CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

Erin Allen, Robert Delves, 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 13, 2024

TOUR 3:00 PM

MEETING 4:00 PM

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

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

https://ci-carmel-ca-us.zoom.us/j/87694638519?pwd=K4w04362BLvw9Vvsc-DfRfzBtBNpdQ.9AkTceOuBjdOtshp. To attend Zoom webinar via telephone, dial +1 (669) 444-9171. Webinar ID: 876 9463 8519. Passcode: 900382.

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

CALL TO ORDER AND ROLL CALL - TOUR

TOUR OF INSPECTION

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

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

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

B. **DS 24175 (Rowland-Smith):** 4910 Monterey Street

C. **DS 23-211 (Hendley Family L.P.):** Mission Street 2 southeast of 13th Avenue

D. **DS 23-249 (1540MescalSt, LLC):** Junipero Avenue 3 northeast of 12th Avenue

E. **DR 24196 (Comfort Inn Carmel):** Northwest Corner of Ocean Avenue & Torres Street

CALL TO ORDER AND ROLL CALL - CHAMBERS

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

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

ANNOUNCEMENTS

CONSENT AGENDA

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

1. **DS 24199 (Mandernach)**: Consideration of a Final Design Study, DS 24199 (Mandernach) and associated Coastal Development Permit for the construction of a 750-square-foot second-story addition to an existing 1,310-square-foot, one-story single-family residence, retention of an existing 400-square-foot detached garage, and associated site improvements located on Guadalupe Street 2 northeast of 1st Avenue in the Single-Family Residential (R-1) District. APN: 009-145-011-000.

ORDERS OF BUSINESS

2. An update and workshop to gather feedback on a draft ordinance amending Title 17 relating to Accessory Dwelling Units (ADUs).

PUBLIC HEARINGS

3. **DR 16-384 (Fountain):** Reconsideration of the granting of a Time Extension for Design Review DR 16-384 (Fountain), associated Use Permits, and Coastal Development Permit for the construction of a 1,600-square-foot mixed-use building with a 1,499-square-foot basement and 595-square-foot car pit on a 2,000-square-

foot vacant lot, and associated site improvements, located on 8th Avenue 2 northwest of Junipero Avenue in the Residential and Limited Commercial (RC) District. APN: 010-087-020-000.

4. **DS 23-137 (Layman)**: Consideration of a request for a time extension of DS 23-137 (Layman) and associated Coastal Development Permit to demolish 26 square feet of a single-story residence and construct a 219-square-foot single-story addition to a 1,597-square-foot single-story residence located on San Carlos Street 5 southwest of 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-165-021-000.

5. **DS 24207 (Hermle-Collins):** Consideration of a revised Concept Design Study application, DS 24207 (Hermle-Collins), and associated lot line adjustment for the demolition of a one-story single-family residence and the construction of a new two-story residence. The project is comprised of an 1,855-square-foot, two-story single-family residence (Hapuna), inclusive of a 243-square-foot attached garage with an associated lot line adjustment that would expand the parcel from 4,000-square-feet to 4,150-square-feet, located on Mission Street 4 NE of 1st Avenue in the Single-Family Residential (R-1) District, APN: 010-112-012-000.

6. **DS 24175 (Rowland-Smith)**: Consideration of a Final Design Study, DS 24175 (Rowland-Smith) and associated Coastal Development Permit for the construction of a 708-square-foot split-level addition to an existing 852-square-foot, one-story single-family residence and 240-square-foot garage, and associated site improvements at 4910 Monterey Street in the Single-Family Residential (R-1) District. APN: 010-011-006-000.

7. **DS 23-249 (1540MescalSt, LLC):** Consideration of a Final Design Study, DS 23-249 (1540MescalSt, LLC), and associated Coastal Development Permit for the demolition of a one-story single-family residence and detached accessory building and the construct of a 1,703-square-foot two-story residence inclusive of a 200-square-foot attached garage and associated site improvements. The residence is located on Junipero Street 3 Northeast of 12th Avenue in the Single-Family Residential (R-1) District, APN 010-073-005-000.

8. **DS 23211 (Hendley Family L.P.):** Consideration of a Final Design Study, DS 23211 (Hendley Family L.P.), and associated Coastal Development Permit for the demolition of more than 50 percent of the exterior walls of a 680-square-foot, one-story single-family residence, the full demolition of a 226-square-foot detached garage, and the construction of a 1,600-square-foot, two-story single-family residence and 200-square-foot detached garage located on Mission Street 2 southeast of 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-161-011-000.

9. **DR 24196 (Comfort Inn Carmel):** Consideration of a Track One Design Review Referral, DS 24196 (Comfort Inn Carmel), for the construction of a Presidential Shake TL CertainTeed Composite Shingle Roof in the Charcoal Black color on the Comfort Inn Carmel located at the Northwest corner of Ocean and Torres in the Residential and Limited Commercial (RC) Zoning District.

DIRECTORS REPORT

FUTURE AGENDA ITEMS

10. Next Regular Meeting: December 11, 2024

ADJOURNMENT

CORRESPONDENCE

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

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

SPECIAL NOTICES TO PUBLIC

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

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

November 13, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Katherine Wallace, Associate Planner
APPROVED BY:	Brandon Swanson, Acting Community Planning & Building Director
SUBJECT:	**DS 24199 (Mandernach)**: Consideration of a Final Design Study, DS 24199 (Mandernach) and associated Coastal Development Permit for the construction of a 750-square-foot second-story addition to an existing 1,310-square-foot, one-story single-family residence, retention of an existing 400-square-foot detached garage, and associated site improvements located on Guadalupe Street 2 northeast of 1st Avenue in the Single-Family Residential (R-1) District. APN: 009-145-011-000.

Application: DS 24199 (Mandernach) **APN:** 009-145-011-000
Block:3 **Lot:**4, 6
Location: Guadalupe Street 2 northeast of 1st Avenue
Applicant: Claudio Ortiz Design Group Inc. **Property Owner:** Nathan and Anna Mandernach

Executive Summary:

The Planning Commission previously considered the DS 24199 (Mandernach) Concept Design Study at the October 9, 2024 hearing. The Concept Design Study was accepted by the Commission, without further direction or request for modifications. The plan set has not changed from what was presented at the October 9, 2024 hearing, and no feedback from neighbors has been received at the time of writing this report. The project has passed the Volume Study. The application is requesting final approval of the project; Staff has placed the item on the consent calendar.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Final Design Study and Coastal Development Permit for the construction of a 750-square-foot second-story addition to an existing 1,310-square-foot, one-story single-family residence, retention of an existing 400-square-foot detached garage, and associated site improvements located on Guadalupe Street 2 northeast of 1st Avenue in the Single-Family Residential (R-1) District. APN: 009-145-011-000.

Background and Project Description:

The applicant is requesting approval of a Final Design Study for the remodel of an existing 1,310-square-foot, one-story, single-family residence located on a 6,000 square foot lot. The proposed 750-square-foot second-story addition and retention of the existing 400-square-foot two-door garage would result in the maximum allowed floor area for a 6,000-square-foot lot: 2,460 square feet.

The property was reviewed for historical significance and deemed ineligible for the Historic Inventory on May 22, 2024. The applicant is proposing to remodel the existing residence and add a second-story addition within the existing building footprint. The existing detached garage is proposed to be retained. The total combined square footage of the enlarged house and existing garage would be 2,460 square feet, which is the maximum allowed base floor area for a 6,000 square-foot site. The renovated residence is proposed to be finished with wood shiplap siding to match the existing and will feature wood windows (fixed and hung) to match the existing. The existing tar and gravel roof will be replaced with Certainteed Presidential TL composite shingle roofing.

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 site.

Staff Response: The subject property presently contains 9 trees, some of which are located in the right of way. There are 3 existing significant trees (a Monterey Cypress, a Coast Live Oak, and a Catalina Cherry) and 6 non-significant trees. The City Forester has recommended planting one additional upper canopy tree; the Applicant has proposed a new Pine, approved by the City Forester. No trees are proposed to be removed as part of this project, and the proposed development does not expand the footprint of the existing residence.

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

Staff Response: At the time of writing this report, staff has not received any correspondence from neighbors regarding solar, privacy or view concerns. The greatest potential for solar access impact occurs to the north of the subject property; however, the second-story addition is 11'8" set back from the north property line and does not create a "canyon" effect. The greatest potential for privacy impact occurs to the south of the subject property; however, the second-story addition is set back 19'11" from the south property line. The proposed second-story Juliet balcony at the subject property does not offer a walking surface and thus does not create a new outdoor living space that could potentially introduce a privacy impact. Additionally, a new pine is proposed to be planted in the south side yard to provide a visual buffer. The subject property does not feature ocean views or other significant views, and no correspondence from neighbors has been received. As designed, the proposed project does not appear to create a significant solar, privacy or view impact.

Massing, Bulk and Height: Residential Design Guidelines 7.1 through 7.7 encourage (1) a building's mass to relate to the context of other homes nearby, (2) minimizing the mass of a building as seen from the public way or adjacent properties, (3) avoiding placement of a tall building wall near a property line when it will be adjacent to similar walls on neighboring sites, and (4) designing abuilding to relate to a human scale in its basic forms.

Staff Response: The existing residence is a one-story building with a plate height of 10' and ridge height of 13'1". The plate height for the first story will remain 10' and the ridge height for the first story will increase to 14'4". The second-story addition will feature an 18' plate height (the maximum allowed) and a 22'7" ridge height, shy of the maximum 24' ridge allowed. The second-story addition will be set back 26'7" from the front property line. The character of the subject block is primarily single-story residential, however, there are a couple two-story homes west of the subject property. The proposed two-story building mass is significantly set back from all four property lines to minimize the visible mass as seen from the public way and adjacent properties. Tall, uninterrupted walls are not located near property lines. Lastly, the proposed design features human scale fenestration and proportions throughout. As designed, the proposed project complies with massing, bulk and height guidelines and requirements.

Building and Roof Form*:* Residential Design Guidelines 8.1 through 8.5 encourage using traditional building forms, including simple, basic rectangles, L or U-shapes, forms with a horizontal emphasis, and roof forms with just a few simple planes; using restraint with variations in building planes, avoiding forms that are complex, monumental, formal, or out of scale with the neighborhood context; using simple roof forms, including forms that are proportionate to the scale of the building, and shallow to moderately pitched roofs on one-story buildings; and using roof eave lines that are low in scale.

Staff Response: The building footprint and form is generally rectilinear, with a rear (east) projecting volume. The rear projecting volume is narrow and set back from the primary building planes, which offers relief from otherwise long and uninterrupted exterior walls. The proposed second-story addition will be situated directly atop the existing first story; the addition will extend to the existing north and south building edges, but will be set back from the west (front) and east (rear) building edges. The project plans do not provide dimensions for the west and east addition setbacks. The proposed second story at the south elevation features a partial 1'8" setback, west of the Juliet balcony. The existing and proposed roof forms are both hipped, maintaining a 4:12 pitch. The existing building has overhanging eaves with smooth soffits, while the proposed project features new exposed wood rafters in the overhanging eaves at both the first and the second story. No skylights are proposed. As designed, the proposed project complies with building and roof form guidelines.

Site Coverage**:** Carmel Municipal Code (CMC) Section 17.10.030 limits the amount of site coverage to 22 percent of the base floor area. A bonus of 4 percent of the lot size is allowed when at least half of all site coverage is permeable/semi-permeable. Permeable/semi-permeable materials include gravel, spaced decking, exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors. 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.

Staff Response: Existing site coverage (2,112.8 sq. ft.) exceeds the maximum allowable site coverage of 781.2 sq. ft on a 6,000-square-foot lot. The applicant proposes to reduce the total site coverage to 781.2 sq. ft., to bring the property into full compliance. Proposed site coverage will consist of a 446.6 sf pervious paver driveway, a 22.8 sf brick stepping-stone entry walkway, a 244.2 sf pervious wood deck, 40.5 sf entry landing, 14.6 sf of stoops, and a 12.5 sf firepit. As designed, the proposed project complies with site coverage requirements.

Setbacks: CMC Section 17.10.030.A requires a property in the R-1 zone to adhere to a 15' front setback, 3' side and rear setbacks, and 15' rear setback. For portions of structures less than 15' in height, the rear setback is only 3'. Additionally, the municipal code requires a minimum composite side yard setback of 25%, meaning the combined side yards must meet or exceed 25% of the total lot width.

Staff Response: The proposed project does not alter any existing setbacks. The only non-conforming

setback is the north elevation of the garage, set 2'10" from the north property line, rather than the required 3'. The garage is proposed to be maintained in place. The subject property is a 60-foot wide lot, meaning a composite side yard setback of 15 feet is required. The composite setback is 22'9" and will remain unchanged. As designed, the proposed project complies with minimum setbacks.

Parking and Access: Residential Design Guidelines 6.1 through 6.7 encourages subordinate parking facilities that do not dominate the design of the house or site; minimize the amount of paved surface for a driveway; position garages to maximize open space, views and privacy; and, minimize visual impacts. Residential Design Guideline 9.16 states that a garage door should be designed either to provide visual interest or to blend with the background materials of the building. Residential Design Guideline 9.2 and 9.5 speak to consistency of materials, and use of "natural" building materials.

Staff Response: The applicant is proposing to retain the existing 400-square-foot detached garage, with no change to footprint, materials, or color. The garage currently features wood siding, a vinyl roll-up door, and a tar and gravel roof. The existing vinyl garage door does not match the wood doors of the main house, and the existing tar and gravel roof does not match the proposed composite shingle roof of the main house. However, despite this, the mismatched materials do not result in "visual complexity" or a "busy appearance" as discouraged by the design guidelines. From the street the material of the garage door is not so evident. If proposed to be replaced in the future, staff would support a wood garage door over the existing vinyl door. The paver driveway will be reduced in length (approximately half) in order to comply with site coverage restrictions. The driveway will extend from the street edge along the north property line, just past the north side entry door into the house. The existing pavers (noted on plans as sand set pervious pavers) will be retained, and the removed pavers will be replaced with mulch. As designed, the proposed project complies with parking and access requirements.

***Fencing*:** Residential Design Guidelines 11.1 through 11.3 states designing without a fence or wall along a street frontage should be considered first; respect the neighborhood context when designing a fence or wall; and, when designing a fence or wall along a street, preserve the open space resources of the immediate neighborhood. CMC Section 17.10.030.E.1 (Height) limits a fence in the front setback to no more than 4 feet. These limits are not permitted to be altered through design review by the Planning Commission.

Staff Response: The plans indicate an existing 2' stone garden wall along the front (west) property line, topped with an existing 3' wood grape stake fence. Both the stone wall and the fence are to be retained in place. An existing solid wood fence along the north, east (rear), and south property lines will also be maintained in place.

Landscaping: Residential Design Guideline 10.0 states that project sites should *"Provide for upper and lower canopy trees when designing the landscape. Landscape plans that use native plants and other varieties accustomed to growing along the Central Coast are encouraged. Planting in areas visible from the street or other public places should continue the forest character. Plants in the public right-of-way should be predominantly green foliage plants, in keeping with the design traditions of Carmel."*

Staff Response: The Applicant proposes to retain existing landscaping. The City Forester has determined one upper canopy tree is required; the Applicant has proposed one pine in the south rear yard. The Applicant has also proposed new plantings along the north side of the driveway. The City Forester has approved the proposed new Pine tree and the minor plantings.

Finishes: The renovated building is proposed to be finished with wood shiplap siding to match the existing and will feature wood windows (fixed and casement) to match existing. Siding and windows will be painted to

match existing. The existing tar and gravel roof will be replaced with Certainteed Presidential TL composite shingle roofing in "Country Gray." The existing driveway pavers will be retained. The metal entry roof located at the north side elevation will be 6' x 3'. The proposed second-story balcony at the south elevation will feature a metal railing. As designed, the proposed finishes comply with the design guidelines.

Exterior Lighting: Carmel Municipal Code Section 15.36.070.B.1 states that all exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and shall not exceed 25 watts (incandescent equivalent, i.e., approximately 375 lumens) in power per fixture, and that landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture. In addition, Residential Design Guideline 11.8 states that projects should "*preserve the low nighttime lighting character of the residential neighborhoods. Use lights only where needed for safety and at outdoor activity areas."*

Staff Response: The Applicant has proposed a Hinkley light fixture, with a 310 lumen bulb that is shielded and downlit. The exterior light fixtures are proposed to be located at the front door, the south sliding door onto the deck, the south rear door, and the north door onto the driveway. No new lights are proposed for the existing detached garage, and no landscape lights are proposed. As designed, the proposed project complies with exterior lighting standards.

Public Correspondence: At the time this report was published, staff had not received correspondence regarding this project.

Other Project Components:

Environmental Review: Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. The project consists of interior and exterior alterations and an addition to an existing single-family residence in a residential zone and therefore qualifies for a Class 1 exemption. Class 1 exemptions include additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition or 2,500 square feet, whichever is less. The 750-square-foot increase in floor area for the site represents a 44% increase in total site floor area. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Project Data Table
Attachment 3 - Project Plans
Attachment 4 - Site Photos

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A FINAL DESIGN STUDY AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A 750-SQUARE-FOOT SECOND-STORY ADDITION TO AN EXISTING 1,310-SQUARE-FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE, RETENTION OF AN EXISTING 400-SQUARE-FOOT DETACHED GARAGE, AND ASSOCIATED SITE IMPROVEMENTS LOCATED ON GUADALUPE STREET 2 NORTHEAST OF 1ST AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 009-145-011-000.

WHEREAS, on July 1, 2024, Franshisca Delgado, Design & Construction Coordinator for Claudio Ortiz Design Group, Inc. ("Applicant") submitted an application on behalf Nathan and Anna Mandernach ("Owners") requesting approval of Track 2 Design Study application DS 24199 (Mandernach) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 6,000-square-foot lot located at Guadalupe Street 2 northeast of 1st in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is requesting approval of a Final Design Study for the construction of a 750-square-foot second-story addition to an existing 1,310-square-foot, one-story single-family residence, retention of an existing 400-square-foot garage, and associated site improvements; 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, on September 27, 2024, a notice of public hearing was published in the Carmel Pine Cone for the October 9, 2024, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before September 29, 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 October 4, 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 October 9, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, on October 9, 2024, the Planning Commission passed a Resolution (Resolution 2024-083-PC) approving the Concept design; and

WHEREAS, CMC 17.58.040.B.2 requires approval of a Final Design Study following acceptance of a Design Concept Review; and

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

WHEREAS, on November 1, 2024, a notice of public hearing was published in the Carmel Pine Cone for the November 13, 2024, 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 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 November 8, 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 November 13, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

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

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

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

FINDINGS REQUIRED FOR DESIGN STUDY ACCEPTANCE (CMC 17.64.80 and LUP Policy P1-45) For each of the required design study findings listed below, staff has indicated whether the plans submitted, and/or as conditioned, support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.		
CMC Section 17.64.080.B – Final Details Phase Approval Findings	**YES**	**NO**
1. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
2. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
3. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✓	
4. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites and the public right-of-way. The design will reinforce a sense of visual continuity along the street.	✓	

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

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **APPROVE** a Final Design Study (DS 24199, Mandernach) and associated Coastal Development Permit for the construction of a 750-square-foot second-story addition to an existing 1,310-square-foot, one-story single-family residence, retention of an existing 400-square-foot detached garage, and associated site improvements located on Guadalupe Street 2 northeast of 1st Avenue in the Single-Family Residential (R-1) District, APN: 009-145-011-000, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	**Standard Conditions**	
1.	**Authorization**. This approval of Design Study application DS 24199 (Mandernach) authorizes the construction of a 750-square-foot second-story addition to an existing 1,310-square-foot, one-story single-family residence, retention of an existing 400-square-foot detached garage, and associated site improvements located on Guadalupe Street 2 northeast of 1st Avenue in the Single-Family Residential (R-1) District, APN: 009-145-011-000, as depicted in the plans prepared by Claudio Ortiz Design Group, Inc., approved by the Planning Commission on November 13, 2024, and stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.	✓
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	**Permit Validity.** This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for 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 height and plate height are in conformance with the approved plans prior to the roof sheathing inspection. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to the footing/foundation inspection and the 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 when 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 that are 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 that are incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.	✓
11.	**Exterior Lighting.** 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.	**Unclad Wood Frame Windows.** The Applicant shall install unclad wood windows. Windows that have been approved with divided lights shall be constructed with true divided lights.	✓

	Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted. The manufacturer's specifications for the windows shall be included in the construction drawings submitted with the building permit application.	
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 shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
14.	**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 as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. 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.	✓
15.	**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.	✓
16.	**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 as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
17.	**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.	✓
18.	**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)	
19.	**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	
20.	**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.	✓
21.	**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.	✓
22.	**Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.	✓
23.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is	✓

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

28.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.	✓
29.	**Erosion Control in the Right-of-Way.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed.	✓
SPECIAL CONDITIONS		
30.	**Condition of Approval Acknowledgement**. Prior to the issuance of a building permit, the Applicant shall include a signed copy of the Condition of Approval Acknowledgment form in the construction drawings. The Condition of Approval Acknowledgement form, available from the Community Planning and Building Department, shall be signed by ALL parties prior to the issuance of a building permit.	✓
31.	**Construction Management Plan.** Prior to the issuance of a building permit, a Construction Management Plan shall be submitted, and approved by the City.	

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of November, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

PROJECT DATA FOR 6,000 SQUARE-FOOT SUBJECT SITE			
Site Considerations	**Allowed/Req**	**Existing**	**Proposed**
Floor Area	2,460 SF	1,709.7	2,459.3
Site Coverage	781.2 SF (w/ bonus)	2,112.8	781.2
Trees (Upper/Lower)	1 additional upper*	2	1 new
Ridge Height	18’/24’	13’1”	14’4”/22’7”
Plate Height	12’/18’	10’	10’/18’
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	14’7”	14’7”
Composite Side Yard	15’ (25%)	22’9”	22’9”
South Side Yard	3’	19’11”	19’11”
North Side Yard	3’	11’8”	11’8”
Rear**	15’/3’	27’2”	27’2”

*Per City Forester determination

**The rear setback is three feet for those portions of structures less than 15 feet in height; the existing garage 12’ from rear property line is 10’3”.

***Note the existing garage, located at the northeast corner of the property, is set 2’10” from the north property line and 3’1” from the east property line.

Mandernach Residence

New Second Story Addition
Carmel, California
APN: 009-145-011



NORTHWEST ELEVATION



FRONT ELEVATION



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION

SHEET INDEX

GENERAL

T1.0 COVER SHEET & GENERAL NOTES

CIVIL

C1.0 DRAINAGE AND EROSION CONTROL PLAN
C1.1 DRAINAGE AND EROSION CONTROL TYPICAL DETAILS

ARCHITECTRAL

A1.0 TOPOGRAPHIC SURVEY (WITH ARBORIST NOTES)
A1.1 TREE ASSESSMENT
A2.0 SITE PLAN (EXISTING)
A2.1 SITE PLAN (PROPOSED)
A3.0 FLOOR PLAN (EXISTING)
A4.0 PROPOSED MAIN FLOOR PLAN
A4.1 PROPOSED UPPER FLOOR PLAN
A5.0 ROOF PLAN: EXISTING AND PROPOSED
A6.0 ELEVATIONS: EXISTING AND PROPOSED
A6.1 ELEVATIONS: EXISTING AND PROPOSED
A6.2 ELEVATIONS: EXISTING AND PROPOSED
A7.0 STREET SCAPE
A8.0 WINDOW AND DOOR SCHEDULES
A9.0 AVERAGE NATURAL GRADE & VOLUME ANALYSIS
A10.0 MATERIALS
A10.1 MATERIALS: EXISTING LANDSCAPING
L1.0 LANDSCAPE PLAN (PROPOSED)

HEIGHT LIMITS AND SETBACKS

HEIGHT MAIN DWELLING	MAX. ALLOWED	EXISTING	PROPOSED
ONE STORY RIDGE HEIGHT	18'	13'-1"	14'-4"
TWO STORY RIDGE HEIGHT	24'	N/A	22'-7"
ONE STORY PLATES	12'	10'-0"	10'-0"
TWO STORY PLATES	18'	N/A	18'-0"
GARAGE			
ONE STORY RIDGE HEIGHT	18'	10'-5"	N/A
ONE STORY PLATES	12'	7'-8"	N/A

SETBACKS MAIN DWELLING	MIN. ALLOWED	EXISTING	PROPOSED
NORTH SIDE	3'	11'-8"	11'-8"
SOUTH SIDE	3'	19'-11"	19'-11"
WEST SIDE	15'	14'-7"	14'-7"
EAST SIDE	3'/15'	27'-2"	27'-2"
GARAGE			
NORTH SIDE	3'	2'-10"	2'-10"
SOUTH SIDE	3'	36'-9"	36'-9"
WEST SIDE	15'	76'-6"	76'-6"
EAST SIDE	3'	3'-1"	3'-1"

PROJECT DATA

FLOOR AREA

FAR ALLOWED	2,460.0 SQ.FT.		41.0%
	EXISTING	PROPOSED	
PROPOSED			
MAIN LEVEL	1,309.7 SQ.FT.	1,309.7 SQ.FT.	
UPPER LEVEL	0.0 SQ.FT.	749.6 SQ.FT.	
GARAGE (DETACHED)	400.0 SQ.FT.	400.0 SQ.FT.	
TOTAL GROSS FLOOR AREA:	1,709.7 SQ.FT.	2,459.3 SQ.FT.	40.9%

SITE COVERAGE

LAND COVERAGE ALLOWED		541.2 SQ.FT.	22.0% of F.A.R.
BONUS SITE COVERAGE		240.0 SQ.FT.	4.0% of SITE
TOTAL COVERAGE ALLOWED		781.2 SQ.FT.	13.0 %
PERVIOUS COVERAGE	EXISTING	PROPOSED	
DRIVEWAY	920.2 SQ.FT.	446.6 SQ.FT.	
ENTRY WALKWAY	79.4 SQ.FT.	22.8 SQ.FT.	
SOUTH DECK	244.2 SQ.FT.	244.2 SQ.FT.	
SOUTH WALKWAY	51.0 SQ.FT.	0.0 SQ.FT.	
MAIN PATIO-WALKWAY	750.4 SQ.FT.	0.0 Q.FT.	
TOTAL PERVIOUS COVERAGE	2,045.2 SQ.FT.	713.6 SQ.FT.	11.9 %
IMPERVIOUS COVERAGE	EXISTING	PROPOSED	
ENTRY LANDING	40.5 SQ.FT.	40.5 SQ.FT.	
STOOPS	14.6 SQ.FT.	14.6 SQ.FT.	
FIRE PIT	12.5 SQ.FT.	12.5 Q.FT.	
TOTAL IMPERVIOUS COVERAGE	67.6 SQ.FT.	67.6 SQ.FT.	1.1 %
TOTAL GROSS COVERAGE	2,112.8 SQ.FT.	781.2 SQ.FT.	13.0 %

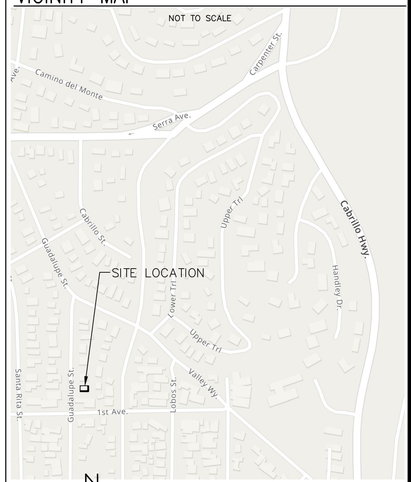
PROJECT INFORMATION

LOT SIZE	(0.14 Acres) 6,000.0 S.F.
A.P.N.	009-145-011-000
LEGAL DESCRIPTION	Block: 3, Lot: 4 & NORTH HALF OF 6
ZONING	R-1
SETBACKS (MIN. ALLOWED)	FRONT: 15FT, SIDE 3FT. REAR 3FT./15FT.
BLDNG. OCCUPANCY	R-3/U
CONST. TYPE	V-B
STORIES: 1	PLATE HT. 12FT. - RIDGE HT. 18FT.
STORIES: 2	PLATE HT. 18FT. - RIDGE HT. 24FT.

