABILIIS	ROCK PURSLANE	1 GAL.	
L	Ee	ECHEVERIA ELEGANS	HENS & CHICKS	1 GAL.	
L	Lr	LEPTOSPERMUM 'RUBY GLOW'	RUBY GLOW TEA TREE	5 GAL.	
L	Ls	LEPTOPSERMUM SCOPARIUM	TEA TREE	5 GAL.	
L	Ob	OCIMUM BASILICUM	SWEET BASIL	4" POT	
M	Ps	PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	1 GAL.	
M	Ro	ROSA 'KOKO LOCO'	KOKO LOCO ROSE	5 GAL.	TREE FORM
L	Rf	ROSEMARINUS O. 'FOXTAIL'	FOXTAIL ROSEMARY	1 GAL.	
M	Sn	SALVIA NEMOROSA	WOODLAND SAGE	1 GAL.	
L	So	SALVIA OFFICINALIS	COMMON SAGE	4" POT	
L	Sd	SEDUM 'BLUE SPRUCE'	BLUE SPRUCE SEDUM	1 GAL.	
L	Tv	THYMUS VULGARIS	COMMON THYME	4" POT	
L	Vb	VERBENA BONARIENSIS	TALL VERBENA	1 GAL.	
		VINES			
M	Fp	FICUS PUMILA	CREEPING FIG	1 GAL.	
M	Rs	ROSA 'SALLY HOLMES'	SALLY HOLMES ROSE	5 GAL.	
		GROUNDCOVER			
		DYMONDIA MARGARETAE	SILVER CARPET	4" POT	
		THYMUS PRAECOX	CREEPING THMYE	4" POT	PLANT TOUCHING
		MISCELLANEOUS			
		CRUSHED GRAVEL: FOR PEDESTRIAN AREAS 2" OVER 4" COMPACTED CLASS II BASE.			
		MULCH			
	HDR	METAL EDGING: WELD ALL JOINTS AND PRIME AND PAINT ONCE WELDED.			

REFERENCE NOTES

(1) EXISTING TREE ROSES: TO REMAIN, PRESERVE AND PROTECT

(2) FINAL PLACEMENT OF MITIGATION TREES TO BE DETERMINED IN FIELD. TOTAL MITIGATION TREES TO BE PLANTED - 3.

TREE REQUIREMENT

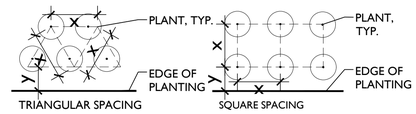
LOT SIZE 3,000 SF

	REQUIRED	EXISTING	PROPOSED	TOTAL
UPPER CANOPY TREES	3	0	2	2
LOWER CANOPY TREE	1	1	2	3

* WATER USE CATEGORY (WUC) KEY

WUCOLS REGION APPLICABLE TO THIS PROJECT: REGION 1
H = HIGH; M = MODERATE; L = LOW; VL = VERY LOW; NL = SPECIES NOT LISTED
* FROM: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS)
UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, L.R. COSTELLO, K.S. JONES

PLANT SPACING AND PLANTING SETBACK DIAGRAM



1. FOR SPACING 'X', SEE PLANTING PLAN LEGEND
2. Y= 1/2X + 12" UON

MWELO COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

SIGNED	SIMON PHILLIPS	4532	06-16-2025
	NAME	CLA#	DATE

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT — SIMON PHILLIPS — NO. 4532 — Signature — 11-30-25 Renewal Date — 06-16-25 Date — STATE OF CALIFORNIA

PROJECT NAME:

McWHORTER RESIDENCE

PROJECT ADDRESS:

CARMELO 2 NE OF SCENIC
CARMEL-BY-THE-SEA, CA 93921

APN: 010-252-013-000

ISSUANCE:

PLANNING SUBMITTAL

PROJECT NO: 2024-35
DATE: 06/16/2025

REVISIONS:

DATE	DESCRIPTION
11/06/2025	PLANNING RESUBMITTAL

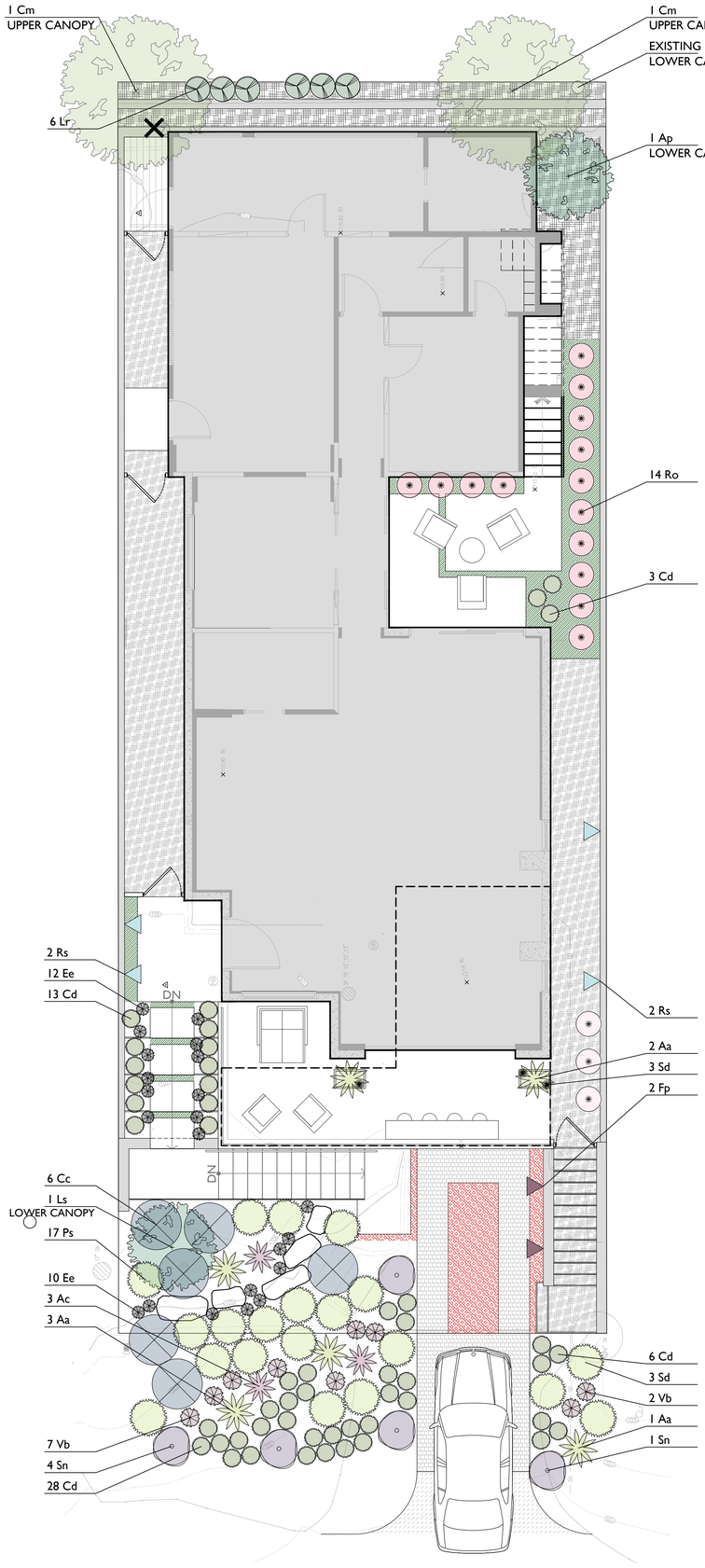
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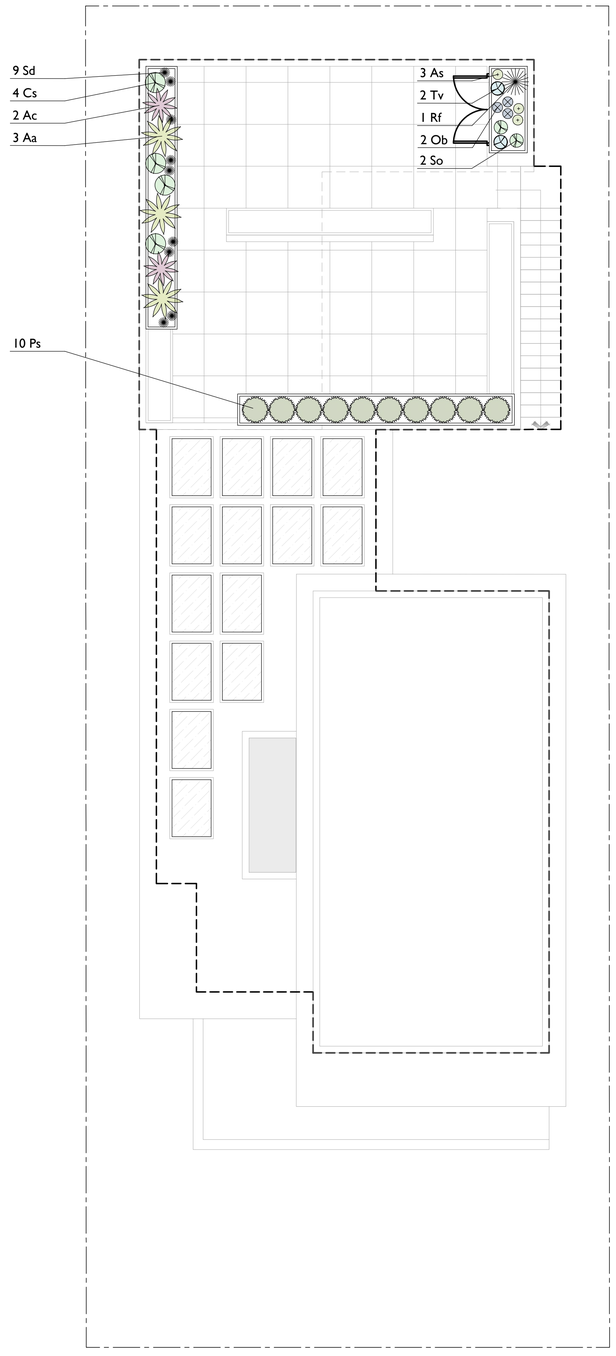
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SHEET NO:

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PLANT LEGEND

*WUC	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
		TREE			
M	Ap	ACER PALMATUM	JAPANESE MAPLE	15 GAL.	
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		GROUNDCOVER			
		DYMONDIA MARGARETAE	SILVER CARPET	4" POT	
		THYMUS PRAECOX	CREEPING THMYE	4" POT	PLANT TOUCHING
		MISCELLANEOUS			
		CRUSHED GRAVEL: FOR PEDESTRIAN AREAS 2" OVER 4" COMPACTED CLASS II BASE.			
		MULCH			
	HDR.	METAL EDGING: WELD ALL JOINTS AND PRIME AND PAINT ONCE WELDED.			

REFERENCE NOTES

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2. FINAL PLACEMENT OF MITIGATION TREES TO BE DETERMINED IN FIELD. TOTAL MITIGATION TREES TO BE PLANTED - 3.

TREE REQUIREMENT

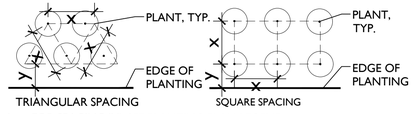
LOT SIZE 3,000 SF

	REQUIRED	EXISTING	PROPOSED	TOTAL
UPPER CANOPY TREES	3	0	2	2
LOWER CANOPY TREE	1	1	2	3

* WATER USE CATEGORY (WUC) KEY

WUCOLS REGION APPLICABLE TO THIS PROJECT: REGION 1
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PLANT SPACING AND PLANTING SETBACK DIAGRAM



1. FOR SPACING 'X', SEE PLANTING PLAN LEGEND
2. Y= 1/2X + 12" UON

MWELO COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

SIGNED	NAME	CLA#	DATE
	SIMON PHILLIPS	4532	06-16-2025

SCALE: 3/16"= 1'-0"

0 4 8 16 N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SIMON PHILLIPS
NO. 4532
Signature
11-30-25
Renewal Date
06-16-25
Date
STATE OF CALIFORNIA

PROJECT NAME:

McWHORTER RESIDENCE

PROJECT ADDRESS:

CARMELO 2 NE OF SCENIC
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APN: 010-252-013-000

ISSUANCE:

PLANNING SUBMITTAL

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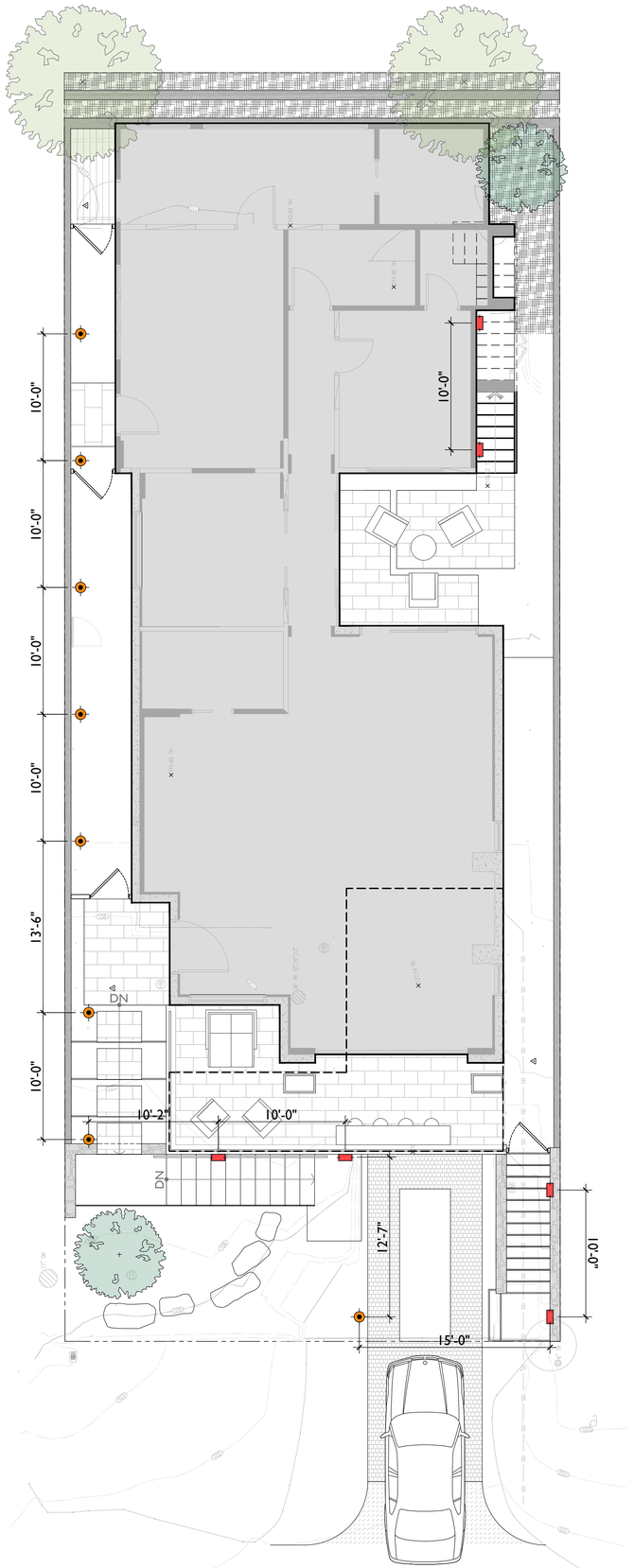
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PLANTING PLAN

SHEET NO:

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FIXTURE LEGEND

SYM	TYPE	MANUFACTURER	LAMP	COMMENTS
	RECESSED WALL LIGHT	SPJ-MRL2-MBR-2W-2700K-12V	2W LED 2700K	SEE 1/10d
	PATH LIGHT	SPJ-PTL-72-MBR-2W-2700K-12V	2W LED 2700K	SEE 2/10d
	GFCI OUTLET	IN WEATHERPROOF HOUSING		

GENERAL NOTES

1. SYSTEM SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. VERIFY ALL LIGHT LOCATIONS AND CABLE RUNS IN FIELD WITH LANDSCAPE ARCHITECT. CABLING TO BE SIZED TO PROVIDE A MINIMUM 10.5 VOLTS AND A MAX OF 11.5 VOLTS TO ALL FIXTURES. MINIMUM CABLE SIZE IS 12 GAUGE MULTI STRAND DIRECT BURIAL CABLE.
2. ALLOW 30% OF TRANSFORMER CAPACITY FOR FUTURE ADDITIONAL SITE LIGHTING.
3. COORDINATE SWITCHING ZONES FOR SITE LIGHTING WITH OWNER.
4. PROVIDE GFCI ELECTRICAL OUTLETS AS SHOWN ON DRAWINGS.
5. RUN MAXIMUM OF 10 LIGHTS IN DAISY CHAIN.
6. RUN ADDITIONAL 2" SLEEVES UNDER ALL PAVING AREAS FOR POSSIBLE FUTURE SITE LIGHTING-REVIEW LOCATIONS IN FIELD WITH LANDSCAPE ARCHITECT.
7. 8" DEPTH MINIMUM CABLE BURIAL.
8. ALL WIRE CONNECTIONS SHALL BE WATER-PROOFED USING FULLY ENCAPSULATED, DIRECT BURIAL WATERPROOF CONNECTORS.
9. SPACE LIGHTS EVENLY.
10. TRANSFORMER LOCATIONS AND SWITCHING TO BE DETERMINED.
11. ALL SITE LIGHTS TO BE ON DIMMERS.

REFERENCE NOTES

1. INSTALL SWITCHED OUTLET IN FIRE PIT FOR AUTO-IGNITER.
2. INSTALL ELECTRICAL OUTLETS AT BBQ AREA WITH WEATHERPROOF COVERS



RECESSED WALL LIGHT



PATH LIGHTS

SPJ LIGHTING Inc. ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING | SPECIFICATION SHEET | Contemporary Path Lights | SPJ-PTL-72



MODEL: **SPJ-PTL-72**
MATERIAL: **Solid Brass**
FINISH: **Matte Bronze**
ELECTRICAL: **12V**
ENGINE: **FB-LS4-350**
LUMENS: **350**
COLOR TEMP: **2700K**
MOUNTING: **Deck Mount (shown) 1/2" NPT. Dual Fin Spike Included**
LED: **Nichia**

FINISHES
- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM
- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBL))

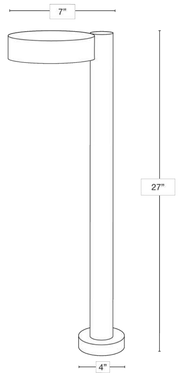
WATTAGE	LUMENS
☐ 2W	150
☐ 3W	350

Custom lumen packages are available upon request

COLOR TEMPERATURE
- ☐ 2200K ☐ 5000K
- ☐ 2700K ☐ 6500K
- ☐ 3000K ☐ Amber (TF)
- ☐ 4000K ☐ RGBW

Custom options are available

ELECTRICAL
- ☐ 12V ☐ 120V



Wet Listed

Ordering Example	Customer Approval	Date
SPJ-PTL-72-MBR-3W-27K-12V		

2 PATH LIGHT
NTS

SPJ LIGHTING Inc. ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING | SPECIFICATION SHEET | Recessed | SPJ-MRL2



MODEL: **SPJ-MRL2**
MATERIAL: **Solid Brass**
FINISH SHOWN: **Matte Bronze**
ELECTRICAL: **12V, 120V**
WATTAGE: **2W**
ENGINE: **FB-LS2**
LUMENS: **150**
MOUNTING: **Recessed**

FINISHES
- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM
- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBL))

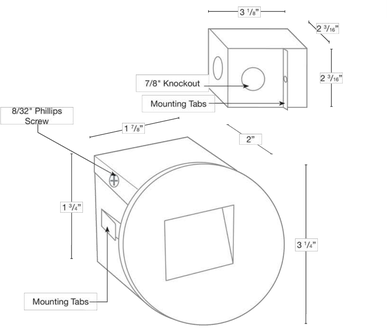
WATTAGE	LUMENS
☐ 2W	150

Custom lumen packages are available upon request

COLOR TEMPERATURE
- ☐ 2200K ☐ 5000K
- ☐ 2700K ☐ 6500K
- ☐ 3000K ☐ RGBW
- ☐ 4000K

Custom options are available

ELECTRICAL
- ☐ 12V ☐ 120V



Wet Listed

Ordering Example	Customer Approval	Date
SPJ-MRL2-MBR-2W-27K-12V		

1 RECESSED WALL LIGHT
NTS

SCALE: 3/16"= 1'-0"

0 4 8 16 N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SARAH PHILLIPS
NO. 6525
Signature
11-30-25
Renewal Date
06-16-25
Date
STATE OF CALIFORNIA

PROJECT NAME:

McWHORTER RESIDENCE

PROJECT ADDRESS:

CARMELO 2 NE OF SCENIC
CARMEL-BY-THE-SEA, CA 93921

APN: 010-252-013-000

ISSUANCE:
PLANNING SUBMITTAL

PROJECT NO: 2024-35
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REVISIONS:

DATE	DESCRIPTION
11/06/2025	PLANNING RESUBMITTAL

SHEET NAME:

LIGHTING PLAN

SHEET NO:

10d

G:\shortcut-targets-by-id\1ii0gXe9W8dAeZB9Mnxt3xwR2XQi9KODB\2024\2024-35 McWhorter Residence\CAD\24-35_L-3.0 Lighting.dwg 11/5/2025



TRENCH GRATES - URBAN ACCESSORIES
"JAMISON" IN BRUSHED ALUMINUM



DRAIN COVER - URBAN ACCESSORIES
"JAMISON" IN BRUSHED ALUMINUM

10 DRAIN COVERS



PRODUCT: FRONT DOOR
MATERIAL: TEAK, STAINED
GLASS: FROSTED
STYLE: TM4100
MANUFACTURER: TRUSTILE



PRODUCT: DUTCH DOOR
MATERIAL: TEAK, STAINED
GLASS: CLEAR
STYLE: TM1321O
MANUFACTURER: TRUSTILE

7 FRONT DOOR & DUTCH DOOR



AB8 Black Finish





COLOR: MEDIUM BRONZE FINISH
STYLE: MARINE GRADE ALUMINUM W/ LOW IRON GLASS
MANUFACTURER: ARCADIA

4 DOORS & WINDOWS



RUBBER MEMBRANE
FLAT ROOF SYSTEM

1 FLAT ROOF



RECLAIMED WOOD BEAMS, SOFFIT, AND EAVES
STAINED

11 WOOD CEILING



PORCELAIN PATIO PAVERS
COLOR: GLOCAL
MANUFACTURER: BELGARD

PERMEABLE QUARRY STONE
COLOR: SIERRA GRANITE
MANUFACTURER: BELGARD

8 PAVING



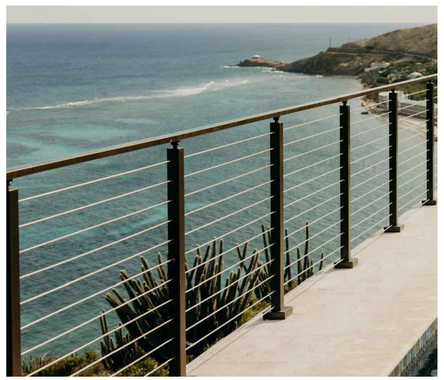
PRODUCT: OVERHEAD GARAGE DOOR
STYLE: CONGO W/ RECLAIMED BARN WOOD & HOT ROLLED STEEL
MANUFACTURER: CARRIAGE HOUSE DOOR

5 GARAGE DOOR



FON-DU-LAC WEBWALL, MOSAIC

2 STONE VENEER



SIGNATURE CABLE RAILING
ONYX ROD - MATT BLACK W/ S.STEEL CABLES

12 CABLE RAILING



STYLE: FIXED FLAT ROOF
MANUFACTURER: VELUX



PRODUCT: OVERHEAD DOOR
COLOR: BLACK
STYLE: LUXE REVERSE-FOLD
MANUFACTURER: FULL VIEW DOOR CO.

9 SKYLIGHT & TILT-UP DOOR



PRODUCT: STUCCO
STYLE: MED. CATFACE
COLOR: WARM NEUTRAL

6 STUCCO



PRODUCT: CONCRETE
STYLE: BOARD FORM FINISH
COLOR: WARM NEUTRAL GREY

3 CONCRETE

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

MATERIAL SAMPLES

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

DATE:	11/6/2025
SCALE:	N.T.S.
DRAWN:	HRM
JOB NUMBER:	24.08

11a
SHEET OF

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4 REPLACEMENT BULB

FEIT ELECTRIC

3.8W (40W Equivalent) Soft White (2700K) G16 1/2 Globe Shape (E26 Base) Exposed White Filament LED Bulb (2-Pack)

Features



- Exposed white filament blends into the aesthetic of any room for maximum versatility
- High 90+ CRI bulbs bring out more natural skin tones and vibrant, true-to-life colors
- Looks as beautiful off as it does on
- **Ideal usage:** Exposed-bulb Lighting Applications

Specifications

Item Number	Item Length (In)	Item Width (In)	Bulb Shape
BPGM40927CAWFIL/2	3	2	G16 1/2
Bulb Type	**Bulb Base**	**Bulb Finish**	**Fixture Lens Material**
Globe	E26	Clear	Glass
Lens Finish	**Technology**	**Brightness (LUMENS)**	**Lumen Efficiency (LPW)**
Clear	LED - FILAMENT	350	92.11
Beam Angle	**Color Accuracy (CRI)**	**Color Temperature (CCT)**	**Life Hours**
310◦	90	2700	15000
Life Years	**Voltage (V)**	**Replacement (Wattage)**	**Annual Energy Cost ($)**
13.7	120	40	0.46
Energy Efficiency	**Energy Used (Wattage)**	**Battery Operated**	**Pack Quantity**
90.5%	3.8	No	2
Smart	**Portable**	**Dimmable**	**Hardwire**
No	No	Yes	No
Enclosed Fixture Rated	**Safety Location**	**CEC Compliant**	**Warranty Years**
Yes	Damp	Title 20	3

3 RECESSED CAN LIGHT

SQUARE VERSA STAR LED (JUNCTION BOX) IP65 RATED

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:



*Requires magnetic low voltage dimmer.

**Please see Adjust-a-Lume photometry to determine desired intensity.

CATALOG NUMBER LOGIC
Example: B - VQ - LED - e102 - SP - A6 - VER - 13 - 11
MATERIAL
(Blank) - Aluminum B - Brass S - Stainless Steel
INSTALLATION
(Blank) - Back Box
SERIES
VQ - Square Versa Star
SOURCE
LED - with Integral Dimming Driver (25W min. load when dimmed)*
LED TYPE
e100 - 5W LED 2700K e104 - 5W LED/2700K 90CRI
e101 - 5W LED 3000K e105 - 5W LED/3000K 90CRI
e102 - 5W LED 4000K e106 - 5W LED/3500K 80CRI
e103 - 5W LED Amber
OPTICS
NSP - Narrow Spot (13°) MFL - Medium Flood (23°)
SP - Spot (16°) WFL - Wide Flood (31°)
ADJUST-E-LUME OUTPUT INTENSITY**
A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1
FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
Also available in RAL Finishes
Brass Finishes (MAC, POL, MIT)
Stainless Steel Finishes (MAC, POL)
LENS TYPE
12 - Soft Focus 13 - Rectilinear
SHIELDING
11 - Honeycomb Baffle

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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12/06/2022 SKU-773 SUB001018

LAMP & DRIVER DATA (e100, e101, e102, e103)

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:

DRIVER DATA	Input Volts	InRush Current	Operating	Dimmable	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<250mA (non-dimmed)	500mA	Magnetic Low Voltage Dimmer	-22°F-194°F (-30°C - 90°C)

BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)	LM79 DATA: Minimum Rated Life (hrs.) 70% of initial lumens (L_{70})	OPTICAL DATA: Angle	CBCP	Delivered Lumens
e100	2700K	80	5	50,000	13°	3938	309
	2700K	80	5	50,000	16°	2988	301
	2700K	80	5	50,000	23°	1134	269
	2700K	~	5	50,000	31°	743	271
e101	3000K	80	5	50,000	13°	4029	316
	3000K	80	5	50,000	16°	3056	308
	3000K	80	5	50,000	23°	1161	275
	3000K	~	5	50,000	31°	760	277
e102	4000K	80	5	50,000	13°	4527	355
	4000K	80	5	50,000	16°	3434	346
	4000K	80	5	50,000	23°	1304	309
	4000K	~	5	50,000	31°	854	311
e103	Amber (590nm)	~	5	50,000	~	~	~

OPTICS

Optic	Angle
NSP - Narrow Spot	13°
SP - Spot	16°
MFL - Medium Flood	23°
WFL - Wide Flood	31°

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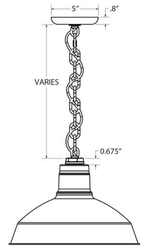
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2 HANGING PENDANT

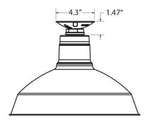
BARN LIGHT ELECTRIC CO. DINO SERIES SPS-0153 REV C

MOUNTING STYLE

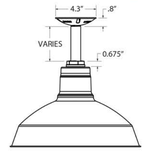
CHAIN HUNG PENDANT (CN)



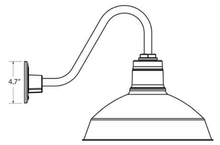
FLUSH MOUNT (F)



STEM MOUNT PENDANT (S)

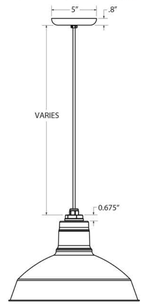


GOOSENECK (G)

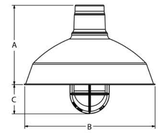


SHOWN WITH: G26 GOOSENECK ARM

CORD HUNG PENDANT (C)



LUMINAIRE DIMENSIONS



SHOWN WITH: OPTIONAL GUARD & GLASS ACCESSORY

SHADE CODE	HEIGHT (A)	DIAMETER (B)	EXTENSION (C)
WHD12	7.75"	12"	3.8"
WHD14	8.50"	14"	3.1"

Address: 320 Knox McRae Drive Titusville, FL 32780 Phone: (800) 407-8784 Email: sales@barnlight.com Website: www.barnlight.com

BARN LIGHT ELECTRIC CO. DINO SERIES SPS-0153 REV C

SPECIFICATIONS

CERTIFICATIONS, LISTINGS & WARRANTY

MADE IN THE USA
Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility Located in Titusville, FL

CSA LISTED FOR WET LOCATIONS
Includes All Gooseneck, Stem and Flush Mounting Styles
ACR UL Listed for Damp Locations for Gooseneck and Stem Mounting Styles

CSA LISTED FOR DAMP LOCATIONS
Includes All Chain and Select Cord Hung Mounting Styles
ACR UL Listed for Damp Locations

LIMITED WARRANTY
For Additional Information on Our Limited Warranty, Please See Our Terms & Conditions

UL CERTIFICATION
UL Listed Fixtures Available upon Request. Please Consult Factory for Additonal Information.

CONSTRUCTION & FINISH

POWDER COAT SHADE
Hand-Spun from High Purity 3003-O Temper Aluminum

PORCELAIN SHADE
Hand-Spun from 20 Gauge Porcelain Steel

GALVANIZED SHADE
Hand Spun from High Quality Galvanized Steel

COPPER
Hand-Spun from High Purity C11000-O60 ETP Copper

BRASS
Hand-Spun from High Purity C2600-O60 Brass

POWDER COAT FINISHES
Polyester Powder Coat Finishes Are Electro-Statically Applied and Thermocured

PORCELAIN FINISHES
Applied by Hand and Fired in a High Temperature Oven

STEM
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Mounting Stem. Custom Lengths Available upon Request.

GOOSENECK
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Gooseneck

CORD
Cord Hung Pendants Include 7', 12' or 20' of Cord, Max Cord Length for GU24 is 12FT (Overall Cord Length is Measured from Base of Socket and Varies Based on Fixture)

CHAIN
4-Gauge Chain Complete with Quick Link for On-Site Adjustments to Chain's Length

LIGHT SOURCE

INCANDESCENT
Medium Base E26 Socket, 120 VAC, 200 Watt Max

COMPACT FLUORESCENT
Bi-Pin Base GU24 Socket, 120 VAC, 23 Watt Max



Address: 320 Knox McRae Drive Titusville, FL 32780 Phone: (800) 407-8784 Email: sales@barnlight.com Website: www.barnlight.com

NOTE: SEE REPLACEMENT BULB (4) FOR LUMENS & WATTS.

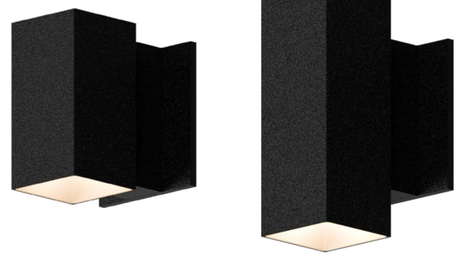
1 WALL SCONCE

LED PIPE™

3" Square Wall | Premium LED

Our LED Pipe™ family of cylinders provide architects and lighting designers with almost limitless design possibilities. Whether you need to light a space with inaccessible ceilings, disappear among the pipes and ducts of an open-ceiling design, focus attention on a specific architectural detail or make a dramatic statement, you can solve almost any lighting problem with a LED Pipe™.

Downlight ~~Uplight~~ ~~Uplight - Downlight~~



LED Pipe 3in Square Wall Premium LED Specs p. 1/5
Product specifications and dimensions are subject to change without notice
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info@lightheadedlighting.com **P.** 604.464.5644 **T.** 1.800.464.9544

LIGHTHEADED™

LED PIPE™

3" Square Wall | Premium LED

RATINGS

Damp Location | Wet Location

CERTIFICATIONS

Intertek | 5 YEAR Syr. Warranty

FEATURES

- Utilizes 97 CRI, 2-step Ellipse, R9 ≥ 80 LED
- 3" (77mm) aperture
- Single media ready
- Clear media lens (damp location)
- Clear flush mounted lens (wet location)
- Field interchangeable beam spreads (damp location)
- Extruded aluminum cylinder body
- Machine aluminum components
- Powder coated finishes
- Mounts to 4" octagonal junction box (by others)

FINISHES

Anthracite Metallic | Chocolate Metallic | Glimmer Gold | Ink Black Metallic | Moroccan Metallic | Nano White | Sienna Metallic | Slate Grey Metallic

BEAM SPREADS

20° | 30° | 40° | 60° | 70° | 80°

COLOR TEMPERATURES

2700K | 3000K | 3500K

PERFORMANCE SUMMARY Bulb to be replaced

Color Accuracy (SDCM)	<2
L70 Estimate (h)	50,000
Color Rendering (CRI)	97
Lumen Series	9708
Source Lumens	1000
Delivered Lumens	800
LED Wattage	9
Lumen Series	9710
Source Lumens	1350
Delivered Lumens	1070
LED Wattage	13
Lumen Series	9714
Source Lumens	1850
Delivered Lumens	1490
LED Wattage	18

- Source lumens are based on 3000K color temperature.
- Delivered lumens are based on 3000K color temperature, 40° beam angle and clear lens.
- Refer to IES files for individual product information.Consult factory for additional lower lumen options.

LED Pipe 3in Square Wall Premium LED Specs p. 2/5
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info@lightheadedlighting.com **P.** 604.464.5644 **T.** 1.800.464.9544

LIGHTHEADED™

NOTE: SEE REPLACEMENT BULB (4) FOR LUMENS & WATTS.

REVISION	No.

CONSULTANT:

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ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

SPECIFICATIONS

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

DATE: 11/6/2025
SCALE: N.T.S.
DRAWN: HRM
JOB NUMBER: 24.08

11b
SHEET OF

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FRONT PERSPECTIVE 1



FRONT PERSPECTIVE 2

FOR REFERENCE ONLY

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

RENDERING

JOB NAME: McMAHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

DATE:	11/6/2025
SCALE:	N.T.S.
DRAWN:	HRM
JOB NUMBER:	24.08

SHEET 12 OF

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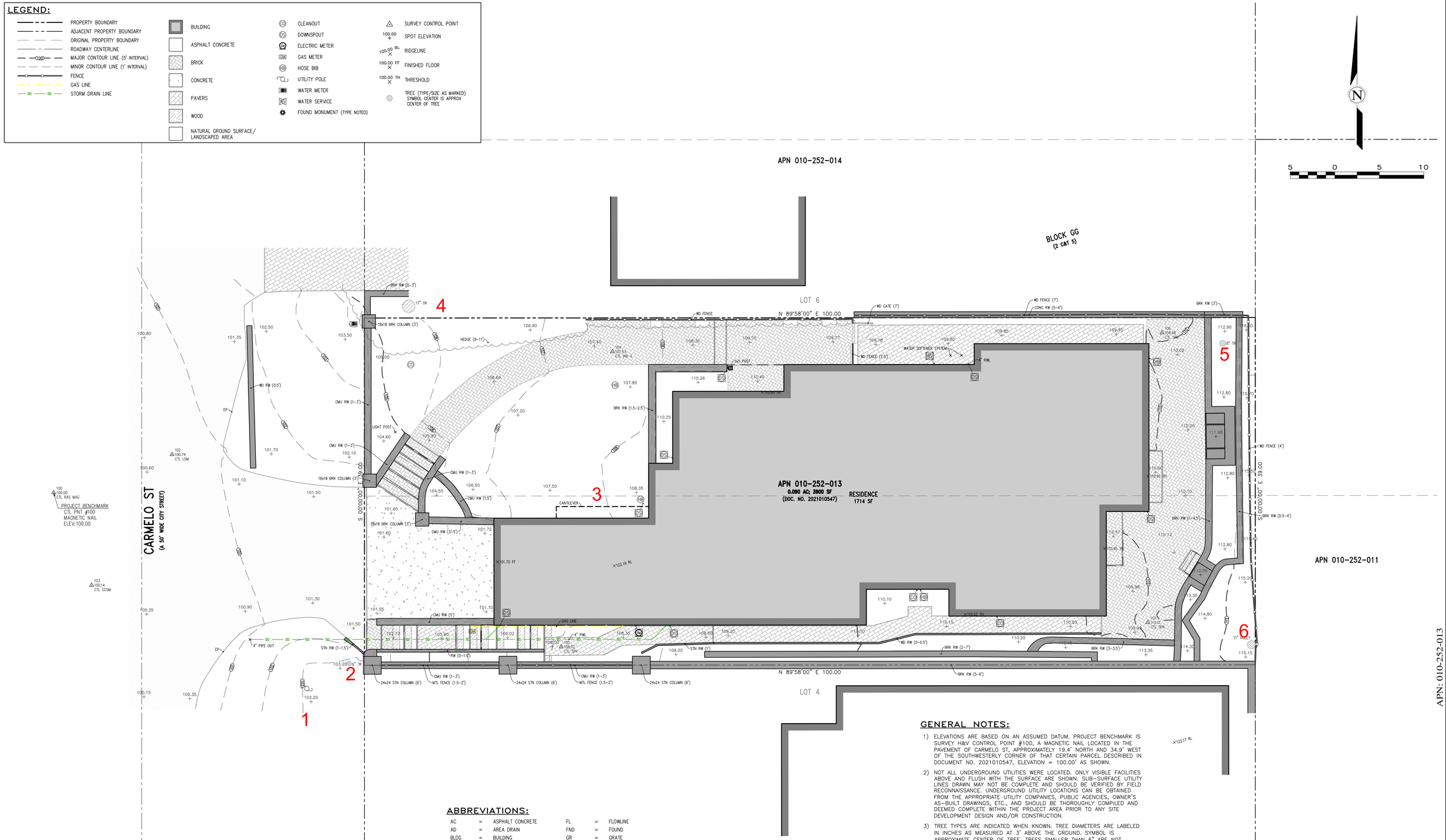
PROJECT DATA FOR A 3,900 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,762 SF (45%)	1,881 SF	1,755 SF
Site Coverage	387 SF/543 SF	1,290	542 SF
Trees (Upper/Lower)	4/3	1/5	3/6
Ridge Height (1st/2nd)	18’/24’	11'-1"	16’-3” or 20’ or 21’-9”
Plate Height (1st/2nd)	12’/18’	11'-7"	14'-3" or 18’ or 19’-9”
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	14’-3”	15’
Composite Side Yard	9’-9” (25%)	8'-6"	9'-9”
Side Yard	3’	3'-0" north 5'-6" south	5'-3" north 4'-6" south
Rear	15’/3’**	11'- 11"	11'- 11"

*Includes 100 square foot basement bonus.

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

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- ROADWAY CENTERLINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- GAS LINE
- STORM DRAIN LINE
- BUILDING
- ASPHALT CONCRETE
- BRICK
- CONCRETE
- PAVERS
- WOOD
- NATURAL GROUND SURFACE/ LANDSCAPED AREA
- CLEANOUT
- DOWNSPOUT
- ELECTRIC METER
- GAS METER
- HOSE BIB
- UTILITY POLE
- WATER METER
- WATER SERVICE
- FOUND MONUMENT (TYPE NOTED)
- SURVEY CONTROL POINT
- SPOT ELEVATION
- RIDGELINE
- FINISHED FLOOR
- THRESHOLD
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE



ABBREVIATIONS:

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

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED IN THE PAVEMENT OF CARMELO ST, APPROXIMATELY 19.4' NORTH AND 34.9' WEST OF THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2021010547, ELEVATION = 100.00' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (06/24/24) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
7) STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

CONTACT INFORMATION:

CLIENT:
MR. SCOTT MCWHORTER
CARMELO ST, 2 NE OF OCEAN AVE
CARMEL-BY-THE-SEA, CA 93921

SECONDARY:
ERIC MILLER ARCHITECTS
MS. CARLA HASHIMOTO
211 HOFFMAN AVE
MONTEREY, CA 93940

SITE LOCATION:
CARMELO ST, 2 NE OF OCEAN AVE
CARMEL-BY-THE-SEA, CA 93921

No.	DATE	BY	REVISION
	07/09/24	JAN	RELEASED TO CLIENT

PROFESSIONAL LAND SURVEYOR * GUY R. GIRALDO * EXP. 12-31-25 * CALIFORNIA * STATE OF

APPROVED BY:
GUY R. GIRALDO P.L.S. No. 8703

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9701 Fax (831) 443-3801
www.landseteng.com

APN: 010-252-013

TOPOGRAPHIC MAP
OF
THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2021010547
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
MR. SCOTT MCWHORTER

SCALE: 1" = 5'
DATE: JUL 2024
JOB NO. 2799-01

SHEET 1
OF 1 SHEETS

L:_PROJECTS - LANDSET ENGINEERS\2799 - McWhorter\2799-01 Site Topo\DWG\McWhorter_2799_TOPO.dwg

Significant Tree Evaluation Worksheet

APN: 010-252-013-000
Street Location: Carmelo 2 NE of Ocean
Planner: Jake Olander
City Forester: Justin Ono
Property Owner: McWhorter
Recommended Tree Density: 3 upper, 1 lower

Part One: Initial Screening:

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

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

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

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

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

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

MP -- Monterey pine **Myrt** -- Myrtle **CO** -- coast live oak **Lau** -- Laurel **JM** --Japanesef maple **Hol** -- Holly

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	29			12		10									
NO		3	9		4										

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

Part Two: Assessment For Tree Significance

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

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

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

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

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

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

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

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

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

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

G. Are environmental conditions favorable to the tree?

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

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

Part Three: Final Assessment

Record the total points scored on D - G for each tree.

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

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

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

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

Yes _____

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

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

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

Items to note:

Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	7.25	6	6	6	6	6									

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	10.2	6	6	8.4	6	8.4									

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

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

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

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

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

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

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

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

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

PAUL W. MONCRIEF
L. PAUL HART
DENNIS LEWIS
KOREN R. MCWILLIAMS
DAVID W. BALCH, OF COUNSEL
JAMES W. BOGART, OF COUNSEL

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MONCRIEFHART.COM

November 6, 2025

File No. 06196.000

VIA EMAIL ONLY

Jacob Olander, Project Planner
Community Planning and Building
City of Carmel-by-the-Sea
P.O. Box CC
Carmel-by-the- Sea, CA 93921
Email: Jolander@ci.carmel.ca.us

RE: Scott McWhorter project, Carmelo 2 NE of Ocean Avenue, APN 010-252-013-000

Dear Mr. Olander:

Our firm represents Bruce and Linda Taylor, owners of the property located to the north of the McWhorter project at Carmelo 2 NE of Ocean Avenue, APN 010-252-013-000 (the "McWhorter Project"). I understand that a rooftop deck is proposed on the McWhorter Project which would allow individuals utilizing the deck to look directly into the Taylor's yard and 15 windows of their home that face the McWhorter Project. The proposed rooftop deck also substantially impacts the ocean view currently enjoyed by the Taylor's property. These and other issues are in violation of the Carmel-By-The-Sea Municipal Code and Residential Design Guidelines and the proposed rooftop deck should not be approved.

The Carmel-by-the-Sea Municipal Code R-1 Design Regulations (Chapter 17.10) and the findings required for permits (Chapter 17.64), explicitly address privacy and views, and require new development to respect the privacy and views of neighboring properties. Subsection G and K of Section 17.10.010 of the District Design Regulation provide in pertinent part:

> **17.10.010 Purpose and Design Objectives.**
>
> The purpose of this chapter is to establish standards and requirements for physical development in the R-1 single-family residential district. To implement the General Plan and the Coastal Land Use Plan, the following design objectives for the R-1 district are established.
>
> ...
>
> G. **Privacy**. Designs should respect the privacy of neighbors. The placement of windows, doors, balconies and decks should be sensitive to similar improvements on neighboring properties.
>
> ....
>
> K. **Private**. Views. Designs should respect views enjoyed by neighboring parcels. This objective is intended to balance the private rights to views from all parcels that will be affected by a proposed building or addition. No single parcel should enjoy a greater right than other parcels except the natural advantages of each site's topography. Buildings which substantially eliminate an existing significant view enjoyed on another parcel should be avoided.

Similarly, the Carmel-By-The-Sea Residential Design Guidelines Introduction and Design Concept Review, Section 5.0 ("DCR Guidelines") emphasize the importance of privacy and maintaining views. Section 5.0 of the DCR Guidelines provides for the objectives of "maintaining privacy of indoor and outdoor spaces in a neighborhood" and "to balance and share view opportunities to natural features and landmarks". Section 5.1 of the DCR Guidelines requires the organization of functions on a site to preserve reasonable privacy for adjacent properties. Section 5.1 further states that overlooking active indoor and outdoor areas on adjacent properties is discouraged and specifically provides an illustration of a rooftop deck with views into a neighboring property as an example of what should be avoided to address privacy concerns. Section 5.2 of the DCR Guidelines requires the maintenance of views to natural features that lie outside the property.

The proposed rooftop deck violates both the Municipal Code and the DCR Guidelines. Its placement violates the Taylor's privacy by allowing viewing into their backyard and windows by overlooking their active indoor and outdoor use areas. Moreover, the proposed rooftop deck, with its attendant chairs, tables, umbrellas and activities of individuals will substantially eliminate the existing ocean view that the Taylor's property currently enjoys. Screening the rooftop deck to address privacy concerns will exacerbate that condition.

Additionally, Section 7.0 of the DCR Guidelines provides that a building should contribute to the character of the neighborhood and should not dominate the street or neighboring properties. The McWhorter Project rooftop deck allows individuals and objects to create an image of greater height or mass as to those of neighboring properties and would thus be in violation of Section 7.0 by dominating such properties and would not contribute to the character of the neighborhood.

The proposed rooftop deck also violates Section 8.0 of the DCR Guidelines as to Building Form. Section 8.0 is directed at continuing traditional building forms to fit with neighborhood context and at preventing a façade that is overly "busy" and that can attract attention. There are no other rooftop decks in the neighborhood. Individuals standing and moving about on a rooftop deck in addition to placement of chairs, tables, umbrellas, and other items typical on a rooftop deck in full view and on top of a structure will attract attention. As such, the proposed rooftop deck would not fit the neighborhood in violation of Section 8.0.

Finally, construction and placement of items on the proposed rooftop deck may increase the height of the building in violation of height restrictions in the area.

The placement of the proposed rooftop deck violates the Taylor's privacy by allowing viewing directly into their yard and windows and substantially eliminates their property's significant views. The proposed rooftop deck of the McWhorter Project does not comport with the letter or spirit of the Municipal Code and the DCR Guidelines and should not be allowed.

Thank you for your attention to this matter. If you have any questions or comments, please do not hesitate to contact me.

Very truly yours,

MONCRIEF & HART

Paul W. Moncrief

PWM:kes

Carmel-by-the-Sea

Jacob Olander <jolander@ci.carmel.ca.us>

FW: From the dining room

Paul Moncrief <paul@moncriefhart.com> Fri, Nov 7, 2025 at 1:31 PM
To: Jacob Olander <jolander@ci.carmel.ca.us>

Jake,

This is a picture taken today of folks next door standing on what would be roof deck height to supplement the Taylor's position on the obstruction to their view. Please include this with my letter. As I said before I really appreciate your responsiveness. Thank you.

Paul W. Moncrief

Moncrief & Hart

A Professional Corporation

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Salinas, CA 93901

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Fax (831) 759-0902

Paul@moncriefhart.com

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Sent from my iPhone

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

November 12, 2025
PUBLIC HEARINGS

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

SUBJECT: **DS 25095 (DCV Enterprise Partners II, LLC):** Consideration of a Concept Design Study for the demolition of an existing 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 and 200 square-foot parking pad located on Camino Real 2 southwest of 7th Avenue in the Single-Family Residential (R-1) District. APN: 010-265-002-000. The project additionally includes an attached 794 square-foot accessory dwelling unit.

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

Recommendation:

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

1. Finding that the Concept Design Study is “not a project” as defined in Public Resources Code Section 21065 and section 15378 of the CEQA Guidelines; and
2. Accepting 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 square feet of required parking) located on Camino Real 2 southwest of 7th Avenue in the Single-Family

Residential (R-1) District. APN: 010-265-002-000.

Summary, Background, and Project Description:

EXECUTIVE SUMMARY

The applicant is requesting approval of a Concept Design Study to demolish an existing single-family residence and detached garage and construct a new single-family residence and detached garage with an attached accessory dwelling unit.

BACKGROUND AND PROJECT DESCRIPTION

The project site is a 9,000-square-foot lot developed with an existing 1,990-square-foot, one-story, single-family residence, as well as a 361 square-foot detached garage. The Historic Resources Board issued a Determination of Ineligibility for listing in the Historic Inventory on October 21, 2024.

The applicant has proposed to demolish the existing structures and construct a new 2,684 square-foot, two-story single-family residence and 231-square-foot detached garage (containing a parking lift which provides an additional 200 square feet of required parking). The primary purpose of this conceptual review meeting is to formally evaluate and consider site planning, privacy and views, and the mass and scale of the project. However, the Commission may provide input on other aspects of the design. Staff will use the direction from this concept review to work with the applicant on a final design, which will ultimately be brought back to the Planning Commission for consideration and a decision, including the review of a Coastal Development Permit. The applicant also proposes to construct an attached 794-square-foot attached accessory dwelling unit.

CMC section 17.10.030.D.2 states, *"The maximum potential floor area on a site is the sum of the base floor area plus any bonus floor area. The actual floor area that will be permitted on each site is dependent on site constraints and compliance with the design objectives for the R-1 district. The maximum floor area will not be achievable on sites with constraints such as slopes, significant trees, unusual shape or difficult access."*

Furthermore, CMC section 17.10.070 states, *"All proposed site development, exterior alterations, rebuilding, rehabilitation and new construction shall require design review. The dimensional standards established in this chapter (e.g., height, setbacks, coverage, floor area) represent maximum or minimum limits and will not be achievable on every site. Design review involves discretion and judgment regarding the appropriateness of each design within the context of site constraints and neighborhood character. See Chapter 17.58 CMC, Design Review."*

These provisions clarify that although zoning standards are minimum or maximum limits, the design review process determines whether the project's massing and site design are compatible with site constraints and neighborhood character. Therefore, maximum development potential of a site may not be attainable if design objectives cannot be met, or based on the existing constraints of the site.

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

Staff Analysis:

Forest Character: Residential Design Guidelines 1.1 through 1.4 encourage preserving significant trees and minimizing impacts on established trees; protecting the root systems of all trees to be preserved; and, maintaining a forested image on the site. Residential Design Guidelines 1.5 through 1.7 discuss the characteristics of the Right-of-Way.

Finding #2 for Concept acceptance requires that, "The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood."

Finding #7 for Concept acceptance requires that, "The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees."

Tree Removal

The site currently contains 23 trees. Per Sheet A1.0 (Site Plan), the applicant proposes to remove seven trees, including two significant trees. The proposed removals are as follows (significant trees listed in **bold**):

- Three (3) pittosporum (tree #'s 1 and 2 located in the City Right-of-Way, not significant, and tree #17, located at the rear of the site near the rear property line, moderately significant). Although tree #17 is moderately significant, it is not a native species on the Carmel-by-the-Sea recommended tree list.
- **One (1) eucalyptus ficifolia** (tree #3 located in the City Right-of-Way, significant). Tree #3 is a 17-inch eucalyptus. While not listed on the native species list, based on the updated tree evaluation from the City Forester, prepare on October 23, 2025 (Attachment 2), the tree appears healthy and in good condition, tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure, the tree is young to middle age and shows normal vigor, and the tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development. Based on this assessment, the forester determined that the tree

does not pose an above normal potential risk to life and property and meets the criteria of significance.

- **One (1) sequoia sempervirens** (tree #4, a significant redwood located in the middle of the City Right-of-Way). Tree #4 is a 37-inch redwood located within the unimproved right-of-way of Camino Real Street. Based on the updated tree evaluation from the City Forester, dated October 23, 2025, this tree is young to middle age, healthy and in good condition. It has room for growth with no overcrowding, and has excellent access to light, air and soils for root development. Based on this assessment, the forester determined that the tree does not pose an above normal potential risk to life and property and meets the criteria of significance.
- One (1) ornamental prunus (tree #7, not significant).
- One (1) quercus agrifolia (tree #9, a moderately significant coast live oak located at the northwest corner of the building). Tree #9 is an 8-inch diameter coast live oak. Based on the updated tree evaluation from the City Forester, dated October 23, 2025, this tree shows some pests or disease that impairs its condition. However, this condition does not immediately threaten the health of the tree, and the tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species. The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future. Based on this assessment, the forester determined that the tree does not pose an above normal potential risk to life and property and meets the criteria of moderate significance.

Tree Removal Permit #25207 has been submitted and is currently under review by the City Forester. Separate from the Forester's pending review of the tree removal permit, are the required findings that must be made by the Planning Commission prior to removal of significant trees related to construction, which are outlined in CMC 17.48.070.B (Findings Required for Significant Trees):

> *Related to Construction. Removal of significant trees to facilitate construction or development is prohibited unless one of the two following findings is met:*
>
> *1. That removal of the tree is required to protect public health or safety; or*
>
> *2. That the following four conditions exist:*
>
> *a. The existing site is vacant or is developed to an extent less than one-third of the base floor area allowed by the zoning applicable to the site; and*
>
> *b. The available land area of the site not occupied by significant trees (including land within six feet of the trunk of significant trees) does not adequately and practically provide space for development of at least one-third of the base floor area allowed by the zoning for the site; and*
>
> *c. The issuance of a variance for development in one or more setbacks has been*

considered and would not provide a remedy or would be inappropriate due to a significant overriding inconsistency with another policy or ordinance of the LCP; and

d. Failure to authorize removal of the tree(s) would deprive the owner of all reasonable economic use of the property.

The removal of the significant trees are not required to protect public health or safety, as they were not identified by the City Forester to pose an above-normal potential risk to life and property, and were rated a "2" by the City Forester meaning they are "young to middle age and show normal vigor." Therefore, Finding 1 cannot be met.

Finding 2 requires conditions a, b, c, and d to all be met:

Condition "a" cannot be met because the existing site is not vacant or developed to an extent less than one-third of the base floor area allowed by the zoning applicable to site, therefore automatically prohibiting the removal of the significant trees. The site is presently developed with 2,351 square feet of floor area, and the base floor area for a 9,000 square-foot lot is 3,150 square feet.

Condition "b" cannot be met. See response for condition "a".

Condition "d" cannot be met. As demonstrated in Condition "a", the site is currently developed with a single family dwelling. Redevelopment within the existing foot print would avoid tree removal and therefore failure to authorize the proposed tree removal

Because the required findings cannot be met, Condition of Approval #2 has been added requiring the retention of all significant trees proposed to be removed. No design modifications to the proposed building footprint are required to accommodate the retention of the significant trees.

Root Projection Zone / Tree Protection Zone

The project consists of approximately 450 cubic yards of cut, and 110 cubic yards of fill. The total area of disturbance is listed as 6,530 square feet, approximately 72% of the project site. Concerns include,

- Trenching utility and storm drain lines through the tree protection and structural root zones;
- Construction, excavation, and building placement within tree protection and structural root zones; and
- Accounting for approximately 1-foot of over excavation to accommodate for the subject grading and trenching.

The preliminary site assessment prepared by the City Forester identified a required structural root zone of at least 6 feet for all trees. CMC section 17.48.110.A (Protection of Existing Trees) states that all compaction of soils, construction of building walls, or placement of impermeable surfaces must be setback a minimum of six feet from all significant trees. Grading ruts and fills around significant trees shall be limited to areas outside the root projection zone identified by the City Forester in any preliminary site assessment. The preliminary site assessment identifies a structural root zone and a tree protection zone. Although the terminology differs slightly, the intent is to protect significant trees and their root structures.

For example:

- Monterey cypress tree #5 – 14' minimum root zone

    1. A new retaining wall is proposed within the minimum root zone

- Redwood tree #16 – 8' minimum root zone

    1. An elevated deck with patio below are proposed within 6-feet and through the tree protection and structural root zones.
    2. Trenching for storm drain lines within 6-feet and through the tree protection and structural root zones.

- Coast live oak tree #23 – 8' minimum root zone

    1. Trenching utility and storm drain lines within 6-feet and through the tree protection and structural root zones.

The purpose of figures 1 and 2 below are to illustrate the amount of construction activity occurring within an area intended to protect significant trees.

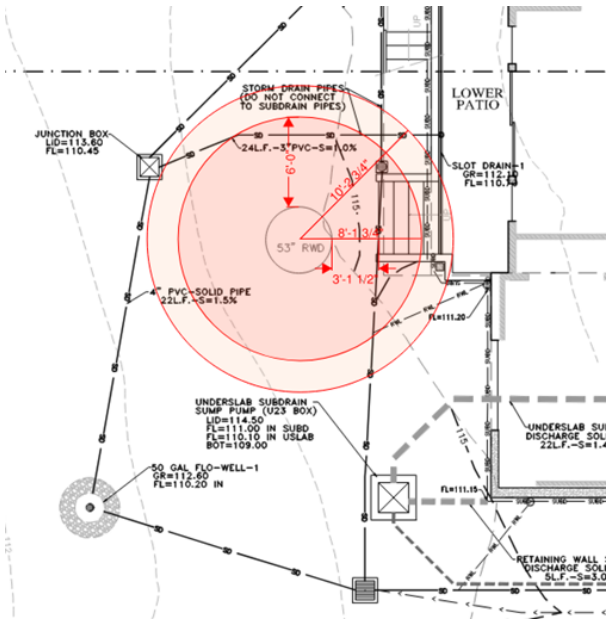


Figure 1. Tree #16. 6-foot zone illustrated by inner circle in **red**. 8-foot structural root zone shown in outer circle in **orange**. Elevated deck with patio below are proposed within 6-feet and through the tree protection and structural root zones; trenching for storm drain lines within 6-feet and through the tree protection and structural root zones.

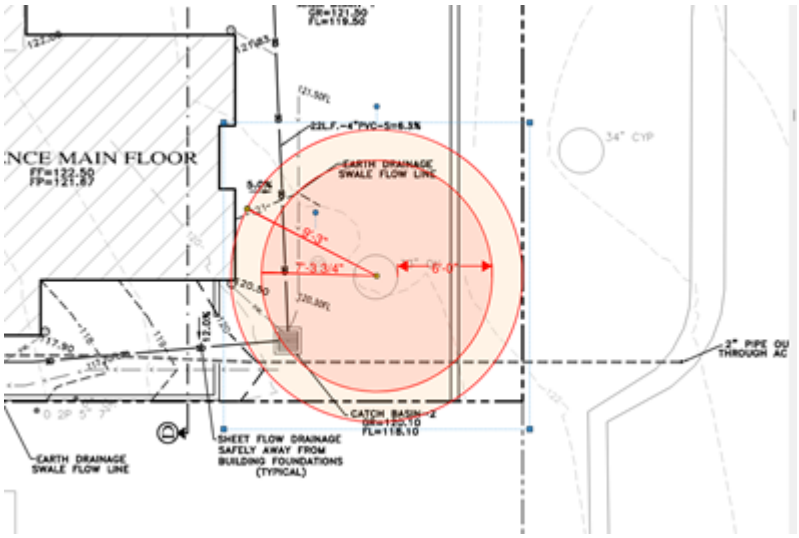


Figure 2. Tree #23. 6-foot zone illustrated by inner circle in **red**. 8-foot structural root zone shown in outer circle in **orange**. Trenching utility and storm drain lines within 6-feet and through the tree protection and structural root zones; portion of building crosses structural root zone; new retaining wall located within 6-foot zone.

As such, Conditions of Approval #3 - #4 have been included requiring the applicant to:

- (#3): Prior to scheduling for final details review, the plans shall be revised such that all new all compaction of soils, construction of building walls, or placement of

impermeable surfaces must be setback a minimum of six feet from all significant trees. Grading ruts and fills around significant trees shall be limited to areas outside the root projection zone identified by the City Forester in any preliminary site assessment.

- (#4): Prior to scheduling for final details review, the plans shall be revised such that the grading, drainage, and erosion control plan to relocate all trenching for utilities outside of the root protection zone, as identified on the preliminary site assessment, of **all** significant trees. Root protection zones shall be shown on all civil plan sheets.

Tree Density / Tree Plantings
According to CMC section 17.48.080.A.2, the tree density of a site for sites larger than 8,000 square feet are determined by the Forest and Beach Commission. As such, Condition of Approval #5 has been included that prior to scheduling for final details review, the applicant shall be scheduled for consideration by the Forester and Beach Commission for a determination of the recommended tree density for the site. The Forest and Beach Commission may also comment on the proposed removal of the non-significant trees at this time (CMC section 17.48.060.A.5.b). The findings for approval for removal of the significant trees cannot be made and all significant trees shall be retained and protected throughout construction.

Landscaping in the Right-of-Way
Consistent with Residential Design Guideline 1.5 which states, *"Maintain and enhance the informal, vegetated, open space character of the right-of-way",* Condition of Approval #2 has been included requiring the forthcoming revised landscaping plan to include landscaping throughout the right-of-way. General Plan/Land Use Plan Policy P5-92 also mandates landscape plans associated with development applications include public rights-of-way:

> ***General Plan/Land Use Plan Policy P5-92:*** *Look for opportunities to reduce or eliminate hardscape areas Citywide on public and private lands. Identify hardscape in the public rights-of-way and on-site that does not meet current policies or codes during preliminary site assessments and/or design review for all projects in the R-1 District. Require that project landscaping plans include the public rights-of-way. (LUP)*

As conditioned, the project is consistent the applicable Residential Design Guidelines pertaining to Forest Character, and meets Concept Phase Approval Findings #2, and #7 pertaining to the protection and enhancement of the urbanized forest (CMC section 17.64.080).

Privacy and Views: Residential Design Guidelines 5.1 through 5.3 encourages designs that preserve reasonable privacy for adjacent properties and maintain view opportunities to natural features. Concept Approval finding #5 requires that "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."

Staff has not identified any adverse privacy or view impacts associated with the project. At the time of writing this report, staff has not received any written correspondence regarding the project pertaining to privacy or views. Based on the information available at the time of writing this report, the project is consistent the applicable Residential Design Guidelines pertaining to Privacy and Views and meets Concept Phase Approval Finding #5 pertaining to public and private views, and solar access.

Mass/Bulk and Building/Roof Form: Residential Design Guidelines 7.1 through 7.7 encourage a building's mass to relate to the context of other homes nearby; minimize the mass of a building as seen from the public way or adjacent properties; and, relate to a human scale in its basic forms. Residential Design Guidelines 8.1 through 8.5 encourage traditional building forms; using restraint with variations in building planes; using simple roof forms that are in proportion to the scale of the building; and, roof eave lines that are low in scale. Guideline 8.3 states to *"limit the number of subordinate attachments, such as dormers, to avoid cluttered design."* Concept Finding 3 requires that "The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context" and Concept Finding 4 requires that "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."

The proposed project includes two stories due to the split-level design. However, when viewed from the street, the structure appears as a single story. The proposed roof pitch is 4:12, the same as the existing residence. The roof plan features multiple cross gables over the H-plan footprint, however, the design remains simple.

The window and door schedule identifies the exterior doors being between 7'0" tall and 9'0" tall with the front entry door proposed to be 8'6". The size and scale of exterior doors have been a re-occurring topic at Commission hearings. Generally, the direction has been that exterior doors should not exceed 6'8" tall. The Commission should consider the size and scale of the windows and doors, and provide direction as appropriate.

Based on the discussion and/or appropriate direction noted above, the project can be found consistent with the applicable Residential Design Guidelines pertaining to Mass and Bulk and Building and Roof Form, and Concept Phase Approval Findings #3, and #4 (CMC section 17.64.080).

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. CMC section 17.10.030.F.1.a requires *"two parking spaces per primary dwelling on sites larger than 8,000 square feet in area."* As the subject site is 9,000 square feet, two parking spaces are required.

The applicant proposes to construct a 231-square-foot (10' x 20'6" and 11'11$^{1/4}$" tall) detached garage located outside of the front setback. The detached garage will be fitted with a lift to accommodate two vehicles, thus satisfying the two parking space requirement. The second parking spot created by the lift has been assigned 200 square feet of floor area. This is the minimum floor area for a required parking spot per CMC section 17.10.030.F, which states: *On-Site Parking Requirements. Required parking spaces shall be provided by a garage, carport or parking pad measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle. Tandem parking is allowed in this district. All required parking shall be provided on-site and shall be counted as floor area and exterior volume*.

While a parking lift may satisfy the number of required parking spaces, the Commission may wish to consider alternatives. Should the lift become inoperable and/or subsequently removed, this would render the site non-conforming as it would not meet the minimum parking requirement, and would be non-conforming until such time compliance is demonstrated. Although a condition or recommendation has not been made to this effect, the record shall acknowledge that the lift will need to remain in perpetuity for the site to remain conforming, unless two parking spaces that conform to the requirements of the zoning code are otherwise provided on-site.

The garage will be accessed by an 11' wide pervious paver driveway. The detached garage aesthetically fits in with the house and does not dominate the design. The project complies with all parking and access design guidelines.

Public Correspondence: At the time of writing this report, staff has not received any correspondence.

Considerations for Final Details Review: While the primary purpose of this concept review is to review and consider the site planning, privacy and views, and mass and scale related to the project, the Commission may provide input on other aspects of the project as well allow the applicant an opportunity to address identified issues ahead of the final details hearing. The items below are not an all-inclusive list of potential items to be discussed at the final details hearing, and the Commission may provide input on other aspects or components of the project as well.

- Lighting: The applicant has proposed a wall sconce noted in the plans as the "Slant" light by WAC Lighting. The delivered lumen level is 353, which is under the maximum lumen level of 375 lumens. The bulb is shielded and downlit. The applicant has also

proposed a landscape light noted in the plans as the "Berkeley" light by Arroyo Craftsman. The landscape light is 15.5" inches high, which is under the 18" maximum height, however, the wattage of 18 watts exceeds the 15 watt maximum. The applicant shall select an alternative landscape light prior to Final Details. Regarding the number and placement of wall sconce and landscape lights, Final Design Guideline #11.8 speaks to the concept of limited lighting, placed only where needed for safety. Typically, this has been interpreted to mean a single light per entry, and landscape lights limited to primary walkways or outdoor activity areas, consistent with Residential Design Guideline 11.8 and the summary guidance for lighting. The applicant shall review the lighting plan and reduce the number of lights as appropriate prior to Final Details.

-

- Application completeness for Final Details Review: While the project included sufficient information for application completeness for Concept Review, the project is deficient in respect to the required materials needed for review and scheduling for a final details hearing. As such, staff has included condition of approval #6 for Concept acceptance stating, prior to scheduling for Final Details review, the applicant shall work with staff to revise the plan set to include the requisite information necessary for scheduling for final details review, as determined by the Community Planning and Building Department. Staff had previously provided the applicant with a list of outstanding items to be addressed as part of the completeness review for the project and the applicant elected to defer these items until the Final Details submittal.

    1. Additional plan review comments completed by previous planner's review:
        - Include the City Forester's tree evaluation;
        - Provide details for how the generator be visually shielded, and add CMC section related to noise producing equipment (CMC section 17.28.020)
        - Skylight visible from street;
        - Depict all fences and walls and note the height, material, and style on all applicable plan sheets;
        - Include railroad tie steps in site coverage (CMC section 17.70; Coverage, Site, A – Fully Permeable); and
        - The renderings show a front property line fence, but the site plan doesn't.

Other Project Components:

Environmental Review: Staff recommends that acceptance of a Concept Design Study be found to be "not a project" 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. CEQA analysis and determination of exemption status

will be done as part of the Final Design Study hearing.

Attachments:

1. Attachment 1 - Resolution
2. Attachment 2 - Tree Evaluation
3. Attachment 3 - 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 CONCEPT DESIGN STUDY IS "NOT A PROJECT" AS DEFINED IN PUBLIC RESOURCES CODE SECTION 21065 AND SECTION 15378 OF THE CEQA GUIDELINES AND ACCEPTING A CONCEPT DESIGN STUDY (DS 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 SQUARE FEET OF REQUIRED PARKING) LOCATED ON CAMINO REAL 2 SOUTHWEST OF 7TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 010-265-002-000. THE PROJECT ADDITIONALLY INCLDUES AN ATTACHED 794 SQUARE-FOOT ACCESSORY DWELLING UNIT.

WHEREAS, on March 26, 2025, James Newhall Smith, Architect ("Applicant") submitted an application on behalf of DCV Enterprise Partners II LLC ("Owner") requesting approval of Track 2 Design Study application DS 25095 (DCV Enterprise Partners II LLC) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 9,000-square-foot site located at Camino Real 2 southwest of 7th Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the applicant is proposing the demolition of an existing 1,990-square-foot one-story single-family residence and 361-square-foot detached garage, and construction of a new 2,684 square-foot two-story single-family residence and 231 square-foot detached garage; and

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

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

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

WHEREAS, on October 31, 2025, a notice of public hearing was published in the Carmel Pine Cone for the September 10, 2025, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before November 2, 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 November 9, 2025, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on November 12, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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, acceptance of a Concept Design Study is "not a project" as defined in Public Resources 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. CEQA analysis and determination of exemption status will be done as part of the Final Design Study hearing; and

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

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

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

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

FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE

For each of the required design study findings listed below, staff has indicated whether the concept plans submitted, conditioned, or with supplemental findings, support adoption of the

findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.		
CMC Section 17.64.080.A – Concept Phase Approval Findings	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits or variances consistent with the Zoning Ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	TBD	TBD
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** that the Concept Design Study is not a project under CEQA as defined in Public Resources Code section 21065 and CEQA Guidelines section 15378, and **ACCEPT** a Concept Design Study (DS 25095) for the demolition of an existing 1,990-square-foot one-story single-family residence and 361-square-foot detached garage, and construction of a new 2,684 square-foot two-story single-family residence and 231 square-foot detached garage (containing a parking lift which provides an additional 200 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, subject to the conditions listed below:

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 Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study.
2.	**Landscape Plan.** Prior to scheduling for Final Details Review, the applicant shall submit a landscape plan for review by the Planning Division and City Forester that meets the submittal requirements of the Track 2 submittal checklist, and additionally includes the following: a) Retention of all significant trees; and b) Include right-of-way landscaping on the landscape plan submitted at final details in a manner consistent with the requirements of both CMC sections 17.10.030.A.1 and 17.34. The landscape plan shall comply with the requirements of CMC Chapter 17.34 and the applicable Residential Design Guidelines.
3.	**Tree Protection.** Prior to scheduling for final details review, the plans shall be revised such that all new all compaction of soils, construction of building walls, or placement of impermeable surfaces must be setback a minimum of six feet from all significant trees. Grading ruts and fills around significant trees shall be limited to areas outside the root projection zone identified by the City Forester in any preliminary site assessment.
4.	**Grading and Drainage.** Prior to scheduling for final details review, the plans shall be revised such that the grading, drainage, and erosion control plan to relocate all trenching for utilities outside of the root protection zone, as identified on the preliminary site assessment, of **all** significant trees. Root protection zones shall be shown on all civil plan sheets.
5.	**Forest and Beach Commission.** Prior to scheduling for final details review, the applicant shall be scheduled and considered by the Forester and Beach Commission for a determination of the recommended tree density for the site (CMC section 17.48.080.A.2). The Forest and Beach Commission may also comment on the proposed removal of the non-significant trees at this time (CMC section 17.48.060.A.5.b).
6	**Submittal Requirements.** Prior to scheduling for Final Details review, the applicant shall work with staff to revise the plan set to include the requisite information necessary for scheduling for final details review, as determined by the Community Planning and Building Department.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 12th day of November 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____	_____
Michael LePage	Shelby Gorman
Chair	Planning Commission Secretary

Significant Tree Evaluation Worksheet

APN: 010-265-002-000
Street Location: Camino Real 2 SW 7th
Planner: Katherine Wallace
City Forester: Justin Ono
Property Owner: DCV Enterprises
Recommended Tree Density: 5 upper, 4 lower

Part One: Initial Screening:

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES															
NO	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Tree #	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**
YES															
NO	x	x	x	x	x	x	x	x							

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Species	Pitt	Pitt	EUC	RW	MC	CO	Chry	CO	CO	CO	RW	CO	Pitt	Pitt	Pitt
YES				x	x	x		x	x	x	x	x			
NO	x	x	x				x						x	x	x
Tree #	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**
Species	RW	Pitt	Yew	CO	CO	CO	CO								
YES	x			x	x	x	x	x							
NO		x	x												

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak
Chry -- flowering cherry Pitt -- Pittosporum Yew -- Pacific Yew Pod -- Podocarpus Toy -- Toyon Ac -- Acacia EUC -- Eucalyptus

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	x	x	x	x	x	x		x	x	x	x	x		x	
NO							x						x		x
Tree #	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**
YES	x	x	x	x		x	x	x							
NO					x										

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

Coast live oak – single trunk tree: 6" DBH

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

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

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

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	2	2	2	2	2		2	1	2	2	2		1	
Tree #	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**
score	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	2	2	2	2	2	2		2	1	2	2	2		0	
Tree #	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**
score	2	1	2	2		2	2	2							

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	2	2	2	2	2		2	2	2	2	2		1	
Tree #	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**
score	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.

G. Are environmental conditions favorable to the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	2	2	2	2	2		1	2	1	2	1		1	
Tree #	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**
score	2	1	2	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.
2 points:	The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

Part Three: Final Assessment

Record the total points scored on D - G for each tree.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	8	8	8	8	8	8	0	7	6	7	8	7	0	3	0
Tree #	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**
score	8	6	8	8	0	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	x	x	x			
NO							x						x	x	x
Tree #	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**
YES	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 __ Trees 17 and 21 are an acacia and a Eucalyptus which are invasive and non desireable species

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
SIGNIF	x	x	x	x	x	x		x	x	x	x	x			
MOD SIGNIF															
NOT SIGNIF							x						x	x	x
Tree #	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**
SIGNIF	x	x	x		x	x	x	x							
MOD SIGNIF															
NOT SIGNIF				x											

Items to note:

Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	6	6	6	8	14	8	6	6	6	6	8	6	6	6	6
Tree #	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**
Feet	8	8	8	6	6	6	6	8							

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	9	9	9	12	16	10	9	8	6	8	12	8	6	6	6
Tree #	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**
YES	12	8	10	8	8	8	8	12							

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

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

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

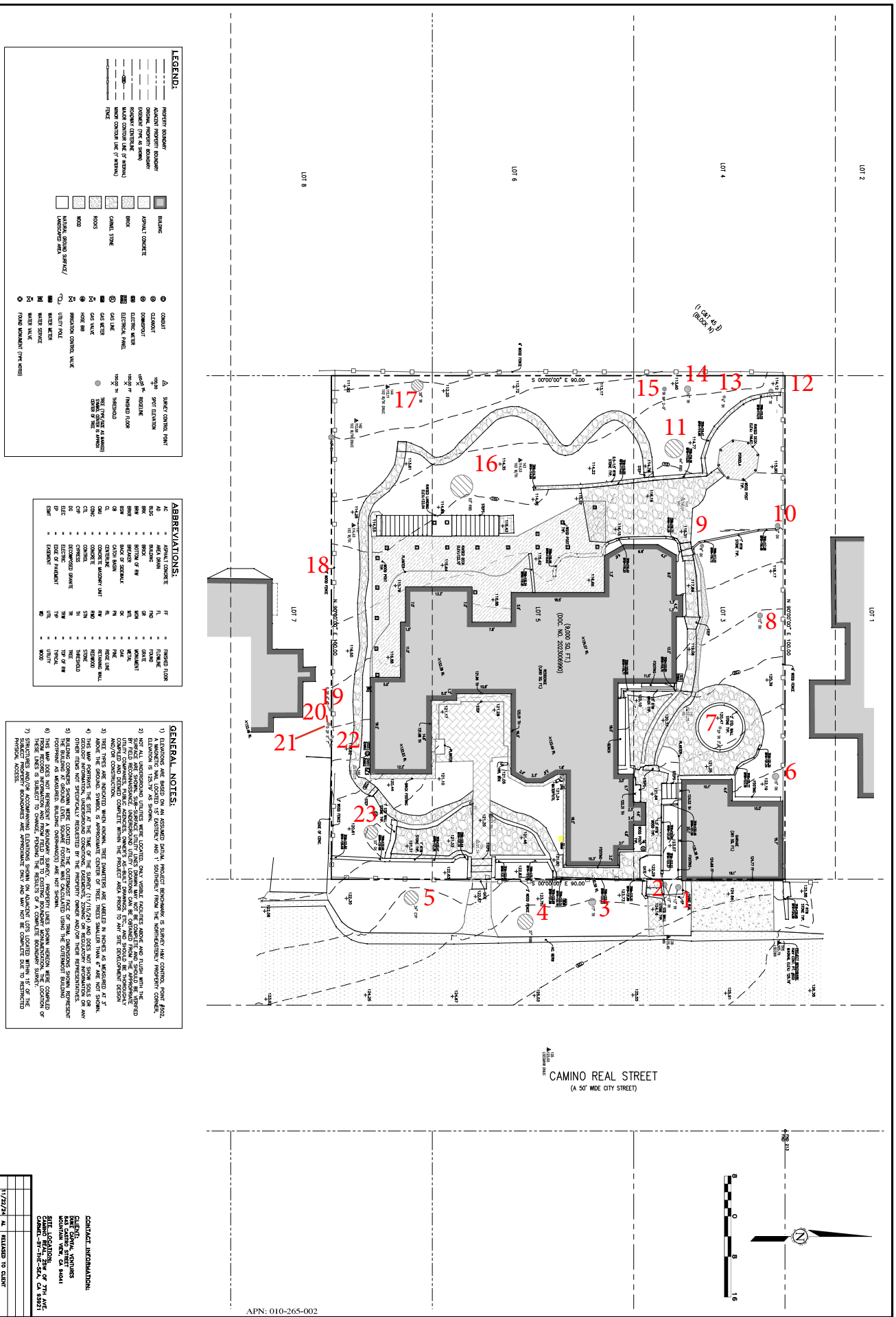
· No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.