SCOPE OF WORK

1. NEW SECOND STORY ADDITION & NEW ROOF OVER THE EXISTING LEVEL TO AN EXISTING ONE-STORY SFD
2. NO TREE REMOVAL & GRADING
3. NO CHANGES ARE PROPOSED TO THE EXISTING ONE-CAR DETACHED GARAGE

VICINITY MAP



CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
26615 CARMEL CENTER PLACE, STE 102
Carmel, CA 93923
OFFICE: 831.624.4446
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

REVISIONS:

PROJECT: MANDERNACH RESIDENCE
GUADALUPE, 2 NE OF 1ST, CARMEL, CA
BLOCK: 3, LOT: 4 & N1/2 OF 6
APN: 009-145-011

PROJECT NO. 24-01

ISSUE: 04-01-24, 09-27-24, 10-04-24

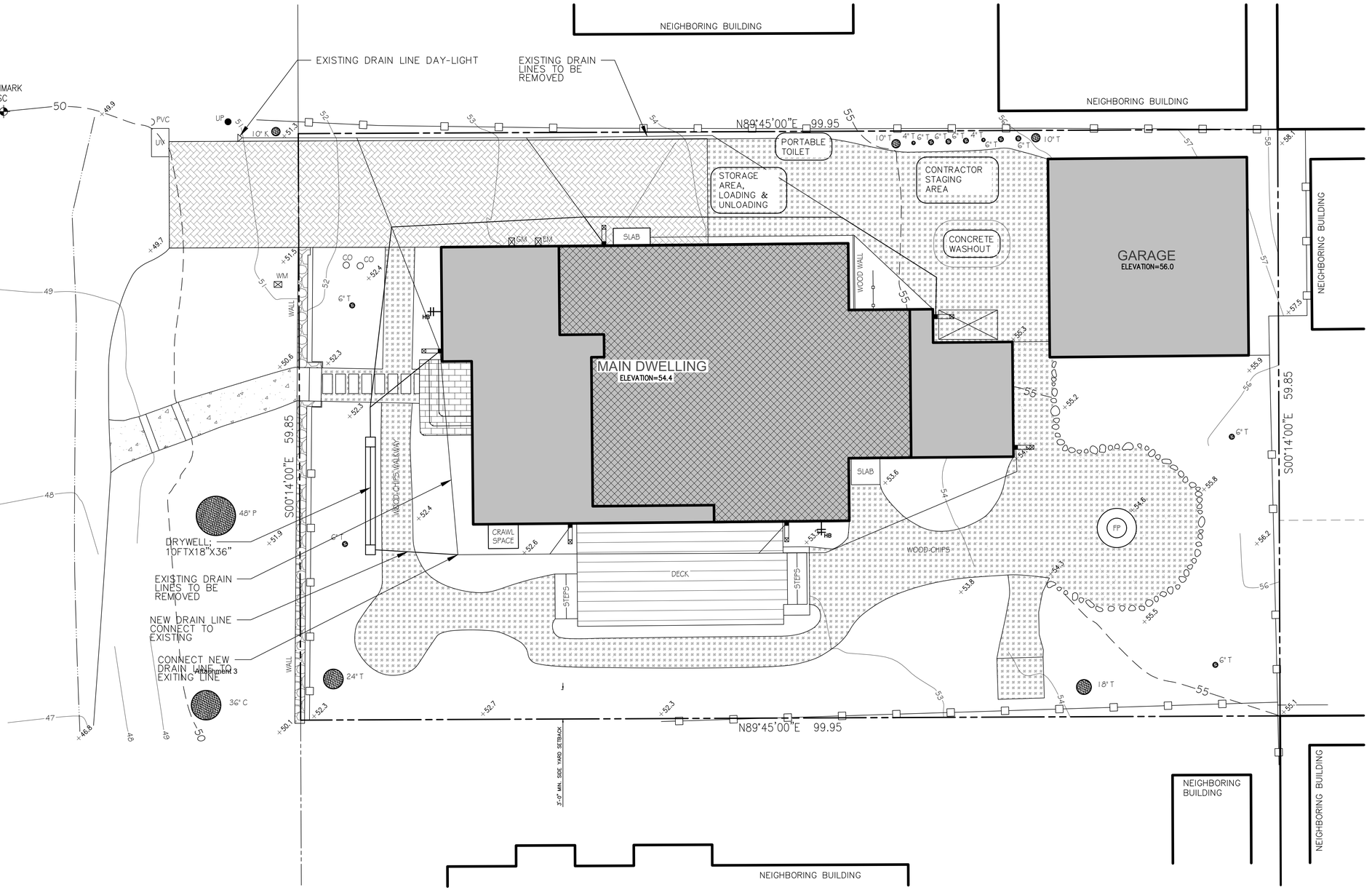
DRAWN BY: C.O.

COVER SHEET

SCALE: 1/4" = 1'

T1.0

ALL PHYSICAL PROPERTY OF CLAUDIO ORTIZ, ARCHITECT. ANY UNAUTHORIZED USE OF THIS DRAWING, RESEMBLANCE OF THIS CONCEPT, OR THE PURPOSE OF CLAUDIO ORTIZ DESIGN GROUP, INC. AND/OR CLAUDIO ORTIZ ARE EXPRESSLY PROHIBITED. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO SCALE. IT IS INTENDED TO BE PRINTED AT 24"X36" ONLY. ANY OTHER PRINTED SIZE IS NOT THE RESPONSIBILITY OF CLAUDIO ORTIZ DESIGN GROUP, INC.



LEGEND

- EXISTING STRUCTURE
- NEW SECOND STORY ADDITION
- WOOD-CHIPS
- EXISTING WOOD DECK
- EXISTING PAVERS; SET ON SAND
- PROPERTY LINE
- EXISTING DRAIN LINES
- NEW DRAIN LINES
- WOOD FENCES
- EXISTING TRASH AREA
- WATER DISPERSION OOULET, SEE DET A1.1/5
- LIGHT FIXTURE, SEE SHEET 6 FOR SPEC'S
- HB HOSE BIB
- EXISTING TREE
- UTILITIES: GAS, ELECTRIC, WATER
- DOWN SPOUTS
- FIBER ROLL

CUT & FILL

CUT: 0.0 CU.FT.
FILL: 0.0 CU.FT.

NO EXPORT, NO IMPORT

STORM WATER MANAGEMENT NOTE

THE FOLLOWING STANDARD BMP'S SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY COUNTY STORM WATER MANAGEMENT PROGRAM:

PAINTING:

1. MINIMAL USE OF OIL-BASED PAINTS
2. STORE SOLVENTS AND PAINT IN ORIGINAL CONTAINER OR OTHER FIRE MARSHAL APPROVED CONTAINER.
3. SPENT SOLVENT RE HAZARDOUS WASTE. STORE SPENT SOLVENTS IN APPROVED CONTAINER. REUSE SOLVENT AS MUCH AS POSSIBLE AND USE PAINT AS MUCH S POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINTS AS MUCH AS HAZARDOUS WASTE.
4. NEVER CLEAN PAINT EQUIPMENT WHERE, SOLVENTS, PAINT OR CONTAMINATED RISE WATER CAN ENTER HE STORM DRAIN SYSTEM.

PLASTERING/STUCCO/SITE-MIXED CONCRETE:

1. STORE PLASTER ND CEMENT IN COVERED AREAS ND KEEP THEM OUT OF THE WIND.
2. CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
3. IF HERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET HE PRODUCT CURE AND DISPOSE OF AS REGULAR REUSE.
4. ALL RINSE WATER IS TO E PLACE IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE S WELL S ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.

NOTES:

1. CONTRACTORS STAGING AREA DESIGNATED OR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.
2. REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS. IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE LATEST REVISION OF THE MONTEREY COUNTY DESIGN STANDARDS AND SPECIFICATIONS, THE LATEST REVISION CALIFORNIA BUILDING CODE (CBC), AND THE PROJECT GEOTECHNICAL INVESTIGATION.
2. THE LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY AND OR FROM RECORD INFORMATION AS PROVIDED BY OTHERS. THE ENGINEER MAKES NO REPRESENTATION TO THE ACCURACY OF SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
4. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
5. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY.
7. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE OWNER AND ENGINEER PRIOR TO THEIR CONSTRUCTION, AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.
8. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP PUBLIC AND PRIVATE STREETS AND DRIVEWAYS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE DRIVEWAYS, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
   A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
   B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
   C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
   D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

EROSION CONTROL NOTES

AT ALL TIMES THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE SOIL EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF BERMS, SWALES, SILTING BASINS, GRAVEL BAG BARRIERS, FIBER ROLLS, STABILIZED CONSTRUCTION ENTRANCES AND OR STABILIZING EXPOSED SLOPES.

GRAVEL BAG BARRIERS

1. GRAVEL BAG BARRIERS SHALL BE INSTALLED AROUND EXISTING AND NEW STORM DRAIN INLETS AS REQUIRED TO PREVENT ANY SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM.
2. GRAVEL BAG BARRIERS SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, WEEKLY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE BARRIER. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE PERIMETER OF THE BARRIER.
3. GRAVEL BAGS SHALL BE INSTALLED ON ALL ONSITE INLETS AND ALL INLETS IN THE PUBLIC RIGHT OF WAY WHICH ARE IMPACTED BY THE PROJECT.

CONSTRUCTION ENTRANCE

1. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AS REQUIRED AT THE ENTRANCE TO THE CONSTRUCTION SITE.
2. RUN-OFF FROM CONSTRUCTION ENTRANCES SHALL BE DIVERTED SO AS TO PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING DIRECTLY INTO THE STORM DRAINAGE SYSTEM.
3. ALL VEHICLE LEAVING THE PROJECT SITE SHOULD PASS OVER THE CONSTRUCTION ENTRANCE AND BE CLEARED OF DIRT, MUD, OR ANY DEBRIS BEFORE ENTERING THE PUBLIC RIGHT-OF-WAY.
4. ANY DIRT, MUD, OR DEBRIS DEPOSITED IN THE PUBLIC RIGHT AWAY FROM THE CONSTRUCTION SITE SHOULD BE CLEANED IMMEDIATELY.
5. THE CONSTRUCTION ENTRANCE SHOULD BE INSPECTED AND MAINTAINED

GRADING AND DRAINAGE NOTES

ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.
ALL EXISTING STORM DRAIN LINES SHALL HAVE A MINIMUM OF 12" COVER.
DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) **THE FOLLOWING MEASURES MUST BE TAKEN:**

1. A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
2. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.
3. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
4. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS (MONTEREY COUNTY GRADING/EROSION ORD.2806-16.12090)
5. VEGETATION REMOVAL BETWEEN OCTOBER 15th AND APRIL 15th SHALL NOT PROCEED SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIODS, EROSION AND SEDIMENT CONTROL MEASURE SHALL BE IN PLACE.
6. THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENTS WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
7. ALL ROOF DRAINS SHALL DISCHARGE ONTO PAVED SURFACES, SPLASH BLOCKS OR BE HARD PIPED TO THE STORM DRAIN SYSTEM.
8. THE ULTIMATE PURPOSE FOR GRADING OPERATIONS IS TO PREPARE THE GROUND TO ACCOMMODATE THE PROPOSED RESIDENCE.

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REVISIONS:

PROJECT:
MANDERNACH RESIDENCE
GUADALUPE, 2 NE OF 1ST, CARMEL, CA
BLOCK: 3, LOT: 4 & N1/2 OF 6
APN: 009-145-011
PROJECT NO.
24-01

ISSUE:
04-01-24
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C.O.

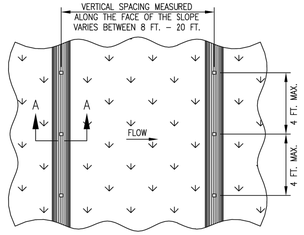
DRAINAGE AND EROSION CONTROL PLAN

SCALE: NTS

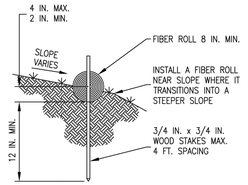
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Attachment 3



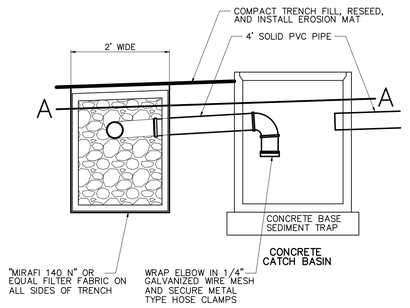
TYPICAL FIBER ROLL INSTALLATION



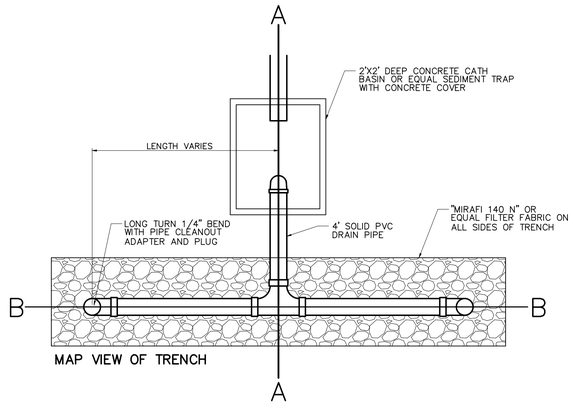
SECTION A – A

NOTES:
1.) INSTALL FIBER ROLLS IN A ROW ALONG A LEVEL CONTOUR.
2.) AT ENDS OF A ROW TURN THE LAST TWO FEET UP SLOPE SLIGHTLY.
3.) FIBER ROLLS SHALL BE OVERLAPED TIGHTLY AT THE JOINTS, NOT ABUTTED.

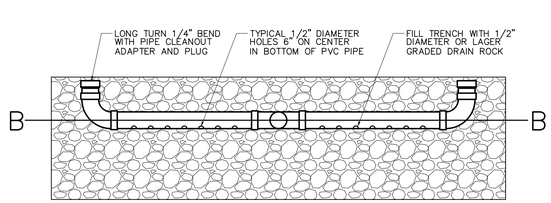
FIBER ROLE — NTS 7



TRENCH CROSS SECTION A-A

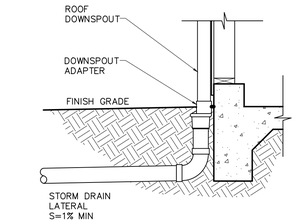


MAP VIEW OF TRENCH

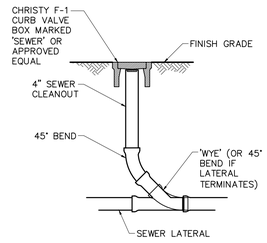


TRENCH CROSS SECTION B-B

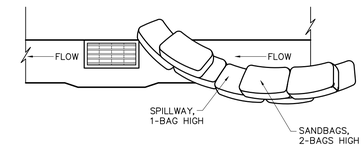
ROOF WATER DISPERSION OUTLET DETAIL — NTS 5



ROOF DRAIN CONNECTION — NTS 1

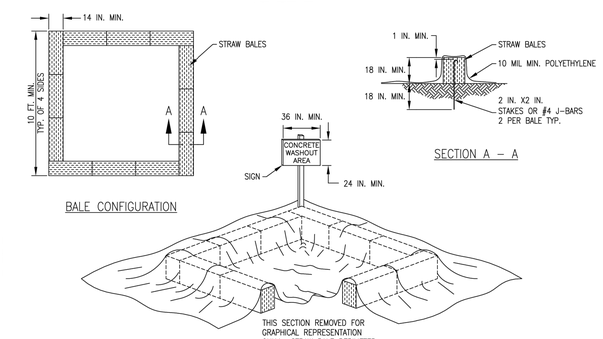


CLEAN–OUT @ GRADE — NTS 2



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

SAND BAG BARRIER — NTS 3

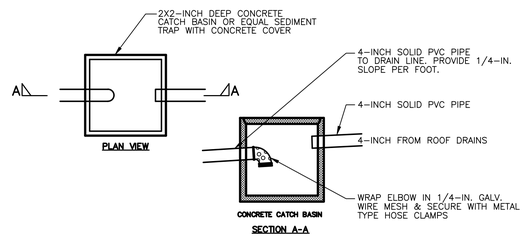


BALE CONFIGURATION

SECTION A – A

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

CONCRETE WASHOUT PIT — NTS 6



SILT CATCH BASIN DETAIL — NTS 4

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PROJECT:
MANDERNACH RESIDENCE
GUADALUPE, 2 NE OF 1ST, CARMEL, CA
BLOCK: 3, LOT: 4 & N1/2 OF 6
APN: 009-145-011

PROJECT NO.
24-01

ISSUE:
04-01-24
09-27-24
10-04-24

DRAWN BY:
C.O.

DRAINAGE AND EROSION CONTROL TYPICAL DETAILS

SCALE: NTS

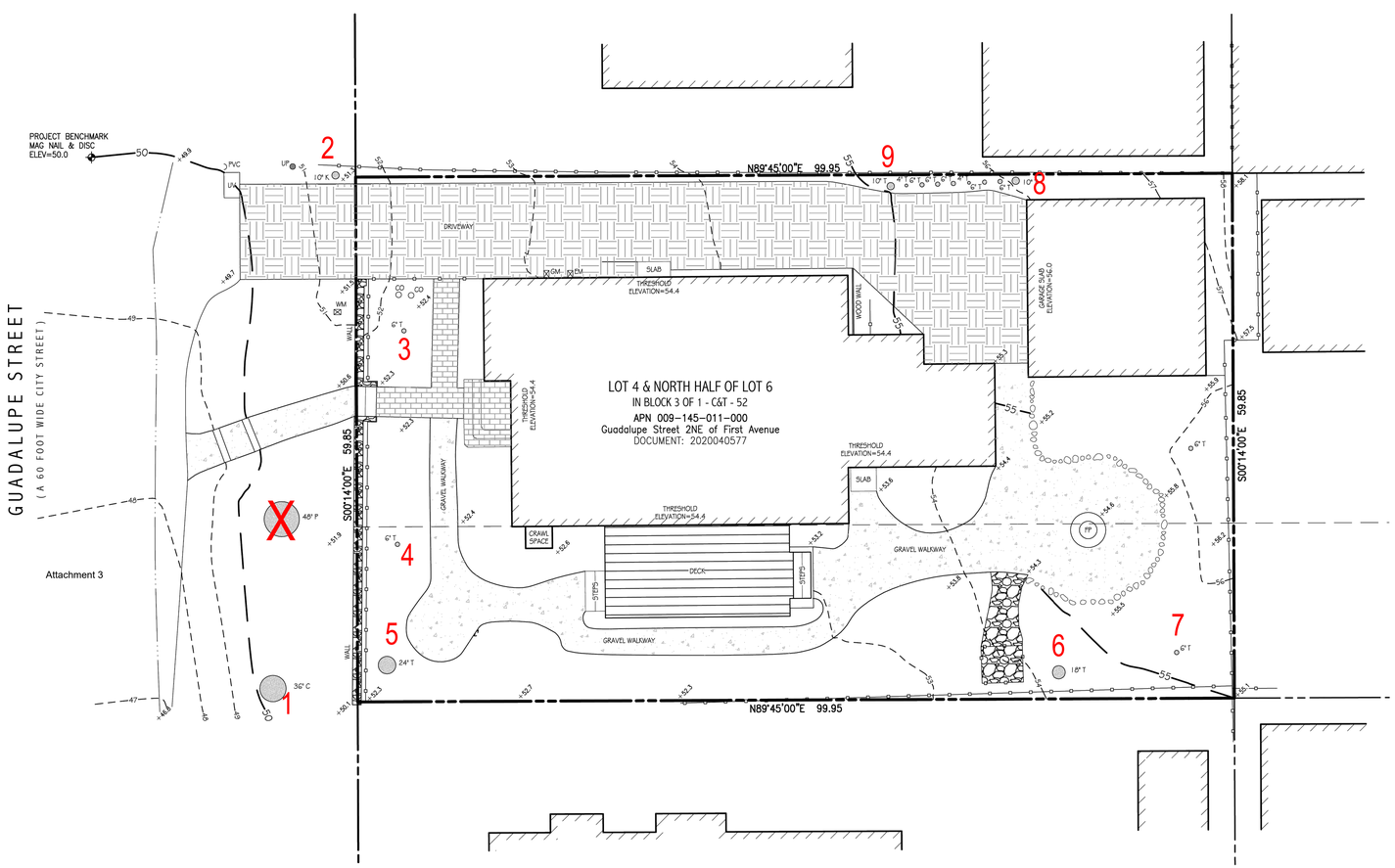
C1.1

LEGEND:

- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- PROJECT BENCHMARK
- 50 CONTOUR (MAJOR)
- 49 CONTOUR (MINOR)
- EP EDGE OF PAVEMENT
- FLOWLINE FLOWLINE
- BUILDING APPROXIMATE BUILDING OUTLINE
- CHIMNEY
- THRESHOLD ELEVATION APPROXIMATE FLOOR ELEVATION
- WM WATER METER
- CO CLEAN–OUT
- MH MANHOLE
- AD AREA DRAIN
- DI DRAINAGE INLET
- UP UTILITY POLE
- GW GUY WIRE
- EM ELECTRIC METER
- GM GAS METER
- WOOD FENCE
- FP FIRE PIT
- MB MAIL BOX
- BLOCK RETAINING WALL
- ROCK RETAINING WALL
- BRICK WALKWAY/PORCH
- PAVERSTONE
- CARMEL STONE
- GRAVEL WALKWAY
- AC ASPHALT CONCRETE
- BPW BRICK PLANTER WALL
- CMP CORRUGATED METAL PIPE
- CONC CONCRETE SLAB
- CPS CONCRETE PORCH AND STEPS
- CWW CONCRETE WALKWAY
- EX AGG EXPOSED AGGREGATE
- HDPE HIGH DENSITY POLY ETHYLENE
- ME MULCH ENCLOSURE
- PCC PORTLAND CEMENT CONCRETE
- PS PAVER STONE
- PVC POLY VINYL CHLORIDE
- TACS TANK AND CONCRETE SLAB
- TE TRASH ENCLOSURE
- WRW WOOD RETANING WALL
- XAP EXPOSED AGGREGATE PORCH
- XAWW EXPOSED AGGREGATE WALKWAY
- EDGE OF FOLIAGE
- 12" T TREE WITH SIZE AND TYPE
- A ACACIA
- C CYPRESS
- K OAK
- P PINE
- R REDWOOD
- T TREE
- +49.9 SPOT ELEVATION

EASEMENTS:

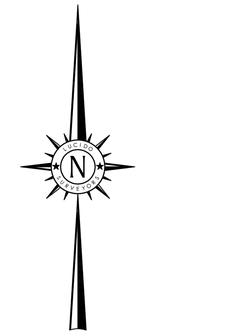
NO EASEMENTS WERE FOUND IN THE TITLE REPORT FURNISHED TO US ON OCTOBER 3, 2024
(CHICAGO TITLE COMPANY FWMN-5222001382-RS, DATED JULY 20, 2020).



Attachment 3

BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM.
AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A MAG NAIL & STEEL DISC
STAMPED "LUCIDO SURVEYORS CONTROL DISC" SET IN THE PAVEMENT NEAR THE
NORTHWESTERLY BOUNDARY CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON.



NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS. A RECORD OF SURVEY IS CURRENTLY IN THE SUBMITTAL PROCESS.
2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES (IF ANY) ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
8. THRESHOLD ELEVATIONS ARE APPROXIMATE ONLY.
9. FENCE TYPES ARE LISTED FOR REFERENCE ONLY. THE MATERIAL MAKE UP OF EACH FENCE IS TO BE DETERMINED BY THE CLIENT AND/OR REPRESENTATIVE.
10. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN APRIL OF 2024.



TOPOGRAPHIC SITE SURVEY

OF

Guadalupe Street 2NE of First Avenue

PER

APN 009-145-011-000

Records of Monterey County

PREPARED FOR

Nathan Mandernach

BY

LUCIDO SURVEYORS

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

2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940

info@lucidosurveyors.com
(831) 620-5032

SCALE: 1"=8'	PROJECT No. 3410	APRIL 2024 Rev. 10/3/24
CARMEL-BY-THE-SEA	COUNTY OF MONTEREY	STATE OF CALIFORNIA

ONE SHEET ONLY

A1.0

Attachment 3

Significant Tree Evaluation Worksheet

APN: 009-145-011-000
Street Location: Guadalupe 2 NE of 1st
Planner: Katherine Wallace
City Forester: Justin Ono
Property Owner: Mandemach
Recommended Tree Density:

Part One: Initial Screening:

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

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

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

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Species	MC	CO	Mag	Mag	CiDp	CC	ST	Eu	Eu						
YES	x	x													
NO			x	x	x	x	x	x	x						

MC -- Monterey cypress CO -- coast live oak ST -- Strawberry Tree (Arbutus) Eu -- Chokecherry (Eugenia)
CC -- Catalina cherry CiDp -- Canary Island Date Palm Mag -- Magnolia

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	24	10			24	18		10	10						
NO			6	6			6								

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

Part Two: Assessment For Tree Significance

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

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

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

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	1		1	1						

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

G. Are environmental conditions favorable to the tree?

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

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									
NO			x	x			x	x	x						

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

Yes __ Specimen 5 is a palm and is not a tree, the palm is also not in an exemplary condition to warrant Significant status. Trees 8 and 9 have been maintained as a hedge.

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

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

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

Required Tree Protection Zone

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

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

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

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

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

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

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

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

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

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

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REVISIONS:

PROJECT:
MANDERNACH RESIDENCE
GUADALUPE, 2 NE OF 1ST, CARMEL, CA
BLOCK: 3, LOT: 4 & N1/2 OF 6
APN: 009-145-011

PROJECT NO.
24-01

ISSUE:
04-01-24
09-27-24
10-04-24

DRAWN BY:
C.O.