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

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

· 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.


LEGEND:
PROPERTY BOUNDARY
ADJACENT PROPERTY BOUNDARY
ORIGINAL PROPERTY BOUNDARY
EASEMENT (DIVE AS SHOWN)
ROADWAY CENTERLINE
MAJOR CONTOUR LINE (5' INTERVAL)
MINOR CONTOUR LINE (1' INTERVAL)
FENCE
BUILDING
ASPHALT CONCRETE
BRICK
CARREL STONE
ROCKS
WOOD
NATURAL GROUND SURFACE/ LANDSCAPED AREA
CONDUIT
CLEANOUT
DOWNSPOUT
ELECTRIC METER
ELECTRICAL PANEL
GAS LINE
GAS METER
GAS VALVE
HOSE BIB
IRRIGATION CONTROL VALVE
UTILITY POLE
WATER METER
WATER SERVICE
WATER VALVE
FOUND MONUMENT (TYPE NOTED)
SURVEY CONTROL POINT
SPOT ELEVATION
RIDGELINE
FINISHED FLOOR
THRESHOLD
TREE (TYPE, SIZE AS MARKED) TRUNK DIAMETER @ 4' ABOVE CENTER OF TREE @ 4' ABOVE
ABBREVIATIONS:
GENERAL NOTES:
CONTACT INFORMATION:
DUKE CAPITAL VENTURES
MOUNTAIN VIEW, CA 94041
SITE LOCATION:
CAMINO REAL, 25w OF 7TH AVE.
CARMEL-BY-THE-SEA, CA 93921
APN: 010-265-002
TOPOGRAPHIC MAP
OF
THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2023006990
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
DUKE CAPITAL VENTURES
LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9570 Fax (831) 443-3801
www.landseteng.com
APPROVED BY:
GUY R. GIRAUDO P.L.S. No. 8703
PROFESSIONAL LAND SURVEYOR
GUY R. GIRAUDO
EXP. 12-31-25
No. 8703
STATE OF CALIFORNIA
No. DATE BY REVISION
1 11/22/24 AL RELEASED TO CLIENT
SCALE: 1" = 8'
DATE: NOV 2024
JOB NO. 2853-01
SHEET 1
OF 1 SHEETS
L:_PROJECTS - LANDSET ENGINEERS\2853 - Camino Real, 2 sw of 7th\2853-01 Sht Twn\DWG\2853-TOPO.dwg

DCV ENTERPRISE PARTNERS, II, LLC

CAMINO REAL, 2 SW OF 7TH, CARMEL, CA.

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK AND ARE THE PROPERTY OF THE ARCHITECT, JAMES N. SMITH. THE DRAWINGS AND WRITTEN MATERIALS ARE DEVELOPED FOR THIS PROJECT ONLY, AND SHALL NOT BE DUPLICATED OR DISCLOSED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

GENERAL NOTES

DS 25095 (DCV Enterprise)
September 10, 2025
Project Data Table
Page 1 of 1

PROJECT DATA FOR A 9,000 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	3,150 SF (45%)	2,351 SF	3,115 SF
Site Coverage	693 SF/1,053 SF	2,501 SF	1,026 SF
Trees (Upper/Lower)	5/4	2/11	2/11
Ridge Height (1st/2nd)	18'/24'	15'-7"	16'-6"/21'-11"
Plate Height (1st/2nd)	12'/18'	12'-9"	12'/18'
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	2'-4"	15'-1 ½"
Composite Side Yard	22'5" (25%)	40'-4"	22'-6"
Side Yard	3'	0	4'-2"
Rear	15'/3'**	34'-5"	34-9 ½"

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

ABBREVIATIONS

EXIST'G	EXISTING	G.W.B.	GYPSUM WALLBOARD
(E)	EXISTING	N.I.C.	NOT IN CONTRACT
A.B.	ANCHOR BOLT	N.T.S.	NOT TO SCALE
APPROX.	APPROXIMATE	O.C.	ON CENTER
BD.	BOARD	O.D.	OUTSIDE DIAMETER
BLK.	BLOCK	PLYWD.	PLYWOOD
CAB.	CABINET	R.O.	ROUGH OPENING
CLR.	CLEAR	SIM.	SIMILAR
CONC.	CONCRETE	S.S.D.	SEE STRUCTURAL DRAWINGS
CONT.	CONTINUOUS	T&G	TONGUE AND GROOVE
D.S.	DOWNSPOUT	T.O.P.	TOP OF PLATE
F.O.C.	FACE OF CONCRETE	TYP.	TYPICAL
F.O.S.	FACE OF STUDS	U.N.O.	UNLESS OTHERWISE NOTED
F.O.F.	FACE OF FINISH	V.I.F.	VERIFY IN FIELD (OR WORK SITE)
GALV.	GALVANIZED	V.W.O.	VERIFY WITH OWNER
G.I.	GALVANIZED IRON	W/O	WITHOUT
GYP.	GYPSUM	WP	WATERPROOF

SPECIAL INSPECTIONS AND OBSERVATIONS

1. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE BUILDING PADS AND FOUNDATION EXCAVATIONS PRIOR TO THE PLACEMENT OF REINFORCING BARS, AND SHALL SUBMIT WRITTEN APPROVAL TO THE BUILDING INSPECTOR BEFORE REQUESTING FOUNDATION INSPECTION AND POURING OF FOOTINGS.
2. THE STRUCTURAL ENGINEER OF RECORD SHALL PROVIDE STRUCTURAL OBSERVATION THROUGHOUT THE VARIOUS PHASES OF THE PROJECT AND AS OUTLINED ON STRUCTURAL SHEETS
3. ALL STRUCTURAL WELDING SHALL BE CONTINUOUSLY INSPECTED BY AN APPROVED INDEPENDANT INSPECTOR IF REQUIRED BY THE BUILDING CODE.

BUILDING DEPARTMENT NOTES

1. NO PERSON MAY TAP INTO ANY FIRE HYDRANT OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MOUNTEREY COUNTY HEALTH DEPARTMENT.
2. 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.
3. NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONBLY AVAILABLE SOURCE OF RECLAIMED OR OTHER SUB-POTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROPRIATE FOR SUCH USE.
4. 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).
5. PROVIDE NON-REMOVABLE BACKFLOW DEVICES AT ALL HOSEBIBS.
6. THE BUILDER/CONTRACTOR SHALL PROVIDE THE OWNER AND THE BUILDING DEPARTMENT WITH A COPY OF THE CF-6R INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION.
7. GRADING PERMIT IS BY SEPARATE PERMIT.
8. SPRINKLER SYSTEM TO BE PER SEPARATE PERMIT.
9. RETAINING WALLS UNCONNECTED TO THE STRUCTURE(S), IF REQUIRED, ARE PER SEPARATE PERMIT.
10. THE CITY OF CARMEL REQUIRES APPROVAL OF A CERTIFICATE OF OCCUPANCY FOR EACH STRUCTURE PRIOR TO ANY OCCUPANCY. UNAUTHORIZED OCCUPANCY IS A VIOLATION OF CITY AND STATE LAWS.

DEFERRED SUBMITTALS

1. RESIDENTIAL FIRE SPRINKLER SYSTEM TO BE BY SEPARATE PERMIT BY LICENSED FIRE SPRINKLER COMPANY.
2. SOLAR PANEL ARRAY AND WIRING SYSTEM TO BE PER SEPARATE PERMIT BY APPROVED INSTALLER
3. TRUSS CALCS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ANY TRUSS INSPECTIONS. CALCS BY MANUFACTURER SHALL INCLUDE TRUSS PROFILES AND LAYOUT PLANS.
4. THE MANUFACTURED TRUSS SUBMITTALS SHALL BE REVIEWED (INDICATED BY LETTER OR STAMP, SIGNATURE AND DATE) BY THE ENGINEER OF RECORD FOR DESIGN COMPATIBILITY. A CERTIFICATION LETTER FROM THE ENGINEER SHALL BE SENT TO THE BUILDING DEPARTMENT STATING THIS APPROVAL.
5. THE TRUSSES SHALL NOT BE INSTALLED UNTIL AN APPROVED JOB COPY OF THE TRUSS SUBMITTALS IS ISSUED BY THE BUILDING DEPARTMENT.
6. GLU-LAM CERTIFICATES SHALL BE COPIED TO THE BUILDING DEPARTMENT.
7. NEW SITE RETAINING WALLS HAVE NOT BEEN REVIEWED UNDER THIS PERMIT. A SEPERATE PERMIT APPLICATION IS REQUIRED FOR ALL NEW RETAINING WALLS.

DRAWING INDEX

ARCHITECTURAL
1 A0.0 COVER SHEET
2 C-1 SURVEY WITH FORESTER COMMENTS
3 A1.0 SITE PLAN-PROPOSED
4 A1.1 SITE PLAN-EXISTING

CIVIL
5 C-1 COVER SHEET
6 C-2 SURVEY
7 C-3 GRADING AND DRAINAGE PLAN
8 C-4 GRADING SECTIONS
9 C-5 GRADING SECTIONS
10 C-6 STND DETAILS
11 C-7 EROSION CONTROL PLAN
12 C-8 CMP

ARCHITECTURAL
13 A1.E EXISTING FLOOR PLAN
14 A1.D DEMO PLAN
15 A2.0 FLOOR PLAN-MAIN LEVEL
16 A2.1 FLOOR PLAN-LOWER LEVEL
17 A9.0 SCHEDULE-DOORS
18 A9.1 SCHEDULE-WINDOWS
19 A6.0 EXTERIOR ELEVATIONS
20 A6.1 EXTERIOR ELEVATIONS
21 A6.2 EXTERIOR ELEVATIONS
22 A6.3 EXTERIOR ELEVATIONS
23 A6.4 EXTERIOR ELEVATIONS-GARAGE
24 A7.0 BUILDING SECTION
25 A6.5 STREETSCAPE ELEVATIONS
26 A5.0 ROOF PLAN-PROPOSED
27 A5.1 ROOF PLAN-EXISTING

LANDSCAPE
28 L-1 LANDSCAPE PLAN
29 L-2 IRRIGATION PLAN
30 L-3 TREE PROTECTION PLAN

ARCHITECTURAL
31 A1.L LIGHTING PLAN
32 A10.0 RENDERING
33 A10.1 RENDERING

PROJECT DIRECTORY

PROPERTY OWNERS:
DCV ENTERPRISE PARTNERS, II, LLC
843 CASTRO ST
MOUNTAIN VIEW, CA. 94041
(650) 584-3110
JACKIE@DUKECV.COM

ARCHITECT:
JAMES N. SMITH, ARCHITECT, INC.
27880 DORIS DR #200
CARMEL, CA. 93923
CONTACT PERSON : JAMES SMITH
TEL. (831) 915-9518
EMAIL: JAMES@JNSARCH.COM

GENERAL CONTRACTOR:

STRUCTURAL ENGINEER:

CIVIL ENG./SURVEYOR:
LANDSET ENGINEERS, INC.
520 B CRAZY HORSE CANYON RD.
SALINAS, CA. 93907
CONTACT PERSON: GUY GIRAUDO
TEL. (831) 443-6970
EMAIL: GGIRAUDO@LANDSETENG.COM

SOILS ENGINEER:

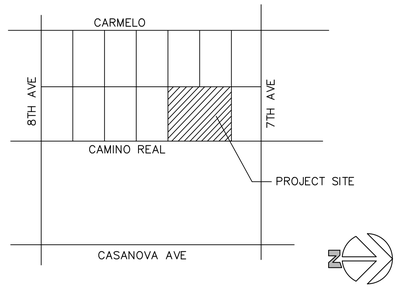
TITLE 24 / MECHANICAL ENGINEER:
MONTEREY ENERGY GROUP
26465 CARMEL RANCHO BLVD. #8
CARMEL VALLEY, CA. 93923
CONTACT PERSON: DAVID KNIGHT
TEL. (831) 372-8328
FAX (831)372-4613
EMAIL: DAVE@MEG4.COM

LANDSCAPE:
TANIGUCHI LANDSCAPE ARCHITECTURE
DENNIS TANIGUCHI
1013 S. CLAREMONT ST. SUITE 1
SAN MATEO, CA. 94402
TEL. (650) 638-9985
EMAIL: DENNIS@DTLANDARCH.COM

ARBORIST:
ALBERT WEISFUSS
MONTEREY BAY TREEWORKS
P.O. BOX 223374
CARMEL, CA. 93922
TEL. (831) 869-2767
EMAIL: ALBERTWEISFUSS@GMAIL.COM

VICINITY MAP

N.T.S.



PROJECT INFORMATION

- PROJECT DESCRIPTION:
  DEMO (E) ONE STORY RESIDENCE AND BUILD NEW TWO STORY SINGLE FAMILY RESIDENCE WITH DETACHED ONE CAR GARAGE AND LOWER LEVEL ADU. NEW PERIMETER WOOD FENCES AND EXTERIOR TERRACES
- PROJECT ADDRESS:
  CAMINO REAL, 2 SW OF 7TH
  CARMEL, CA. 93921

PLANNING INFORMATION

- A.P.N. 010-265-002
- LEGAL DESCRIPTION: LOT 5 ADD 1 S 30 FT OF L3 & L5 & N1/2 OF LOT 7 BLK N
- CITY OF CARMEL ZONING: R-1
- MAX. ALLOWABLE BUILDING HEIGHTS: SETBACKS:
  FIRST FLOOR PLATE HT.: 12' FRONT: 15'
  FIRST FLOOR ROOF HT.: 18' SIDE: 3' MIN.(25% OR 22'-9" COMPOSITE)
  SECOND FLOOR PLATE HT.: 18' REAR: 15'
  SECOND FLOOR ROOF HT.: 24'
- TREE REMOVAL: YES
  3-PITTOSPORUM UNDULATUM
  1-COAST LIVE OAK
- APPROX. GRADING: 565 CY CUT, 105 CY FILL
- PARKING REQUIRED: 2 PARKING PROVIDED: 2

BUILDING INFORMATION

- PROJECT CODE COMPLIANCE-CODE EDITIONS USED:
  2022 CAL. BUILDING CODE-CBC 2022 CAL. RESIDENTIAL CODE-CRC
  2022 CAL ELEC. CODE-CEC 2022 CAL. MECH. CODE-CMC
  2022 CAL. PLUMB. CODE-CPC 2022 CAL. ENERGY CODE-CEC
  2022 CAL. CALGreen BLDG STNDS-CGBCS
  2022 CAL. FIRE CODE-CFC
- CONSTRUCTION TYPE: VB
- BUILDING OCCUPANCY: R-3 / U
- FIRE DEPARTMENT:
  FIRE DISTRICT: CARMEL
  AUTOMATIC SPRINKLERS REQUIRED: YES NFPA 13D PER 903.3.1.3
  WILDLAND URBAN INTERFACE CODES REQ'D: NO
  W.U.I. ZONE: L.R.A.
  CITY OF CARMEL-VERY HIGH FIRE HAZARD SEVERITY ZONE: NO
- UTILITY PROVIDERS
  SEWER: CARMEL
  WATER: CAL AM
  ELEC / GAS: PG&E

PROJECT SQUARE FOOTAGE INFORMATION

- TOTAL SITE AREA: = 9,000 S.F. (.2 Ac.)
- BASE FLOOR AREA-ALLOWED = 3,150 S.F.
- BASE FLOOR AREA-PROPOSED

MAIN LEVEL LIVING AREA	= 2,168 S.F.	
LOWER LEVEL LIVING AREA	= 516 S.F.	
TOTAL LIVING	= 2,684 S.F.	
GARAGE	= 231 S.F.	(200 S.F. MIN. AS LIVING AREA)
PARKING	= 200 S.F.	
TOTAL RESIDENCE	= 3,115 S.F.	(3,150 S.F. MAX.)
ADU-LOWER LEVEL	= 794 S.F.	(UP TO 800 S.F. NOT COUNTED)

- SITE COVERAGE-ALLOWED = 693 S.F. (22% OF BFA)
  PERMEABLE BONUS = 360 S.F. (4% OF SITE AREA) (IF 50% IS PERMEABLE)
  TOTAL ALLOWED SITE COVERAGE = 1,053 S.F.
- SITE COVERAGE-PROPOSED

		SEMI-PERM/PERM	NON-PERM
DRIVEWAY-PAVERS	= 166 S.F.	166 S.F.	
GARAGE STAIR-CONCRETE	= 13 S.F.		13 S.F.
GARAGE STAIR LAND'G-PVRS	= 11 S.F.	11 S.F.	
GARAGE PADS-PERV CONC.	= 18 S.F.	18 S.F.	
LAUND TERRACE-PAVERS	= 96 S.F.	96 S.F.	
LAUND WALK-PAVERS	= 36 S.F.	36 S.F.	
LAUND WALKING PADS	= 9 S.F.	9 S.F.	
GENERATOR PAD-CONCRETE	= 12 S.F.		12 S.F.
FRONT ENTRY TERR.-PAVERS	= 51 S.F.	51 S.F.	
FRONT ENTRY LAND'G-PAVERS	= 21 S.F.	21 S.F.	
FR ENTRY PADS-PERV. CONC	= 100 S.F.	100 S.F.	
REAR TERRACE	= 375 S.F.		375 S.F.
REAR TERRACE-STAIRS	= 58 S.F.		58 S.F.
REAR STAIR LABDING -PAVERS	= 11 S.F.	11 S.F.	
HOT TUB	= 49 S.F.		49 S.F.
TOTAL	= 1,026 S.F.	519 S.F. (GREATER THAN 50%)	507 S.F.

- EXISTING FLOOR AREA

MAIN RESIDENCE	= 1,990 S.F.
GARAGE	= 361 S.F.
TOTAL	= 2,351 S.F.

- SITE COVERAGE-EXISTING

DECKS-REAR,SIDE,STAIR	= 849 S.F.	
CONCRETE WALK-FRONT	= 461 S.F.	
CONCRETE WALK-SIDES/REAR	= 1,191 S.F.	(897 S.F.+245 S.F.+49 S.F.)
TOTAL	= 2,501 S.F.	

JAMES NEWHALL SMITH
ARCHITECT, Inc.
27880 DORRIS DR. #200
CARMEL VALLEY, CA.
93923
831-915-9518
JAMES@JNSARCH.COM

PROJECT/CLIENT

DCV ENTERPRISE RESIDENCE

CAMINO REAL 2 SW OF 7TH
CARMEL, CA.

LICENSED ARCHITECT
JAMES N. SMITH
NO. C-24683
11-30-25
RENEWAL DATE
STATE OF CALIFORNIA

SHEET TITLE

COVER SHEET

ISSUE	REVISIONS
1	01-24-25 PRELIM. REVIEW
2	03-25-25 PRELIM PLANNING SUBMITTAL
3	07-28-25 PLANNING RESUBMITTAL

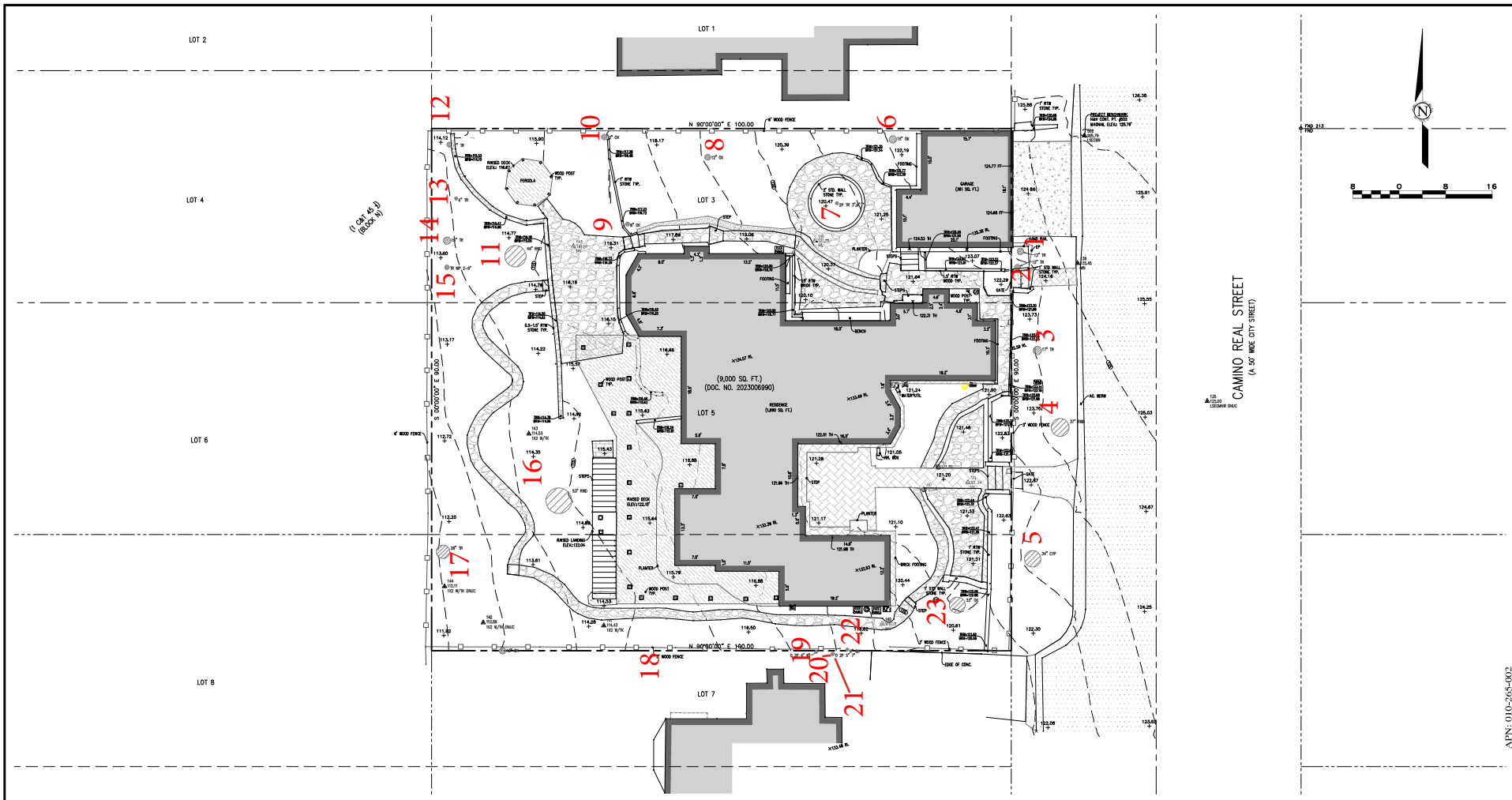
DATE

PROJECT NUMBER

SHEET NUMBER

A0.0

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LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- EASEMENT (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- BUILDING
- ASPHALT CONCRETE
- BRICK
- CARMEL STONE
- ROCKS
- WOOD
- NATURAL GROUND SURFACE/ LANDSCAPED AREA
- CONDUIT
- CLEANOUT
- DOWNSPOUT
- ELECTRIC METER
- ELECTRICAL PANEL
- GAS LINE
- GAS METER
- GAS VALVE
- HOSE BIB
- IRRIGATION CONTROL VALVE
- UTILITY POLE
- WATER METER
- WATER SERVICE
- WATER VALVE
- FOUND MONUMENT (TYPE NOTED)
- SURVEY CONTROL POINT
- SPOT ELEVATION
- RIDGELINE
- FINISHED FLOOR
- THRESHOLD
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE

ABBREVIATIONS:

AC	=	ASPHALT CONCRETE	FF	=	FINISHED FLOOR
AD	=	AREA DRAIN	FL	=	FLOWLINE
BLDG	=	BUILDING	FND	=	FOUND
BRK	=	BRICK	GR	=	GRATE
BRW	=	BOTTOM OF RW	MON	=	MONUMENT
BRKR	=	BREAKER	MTL	=	METAL
BSW	=	BACK OF SIDEWALK	OK	=	OAK
CB	=	CATCH BASIN	PN	=	PINE
CL	=	CENTERLINE	RL	=	RIDGE LINE
CMU	=	CONCRETE MASONRY UNIT	RW	=	RETAINING WALL
CONC	=	CONCRETE	RWD	=	REDWOOD
CTL	=	CONTROL	STN	=	STONE
CYP	=	CYPRESS	TH	=	THRESHOLD
DG	=	DECOMPOSED GRANITE	TR	=	TREE
ELEC	=	ELECTRIC	TRW	=	TOP OF RW
EP	=	EDGE OF PAVEMENT	TYP	=	TYPICAL
ESMT	=	EASEMENT	UTIL	=	UTILITY
			WD	=	WOOD

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #502, A MAGNETIC NAIL LOCATED 15' EASTERLY AND 1' SOUTHERLY FROM THE NORTHEASTERLY PROPERTY CORNER, ELEVATION IS 125.79' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (11/15/24) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
7) STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

CONTACT INFORMATION:

CLIENT:
DUKE CAPITAL VENTURES
843 CASTRO STREET
MOUNTAIN VIEW, CA 94041

SITE LOCATION:
CAMINO REAL, 2SW OF 7TH AVE.
CARMEL-BY-THE-SEA, CA 93921

APN: 010-265-002

TOPOGRAPHIC MAP

OF

THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2023006990
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

DUKE CAPITAL VENTURES

APPROVED BY:
GUY R. GIRATINO P.L.S. No. 8703

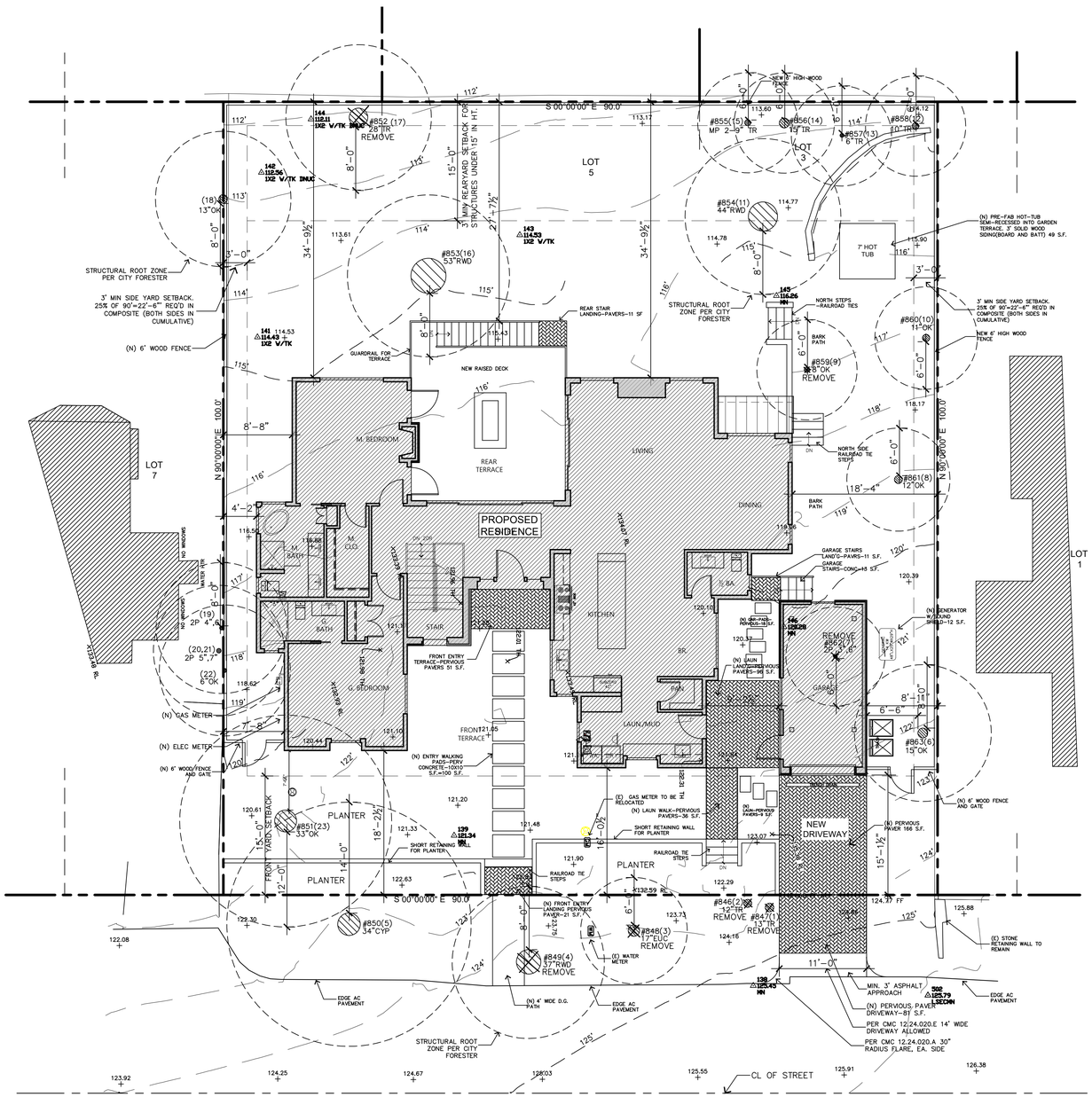
LANDSET ENGINEERS, INC.
530-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-3301 Fax (831) 443-3801
www.landseteng.com

No.	DATE	BY	REVISION
	11/22/24	AL	RELEASED TO CLIENT

SCALE: 1" = 8'
DATE: NOV 2024
JOB NO. 2853-01
SHEET 1
OF 1 SHEETS

L:_PROJECTS - LANDSET ENGINEERS\2853 - Camino Real, 2 SW of 7th\2853-01 Site Topo\DWG\2853-TOPO.dwg

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK AND ARE THE PROPERTY OF THE ARCHITECT. JAMES N. SMITH. THE DRAWINGS AND WRITTEN MATERIALS ARE DEVELOPED FOR THIS PROJECT ONLY, AND SHALL NOT BE DUPLICATED OR DISCLOSED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



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DIAL TOLL FREE 1-800-227-2600 AT LEAST TWO DAYS BEFORE YOU DIG

SCALE : 1/8" = 1'-0" 0' 2' 4' 8' 16'

SITE PLAN

SITE PLAN NOTES

1. CONTRACTOR TO COORDINATE ALL NEW UTILITY INSTALLATIONS WITH UTILITY COMPANIES, CITY OR COUNTY AND BUILDING DEPARTMENT.
2. CONTRACTOR TO VERIFY ADEQUACY OF ALL (E) UTILITIES. ALL SUBSTANDARD SERVICES SHALL BE REPLACED/UPGRADED AS NECESSARY TO COMPLY WITH CURRENT CODES AND ORDINANCES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING PROPERTY CORNERS AND HOUSE LAYOUT RELATIVE TO SETBACKS BY LICENSED SURVEYOR PRIOR TO BUILDING FORMWORK OR POURING CONCRETE. CONTRACTOR SHALL COORDINATE WITH CITY/COUNTY/PEBBLE BEACH
4. THE LOCATION, TYPE AND SIZE OF ALL ANTENNAS, SATELLITE DISHES OR TOWERS, AND SIMILAR APPURTENANCES SHALL BE APPROVED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
5. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR/OWNER SHALL PROVIDE THE LOCATION OF A STATE OF CALIFORNIA LICENSED SURVEYOR'S OR CIVIL ENGINEER'S REFERENCE DATUM (INSTALLED PRIOR TO ANY GRADING) THAT SHALL BE USED TO ESTABLISH INDICATED ELEVATIONS ON SUBMITTED PLANS AND SHALL REMAIN IN PLACE UNDISTURBED THROUGHOUT THE ENTIRETY OF CONSTRUCTION WORK ON THIS PERMIT.
6. TOPOGRAPHICAL (EXISTING) AND OTHER SURVEY INFORMATION REPRESENTED HEREIN IS AS PROVIDED BY (LANDSET, FEB 2025, JOB #2853-02).
7. REFER TO GEOTECHNICAL REPORT FOR ALL GRADING AND FOUNDATION RECOMMENDATIONS. IF NO REPORT IS AVAILABLE OR REQUIRED, GEOTECHNICAL ENGINEER SHALL INSPECT GRADING AND TRENCHING FOR FOOTINGS PRIOR TO PLACEMENT OF FORMWORK OR CONCRETE. SOIL REPORT BY (TING AND ASSOC, 01-06-25, JOB #6868).
8. ARBORIST REPORT FOR THIS PROJECT WAS PREPARED BY (ALBERT WEISFUSS, 12-16-24).
9. ARCHAEOLOGICAL REPORT FOR THIS PROJECT WAS PREPARED BY (ARCHAEOLOGICAL CONSULTING, DATE, JOB #).

GRADING / DRAINAGE NOTES

1. REFER TO GRADING, DRAINAGE AND EROSION CONTROL PLAN PREPARED BY (LANDSET ENGINEERS, FEB 2025, JOB#2853-02) FOR SITE DRAINAGE RECOMMENDATIONS.
2. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FT. CRC R401.3
   EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 IN. OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
3. SLOPE ALL HARDSCAPE SURFACES ADJACENT TO STRUCTURE(S), INCLUDING LANDINGS, TO DRAIN AWAY FROM STRUCTURES MIN. 2% NO EXCEPTIONS.
4. LIMITS OF GRADING SHOULD BE CONFINED TO THOSE AREAS NECESSARY FOR THE SUBJECT PROJECT; I.E., AS MUCH AS THE VEGETATED LANDSCAPE NOT ASSOCIATED WITH THE PROPOSED CONSTRUCTION SHOULD BE LEFT AS UNDISTURBED AS POSSIBLE.
5. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES PLUS 2% ALTERNATE ELEVATIONS ARE PERMITTED SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL, PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.
6. SEE ROOF PLAN SHEET A5.0 FOR DOWNSPOUT LOCATIONS. ROOF RUN-OFF SHALL BE COLLECTED BY GUTTERS AND DOWNSPOUTS. DOWNSPOUTS SHALL BE CONVEYED TO AN UNDERGROUND PIPING SYSTEM PER CITY STANDARDS.
7. CLEAN-OUT CONNECTIONS SHALL BE CONSTRUCTED AT ALL PIPING ANGLES AND CHANGES IN DIRECTION PER CIVIL PLAN AND BEST PRACTICES
8. IF RAIN IS IN THE FORECAST, ALL EXPOSED SOIL SHOULD BE IMMEDIATELY PROTECTED WITH STRAW MULCH, EROSION NETTING, AND STOCKPILES COVERED WITH PLASTIC SHEETING. THESE ITEMS SHOULD BE KEPT ON HAND AT ALL TIMES DURING CONSTRUCTION.
9. CUT AND FILL MATERIALS SHOULD NOT BE STOCKPILED WHERE THEY MAY WASH ONTO ADJOINING PROPERTIES, ROADWAYS, DRAINAGE FACILITIES OR WATERWAYS. ANY IMPORTED OR NATIVE MATERIALS REMAINING AFTER COMPLETION OF THE JOB SHOULD BE HAULED OFFSITE.
10. RE-VEGETATE AND PROTECT ALL DISTURBED SOIL PRIOR TO OCTOBER 15. THE APPROPRIATE GRASS/ LEGUME SEED MIXES, JUTE AND/ OR EROSION NETTING, AND STRAW MULCH SHOULD BE USED FOR TEMPORARY COVER. PERMANENT VEGETATION SHOULD INCLUDE NATIVE AND DROUGHT RESISTANT PLANTS.
11. IRRIGATION ACTIVITIES AT THE SITE SHOULD ALWAYS BE DONE IN A CONTROLLED AND REASONABLE MANNER. PLANTER AREAS SHOULD NOT BE SITED ADJACENT TO BUILDING WALLS; OTHERWISE, MEASURES SHOULD BE IMPLEMENTED TO CONTAIN IRRIGATION WATER AND PREVENT IT FROM SEEPING INTO WALLS AND UNDER FOUNDATIONS.

COVERAGE TABLE

SITE COVERAGE-ALLOWED	= 693 S.F.	(22% OF BFA)	
PERMEABLE BONUS	= 360 S.F.	(4% OF SITE AREA) (IF 50% IS PERMEABLE)	
TOTAL ALLOWED SITE COVERAGE	= 1,053 S.F.		
SITE COVERAGE-PROPOSED		SEMI-PERM/PERM	NON-PERM
DRIVEWAY-PAVERS	= 166 S.F.	166 S.F.	
GARAGE STAIR-CONCRETE	= 13 S.F.		13 S.F.
GARAGE STAIR LAND'G-PVRS	= 11 S.F.	11 S.F.	
GARAGE PADS-PERV CONC.	= 18 S.F.	18 S.F.	
LAUND TERRACE-PAVERS	= 96 S.F.	96 S.F.	
LAUND WALK-PAVERS	= 36 S.F.	36 S.F.	
LAUND WALKING PADS	= 9 S.F.	9 S.F.	
GENERATOR PAD-CONCRETE	= 12 S.F.		12 S.F.
FRONT ENTRY TERR.-PAVERS	= 51 S.F.	51 S.F.	
FRONT ENTRY LAND'G-PAVERS	= 21 S.F.	21 S.F.	
FR ENTRY PADS-PERV. CONC	= 100 S.F.	100 S.F.	
REAR TERRACE	= 375 S.F.		375 S.F.
REAR TERRACE-STAIRS	= 58 S.F.		58 S.F.
REAR STAIR LABDING -PAVERS	= 11 S.F.	11 S.F.	
HOT TUB	= 49 S.F.		49 S.F.
TOTAL	= 1,026 S.F.	519 S.F. (GREATER THAN 50%)	507 S.F.

JAMES NEWHALL SMITH
ARCHITECT, Inc.
27880 DORRIS DR. #200
CARMEL VALLEY, CA.
93923
831-915-9518
JAMES@JNSARCH.COM

PROJECT/CLIENT

DCV ENTERPRISE RESIDENCE

CAMINO REAL 2 SW OF 7TH
CARMEL, CA.

LICENSED ARCHITECT JAMES N. SMITH NO. C-24683 11-30-25 RENEWAL DATE STATE OF CALIFORNIA

SHEET TITLE

SITE PLAN

ISSUE	REVISIONS
1	01-24-25 PRELIM. REVIEW
2	03-25-25 PRELIM PLANNING SUBMITTAL
3	07-28-25 PLANNING RESUBMITTAL

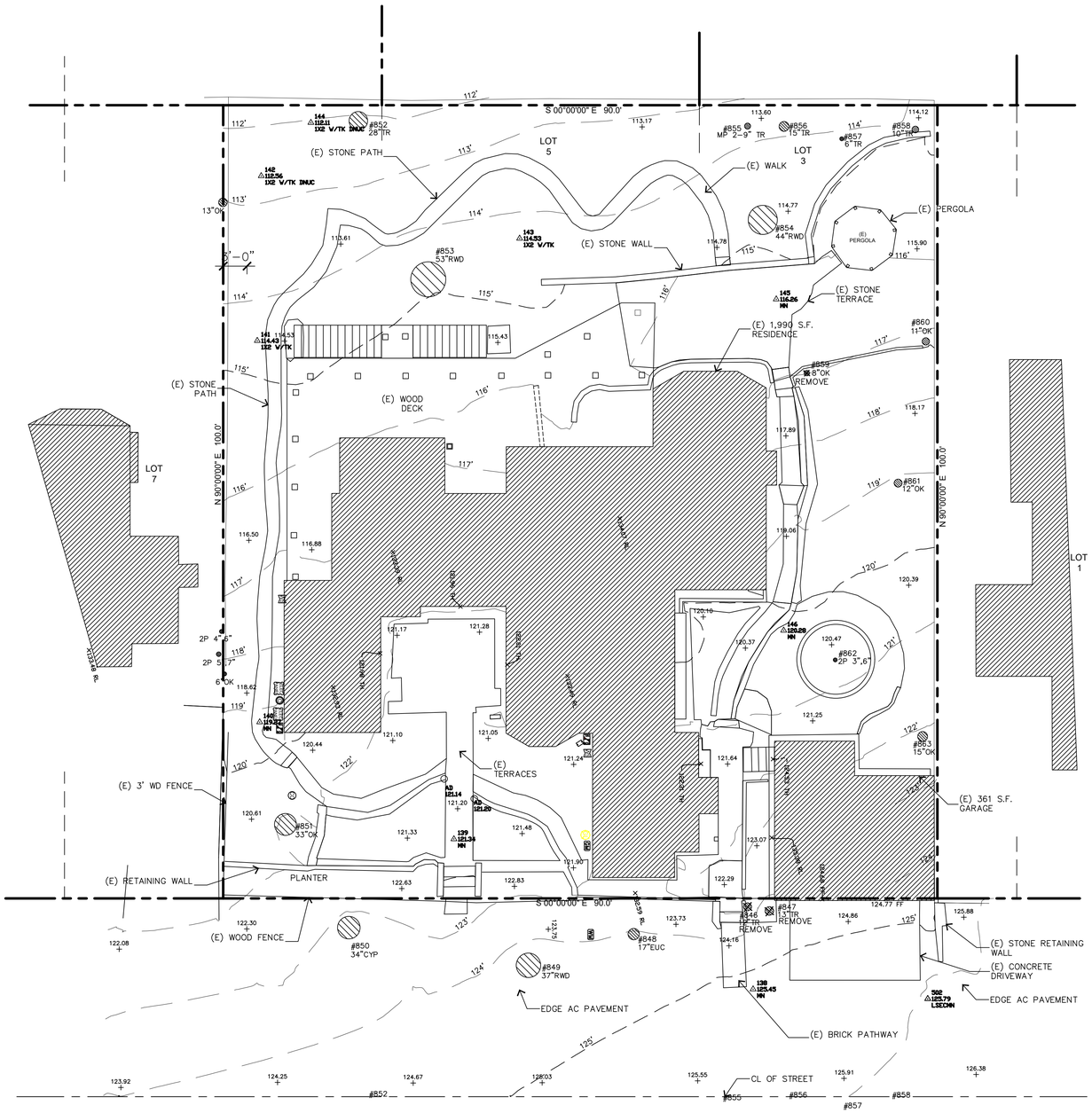
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PROJECT NUMBER

SHEET NUMBER

A1.0

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EXISTING SITE PLAN

SCALE : 1/8" = 1'-0"

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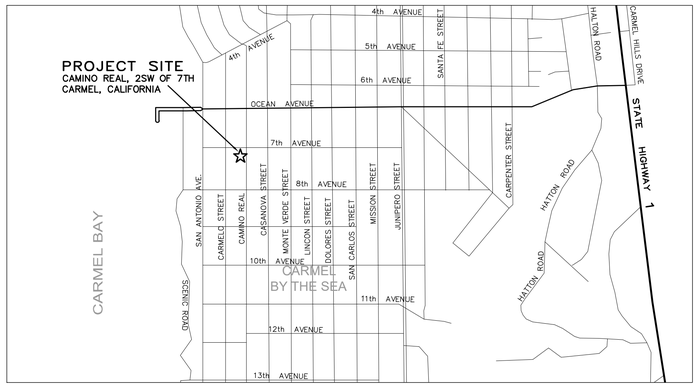
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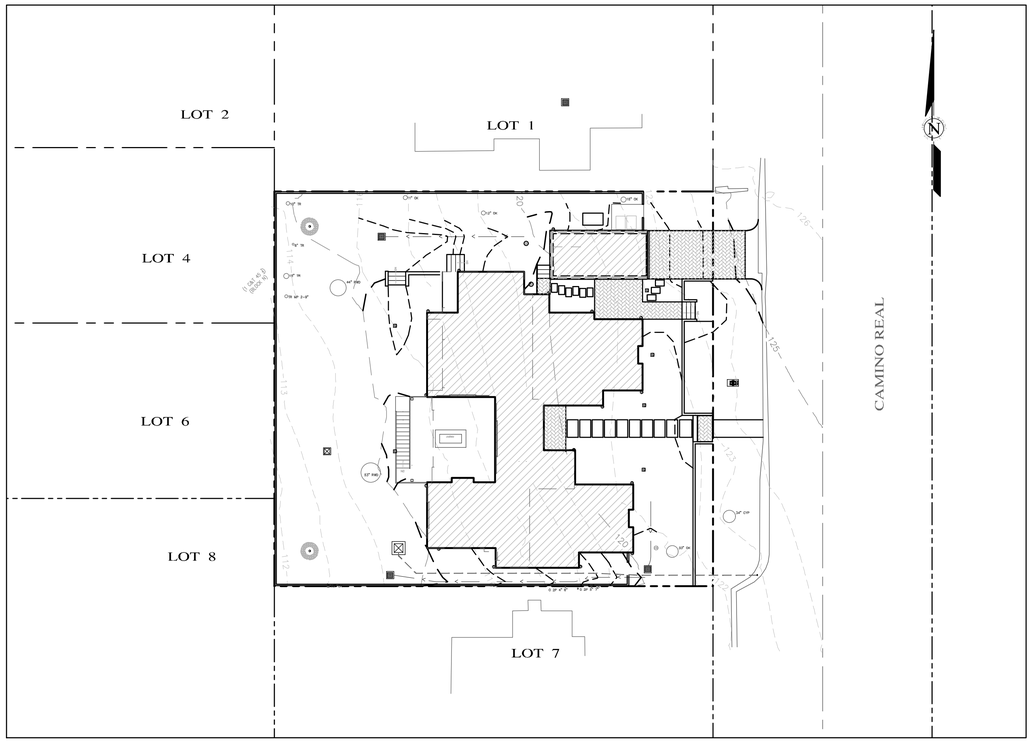
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GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
DCV ENTERPRISE RESIDENCE
APN: 010-265-002
CARMEL BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE



LOT OVERVIEW
SCALE: 1"=10'

LEGEND:

NEW:

- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- DRAINAGE SWALE FLOW LINE
- STORM DRAIN LINE
- RAIN-WATER LEADER
- SUBDRAIN PIPE
- UNDER-SLAB DRAIN
- FORCE MAIN LINE
- 119.80 SPOT ELEVATION
- ROOF DOWNSPOUT
- MAIN FLOOR HOUSE FOOTPRINT ADDITION
- PERMEABLE CONCRETE PAVER SURFACE
- DECOMPOSED GRANITE
- DRAIN ROCK

NOTE: PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE CERTIFICATION FROM THE PROJECT GEOTECHNICAL ENGINEER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT SOIL ENGINEERING INVESTIGATION.

GEOTECHNICAL INSPECTION SCHEDULE

Inspection item:	Who will conduct the inspection:	When the Inspection is to be completed:	Inspection completed by:	Date completed:
Site stripping and clearing	LandSet Engineers, inc.	Beginning of Project		
Subexcavation, fill placement, and compaction	LandSet Engineers, inc.	Throughout grading operations		
Foundation Excavations	LandSet Engineers, inc.	Prior to placement of forms and reinforcing steel		
Surface and subsurface drainage improvements	LandSet Engineers, inc.	Prior to trench backfill		
Utility trench compaction	LandSet Engineers, inc.	During backfill operations		
Retaining wall backfill compaction	LandSet Engineers, inc.	During backfill operations		
Baserock subgrade compaction	LandSet Engineers, inc.	Prior to pavement installation		

GENERAL NOTES:

1) PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE DCV ENTERPRISE RESIDENCE A1.0 PREPARED BY JAMES N. SMITH ARCHITECT, INC. DATED 01/24/25, AND THE BASE TOPOGRAPHIC INFORMATION PREPARED BY LANDSET ENGINEERS, INC. ON NOVEMBER 22, 2024.

2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.

3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (11/15/2024) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.

4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

1) ALL GRADING SHALL CONFORM TO THE CITY OF CARMEL-BY-THE-SEA GRADING ORDINANCE AND EROSION CONTROL ORDINANCE, THE RECOMMENDATIONS FOUND IN THE GEOTECHNICAL INVESTIGATION PREPARED BY WAYNE TING & ASSOCIATES INC. PROJECT No. 6868, DATED JAN. 6, 2025, THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE LATEST VERSION OF THE CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.

2) SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.

3) NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.

4) THERE ARE APPROXIMATELY 450 C.Y. OF CUT AND 110 C.Y. OF FILL WITH AN EXPORT OF 340 C.Y. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE ON A LEGAL MANNER. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. IS NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOIL'S REPORT AND BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.

5) EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION.

6) ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL'S ENGINEER.

7) PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10', PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

8) DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO CONTROL DUST DURING AND FOR GRADING OPERATIONS.

9) A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE CITY OF CARMEL-BY-THE-SEA PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.

10) THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FOOT OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.

11) ROOF DRAINAGE SHALL BE CONTROLLED BY GUTTER AND DOWN SPOUTS AND CONNECTED INTO RAIN WATER LEADERS WHICH OUTLET INTO CATCH BASIN AND DISCHARGED TO FLO-WELLS. RAIN WATER LEADERS SHALL BE 4" PVC-SDR 35 PIPE, HAVE A MINIMUM SLOPE OF 1% AND A MINIMUM COVER OF 12". THE RAIN WATER LEADER TRENCHES SHOULD HAVE THEIR BEARING SURFACES FOUNDED BELOW AN IMAGINARY 1:1 (HORIZONTAL TO VERTICAL) LANE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE BUILDING FOOTINGS.

12) STORM WATER (SURFACE RUNOFF) SHALL BE COLLECTED BY A COMBINATION OF AREA DRAINS, TRENCH DRAINS AND DRAINAGE SWALES OUTLETTING ONTO DISSIPATORS AS SHOWN ON THE SITE DRAINAGE PLAN.

13) SUBSURFACE DRAINAGE FOR FOUNDATIONS & UNDERSLAB IS REQUIRED AND WILL BE COLLECTED AND PIPED TO A SUMP PUMP (CHRISTY BOX U23) LOCATED IN THE LOWER YARD AND PUMPED UP TO A JUNCTION BOX AT EXISTING GROUND ELEVATION AND SHALL REMAIN INDEPENDENT OF THE SURFACE RUNOFF.

14) THE STORM DRAIN FACILITIES SHALL BE AS SHOWN ON THE PLANS. CATCH BASIN SHALL BE "CHRISTY" PRODUCTS V12 WITH CAST IRON GRATE OR APPROVED EQUAL, AREA DRAINS SHALL BE "NDS" PRODUCTS ROUND SPEE-D AND TRENCH DRAINS DURA-SLOPE OR APPROVED EQUAL. THE STORM DRAIN PIPE SHALL BE P.V.C. MIN. SDR 35.

15) ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.

16) UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN, IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MIN. RELATIVE COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MIN. RELATIVE COMPACTION.

17) ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.

18) NO LAND DISTURBING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF THE CITY OF CARMEL-BY-THE-SEA BUILDING SERVICES.

19) SPECIAL INSPECTIONS, BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.

20) THE LOCATION, HEIGHT AND THE PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.

21) 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 (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. THE CITY OF CARMEL-BY-THE-SEA PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST 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.

STORM WATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.

2) ALL DRAINAGE SHALL CONFORM TO THE STANDARD OPERATING GUIDANCE FOR 17-07 PRIVATE STORM WATER SYSTEMS PER THE CITY OF CARMEL-BY-THE-SEA.

TOTAL LOT AREA = 9,000 SQ.FT.
NEW/REPLACE IMPERVIOUS AREA = 2,977 SQ.FT.
TOTAL AREA OF DISTURBANCE = 6,530 SQ.FT.

GRADING QUANTITIES:
CUT = 450 C.Y.
FILL = 110 C.Y.
NET = 340 C.Y. EXPORT

INDEX TO SHEETS

SHEET C1 COVER SHEET
SHEET C2 TOPOGRAPHIC MAP/EXISTING CONDITIONS
SHEET C3 GRADING, DRAINAGE & UTILITY PLAN
SHEET C4 GRADING SECTIONS
SHEET C5 GRADING SECTIONS-LOWER FLOOR DRAINAGE
SHEET C6 STANDARD PLANS & CONSTRUCTION DETAILS
SHEET C7 EROSION & SEDIMENT CONTROL PLAN
SHEET C8 CONSTRUCTION MANAGEMENT PLAN

ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BLDG	BUILDING
BRDY	BOUNDARY
BOT	BOTTOM
CB	CATCH BASIN
CL C/L ℄	CENTERLINE
CO	CLEAN OUT
DI	DRAIN INLET
DW	DRIVEWAY
ELEV EL	ELEVATION
EP	EDGE OF PAVEMENT
EX (E)	EXISTING
FC	FACE OF CURB
FD	FACE OF DIKE
FF	FINISHED FLOOR
FG	FINISHED GRADE
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FC F/C	FACE OF CURB
FL F/L ℄	FLOW LINE
FP	FINISHED PAD
FW	FACE OF WALL
GB	GRADE BREAK
GR	GRATE
HDPE	HIGH DENSITY POLYETHELENE
HP	HIGH POINT
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
NO.	NUMBER
NTS	NOT TO SCALE
O.C.	ON CENTER
PL P/L ℄	PROPERTY LINE
PUE	PUBLIC UTILITIES EASEMENT
PVC	POLYVINYL CHLORIDE
R RAD	RADIUS
R/W	RIGHT OF WAY
R.C.	RELATIVE COMPACTION
RCP	REINFORCED CONCRETE PIPE
REL	RELATIVE
RET WALL	RETAINING WALL
S	SLOPE
SD	STORM DRAIN
SHO	SHOULDER
SS	SANITARY SEWER
SS LAT	SANITARY SEWER LATERAL
SSMH	SANITARY SEWER MANHOLE
STA	STATION
S/W	SIDEWALK
TC T/C	TOP OF CURB
TD	TOP OF DIKE
TW	TOP OF WALL
TYP	TYPICAL
UP	UTILITY POLE
W	WATER
WS	WATER SERVICE

CONTACT INFORMATION:

PRIMARY: OWNER
DCV ENTERPRISE PARTNERS II, LLC
843 CASTRO STREET
MOUNTAIN VIEW, CA 94041

SECONDARY: ARCHITECT
JAMES N SMITH ARCHITECT, INC
ATTN: MS. JULIE PAULSON
716 LIGHT HOUSE AVE. STE. C
PACIFIC GROVE, CA 93950
PH (831)372-7251

SITE LOCATION:
CAMINO REAL, 2 SW OF 7TH
CARMEL, CA 93920

No.	DATE	BY	REVISION
	08/01/25	AMS	UPDATE PER REVISED SITE PLAN
	07/15/25	AMS	UPDATE PER REVISED SITE PLAN
	03/17/25	AMS	RELEASED TO CLIENT

REGISTERED PROFESSIONAL ENGINEER * CIVIL * STATE OF CALIFORNIA
GUY R. GIRAUDO
No. 56569
Exp. 06-30-25
CIVIL
8/4/25

APPROVED BY:
GUY R. GIRAUDO

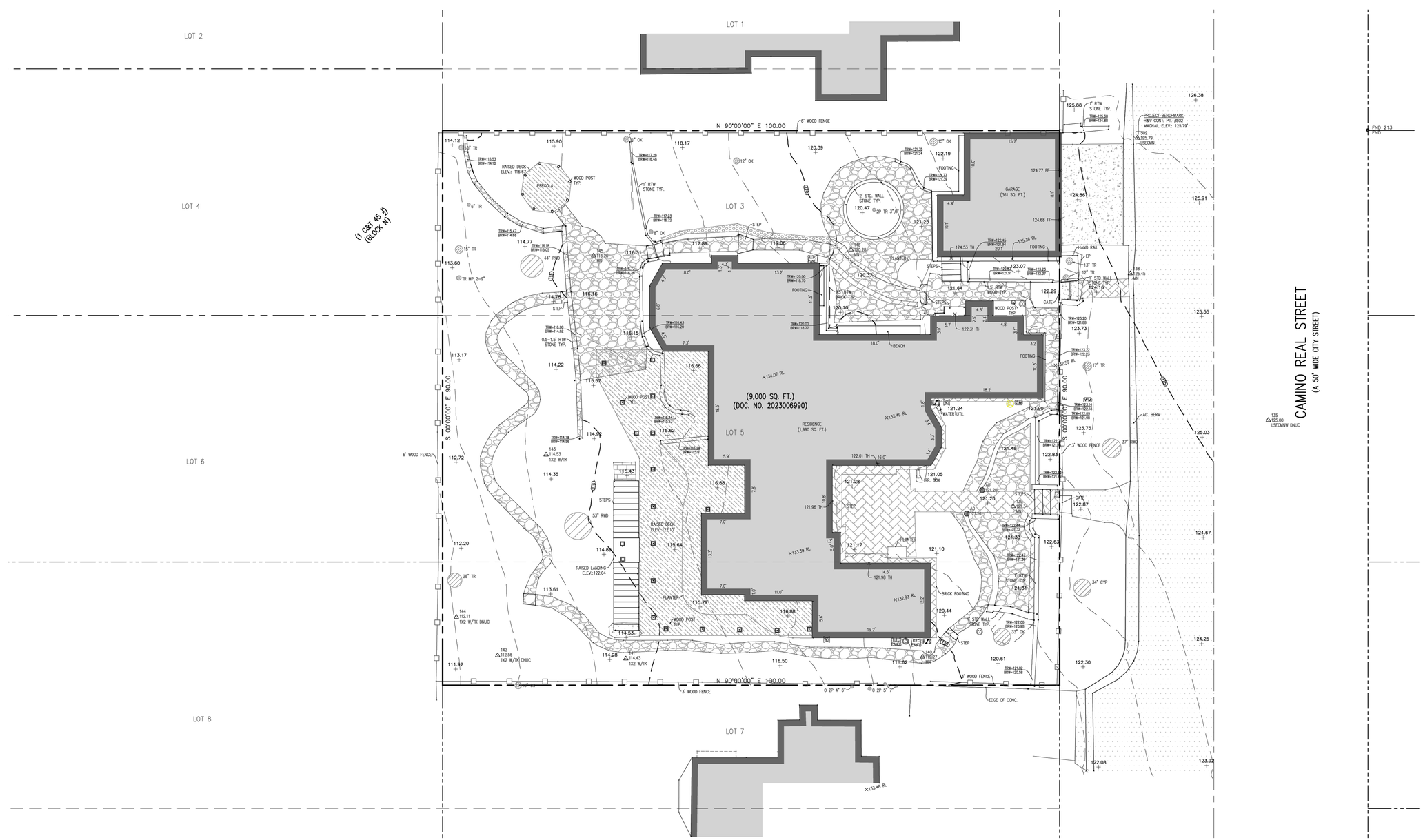
LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

" COVER SHEET "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
DCV ENTERPRISE RESIDENCE
A.P.N.: 010-265-002
CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR
DCV ENTERPRISE PARTNERS II, LLC

SCALE: AS SHOWN
DATE: FEBRUARY 2025
JOB NO. 2853-02

SHEET C1
OF 8 SHEETS



LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- EASEMENT (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE

- BUILDING
- ASPHALT CONCRETE
- BRICK
- CARMEL STONE
- ROCKS
- WOOD
- NATURAL GROUND SURFACE/ LANDSCAPED AREA

- CONDUIT
- CLEANOUT
- DOWNSPOUT
- ELECTRIC METER
- ELECTRICAL PANEL
- GAS LINE
- GAS METER
- GAS VALVE
- HOSE BIB
- IRRIGATION CONTROL VALVE
- UTILITY POLE
- WATER METER
- WATER SERVICE
- WATER VALVE
- FOUND MONUMENT (TYPE NOTED)

- SURVEY CONTROL POINT
- 100.00 SPOT ELEVATION
- 100.00 RL RIDGELINE
- 100.00 FF FINISHED FLOOR
- 100.00 TH THRESHOLD
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE

ABBREVIATIONS:

AC	=	ASPHALT CONCRETE	FF	=	FINISHED FLOOR
AD	=	AREA DRAIN	FL	=	FLOWLINE
BLDG	=	BUILDING	FND	=	FOUND
BRK	=	BRICK	GR	=	GRATE
BRW	=	BOTTOM OF RW	MON	=	MONUMENT
BRKR	=	BREAKER	MTL	=	METAL
BSW	=	BACK OF SIDEWALK	OK	=	OAK
CB	=	CATCH BASIN	PN	=	PINE
CL	=	CENTERLINE	RL	=	RIDGE LINE
CMU	=	CONCRETE MASONRY UNIT	RW	=	RETAINING WALL
CONC	=	CONCRETE	RWD	=	REDWOOD
CTL	=	CONTROL	STN	=	STONE
CYP	=	CYPRESS	TH	=	THRESHOLD
DG	=	DECOMPOSED GRANITE	TR	=	TREE
ELEC	=	ELECTRIC	TRW	=	TOP OF RW
EP	=	EDGE OF PAVEMENT	TYP	=	TYPICAL
ESMT	=	EASEMENT	UTIL	=	UTILITY
			WD	=	WOOD

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #502, A MAGNETIC NAIL LOCATED 15' EASTERLY AND 1' SOUTHERLY FROM THE NORTHEASTERLY PROPERTY CORNER, ELEVATION IS 125.79' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (11/15/24) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
7) STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

REGISTERED PROFESSIONAL ENGINEER * GUY R. GIRAUDO * No. 56569 * Exp. 08-30-27 * CIVIL * STATE OF CALIFORNIA

APPROVED BY:

GUY R. GIRAUDO

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

GRADING, DRAINAGE & EROSION CONTROL PLAN

" TOPOGRAPHIC MAP/EXISTING CONDITIONS "

OF

DCV ENTERPRISE RESIDENCE

A.P.N.: 010-265-002

CARMEL, MONTEREY COUNTY, CALIFORNIA

FOR

DCV ENTERPRISE PARTNERS II, LLC

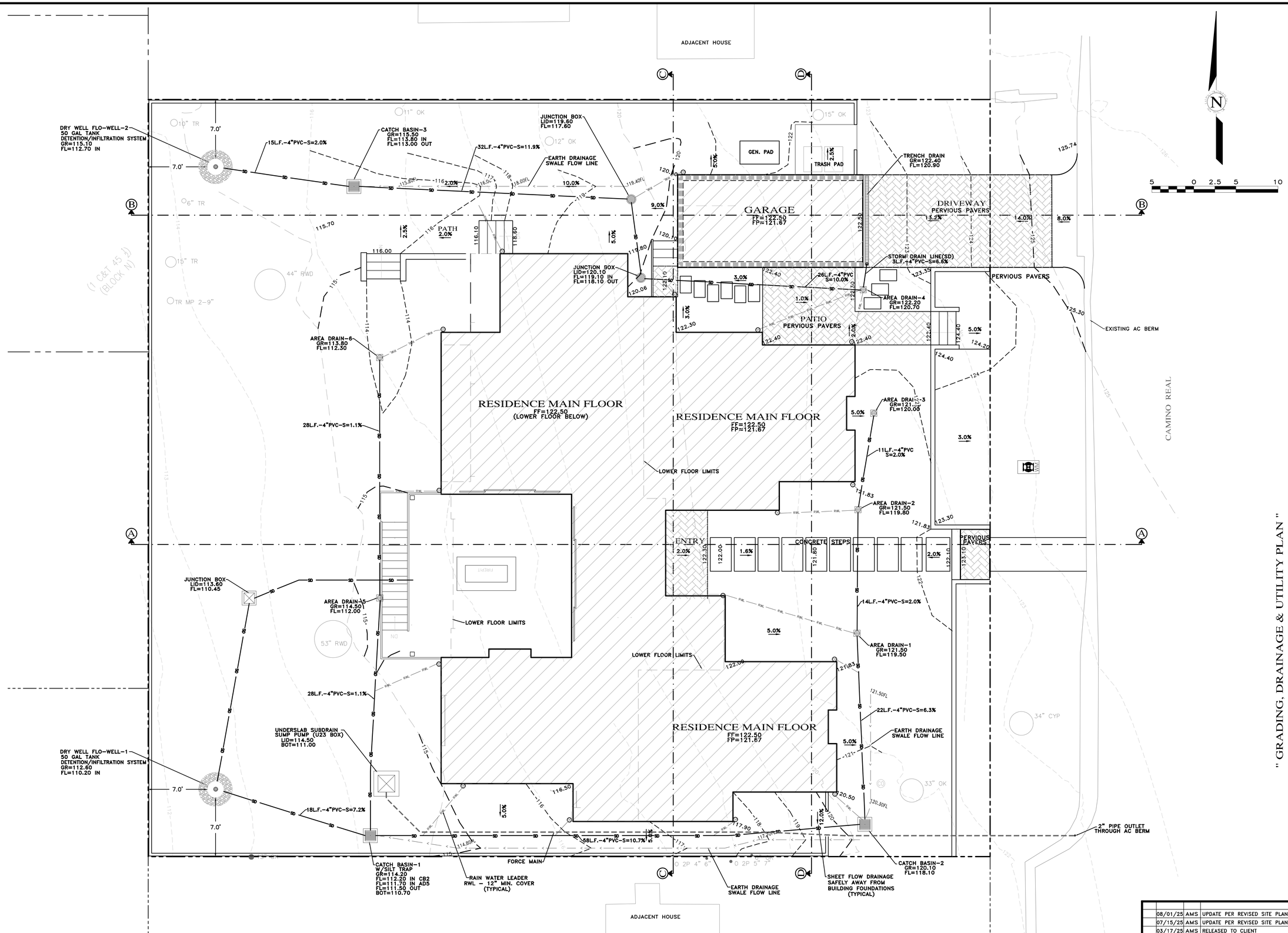
SCALE: 1"=8'
DATE: FEBRUARY 2025
JOB NO. 2853-02

No.	DATE	BY	REVISION
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	07/15/25	AMS	UPDATE PER REVISED SITE PLAN
	03/17/25	AMS	RELEASED TO CLIENT

SHEET C2

OF 8 SHEETS

LSPROJ\2853-CAMINO REAL\2853-CIVIL\DWG\2853-GDECP.DWG/24x36C2



APPROVED BY:

GUY R. GIRAUDO

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GRADING, DRAINAGE & EROSION CONTROL PLAN

" GRADING, DRAINAGE & UTILITY PLAN "

OF

DCV ENTERPRISE RESIDENCE

A.P.N.: 010-265-002

CARMEL, MONTEREY COUNTY, CALIFORNIA

FOR

DCV ENTERPRISE PARTNERS II, LLC

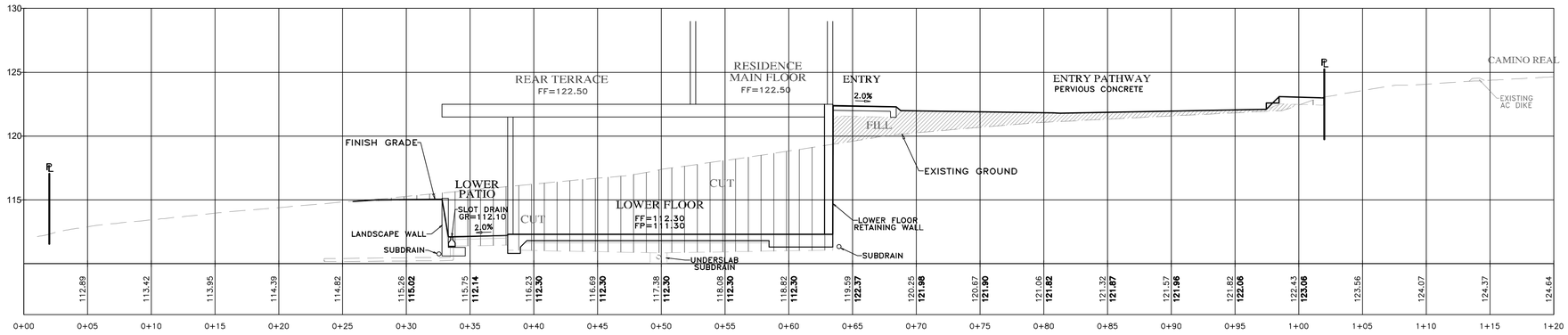
SCALE: 1"=5'
DATE: FEBRUARY 2025
JOB NO. 2853-02

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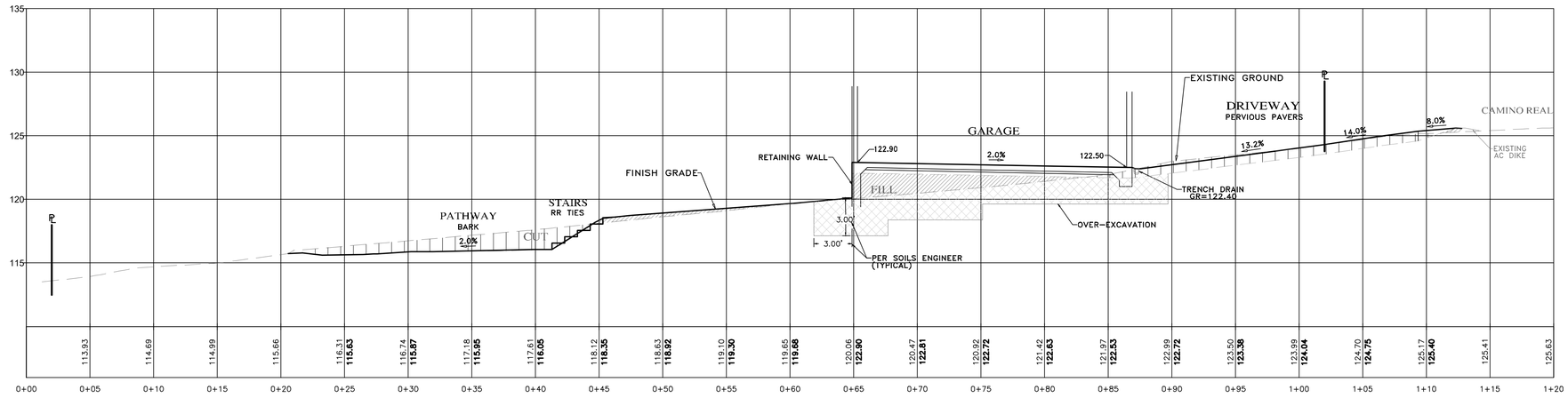
SHEET C3

OF 8 SHEETS

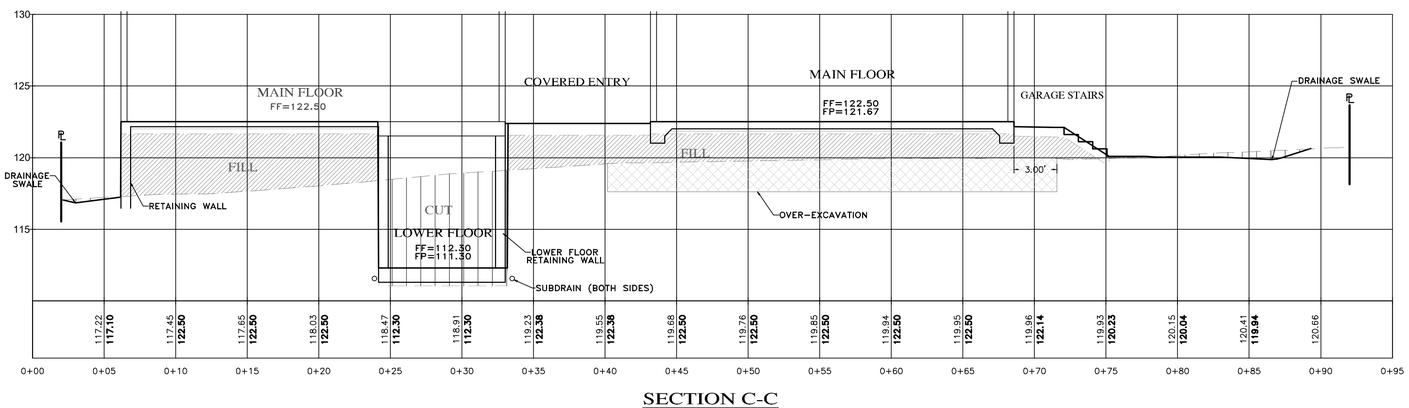
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SECTION A-A
SCALE: 1"=5' H&V



SECTION B-B
SCALE: 1"=5' H&V



SECTION C-C
SCALE: 1"=5' H&V

NOTES:
- ALL FILL MATERIAL SHALL BE STRUCTURAL FILL PER SOIL'S ENGINEERING INVESTIGATION REPORT
- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS.
- OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT
- REMOVE UNDOCUMENTED FILL AREAS PER SOILS ENGINEERING INVESTIGATION REPORT.
- FOR SECTION LOCATIONS, SEE SHEET C3 "GRADING, DRAINAGE & UTILITY PLAN".

REGISTERED PROFESSIONAL ENGINEER * GUY R. GIRADDO No. 56569 Exp. 08-30-27 CIVIL * STATE OF CALIFORNIA

APPROVED BY:
GUY R. GIRADDO 6/4/25

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9771 Fax (831) 443-3801
www.landseteng.com

GRADING, DRAINAGE & EROSION CONTROL PLAN
" GRADING SECTIONS "

OF

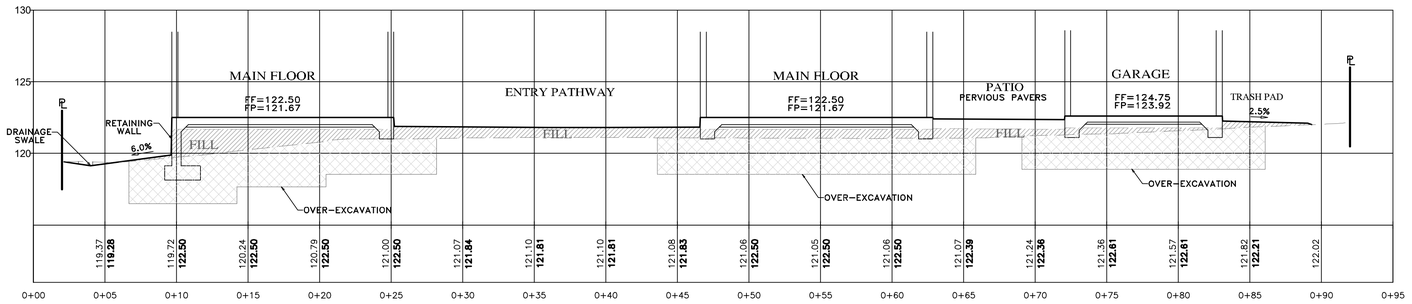
DCV ENTERPRISE RESIDENCE
A.P.N.: 010-265-002
CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR
DCV ENTERPRISE PARTNERS II, LLC

SCALE: 1"=5' H&V
DATE: FEBRUARY 2025
JOB NO. 2853-02

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SHEET C4
OF 8 SHEETS

LSPROJ\2853-CAMINO REAL\2853-CIVIL\DWG\2853-GDECP.DWG/24x36C4

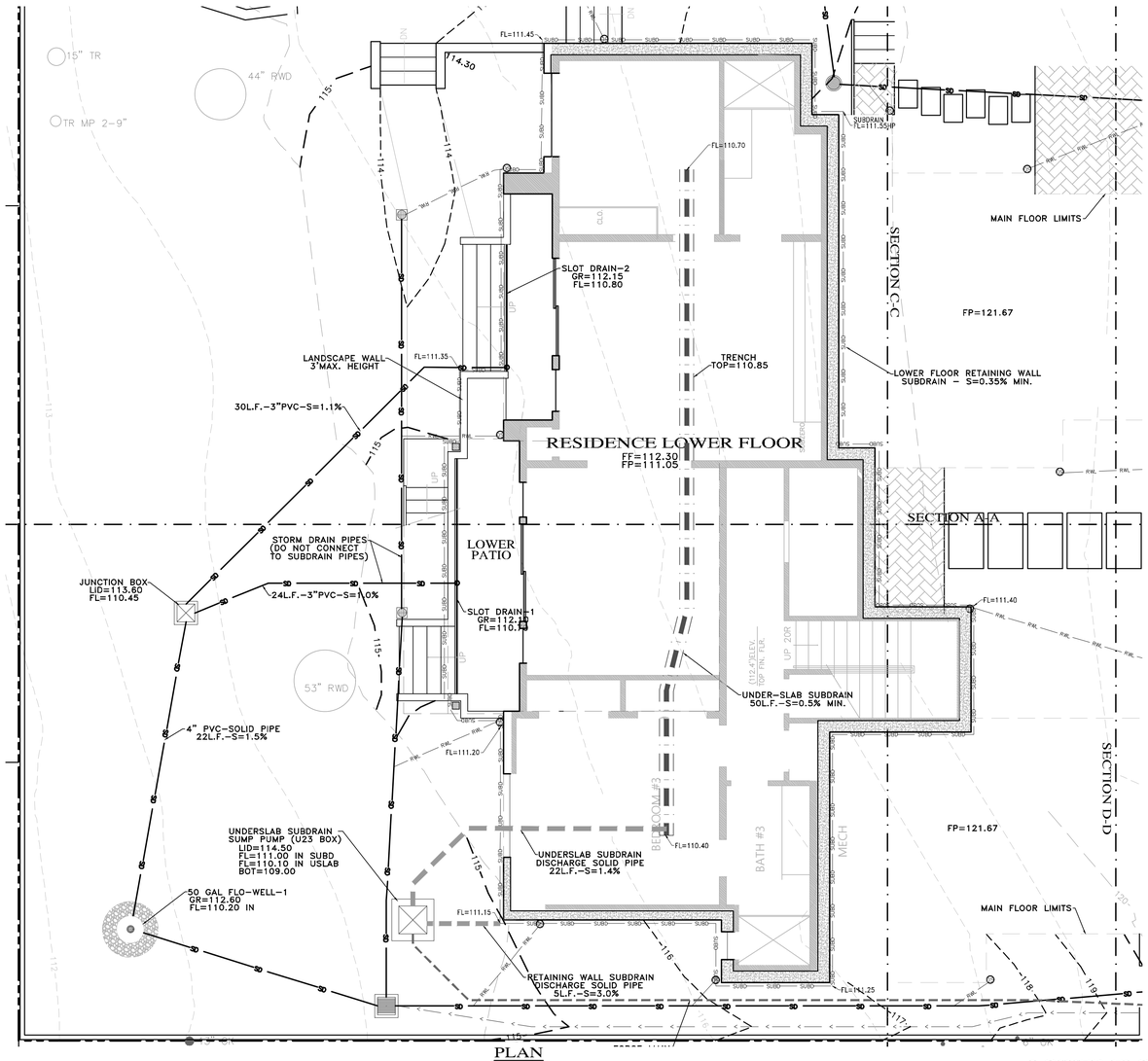


SECTION D-D

SCALE: 1"=5' H&V

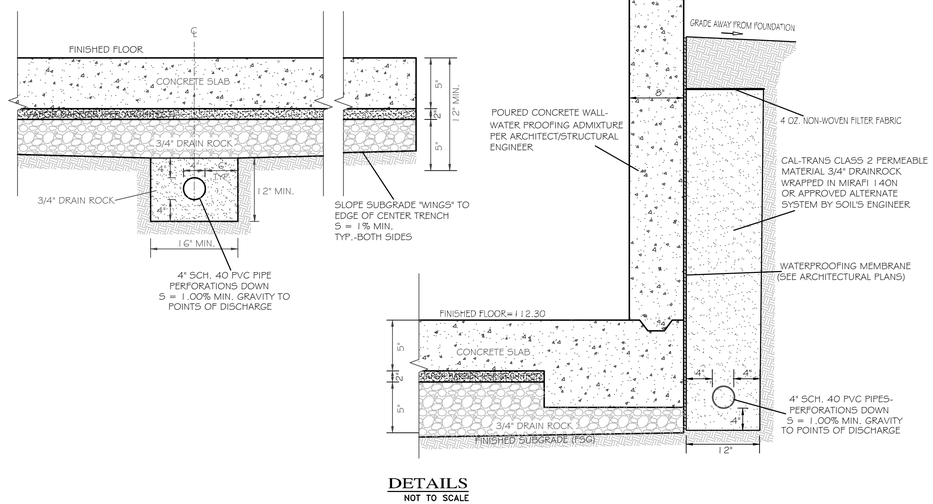
NOTES:

- ALL FILL MATERIAL SHALL BE STRUCTURAL FILL PER SOIL'S ENGINEERING INVESTIGATION REPORT
- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS.
- OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT
- REMOVE UNDOCUMENTED FILL AREAS PER SOILS ENGINEERING INVESTIGATION REPORT.
- FOR SECTION LOCATIONS, SEE SHEET C3 "GRADING, DRAINAGE & UTILITY PLAN".