TREE ASSESSMENT REPORT

SCALE: NTS

A1.1

PROJECT BENCHMARK
MAG NAIL & DISC
ELEV=50.0

GUADALUPE STREET
(A 60 FOOT WIDE CITY STREET)

NEIGHBORING BUILDING

EXISTING PAVERS
DRIVEWAY
920.2 SQ.FT.
PERVIOUS

3'-0" MIN. SIDE YARD SETBACK

EXISTING 6FT WOOD FENCE

EXISTING TRASH STORAGE AREA

N89°45'00"E 99.95

DRIVEWAY

GARAGE
ELEVATION=56.0

SLAB

WOOD WALL

GM

EM

EXISTING BRICKS
ENTRY WALKWAY
79.4 SQ.FT.
PERVIOUS

EXISTING BRICKS
ENTRY LANDING
40.5 SQ.FT.
IMPERVIOUS

MAIN DWELLING
ELEVATION=54.4

S00°14'00"E 59.85

27'-2"

3'-0" REAR ONE STORY SETBACK

15'-0" MIN SECOND STORY REAR SETBACK

EXISTING DG PATH

15'-0"
FRONT YARD SETBACK

GRAVEL WALKWAY

CRAWL SPACE

SLAB

FP

EXISTING 6FT WOOD FENCE

EXISTING GAS FIRE PIT
12.5 SQ.FT

EXISTING DG
MAIN WALK-PATIO
750.4 SQ.FT.
PERVIOUS

DECK

STEPS

EXISTING 2FT STONE WALL

EXISTING 3FT WOOD FENCE

N89°45'00"E 99.95

3'-0" MIN. SIDE YARD SETBACK

EXISTING WOOD
SOUTH DECK
244.2 SQ.FT.
PERVIOUS

EXISTING CARMEL STONE/DG
SOUTH WALKWAY
51.0 SQ.FT.
PERVIOUS

EXISTING 6FT WOOD FENCE

NEIGHBORING BUILDING

NEIGHBORING BUILDING

NEIGHBORING BUILDING

Attachment 3

LEGEND

- EXISTING STRUCTURE
- PROPERTY LINE
- MIN. SETBACKS
- WOOD FENCES
- EXISTING TRASH AREA
- LIGHT FIXTURE, SEE SHEET 6 FOR SPEC'S
- HB HOSE BIB
- EXISTING TREE
- UTILITIES: GAS, ELECTRIC, WATER

0 5 10 15

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

N

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GUADALUPE, 2 NE OF 1ST, CARMEL, CA
BLOCK: 3, LOT: 4 & N1/2 OF 6
APN: 009-145-011

PROJECT NO.
24-01

ISSUE:
04-01-24
09-27-24
10-04-24

DRAWN BY:
C.O.

SITE PLAN
(EXISTING)

SCALE: 1" = 3/16"

A2.0

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Attachment 3

PROJECT BENCHMARK
MAG NAIL & DISC
ELEV=50.0

GUADALUPE STREET
(A 60 FOOT WIDE CITY STREET)

NEIGHBORING BUILDING

NEW PAVERS
DRIVEWAY
446.6 SQ.FT.
PERVIOUS

EXISTING 6FT WOOD FENCE

EXISTING TRASH STORAGE AREA

3'-0" MIN. SIDE YARD SETBACK

N89°45'00"E 99.95

76'-6" GARAGE SETBACK

WOOD CHIPS

GARAGE
ELEVATION=56.0

NEIGHBORING BUILDING

NEW WOOD CHIPS PATH

EXISTING BRICKS
ENTRY LANDING
40.5 SQ.FT.
IMPERVIOUS

EXISTING BRICKS
ENTRY WALKWAY
22.8 SQ.FT.
PERVIOUS

EXISTING LANDSCAPE TO REMAIN

26'-7" SECOND STORY SETBACK

MAIN DWELLING
ELEVATION=54.4

SLAB

WOOD WALL

27'-2"

EXISTING LANDSCAPE TO REMAIN

34'-7" SECOND STORY SETBACK

3'-0" REAR ONE STORY SETBACK

15'-0" MIN SECOND STORY REAR SETBACK

S00°14'00"E 59.85

EXISTING DG PATH

EXISTING LANDSCAPE TO REMAIN

15'-0" FRONT YARD SETBACK

WOOD CHIPS WALKWAY

CRAWL SPACE

EXISTING LANDSCAPE TO REMAIN

DECK

STEPS

WOOD CHIPS WALKWAY

EXISTING LANDSCAPE TO REMAIN

NEW PINE TREE

EXISTING LANDSCAPE TO REMAIN

EXISTING LANDSCAPE TO REMAIN

WOOD CHIPS WALKWAY

EXISTING LANDSCAPE TO REMAIN

EXISTING 2FT STONE WALL

EXISTING 3FT WOOD FENCE

EXISTING 6FT WOOD FENCE

EXISTING GAS FIRE PIT
12.5 SQ.FT

NEW WD-CHIPS
MAIN WALK-PATIO
750.4 SQ.FT.
PERVIOUS

N89°45'00"E 99.95

3'-0" MIN. SIDE YARD SETBACK

EXISTING WOOD
SOUTH DECK
244.2 SQ.FT.
PERVIOUS

NEW WD-CHIPS
SOUTH WALKWAY
51.0 SQ.FT.
PERVIOUS

EXISTING 6FT WOOD FENCE

NEIGHBORING BUILDING

NEIGHBORING BUILDING

NEIGHBORING BUILDING

LEGEND

- EXISTING STRUCTURE
- NEW SECOND STORY ADDITION
- PROPERTY LINE
- MIN. SETBACKS
- WOOD FENCES
- EXISTING TRASH AREA
- LIGHT FIXTURE, SEE SHEET 6 FOR SPEC'S
- HB HOSE BIB
- EXISTING TREE
- UTILITIES: GAS, ELECTRIC, WATER
- NEW TREE

N

0 5 10 15

(IN FEET) 3/16 inch = 1 ft.
GRAPHIC SCALE

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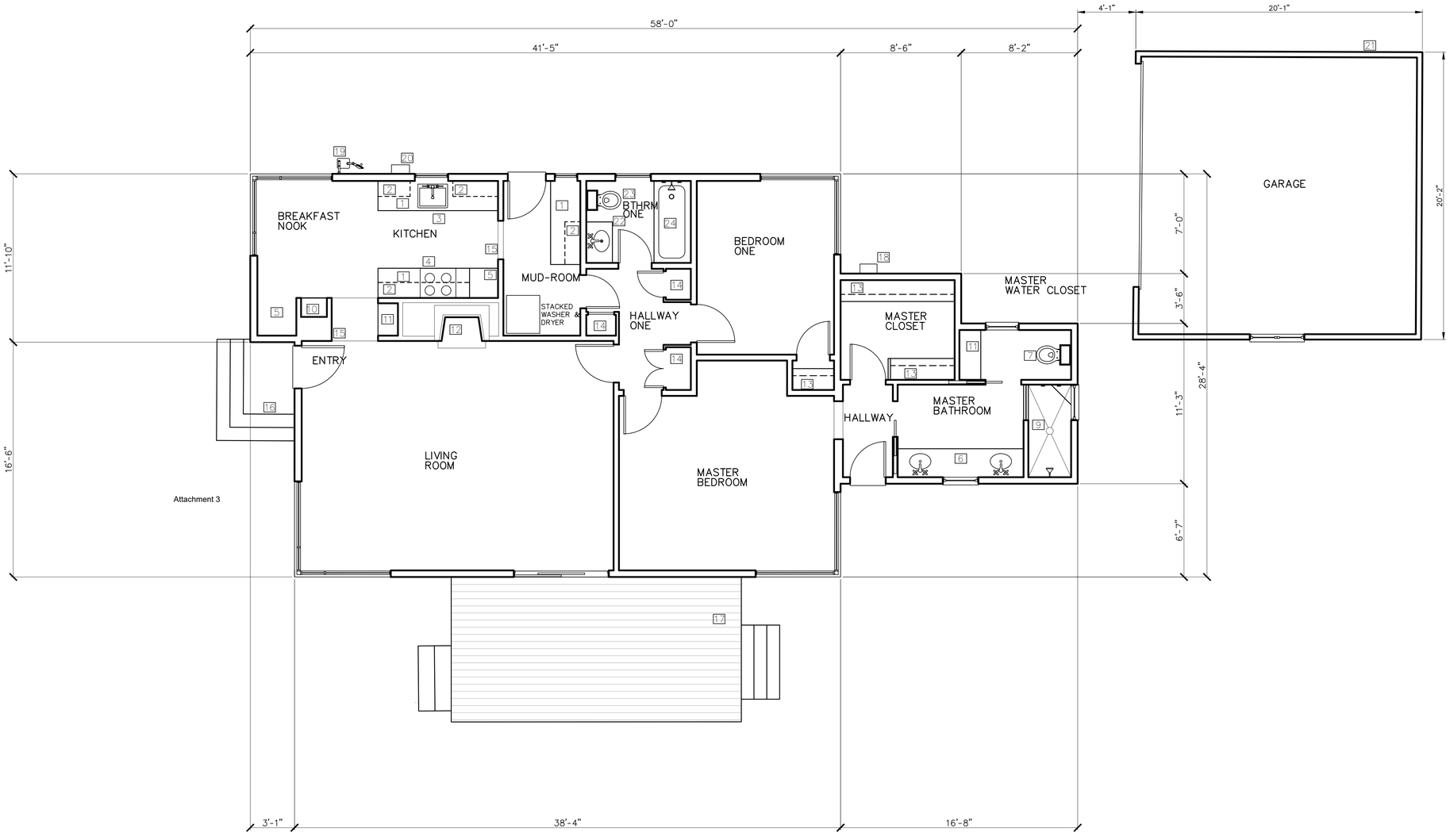
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C.O.

SITE PLAN
(PROPOSED)

SCALE: 1' = 3/16"

A2.1

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KEY NOTES

1. KITCHEN COUNTERTOP
2. UPPER CABINET
3. SINK WITH DISPOSAL
4. RANGE, 30-INCH
5. REFRIGERATOR SPACE
6. BATHROOM VANITY AND SINK
7. TOILET
8. TUB
9. SHOWER STALL WITH SAFETY GLASS
10. BUILT-IN PLASTER NICHES
11. BUILT-IN CABINET
12. FIREPLACE: WOOD BURNING
13. CLOSET ROD AND SHELF
14. LINEN STORAGE CLOSET
15. ARCHED WAY SHOWN DASHED LINE
16. ENTRY STEPS, BRICKS
17. WOOD DECK AND GUADRAIL
18. EXISTING TANKLESS WATER HEATER
19. EXISTING GAS METER
20. EXISTING ELECTRIC METER
21. EXISTING GARAGE, NO WORK INTENDED FOR THIS STRUCTURE.
22. EXISTING BATHROOM VANITY AND SINK TO BE REMOVED
23. EXISTING TOILET TO BE REMOVED
24. EXISTING TUB TO BE REMOVED

LEGEND

- EXISTING WALLS
- EXISTING WOOD DECK
- EXISTING GARAGE

N

0 5 10 15

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

GRAPHIC SCALE

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REVISIONS:

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MANDERNACH RESIDENCE
GUADALUPE, 2 NE OF 1ST, CARMEL, CA
BLOCK: 3, LOT: 4 & N1/2 OF 6
APN: 009-145-011

PROJECT NO.
24-01

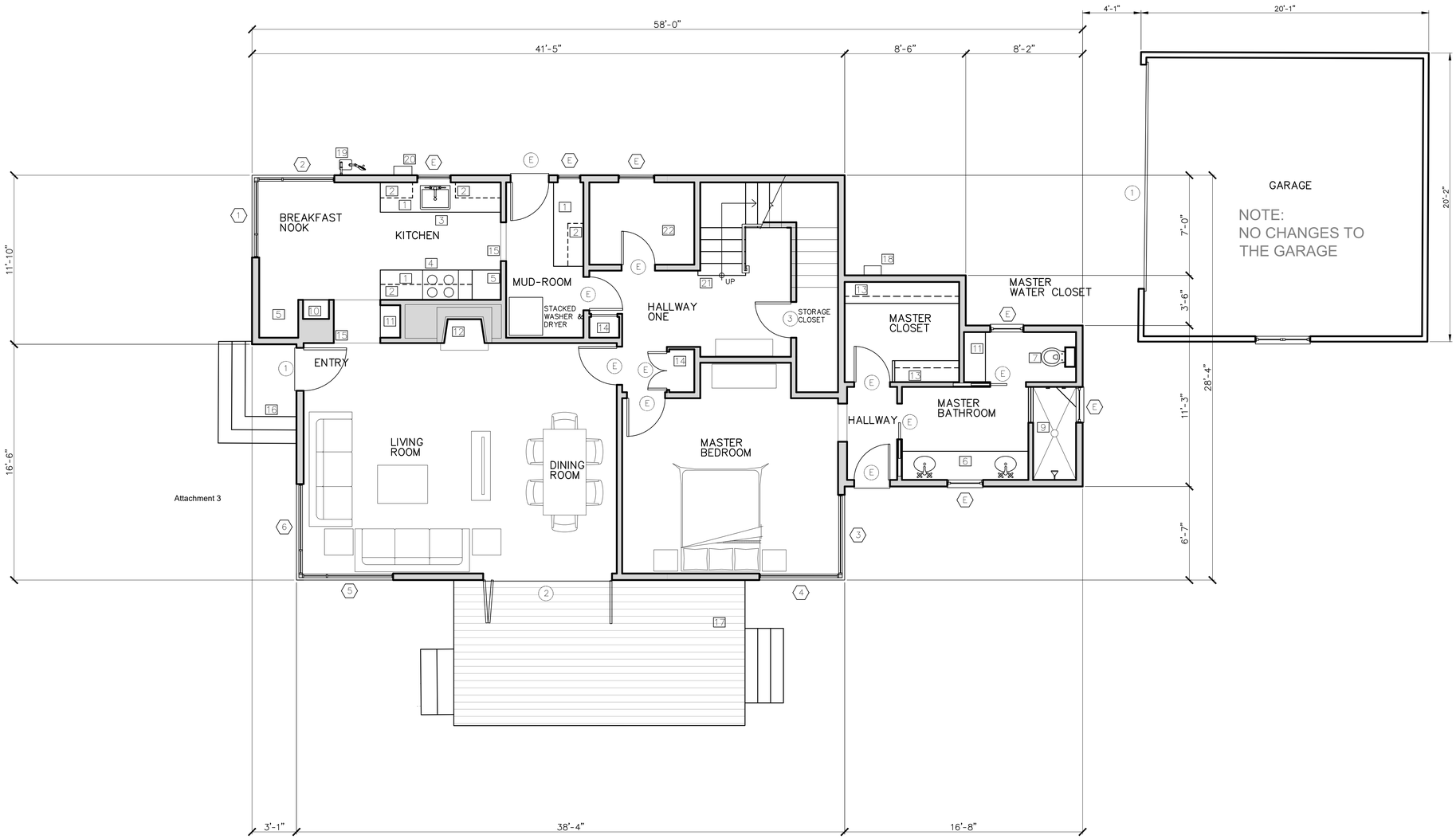
ISSUE:
04-01-24
09-27-24
10-04-24

DRAWN BY:
C.O.

EXISTING FLOOR PLAN

SCALE: 1" = 1/4"

A3.0



Attachment 3

KEY NOTES

1. KITCHEN COUNTERTOP
2. UPPER CABINET
3. SINK WITH DISPOSAL
4. RANGE, 30-INCH
5. REFRIGERATOR SPACE
6. BATHROOM VANITY AND SINK
7. TOILET
8. TUB
9. SHOWER STALL WITH SAFETY GLASS
10. BUILT-IN PLASTER NICHES
11. BUILT-IN CABINET
12. FIREPLACE: WOOD BURNING
13. CLOSET ROD AND SHELF
14. LINEN STORAGE CLOSET
15. ARCHED WAY SHOWN DASHED LINE
16. ENTRY STEPS, BRICKS
17. WOOD DECK AND GUADRAIL
18. EXISTING TANKLESS WATER HEATER
19. EXISTING GAS METER
20. EXISTING ELECTRIC METER
21. NEW STAIRS
22. NEW STORAGE RM

LEGEND

- WALLS
- EXISTING WOOD DECK

N

0 5 10 15

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

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APN: 009-145-011
PROJECT NO.
24-01

ISSUE:
04-01-24
09-27-24
10-04-24

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PROPOSED MAIN LEVEL FLOOR PLAN

SCALE: 1" = 1/4"

A4.0

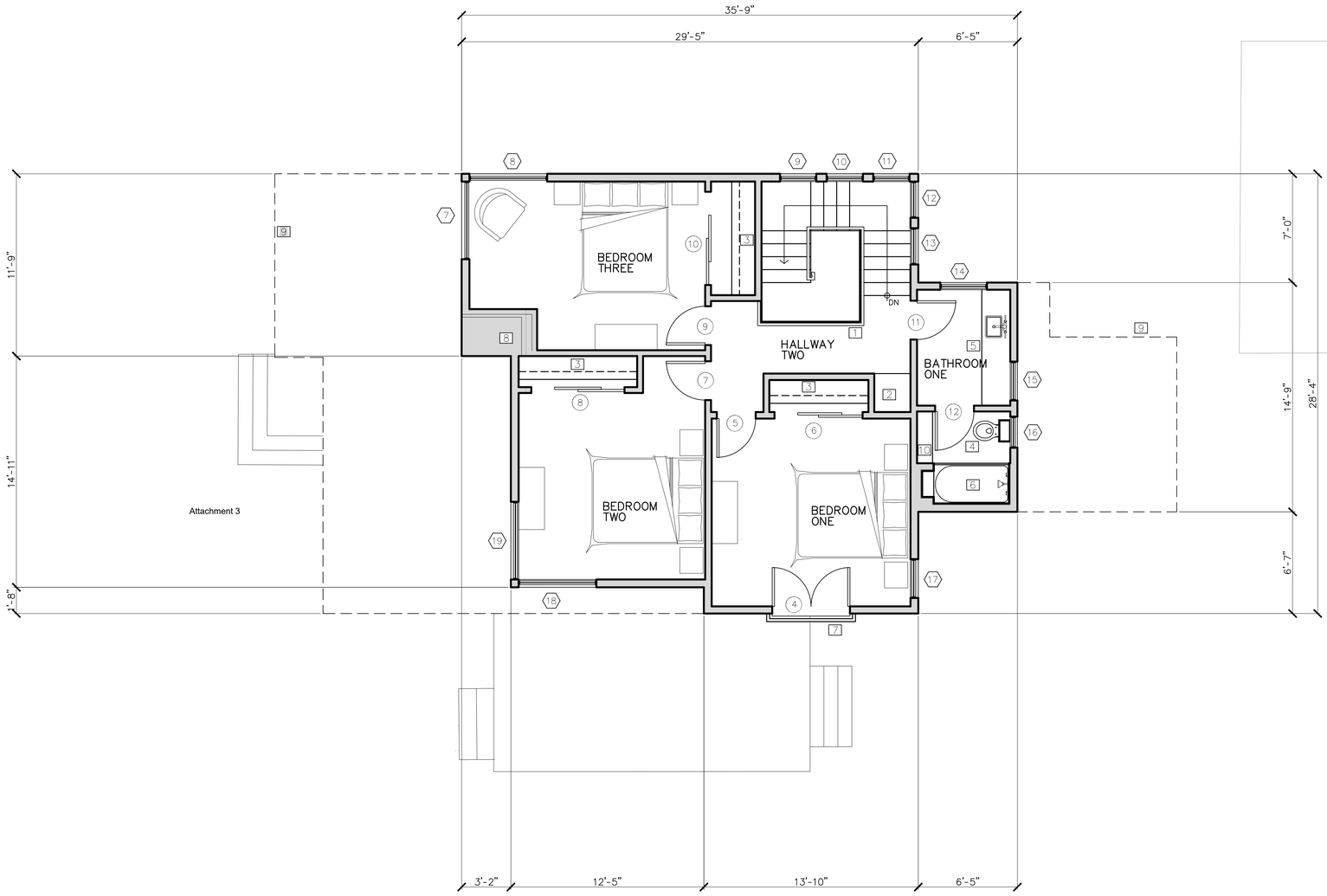
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KEY NOTES

1. GUARDRAIL: WROUGHT IRON
2. LINEN CLOSET
3. ONE SHELF AND ONE CHROME ROD
4. TOILET
5. SINK AND VANITY WITH 36-INCH HIGH WITH A STONE COUNTERTOP AND BACKSPLASH
6. TUB WITH FRAMELESS SAFETY GLASS SHOWER DOORS; TILED WALLS FULL HEIGHT
7. JULIET BALCONY: METAL, PAINTED, 42-INCH HIGH
8. FIREPLACE SHAFT
9. LOWER LEVEL FOOTPRINT SHOWN THIN-DASHED LINE
10. BUILT-IN LINEN CLOSET, 12-INCH DEEP, FULL HEIGHT

LEGEND

NEW WALLS







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

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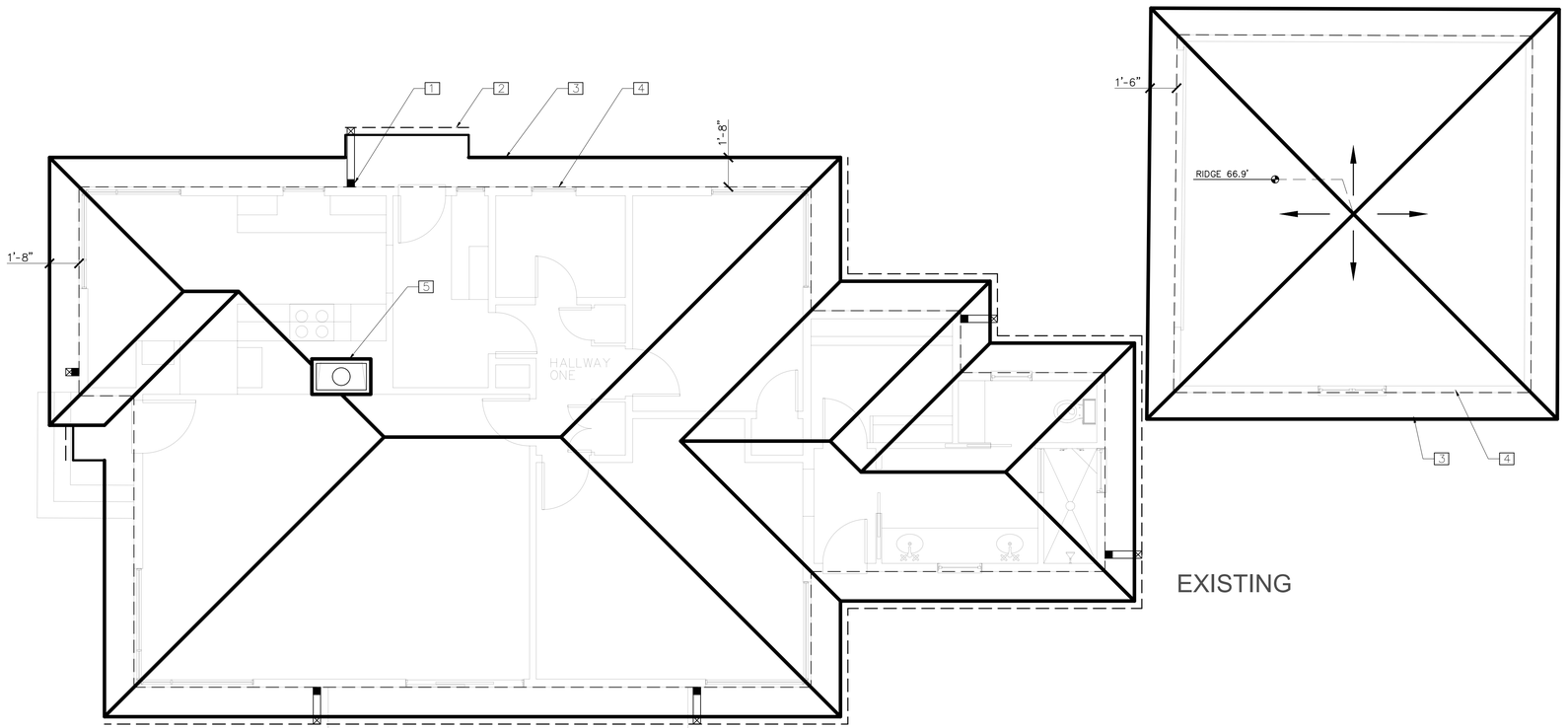
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PROPOSED UPPER LEVEL FLOOR PLAN

SCALE: 1" = 1/4"

A4.1

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EXISTING

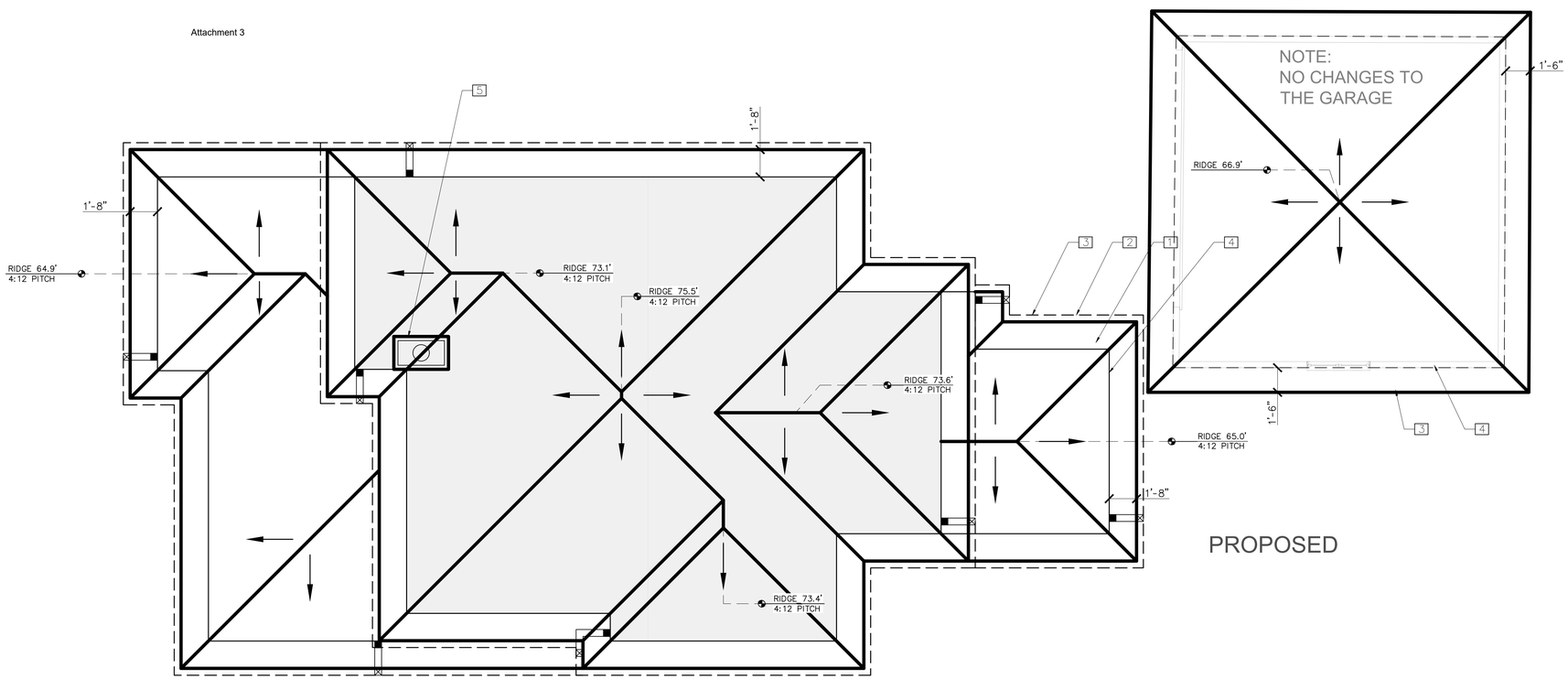
KEY NOTES

1. DOWNSPOUTS
2. GUTTERS W/ 2% SLOPE
3. ROOF SHOWN THICK LINE
4. BUILDING FOOTPRINT
5. CHIMNEY

LEGEND

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

Attachment 3



PROPOSED

KEY NOTES

1. DOWNSPOUTS
2. GUTTERS W/ 2% SLOPE
3. ROOF SHOWN THICK LINE
4. BUILDING FOOTPRINT
5. CHIMNEY

LEGEND

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

N

0 5 10 15

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

GRAPHIC SCALE

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REVISIONS:

PROJECT:
MANDERNACH RESIDENCE
GUADALUPE, 2 NE OF 1ST, CARMEL, CA
BLOCK: 3, LOT: 4 & N1/2 OF 6
APN: 009-145-011

PROJECT NO.
24-01

ISSUE:
04-01-24
09-27-24
10-04-24

DRAWN BY:
C.O.