PLAN

SCALE: 1"=5'



DETAILS

NOT TO SCALE

LOWER FLOOR SUBDRAIN

PROFESSIONAL ENGINEER * REGISTERED * STATE OF CALIFORNIA
GUY R. GIRAUDO
No. 56569
Exp. 06-30-27
Civil

APPROVED BY:

GUY R. GIRAUDO

LANDSET ENGINEERS, INC.
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Salinas, California 93907
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GRADING, DRAINAGE & EROSION CONTROL PLAN

" GRADING SECTIONS "

OF

DCV ENTERPRISE RESIDENCE

A.P.N.: 010-265-002

CARMEL , MONTEREY COUNTY, CALIFORNIA

FOR

DCV ENTERPRISE PARTNERS II, LLC

SCALE: 1"=5' H&V
DATE: FEBRUARY 2025
JOB NO. 2853-02

No.	DATE	BY	REVISION
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	07/15/25	AMS	UPDATE PER REVISED SITE PLAN
	03/17/25	AMS	RELEASED TO CLIENT

SHEET C5

OF 8 SHEETS

L:\PROJ\2853-CAMINO REAL\2853-CIVIL\DWG\2853-GDECP.DWG/24x36 C5

MONTEREY COUNTY
HOUSING AND COMMUNITY DEVELOPMENT
Erik V. Lundquist, AICP, Director

HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831)755-5025
www.co.monterey.ca.us

Site Design and Runoff Checklist

Site Design and Runoff Reduction

Projects that create and/or replace > 2,500 square feet of impervious surface, collectively over the entire project site, including detached single-family home projects, shall implement all of the following *design strategies* in the design of the project:

Implemented	
☒	Limited disturbance of creeks and natural drainage features
☒	Minimized compaction of highly permeable soils
☒	Limited clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access, and provide fire protection
☒	Minimized impervious surfaces by concentrating improvements on the least-sensitive portions of the site, while leaving the remaining land in a natural undisturbed state

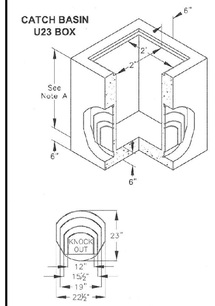
And must minimize stormwater runoff by implementing one or more of the following site *design measures*:

Implemented	
☐	Directed roof runoff into cisterns or rain barrels for reuse
☒	Directed roof runoff onto vegetated areas safely away from building foundations and footings, consistent with California building code
☒	Directed runoff from sidewalks, walkways, and/or patios onto vegetated areas safely away from building foundations and footings, consistent with California building code
☐	Directed runoff from driveways and/or uncovered parking lots onto vegetated areas safely away from building foundations and footings, consistent with California building code
☐	Constructed bike lanes, driveways, uncovered parking lots, sidewalks, walkways, and patios with permeable surfaces

Property Owner/Agent Name	Date Prepared
MR.	??/??/20??
Property Owner/Agent Signature	**Permit File Number**

U23 CATCH BASIN

CATCH BASIN U23 BOX



Cast-in galvanized frame for grates 1½" x 1½" angle iron with anchor bolts

Grooved to receive tongue of grade rings, curb inlets, etc.

6" exposed rebar to allow job site pouring of special curb shapes at grade level, etc.

Note A: height is as per job specification.

- Knock-Outs available in grade rings and catch basins.
- Opening, locations, and sizes to job specifications.
- With or without bottom.
- Progressive webbed knock-outs provide maximum flexibility, permitting pipe of any size to be neatly and quickly grouted in at jobsite.
- Standard grade rings available in 6" increments up to 4' high.
- All reinforcing steel meets ASTM specifications as required

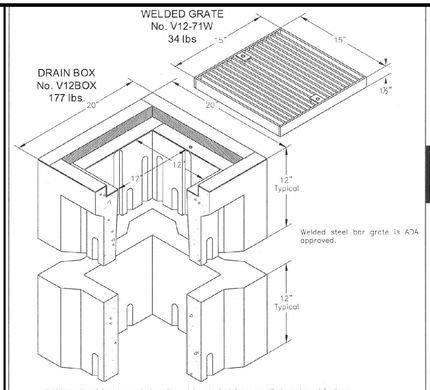
Oldcastle Precast® Enclosure Solutions
MADERA/TRACY/ROSEVILLE/PHOENIX
Phone: (800) 466-7076 Fax: (800) 466-6804

U23 CATCH BASIN
FILE NAME: U23_ISO
ISSUE DATE: January, 2009
www.oldcastleprecast.com

U23 CATCH BASIN
2' x 2' W/ 6" WALLS
Christy

WELDED GRATE No. V12-71W 34 lbs

DRAIN BOX No. V12BOX 177 lbs.



Welded steel bar grate is AASHTO approved.

A high density reinforced concrete box with cast in galvanized frame, specifically engineered for heavy traffic areas. Approximate dimensions and weight shown.

Ordering Code	Item	Approx. Shipping Weight	Description
V12BOX	BOX	177	V12 Drain Box (12 x 12") H/20 Loading, bolt down Interchangeable with Brooks #1212 Box- 12 per pallet
V12-71W	GRATE	34	Welded, steel cross bars. H/20 loading, galvanized
V12X12	EXTENSION	120	12" Reinforced concrete- 12 per pallet

Oldcastle Precast® Enclosure Solutions
MADERA/TRACY/ROSEVILLE/PHOENIX
Phone: (800) 466-7076 Fax: (800) 466-6804

V12 DRAIN BOX
FILE NAME: V12_ISO
ISSUE DATE: January, 2009
www.oldcastleprecast.com

V12 DRAIN BOX
12" x 12"
Christy

SLOTDRAIN®

7000 SERIES SLOT DRAIN®
SPECIFICATION SHEET

SPECIFICATIONS

GENERAL:
The surface drainage system shall be 7000 Series Slot Drain complete with slotted linear trench opening as manufactured by Slot Drain Systems.

MATERIALS:
T304 Stainless Steel, T316 Stainless Steel

DESIGN OPTIONS:
Slot Opening (#): ½" (5), 1" (1), 1 ¼" (5)
End (Y): Open (0), End Cap (1), Flush Nipple (5)
Section Lengths: Full 9'8", Half 4'10"
Typical runs start with 102 or 102B (Half Section).

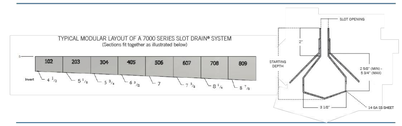
FLOW RATE:
½" 11 gpm (per foot of drain)
1 18 gpm (per foot of drain)
1 ¼" 27 gpm (per foot of drain)

LOAD CLASS:
Load Class C (56,200 lbs/ft)

ACCESSORIES:
Cleaning paddle, Cleaning Brush, Flush Fix, CIP

INSTALLATION:
The 7000 Series Slot Drain System shall be installed in accordance with the manufacturer's installation instructions and recommendations.

TYPICAL MODULAR LAYOUT OF A 7000 SERIES SLOT DRAIN® SYSTEM
(Sections fit together as illustrated below)



DRAIN CHANNELS

DESCRIPTION	PART NO.	INVERT SHALLOW INCHES	INVERT SHALLOW MM	INVERT DEEP INCHES	INVERT DEEP MM
7000 SERIES SS SLOT 102 HALF	SD754* - 1028	4 15/16	122	5 1/8	130
7000 SERIES SS SLOT 102	SD754* - 102	4 1/2	114	5 1/8	130
7000 SERIES SS SLOT 203	SD754* - 203	5 1/2	130	5 3/4	146
7000 SERIES SS SLOT 304	SD754* - 304	5 3/4	146	6 3/8	162
7000 SERIES SS SLOT 405	SD754* - 405	6 3/4	162	7	178
7000 SERIES SS SLOT 505 N	SD754* - 5058	6 31/32	170	7	178
7000 SERIES SS SLOT 506	SD754* - 506	7	178	7 5/8	194
7000 SERIES SS SLOT 607	SD754* - 607	7 5/8	194	8 1/4	210
7000 SERIES SS SLOT 708	SD754* - 708	8 1/4	210	8 7/8	225
7000 SERIES SS SLOT 809	SD754* - 809	8 7/8	225	9 1/2	241
7000 SERIES SS 90° SS SLOT	-	-	-	-	-
7000 SERIES SS TRANSITION PIT	-	-	-	-	-

CATCH BASIN

DESCRIPTION	TOP WIDTH INCHES	TOP WIDTH MM	TOP LENGTH INCHES	TOP LENGTH MM	BOTTOM WIDTH INCHES	BOTTOM WIDTH MM	BOTTOM LENGTH INCHES	BOTTOM LENGTH MM	HEIGHT INCHES	HEIGHT MM	OUTLET HEIGHT INCHES	OUTLET HEIGHT MM
7000 SS CB LARGE	6	152	12	305	6	152	12	305	12 5/8	306	4 or 6	102 - 152.4
7000 SS CB SMALL	6	152	6	152	6	152	6	152	12 5/8	306	4 or 6	102 - 152.4

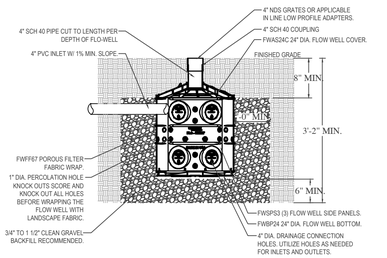
SPECIFYING ENGINEER IS RESPONSIBLE FOR CONCRETE ENCASEMENT AND REINFORCING BASED UPON APPLICATION AND LOCAL CODES.
SLOT DRAIN SYSTEMS RESERVES THE RIGHT TO CHANGE THE PRODUCT AND SPECIFICATIONS WITHOUT NOTICE. 2017

TF 855 . 497 . 7508 F 204 . 775 . 2324 E info@slotdrainsystems.com W slotdrainsystems.com

NDS

WE PUT WATER IN ITS PLACE

NDS, INC.
851 NORTH HARVARD AVE.
LINDSAY, CA 93247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
FAX: (559) 562-4488
www.ndspro.com



NOTES:
1. MUST BE INSTALLED 10' AWAY FROM STRUCTUREOR FOUNDATION.
2. FWAS24 KIT DOES NOT COME WITH FWPB24 BTM.
3. REFERENCE FLO-WELL CALCULATOR ON NDSPRO.COM
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. DO NOT SCALE DRAWING.
6. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
7. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

FLO-WELL DRY WELL SYSTEM
FLO-WELL INSTALLATION DETAIL - LOAD CLASS "A" & "B" - GRAVEL INSTALLATION DETAIL



STRUCTURAL SECTION
3" CONCRETE PERMEABLE PAVERS OVER
2" NO. 8 GRAVEL BEDDING (3/8" COARSE CONCRETE AGGREGATE)
6" NO. 57 GRAVEL (1"XNO. 4 COARSE CONCRETE AGGREGATE) COMPACTED TO 95% R.C.
SCARIFY SUBGRADE MIN. 8" AND RE-COMPACT TO 95% R.C.

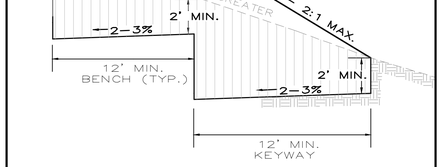
PERVIOUS PAVERS

PAVEMENT TYPICAL SECTION
NOT TO SCALE



NOTES:
1) MINIMUM LONGITUDINAL SLOPE SHALL BE NOT LESS THAN 1.0%
2) THE SWALE SHALL BE REVEGETATED WITH A HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER UNTIL GROWTH IS ESTABLISHED.
3) IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO REGULARY MAINTAIN THE SWALE AS NEEDED FROM EXCESSIVE GROWTH FROM EXCESSIVE GROWTH AND/OR SILTATION.

EARTH DRAINAGE SWALE
NOT TO SCALE

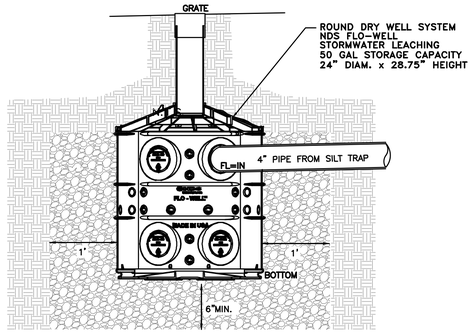


KEYWAY & BENCH DETAIL
NOT TO SCALE

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	FLO-WELL SYSTEM	
	1	2
LID/GR	112.60	115.10
FL IN	110.20	112.85
BOTTOM	108.70	111.35



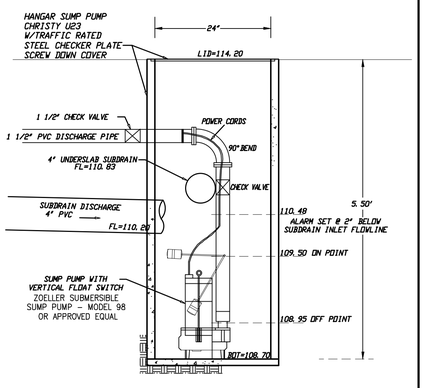
TRENCH SIZE:
SQUARE FOOTAGE OF NEW IMPROVEMENTS:
TOTAL AREA = 3,316 SF
COEFFICIENT 'C'
C=1.0
INTENSITY
85TH PERCENTILE = 0.8 IN = 0.067 FT
VOLUME REQUIRED:
Q=CIA
Q=(1.0)(0.067FT)(3,316 SF) = 222.2 CF

NDS FLOW-WELL
50 GAL = 6.67 C.F.
VOID RATIO = 0.40
2' RAD. x 2.5' DEEP
V gravel=((9.43'x2.5')+(3.14'x2'))x(0.40)=11.9 CF
V total = 11.9+6.7 = 18.6 CF

INFILTRATION RATE: 4 IN/HR
AREA TO INFILTRATE: 12.57 SQ.FT.
V=12.57x(0.33/HR)=4.15 C.F/HR
VOL. INFILTRATED ON 24 HRS.=99.6 C.F.
TOTAL VOLUME PER SYSTEM = 118.2 C.F.
INSTALLING 2 SYSTEMS:
TOTAL VOLUME PROVIDED = 236.4 C.F.

CALCULATIONS

STORMWATER DISPERSION/INFILTRATION SYSTEM
NOT TO SCALE



UNDERSLAB SUBDRAIN SUMP PUMP
NOT TO SCALE

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BLANK

APPROVED BY:
GUY R. GIRARDO

" STANDARD PLANS & CONSTRUCTION DETAILS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

DCV ENTERPRISE RESIDENCE
A.P.N.: 010-265-002
CARMEL , MONTEREY COUNTY, CALIFORNIA
FOR
DCV ENTERPRISE PARTNERS II, LLC

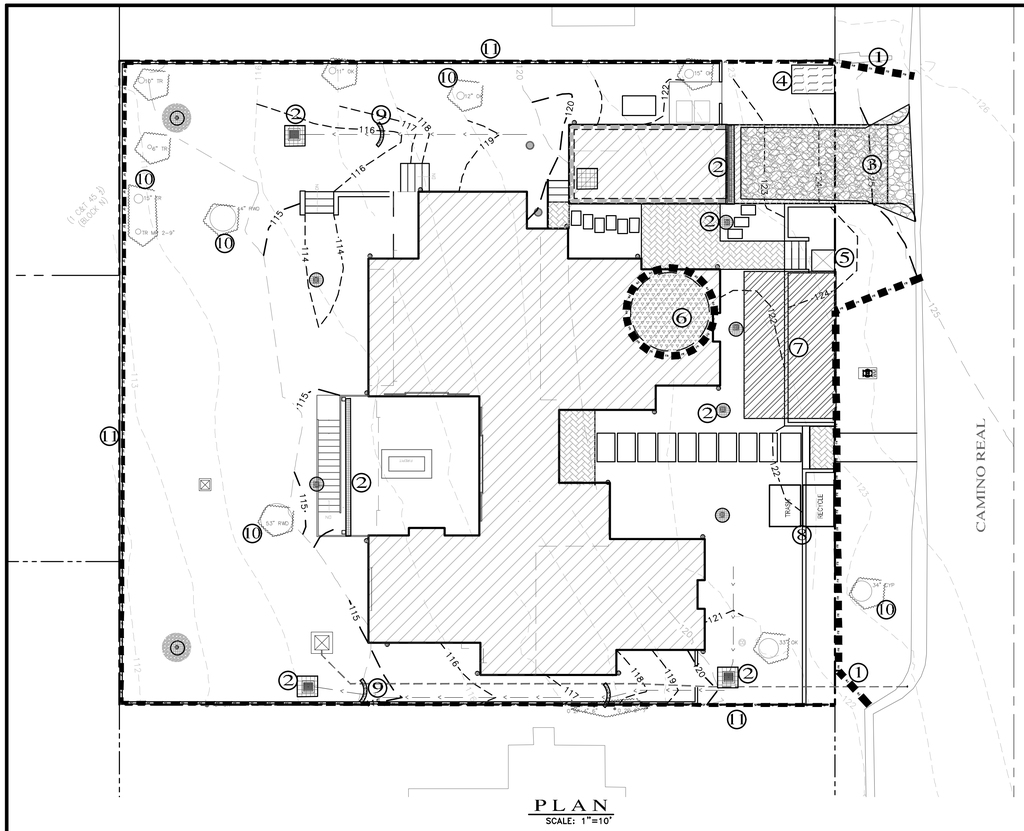
LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

SCALE: AS SHOWN
DATE: FEBRUARY 2025
JOB NO. 2853-02

No.	DATE	BY	REVISION
	08/01/25	AMS	UPDATE PER REVISED SITE PLAN
	07/15/25	AMS	UPDATE PER REVISED SITE PLAN
	03/17/25	AMS	RELEASED TO CLIENT

SHEET C6
OF 8 SHEETS

L:\PROJ\2853-CAMINO REAL\2853-CIVIL\DWG\2853-GDSECP.DWG/24x36



EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL-BY-THE-SEA EROSION CONTROL ORDINANCE.

2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.

3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.

4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.

7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

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

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

10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.

11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.

12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.

13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO THE CITY OF CARMEL-BY-THE-SEA PRIOR TO BEG. WORK.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift sicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

CONSTRUCTION INSPECTION REQUIREMENTS

A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP's INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

LEGEND:

1 — FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.

2 — DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER — SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.

3 — STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL.) INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.

4 — CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

5 — SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE

6 — STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM..

7 — CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED IF ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.

8 — TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.

9 — GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH ½" - 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.

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

11 — SF — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ☐ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ☐ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

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

Construction Entrances and Perimeter

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

Waste Management

- ☐ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ☐ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ☐ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).



EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ☐ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ☐ Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

Spill Prevention and Control

- ☐ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ☐ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management District's' guidelines for accepting hazardous waste materials).
- ☐ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☐ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ☐ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.



EARTHWORK & CONTAMINATED SOILS

Erosion Control

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

Sediment Control

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



PAVING/ASPHALT WORK

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

Sawcutting & Asphalt/Concrete Removal

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



CONCRETE, GROUT & MORTAR APPLICATION

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



LANDSCAPE MATERIALS

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



PAINTING & PAINT REMOVAL

Painting cleanup

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

Paint Removal

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



DEWATERING

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

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

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

PROFESSIONAL ENGINEER * CALIFORNIA * STATE OF * Guy R. Giraudo * No. 68569 * Exp. 06-30-27 * CIVIL

APPROVED BY: GUY R. GIRAUDO 6/4/25

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landsetengr.com

" EROSION & SEDIMENT CONTROL PLAN "
OF
DCV ENTERPRISE RESIDENCE
A.P.N.: 010-265-002
CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR
DCV ENTERPRISE PARTNERS II, LLC

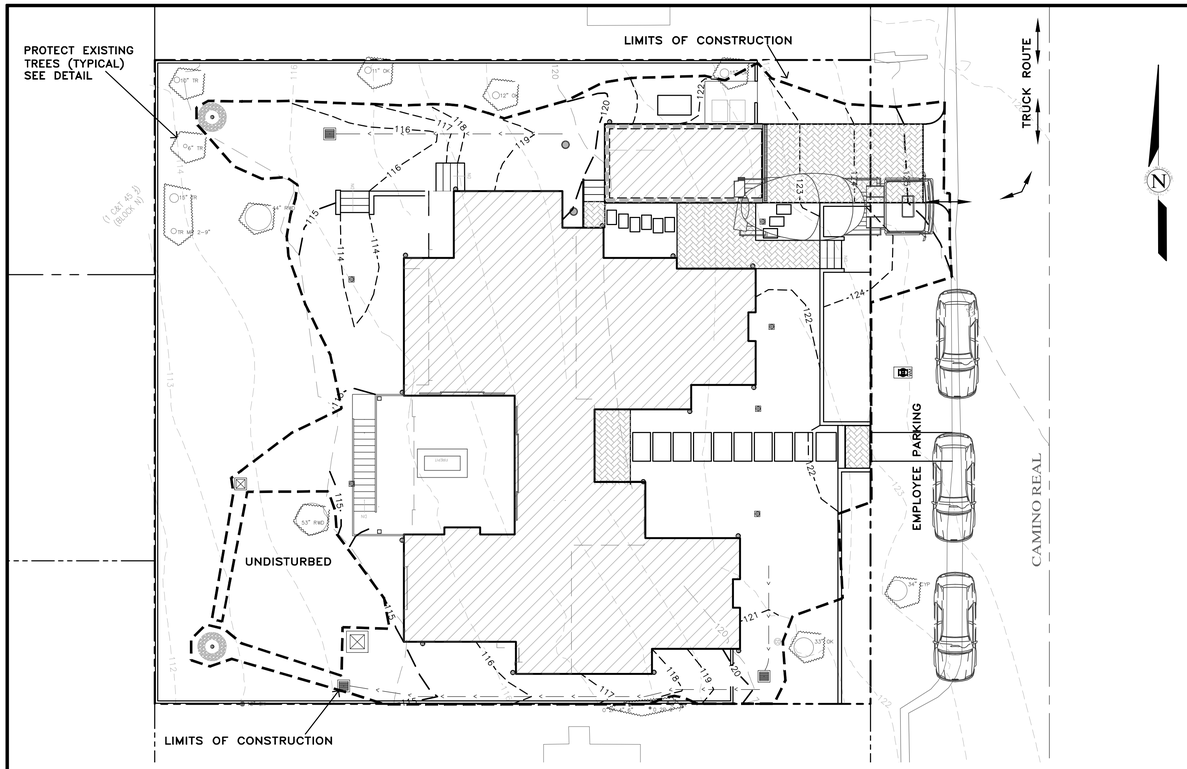
GRADING, DRAINAGE & EROSION CONTROL PLAN

SCALE: AS SHOWN
DATE: FEBRUARY 2025
JOB NO. 2853-02

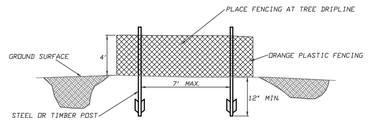
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	08/01/25	AMS	UPDATE PER REVISED SITE PLAN
	07/15/25	AMS	UPDATE PER REVISED SITE PLAN
	03/17/25	AMS	RELEASED TO CLIENT

SHEET C7
OF 8 SHEETS

L:\PROJ\2853-CAMINO REAL\2853-CIVIL\DWG\2853-GDECP.DWG 2493618



PLAN
SCALE: 1"=10'



FENCING (ESA) DETAIL
Scale: NTS

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
450 CY CUT
110 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS: EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM GRADING, CONSTRUCT NEW STRUCTURES, AND INSTALL UNDERGROUND UTILITIES: PROPOSED NEW PARKING & DRIVEWAY AREAS TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW PERVIOUS PAVERS DRIVEWAY, NEW DECOMPOSED GRANITE PARKING AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON CAMINO REAL AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO OCEAN AVENUE TO CAMINO REAL. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON CAMINO REAL. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/ CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG CAMINO REAL, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION/CLKEARING	2	2
GRADING & SOIL REMOVAL (EXPORT)	17	3
ENGINEERING MATERIALS (IMPORT)	2	2
TOTALS	21	7

TRUCK TRIP GENERATION NOTES:

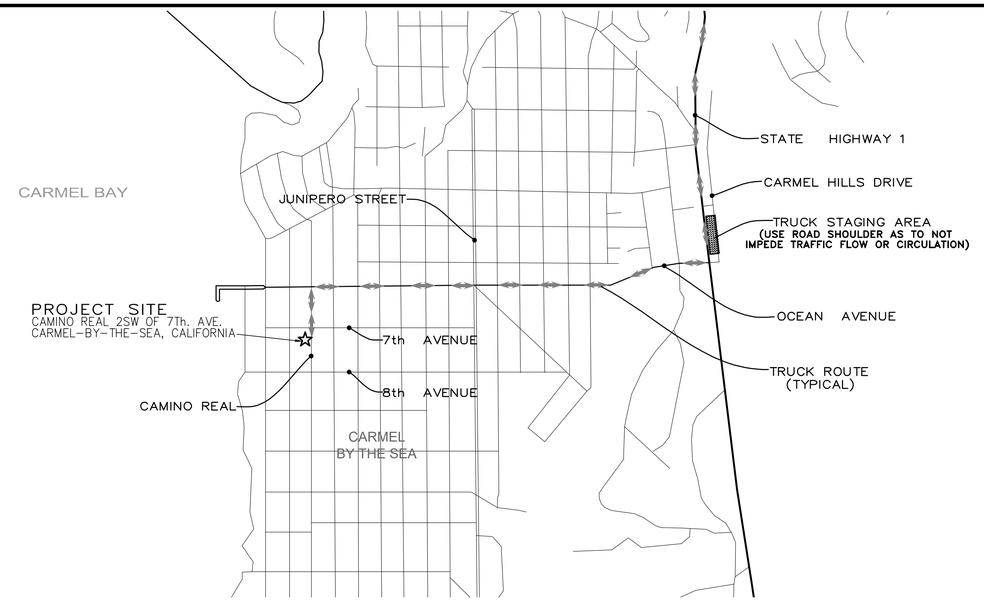
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 7 TRUCK LOADS PER DAY.
2. THERE ARE 340 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 7 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 18 AUGUST 2025. 7 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

Ⓐ CONSTRUCTION STAGING PLAN



Ⓑ NEIGHBORHOOD TRUCK ROUTING PLAN



Ⓒ OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

APPROVED BY:
GUY R. GIRARDO

LANDSET ENGINEERS, INC.
526-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

GRADING, DRAINAGE & EROSION CONTROL PLAN
" CONSTRUCTION MANAGEMENT PLAN "
OF
DCV ENTERPRISE RESIDENCE
A.P.N.: 010-265-002
CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR
DCV ENTERPRISE PARTNERS II, LLC

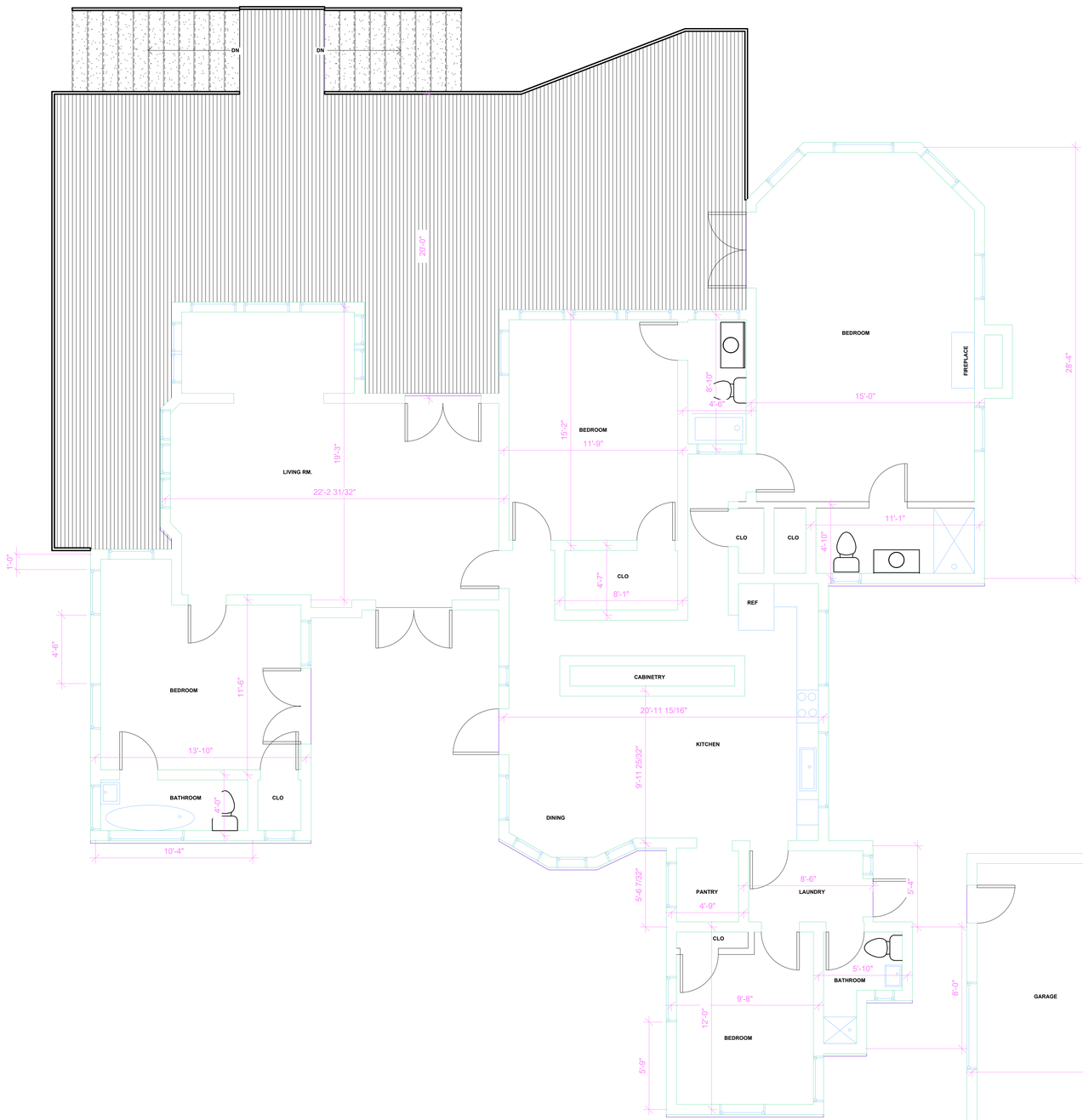
SCALE: AS SHOWN
DATE: FEBRUARY 2025
JOB NO. 2853-02

No.	DATE	BY	REVISION
	08/01/25	AMS	UPDATE PER REVISED SITE PLAN
	07/15/25	AMS	UPDATE PER REVISED SITE PLAN
	03/17/25	AMS	RELEASED TO CLIENT

SHEET C8
OF 8 SHEETS

L:\PROJ\2853-CAMINO REAL\2853-CIVIL\DWG\2853-GDECP.DWG, 8/1/2025 8:14:36 AM

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UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

DIAL TOLL FREE 1-800-227-2600 AT LEAST TWO DAYS BEFORE YOU DIG

WEST
SOUTH
NORTH
EAST

EXISTING PLAN

SCALE : 1/8" = 1'-0" 0' 2' 4' 8' 16'

JAMES NEWHALL SMITH
ARCHITECT, Inc.

27880 DORRIS DR. #200
CARMEL VALLEY, CA.
93923

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PROJECT/CLIENT

DCV ENTERPRISE RESIDENCE

CAMINO REAL 2 SW OF 7TH
CARMEL, CA.

LICENSED ARCHITECT
JAMES N. SMITH
NO. C-24683
11-30-25
RENEWAL DATE
STATE OF CALIFORNIA

SHEET TITLE

EXISTING PLAN

ISSUE	REVISIONS
1	01-24-25 PRELIM. REVIEW
2	03-25-25 PRELIM PLANNING SUBMITTAL
3	07-28-25 PLANNING RESUBMITTAL

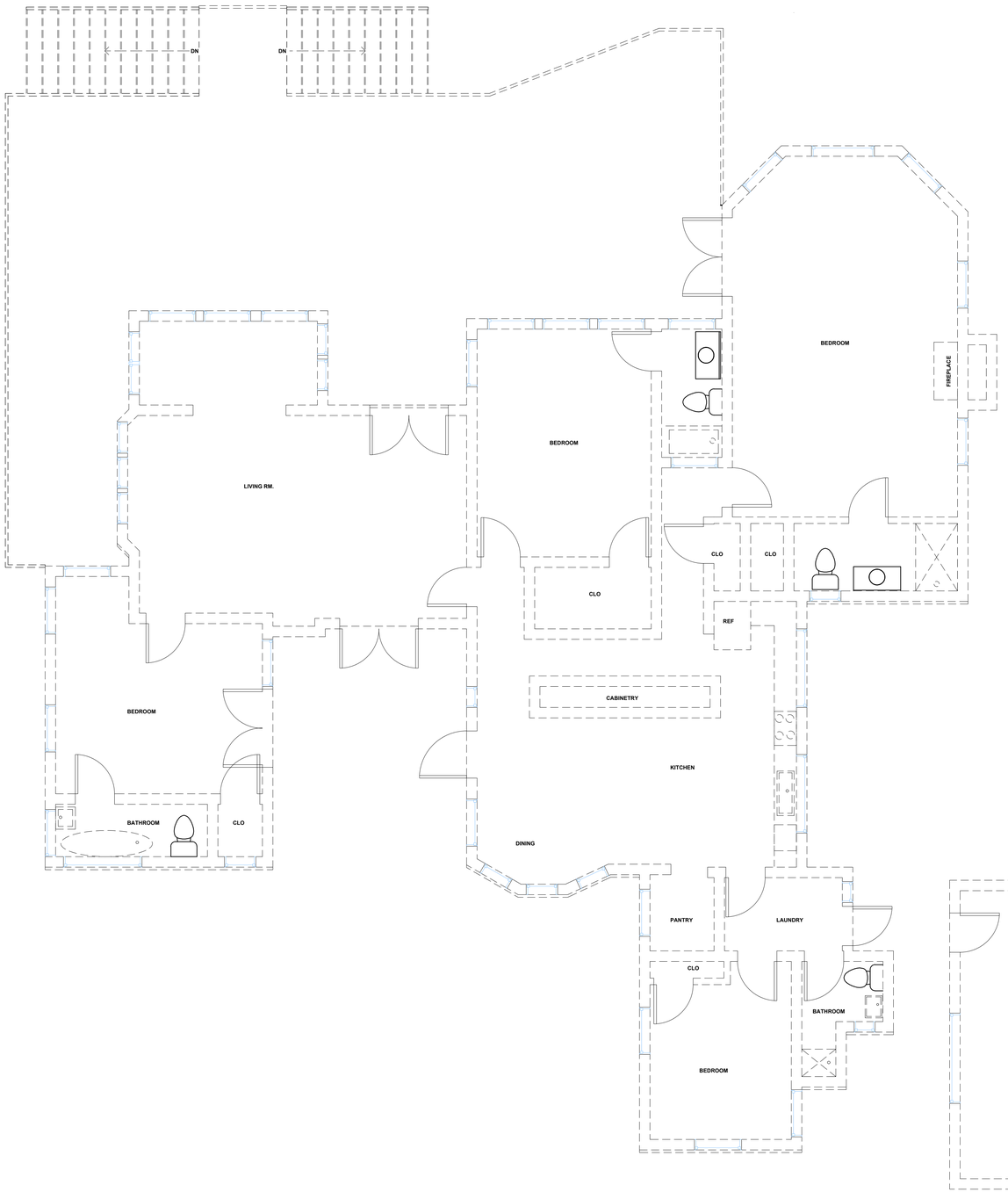
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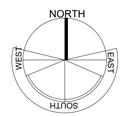
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SHEET NUMBER

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DEMO FLOOR PLAN

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

DEMO PLAN NOTES

1. SUFFICIENTLY WET THE STRUCTURE PRIOR TO DECONSTRUCTION OR DEMOLITION. CONTINUE WETTING AS NECESSARY DURING ACTVE DECONSTRUCTION OR DEMOLITION AND THE DEBRIS REDUCTION PROCESS.
2. DEMOLISH THE STRUCTURE INWARD TOWARD THE BUILDING PAD. LAY DOWN ROOF AND WALLS SO THAT THEY FALL INWARD AND NOT AWAY FROM THE BUILDING.
3. COMMENCEMENT OF DECONSTRUCTION OR DEMOLITION ACTIVITIES SHALL BE PROHIBITED WHEN THE PEAK WIND SPEED EXCEEDS 15 MILES PER HOUR
4. CONTRACTOR SHALL OBTAIN ALL REQUIRED AIR DISTRICT PERMITS AND CONDUCT ALL DECONSTRUCTION OR DEMOLITION ACTIVITIES AS REQUIRED BY THE AIR DISTRICT.
5. FOLLOW ALL AIR DISTRICT STANDARDS
6. PRIOR TO DEMOLITION, CONTRACTOR SHALL HAVE PERFORMED ALL NECESSARY HAZARDOUS MATERIALS SURVEYS AND SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY/COUNTY

WALL LEGEND

EXISTING 2X WOOD STUD FRAMED WALL TO REMAIN

EXISTING 2X WOOD STUD FRAMED WALL TO BE REMOVED

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JAMES N. SMITH
NO. C-24683
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SHEET TITLE

DEMO FLOR PLAN

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3 07-28-25 PLANNING RESUBMITTAL	

DATE

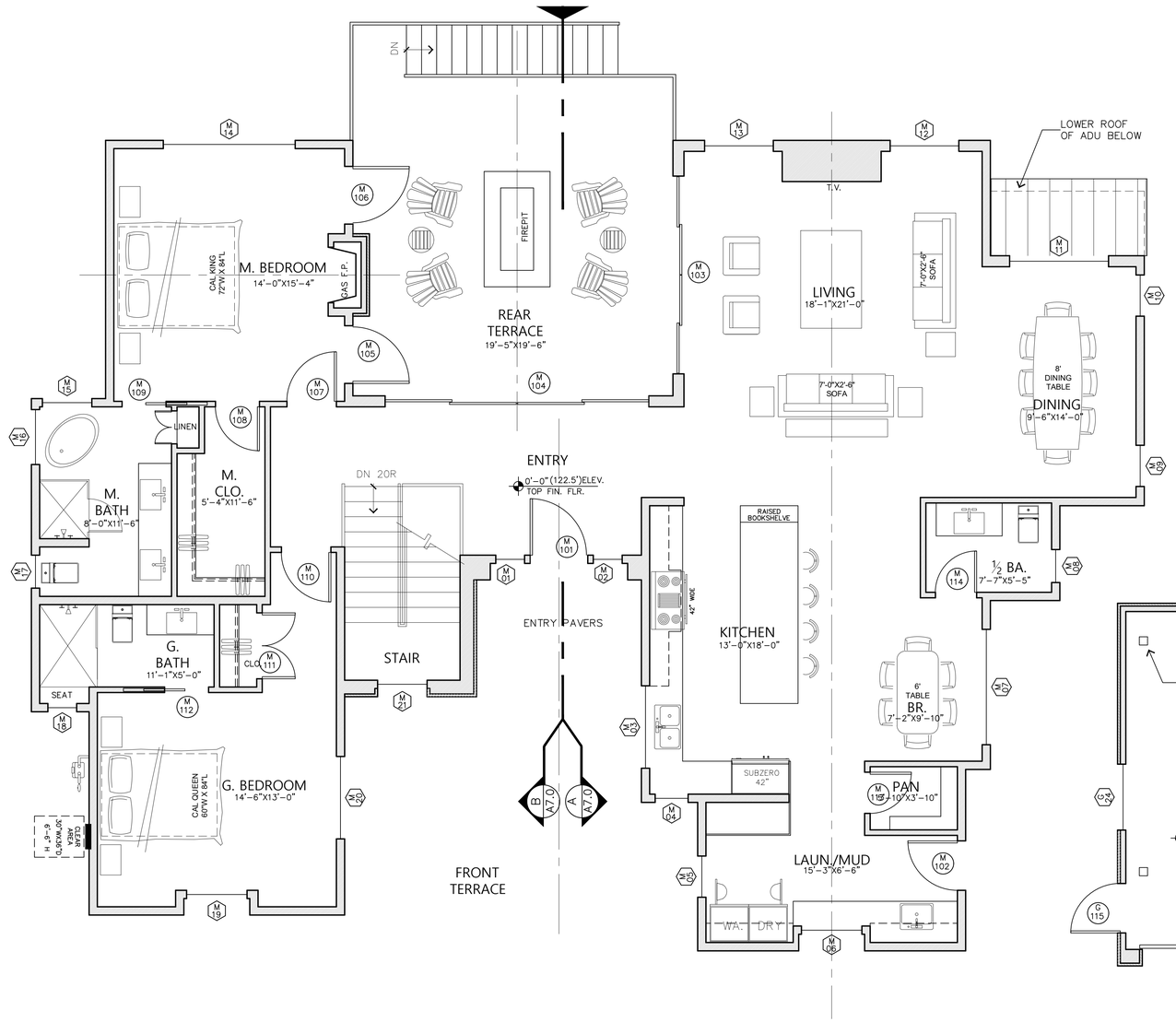
PROJECT NUMBER

SHEET NUMBER

A2.D

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FLOOR PLAN NOTES

ALL DIMENSIONS ARE TO THE FACE OF STUD, OR TO CENTER OF OPENING, UNLESS OTHERWISE NOTED.

CONTRACTOR TO VERIFY EXISTING CONDITIONS AND ALL DIMENSIONS AND NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO PROCEEDING.

ACCESSIBLE UNDER FLOOR AREAS SHALL BE PROVIDED WITH AN 18"X24" MIN. ACCESS WITHIN 20' OF ALL PLUMBING CLEANOUTS (CPC 707.10). FURNACE OR WATER HEATERS LOCATED IN THE CRAWL SPACE OR ATTIC SHALL HAVE A MIN 30"X30" ACCESS OPENING LOCATED WITHIN 20' OF THE EQUIPMENT AND A MIN 24" WIDE PASSAGE (CMC 912.8)

ATTIC ACCESS, IF ANY, SHALL BE A MINIMUM SIZE OF 22"X30", LOCATED WHERE AT LEAST 30" OF UNOBSTRUCTED HEADROOM OCCURS. (CRC R807.1) ADD LIGHT FIXTURE WITH SWITCH IN VICINITY OF OPENING.
EXCEPTION: ATTICS WITH LESS THAN 30" MAX. HEIGHT NEED NOT PROVIDE ACCESS.

JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION.

ALL PROJECTS WITH WATERPROOF ROOF DECKS WILL REQUIRE PERIODIC MAINTENANCE. OWNER SHALL BE RESPONSIBLE TO SEAL, CAULK, OR OTHERWISE MAINTAIN OR REPLACE SEALANT AS RECOMMENDED BY MANUFACTURER OF WATERPROOFING SURFACE.

SEE DETAIL SHEETS A8.0 ELECTRICAL / A8.1 MECHANICAL AND A8.2 PLUMBING FOR STANDARD DETAILS AND NOTES

WALL LEGEND

- NEW 2X WOOD STUD FRAMED WALL SEE PLAN FOR WALL THICKNESS. EXTERIOR WALLS TO HAVE SHEAR PLY, HOUSE WRAP AND INSULATION PER TITLE 24 DOCS, INTERIOR WALLS TO HAVE SOUND BATT INSULATION, TYP.
- NEW NON-STRUCTURAL STONE VENEER, 3" MAX. THICKNESS
- NEW CMU/CONCRETE WALL

ELECTRICAL SYMBOLS

- DUPLEX OUTLET
- DUPLEX OUTLET RECESSED INTO WALL
- HALF SWITCHED OUTLET
- DED — DEDICATED CIRCUIT (20 amps)
- 220V — 220 VOLT OUTLET
- 4 PLEX OUTLET
- GFCI — GROUND FAULT INTERRUPT (GFCI)
- WP GFCI — WATERPROOF OUTLET (EXTERIOR)
- RECESSED FLOOR MOUNTED OUTLET
- TELEPHONE JACK
- HIGH SPEED DATA LINE
- RECESSED FLOOR MOUNTED TELEPHONE JACK, BRASS
- THERMOSTAT CONTROL
- TV — TELEVISION CABLE
- DOORBELL
- CV — CENTRAL VACUUM OUTLET
- G — GAS OUTLET
- GAS KEY VALVE, VERIFY MOUNT LOCATION WITH OWNER
- HB — HOSE BIB VALVE (WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE. (CPC 603.4.7, TYP.)
- WALL MOUNTED AIR SUPPLY REGISTER
- RETURN AIR REGISTER
- FLOOR MOUNTED SUPPLY AIR REGISTER
- ELECTRICAL MAIN PANEL-SEE PLAN FOR LOCATION/SIZE
- ELECTRICAL SUB-PANEL-SEE PLAN FOR LOCATION(S) AND SIZE(S)

ELECTRICAL LEGEND NOTES

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2. THE ELECTRICIAN IS REQUIRED TO CONDUCT AN ON-SITE WALK THROUGH WITH THE OWNERS TO DETERMINE FINAL LOCATIONS AND HEIGHTS FOR ALL RECEPTACLES, FIXTURES, PHONES, CABLE, STEREO, SECURITY, DATA LINES, ETC. PRIOR TO ROUGH-IN.
3. POLESWITCH AND SWITCHPLATE STYLE, COLOUR AND EXACT LOCATION AND ORIENTATION TO BE DETERMINED/VERIFIED BY OWNER.
4. FOR JACUZZI-TYPE TUBS SEE DETAIL SHEETS FOR ADDITIONAL REQUIREMENTS AND CODE RESTRICTIONS.
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6. SEE NOTES ON DETAIL SHEETS A8.0, A8.1, A8.2 FOR MORE INFORMATION
7. SEE A4.0 FOR LIGHTING NOTES



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

0' 1' 2' 4' 8'

FLOOR PLAN - MAIN LEVEL

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NO. C-24683
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SHEET TITLE

FLOOR PLAN
MAIN LEVEL

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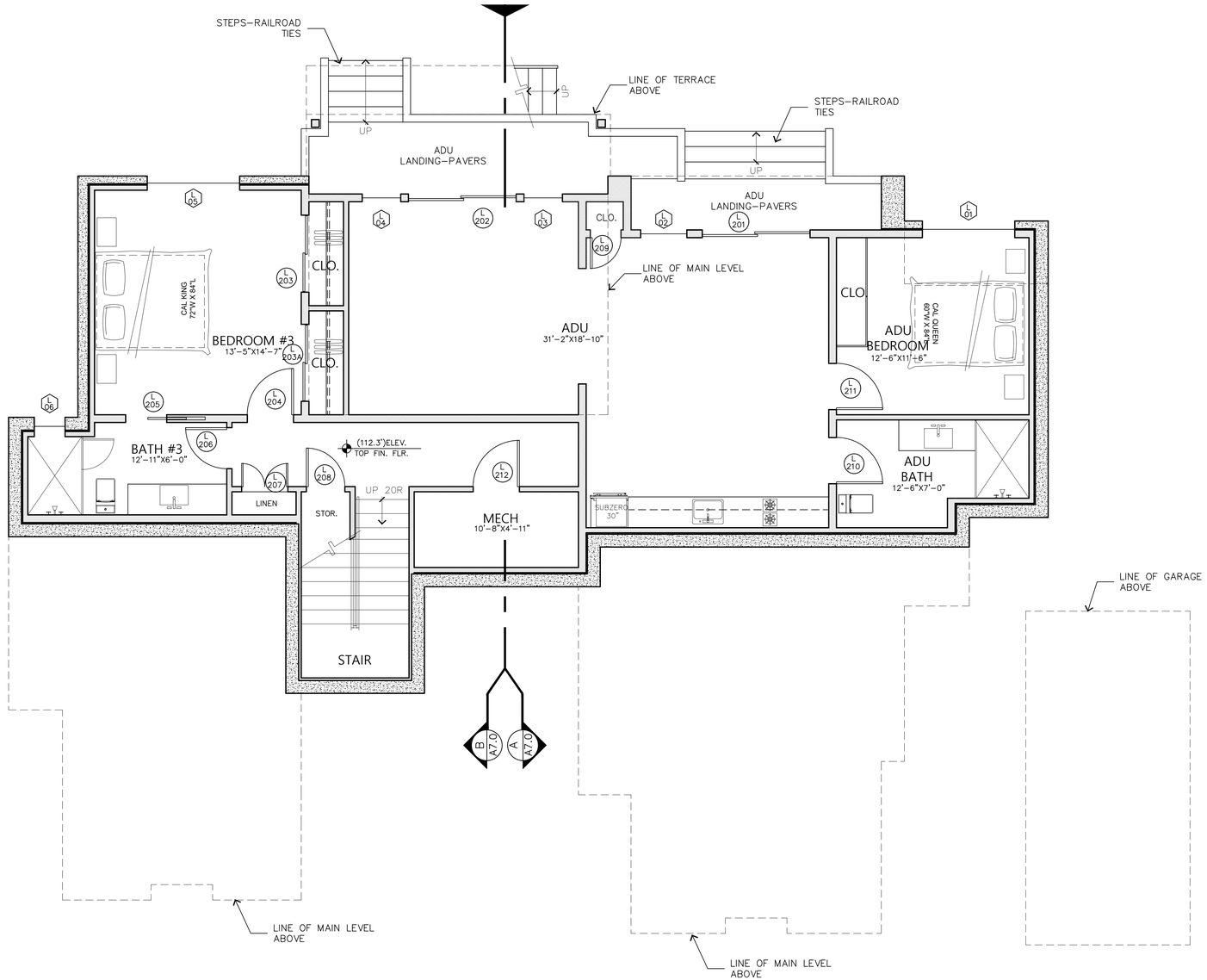
PROJECT NUMBER

SHEET NUMBER

A2.0

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- HALF SWITCHED OUTLET
- DEDICATED CIRCUIT (20 amps)
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- 4 PLEX OUTLET
- GROUND FAULT INTERRUPT (GFCI)
- WATERPROOF OUTLET (EXTERIOR)
- RECESSED FLOOR MOUNTED OUTLET
- TELEPHONE JACK
- HIGH SPEED DATA LINE
- RECESSED FLOOR MOUNTED TELEPHONE JACK, BRASS
- THERMOSTAT CONTROL
- TELEVISION CABLE
- DOORBELL
- CENTRAL VACUUM OUTLET
- GAS OUTLET
- GAS KEY VALVE, VERIFY MOUNT LOCATION WITH OWNER
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6. SEE NOTES ON DETAIL SHEETS A8.0, A8.1, A8.2 FOR MORE INFORMATION
7. SEE A4.0 FOR LIGHTING NOTES



SCALE : 1/4" = 1'–0"

0' 1' 2' 4' 8'

FLOOR PLAN - LOWER LEVEL

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PROJECT/CLIENT

DCV ENTERPRISE RESIDENCE

CAMINO REAL 2 SW OF 7TH
CARMEL, CA.

LICENSED ARCHITECT JAMES N. SMITH NO. C–24683 11–30–25 RENEWAL DATE STATE OF CALIFORNIA

SHEET TITLE

FLOOR PLAN LOWER LEVEL

ISSUE	REVISIONS
1	01–24–25 PRELIM. REVIEW
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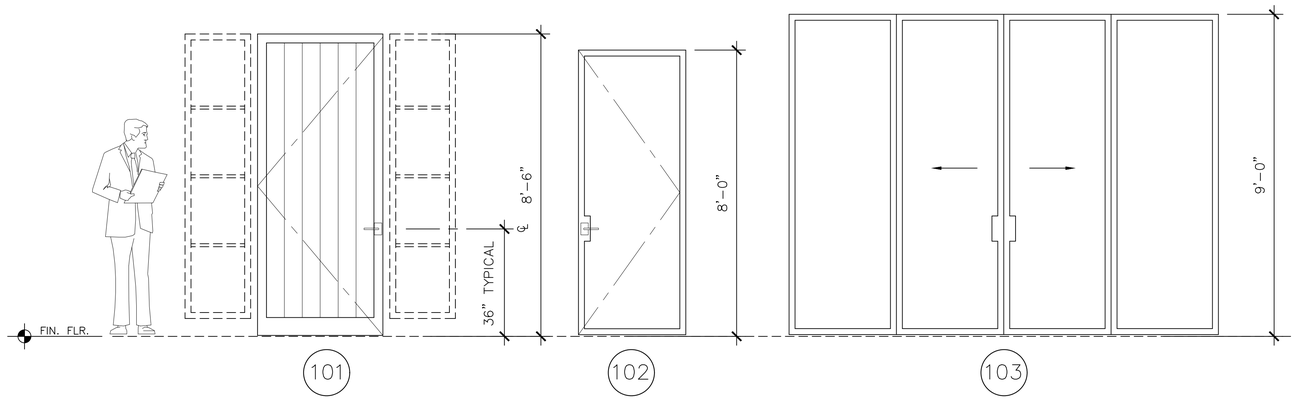
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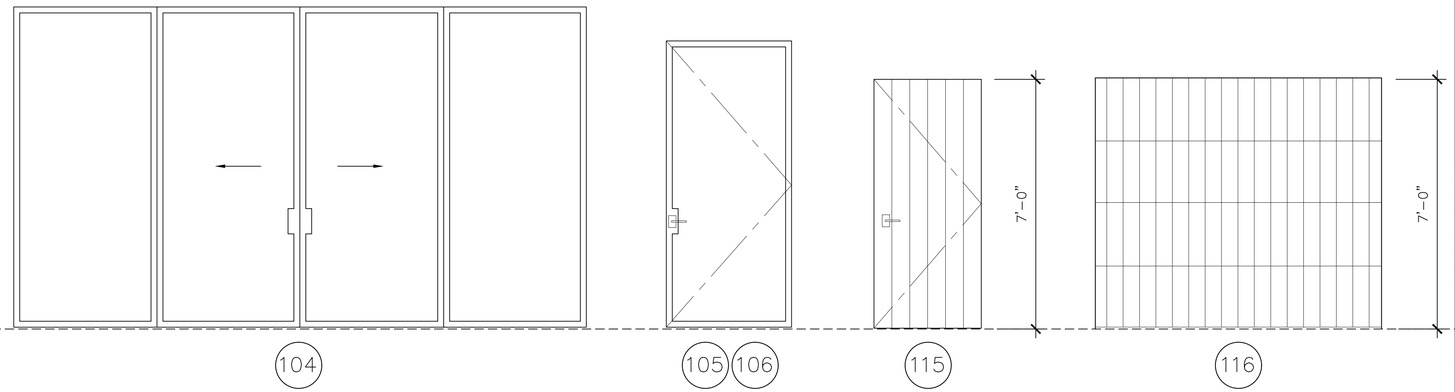
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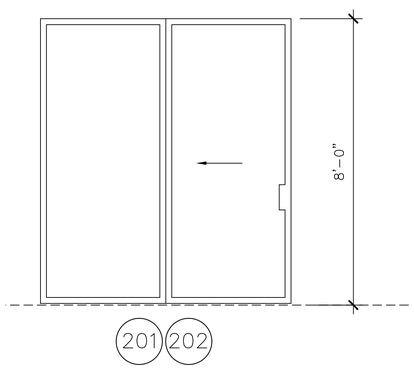
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DOOR ELEVATIONS

SCALE : 1/2" = 1'-0"

DOOR SCHEDULE

DOOR MARK	DOOR SIZE WIDTH	HEIGHT	THICK.	FINISH MAT'L	CORE	FINISH	ACTION	REMARKS (DOOR REP TO VERIFY TYPE OF GLASS AND TINT/FILM WITH OWNER RE ALL DOORS, TO MATCH WINDOWS)
MAIN–EXTERIOR								
M (101)	3'–6"	8'–6"	1–3/4"	WD	SC	STAINED	SWING	XX
102	3'–0"	8'–0"	–	ALUM	SC	ANOD	SWING	T.G.
103	12'–0"	9'–0"	–	ALUM	SC	ANOD	DBL. SLID'G	T.G. FOUR PANELS, CENTER TWO PANELS SLIDING
104	16'–0"	9'–0"	–	ALUM	SC	ANOD	DBL. SLID'G	T.G. FOUR PANELS, CENTER TWO PANELS SLIDING
105	3'–6"	8'–0"	–	ALUM	SC	ANOD	SWING	T.G.
106	3'–6"	8'–0"	–	ALUM	SC	ANOD	SWING	T.G.
MAIN–INTERIOR								
(107)	3'–0"	8'–0"	1–3/8"	WD	SC	PAINT	SWING	
108	2'–8"	8'–0"	1–3/8"	WD	SC	PAINT	SWING	
109	2'–8"	8'–0"	1–3/8"	WD	SC	PAINT	SLIDING	POCKET
110	3'–0"	8'–0"	1–3/8"	WD	SC	PAINT	SWING	
111	4'–0"	8'–0"	1–3/8"	WD	SC	PAINT	SWING	PAIR
112	2'–8"	8'–0"	1–3/8"	WD	SC	PAINT	SLIDING	POCKET
113	2'–6"	8'–0"	1–3/8"	WD	SC	PAINT	SWING	
114	2'–6"	8'–0"	1–3/8"	WD	SC	PAINT	SWING	
GARAGE								
115	3'–0"	7'–0"	1–3/4"	WD	SC	STAIN	SWING	
116	8'–0"	7'–0"	–	WD	SC	STAIN	ROLL–UP	SECTIONAL
LOWER–EXTERIOR								
L (201)	7'–0"	7'–0"	–	ALUM	SC	STAIN	SLIDING	PAIR, T.G.
202	7'–0"	7'–0"	–	ALUM	SC	STAIN	SLIDING	PAIR, T.G.
LOWER–INTERIOR								
L (203)	2'–6"	8'–0"	1–3/8"	WD	SC	PAINT	SLIDING	PAIR
203A	2'–6"	8'–0"	1–3/8"	WD	SC	PAINT	SLIDING	PAIR
204	3'–0"	8'–0"	1–3/8"	WD	SC	PAINT	SWING	
205	2'–8"	8'–0"	1–3/8"	WD	SC	PAINT	SLIDING	POCKET
206	2'–8"	8'–0"	1–3/8"	WD	SC	PAINT	SWING	
207	3'–0"	8'–0"	1–3/8"	WD	SC	PAINT	SWING	PAIR
208	2'–6"	8'–0"	1–3/8"	WD	SC	PAINT	SWING	
209	2'–0"	8'–0"	1–3/8"	WD	SC	PAINT	SWING	
210	3'–0"	8'–0"	1–3/8"	WD	SC	PAINT	SWING	
211	3'–0"	8'–0"	1–3/8"	WD	SC	PAINT	SWING	

DOOR SCHEDULE NOTES

1. DOOR SCHEDULE PROVIDED ABOVE IS PRELIMINARY IN NATURE. CONTRACTOR AND DOOR SUPPLIER SHALL REVIEW AND COMPILE A COMPLETE AND ACCURATE SCHEDULE BASED UPON FRAMED FIELD CONDITIONS AND OWNER PREFERENCES. CONTRACTOR TO VERIFY ALL ASPECTS OF DOORS WITH OWNER PRIOR TO ORDERING.
2. CONTRACTOR SHALL REVIEW ALL FIELD CONDITIONS TO ENSURE THAT THE PROPOSED DOOR SIZES AND SWINGS WILL FUNCTION PROPERLY. IF THERE ARE ANY DISCREPANCIES OR CONFLICTS THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY THROUGH A REQUEST FOR INFORMATION (R.F.I.)
3. DOOR SIZES SHOWN ARE THE PROPOSED DOOR WIDTH AND HEIGHT DIMENSION, NOT THE ROUGH OPENING SIZE. GENERAL CONTRACTOR TO VERIFY MANUFACTURER'S NEAREST STOCK SIZES FOR ARCHITECT/OWNER TO REVIEW AND APPROVE.
4. ALL GLAZING IN DOORS SHALL BE TEMPERED GLASS. EXCEPTION IS FOR SMALL DECORATIVE GLASS OR PANE SANDWICHED BETWEEN TEMPERED LAYERS. INSTALLATION IS PER C.B.C. GLAZING TYPE AND STYLE SHALL MATCH WINDOWS, U.N.O.
5. SPECIALTY DOORS SHALL BE COORDINATED WITH GENERAL CONTRACTOR FOR SITE VERIFICATION AND INSTALLATION.
6. ALL EXTERIOR DOORS SHALL HAVE A COPPER PAN, MIN. 20 OZ., OR OTHER NON–CORROSIVE METAL, HINGES. OUTSWING DOORS SHALL HAVE A 1/2" MAX CHANGE IN ELEVATION TO THE EXTERIOR FINISH SURFACE.
7. PER CRC R311.3.1 LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1½" LOWER THAN THE TOP OF THE THRESHHOLD IF OUT–SWING DOOR. IF IN–SWING, EXCEPTION ALLOWS MAX. 7¾" DROP IN SURFACE (R311.3.1) DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7¾" BELOW TOP OF THE THRESHHOLD (R311.3.2)
8. ALL EXPOSED EDGES OF DOOR(S) INCLUDING TOP TO BE SEALED TO PREVENT MOISTURE PENETRATION AND WARPING. DOORS ARE TO BE STORED VERTICALLY AT JOB SITE AND OUT OF ALL INCLEMENT WEATHER CONDITIONS AND TO BE HUNG AS QUICKLY AS POSSIBLE, ONCE REACHING THE JOB SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MINIMIZE THE AMOUNT OF TIME FOR ON–SITE STORAGE OF DOORS AND WINDOWS PRIOR TO INSTALL.
9. ALL FRENCH DOORS ARE TO HAVE DEAD BOLTS AND THREE WAY CONNECTING HARDWARE TO MAXIMIZE CONTINUOUS SEAL AGAINST WIND/WEATHER.
10. DOORS REQUIRED TO HAVE 20 MINUTE RATING TO BE MIN. 1 3/8" SOLID WOOD AND SHALL BEAR THE U.L. LABEL NO RAISED PANELS OR OTHER FEATURES MAY REDUCE THIS MINIMUM THICKNESS. SHOULD VENEERS BE APPLIED TO PRE–MANUFACTURED 20 MIN. RATED DOORS, CARE IS TO BE TAKEN NOT TO VIOLATE THE RATING DURING APPLICATION.
11. WEATHER–STRIPING OF EXTERIOR DOORS SHALL BE CONTINUOUS ON ALL SIDES OF EACH DOOR AND SHALL BE SIZED, DESIGNED, AND FITTED TO PROVIDE FULL WATER–TIGHTNESS AGAINST WATER AND DRIVING RAIN. CONTRACTOR SHALL WATER TEST A MINIMUM OF ONE DOOR AFTER INSTALLATION ON SIDE OF RESIDENCE WHERE EXPOSURE TO WEATHER IS GREATEST, AND REPORT FINDINGS TO OWNER AND ARCHITECT.
12. AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR ALL DWELLING UNITS. THE DOOR SHALL BE SIDE–HINGED, AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32" WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WHEN OPEN TO 90 DEGREES. THE MINIMUM CLEAR HEIGHT SHALL BE 78" WHEN MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE INSIDE OF THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT, PER CRC R311.2.
13. AT ALL STATE RESPONSIBILITY AREAS (SRA) EXTERIOR DOOR ASSEMBLIES SHALL BE APPROVED NON–COMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1–3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4" THICK, OR SHALL HAVE A FIRE–RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM–7A–1. (SEE ALSO CRC 327 WILDLAND URBAN INTERFACE)

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LICENSED ARCHITECT
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SHEET TITLE

DOOR SCHEDULE

◯ ISSUE	△ REVISIONS
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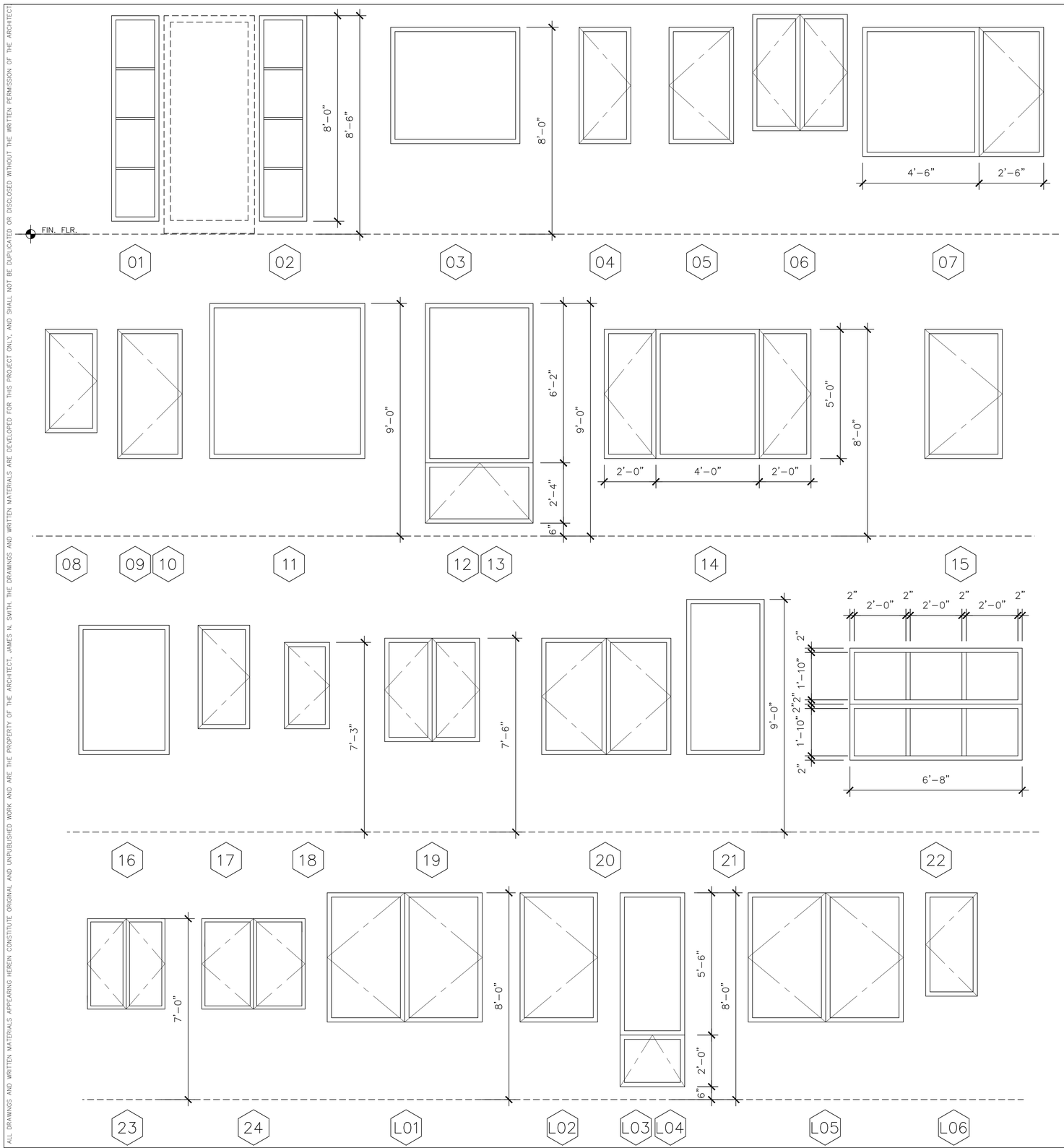
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WINDOW ELEVATIONS

SCALE : 1/2" = 1'-0"

WINDOW SCHEDULE

MARK	UNIT SIZE WIDTH X HEIGHT	HEAD HEIGHT ABOVE FIN. FLR.	TYPE OF OPERABILITY	FRAME MATERIAL	REMARKS WINDOW REP TO VERIFY TYPE OF GLASS AND TINT/FILM WITH OWNER RE ALL WINDOWS, SEE ALL NOTES AND "GENERAL" NOTE #4 BELOW
MAIN LEVEL					
M(01)	1'-9"X8'-0"	±8'-6"	FIXED	ANOD	4 LITES, T.G.
02	1'-9"X8'-0"	±8'-6"	FIXED	ANOD	4 LITES, T.G.
03	5'-0"X4'-6"	8'-0"	FIXED	ANOD	
04	2'-0"X4'-6"	8'-0"	CASEMENT	ANOD	
05	2'-6"X4'-6"	8'-0"	CASEMENT	ANOD	
06	3'-8"X4'-6"	8'-6"	DBL. CASEMENT	ANOD	
07	7'-0"X5'-0"	8'-0"	FIXED-CASE	ANOD	
08	2'-0"X4'-0"	8'-0"	CASEMNT	ANOD	
09	2'-6"X5'-0"	8'-0"	CASEMNT	ANOD	
10	2'-6"X5'-0"	8'-0"	CASEMNT	ANOD	
11	6'-0"X6'-0"	9'-0"	FIXED	ANOD	T.G.
12	4'-2"X8'-6"	9'-0"	FIXED-AWNING	ANOD	T.G.
13	4'-2"X8'-6"	9'-0"	FIXED-AWNING	ANOD	T.G.
14	8'-0"X5'-0"	8'-0"	CASE-FIX-CASE	ANOD	
15	3'-0"X5'-0"	8'-0"	CASE	ANOD	T.G.
16	3'-6"X5'-0"	8'-0"	FIXED	ANOD	T.G.
17	2'-0"X4'-0"	8'-0"	CASE	ANOD	
18	1'-9"X3'-4"	±7'-3"	CASE	ANOD	T.G.
19	3'-8"X4'-0"	7'-6"	DBL. CASE	ANOD	
20	5'-0"X4'-6"	7'-6"	DBL. CASE	ANOD	
21	3'-0"X6'-0"	9'-0"	FIXED	ANOD	T.G.
22	6'-8"X4'-4"	–	FIXED	ANOD	T.G., AUTO SHADES, SKYLIGHT
MAIN LEVEL-GARAGE					
23	3'-0"X3'-6"	7'-0"	DBL. CASE	ANOD	
24	4'-0"X3'-6"	7'-0"	DBL. CASE	ANOD	
LOWER LEVEL					
L(01)	6'-0"X5'-0"	8'-0"	DBL. CASE	ANOD	
02	3'-0"X5'-0"	8'-0"	CASE	ANOD	
03	7'-6"X2'-6"	8'-0"	AWNING-FIXED	ANOD	T.G.
04	7'-6"X2'-6"	8'-0"	AWNING-FIXED	ANOD	T.G.
05	6'-0"X5'-0"	8'-0"	DBL CASE	ANOD	
06	2'-0"X4'-0"	8'-0"	CASE	ANOD	T.G.

WINDOW SCHEDULE NOTES

GENERAL

1. WINDOW SCHEDULE PROVIDED ABOVE IS PRELIMINARY IN NATURE. CONTRACTOR AND WINDOW SUPPLIER SHALL COMPILE A COMPLETE AND ACCURATE SCHEDULE BASED UPON FRAMED FIELD CONDITIONS OF PROJECT AND OWNER CHANGES/PREFERENCES. SPECIALTY WINDOWS MUST BE COORDINATED WITH THE GENERAL CONTRACTOR.
2. WINDOW DIMENSIONS ARE PROPOSED UNIT SIZES. GENERAL CONTRACTOR IS TO VERIFY ALL PROPOSED WINDOW SIZES WITH SITE CONDITIONS AND FOR MANUFACTURER'S NEAREST STOCK SIZES, WHEN APPLICABLE. ALL WINDOW SIZES, SHAPES, COLORS, HARDWARE, SCREENS, GLAZING, ETC. MUST BE APPROVED BY OWNER PRIOR TO ORDERING. CONTRACTOR SHALL PROVIDE ARCHITECT COMPLETE STRUCTURAL WINDOW SHOP DRAWINGS FOR REVIEW.
3. ALL WINDOWS ARE TO BE DOUBLE GLAZED UNLESS OTHERWISE NOTED, SEE TITLE 24 CALCS FOR REQUIRED MIN. VALUES
4. DUAL GLAZING IS TO BE LOW-E CARDINAL "270" GLAZING. OWNERS TO VERIFY WITH WINDOW REP WHICH, IF ANY, WINDOWS ARE TO BE "366" GLASS OR HAVE TINT WITHIN GLAZING, DUE TO SUN EXPOSURE. FILM IS NOT RECOMMENDED FOR DUAL GLAZED UNITS
5. ALL WINDOWS SHALL HAVE A SOLDIERED COPPER PAN, MINIMUM 20 OZ., WITH MOISTSTOP OR EQUIVALENT WATERPROOFING SYSTEM. GALVANIZED IRON IS ACCEPTABLE IN NON-COASTAL ENVIRONMENTS. SEE DETAIL.
6. WEATHER-STRIPING OF ALL WINDOWS SHALL BE CONTINUOUS ON ALL SIDES OF EACH WINDOW AND SHALL BE SIZED, DESIGNED, AND FITTED TO PROVIDE FULL WATER-TIGHTNESS AGAINST WATER AND DRIVING RAIN. CONTRACTOR SHALL WATER TEST A MINIMUM OF ONE WINDOW AFTER INSTALLATION ON SIDE OF RESIDENCE WHERE EXPOSURE TO WEATHER IS GREATEST, AND REPORT FINDINGS TO OWNER AND ARCHITECT.
7. WINDOWS WHICH EXCEED STANDARD SIZES SHALL BE VERIFIED BY WINDOW SUPPLIER FOR ENGINEERING AND WIND LOAD AT GIVEN PROJECT LOCATION AND PLACEMENT OF WINDOW(S) ON RESIDENCE (EXPOSURE)
8. REQUIRED NATURAL LIGHT FOR EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA. (CRC R303.1).
9. REQUIRED NATURAL VENTILATION IN OCCUPIED SPACES THROUGH OPENABLE EXTERIOR WALL OPENINGS SHALL BE AN AREA NOT LESS THAN 4% OF THE AREA BEING VENTILATED. (CRC R303.1).

SAFETY

1. BASEMENTS AND EACH SLEEPING ROOM SHALL HAVE MIN. ONE EGRESS WINDOW WITH A NET CLEAR OPENABLE AREA OF 5.7 S.F., WITH THE MIN. NET CLEAR OPENABLE HEIGHT OF 24" AND THE MIN. NET CLEAR WIDTH SHALL BE 20" (R310.2.1). THE SILL HEIGHT SHALL BE MAX. 44" A.F.F. (R310.2.2). EXCEPTIONS: BASEMENTS WITH A CEILING OF LESS THAN 80" OR LESS THAN 200 S.F. IN FLOOR AREA SHALL NOT BE REQUIRED TO HAVE AN EMERGENCY ESCAPE AND RESCUE WINDOWS (CRC R310.1). (NOTE: TYPICALLY A 25" WIDE CASEMENT WITH BUTT HINGES WILL MEET CODE MINIMUM WIDTH, VERIFY WITH WINDOW REP)
2. ALL CASEMENT WINDOWS USED IN BEDROOMS AS EMERGENCY EGRESS MUST BE "BREAK AWAY" TYPE TO ENSURE COMPLETE OPENABLE AREA FOR ACCESS.
3. ALL GLAZING SUBJECT TO HUMAN IMPACT IN HAZARDOUS LOCATIONS AS DEFINED IN CRC R308.4 SHALL MEET MINIMUM REQUIREMENTS OF CRC R308.3.1, INCLUDING GLASS MIRRORS, SHALL BE TEMPERED GLASS OR WIRE SAFETY GLASS (CBC 2406)
4. GLAZING IN AN INDIVIDUAL, FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE SHALL BE SAFETY GLASS (CRC 308.4.2)
5. ALL OPERABLE WINDOWS ABOVE ADJACENT GRADE BY 6' OR MORE AND LOCATED WITHIN 36" OF THE FINISHED FLOOR, OR OTHERWISE VULNERABLE TO A PERSON FALLING OUT, SHALL HAVE SUITABLE RESTRAINT BAR(S) INSTALLED. THE BUILDING OWNER CAN ELECT NOT TO INSTALL RESTRAINTS AT THEIR SOLE DISCRETION. INSECT SCREENS DO NOT OFFER PROTECTION AGAINST PERSONS FALLING OUT OF A WINDOW.
6. WINDOWS THAT MEET ALL CONDITIONS SHALL BE TEMPERED PER CRC R308.4.3: WHERE EXPOSED AREA OF INDIVIUAL PANE IS GREATER THAN 9 SQUARE FEET, EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR, EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR, AND ONE OR MORE WALKING SURFACES ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING, SHALL BE TEMPERED GLAZING.(R308.4.3)
7. GLAZING IN WET AREAS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE TEMPERED.

W.U.I.