ROOF PLAN: EXISTING & PROPOSED

SCALE: 1" = 1/4"

A5.0

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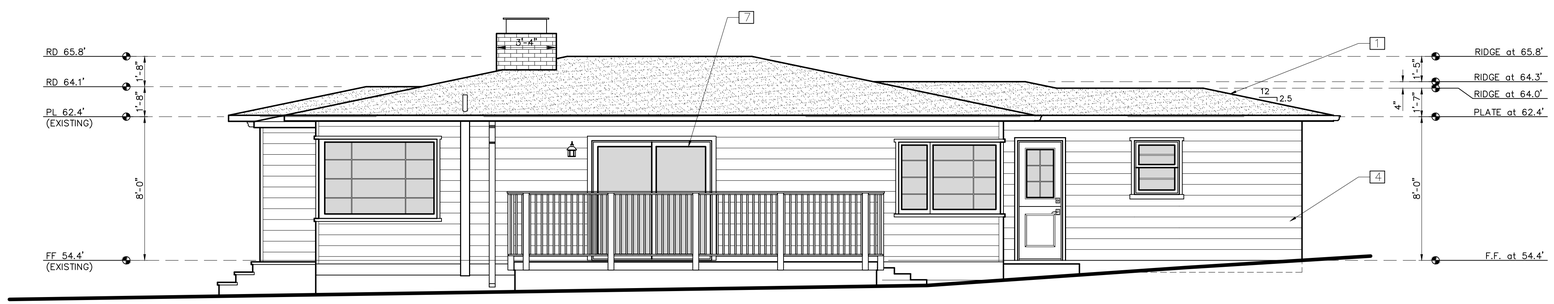


SOUTH ELEVATION
PROPOSED

KEY NOTES

1. ROOF: NEW COMPOSITION ASPHALT SHINGLE, PITCH 4:12; BY CERTAITEED, PRESIDENTIAL TL, COUNTRY GRAY.
2. GUTTER: ALUMINUM 6-INCH HALF ROUND, CONNECTED TO A DOWNSPOUT
3. WINDOWS: EXISTING WOOD CASEMENT/FIXED
4. SIDING: EXISTING, WOOD SHIP LAP SIDING
5. CHIMNEY: NEW WOOD SHIP LAP SIDING TO MATCH EXISTING WITH A METAL SHROUD
6. GUARDRAIL: WOOD BALUSTRADES AND CAP
7. DOOR: EXISTING, VINYL SLIDING DOOR
8. DOOR: NEW WOOD WITH OBSCURED GLASS PANEL
9. STEPS: BRICKS
10. ELECTRICAL MAIN PANEL
11. GAS METER
12. NETWORK PANELS
13. GRADE: WHERE OCCURS
14. SIDING: NEW WOOD SHIP LAP SIDING TO MATCH EXISTING, TYP AT SECOND FLOOR ADDITION
15. GUARDRAIL: METAL JULIET BALCONY, PAINTED
16. SECOND STORY PLATE HEIGHT LIMIT, 18-FT. SHOWN DASHED LINE
17. WINDOWS: NEW WOOD WINDOWS (AT SECOND LEVEL) TO MATCH EXISTING.
18. DECK GUARDRAIL: WOOD PAINTED, EXISTING TO REMAIN
19. LIGHT FIXTURES: DARK SKY, LED, SEE MATERIALS SPECIFICATIONS
20. NEW WOOD FRENCH DOORS

Attachment 3



SOUTH ELEVATION
EXISTING

KEY NOTES

1. ROOF: TAR & GRAVEL, 2.5:12 PITCH
2. GUTTER: ALLUMINUM "K" STYLE, CONNECTED TO A DOWNSPOUT
3. WINDOWS: WOOD
4. SIDING: WOOD SHIP LAP SIDING
5. CHIMNEY: BRICK WITH A METAL SHROUD
6. GUARDRAIL: WOOD BALUSTRADES AND CAP
7. DOOR: VINYL SLIDING DOOR
8. DOOR: WOOD
9. STEPS: BRICKS
10. ELECTRICAL MAIN PANEL
11. GAS METER
12. NETWORK PANELS
13. GRADE: WHERE OCCURS
14. TANKLESS WATER HEATER

0 5 10 15
(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

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CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

REVISIONS:

PROJECT:
MANDERNACH RESIDENCE
GUADALUPE, 2 NE OF 1ST, CARMEL, CA
BLOCK: 3, LOT: 4 & N1/2 OF 6
APN: 009-145-011

PROJECT NO.
24-01

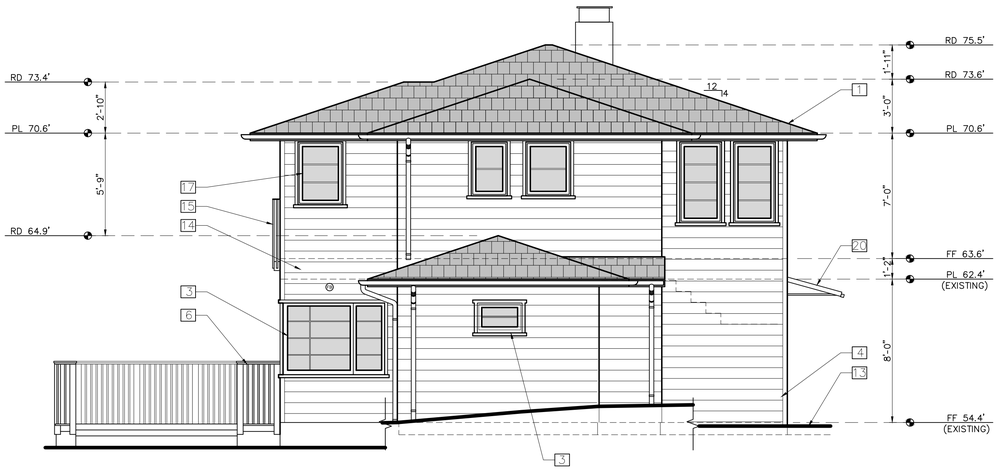
ISSUE:
04-01-24
09-27-24
10-04-24

DRAWN BY:
C.O.

ELEVATIONS:
EXISTING &
PROPOSED

SCALE: 1" = 1/4"

A6.0



EAST ELEVATION
PROPOSED

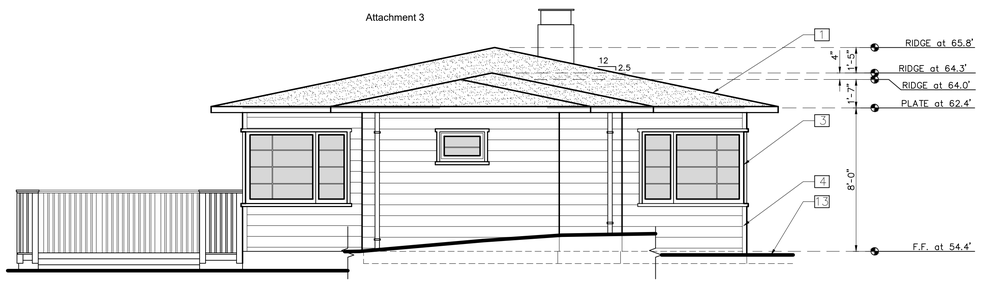


WEST ELEVATION
PROPOSED

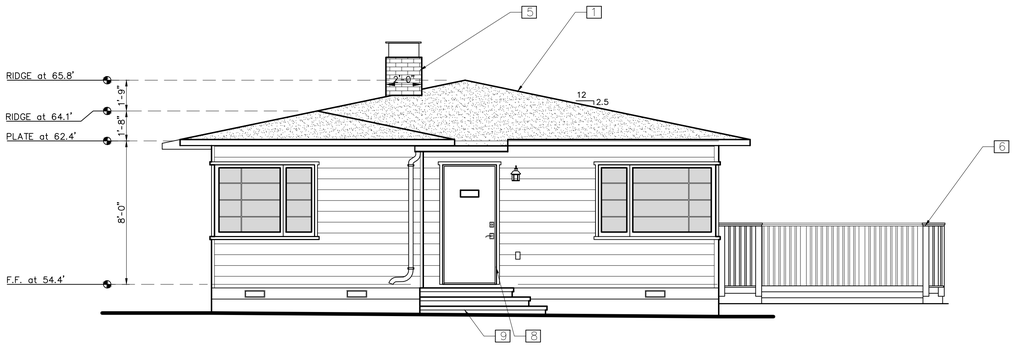
KEY NOTES

1. ROOF: NEW COMPOSITION ASPHALT SHINGLE, PITCH 4:12; BY CERTAITEED, PRESIDENTIAL TL, COUNTRY GRAY.
2. GUTTER: ALUMINUM 6-INCH HALF ROUND, CONNECTED TO A DOWNSPOUT
3. WINDOWS: EXISTING WOOD CASEMENT/FIXED
4. SIDING: EXISTING, WOOD SHIP LAP SIDING
5. CHIMNEY: NEW WOOD SHIP LAP SIDING TO MATCH EXISTING WITH A METAL SHROUD
6. GUARDRAIL: WOOD BALUSTRADES AND CAP
7. DOOR: EXISTING, VINYL SLIDING DOOR
8. DOOR: NEW WOOD WITH OBSCURED GLASS PANEL
9. STEPS: BRICKS
10. ELECTRICAL MAIN PANEL
11. GAS METER
12. NETWORK PANELS
13. GRADE: WHERE OCCURS
14. SIDING: NEW WOOD SHIP LAP SIDING TO MATCH EXISTING, TYP AT SECOND FLOOR ADDITION
15. GUARDRAIL: METAL JULIET BALCONY, PAINTED
16. SECOND STORY PLATE HEIGHT LIMIT, 18-FT. SHOWN DASHED LINE
17. WINDOWS: NEW WOOD WINDOWS (AT SECOND LEVEL) TO MATCH EXISTING.
18. DECK GUARDRAIL: WOOD PAINTED, EXISTING TO REMAIN
19. LIGHT FIXTURES: DARK SKY, LED, SEE MATERIALS SPECIFICATIONS
20. CANOPY: STANDING SEAM METAL AWNING AND METAL FRAME FRAME PAINTED, SEE DETAIL 6/A12.0

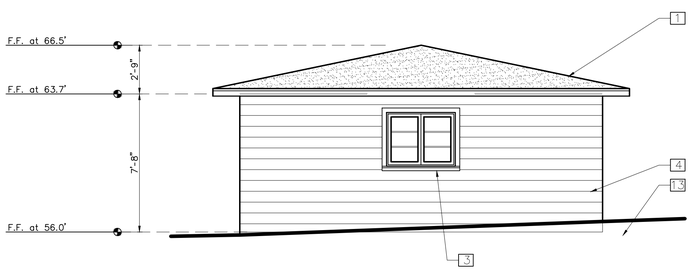
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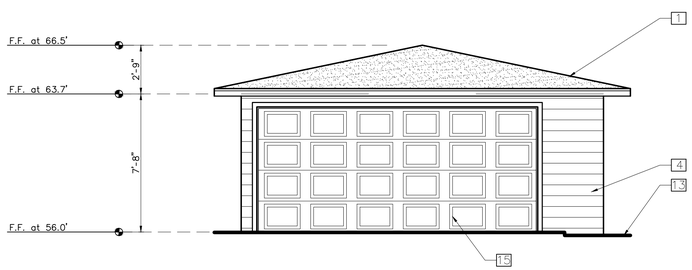
EAST ELEVATION
EXISTING



WEST ELEVATION
EXISTING



SOUTH ELEVATION
EXISTING GARAGE



WEST ELEVATION
EXISTING GARAGE

NOTE:
NO CHANGES TO
THE GARAGE

KEY NOTES

1. ROOF: TAR & GRAVEL, 2.5:12 PITCH
2. GUTTER: ALLUMINUM "K" STYLE, CONNECTED TO A DOWNSPOUT
3. WINDOWS: WOOD
4. SIDING: WOOD SHIP LAP SIDING
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7. DOOR: VINYL SLIDING DOOR
8. DOOR: WOOD
9. STEPS: BRICKS
10. ELECTRICAL MAIN PANEL
11. GAS METER
12. NETWORK PANELS
13. GRADE: WHERE OCCURS
14. TANKLESS WATER HEATER
15. GARAGE DOOR

0 5 10 15

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

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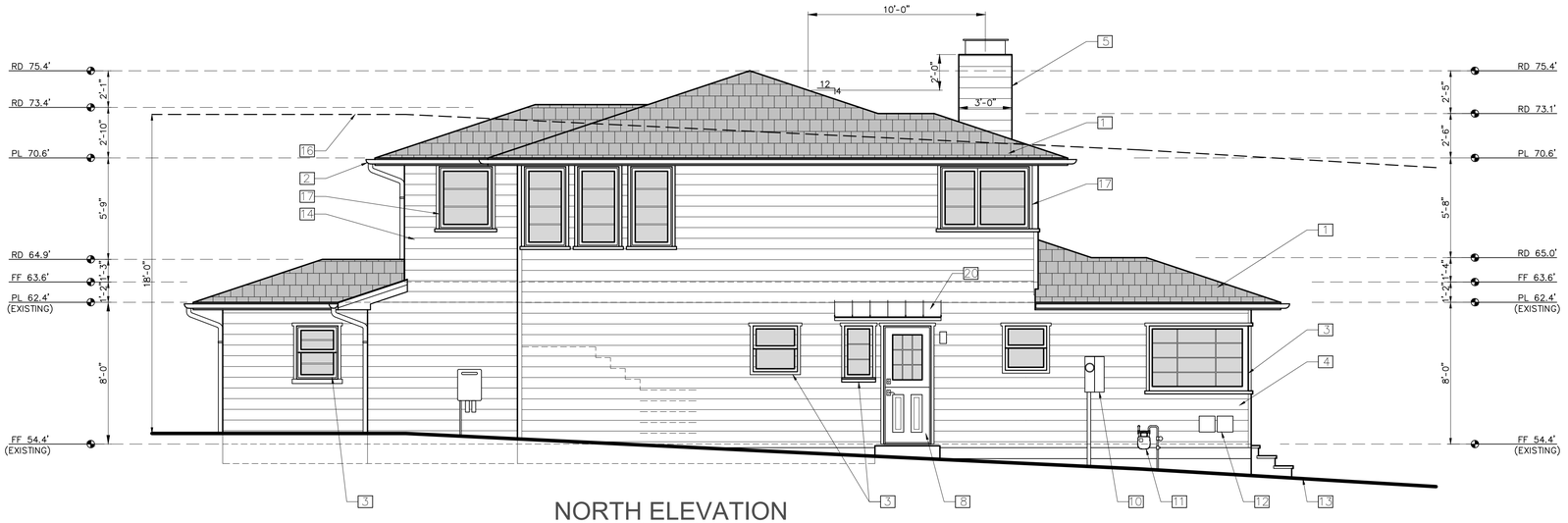
DRAWN BY:
C.O.

ELEVATIONS:
EXISTING &
PROPOSED MAIN
HOUSE & GARAGE

SCALE: 1" = 1/4"

A6.1

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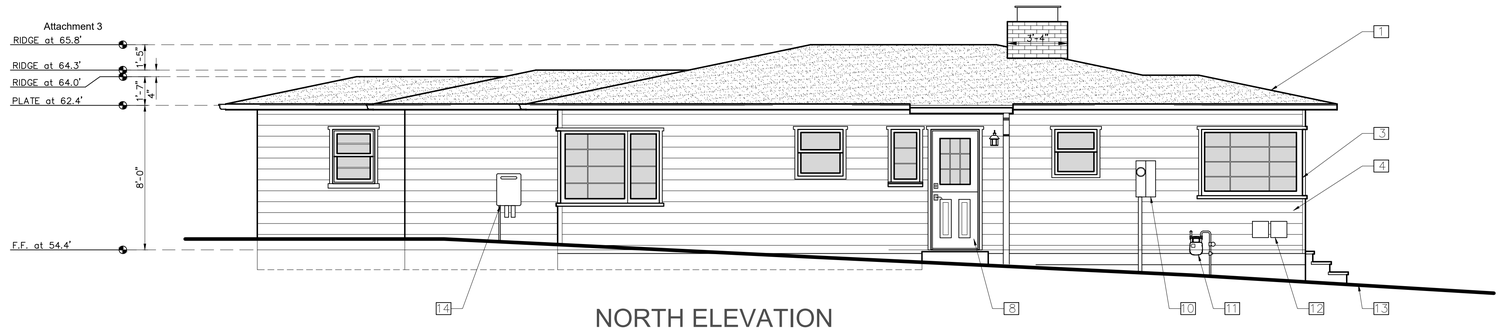


NORTH ELEVATION
PROPOSED

KEY NOTES

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4. SIDING: EXISTING, WOOD SHIP LAP SIDING
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6. GUARDRAIL: WOOD BALUSTRADES AND CAP
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20. CANOPY: STANDING SEAM METAL AWNING AND METAL FRAME FRAME PAINTED, SEE DETAIL 6/A12.0

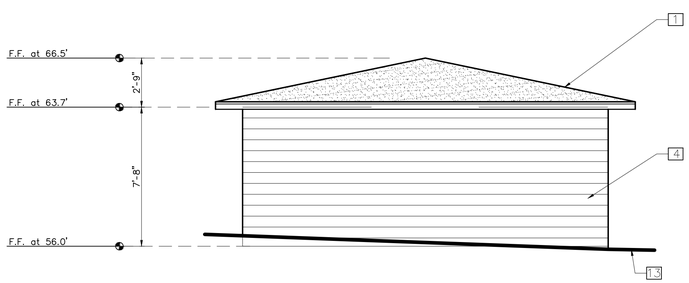
Attachment 3



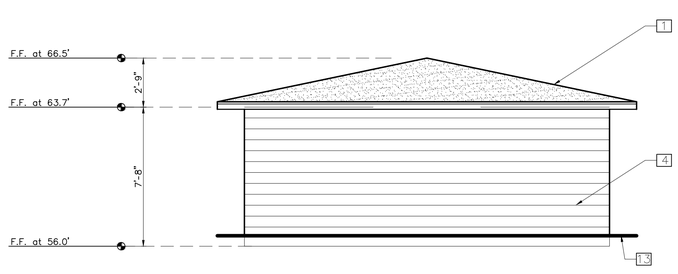
NORTH ELEVATION
EXISTING

KEY NOTES

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2. GUTTER: ALLUMINUM "K" STYLE, CONNECTED TO A DOWNSPOUT
3. WINDOWS: WOOD
4. SIDING: WOOD SHIP LAP SIDING
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8. DOOR: WOOD
9. STEPS: BRICKS
10. ELECTRICAL MAIN PANEL
11. GAS METER
12. NETWORK PANELS
13. GRADE: WHERE OCCURS
14. TANKLESS WATER HEATER



NORTH ELEVATION
EXISTING GARAGE



EAST ELEVATION
EXISTING GARAGE

NOTE:
NO CHANGES TO
THE GARAGE

0 5 10 15

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

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GUADALUPE, 2 NE OF 1ST, CARMEL, CA
BLOCK: 3, LOT: 4 & N1/2 OF 6
APN: 009-145-011

PROJECT NO.
24-01

ISSUE:
04-01-24
09-27-24
10-04-24

DRAWN BY:
C.O.

ELEVATIONS:
EXISTING &
PROPOSED MAIN
HOUSE & GARAGE

SCALE: 1' = 1/4"

A6.2

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Guadalupe St.

EXISTING WEST ELEVATION



Guadalupe St.

PROPOSED WEST ELEVATION

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REVIONS:

PROJECT:
MANDERNACH RESIDENCE
GUADALUPE, 2 NE OF 1ST, CARMEL, CA
BLOCK:4 & N1/2 OF 6, LOT:3
APN: 009-145-011

PROJECT NO.
24-01

ISSUE:
05-22-2024

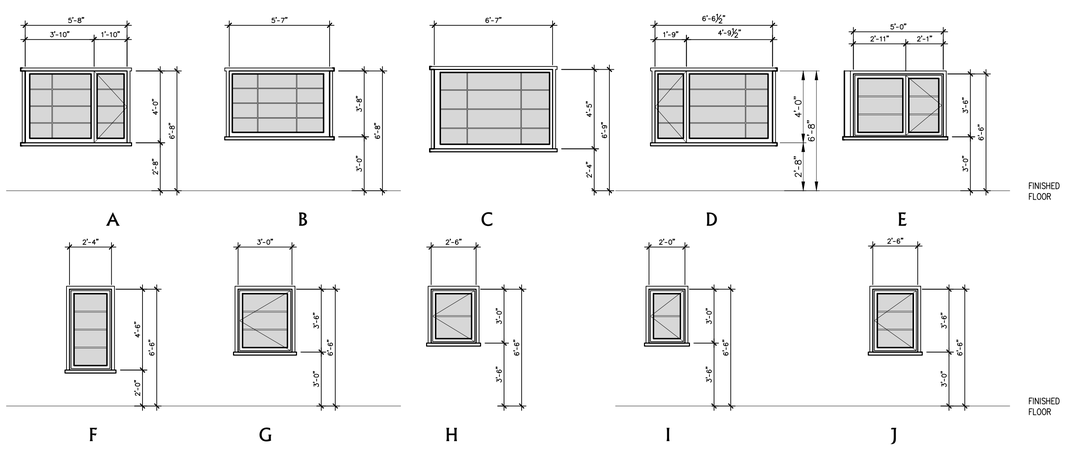
DRAWN BY:
CO

STREET SCAPE

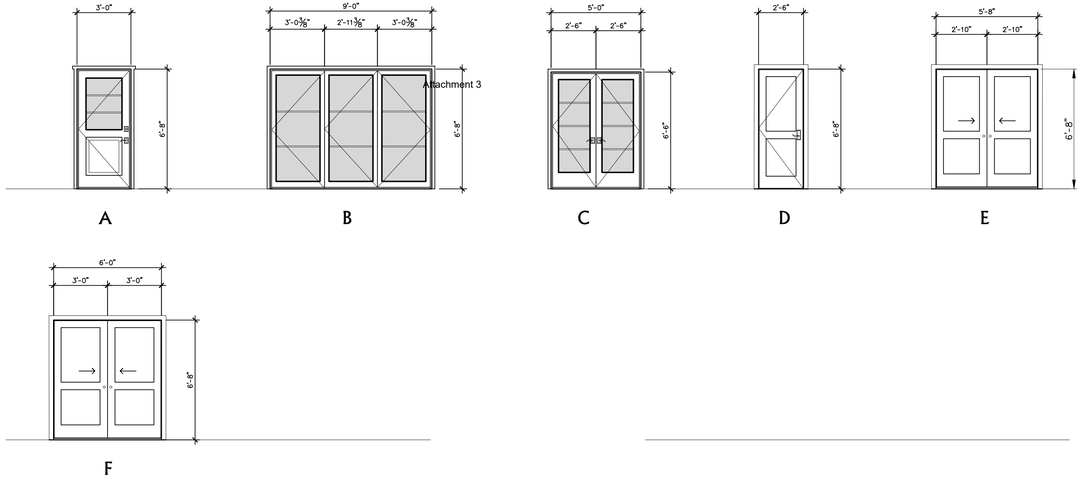
SCALE: 1" = 1/4"

A7.0

Window Elevation Types



Door Elevation Types



Attachment 3

Window Schedule

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED	SCREEN	EGRESS WINDOWS
MAIN LEVEL	1	BREAKFAST NOOK	A	5'-8" X 4'-0"	P	FIXED/CASEMENT	WOOD	YES	NO	NO	NO
	2	BREAKFAST NOOK	B	5'-7" X 3'-8"	P	FIXED	WOOD	YES	NO	NO	NO
	3	MASTER BEDROOM	A	5'-8" X 4'-0"	P	FIXED/CASEMENT	WOOD	YES	NO	NO	YES
	4	MASTER BEDROOM	A	5'-8" X 4'-0"	P	FIXED/CASEMENT	WOOD	YES	NO	NO	YES
	5	LIVING ROOM	C	6'-7" X 4'-5"	P	FIXED	WOOD	YES	NO		
	6	LIVING ROOM	D	6'-7" X 4'-0"	P	FIXED/CASEMENT	WOOD	YES	NO	NO	NO
UPPER LEVEL	7	BEDROOM THREE	E	5'-0" X 3'-6"	P	FIXED/CASEMENT	WOOD	YES	NO	YES	YES
	8	BEDROOM THREE	E	5'-0" X 3'-6"	P	FIXED/CASEMENT	WOOD	YES	YES	YES	YES
	9	STAIRS	F	2'-4" X 4'-6"	P	FIXED	WOOD	YES	YES	NO	NO
	10	STAIRS	F	2'-4" X 4'-6"	P	FIXED	WOOD	YES	YES	NO	NO
	11	STAIRS	F	2'-4" X 4'-6"	P	FIXED	WOOD	YES	YES	NO	NO
	12	STAIRS	F	2'-4" X 4'-6"	P	FIXED	WOOD	YES	YES	NO	NO
	13	STAIRS	F	2'-4" X 4'-6"	P	FIXED	WOOD	YES	YES	NO	NO
	14	BATHROOM ONE	G	3'-0" X 3'-6"	P	CASEMENT	WOOD	YES	NO	NO	NO
	15	BATHROOM ONE	H	2'-6" X 3'-0"	P	CASEMENT	WOOD	YES	NO	NO	NO
	16	BATHROOM ONE	I	2'-0" X 3'-0"	P	CASEMENT	WOOD	YES	NO	NO	NO
	17	BEDROOM ONE	J	2'-6" X 3'-6"	P	CASEMENT	WOOD	YES	NO	NO	NO
	18	BEDROOM THREE	E	5'-0" X 3'-6"	P	FIXED/CASEMENT	WOOD	YES	NO	YES	YES
	19	BEDROOM THREE	E	5'-0" X 3'-6"	P	FIXED/CASEMENT	WOOD	YES	NO	YES	YES