1. FOR PROJECTS LOCATED WITHIN WILDLAND URBAN INTERFACE (W.U.I.) ZONES, ADDITIONAL REQUIREMENTS SHALL APPLY. THE TEMPERING OF THE OUTER-MOST PANE OF GLASS OF EVERY WINDOW IS REQUIRED PER CRC R337.8 WINDOWS SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2 (R337.8.2.1)

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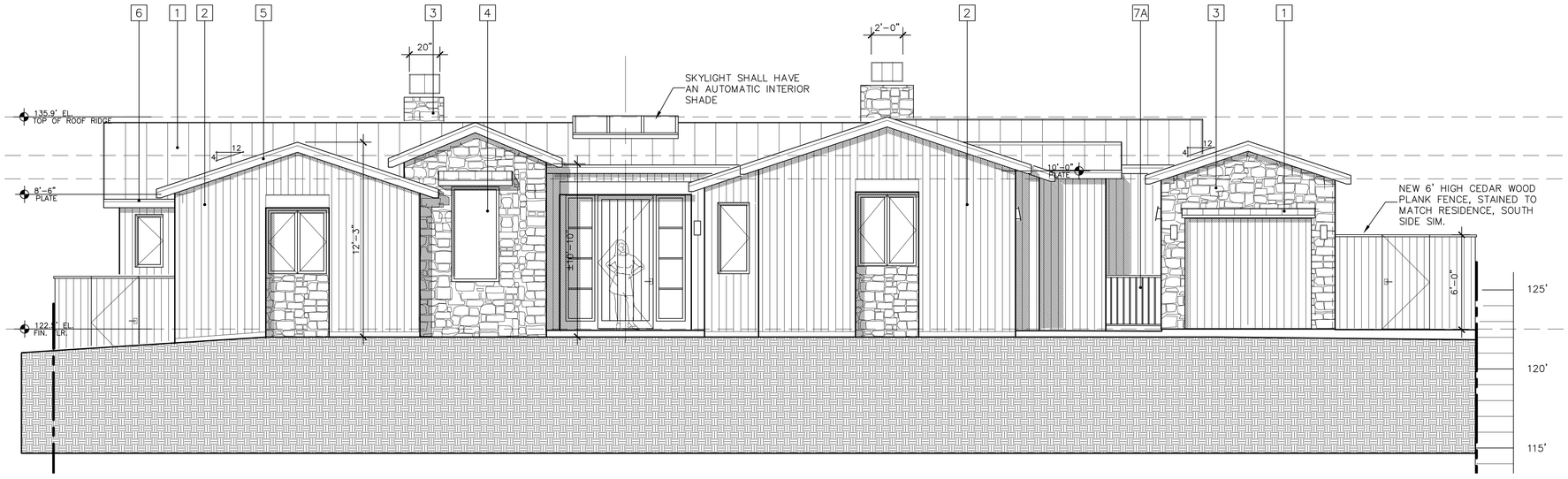
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EAST ELEVATION - FRONT ENTRY

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

0' 1' 2' 4' 8'

ELEVATION MATERIALS LEGEND

1 STANDING SEAM METAL ROOFING BY WESTERN STATES, "WESTERN LOCK" SEAMS @ 16" O.C. WITH 1.75" RIBS, SMOOTH FINISH, 24 GA.(ALT 22 GA), COLOR: BURNISHED SLATE (LOW GLOSS) WITH A SOLAR REFLECTANCE INDEX, OR SRI, OF 35. UNDERLAYMENT TO BE POLYGLASS POLYSTICK XFR

2 YAKISUGI "SHOU SUGI BAN" JAPANESE CYPRESS SIDING BY NAKAMOTO FORESTRY.
SIDING COLOR: SUGI SELECT 6" LAP. WEATHERING STAIN SILVER WITH LOW PROFILE ALUMINUM OUTSIDE CORNERS.

3 BUILDING STONE: "GOLD STONE" 2" THIN VENEER FLATS, BY GRANITE ROCK (ROBIN STEUDLER). LAY IS TRADITIONAL HORIZONTAL WITH SOME PEICES CHIPPED FOR IRREGULARITY. GROUT JOINTS AT $\frac{3}{8}$" TO $\frac{1}{2}$" WITH OVER-SPREAD MORTAR. COLOR OF GROUT IS "WHITE CEMENT" WITH HALF CUP DAVIS COLOR #5447 (LT. BROWN) PER 94 LB. BAG AND MIRACLE LIME

4 THERMALLY BROKEN ALUMINUM DUAL GLAZED EXTERIOR T225 DOORS AND WINDOWS BY ARCADIA. SDL, BEVELLED GLASS STOPS. COLOR: SIFT ESPRESSO

5 FASCIA BOARD PRE-PRIMED RADIATA PINE "ADVANTAGE PLUS" BY KELLEHER, OR EQ.
COLOR: KM A72 BARNWOOD (LRV AT OR BELOW 50)

6 BOX SHEET METAL GUTTERS WITH ROUND DOWNSPOUTS. COLOR TO MATCH ROOFING

7A RAILING: BLACKENED STEEL SUPPORTS WITH OXIDIZED BRONZE TOP RAIL

ELEVATION NOTES

THIS PROJECT IS LOCATED WITHIN WILDLAND URBAN INTERFACE, REFER TO WALL SECTION DETAIL 1 / A0.1 FIRE NOTES SHEET FOR COMPLIANCE REQUIREMENTS

ROOF COVERINGS AND FLASHINGS AND WALL COVERINGS SHALL COMPLY WITH ALL REQUIRED W.U.I. SPECIFICATIONS

ROOF GUTTERS, IF ANY, SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS

ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC.) SHALL BE PROTECTED BY LOUVERS AND $\frac{1}{8}$" NON-COMBUSTIBLE, CORROSION-RESISTANT MESH UNLESS VENTS ARE APPROVED FOR RESISTING FLAME AND EMBER INTRUSION.

PAINTS, COATINGS, STAINS OR OTHER SURFACE TREATMENTS ARE NOT ACCEPTABLE MEANS OF COMPLIANCE WITH ANY WILDFIRE-RESISTIVE CONSTRUCTION REQUIREMENT, UNLESS APPROVED FOR SUCH USE.

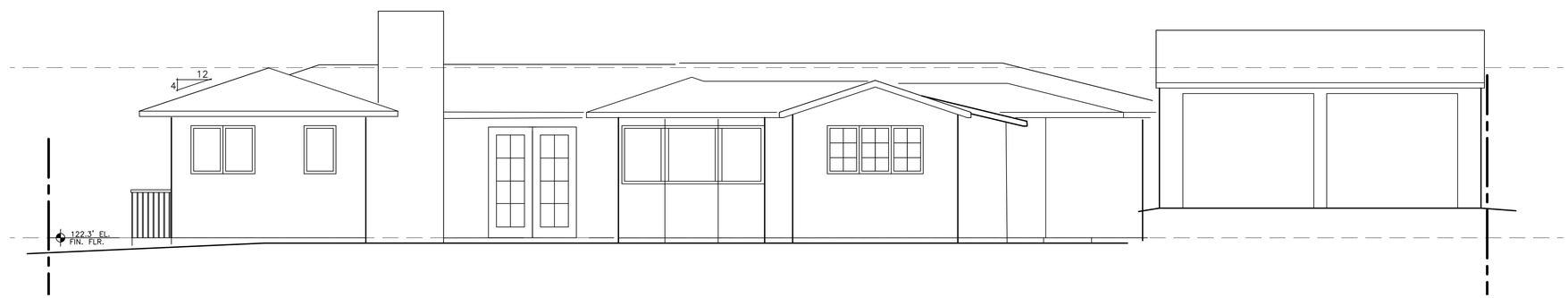
WALL SIDING SHALL COMPLY WITH CRC R703, AND ATTACHMENT REQUIREMENTS PER TABLE R703.3(1)

FLASHING INSTALLATIONS AND LOCATIONS FOR WALLS AND ROOFS SHALL COMPLY WITH CRC R703.4

WOOD SIDING INSTALLATION SHALL COMPLY WITH CRC R703.5

EXTERIOR PLASTER INSTALLATION SHALL COMPLY WITH CRC R703.7 AND WEEP SCREEDS SHALL BE INSTALLED IN ACCORDANCE WITH R703.7.2.1

ANCHORED STONE VENEER SHALL BE INSTALLED IN ACCORDANCE WITH CRC R703.8 AND R703.12



EAST ELEVATION -EXISTING

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

0' 1' 2' 4' 8'

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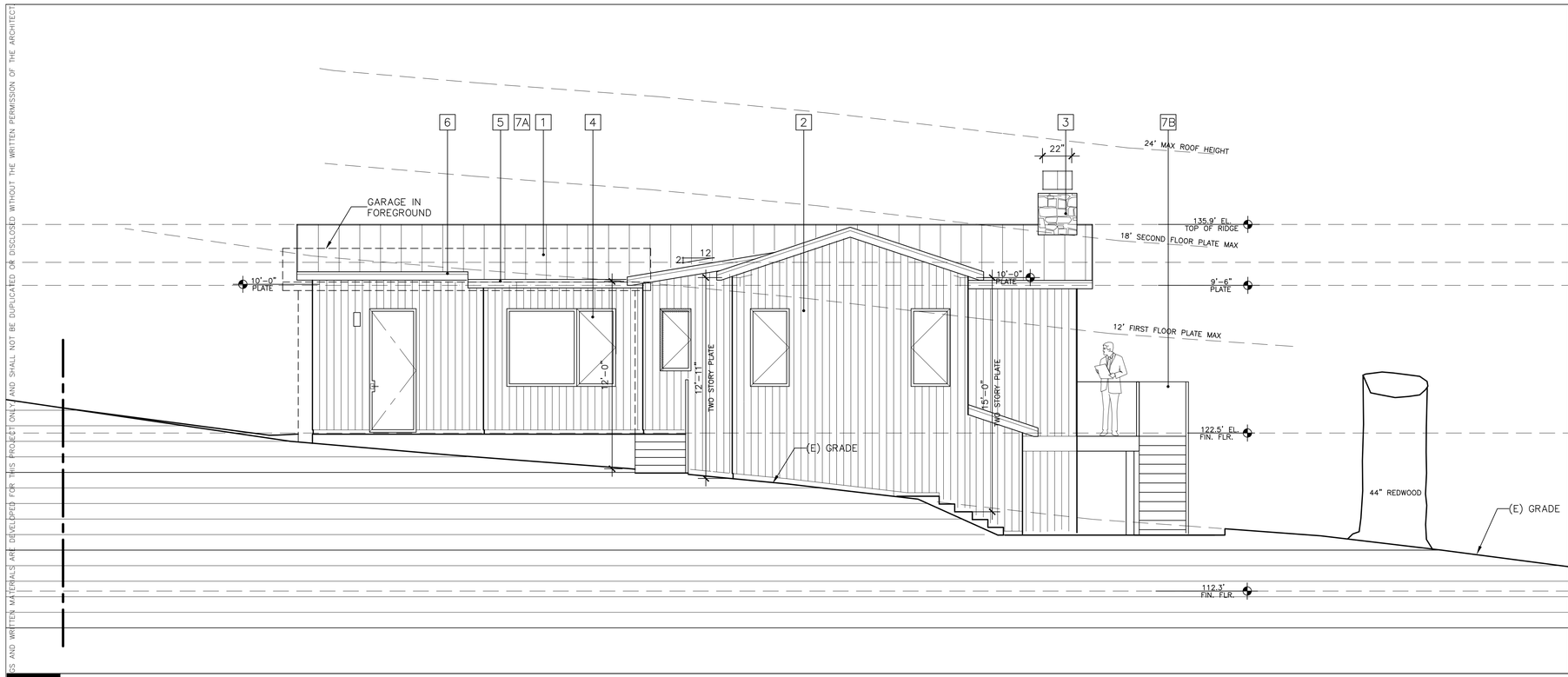
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NORTH ELEVATION - SIDE

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

0' 1' 2' 4' 8'

ELEVATION MATERIALS LEGEND

1 STANDING SEAM METAL ROOFING BY WESTERN STATES, "WESTERN LOCK" SEAMS @ 16" O.C. WITH 1.75" RIBS, SMOOTH FINISH, 24 GA.(ALT 22 GA), COLOR: BURNISHED SLATE (LOW GLOSS) WITH A SOLAR REFLECTANCE INDEX, OR SRI, OF 35. UNDERLAYMENT TO BE POLYGLASS POLYSTICK XFR

2 YAKISUGI "SHOU SUGI BAN" JAPANESE CYPRESS SIDING BY NAKAMOTO FORESTRY.
SIDING COLOR: SUGI SELECT 6" LAP. WEATHERING STAIN SILVER WITH LOW PROFILE ALUMINUM OUTSIDE CORNERS.

3 BUILDING STONE: "GOLD STONE" 2" THIN VENEER FLATS, BY GRANITE ROCK (ROBIN STEUDLER). LAY IS TRADITIONAL HORIZONTAL WITH SOME PEICES CHIPPED FOR IRREGULARITY. GROUT JOINTS AT ⅜" TO ½" WITH OVER-SPREAD MORTAR. COLOR OF GROUT IS "WHITE CEMENT" WITH HALF CUP DAVIS COLOR #5447 (LT. BROWN) PER 94 LB. BAG AND MIRACLE LIME

4 THERMALLY BROKEN ALUMINUM DUAL GLAZED EXTERIOR T225 DOORS AND WINDOWS BY ARCADIA. SDL, BEVELLED GLASS STOPS. COLOR: SIFT ESPRESSO

5 FASCIA BOARD PRE-PRIMED RADIATA PINE "ADVANTAGE PLUS" BY KELLEHER, OR EQ.
COLOR: KM A72 BARNWOOD (LRV AT OR BELOW 50)

6 BOX SHEET METAL GUTTERS WITH ROUND DOWNSPOUTS. COLOR TO MATCH ROOFING

7A RAILING: BLACKENED STEEL SUPPORTS WITH OXIDIZED BRONZE TOP RAIL

ELEVATION NOTES

THIS PROJECT IS LOCATED WITHIN WILDLAND URBAN INTERFACE, REFER TO WALL SECTION DETAIL 1 / A0.1 FIRE NOTES SHEET FOR COMPLIANCE REQUIREMENTS

ROOF COVERINGS AND FLASHINGS AND WALL COVERINGS SHALL COMPLY WITH ALL REQUIRED W.U.I. SPECIFICATIONS

ROOF GUTTERS, IF ANY, SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS

ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC.) SHALL BE PROTECTED BY LOUVERS AND ⅛" NON-COMBUSTIBLE, CORROSION-RESISTANT MESH UNLESS VENTS ARE APPROVED FOR RESISTING FLAME AND EMBER INTRUSION.

PAINTS, COATINGS, STAINS OR OTHER SURFACE TREATMENTS ARE NOT ACCEPTABLE MEANS OF COMPLIANCE WITH ANY WILDFIRE-RESISTIVE CONSTRUCTION REQUIREMENT, UNLESS APPROVED FOR SUCH USE.

WALL SIDING SHALL COMPLY WITH CRC R703, AND ATTACHMENT REQUIREMENTS PER TABLE R703.3(1)

FLASHING INSTALLATIONS AND LOCATIONS FOR WALLS AND ROOFS SHALL COMPLY WITH CRC R703.4

WOOD SIDING INSTALLATION SHALL COMPLY WITH CRC R703.5

EXTERIOR PLASTER INSTALLATION SHALL COMPLY WITH CRC R703.7 AND WEEP SCREEDS SHALL BE INSTALLED IN ACCORDANCE WITH R703.7.2.1

ANCHORED STONE VENEER SHALL BE INSTALLED IN ACCORDANCE WITH CRC R703.8 AND R703.12



NORTH ELEVATION - EXISTING

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

0' 1' 2' 4' 8'

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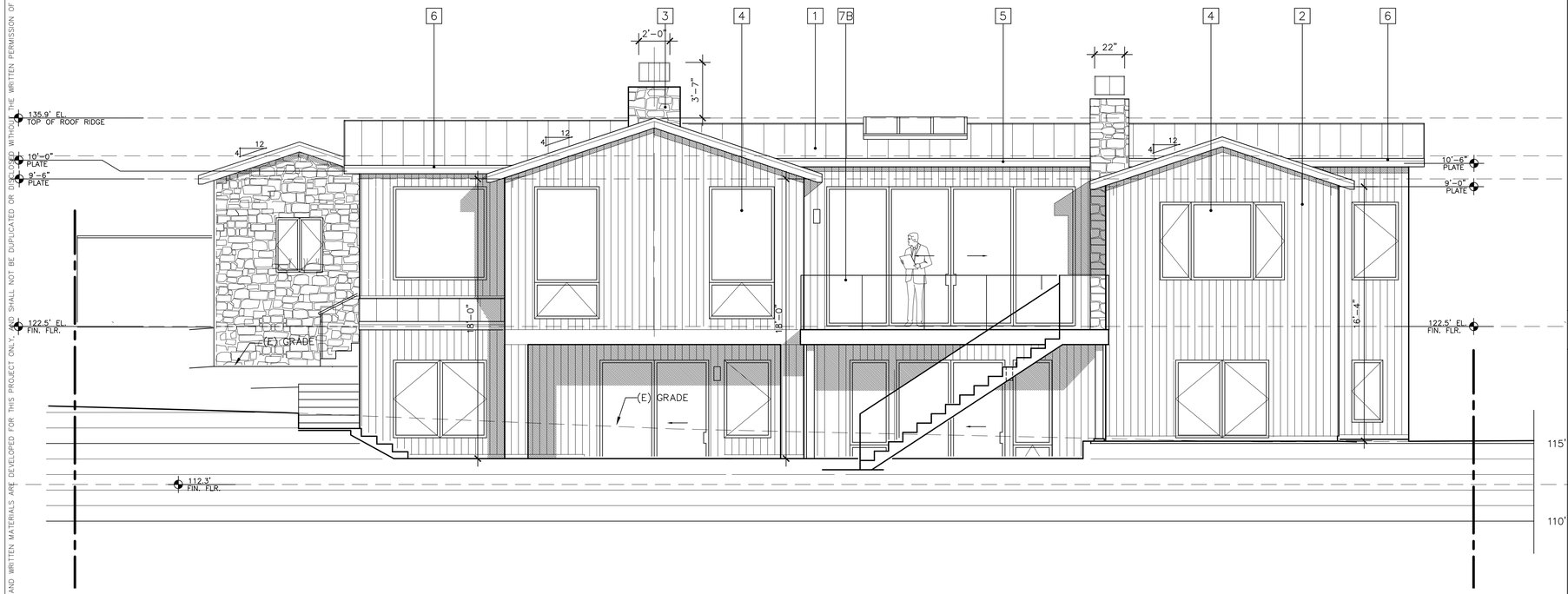
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WEST ELEVATION - REAR

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

0' 1' 2' 4' 8'

ELEVATION MATERIALS LEGEND

1	STANDING SEAM METAL ROOFING BY WESTERN STATES, "WESTERN LOCK" SEAMS @ 16" O.C. WITH 1.75" RIBS, SMOOTH FINISH, 24 GA.(ALT 22 GA), COLOR: BURNISHED SLATE (LOW GLOSS) WITH A SOLAR REFLECTANCE INDEX, OR SRI, OF 35. UNDERLAYMENT TO BE POLYGLASS POLYSTICK XFR
2	YAKISUGI "SHOU SUGI BAN" JAPANESE CYPRESS SIDING BY NAKAMOTO FORESTRY. SIDING COLOR: SUGI SELECT 6" LAP. WEATHERING STAIN SILVER WITH LOW PROFILE ALUMINUM OUTSIDE CORNERS.
3	BUILDING STONE: "GOLD STONE" 2" THIN VENEER FLATS, BY GRANITE ROCK (ROBIN STEUDLER). LAY IS TRADITIONAL HORIZONTAL WITH SOME PEICES CHIPPED FOR IRREGULARITY. GROUT JOINTS AT $\frac{3}{8}$" TO $\frac{1}{2}$" WITH OVER-SPREAD MORTAR. COLOR OF GROUT IS "WHITE CEMENT" WITH HALF CUP DAVIS COLOR #5447 (LT. BROWN) PER 94 LB. BAG AND MIRACLE LIME
4	THERMALLY BROKEN ALUMINUM DUAL GLAZED EXTERIOR T225 DOORS AND WINDOWS BY ARCADIA. SDL, BEVELLED GLASS STOPS. COLOR: SIFT ESPRESSO
5	FASCIA BOARD PRE-PRIMED RADIATA PINE "ADVANTAGE PLUS" BY KELLEHER, OR EQ. COLOR: KM A72 BARNWOOD (LRV AT OR BELOW 50)
6	BOX SHEET METAL GUTTERS WITH ROUND DOWNSPOUTS. COLOR TO MATCH ROOFING
7A	RAILING: BLACKENED STEEL SUPPORTS WITH OXIDIZED BRONZE TOP RAIL
7B	RAILING: GLASS PANELS SET IN CLAD ALUMINUM SHOW WITH $\frac{3}{4}$" BRONZE TOP CAP

ELEVATION NOTES

THIS PROJECT IS LOCATED WITHIN WILDLAND URBAN INTERFACE, REFER TO WALL SECTION DETAIL 1 / A0.1 FIRE NOTES SHEET FOR COMPLIANCE REQUIREMENTS

ROOF COVERINGS AND FLASHINGS AND WALL COVERINGS SHALL COMPLY WITH ALL REQUIRED W.U.I. SPECIFICATIONS

ROOF GUTTERS, IF ANY, SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS

ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC.) SHALL BE PROTECTED BY LOUVERS AND $\frac{1}{8}$" NON-COMBUSTIBLE, CORROSION-RESISTANT MESH UNLESS VENTS ARE APPROVED FOR RESISTING FLAME AND EMBER INTRUSION.

PAINTS, COATINGS, STAINS OR OTHER SURFACE TREATMENTS ARE NOT ACCEPTABLE MEANS OF COMPLIANCE WITH ANY WILDFIRE-RESISTIVE CONSTRUCTION REQUIREMENT, UNLESS APPROVED FOR SUCH USE.

WALL SIDING SHALL COMPLY WITH CRC R703, AND ATTACHMENT REQUIREMENTS PER TABLE R703.3(1)

FLASHING INSTALLATIONS AND LOCATIONS FOR WALLS AND ROOFS SHALL COMPLY WITH CRC R703.4

WOOD SIDING INSTALLATION SHALL COMPLY WITH CRC R703.5

EXTERIOR PLASTER INSTALLATION SHALL COMPLY WITH CRC R703.7 AND WEEP SCREEDS SHALL BE INSTALLED IN ACCORDANCE WITH R703.7.2.1

ANCHORED STONE VENEER SHALL BE INSTALLED IN ACCORDANCE WITH CRC R703.8 AND R703.12



WEST ELEVATION - EXISTING

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

0' 1' 2' 4' 8'

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CARMEL, CA.

LICENSED ARCHITECT
JAMES N. SMITH
NO. C-24683
11-30-25
RENEWAL DATE
STATE OF CALIFORNIA

SHEET TITLE

EXTERIOR ELEVATIONS

ISSUE	REVISIONS
1	01-24-25 PRELIM. REVIEW
2	03-25-25 PRELIM PLANNING SUBMITTAL
3	07-28-25 PLANNING RESUBMITTAL

DATE

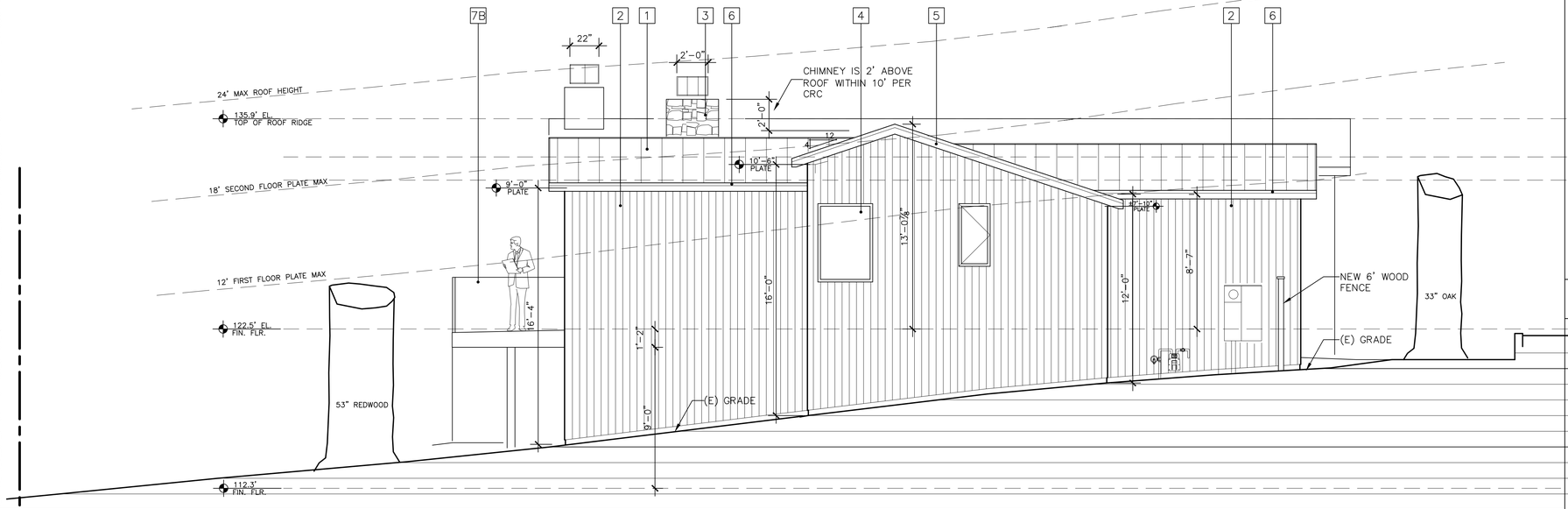
PROJECT NUMBER

SHEET NUMBER

A6.2

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

0' 1' 2' 4' 8'

SOUTH ELEVATION - SIDE

ELEVATION MATERIALS LEGEND

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SIDING COLOR: SUGI SELECT 6" LAP. WEATHERING STAIN SILVER WITH LOW PROFILE ALUMINUM OUTSIDE CORNERS.

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4 THERMALLY BROKEN ALUMINUM DUAL GLAZED EXTERIOR T225 DOORS AND WINDOWS BY ARCADIA. SDL, BEVELLED GLASS STOPS. COLOR: SPEC ESPRESSO

5 FASCIA BOARD PRE-PRIMED RADIATA PINE "ADVANTAGE PLUS" BY KELLEHER, OR EQ.
COLOR: KM 472 BARNWOOD (LRV AT OR BELOW 50)

6 BOX SHEET METAL GUTTERS WITH ROUND DOWNSPOUTS. COLOR TO MATCH ROOFING

7A RAILING: BLACKENED STEEL SUPPORTS WITH OXIDIZED BRONZE TOP RAIL

ELEVATION NOTES

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ANCHORED STONE VENEER SHALL BE INSTALLED IN ACCORDANCE WITH CRC R703.8 AND R703.12



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

0' 1' 2' 4' 8'

SOUTH ELEVATION - EXISTING

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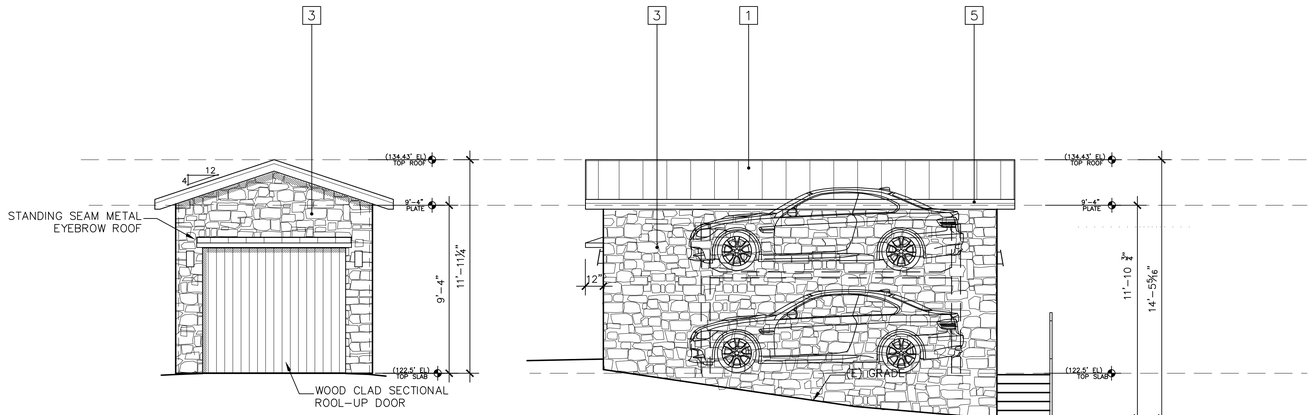
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SHEET NUMBER

A6.3

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GARAGE ELEVATIONS



EAST ELEV

NORTH ELEV

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

0' 1' 2' 4' 8'

ELEVATION MATERIALS LEGEND

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COLOR: KM A72 BARNWOOD (LRV AT OR BELOW 50)

6 BOX SHEET METAL GUTTERS WITH ROUND DOWNSPOUTS. COLOR TO MATCH ROOFING

7A RAILING: BLACKENED STEEL SUPPORTS WITH OXIDIZED BRONZE TOP RAIL

7B RAILING: GLASS PANELS SET IN CLAD ALUMINUM SHOW WITH ¾" BRONZE TOP CAP

ELEVATION NOTES

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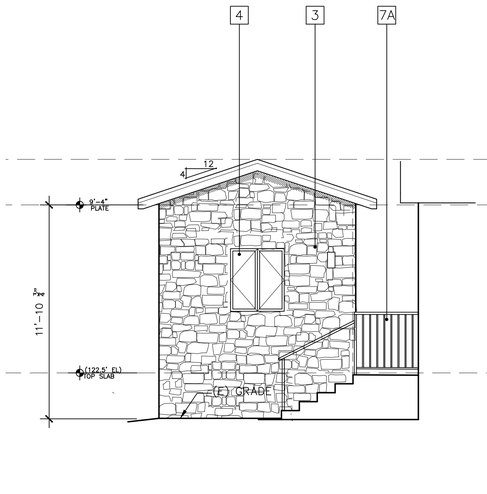
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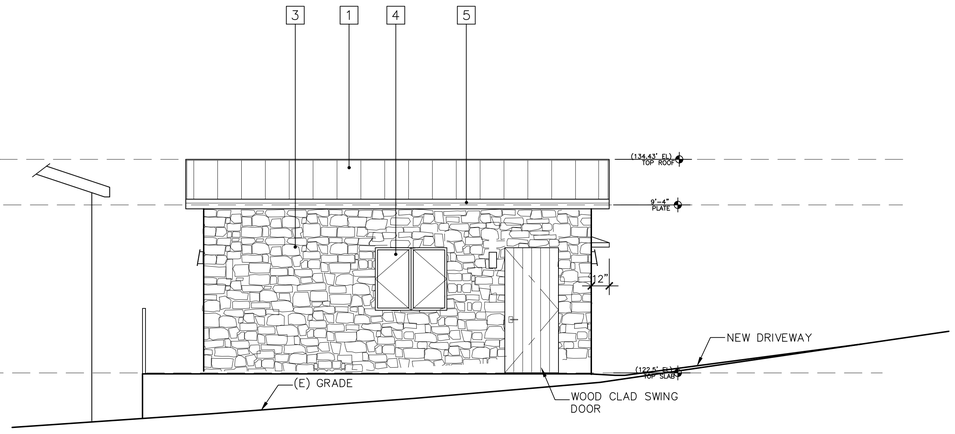
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ANCHORED STONE VENEER SHALL BE INSTALLED IN ACCORDANCE WITH CRC R703.8 AND R703.12



WEST ELEV



SOUTH ELEV

GARAGE ELEVATIONS

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

0' 1' 2' 4' 8'

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EXTERIOR ELEVATIONS

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SHEET NUMBER

A6.4

GARAGE ELEVATIONS

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

0' 1' 2' 4' 8'

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ELEVATION MATERIALS LEGEND

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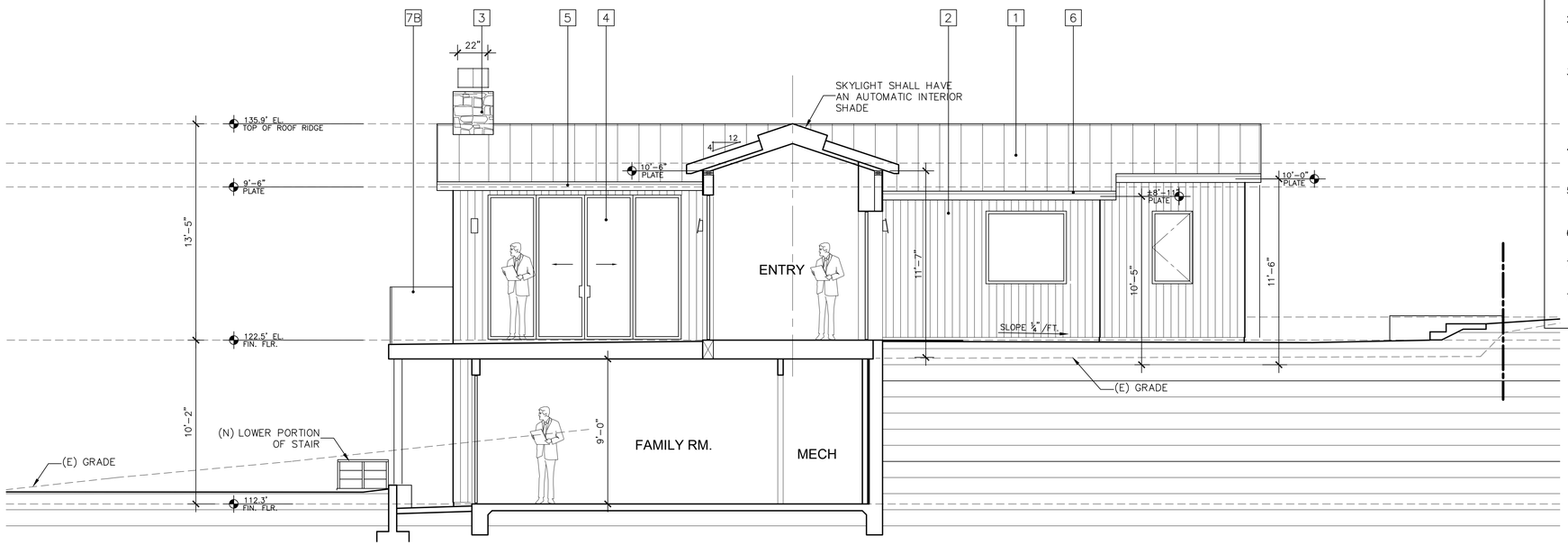
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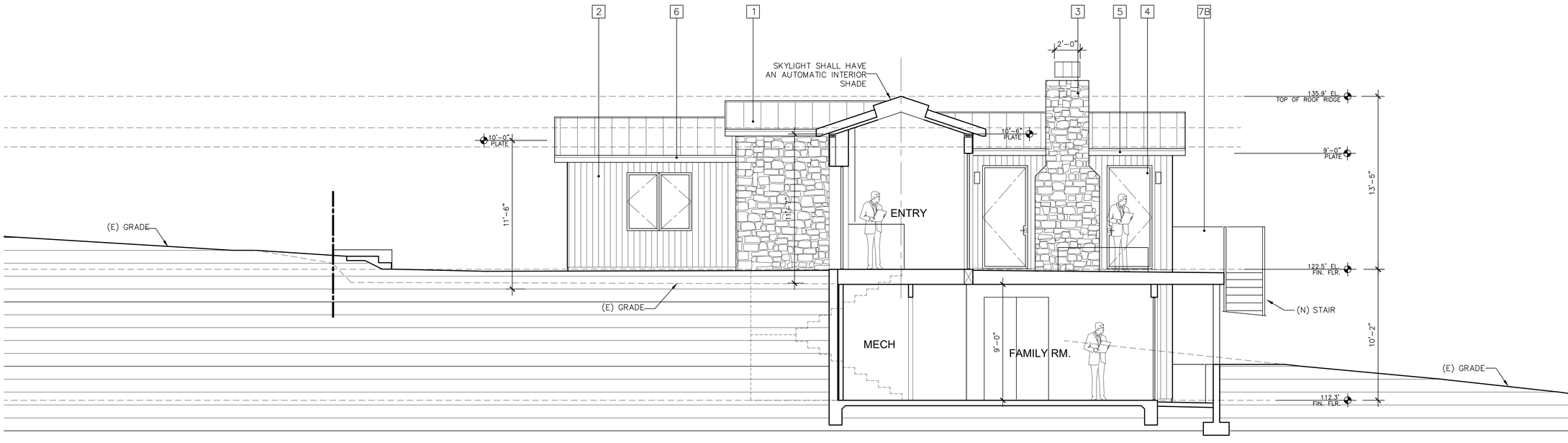
7A RAILING: BLACKENED STEEL SUPPORTS WITH OXIDIZED BRONZE TOP RAIL

7B RAILING: GLASS PANELS SET IN CLAD ALUMINUM SHOW WITH ¾" BRONZE TOP CAP



SECTION 'A'

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



SECTION 'B'

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

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SHEET NUMBER

A7.0

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EAST ELEVATION - STREETSCAPE - PROPOSED

SCALE : 1/8" = 1'-0"



EAST ELEVATION - STREETSCAPE - EXISTING

SCALE : 1/8" = 1'-0"

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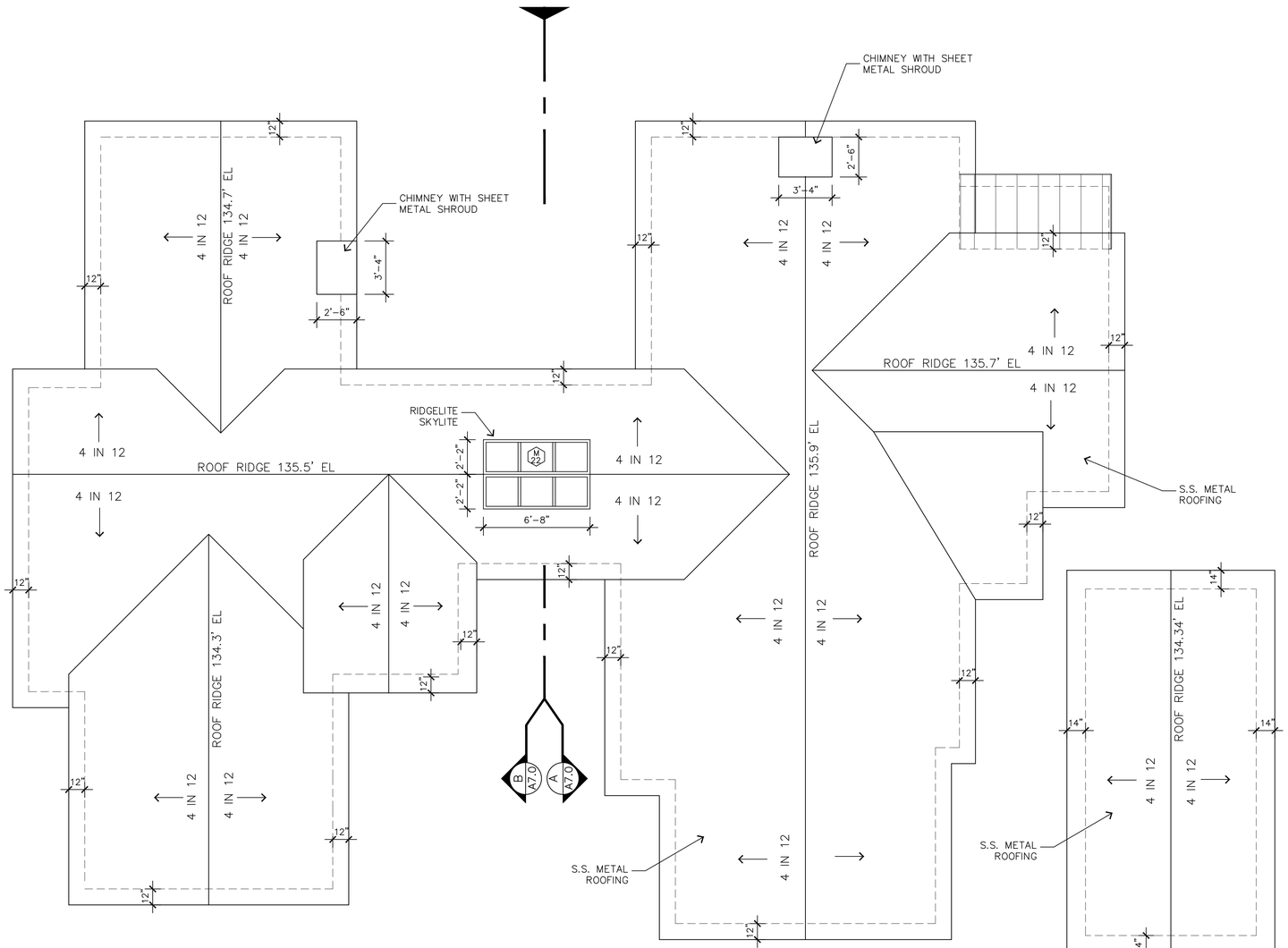
PROJECT NUMBER

SHEET NUMBER

A6.5

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ROOF NOTES

1. ROOF MATERIAL TO BE STANDING SEAM METAL ROOFING
2. FIELD VERIFY WITH OWNER AND ARCHITECT COLOR AND/OR BLEND OF ROOFING UNITS PRIOR TO INSTALLATION
3. ROOF SLOPE = 4 IN 12, UNLESS OTHERWISE NOTED
4. EAVE OVERHANG = 12", UNLESS OTHERWISE NOTED
5. RAKE/BARGE OVERHANG = 12", UNLESS OTHERWISE NOTED
6. SHEET METAL GUTTERS WITH ROUND DOWNSPOUTS
7. GANG ALL VENT STACKS TO MINIMIZE QUANTITY OF ROOF JACKS AND LOCATE ROOF JACKS IN LEAST VISIBLE LOCATION
8. SPARK ARRESTOR TO BE 3 TIMES THE NET FREE OPENING OF THE CHIMNEY OUTLET
9. CHIMNEY SHALL BE 2' ABOVE THE HIGHEST POINT OF THE ROOF WITHIN 10' MEASURED HORIZONTALLY
10. METAL CHIMNEYS SHALL BE ANCHORED AT EACH FLOOR AND AT THE ROOF WITH (2) 1-1/2"x⅛" S.S. METAL STRAPS LOOPED AROUND THE CHIMNEY AND NAILED WITH NOT LESS THAN (6) 8d NAILS PER STRAP AT EACH JOIST OR RAFTER PER UBC 3102.6 TO PREVENT LATERAL DISPLACEMENT.
11. EACH BUNDLE OF ROOFING SHALL BEAR LAVELS FROM AN ICBO ACCREDITED QUALITY CONTROL AGENCY IDENTIFYING THEIR ROOF COVERING CLASSIFICATION AND INDICATING THEIR COMPLIANCE WITH ICC-ES-EG107 AND WITH THE WEATHERING REQUIREMENTS CONTAINED IN HEALTH AND SAFETY CODE SECTION 13132.7D (R902.2 CRC)
12. ALL PLUMBING VENTS TO BE A MINIMUM 10 FEET AWAY FROM, OR AT LEAST 3 FEET ABOVE ANY OPERABLE SKYLIGHTS PER CPC 906.2.
13. PER C.B.C. CHAPTER 7A (ROOF EDGE) AND CHAPTER 15 (ROOF FIELD), LARGE GAPS BETWEEN THE ROOF COVERING AND THE ROOF DECK (SHEATHING) MUST BE PLUGGED TO PREVENT EMBER OR FLAME INTRUSION. EXAMPLE: BIRD-STOPS OR MORTAR FOR BARREL TILE ROOFS AT EAVES.
14. ROOF DOWN SPOUTS TO BE COLLECTED IN A TIGHT-LINE AND DISPERSED PER CITY STANDARDS



ROOF PLAN

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

0' 1' 2' 4' 8'

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ROOF PLAN

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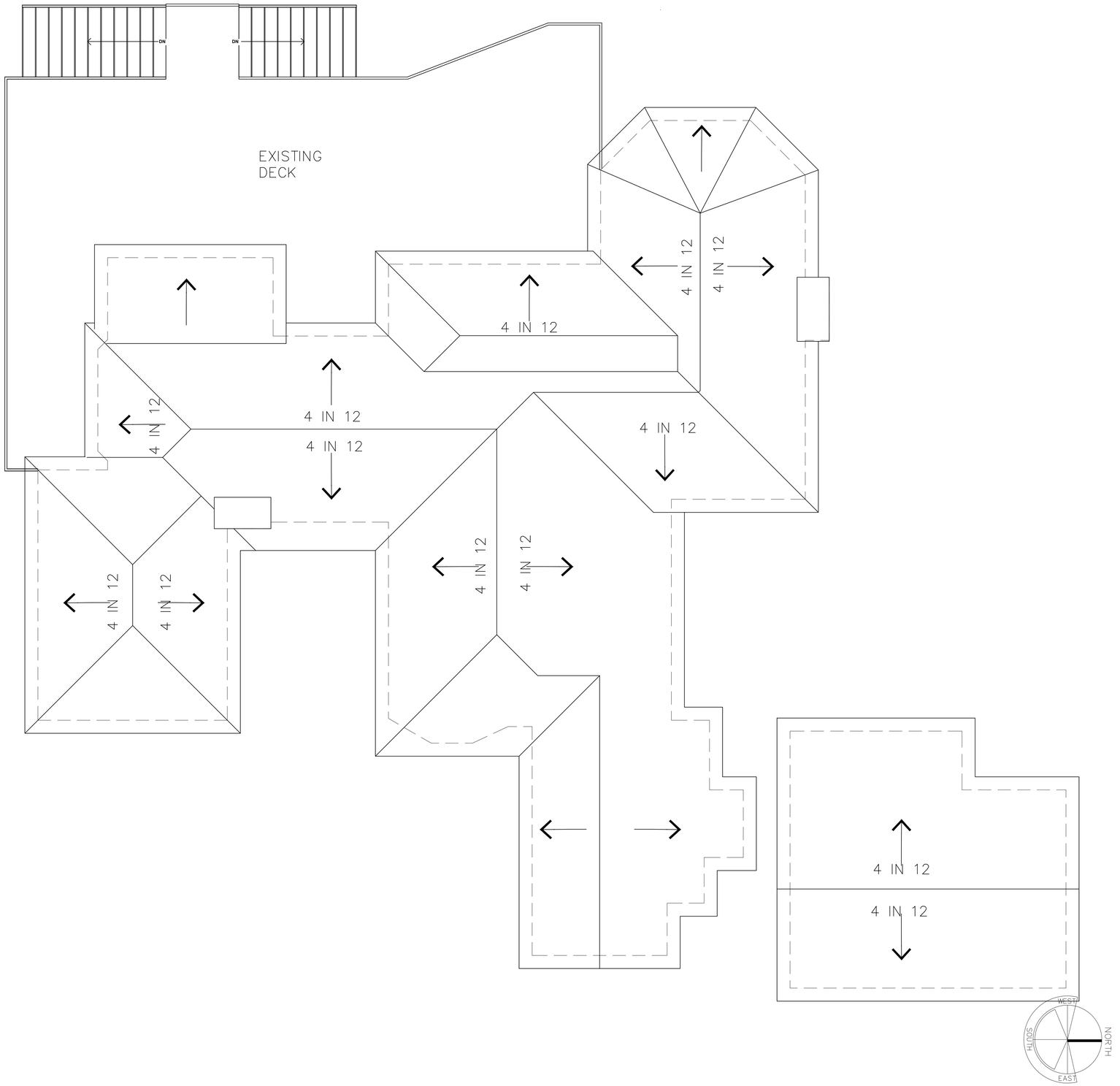
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ROOF NOTES

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EXISTING
ROOF PLAN

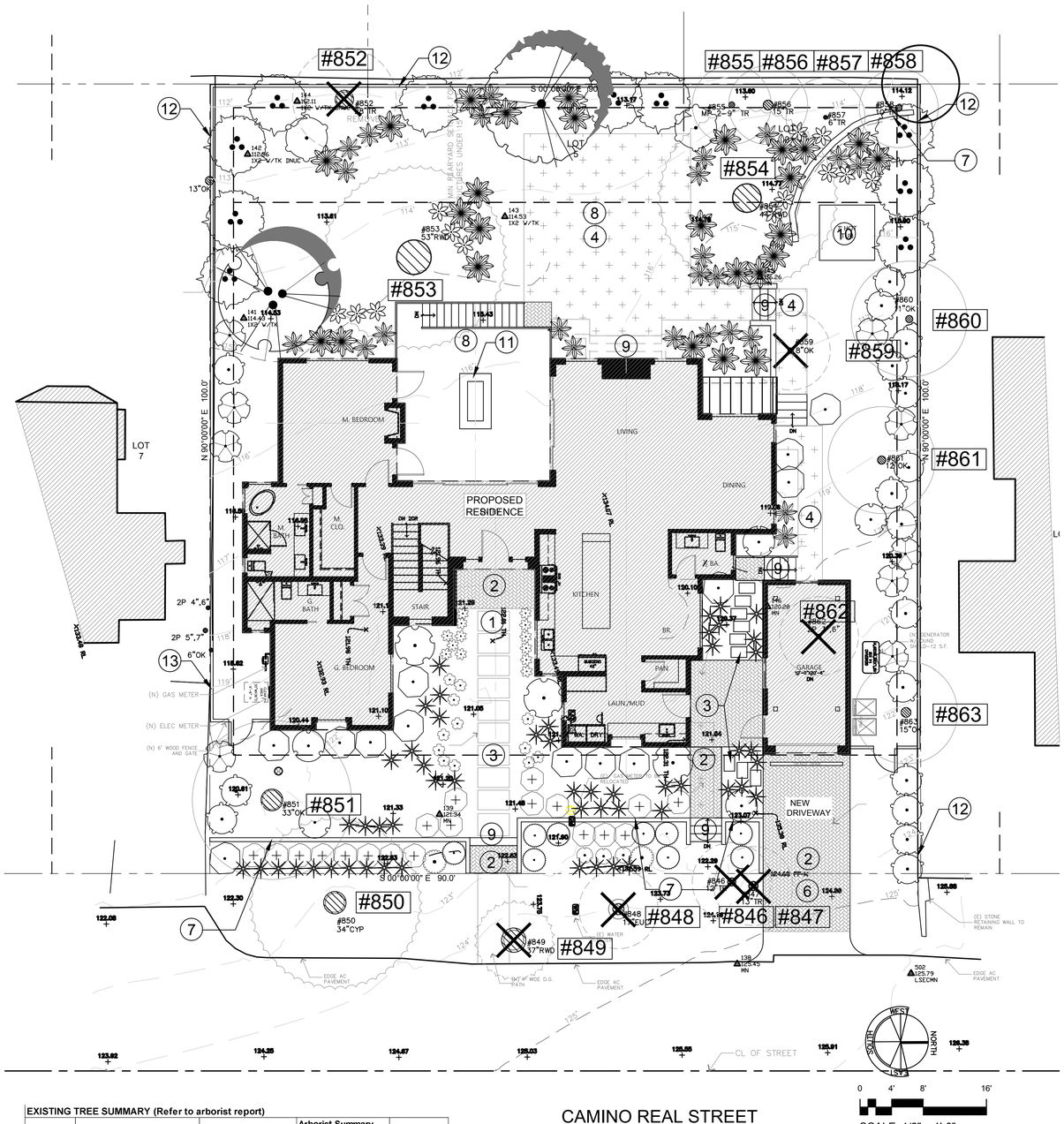
ISSUE	REVISIONS
1	01-24-25 PRELIM. REVIEW
2	03-25-25 PRELIM PLANNING SUBMITTAL
3	07-28-25 PLANNING RESUBMITTAL

DATE

PROJECT NUMBER

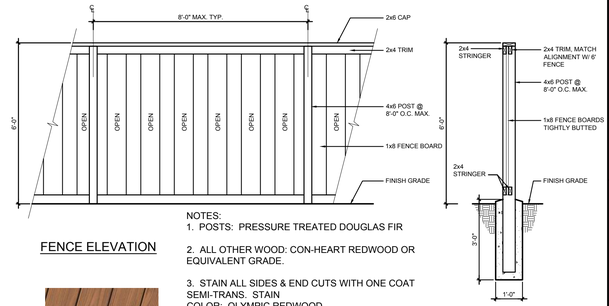
SHEET NUMBER

A5.1



KEY NOTES:

1. FRONT WALK
2. PERMEABLE PRECAST CONCRETE PAVERS
3. PERMEABLE STEP PADS
4. BARK MULCH PATH
5. PARKING PAD
6. DRIVEWAY
7. PROPOSED RETAINING WALL
8. REAR GARDEN TERRACE
9. STEPS
10. PROPOSED PRE-FAB HOT-TUB, SEMI-RECESSED IN GARDEN TERRACE
11. FIRE PIT
12. PROPOSED WOOD FENCING AT PROPERTY LINE



FENCE ELEVATION

SECTION

NOTES:
1. POSTS: PRESSURE TREATED DOUGLAS FIR
2. ALL OTHER WOOD: CON-HEART REDWOOD OR EQUIVALENT GRADE.
3. STAIN ALL SIDES & END CUTS WITH ONE COAT SEMI-TRANS. STAIN
COLOR: OLYMPIC REDWOOD



STAIN COLOR

1 FENCING

SCALE 3/8" = 1'-0"

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS	QTY	DETAIL	REMARKS
TREES								
	ACE PAL	Acer palmatum / Japanese Maple	24"	Box	M	1		
	ACE SAN	Acer palmatum 'Sango-kaku' / Coral Bark Japanese Maple	24"	Box	M	1		
SHRUBS								
	ACH MIL	Achillea millefolium / Common Yarrow	1 gal.	Pot	L	3		CA Native
	ARB ELF	Arbutus unedo 'Elfin King' / Elfin King Strawberry Tree	5 gal.	Pot	L	13		
	DRY ARG	Dryopteris arguta / Coastal Wood Fern	1 gal.	Can	M	24		CA Native
	ERI MOE	Erigeron karvinskianus 'Moerheimii' / Pink Santa Barbara Daisy	1 gal.	Pot	L	13		CA Native
	ERI GRA	Eriogonum grande rubescens / Red Buckwheat	1 gal.	Can	L	2		CA Native
	GAR JAM	Garrya elliptica 'James Roof' / James Roof Coast Silktassel	5 gal.	Can	L	9		CA Native
	HET ARB	Heteromeles arbutifolia / Toyon	5 gal.	Pot	L	10		CA Native
	IRI COA	Iris douglasiana 'Pacific Coast Hybrids' / PCH Iris	1 gal.	Pot	L	12		CA Native
	JUN PAT	Juncus patens / California Gray Rush	1 gal.	Pot	L	53		CA Native
	LOR FOO	Loropetalum chinense 'Raspberry' / Raspberry Fringe Flower	5 gal.	Pot	L	3		
	MYR DWA	Myrtus communis 'Compacta' / Dwarf Common Myrtle	5 gal.	Can	L	19		
	POL MUN	Polystichum munitum / Western Sword Fern	5 gal.	Can	M	13		CA Native
	RHA MOU	Rhamnus californica 'Mound San Bruno' / Mound San Bruno Coffeeberry	5 gal.	Pot	L	17		CA Native
	RHO LEN	Rhododendron occidentale 'Irene Koster' / Irene Koster Western Azalea	5 gal.	Can	M	2		CA Native
	RIB EIW	Ribes sanguineum 'Barrie Coate' / Barrie Coate Red Flowering Currant	5 gal.	Can	L	5		CA Native
	SAL SPA	Salvia spathacea / Hummingbird Sage	5 gal.	Pot	L	9		CA Native
	WOO FIM	Woodwardia fimbriata / Giant Chain Fern	5 gal.	Can	M	26		CA Native

EXISTING TREE SUMMARY (Refer to arborist report)

Number	Tree species	Trunk Diameter (DBH)	Arborist Summary Condition 0= dead, 1-2=poor, 3-4=fair, 5=good	Disposition
846	*Pittosporum undulatum*	13	3	Remove
847	*Pittosporum undulatum*	15	3	Remove
848	*Eucalyptus ficifolia*	30	3	Remove
849	*Sequoia sempervirens*	30	2	Remove
850	*Hesperocyparis macrocarpa*	29	4	Retain
851	*Quercus agrifolia*	29	4	Retain
852	*Pittosporum undulatum*	23	3	Remove
853	*Sequoia sempervirens*	51	5	Retain
854	*Sequoia sempervirens*	42	4	Retain
855	*Pittosporum undulatum*	9	1	Retain
856	*Pittosporum undulatum*	14	1	Retain
857	*Acacia baileyana*	6	3	Retain
858	*Acacia baileyana*	9	3	Retain
859	*Quercus agrifolia*	9	2	Remove
860	*Quercus agrifolia*	11	3	Retain
861	*Quercus agrifolia*	13	3	Retain
862	*Ornamental*	6	2	Remove
863	*Quercus agrifolia*	15	4	Retain

LEGEND

- X X — EXISTING TREES TO BE REMOVED
- #99 — TREE NUMBER IN ARBORIST REPORT AND TABLE BELOW
- ○ ○ — EXISTING TREES TO BE RETAINED

NOTES:

1. REFER TO ARBORIST REPORT, DATED DECEMBER 16, 2024 BY ALBERT WEISFUSS ISA CERTIFIED ARBORIST #1388 OF MONTEREY BAY TREEWORKS
2. FOR LIGHTING, SEE SHEET A1.0L, LIGHTING PLAN.
3. REFER TO SITE COVERAGE TABLE ON SHEET A0.0, COVER SHEET.

DCV ENTERPRISE RESIDENCE

Camino Real 2 SW of 7TH
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Signature
10/31/26
Renewal Date
08/12/25
Date
STATE OF CALIFORNIA

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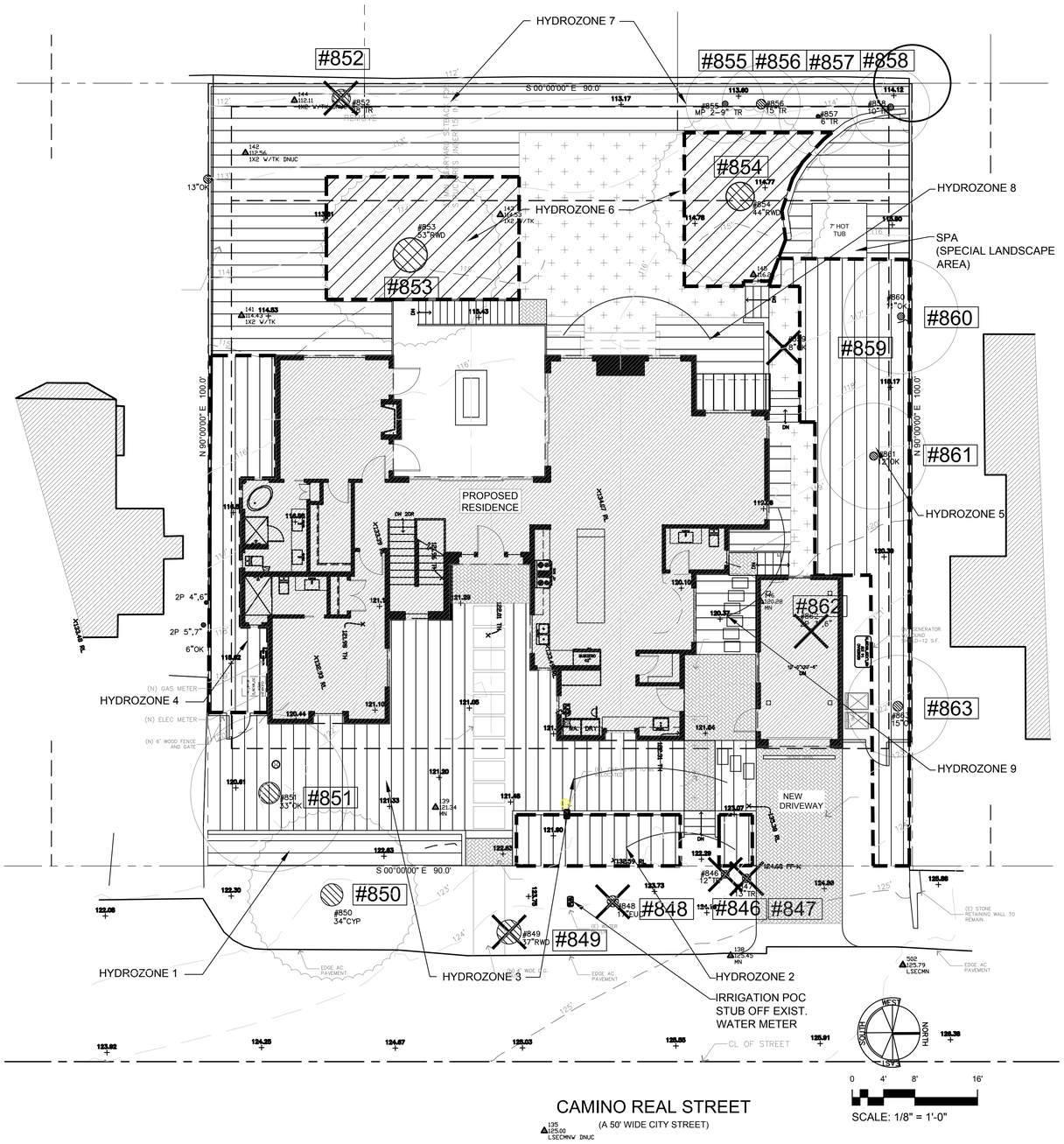
SCALE: 1/8" = 1'-0"

PROJECT NUMBER: TLA#: 17025.026

SHEET TITLE
LANDSCAPE PLAN

SHEET NO.
L-1

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HYDROZONE LEGEND

LOW WATER USE
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)
2,592 SF OR 55% OF IRRIGATED AREA

MEDIUM WATER USE
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)
1,499 SF OR 32% OF IRRIGATED AREA

HIGH WATER USE--EXIST. REDWOODS
(POP-UP SPRAY HEADS/SOAKER HOSE)
649 SF OR 14% OF IRRIGATED AREA

CONCEPTUAL IRRIGATION STATEMENT

1 Irrigation design shall be zoned for 1) turf and annuals and other moderate to higher water use plant materials; 2) groundcovers, and 3) native and water conserving plant materials.

2 Irrigation design shall also be zoned for micro climates including cool, shaded and protected areas, as well as hot, sunny and windy areas.

3 Part shade areas include moderate water use areas having morning and/or afternoon shade.

4 Cool and full shady areas include low water use areas for plants requiring little or no irrigation water and/or locations that will provide moist conditions.

5 Layout shall be designed for minimum runoff and overspray onto non-landscaped areas

6 Low volume sprinklers shall be used wherever possible with head to head coverage.

7 Drip emitter or bubbler irrigation shall be utilized at trees to promote deep watering wherever possible.

8 Drip irrigation shall be utilized at non-traffic or isolated planting areas to decrease the possibility of vandalism to the micro-tubing.

9 The irrigation controller shall have ample capacity in terms of programs and cycles that will match the complexity of the landscape plan for more efficient watering. For example, the controller shall have the ability to have multiple cycles to permit a number of short duration waterings that will allow water to soak into the soil rather than run off.

10 Individual bubblers or drip emitters shall be utilized to isolate water for plant materials and eliminate watering of "bare ground."

STANDARDS FOR IRRIGATION EQUIPMENT

1 Mainlines shall be 1120 pvc-schedule 40 for pipe size 1 1/2" and smaller, 1120 pvc-class 315 for pipe sizes 2" and 2 1/2", bell and ring pvc-class 160 for pipe sizes 3" and larger.

2 Lateral lines shall be 1120 pvc-class 200.

3 Depth of mainline: 24" of cover
Depth of lateral line: 18" of cover
Depth of pipe under paving: 24" of cover encased in a sleeve

4 Backflow preventer shall be a type approved by and installed per local codes.

5 Sprinklers shall have matched precipitation rates within each control valve circuit.

6 Precipitation rates for sprinklers shall match soil absorption rate.

7 Sprinklers shall have pressure compensating feature whenever possible to prevent fogging and misting and to prevent wind drift.

8 Sprinkler circuit shall have a check valve installed where necessary to minimize or prevent low head drainage.

9 Rain sensing override devices shall be installed with controller.

Water Efficient Landscape Worksheet: Camino Real 2 SW of 7th (08/12/2025)

Reference Evapotranspiration (ETo)		**35.9**	**Carmel**				
	ETWU requirement	**ETWU requirement**	**ETWU requirement**	**ETWU requirement**	**MAWA requirement**	**ETWU requirement**	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	**ETAF** (PF/IE)	Landscape Area (**LA**) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
#1 Frontage Cypress	0.4	Drip	0.81	0.494	130	64.20	1,429
#2 Frontage	0.2	Drip	0.81	0.247	165	40.74	907
#3 Front Yard	0.2	Drip	0.81	0.247	1,132	279.51	6,221
#4 S Sideyard	0.2	Drip	0.81	0.247	289	71.36	1,588
#5 N Sideyard	0.2	Drip	0.81	0.247	1,006	248.40	5,529
#6 Redwoods	0.7	Drip	0.81	0.864	649	560.86	12,484
#7 W Yard	0.4	Drip	0.81	0.494	1,129	557.53	12,410
#8 W Residence	0.4	Drip	0.81	0.494	110	54.32	1,209
#9 N Residence	0.4	Drip	0.81	0.494	130	64.20	1,429
			Totals		4,740	1,941.11	43,205
Special Landscape Areas (SLA)							
1) Spa	[redacted]			1	49	49	1,091
				0	0	0	0
				0	0	0	0
				Totals	49	49	1,091
						Estimated Total Water Use (ETWU)	**43,205**
						Maximum Allowed Water Allowance (MAWA)	**48,567**

Plant Water Use Type	**Plant Factor**	**Irrigation method**	**Irrigation Efficiency**
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landsape area in sq. ft, SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	1,941	
Total Area	4,740	Average ETAF for regular landscape areas must be 0.55 or below for
Average ETAF	**0.41**	residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	1,990
Total Area	4,789
Sitewide ETAF	**0.42**

DCV
ENTERPRISE
RESIDENCE

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10/31/26
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08/12/25
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SCALE: 1/8" = 1'-0"

PROJECT NUMBER: TLA# 17025.026

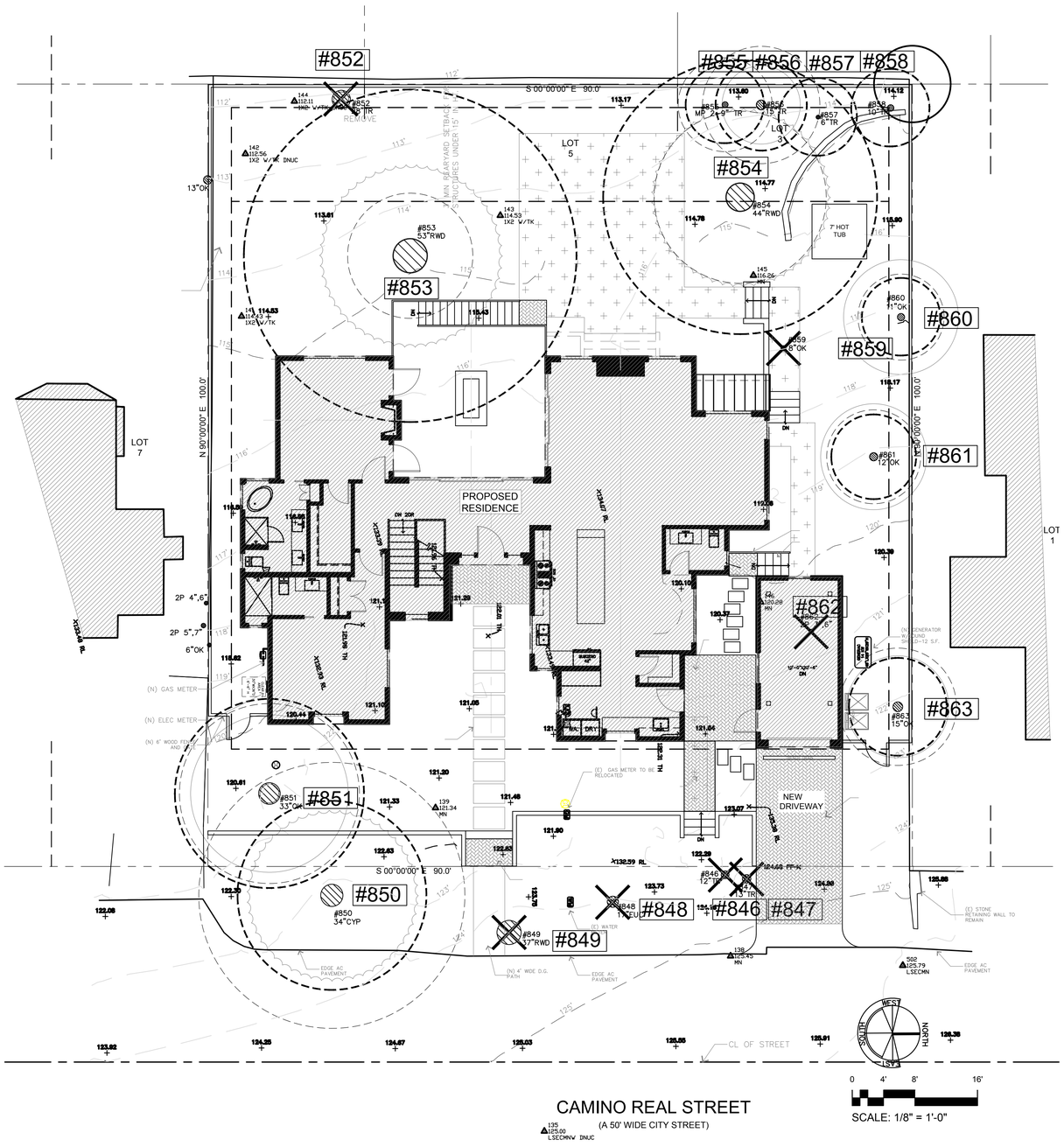
SHEET TITLE

IRRIGATION
HYDROZONE
PLAN

SHEET NO.

L-2

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LEGEND

- EXISTING TREES TO REMAIN
- #99 TREE NUMBER IN ARBORIST REPORT AND TABLE FROM REPORT BELOW
- TREE PROTECTION FENCING AT TREE PROTECTION ZONE (TPZ). RADIUS OF TPZ EQUALS 10 TIMES THE DBH OR 10 FEET, WHICHEVER IS GREATER.

  SEE ARBORIST REPORT FOR FENCING TYPES AND ADDITIONAL PROTECTION MEASURES
- TREE STRUCTURAL ROOT ZONE 6 FT OR 6 INCHES RADIALLY FROM THE TREE OF EVERY ONE INCH OF TREE DIAMETER AT 4.5 FT ABOVE SOIL LINE, WHICHEVER IS GREATER

NOTES:

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EXISTING TREE SUMMARY (Refer to arborist report)

Number	Carmel #	Tree species	Trunk Diameter (DBH)	Arborist Summary Condition 0= dead, 1-2=poor, 3-4=fair, 5=good	Tree Protection Zone (TPZ) inches	Carmel Structural Root Zone (R = ft.)	Disposition
846	2	*Pittosporum undulatum*	13	3	-	6	Remove
847	1	*Pittosporum undulatum*	15	3	-	6	Remove
848	3	*Eucalyptus ficifolia*	30	3	-	8.5	Remove
849	4	*Sequoia sempervirens*	30	2	-	18.5	Remove
850	5	*Hesperocyparis macrocarpa*	29	4	290	17	Retain
851	23	*Quercus agrifolia*	29	4	290	11.5	Retain
852	17	*Pittosporum undulatum*	23	3	-	8.5	Remove
853	16	*Sequoia sempervirens*	51	5	510	8	Retain
854	11	*Sequoia sempervirens*	42	4	420	22	Retain
855	15	*Pittosporum undulatum*	9	1	90	6	Retain
856	14	*Pittosporum undulatum*	14	1	140	7.5	Retain
857		*Acacia baileyana*	6	3	60		Retain
858		*Acacia baileyana*	9	3	90		Retain
859	9	*Quercus agrifolia*	9	2	-	6	Remove
860	10	*Quercus agrifolia*	11	3	110	5.5	Retain
861	8	*Quercus agrifolia*	13	3	130	6	Retain
862	7	Ornamental (*Prunus sp.*)	6	2	-	6	Remove
863	6	*Quercus agrifolia*	15	4	150	7.5	Retain
		Offsite Trees per Carmel Forester					
-	12	*Quercus agrifolia*				5	
-	18	*Taxus brevifolia*				9	
-	19	*Quercus agrifolia*				9.5	
-	20	*Quercus agrifolia*				10	
-	21	*Quercus agrifolia*				10.5	
-	22	*Quercus agrifolia*				11	

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Renewal Date
08/12/25
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SCALE: 1/8" = 1'-0"

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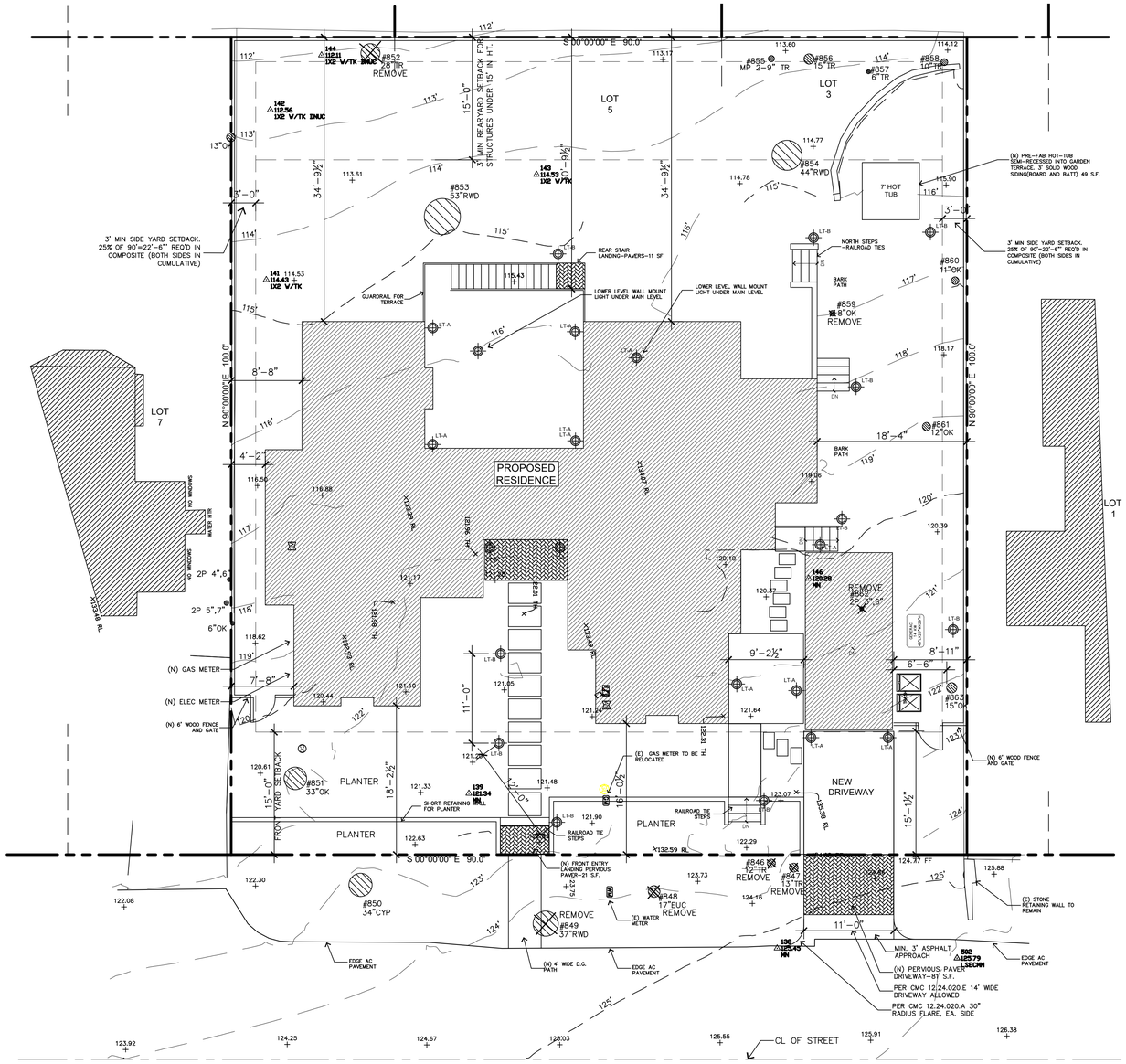
EXISTING TREE PROTECTION PLAN

SHEET NO.

L-3

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CAMINO REAL STREET

(A 50' WIDE CITY STREET)

LIGHTING NOTES

1. EXTERIOR LIGHTING SHALL BE LIMITED TO 25 WATTS OF LESS (INCANDESCENT EQUIVALENT, IE, 375 LUMENS) PER FIXTURE AND SHALL BE MOUTED NO HIGHER THAN 10 FEET ABOVE THE GROUND.
2. LANDSCAPE LIGHTING SHALL BE MOUNTED NO HIGHER THAN 18" ABOVE THE GROUND, NOR MORE THAN 15 WATTS (INC. EQUIV. OF 225 LUMENS) PER FIXTURE AND SPACED NO CLOSER THAN 10 FEET APART.
3. LANDSCAPE LIGHTING SHALL NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE. LANDSCAPE LIGHTING IS TO SAFELY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY.
4. ALL FIXTURES SHALL BE SHEILDED AND DOWNWARD FACING.
5. SEE LANDSCAPE PLAN FOR LANDSCAPE LIGHTING SPECIFICATIONS AND LOCATIONS



WAC LIGHTING

Slant

11" Outdoor Wall Sconce 3000K

Fixture Type:
Catalog Number:
Project:
Location:

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
○ WS-W14911 11"	3000K	○ BK Black	7W	441	353

Example: **WS-W14911-BK**
For custom requests please contact customs@waclighting.com

DESCRIPTION
Cleverly designed, minimalistic lighting.

FEATURES
- ACLED driverless technology
- 5 year warranty

SPECIFICATIONS

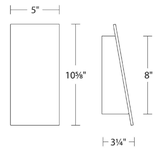
Color Temp:	3000K
Input:	120 VAC,50/60Hz
CRI	90
Dimming:	ELV: 100-10%
Rated Life:	50,000 Hours
Mounting:	Can be mounted on wall vertically or upside down
Standards:	ETL, cETL, IP65, Title 24 JA8 Compliant, ADA, Wet Location Listed
Construction	Aluminum body with glass lens



FINISHES:

Black

LINE DRAWING



LT-A
WALL LIGHT
MODEL WAC-SLANT
FINISH: BLACK

ARROYO CRAFTSMAN



BERKELEY

low voltage 8" berkeley roof stem mount

- **SKU:** LV12-B8R-BZ
- **Finish Shown:** Bronze
- Other finishes available. Please call 708-547-5757 for assistance.
- **Dimensions:** 8.625W x 15.5H
- **Frame with Overlay:** LV12-B8R
- **Base Frame:** LV12-B8R
- **Max Wattage:** 18
- **Number of Bulbs:** 1
- **Type of Bulbs:** Low Voltage T-5 Wedge
- **UL Safety Rating:** Incand. Wet

SKU: LV12-B8R-BZ
Price: $182.00

LT-B
LANDSCAPE LIGHT
MODEL A.C. – BERKELEY
FINISH: BRONZE

JAMES NEWHALL SMITH
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CARMEL, CA.

LICENSED ARCHITECT
JAMES N. SMITH
NO. C-24683
11-30-25
RENEWAL DATE
STATE OF CALIFORNIA

SHEET TITLE

LIGHTING PLAN

○ ISSUE	△ REVISIONS
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○	
△	
△	
△	

DATE

PROJECT NUMBER

SHEET NUMBER

A1.0L

LIGHTING PLAN - BUILDINGS ONLY

SCALE : 1/8" = 1'-0"
0' 2' 4' 8' 16'

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RENDERING OF FRONT

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A10.0

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RENDERING OF FRONT-DUSK

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