WINDOW SPECIFICATIONS:

MANUFACTURE:	SIERRA PACIFIC
MODEL:	URBAN CASEMENT
GLASS:	STANDARD DUAL PANE, CLEAR
GRILL:	NONE
JAMB:	4-9/16 INCH
CLAD COLOR	MATCH EXISTING WINDOWS
INTERIOR FINISH:	CLEAR
WOOD SPECIE:	DOUGLAS FIR
HARDWARE:	STANDARD CONTEMPORARY HANDLE
HARDWARE COLOR:	SATIN NICKEL
TRIM OPTIONS:	
EXTERIOR:	NONE
INTERIOR:	NONE

Door Schedule

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS		MATERIAL	GLAZING	TEMPERED
MAIN LEVEL	1	ENTRY	A	3'-0" X 6'-8"	P	GLASS / PANELED	OUTSIDE	WOOD	NO	YES
	2	DINING ROOM	B	9'-0" X 6'-8"	P	BI-FOLD/THREE PANELS/GLASS	OUTSIDE	WOOD	YES	YES
	3	HALLWAY ONE	D	2'-6" X 6'-8"	P	1-3/4" THK. SOLID-CORE DOOR/PANELED	OUTSIDE	WOOD	NO	NO
UPPER LEVEL	4	BEDROOM TWO	C	(2) PR 2'-6" X 6'-6"	P	GLASS / PANELED DOOR	OUTSIDE	WOOD	YES	YES
	5	BEDROOM ONE	D	2'-6" X 6'-8"	P	1-3/4" THK. SOLID-CORE DOOR/PANELED	INSIDE	WOOD	YES	YES
	6	BEDROOM ONE	E	(2) PR 2'-10" X 6'-8"	P	1-3/4" THK. SOLID-CORE SLIDING DOOR/PANELED	INSIDE	WOOD	YES	YES
	7	BEDROOM TWO	D	2'-6" X 6'-8"	P	1-3/4" THK. SOLID-CORE DOOR/PANELED	INSIDE	WOOD	YES	YES
	8	BEDROOM TWO	F	(2) PR 3'-0" X 6'-8"	P	1-3/4" THK. SOLID-CORE SLIDING DOOR/PANELED		WOOD	YES	YES
	9	BEDROOM THREE	D	2'-6" X 6'-8"	P	1-3/4" THK. SOLID-CORE DOOR/PANELED	INSIDE	WOOD	NO	NO
	10	BEDROOM THREE	F	(2) PR 3'-0" X 6'-8"	P	1-3/4" THK. SOLID-CORE SLIDING DOOR/PANELED	INSIDE	WOOD	NO	NO
	11	BATHROOM ONE	D	2'-6" X 6'-8"	P	1-3/4" THK. SOLID-CORE DOOR/PANELED	INSIDE	WOOD	NO	NO
	12	BATHROOM ONE	D	2'-6" X 6'-8"	P	1-3/4" THK. SOLID-CORE DOOR/PANELED	INSIDE	WOOD	NO	NO

DOOR SPECIFICATIONS (EXTERIOR):

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

DOOR SPECIFICATIONS (INTERIOR):

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

Door Notes:

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

Window Notes:

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

Note:

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

Tempered Glass Note:

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

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

Symbols

WINDOW REFERENCES — WINDOW NUMBER

DOOR REFERENCES — DOOR NUMBER

Abbreviations

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

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PROJECT:
MANDERNACH RESIDENCE
GUADALUPE, 2 NE OF 1ST, CARMEL, CA
BLOCK: 3 LOT: 4 & N1/2 OF 6
APN: 009-145-011

PROJECT NO.
24-01

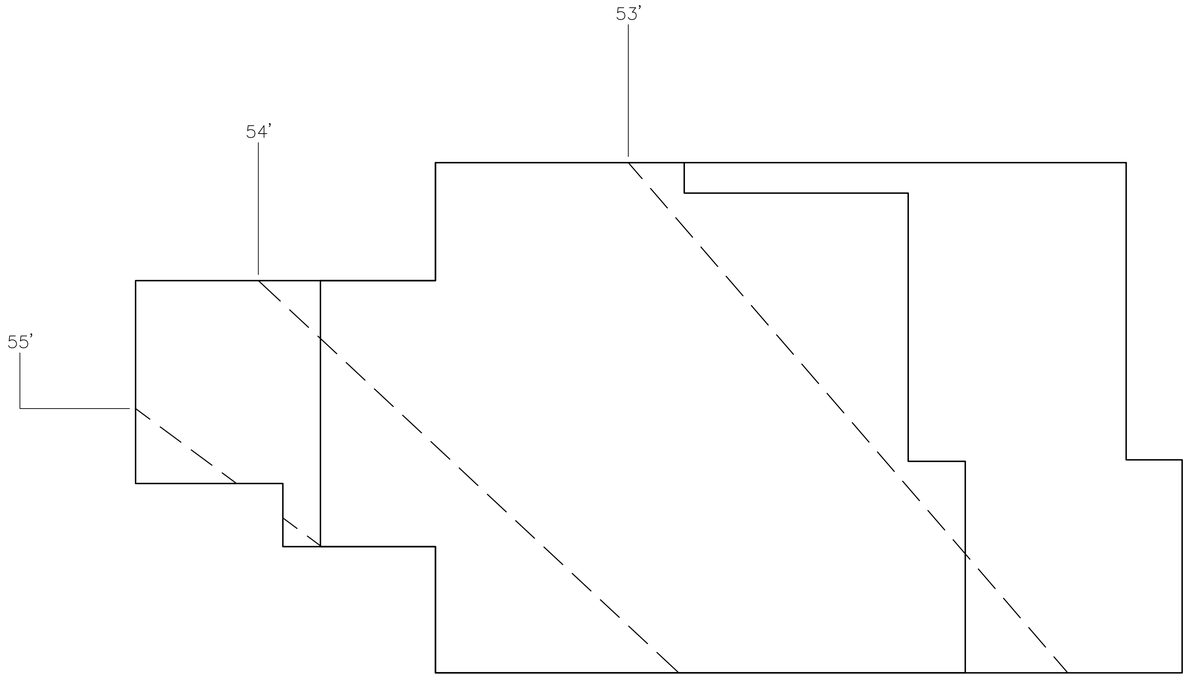
ISSUE:
04-01-24
09-27-24
10-04-24

DRAWN BY:
C.O.

WINDOW AND DOOR SCHEDULES

SCALE: 1" = 1/4"

A8.0



AVERAGE NATURAL GRADE

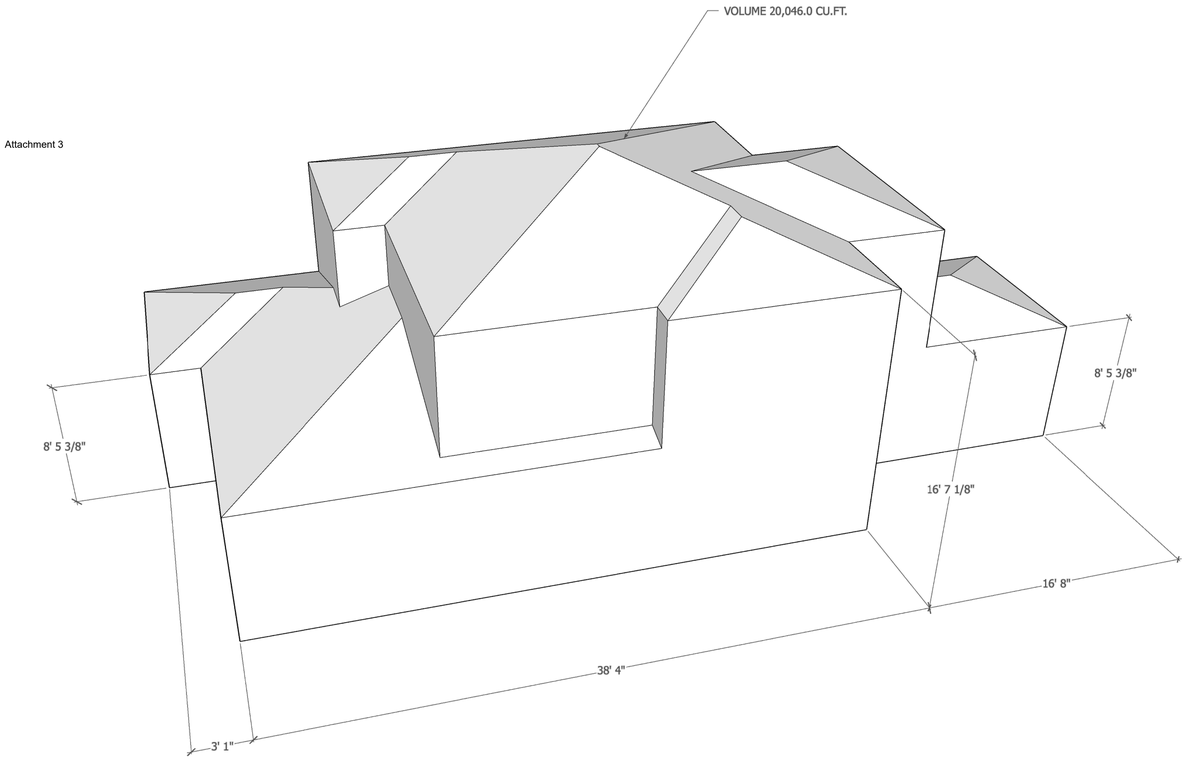
DWELLING AVERAGE NATURAL GRADE			57.5 FT
ELEV.	LINE	LENGTH	TOTAL
53 FT 54 FT 55 FT	0 1 2	37.3' 31.8' 9.6'	0' 31.8' 19.2
TOTAL		78.7'	51.0'

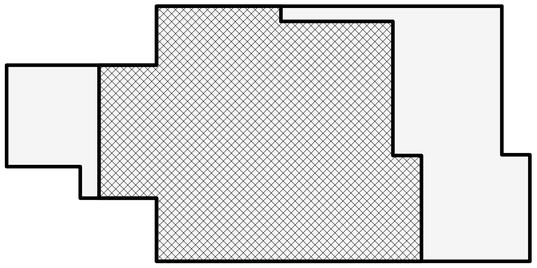
MATH: 78.7 / 51.0 = 1.54
FACTOR: = 1.5
A.N.G. = 53 FT + 1.5 FACTOR =54.5 FT

VOLUME ANALYSIS

MAIN DWELLING:		
MAIN LEVEL PITCHED	1,309.7 SF X 12	15,716.4 CU.FT.
UPPER LEVEL PITCHED	749.6 SF X 11	8,245.6 CU.FT.
VOLUME ALLOWED		23,962.0 CU.FT.
VOLUME PROPOSED		20,046.0 CU.FT.
DETACHED GARAGE PITCHED	400.0 SF X 12	4,800.0 CU.FT.

Attachment 3





LEGEND

- LOWER LEVEL PITCHED ROOF
- UPPER LEVEL PITCHED ROOF
- MAIN LEVEL FOOTPRINT
- UPPER LEVEL FOOTPRINT

N

0 5 10 15

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

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REVISIONS:

CA

PROJECT:
MANDERNACH RESIDENCE
GUADALUPE, 2 NE OF 1ST, CARMEL, CA
BLOCK: 3, LOT: 4 & N1/2 OF 6
APN: 009-145-011
PROJECT NO.
24-01

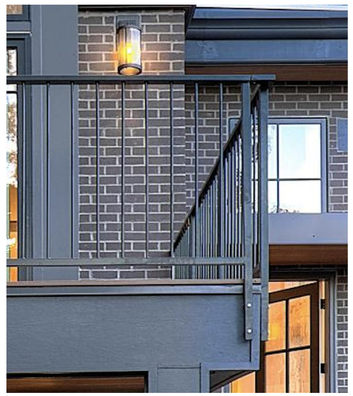
ISSUE:
04-01-24
09-27-24
10-04-24

DRAWN BY:
C.O.

AVERAGE NATURAL GRADE AND VOLUME ANALYSIS

SCALE: 1' = 1/4"

A9.0



1 GUARDRAIL

MATERIAL:	STEEL
COLOR:	PAINTED
HEIGHT:	42-IN



EXISTING SIDING

2 SIDING

NEW SIDING:	TO MATCH EXISTING SHIPLAP SIDING



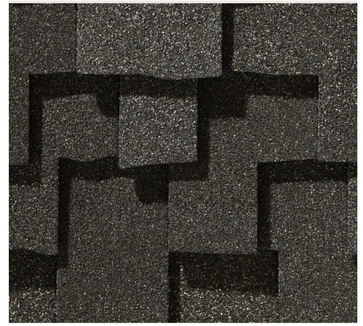
3 BULB

MANUFACTURE:	FEIT ELECTRIC
WATTS:	4.5 WATTS
BULB TYPE:	E26
LUMENS:	310



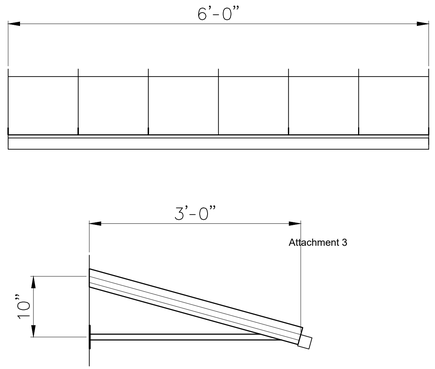
4 FIXTURE A

MANUFACTURE:	HINKLEY
T24 COMPLIANT:	YES
COLOR:	BLACK
WATTS:	SEE LIGHT BULB
LUMENS:	SEE LIGHT BULB
BULB TYPE:	SEE LIGHT BULB
DIMENSIONS:	8H X 4.5"W X 5.75"D



5 ROOF

MANUFACTURE:	CERTAINTEED
MATERIAL:	COMPOSITE ASPHALT SHINGLE
MODEL:	PRESIDENTIAL TL
COLOR:	COUNTRY GRAY





6 CANOPY

MATERIAL:	METAL STANDING SEAM
DIMENSIONS:	6'-0"X3'-0"X10"
FINISH:	PAINTED, DARK BRONZE



EXISTING PAVERS

7 DRIVEWAY PAVERS

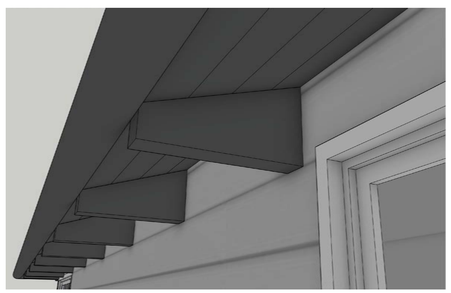
PAVERS:	PAVERS TO REMAIN
ASSEMBLY:	SET ON SAND



EXISTING WINDOW

8 WINDOWS

NEW WINDOWS:	TO MATCH EXISTING



9 NEW RAFTER TAIL

MATERIAL:	WOOD
DIMENSIONS:	3-1/2 WIDE X 10-5/8X20"
FINISH:	PAINTED
SPACED:	42-IN O.C.

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GUADALUPE, 2 NE OF 1ST, CARMEL, CA
BLOCK: 3, LOT: 4 & N1/2 OF 6
APN: 009-145-011

PROJECT NO.
24-01

ISSUE:
04-01-24
09-27-24
10-04-24

DRAWN BY:
C.O.

MATERIALS

SCALE: 1" = 1/4"

A10.0

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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

Attachment 3

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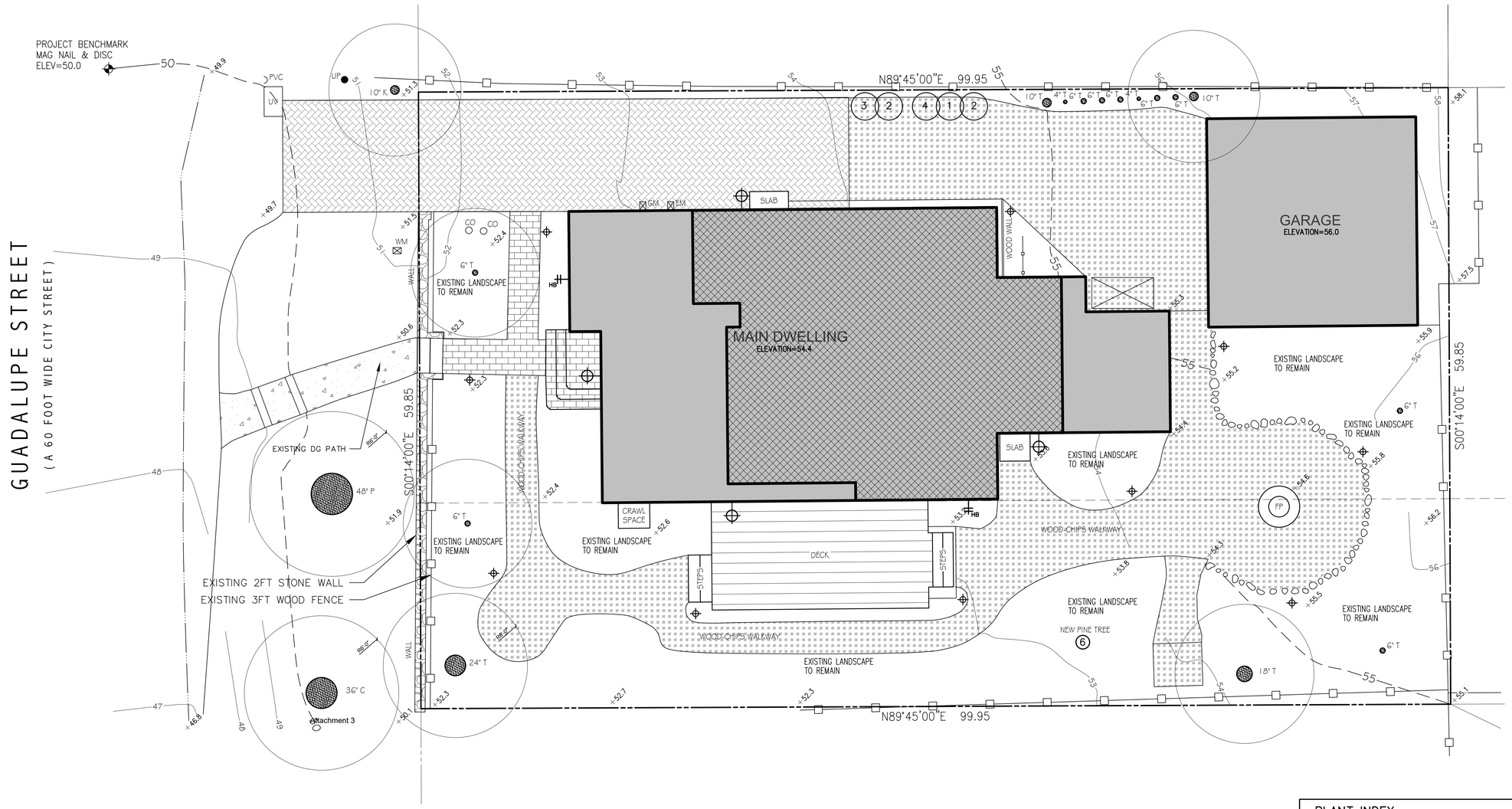
MATERIALS:
EXISTING
LANDSCAPING

SCALE: 1" = 1/4"

A10.1

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LEGEND

- NEW WD-CHIPS
- DRIVEWAY PAVERS
- PROPERTY LINE
- WOOD FENCES
- EXISTING TRASH AREA
- LIGHT FIXTURE, SEE SHEET 6 FOR SPEC'S
- HB HOSE BIB
- EXISTING TREE
- UTILITIES: GAS, ELECTRIC, WATER
- NEW TREE
- TREE ROOT PROTECTION ZONE

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

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

GRAPHIC SCALE

PLANT INDEX

No.	BOTANICAL NAME	COMMON NAME	SIZE
1	AGAPANTHUS PETER PAN	LILY OF THE NILE	1 GAL
2	CISTUS DORIS HIBBERSON	ROCK ROSE	5 GAL
3	LAVANDULA STOECHAS	SPANISH LAVENDER	5 GAL
4	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL
5	DM-DYMONDIA MARGARETAE	NO COMMON	FLAT
6	PINUS RADIATA	MONTEREY PINE	5 GAL
⌖	PATH LIGHT, 3 WATTS LED, SEE FIXTURE "C" ON SHEET 6.0 MAY NOT BE SPACED CLOSER THAN 10-FEET APART		

TREE PRESERVATION & TREE PROTECTION

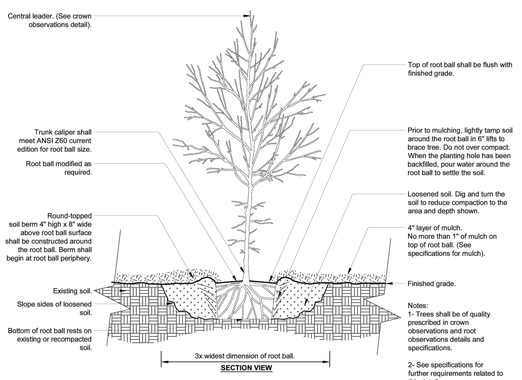
1. PRIOR TO GRADING, EXCAVATION, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
2. EXCAVATION WITHIN 6-FEET OF A TREE TRUNK IS NOT PERMITTED.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
4. PER MUNICIPAL 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

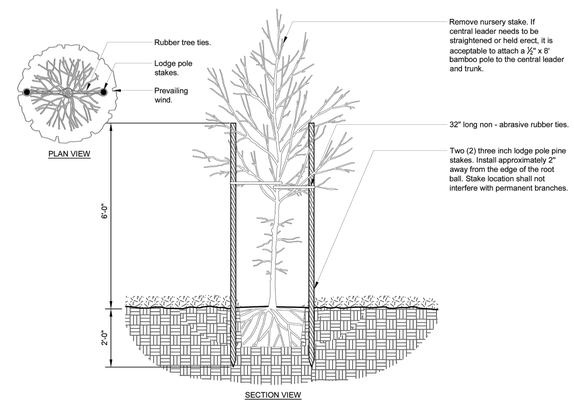
1. NO TURF TO BE INSTALLED
2. COMPOST AT THE RATE OF 4 CUBIC YARD PER 1,000 SQ.FT. TO BE INCORPORATED TO A DEPTH OF 6" INTO THE LANDSCAPE AREA
3. ALL LANDSCAPE AREA TO RECEIVE 3" OF TOP DRESSING MULCH
4. IRRIGATION SYSTEM TO HAVE AN AUTOMATIC RENEGOTIATION CONTROLLER THAT HAS A SOIL MOISTURE SENSING 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.

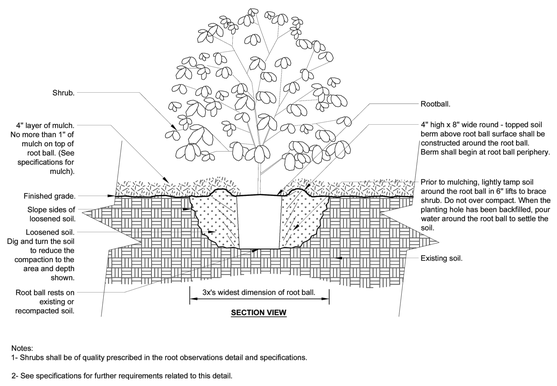


1 TREE w/ BERM (EXISTING SOIL NOT MODIFIED)



2 TREE STAKING - LODGE POLES (2)

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE



3 SHRUB - UNMODIFIED SOIL

URBAN TREE FOUNDATION © 2014
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PROJECT NO.
24-01

ISSUE:
04-01-24
09-27-24
10-04-24

DRAWN BY:
C.O.

LANDSCAPE PLAN
(PROPOSED)

SCALE: 1" = 3/16"

L1.0

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DS 24199 (Mandernach)
Planning Commission Concept Hearing
October 4, 2024



Subject property, view looking east from Guadalupe Street.



View looking east to existing 400-square-foot garage to be retained with no changes.

DS 24199 (Mandernach)
Planning Commission Concept Hearing
October 4, 2024



Proposed second-story addition, view looking northwest.



View looking southwest from driveway.

DS 24199 (Mandernach)
Planning Commission Concept Hearing
October 4, 2024



View looking south from driveway.



View looking east.

DS 24199 (Mandernach)
Planning Commission Concept Hearing
October 4, 2024



View looking east from Guadalupe, with north neighbor shown at image left.



View looking southeast from Guadalupe, with south neighbor shown at image right.

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

November 13, 2024
ORDERS OF BUSINESS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Senior Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator & Acting Community Planning and Building Director
SUBJECT:	An update and workshop to gather feedback on a draft ordinance amending Title 17 relating to Accessory Dwelling Units (ADUs).

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

Executive Summary:

The Planning Commission is being presented with a 2nd draft of an ordinance (Attachments 1 & 2) that would amend the City's regulations pertaining to Accessory Dwelling Units or "ADUs", which include both full Accessory Dwelling Units, and Junior Accessory Dwelling Units or "JADUs". This workshop is meant to gather feedback from the Commission and the public alike on any and all aspects of ADU regulation. It is important to note that no decisions or formal recommendations are being made at this meeting.

Recommendation:

Receive an update on development of the city's Accessory Dwelling Unit (ADU) Ordinance and conduct a public workshop to gather feedback on a revised draft (2nd draft) ordinance amending Title 17 relating to Accessory Dwelling Units (ADUs).

Background and Project Description:

On September 14, 2023, Planning Department staff met with California Coastal Commission staff to discuss the relationship between the city's Local Coastal Program (LCP) and the processing ADUs to ensure the ordinance takes the correct approach with regard to the LCP amendment. With this understanding, workshop of the first draft of the ADU ordinance of the scheduled with the Planning Commission.

A first draft of the ordinance (Attachment 5) was presented to the Planning Commission in workshop format on November 15, 2023. Following that meeting, Staff met with the Department of Housing and Community Development (HCD) on February 1, 2024 to review the draft ordinance and receive general feedback and direction from HCD. Shortly thereafter, at the request of city staff, HCD staff completed an informal review (refer to Attachment 4) of the 1st draft of the ordinance (i.e. the version presented to the Planning Commission at the November 15th workshop) so that staff could incorporate the comments from the Commission and HCD into a revised 2nd draft.

On October 22, 2024, city staff again met with Coastal Commission staff and shared a working version of the revised draft 2nd including the supplemental findings to support where the LCP does not align with the state statue but is required for consistency with the Coastal Act (refer to Attachment 3). While Commission staff has not yet provided any written comments on the proposed ordinance, Commission staff voiced their support of the city's position based on the discussion at the October 22nd meeting.

On November 5, 2024, city staff met with HCD staff to share updates made to the ordinance since their review of the first draft, provide updates regarding the meeting with the Coastal Commission, and receive general direction regarding the next steps. HCD staff was provided with a copy of a draft ordinance and has offered to provide comments on the revised ordinance. Staff continues to work with HCD regarding the unique situation of the city being entirely located within the coastal zone, however, HCD staff did acknowledge this unique circumstance.

Staff has taken the feedback from the workshop and comments from HCD and has prepared a 2nd draft of the proposed ordinance (refer to Attachments 1 & 2). As part of the response to the HCD's comments, staff also provided a separate response including substantial evidence and clarification of how deviations from the ADU statute are necessary to comply with the Coastal Act and the city's Local Coastal Program (LCP) in accordance with Government Code Section 66329 (refer to Attachment 3), a matter which was previously discussed at the November 2023 workshop and an October 2024 update to the City Council.

The most notable change to the second draft ordinance is how floor area is treated. In the first draft, ADUs would not be permitted to exceed the allowable floor area as required for strict compliance with the city's LCP (refer to Attachment 3; "Analysis/Response to Comments" section; Comment #2). The commission found this requirement to be too restrictive and directed staff to explore an alternative which would allow for development of ADUs beyond the base floor area limitation.

The revised draft allows for ADUs, up to 800 square feet above the allowable base floor area for the site, consistent with the state statue. To address the potential impacts on various coastal resources identified in the Local Coastal Program, units exceeding the allowable floor area could be allowed an additional 800 square feet (consistent with the state statute) through a review process similar to the city's standard design study process.

The above example is just one area where the ordinance has been revised, however, staff anticipates this area will warrant the most discussion. As this is a workshop format, all areas of the ordinance are open for discussion and staff encourages review and discussion of the entirety of the ordinance beyond the point noted above.

Staff Analysis:

Staff recommends the Commission and interested parties review Attachment 3 for the associated staff analysis. This attachment provides a detailed response to the city's response to HCD's informal review of

the 1st draft of the ordinance, as well as an analysis regarding in how various implementation measures and policies of the city's Local Coastal Program are necessary for consistency with the Coastal Act and Coastal Resource Protection, including community character (character resources, historic resources, scenic resources, historic resources, archaeology), public access and recreation (including parking), hazards, water resources, and water quality, even when related to the development of an ADU that may otherwise be precluded by the state statute.

This attachment is noted to be in draft form as it is still a living document that will evolve and be refined as the ordinance continues to be finalized.

A clean and redline version of the 2nd draft ordinance have also been included as Attachment 1 and 2.

Other Project Components:

Not Applicable. As a workshop on a draft ordinance and, this action will not result in a direct or indirect physical change in the environment. Nothing is being approved by the Planning Commission. Therefore, the action does not qualify as a "project" as defined in section 15378 of the CEQA Guidelines, and is not subject to environmental review.

Attachment 1a - ADU Ordinance: 2nd Draft
Attachment 1b - ADU Ordinance: 2nd Draft with Comments
Attachment 2 - ADU Ordinance: 2nd Draft (redline)
Attachment 3 - Staff Analysis
Attachment 4 - Informal Review by HCD (comments from 1st draft ordinance)
Attachment 5 - ADU Ordinance: 1st Draft

17.ADU.010 Definitions.17.ADU.020 Purpose and intent
17.ADU.030 Applicable Zoning Districts
17.ADU.040 Development Standards for ADUs of Single Family Properties.
17.ADU.050 Development Standards for ADUs of Multi-Family Properties.
17.ADU.060 Junior Accessory Dwelling Units
17.ADU.070 Design Review.
17.ADU.080 Accessory Dwelling Units, General.
17.ADU.100 Coastal Resource Protection
17.ADU.100 Application and Review Procedure.

17.ADU.010 Definitions

As used in this chapter, terms are defined as follows. Terms not defined below shall take the definition as otherwise define in Title 17 of the Carmel Municipal Code.

A. **Accessory Dwelling Unit (ADU).** "Accessory Dwelling Unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities and permanent provisions for living, sleeping, eating, cooking, sanitation, and connection to utilities for one or more persons and is located on a lot with a proposed or existing primary residence or multi-family residences. An ADU also includes the following: An efficiency unit, as defined in Section 17958.1 of the California Health and Safety Code, and a manufactured home, as defined in Section 18007 of the California Health and Safety Code. ADUs do not include mobile homes, tiny homes, or recreational vehicles licensed by the Department of Motor Vehicles (DMV).

   1. **Attached.** An "Attached ADU" means an ADU that does not qualify as a conversion ADU and is constructed as a physical expansion (i.e. addition) to the primary dwelling. An attached ADU may be attached to the Single-Family Dwelling Unit by one or more common walls or other means but shares a physical connection. An attached ADU distinct from the definition of a junior ADU.

   2. **Detached.** A "Detached ADU" means an ADU that is within an independent structure entirely separate and shares no physical connection to the primary dwelling unit and/or other accessory structures.

   3. **Conversion.** A "Conversion ADU" means an ADU that is constructed completely within the existing or proposed space of a single family residence, an existing detached accessory structure, or an existing multi-family structure. Conversion ADUs are located completely within the existing or proposed floor area of the structure in which they are located, except for expansions for ingress and egress as allowed within this chapter.

B. **Accessory structure.** A structure that is accessory and incidental to, and detached from, a dwelling located on the same site.

C. **Administrative Review (Administrative; Administratively).** A review which may include discretion or use of personal judgement that does not require consideration or approval at a public hearing.

D. **Complete independent living facilities.** Permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.

E. **Coastal access parking area.** The Coastal Access Parking Area is defined as all properties located within the Beach and Riparian (BR) Overlay District located west of the centerline of Carmelo Street and west of the centerline North San Antonio Street, as well as all properties with street frontages located on San Antonio Avenue or North San Antonio Avenue.

    1. If a property is not located immediately adjacent to a street frontage (flag lot, easements, etc), the frontage shall be determined by the driveway location of the subject property.

F. **Coastal Development Permit**. A Coastal Development Permit (CDP) is the regulatory mechanism by which proposed developments in the coastal zone are brought into compliance with the policies of Chapter 3 of the Coastal Act.

    1. Note: The policies applicable to the City of Camel of Chapter 3 of the Coastal Act have been incorporated into the city's certified Local Coastal Program.

G. **Historic Resource.** For purposes of this section, a Historic Resource shall be a property listed, or eligible for listing, on the National Register of Historic Places or the California Register of Historical Resources, listed on the Carmel Inventory or Register of Historic Resources, or located in a designated historic district.

H. **Junior Accessory Dwelling Unit** (Also known as "Junior ADU" or "JADU"). A unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

I. **Manufactured Home.** A unit as defined by Section 18007 of the California Health and Safety Code, as may be amended.

J. **Ministerial Review (Ministerially)**. A review that does not require discretionary action or review, personal judgement, or a public hearing.

K. **Passageway**. A pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU or JADU.

L. **Primary Dwelling.** A "Primary Dwelling" or "primary residence" means a single-family or multifamily residential dwelling unit that either exists on or is proposed for a lot zoned for any residential or mixed-use zone, either through a permitted use or a conditional use, and is constructed prior to or concurrently to the ADU or JADU. The primary dwelling shall include all attached non-habitable areas, such as attached garages, but does not include detached accessory structures on the same building site.

1. **Multi-Family Dwelling.** A structure with two or more attached dwellings on a single lot, and any mixed use structure containing commercial floor area and one or more dwelling units. Multiple detached single-unit dwellings on the same lot are not considered multifamily dwellings, nor are subordinate units, or existing ADUs.

2. Condominium units shall be defined as single family or multi-family based on the parcel map that defines the space of the primary dwelling.

M. **Proposed dwelling**. A dwelling that is the subject of a permit application and that meets the requirements for permitting and is subject to a Design Review Application, subject to CMC 17.58.

N. **Sanitation Facilities.** Sanitation facilities means a room containing a toilet, sink, and bathtub or shower. Sanitation facilities may also be referred to as a bathroom or restroom.

O. **Subordinate Units.** The city has previously classified two types of subordinate dwellings:

i. Legal nonconforming units that were established prior to June 5, 1929. These units were legally established and required no permit. These units were originally classified as subordinate units.

ii. Legal nonconforming units that were established prior to April 5, 1988, and registered with the City by December 6, 1994. These units typically were built without City approval but were then legalized and brought to minimum health and safety standards through an amnesty period and registration. These units were originally classified as subordinate units.

17.ADU.020 Purpose, Intent, and Findings.

A. To enact regulations governing Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) construction in compliance with Section 65852.2 and Section 65852.22 of the Government Code, or any successor statute. The provisions of this article shall be liberally construed in order to accomplish development of ADUs and JADUs. In the event of a conflict between the provisions of this article and any other ordinance of the City of Carmel-by-the-Sea regulating ADUs or JADUs, the provisions of this article shall prevail.

B. To establish a process for ministerial review and approval of ADUs and JADUs. No local ordinance, policy, or regulation other than this article and regulations referenced therein shall be the basis for the denial or delay of a building permit for an ADU or JADU.

C. The provisions of this chapter shall only be applicable to the establishment of ADUs and/or JADU (that being the establishment of the dwelling unit). Other improvements made to the site, including but not limited to, improvements to the primary dwelling, site coverage improvements/modifications, decks, patios, landscaping, grading, parking, shall be undertaken in accordance with the applicable regulations and procedures in CMC 17.58 unless expressly authorized in this chapter.

D. To provide for additional affordable housing opportunities without a commitment of public funds which are usually necessary to subsidize large-scale affordable housing development projects;

E. To provide for convenient child care opportunities within residential neighborhoods. For working-age residents with children, ADUs allow family members or other child care providers to reside in close proximity to the household requiring child care. The nearby availability of child care for their children offers working-age residents convenience, and more importantly, may enable them to work and support their families without the burden of commercial child care costs;

F. To provide for convenient elder care opportunities within residential neighborhoods. ADUs and JADUs enable multi-generational living on a common site. As Carmel's population ages, ADUs and JADUs allow family members or other caregivers to reside in close proximity to those receiving care while affording them the privacy of their own living space. For those receiving care, ADUs and JADUs will enable many to remain in their homes longer than would otherwise be possible without needing to relocate to an assisted living or other facility;

17.ADU.030 Applicable Zoning Districts.

A. An ADU that conforms to this subdivision shall be deemed to be an accessory use or an accessory building and shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the lot. The ADU shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.

    1. *Community Plan and Specific Plan Area.* The provisions of subsection (A), above, shall apply to sites zoned as Community Plan or Specific Plan areas where the approved development plan includes residential uses as a permitted use, including mixed use. In cases where the details of the original development plan are not available, the Director may determine whether a site was intended for residential use as a permitted use by considering the use of any existing structures on the site in addition to the uses of structures and the development pattern of the area immediately surrounding the site.

17.ADU.040 Development Standards for ADUs on Single Family Properties.

The following standards apply to ADUs and JADUs on all properties within all zoning district that allows single-family dwellings developed with an existing or proposed single family dwelling.

A. Location – Single Family.

    1. Number of ADUs. A maximum of one (1) ADU, and one (1) JADU shall be allowed on a single-family property.

a. One (1) additional ADU shall be permitted on a building site when the existing or proposed units are limited to: one (1) conversion ADU, one (1) detached ADU, and one (1) JADU.

b. JADUs are allowed consistent with section 17.ADU.060.

2. Location on site. An ADU may be attached to, detached from, or located within the existing or proposed primary dwelling on the same building site. An ADU may also be converted from a garage or other existing accessory structure on the same building site as the existing primary dwelling.

B. Floor Area – Single Family.

The floor area of an ADU and/or JADU is included in any other floor area limitation in this Title that is applicable to an attached or detached accessory building for the housing type and in the base zone in which the lot is located.

a. Notwithstanding CMC 17.ADU.030.B.1, an 800 square foot floor area allowance may be allowed exclusively for the creation of an attached or detached Type 3 ADU, as described in section 17.ADU.xxx.

2. For the purposes of development of other structures on the property, the floor area of an existing ADU shall be counted in the calculation of the property's total lot coverage and floor area ratio.

3. The floor area of an ADU shall not exceed the floor area of an existing or proposed primary dwelling..

Exceptions for attached and detached units: If the existing or proposed primary dwelling is 800 square feet or less, the ADU shall be allowed a maximum of 800 square feet regardless of such condition, as provided in section 17.ADU.030.C.1.a.

C. Unit Size – Single Family. The standards below provided the maximum and minimum unit sizes for ADUs. Establishment of an ADU within these standards shall require floor area available for establishment of the unit consistent with section 17.ADU.040.B, above.

1. New Construction Attached ADU. An ADU attached to the primary dwelling shall have a minimum floor area of 150 feet, and shall not exceed 50 percent of the existing floor area of the primary dwelling.

a. If the square footage of the primary dwelling does not allow for an attached ADU of at 800 square feet, a maximum allowance of 800 square feet shall be allowed for the unit size of the attached ADU.

b. An attached garage shall be included in the square footage of the primary dwelling whether a portion of the garage is converted to an ADU or demolished as part of the establishment of the ADU, or not.

2. New Construction Detached ADU. A detached ADU shall have a minimum floor area of 150 square feet, and shall not exceed 850 square feet, except for an ADU that provides more than one bedroom, which shall not exceed 1,000 square feet.

3. Conversion ADUs. A conversion ADU shall have a minimum floor area of 150 square feet. The maximum floor area of an ADU that converts a portion of a primary dwelling shall be no more than 50% of the existing floor area of the dwelling being converted. An ADU that is created through the conversion of an existing detached accessory structure shall have no size restriction (i.e. the entire detached accessory structure may be converted regardless of the size).

    a. For the full conversion of accessory structures, an expansion up to an additional 150 square feet if necessary for ingress and egress only may be allowed. The 150 square foot addition shall comply with all setbacks and height limits of the underlying zone district.

D. Height Limits – Single Family. The maximum height of an attached or detached new ADU shall not exceed the following limits:

1. New Construction: Attached and detached ADUs shall comply with the height limits set forth in the zoning district in which the ADU is located. All new attached and detached ADUs shall comply with the plate and ridge heights established in table 17.10-C located in CMC 17.10.030.B.

    a. Exceptions. The maximum ridge height for all structures shall be sixteen (16') feet with a twelve (12’) plate height in the following instances:

        i. The height of the primary dwelling unit is less than sixteen (16') feet;

        ii. Any portion of a detached ADU is located between a primary dwelling unit and a site's front setback line; or

        iii. Any portion of a detached ADU is located less than four (4') from the side lot line or less than fifteen (15’) feet from the rear lot line.

2. For a conversion ADU (without an expansion): the ADU shall be contained completely within the existing structure, and maintain the existing height of the converted structure.

    a. An expansion up to an additional 150 square feet if necessary for ingress and egress only may be allowed for existing accessory structures. The 150 square foot addition shall match the plate and ridge heights of the existing accessory structure.

E. Setbacks – Single Family.

1. New Construction: Attached and detached ADUs shall comply with the setback requirements set forth in the zoning district in which the ADU is located including any applicable overlay district for with the subject property is located except as provided in this subsection.

a. Detached ADUs shall not be subject to composite setback requirements prescribed in CMC 17.10.040.A.

2. For a conversion ADU (without an expansion): No setback shall be required for conversion ADUs provided the structure maintains an adequate setback required for fire safety and access as determined by the Building Official and/or Fire Marshall.

    a. An expansion up to an additional 150 square feet if necessary for ingress and egress only may be allowed for existing accessory structures. The 150 square foot addition shall comply with all minimum setbacks limits described above.

F. Parking – Single Family.

1. No parking shall be required for an ADU except for as provided in the Coastal Access Parking Area, described in section 17.ADU.080.Q, where on site parking shall be provided for all ADUs.

2. Except for as required in the Coastal Access Parking Area, when the required parking serving a primary dwelling is demolished for the purpose of establishing an ADU, replacement parking for the primary dwelling shall not be required.

    a. This provision shall not apply for demolition and/or reconstruction of existing dwellings.

    b. This provision shall not apply to JADUs, as described in section 17.ADU.060.F.

    c. An 8’6”x16’ parking pad constructed from permeable or semi-permeable materials may be voluntarily provided as replacement parking for the primarily dwelling and approved administratively as part of the permit application for the ADU. The parking pad shall be exempted from any floor area and site coverage requirements provided the standards for driveways outlined in CMC 12.24.020.A-L are otherwise met.

        i. Replacement garages or carports voluntarily provided shall be subject to Design Review pursuant to CMC 17.56 and shall be required to comply with applicable floor area and site coverage limitations for the site.

3. Development resulting in a loss of off-street parking shall render the site non-conforming, as described in CMC 17.10.040.F.2.d, if the site does not conform to parking requirements.

G. Design Review – Single Family. All ADUs shall be subject to the provisions outlined in section 17.ADU.070, Design Standards.

17.ADU.050 Development Standards for ADUs on Multi-Family Properties.

The following standards apply to ADUs and JADUs developed on multi-family residential properties or mixed-used developments at any density:

A. Location – Multi-Family.

1. Number of ADUs. For all existing multi-family or mixed-use developments, subsections (a) through (c) below shall apply.

    a. ADUs contained within the portion of existing multi-family dwelling structures that are not used as livable space:

        i. The equivalent number of twenty-five (25%) percent of the existing multi-family dwelling units (no less than one (1) unit).

    b. ADUs detached from existing or proposed multi-family dwelling structures ():

        i. Up to two (2) ADUs

        ii. For the purpose of this subsection, a detached ADU shall mean an ADU that is detached from the multi-family dwelling, and shares no common connection with a commercial use or occupancy, if cited on a mixed-use property or development.

    c. JADUs shall not be permitted in multi-family or mixed-use use developments.

2. Location on site.

    a. ADUs may be located within the portion of existing multi-family dwelling structures that are not used as livable space including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings.

        i. In mixed-use buildings, the non-livable space used to create an ADU or ADUs shall be limited to the residential areas of a mixed-use development, and not the areas used for commercial or other activities. The parking and storage areas for these non-residential uses shall also be excluded from potential ADU development.

    b. ADUs may be detached from an existing or proposed multi-family dwelling structure and all accessory structures including, without limitation, garages and storage areas on the same site

B. Floor Area – Multi-Family.

1. The floor area of an ADU is included in any other floor area limitation in this Title that is applicable to a detached accessory building for the housing type and in the base zone in which the lot is located.

a. Notwithstanding CMC 17.ADU.030.B.1, an 800 square foot floor area allowance may be allowed exclusively for the creation of a detached Type 3 ADU, as described in section 17.ADU.xxx.

2. For purposes of development of other structures on the property, the floor area of an existing ADU shall be counted in the calculation of the property's total lot coverage and floor area ratio.

3. The floor area of an ADU shall not exceed the floor area of an existing or proposed primary dwelling.

a. Exceptions for attached and detached units: If the existing or proposed primary dwelling is 800 square feet or less, the ADU shall be allowed a maximum of 800 square feet regardless of such condition, as provided in section 17.ADU.030.C.1.a.

C. Unit Size – Multi-Family. The standards below provide the maximum and minimum unit sizes for ADUs on multifamily properties. Establishment of an ADU within these standards shall require available floor area for establishment of the unit consistent with section 17.ADU.040.B, above.

1. ADUs contained within the enclosed space of an existing multi-family dwelling that is not used as livable space:

a. The minimum size of the ADU shall be 150 square feet. The maximum size of an ADU that is a conversion of a portion of the existing multi-family dwelling structures that are not used as livable space shall have no a maximum size requirement.

2. Detached ADUs detached from existing multi-family dwelling structures:

a. New Construction Detached ADU. A detached ADU shall have a minimum floor area of 150 square feet, and shall not exceed 850 square feet, except for an ADU that provides more than one bedroom, which shall not exceed 1,000 square feet.

D. Height Limits – Multi-Family. The maximum height of a detached new ADU on a multifamily property shall not exceed the following limits:

1. The height limit for detached ADUs is sixteen (16') feet or eighteen (18') feet if the multifamily dwelling contains more than one story.

2. For ADUs contained within the portion of existing multi-family dwelling that is not used as livable space, the height will not exceed that of the existing space being converted.

E. Setbacks – Multi-Family.

1. New Construction: Detached ADUs on multifamily properties shall comply with the setback requirements set forth in the zoning district in which the ADU is located including any applicable overlay district for with the subject property is located except as provided in this subsection.

a. An ADU shall comply with the front yard setback requirements of the applicable zoning district, except for when an existing structure is converted, maintains a non-conforming setback.

i. Detached ADUs shall not be subject to composite setback requirements prescribed in CMC 17.10.040.A, if applicable.

2. ADUs contained within the portion of existing multi-family dwelling structures that are not used as livable space: No setback shall be required for conversion ADUs provided the structure maintains an adequate setback required for fire safety and access as determined by the Building Official and/or Fire Marshall.

F. Parking – Multi-Family.

1. No parking shall be required for an ADU except for as provided in the Coastal Access Parking Area, described in section 17.ADU.080.Q.

2. Except for as required in the Coastal Access Parking Area, if the required parking serving a primary dwelling is demolished for the purpose of establishing an ADU, replacement parking for the primary dwelling(s) shall not be required.

a. This provision shall not apply for demolition and/or reconstruction of existing dwellings.

3. Development resulting in a loss of off-street parking shall render the site non-conforming, as described in section 17.10.040.F.2.d, if the site does not conform to parking requirements.

G. Design Review – Multi-Family. All ADUs shall be subject to the provisions outlined in section 17.ADU.060, Design Review.

17.ADU.060 Junior Accessory Dwelling Units.

Junior Accessory Dwelling Units. JADUs shall conform with the following:

A. A JADU shall be a minimum of 150 square feet not exceed 500 square feet in size and shall contain at least an efficiency kitchen, which includes cooking appliances, a food preparation counter, and storage cabinets that are of reasonable size in relation to the JADU.

B. A JADU shall have a separate entrance from the single-family dwelling.

C. The JADU may, but is not required to, include separate sanitation facilities. If separate sanitation facilities are not provided, the JADU shall share sanitation facilities with the single-family residence. If sanitation facilities are provided as part of the primary dwelling, the JADU shall maintain interior access to the primary dwelling.

1. If a shared sanitation facility is provided with the primary dwelling, the shared sanitation facility shall:

    a. Be in immediate close proximity to JADU;
    b. Be accessible from the JADU without entering a separate room within the primary dwelling (accessible via a communal hallway or corridor) and without exiting to the exterior of the dwelling;
    c. Be counted as part of the square footage of the unit (only the JADU and sanitation facilitation shall be considered in the floor area calculation; the communal corridor or hallway shall not be considered).

D. Unless the property is owned by a governmental agency, land trust, or housing organization, one of the dwellings on the parcel (either the primary dwelling or JADU) must be the bona fide principal residence of at least one legal owner of the parcel, as evidenced at the time of approval of the JADU by appropriate documents of title and residency.

E. Prior to issuance of a building permit for a JADU, the owner shall record a covenant in a form prescribed by the city, which shall run with the land and provide for the following. A copy of the recorded covenant shall be filed with the Community Planning and Building Department prior to issuance of a building permit. The covenant shall include the following information:

    1. A prohibition on the sale of the JADU separate from the sale of the single-family residence;

    2. A restriction on the size and attributes of the JADU consistent with this section;

    3. A prohibition against renting the property for fewer than 30 consecutive calendar days; and

    4. A requirement that either the primary residence or the JADU be the owner's bona fide principal residence, unless the owner is a governmental agency, land trust, or housing organization.

F. Parking is not required for JADUs. However, if an existing attached garage is replaced by a JADU, each removed required parking space must be replaced with an off-street parking space that complies with the requirements of the underlying zoning district.

17.ADU.070 Design Review.

The following shall apply to the design and exterior appearance for all ADUs and JAUDs.

A. Type 1 and Type 2 Units:

    a. The unit(s) shall comply with all applicable Administrative ADU Design Standards adopted by the Planning Commission. The Planning Commission may develop, and from time to time amend, the administrative standards provided the standards set forth for ADUs are objective and the criteria can be evaluated without discretion.

b. In the absence of adopted administrative design standards for ADUs, the accessory dwelling shall be constructed with exterior materials that have the same texture and appearance to the primary dwelling, including but not limited to roofing, siding, and windows and doors.

B. Type 3 Units:

a. The unit(s) shall comply with the adopted Residential Design Guidelines.

17.ADU.080 Accessory Dwelling Units, General.

The following standards and requirements apply to all ADUs and JADUs:

A. Permit Required. No person shall develop, construct, cause to be rented, or occupy an ADU or JADU on any lot within the city unless a building permit and associated approvals are obtained by the Community Planning and Building Department pursuant to the procedures and standards set forth in this chapter.

1. Prior to building permit issuance, the building official shall find that all local building code requirements have been satisfied, except that the construction of an ADU shall not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code (Title 24 of the California Code of Regulations), unless the building official or enforcement agency of the local agency makes a written finding based on substantial evidence in the record that the construction of the ADU could have a specific, adverse impact on public health and safety. Nothing in this clause shall be interpreted to prevent a local agency from changing the occupancy code of a space that was unhabitable space or was only permitted for nonresidential use and was subsequently converted for residential use pursuant to this section.

B. Certificate of Occupancy. A certificate of occupancy for an ADU or JADU shall not be issued before the issuance of a certificate of occupancy for the primary dwelling.

C. Site Requirements. The building site is zoned to allow single-family or multifamily dwelling residential use and lot must contain a proposed or existing single-family dwelling, or existing multifamily dwelling. Notwithstanding any provision of this code to the contrary, an ADU shall be a permitted use in any zone where a single-family or multifamily dwelling is permitted.

1. Prohibited Locations.

a. The establishment of an ADU or JADU shall not be allowed through any permit or license on any building site where sufficient water to support the ADU or JADU is not available for the site.

b. The establishment of an ADU or JADU shall not be permitted on any portion of a building site not considered as part of the “buildable area” of a site, as defined in CMC 17.70.020.

c. The establishment of an ADU or JADU shall not be allowed through any permit or license on any building site located within the Very High Fire Hazard Severity Zone (VHFHZ) unless equipped with a fire sprinkler system approved by the Fire Marshall.

D. Fire Sprinklers. Notwithstanding any other provision of the Carmel Municipal Code, installation of fire sprinklers in an ADU of any type shall be required only if they are required for the primary dwelling unit. The construction of an ADU shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling except as provided below.

1. Fire sprinklers shall be considered "required for the primary dwelling unit" in any of the following circumstances:

   a. When fire sprinklers are currently installed in the primary dwelling unit;

   b. When fire sprinklers will be installed in a new primary dwelling unit constructed concurrently with an ADU; or

      i. For purposes of this subsection (1)(b), the term "constructed concurrently" shall mean construction of a primary dwelling unit that is performed in reliance on a building permit issued within two (2) years of the date of issuance of a building permit for construction of an ADU.

   c. When fire sprinklers will be installed in an existing primary dwelling unit as the result of an addition to the primary dwelling unit which addition triggered a requirement for retroactive installation of fire sprinklers in the primary dwelling unit in accordance with SOG 23-01, Determining Fire Sprinkler Retrofit Requirements, and the Carmel Municipal Code, and the permit application also includes the establishment of an ADU; or
   d. The existing building site is located within the Very High Fire Hazard Severity Zone (VHFHZ) pursuant to CMC 17.ADU.070.C.1.c.

2. The floor area of an ADU contained within the existing space of a single-family dwelling or accessory structure or multi-family dwelling shall not be considered an "addition" under any provision of the Carmel Municipal Code related to retroactive installation of fire sprinklers in a structure.

E. Deed Restriction. Prior to issuance of a building permit for a ADU, the owner shall record a covenant in a form prescribed by the city, which shall run with the land and provide for the following. A copy of the

recorded covenant shall be filed with the Community Planning and Building Department prior to issuance of a building permit. The covenant shall include the following information:

1. A prohibition on the sale of the ADU separate from the sale of the single-family residence except as authorized in Gov. Code, §65852.26;

2. A restriction on the size and attributes of the ADU consistent with this section; and

3. A prohibition against renting the property for fewer than 30 consecutive calendar days.

F. Drainage. Permit applications for the creation of a new attached or detached ADU shall comply with the requirements of CMC 15.18, Site Drainage.

G. Utilities. An ADU may have shared or separate utility services (i.e., an electrical and/or gas meter) from the primary dwelling.

H. Rental Term. Rental of any unit created pursuant to this chapter shall be for a term of 30 days or more.

I. No Separate Conveyance. The ADU may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence except as authorized in Gov. Code, §65852.26.

J. Story Poles. Story poles shall be installed consistent with the city's Story Pole Policy (Resolution 2017-122) for all ADUs that require a Coastal Development Permit where any addition of floor area or building height is proposed.

K. Transient Rental, Housing Incentive. An ADU created pursuant to this chapter shall not constitute construction of a new rental unit as described in CMC 17.14.040.W.2, Transient Rental, Housing Incentive.

L. Mills Act. An ADU or JADU proposed on a property subject to a Mills Act Contract must comply with the provisions of the contract, including conformance to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, the United States Secretary of the Interior's Standard for Rehabilitation, the California Historical Building Code, and the city's Historic Preservation Ordinance.

M. Access.

1. Exterior access. The ADU and/or JADU must have exterior access independent of the main unit.

2. Inter-accessibility. An attached accessory dwelling unit that exceeds the allowable base floor area for the site shall be an independent dwelling unit with no inter-accessibility,

interconnectivity, internal circulation, or other means of passage between the primary dwelling and ADU. This provision shall not apply to JADUs which may share circulation into the primary dwelling as described in section 17.ADU.050.C.

N. Building Separation. No minimum distance is required between structures. An ADU shall be considered attached to the primary dwelling unit or any other building when there is a common wall, common roof, or a horizontal connection at least thirty (30") inches above grade. Horizontal connections, including but not limiting to, retaining walls and/or decking between an ADU and the primary dwelling unit or any other building that are less than thirty (30") inches above grade are not considered a connection.

    1. It is recommended a minimum of three (3') foot wide clear path of travel be maintained between buildings.

O. Passageway. No passageway shall be required in conjunction with the construction of an ADU.

P. Standards for Accessory Structure Conversions.

    1. If a legally permitted accessory structure is demolished for the purpose of converting the structure to an ADU with the same dimensions, including but not limited to floor area, height, roof pitch, setbacks, the ADU can be rebuilt on the footprint of the existing accessory structure. A structure that is reconstructed beyond any of the existing dimensions of the existing structure shall not be considered a conversion and be subject to the applicable standards for a new detached ADU, except that a 150 square foot addition for ingress and egress may be allowed.

        a. When a legally permitted existing accessory structure is demolished for the purpose of converting the structure to an ADU, a survey, prepared by a California Licensed Surveyor or Engineer, shall be submitted with the building with the building permit application certifying the following prior to demolition of the subject structure:

            i. [CRITERIA TBD]

    2. Carport Conversion. When a carport is converted, an "imaginary wall plane" will be drawn around the exterior of the existing support posts. That wall plane becomes the exterior walls/footprint for the purposes of the conversion. An ADU cannot be expanded beyond that wall plane.

    3. Demolition Permits. A demolition permit for a detached garage that is to be replaced with an ADU shall be reviewed with the application for the ADU and issued at the same time as the ADU.

Q. Subordinate Units

1. A nonconforming subordinate unit may be converted to a permitted ADU or JADU upon submittal of a building permit application demonstrating the unit meets the requirements outlined in this chapter for either an ADU or JADU, as appropriate, including evidence the unit was originally classified as a subordinate unit. All fees assessed by the city shall be waived for the conversion of a subordinate unit to an ADU or JADU provided there are no other building permits proposed as part of the application.

    a. The property owner shall remove any covenants or restrictions associated with the subordinate unit as part of the building permit application. If covenants or restrictions are to be removed, said restriction shall be rescinded prior to a certificate of occupancy for the newly established ADU.

R. Non-Conformities.

1. The city shall not deny an application for a permit to create an ADU due to the correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the ADU.

2. A non-conforming detached accessory structure may be re-built or re-constructed in-kind pursuant to 17.ADU.070.T.1. Demolished non-conformities may be re-built or re-established provided the reconstruction is for the benefit of the ADU only, and non-conformities are not expanded.

17.ADU.080 Coastal Resource Protections.

A. Purpose : The purpose of this title is to harmonize the requirements of Government Code Sections 66310-66342, with the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code as provided in Government Code Section 66329.

B. Findings:

1. The entirety of the City of Carmel-by-the-Sea is located within the boundary of the Coastal Zone. The City's Local Coastal Program was certified by the California Coastal Commission in October of 2004. In accordance with Government Code Section 66329, the California Coastal Act of 1976 is neither superseded nor in any way altered or lessened except that a public hearing for Coastal Development Permit applications for ADUs shall not be required.

2. A Coastal Development Permit is required for all new development within the Coastal Zone. As defined by the Coastal Act, development refers to both "the placement or erection of any solid material or structure" on land as well as any "change[s] in the density or intensity of use of land[.]" (Pub. Res. Code § 30106.)

3. A Coastal Development Permit (CDP) is the regulatory mechanism by which proposed developments in the coastal zone are brought into compliance with the policies of Chapter 3 of the Coastal Act.

    a. The policies applicable to the City of Camel of Chapter 3 of the Coastal Act have been incorporated into the city's certified Local Coastal Program.

4. The City's Land Use Plan describes the associated Land Use Chapters of the Local Coastal Program in the following manner:

    a. **Land Use and Community Character.** This Chapter of the General Plan covers topics required in the Land Use Element. This heading also includes policies for topics in sections 30244 and 30250 through 30254 of the Coastal Act.

        i. This Element integrates land use policies with issues of design, aesthetics and historic preservation as part of the Coastal Land Use Plan for the City.

    b. **Circulation**. This Chapter or Element of the General Plan is one of the seven elements required by California Statutes. Several of the policies in this element also implement provisions of the Coastal Act.

        i. This element is a required element of the City's General Plan (Government Code Section 65302(b)). Many of the policies in this Element are also part of the Local Coastal Land Use Plan and are noted as such (LUP).

    c. **Coastal Access and Recreation**. This Chapter includes policies for topics covered in sections 30210 through 30224 of the Coastal Act.

        i. This Element includes policies to protect and enhance public access to the coast is mandated by the California Coastal Act.

    d. **Coastal Resource Management**. This Chapter of the General Plan includes policies for topics in sections 30230 through 30243 and 30251 of the Coastal Act.

        i. This element includes policies for protection of the City's coastal environmental resources including the character of its forest, beach and bluffs, water quality and Environmentally Sensitive Habitat Areas (ESHAs).

5. As described in the city's Land Use Plan, "The incorporated limits of the City of Carmel-by-the-Sea shall be designated a special community and a highly scenic area within the meaning of Coastal Act sections 30251 and 30253 and for the purposes of implementing section 30610 and corresponding regulation section 13250 of the California Code of Regulations. New development shall protect this special community and its unique characteristics" (LUP).

a. Coastal Act Section 30251 requires *"The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting."*

b. Coastal Act Section 30253 requires: *"New development shall do all of the following:*

i. Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
ii. Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
iii. Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.
iv. Minimize energy consumption and vehicle miles traveled.
v. Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses."

6. ADUs are permitted on all building sites that allow for single-family and multi-family dwelling and there is no limitation in the total potential number of housing units created through ADUs based on the Coastal Resource Protections described herein or elsewhere in this ordinance.

C. Applicability: All ADUs and JADUs shall comply with the following requirements for the protection of coastal resources, as applicable:

1. Views. The incorporated limits of the City of Carmel-by-the-Sea is designated a special community and a highly scenic area within the meaning of Coastal Act sections 30251 and 30253. Accordingly, a proposed ADU shall:

a. Be cited and designed to protect views to and along the ocean and scenic coastal areas;
b. Minimize the alteration of natural land forms and work with the topography of the site;
c. Be visually compatible with the character of surrounding areas including, but not limited to: 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, and not presenting excess visual mass or bulk to public view or to adjoining properties.

2. Overlay Districts. Except as modified by this chapter, the ADU shall conform to all requirements of any applicable overlay district, including but not limited to established height limits, setbacks, environmental reports, described within CMC 17.20, except that no public hearing shall be required for Type 1 and Type 2 ADUs and the duties and powers designated to any board or commission shall be designated to the Director, as applicable, in the review of the ADU. Standard processing procedures shall be followed, as applicable, for Type 3 ADUs.

    a. Appealable Coastal Development Permits.

3. Historic Resources. An ADU or JADU proposed on a property with a historic resource shall be subject to the provisions outlined in CMC 17.32 except that no public hearing shall be required for Type 1 and Type 2 ADUs and the duties and powers designated to any board or commission shall be designated to the Director, as applicable, in the review of the ADU. Standard processing procedures shall be followed, as applicable for Type 3 ADUs. A Determination of Consistency with the Secretary of the Interior's Standards shall be required for all major and minor alterations, as appropriate.

4. Trees**.** No tree, as described in CMC 17.48.050.A.1.a or CMC 17.48.050.A.1.b, shall be removed or pruned for the purpose of establishing an ADU except in accordance with CMC 17.48.050.

    a. Significant trees shall only be removed in accordance with CMC 17.48.070.B.

    b. If trees are permitted by the City to be removed to facilitate the construction of an ADU that would otherwise preclude the development of an ADU replacement trees shall be provided on-site pursuant to CMC 17.48.080,. Alternative locations may be approved by the city forester, as appropriate.

    c. All compaction of soils, construction of building walls, or placement of impermeable surfaces shall be setback a minimum of six feet from all trees.

5. Non-Conforming Site Coverage. Within the R-1 Zone District, sites shall comply with the provisions of CMC 17.10.030.C.2, as applicable.

6. Coastal Access Parking Area. Project sites located within the Coastal access parking area, as illustrated in Figure 1, below, shall be required to provide one (1) on-site parking space per ADU in addition to any required parking to the primary dwelling.

    a. Within the R-1 District, parking may be provided as an uncovered tandem space within the front or side yard setback located on the driveway in front of a garage or carport or elsewhere on the property where parking is allowed by the underlying zoning district.

i. An 8’6”x16’ parking pad constructed from permeable or semi-permeable materials may be provided ministerally for the ADU and shall be exempted from any floor area and site coverage requirements provided the standards for driveways outlined in CMC 12.24.020.A-L are otherwise met.

b. Within all districts other than the R-1 District, replacement parking shall follow the standards prescribed in CMC 17.38, off-street parking requirements.

i. Unless expressly specified in the Community Plan, Community Plan Districts shall comply with the provisions of CMC 17.38.

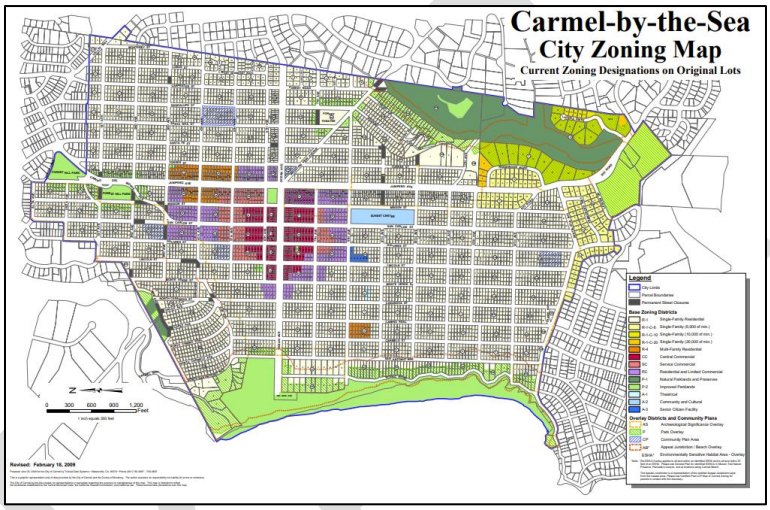


FIGURE 1. Coastal Access Parking Area **[Map forthcoming]**.

7. Front Setback. Type 2 and Type 3 ADUs shall comply with the front yard setback requirements of the applicable zoning district including the front setback. New Type 3 ADUs may be established within the front yard setback when the findings for locating a garage/carport established in CMC 17.10.030.A. 1.a, are made in the affirmative through the appropriate CDP process, as applicable.

8. Additional Accessory Structures. Except as provided in CMC 17.10.040, Lot Mergers, no more than two accessory structures may be constructed on each building site.

9. Building sites with ADUs shall be prohibited from constructing, maintaining and/or building guesthouses or studios.

17.ADU.100 Application and Review Procedures.

A. Timing

1. The city shall ministerally approve or disapprove a complete building permit application for an ADU or JADU in compliance with the time periods established by State law. If a Coastal Development Permit is required, the Coastal Development Permit may be processed concurrently with the building permit application for the creation of the ADU/JADU, however, no building permit application shall be deemed complete until any required associated Coastal Development Permit has been approved.

B. Standard of Review

1. The following review procedures shall apply to all ADUs and JADUs:

a. Type 1 Units – Ministerial Review.

i. The following types of units are classified as Type 1 units and are eligible for Type 1 review:

a. The conversion of an existing, legally established habitable space to a ADU and/or JADU within an existing primary dwelling, without removal or replacement of major structural components (e.g., roofs, exterior walls, foundations, etc.), and which does not change the intensity of use of the structure.

ii. Type 1 units located in the Coastal Access Parking Area, located on the site of a Historic Resource, or located within the Beach and Riparian Overlay west of San Antonio Avenue or west of North Carmelo Avenue shall be processed as a Type 2 Application.

iii. Type 1 Units shall be exempt from all Coastal Development Permit Requirements and shall be considered ministerally.

b. Type 2 Units – Administrative Review.

i. The following types of units are classified as Type 2 units and are eligible for Type 2 review:

a. Attached and detached ADUs which comply with within floor area limits of the site, and/or

b. Type 1 units located in the Coastal Access Parking Area, located on the site of a Historic Resource, or located within the Beach and Riparian Overlay, and/or converted from nonhabitable space.

c. Any unit not specifically classified as a Type 3 unit.

ii. All Type 2 units shall require approval of an Administrative Coastal Development Permit prior to building permit issuance.

c. Type 3 – Standard Review.

i. The following types of units are classified as Type 3 units and are subject to Type 3 review:

a. Any ADU which receives a floor bonus/exemption of up to 800 sf above the allowable floor area for the site for the construction of an ADU, unless converted from existing floor area on the site, and/or

b. Any new attached or detached ADU located in the Beach and Riparian Overlay District west of San Antonio Avenue or west of North Carmelo Avenue.

c. Any new ADU proposed concurrently, and reliant, on a Track 2 application for a new dwelling, rebuild, or substantial alteration of a primary dwelling.

d. Any ADU for which the applicant requests deviation from adopted applicable standards

ii. All Type 3 units shall require approval of a Coastal Development Permit as follows:

a. Administrative Review. New attached and detached units additions that do not increase existing floor area of the building site on which they are located by more than 10 percent or do not increase the height of the existing structure by more than 10 percent shall reviewed administratively.

b. Standard Review. New attached and detached units additions that increase existing floor area by more than 10 percent or more, or increase the height of the existing structure by 10 percent or more shall reviewed consistent with procedures outlined in CMC 17.58.040.B.

2. Ministerial Review. Applications for ADUs and/or JADUs on a lot with an existing or proposed single-family residence or multifamily dwelling units that conform to the requirements of this section shall be considered as ministerial permits without discretionary review or a hearing, and the City shall approve or deny such applications within 60 calendar days after receiving the completed application. If the permit application to create an ADU, and/or JADU, is submitted with a permit application to create a new single-family dwelling on the lot, the city may delay

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acting on the permit application for the ADU until the permitting agency acts on the permit application to create the new single-family dwelling, but the application to create the ADU shall still be considered as a ministerial permit without discretionary review or a hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay.

3. Coastal Development Permits. For ADUs and JADUs that constitute development and therefore require a Coastal Development Permit: the City shall approve or deny coastal development permit applications within 60 calendar days after receiving the completed application to the extent feasible consistent with section 17.ADU.100.C, below. No building permit application shall be deemed complete until a Coastal Development Permit subject to the provisions of this section has been approved and any applicable appeal period has concluded.

    a. Note: Most ADUs and JADUs constitute development if they include, for example, new construction of a detached ADU, new construction of an attached ADU, or conversion of an existing, uninhabitable, attached or detached space to a ADU or JADU (such as a garage, storage area, basement, or mechanical room). The construction of new structures constitutes the "placement or erection of solid material," and the conversion of existing, uninhabitable space would generally constitute a "change in the density or intensity of use." Therefore, these activities would generally constitute development in the coastal zone that requires a CDP.

4. Type 3 Review Request. The applicant may submit an application for a Type 3 review of the ADU that deviates from the standards of this chapter but is otherwise within the discretionary and/or permitting purview of the city.

C. Coastal Development Permits.

1. All ADUs and JADUs classified as Type 1 units shall be exempt from Coastal Development permit requirements.

2. Coastal Commission Appeals Jurisdiction – Beach and Riparian (BR) Overlay.

    a. Type 2 Applications.

        i. For Type 2 Coastal Development Permits that are appealable to the California Coastal Commission, as described is the Carmel Municipal Code, the authority to review an application for a Coastal Development Permit is designated to the Director of Community Planning and Building or the Director's designee. Prior to approval of the Coastal Development Permit, the Director shall find that the Coastal Development Permit meets the findings identified in CMC 17.64.010.B, Coastal Development Permits. The Director shall not approve an application for a Coastal Development permit that is not found to be consistent with CMC 17.64.010.B.

At least 10 days before the City's decision on the application, the City shall provide notice, by first-class mail to all owners of real property, as identified on the last equalized property tax assessment roll within 300 feet. The notice shall include:

a. The date the application will be acted upon by the City's review authority;
b. A statement that the development is within the coastal zone;
c. The date of filing of the application and the name of the applicant;
d. The number assigned to the application;
e. A description of the development and its location;
f. The procedure for which an appeal may be filed with the California Coastal Commission.

The Director's decision shall be final and any appeals of the decisions of the Director or the Director's designee shall be appealed directly to the California Coastal Commission. Actions on applications to construct ADUs within these areas shall be consistent with the provisions of the applicable zone and the policies and development standards of the City of Carmel's certified Local Coastal Program and Chapter 3 of the California Coastal Act.

b. Type 3 Applications.

i. For Type 3 Coastal Development Permits that are appealable to the California Coastal Commission, the appeal procedures established CMC 17.54 shall apply.

3. Non-Appealable Coastal Development Permits.

a. Type 2 Applications

i. For Type 2 Applications that are not appealable to the California Coastal Commission and a Coastal Development Permit is required, the authority to review an application for a Coastal Development Permit is designated to the Director of Community Planning and Building or the Director's designee. Prior to approval of the Coastal Development Permit, the Director shall find that the Coastal Development Permit meets the findings identified in CMC 17.64.010.B, Coastal Development Permits. The Director shall not approve an application for a Coastal Development permit that is not found to be consistent with CMC 17.64.010.B.

At least 10 days before the City's decision on the application, the City shall provide notice, by first-class mail to all owners of real property, as identified on

the last equalized property tax assessment roll within 300 feet. The notice shall include:

a. The date the application will be acted upon by the City's review authority;
b. A statement that the development is within the coastal zone;
c. The date of filing of the application and the name of the applicant;
d. The number assigned to the application;
e. A description of the development and its location;
f. A statement that the decision of the director is final and not appealable.

The decision of the Director, or the Director's designee shall not be appealable and constitute the final action of the City.

b. Type 3 Applications.

i. For Type 3 Coastal Development Permits that are appealable to the California Coastal Commission, the appeal procedures established CMC 17.54 shall apply.

D. Denials.

If the city denies an application for an ADU or JADU pursuant to section 17.ADU.100.B.1, the Director, within the time period described in 17.ADU.100.B.1, shall return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant.

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17.ADU.010 Definitions.17.ADU.020 Purpose and intent
17.ADU.030 Applicable Zoning Districts
17.ADU.040 Development Standards for ADUs of Single Family Properties.
17.ADU.050 Development Standards for ADUs of Multi-Family Properties.
17.ADU.060 Junior Accessory Dwelling Units
17.ADU.070 Design Review.
17.ADU.080 Accessory Dwelling Units, General.
17.ADU.100 Coastal Resource Protection
17.ADU.100 Application and Review Procedure.

17.ADU.010 Definitions

As used in this chapter, terms are defined as follows. Terms not defined below shall take the definition as otherwise define in Title 17 of the Carmel Municipal Code.

Commented [EK1]: PC Comment - Moved to front of Ordinance

A. **Accessory Dwelling Unit (ADU).** "Accessory Dwelling Unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities and permanent provisions for living, sleeping, eating, cooking, sanitation, and connection to utilities for one or more persons and is located on a lot with a proposed or existing primary residence or multi-family residences. An ADU also includes the following: An efficiency unit, as defined in Section 17958.1 of the California Health and Safety Code, and a manufactured home, as defined in Section 18007 of the California Health and Safety Code. ADUs do not include mobile homes, tiny homes, or recreational vehicles licensed by the Department of Motor Vehicles (DMV).

1. **Attached.** An "Attached ADU" means an ADU that does not qualify as a conversion ADU and is constructed as a physical expansion (i.e. addition) to the primary dwelling. An attached ADU may be attached to the Single-Family Dwelling Unit by one or more common walls or other means but shares a physical connection. An attached ADU distinct from the definition of a junior ADU.

2. **Detached.** A "Detached ADU" means an ADU that is within an independent structure entirely separate and shares no physical connection to the primary dwelling unit and/or other accessory structures.

3. **Conversion.** A "Conversion ADU" means an ADU that is constructed completely within the existing or proposed space of a single family residence, an existing detached accessory structure, or an existing multi-family structure. Conversion ADUs are located completely within the existing or proposed floor area of the structure in which they are located, except for expansions for ingress and egress as allowed within this chapter.

B. **Accessory structure.** A structure that is accessory and incidental to, and detached from, a dwelling located on the same site.

C. **Administrative Review (Administrative; Administratively).** A review which may include discretion or use of personal judgement that does not require consideration or approval at a public hearing.

D. **Complete independent living facilities.** Permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.

E. **Coastal access parking area.** The Coastal Access Parking Area is defined as all properties located within the Beach and Riparian (BR) Overlay District located west of the centerline of Carmelo Street and west of the centerline North San Antonio Street, as well as all properties with street frontages located on San Antonio Avenue or North San Antonio Avenue.

1. If a property is not located immediately adjacent to a street frontage (flag lot, easements, etc), the frontage shall be determined by the driveway location of the subject property.

F. **Coastal Development Permit**. A Coastal Development Permit (CDP) is the regulatory mechanism by which proposed developments in the coastal zone are brought into compliance with the policies of Chapter 3 of the Coastal Act.

1. Note: The policies applicable to the City of Camel of Chapter 3 of the Coastal Act have been incorporated into the city's certified Local Coastal Program.

G. **Historic Resource.** For purposes of this section, a Historic Resource shall be a property listed, or eligible for listing, on the National Register of Historic Places or the California Register of Historical Resources, listed on the Carmel Inventory or Register of Historic Resources, or located in a designated historic district.

H. **Junior Accessory Dwelling Unit** (Also known as "Junior ADU" or "JADU"). A unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

Commented [EK2]: PC Comment - Definition Clarified.

I. **Manufactured Home.** A unit as defined by Section 18007 of the California Health and Safety Code, as may be amended.

J. **Ministerial Review (Ministerially)**. A review that does not require discretionary action or review, personal judgement, or a public hearing.

K. **Passageway**. A pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU or JADU.

L. **Primary Dwelling.** A "Primary Dwelling" or "primary residence" means a single-family or multifamily residential dwelling unit that either exists on or is proposed for a lot zoned for any residential or mixed-use zone, either through a permitted use or a conditional use, and is constructed prior to or concurrently to the ADU or JADU. The primary dwelling shall include all attached non-habitable areas, such as attached garages, but does not include detached accessory structures on the same building site.

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1. **Multi-Family Dwelling.** A structure with two or more attached dwellings on a single lot, and any mixed use structure containing commercial floor area and one or more dwelling units. Multiple detached single-unit dwellings on the same lot are not considered multifamily dwellings, nor are subordinate units, or existing ADUs.

2. Condominium units shall be defined as single family or multi-family based on the parcel map that defines the space of the primary dwelling.

M. **Proposed dwelling**. A dwelling that is the subject of a permit application and that meets the requirements for permitting and is subject to a Design Review Application, subject to CMC 17.58.

N. **Sanitation Facilities.** Sanitation facilities means a room containing a toilet, sink, and bathtub or shower. Sanitation facilities may also be referred to as a bathroom or restroom.

O. **Subordinate Units.** The city has previously classified two types of subordinate dwellings:

i. Legal nonconforming units that were established prior to June 5, 1929. These units were legally established and required no permit. These units were originally classified as subordinate units.

ii. Legal nonconforming units that were established prior to April 5, 1988, and registered with the City by December 6, 1994. These units typically were built without City approval but were then legalized and brought to minimum health and safety standards through an amnesty period and registration. These units were originally classified as subordinate units.

17.ADU.020 Purpose, Intent, and Findings.

A. To enact regulations governing Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) construction in compliance with Section 65852.2 and Section 65852.22 of the Government Code, or any successor statute. The provisions of this article shall be liberally construed in order to accomplish development of ADUs and JADUs. In the event of a conflict between the provisions of this article and any other ordinance of the City of Carmel-by-the-Sea regulating ADUs or JADUs, the provisions of this article shall prevail.

B. To establish a process for ministerial review and approval of ADUs and JADUs. No local ordinance, policy, or regulation other than this article and regulations referenced therein shall be the basis for the denial or delay of a building permit for an ADU or JADU.

C. The provisions of this chapter shall only be applicable to the establishment of ADUs and/or JADU (that being the establishment of the dwelling unit). Other improvements made to the site, including but not limited to, improvements to the primary dwelling, site coverage improvements/modifications, decks, patios, landscaping, grading, parking, shall be undertaken in accordance with the applicable regulations and procedures in CMC 17.58 unless expressly authorized in this chapter.

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D. To provide for additional affordable housing opportunities without a commitment of public funds which are usually necessary to subsidize large-scale affordable housing development projects;

E. To provide for convenient child care opportunities within residential neighborhoods. For working-age residents with children, ADUs allow family members or other child care providers to reside in close proximity to the household requiring child care. The nearby availability of child care for their children offers working-age residents convenience, and more importantly, may enable them to work and support their families without the burden of commercial child care costs;

F. To provide for convenient elder care opportunities within residential neighborhoods. ADUs and JADUs enable multi-generational living on a common site. As Carmel's population ages, ADUs and JADUs allow family members or other caregivers to reside in close proximity to those receiving care while affording them the privacy of their own living space. For those receiving care, ADUs and JADUs will enable many to remain in their homes longer than would otherwise be possible without needing to relocate to an assisted living or other facility;

17.ADU.030 Applicable Zoning Districts.

A. An ADU that conforms to this subdivision shall be deemed to be an accessory use or an accessory building and shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the lot. The ADU shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.

    1. *Community Plan and Specific Plan Area.* The provisions of subsection (A), above, shall apply to sites zoned as Community Plan or Specific Plan areas where the approved development plan includes residential uses as a permitted use, including mixed use. In cases where the details of the original development plan are not available, the Director may determine whether a site was intended for residential use as a permitted use by considering the use of any existing structures on the site in addition to the uses of structures and the development pattern of the area immediately surrounding the site.

17.ADU.040 Development Standards for ADUs on Single Family Properties.
The following standards apply to ADUs and JADUs on all properties within all zoning district that allows single-family dwellings developed with an existing or proposed single family dwelling.

A. Location – Single Family.

    1. Number of ADUs. A maximum of one (1) ADU, and one (1) JADU shall be allowed on a single-family property.

a. One (1) additional ADU shall be permitted on a building site when the existing or proposed units are limited to: one (1) conversion ADU, one (1) detached ADU, and one (1) JADU.

b. JADUs are allowed consistent with section 17.ADU.060.

2. Location on site. An ADU may be attached to, detached from, or located within the existing or proposed primary dwelling on the same building site. An ADU may also be converted from a garage or other existing accessory structure on the same building site as the existing primary dwelling.

B. Floor Area – Single Family.

The floor area of an ADU and/or JADU is included in any other floor area limitation in this Title that is applicable to an attached or detached accessory building for the housing type and in the base zone in which the lot is located.

a. Notwithstanding CMC 17.ADU.030.B.1, an 800 square foot floor area allowance may be allowed exclusively for the creation of an attached or detached Type 3 ADU, as described in section 17.ADU.xxx.

2. For the purposes of development of other structures on the property, the floor area of an existing ADU shall be counted in the calculation of the property's total lot coverage and floor area ratio.

3. The floor area of an ADU shall not exceed the floor area of an existing or proposed primary dwelling..

Exceptions for attached and detached units: If the existing or proposed primary dwelling is 800 square feet or less, the ADU shall be allowed a maximum of 800 square feet regardless of such condition, as provided in section 17.ADU.030.C.1.a.

C. Unit Size – Single Family. The standards below provided the maximum and minimum unit sizes for ADUs. Establishment of an ADU within these standards shall require floor area available for establishment of the unit consistent with section 17.ADU.040.B, above.

1. New Construction Attached ADU. An ADU attached to the primary dwelling shall have a minimum floor area of 150 feet, and shall not exceed 50 percent of the existing floor area of the primary dwelling.

a. If the square footage of the primary dwelling does not allow for an attached ADU of at 800 square feet, a maximum allowance of 800 square feet shall be allowed for the unit size of the attached ADU.

b. An attached garage shall be included in the square footage of the primary dwelling whether a portion of the garage is converted to an ADU or demolished as part of the establishment of the ADU, or not.

Commented [EK3]: Response to HCD – Comment #1.

Commented [EK4]: Response to HCD - Comment #2

Commented [EK5]: Response to HCD - Comment #4

Commented [EK6]: Response to HCD – Comment #5

2. New Construction Detached ADU. A detached ADU shall have a minimum floor area of 150 square feet, and shall not exceed 850 square feet, except for an ADU that provides more than one bedroom, which shall not exceed 1,000 square feet.

3. Conversion ADUs. A conversion ADU shall have a minimum floor area of 150 square feet. The maximum floor area of an ADU that converts a portion of a primary dwelling shall be no more than 50% of the existing floor area of the dwelling being converted. An ADU that is created through the conversion of an existing detached accessory structure shall have no size restriction (i.e. the entire detached accessory structure may be converted regardless of the size).

    a. For the full conversion of accessory structures, an expansion up to an additional 150 square feet if necessary for ingress and egress only may be allowed. The 150 square foot addition shall comply with all setbacks and height limits of the underlying zone district.

D. Height Limits – Single Family. The maximum height of an attached or detached new ADU shall not exceed the following limits:

1. New Construction: Attached and detached ADUs shall comply with the height limits set forth in the zoning district in which the ADU is located. All new attached and detached ADUs shall comply with the plate and ridge heights established in table 17.10-C located in CMC 17.10.030.B.

    a. Exceptions. The maximum ridge height for all structures shall be sixteen (16') feet with a twelve (12’) plate height in the following instances:

        i. The height of the primary dwelling unit is less than sixteen (16') feet;

        ii. Any portion of a detached ADU is located between a primary dwelling unit and a site's front setback line; or

        iii. Any portion of a detached ADU is located less than four (4') from the side lot line or less than fifteen (15’) feet from the rear lot line.

2. For a conversion ADU (without an expansion): the ADU shall be contained completely within the existing structure, and maintain the existing height of the converted structure.

    a. An expansion up to an additional 150 square feet if necessary for ingress and egress only may be allowed for existing accessory structures. The 150 square foot addition shall match the plate and ridge heights of the existing accessory structure.

E. Setbacks – Single Family.

1. New Construction: Attached and detached ADUs shall comply with the setback requirements set forth in the zoning district in which the ADU is located including any applicable overlay district for with the subject property is located except as provided in this subsection.

a. Detached ADUs shall not be subject to composite setback requirements prescribed in CMC 17.10.040.A.

2. For a conversion ADU (without an expansion): No setback shall be required for conversion ADUs provided the structure maintains an adequate setback required for fire safety and access as determined by the Building Official and/or Fire Marshall.

    a. An expansion up to an additional 150 square feet if necessary for ingress and egress only may be allowed for existing accessory structures. The 150 square foot addition shall comply with all minimum setbacks limits described above.

F. Parking – Single Family.

1. No parking shall be required for an ADU except for as provided in the Coastal Access Parking Area, described in section 17.ADU.080.Q, where on site parking shall be provided for all ADUs.

2. Except for as required in the Coastal Access Parking Area, when the required parking serving a primary dwelling is demolished for the purpose of establishing an ADU, replacement parking for the primary dwelling shall not be required.

    a. This provision shall not apply for demolition and/or reconstruction of existing dwellings.

    b. This provision shall not apply to JADUs, as described in section 17.ADU.060.F.

    c. An 8'6"x16' parking pad constructed from permeable or semi-permeable materials may be voluntarily provided as replacement parking for the primarily dwelling and approved administratively as part of the permit application for the ADU. The parking pad shall be exempted from any floor area and site coverage requirements provided the standards for driveways outlined in CMC 12.24.020.A-L are otherwise met.

        i. Replacement garages or carports voluntarily provided shall be subject to Design Review pursuant to CMC 17.56 and shall be required to comply with applicable floor area and site coverage limitations for the site.

3. Development resulting in a loss of off-street parking shall render the site non-conforming, as described in CMC 17.10.040.F.2.d, if the site does not conform to parking requirements.

G. Design Review – Single Family. All ADUs shall be subject to the provisions outlined in section 17.ADU.070, Design Standards.

17.ADU.050 Development Standards for ADUs on Multi-Family Properties.

The following standards apply to ADUs and JADUs developed on multi-family residential properties or mixed-used developments at any density:

A. Location – Multi-Family.

1. Number of ADUs. For all existing multi-family or mixed-use developments, subsections (a) through (c) below shall apply.

    a. ADUs contained within the portion of existing multi-family dwelling structures that are not used as livable space:

        i. The equivalent number of twenty-five (25%) percent of the existing multi-family dwelling units (no less than one (1) unit).

    b. ADUs detached from existing or proposed multi-family dwelling structures ():

        i. Up to two (2) ADUs

        ii. For the purpose of this subsection, a detached ADU shall mean an ADU that is detached from the multi-family dwelling, and shares no common connection with a commercial use or occupancy, if cited on a mixed-use property or development.

    c. JADUs shall not be permitted in multi-family or mixed-use use developments.

2. Location on site.

    a. ADUs may be located within the portion of existing multi-family dwelling structures that are not used as livable space including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings.

        i. In mixed-use buildings, the non-livable space used to create an ADU or ADUs shall be limited to the residential areas of a mixed-use development, and not the areas used for commercial or other activities. The parking and storage areas for these non-residential uses shall also be excluded from potential ADU development.

    b. ADUs may be detached from an existing or proposed multi-family dwelling structure and all accessory structures including, without limitation, garages and storage areas on the same site

B. Floor Area – Multi-Family.

1. The floor area of an ADU is included in any other floor area limitation in this Title that is applicable to a detached accessory building for the housing type and in the base zone in which the lot is located.

Commented [EK7]: Response to HCD - Comment #13

Commented [EK8]: Response to HCD Comment #12

a. Notwithstanding CMC 17.ADU.030.B.1, an 800 square foot floor area allowance may be allowed exclusively for the creation of a detached Type 3 ADU, as described in section 17.ADU.xxx.

2. For purposes of development of other structures on the property, the floor area of an existing ADU shall be counted in the calculation of the property's total lot coverage and floor area ratio.

3. The floor area of an ADU shall not exceed the floor area of an existing or proposed primary dwelling.

a. Exceptions for attached and detached units: If the existing or proposed primary dwelling is 800 square feet or less, the ADU shall be allowed a maximum of 800 square feet regardless of such condition, as provided in section 17.ADU.030.C.1.a.

Commented [EK9]: Response to HCD - Comment #4

C. Unit Size – Multi-Family. The standards below provide the maximum and minimum unit sizes for ADUs on multifamily properties. Establishment of an ADU within these standards shall require available floor area for establishment of the unit consistent with section 17.ADU.040.B, above.

1. ADUs contained within the enclosed space of an existing multi-family dwelling that is not used as livable space:

a. The minimum size of the ADU shall be 150 square feet. The maximum size of an ADU that is a conversion of a portion of the existing multi-family dwelling structures that are not used as livable space shall have no a maximum size requirement.

2. Detached ADUs detached from existing multi-family dwelling structures:

a. New Construction Detached ADU. A detached ADU shall have a minimum floor area of 150 square feet, and shall not exceed 850 square feet, except for an ADU that provides more than one bedroom, which shall not exceed 1,000 square feet.

D. Height Limits – Multi-Family. The maximum height of a detached new ADU on a multifamily property shall not exceed the following limits:

1. The height limit for detached ADUs is sixteen (16') feet or eighteen (18') feet if the multifamily dwelling contains more than one story.

2. For ADUs contained within the portion of existing multi-family dwelling that is not used as livable space, the height will not exceed that of the existing space being converted.

E. Setbacks – Multi-Family.

1. New Construction: Detached ADUs on multifamily properties shall comply with the setback requirements set forth in the zoning district in which the ADU is located including any applicable overlay district for with the subject property is located except as provided in this subsection.

a. An ADU shall comply with the front yard setback requirements of the applicable zoning district, except for when an existing structure is converted, maintains a non-conforming setback.

i. Detached ADUs shall not be subject to composite setback requirements prescribed in CMC 17.10.040.A, if applicable.

2. ADUs contained within the portion of existing multi-family dwelling structures that are not used as livable space: No setback shall be required for conversion ADUs provided the structure maintains an adequate setback required for fire safety and access as determined by the Building Official and/or Fire Marshall.

F. Parking – Multi-Family.

1. No parking shall be required for an ADU except for as provided in the Coastal Access Parking Area, described in section 17.ADU.080.Q.

2. Except for as required in the Coastal Access Parking Area, if the required parking serving a primary dwelling is demolished for the purpose of establishing an ADU, replacement parking for the primary dwelling(s) shall not be required.

a. This provision shall not apply for demolition and/or reconstruction of existing dwellings.

3. Development resulting in a loss of off-street parking shall render the site non-conforming, as described in section 17.10.040.F.2.d, if the site does not conform to parking requirements.

G. Design Review – Multi-Family. All ADUs shall be subject to the provisions outlined in section 17.ADU.060, Design Review.

17.ADU.060 Junior Accessory Dwelling Units.

Junior Accessory Dwelling Units. JADUs shall conform with the following:

A. A JADU shall be a minimum of 150 square feet not exceed 500 square feet in size and shall contain at least an efficiency kitchen, which includes cooking appliances, a food preparation counter, and storage cabinets that are of reasonable size in relation to the JADU.

B. A JADU shall have a separate entrance from the single-family dwelling.

C. The JADU may, but is not required to, include separate sanitation facilities. If separate sanitation facilities are not provided, the JADU shall share sanitation facilities with the single-family residence. If sanitation facilities are provided as part of the primary dwelling, the JADU shall maintain interior access to the primary dwelling.

Commented [EK10]: PC Comment - At prior workshop, PC gave direction to explore requiring additional parking requirements.

Parking requirements cannot be imposed as (nearly) every site in the city is within ½ walking mile from a bus stop and therefore is exempt from providing parking.

Parking can still be required to ensure Coastal Access. In conversation with Coastal Commission Staff, this area should be limited to those areas adjacent to the beach.

1. If a shared sanitation facility is provided with the primary dwelling, the shared sanitation facility shall:

    a. Be in immediate close proximity to JADU;
    b. Be accessible from the JADU without entering a separate room within the primary dwelling (accessible via a communal hallway or corridor) and without exiting to the exterior of the dwelling;
    c. Be counted as part of the square footage of the unit (only the JADU and sanitation facilitation shall be considered in the floor area calculation; the communal corridor or hallway shall not be considered).

D. Unless the property is owned by a governmental agency, land trust, or housing organization, one of the dwellings on the parcel (either the primary dwelling or JADU) must be the bona fide principal residence of at least one legal owner of the parcel, as evidenced at the time of approval of the JADU by appropriate documents of title and residency.

E. Prior to issuance of a building permit for a JADU, the owner shall record a covenant in a form prescribed by the city, which shall run with the land and provide for the following. A copy of the recorded covenant shall be filed with the Community Planning and Building Department prior to issuance of a building permit. The covenant shall include the following information:

    1. A prohibition on the sale of the JADU separate from the sale of the single-family residence;

    2. A restriction on the size and attributes of the JADU consistent with this section;

    3. A prohibition against renting the property for fewer than 30 consecutive calendar days; and

    4. A requirement that either the primary residence or the JADU be the owner's bona fide principal residence, unless the owner is a governmental agency, land trust, or housing organization.

F. Parking is not required for JADUs. However, if an existing attached garage is replaced by a JADU, each removed required parking space must be replaced with an off-street parking space that complies with the requirements of the underlying zoning district.

17.ADU.070 Design Review.

The following shall apply to the design and exterior appearance for all ADUs and JAUDs.

A. Type 1 and Type 2 Units:

    a. The unit(s) shall comply with all applicable Administrative ADU Design Standards adopted by the Planning Commission. The Planning Commission may develop, and from time to time amend, the administrative standards provided the standards set forth for ADUs are objective and the criteria can be evaluated without discretion.

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b. In the absence of adopted administrative design standards for ADUs, the accessory dwelling shall be constructed with exterior materials that have the same texture and appearance to the primary dwelling, including but not limited to roofing, siding, and windows and doors.

B. Type 3 Units:

a. The unit(s) shall comply with the adopted Residential Design Guidelines.

17.ADU.080 Accessory Dwelling Units, General.

The following standards and requirements apply to all ADUs and JADUs:

A. Permit Required. No person shall develop, construct, cause to be rented, or occupy an ADU or JADU on any lot within the city unless a building permit and associated approvals are obtained by the Community Planning and Building Department pursuant to the procedures and standards set forth in this chapter.

1. Prior to building permit issuance, the building official shall find that all local building code requirements have been satisfied, except that the construction of an ADU shall not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code (Title 24 of the California Code of Regulations), unless the building official or enforcement agency of the local agency makes a written finding based on substantial evidence in the record that the construction of the ADU could have a specific, adverse impact on public health and safety. Nothing in this clause shall be interpreted to prevent a local agency from changing the occupancy code of a space that was unhabitable space or was only permitted for nonresidential use and was subsequently converted for residential use pursuant to this section.

B. Certificate of Occupancy. A certificate of occupancy for an ADU or JADU shall not be issued before the issuance of a certificate of occupancy for the primary dwelling.

C. Site Requirements. The building site is zoned to allow single-family or multifamily dwelling residential use and lot must contain a proposed or existing single-family dwelling, or existing multifamily dwelling. Notwithstanding any provision of this code to the contrary, an ADU shall be a permitted use in any zone where a single-family or multifamily dwelling is permitted.

1. Prohibited Locations.

a. The establishment of an ADU or JADU shall not be allowed through any permit or license on any building site where sufficient water to support the ADU or JADU is not available for the site.

b. The establishment of an ADU or JADU shall not be permitted on any portion of a building site not considered as part of the "buildable area" of a site, as defined in CMC 17.70.020.

c. The establishment of an ADU or JADU shall not be allowed through any permit or license on any building site located within the Very High Fire Hazard Severity Zone (VHFHZ) unless equipped with a fire sprinkler system approved by the Fire Marshall.

Commented [EK11]: Check with Building Official for the correct language/terminology

D. Fire Sprinklers. Notwithstanding any other provision of the Carmel Municipal Code, installation of fire sprinklers in an ADU of any type shall be required only if they are required for the primary dwelling unit. The construction of an ADU shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling except as provided below.

1. Fire sprinklers shall be considered "required for the primary dwelling unit" in any of the following circumstances:

   a. When fire sprinklers are currently installed in the primary dwelling unit;

   b. When fire sprinklers will be installed in a new primary dwelling unit constructed concurrently with an ADU; or

      i. For purposes of this subsection (1)(b), the term "constructed concurrently" shall mean construction of a primary dwelling unit that is performed in reliance on a building permit issued within two (2) years of the date of issuance of a building permit for construction of an ADU.

   c. When fire sprinklers will be installed in an existing primary dwelling unit as the result of an addition to the primary dwelling unit which addition triggered a requirement for retroactive installation of fire sprinklers in the primary dwelling unit in accordance with SOG 23-01, Determining Fire Sprinkler Retrofit Requirements, and the Carmel Municipal Code, and the permit application also includes the establishment of an ADU; or

Commented [EK12]: Response to HCD - Comment #23

Commented [EK13]: Response to HCD - Comment #23

   d. The existing building site is located within the Very High Fire Hazard Severity Zone (VHFHZ) pursuant to CMC 17.ADU.070.C.1.c.

2. The floor area of an ADU contained within the existing space of a single-family dwelling or accessory structure or multi-family dwelling shall not be considered an "addition" under any provision of the Carmel Municipal Code related to retroactive installation of fire sprinklers in a structure.

E. Deed Restriction. Prior to issuance of a building permit for a ADU, the owner shall record a covenant in a form prescribed by the city, which shall run with the land and provide for the following. A copy of the

Commented [EK14]: PC Comment - Supportive of Deed Restrictions.

PC was also supportive of an owner occupancy requirement, however, AB 976 was passed which eliminated any possibility of imposing an owner occupancy requirement.

recorded covenant shall be filed with the Community Planning and Building Department prior to issuance of a building permit. The covenant shall include the following information:

1. A prohibition on the sale of the ADU separate from the sale of the single-family residence except as authorized in Gov. Code, §65852.26;

2. A restriction on the size and attributes of the ADU consistent with this section; and

3. A prohibition against renting the property for fewer than 30 consecutive calendar days.

F. Drainage. Permit applications for the creation of a new attached or detached ADU shall comply with the requirements of CMC 15.18, Site Drainage.

G. Utilities. An ADU may have shared or separate utility services (i.e., an electrical and/or gas meter) from the primary dwelling.

H. Rental Term. Rental of any unit created pursuant to this chapter shall be for a term of 30 days or more.

I. No Separate Conveyance. The ADU may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence except as authorized in Gov. Code, §65852.26.

J. Story Poles. Story poles shall be installed consistent with the city's Story Pole Policy (Resolution 2017-122) for all ADUs that require a Coastal Development Permit where any addition of floor area or building height is proposed.

K. Transient Rental, Housing Incentive. An ADU created pursuant to this chapter shall not constitute construction of a new rental unit as described in CMC 17.14.040.W.2, Transient Rental, Housing Incentive.

L. Mills Act. An ADU or JADU proposed on a property subject to a Mills Act Contract must comply with the provisions of the contract, including conformance to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, the United States Secretary of the Interior's Standard for Rehabilitation, the California Historical Building Code, and the city's Historic Preservation Ordinance.

M. Access.

1. Exterior access. The ADU and/or JADU must have exterior access independent of the main unit.

2. Inter-accessibility. An attached accessory dwelling unit that exceeds the allowable base floor area for the site shall be an independent dwelling unit with no inter-accessibility,

Commented [EK15]: Alternative recommendation: relocate to building code; Title 15

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interconnectivity, internal circulation, or other means of passage between the primary dwelling and ADU. This provision shall not apply to JADUs which may share circulation into the primary dwelling as described in section 17.ADU.050.C.

Commented [EK16]: PC Comment - interconnect not necessarily an issue provided residence does not exceed floor area limitation.

Response to HCD - Comment #28

N. Building Separation. No minimum distance is required between structures. An ADU shall be considered attached to the primary dwelling unit or any other building when there is a common wall, common roof, or a horizontal connection at least thirty (30") inches above grade. Horizontal connections, including but not limiting to, retaining walls and/or decking between an ADU and the primary dwelling unit or any other building that are less than thirty (30") inches above grade are not considered a connection.

1. It is recommended a minimum of three (3') foot wide clear path of travel be maintained between buildings.

Commented [EK17]: Alternative recommendation: Relocate to Building Code

O. Passageway. No passageway shall be required in conjunction with the construction of an ADU.

P. Standards for Accessory Structure Conversions.

1. If a legally permitted accessory structure is demolished for the purpose of converting the structure to an ADU with the same dimensions, including but not limited to floor area, height, roof pitch, setbacks, the ADU can be rebuilt on the footprint of the existing accessory structure. A structure that is reconstructed beyond any of the existing dimensions of the existing structure shall not be considered a conversion and be subject to the applicable standards for a new detached ADU, except that a 150 square foot addition for ingress and egress may be allowed.

    a. When a legally permitted existing accessory structure is demolished for the purpose of converting the structure to an ADU, a survey, prepared by a California Licensed Surveyor or Engineer, shall be submitted with the building with the building permit application certifying the following prior to demolition of the subject structure:

        i. [CRITERIA TBD]

2. Carport Conversion. When a carport is converted, an "imaginary wall plane" will be drawn around the exterior of the existing support posts. That wall plane becomes the exterior walls/footprint for the purposes of the conversion. An ADU cannot be expanded beyond that wall plane.

3. Demolition Permits. A demolition permit for a detached garage that is to be replaced with an ADU shall be reviewed with the application for the ADU and issued at the same time as the ADU.

Q. Subordinate Units

1. A nonconforming subordinate unit may be converted to a permitted ADU or JADU upon submittal of a building permit application demonstrating the unit meets the requirements outlined in this chapter for either an ADU or JADU, as appropriate, including evidence the unit was originally classified as a subordinate unit. All fees assessed by the city shall be waived for the conversion of a subordinate unit to an ADU or JADU provided there are no other building permits proposed as part of the application.

    a. The property owner shall remove any covenants or restrictions associated with the subordinate unit as part of the building permit application. If covenants or restrictions are to be removed, said restriction shall be rescinded prior to a certificate of occupancy for the newly established ADU.

R. Non-Conformities.

1. The city shall not deny an application for a permit to create an ADU due to the correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the ADU.

2. A non-conforming detached accessory structure may be re-built or re-constructed in-kind pursuant to 17.ADU.070.T.1. Demolished non-conformities may be re-built or re-established provided the reconstruction is for the benefit of the ADU only, and non-conformities are not expanded.

17.ADU.080 Coastal Resource Protections.

A. Purpose : The purpose of this title is to harmonize the requirements of Government Code Sections 66310-66342, with the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code as provided in Government Code Section 66329.

B. Findings:

1. The entirety of the City of Carmel-by-the-Sea is located within the boundary of the Coastal Zone. The City's Local Coastal Program was certified by the California Coastal Commission in October of 2004. In accordance with Government Code Section 66329, the California Coastal Act of 1976 is neither superseded nor in any way altered or lessened except that a public hearing for Coastal Development Permit applications for ADUs shall not be required.

2. A Coastal Development Permit is required for all new development within the Coastal Zone. As defined by the Coastal Act, development refers to both "the placement or erection of any solid material or structure" on land as well as any "change[s] in the density or intensity of use of land[.]" (Pub. Res. Code § 30106.)

3. A Coastal Development Permit (CDP) is the regulatory mechanism by which proposed developments in the coastal zone are brought into compliance with the policies of Chapter 3 of the Coastal Act.

    a. The policies applicable to the City of Camel of Chapter 3 of the Coastal Act have been incorporated into the city's certified Local Coastal Program.

4. The City's Land Use Plan describes the associated Land Use Chapters of the Local Coastal Program in the following manner:

    a. **Land Use and Community Character.** This Chapter of the General Plan covers topics required in the Land Use Element. This heading also includes policies for topics in sections 30244 and 30250 through 30254 of the Coastal Act.

        i. This Element integrates land use policies with issues of design, aesthetics and historic preservation as part of the Coastal Land Use Plan for the City.

    b. **Circulation**. This Chapter or Element of the General Plan is one of the seven elements required by California Statutes. Several of the policies in this element also implement provisions of the Coastal Act.

        i. This element is a required element of the City's General Plan (Government Code Section 65302(b)). Many of the policies in this Element are also part of the Local Coastal Land Use Plan and are noted as such (LUP).

    c. **Coastal Access and Recreation**. This Chapter includes policies for topics covered in sections 30210 through 30224 of the Coastal Act.

        i. This Element includes policies to protect and enhance public access to the coast is mandated by the California Coastal Act.

    d. **Coastal Resource Management**. This Chapter of the General Plan includes policies for topics in sections 30230 through 30243 and 30251 of the Coastal Act.

        i. This element includes policies for protection of the City's coastal environmental resources including the character of its forest, beach and bluffs, water quality and Environmentally Sensitive Habitat Areas (ESHAs).

5. As described in the city's Land Use Plan, "The incorporated limits of the City of Carmel-by-the-Sea shall be designated a special community and a highly scenic area within the meaning of Coastal Act sections 30251 and 30253 and for the purposes of implementing section 30610 and corresponding regulation section 13250 of the California Code of Regulations. New development shall protect this special community and its unique characteristics" (LUP).

a. Coastal Act Section 30251 requires *"The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting."*

b. Coastal Act Section 30253 requires: *"New development shall do all of the following:*

i. Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
ii. Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
iii. Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.
iv. Minimize energy consumption and vehicle miles traveled.
v. Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses."

6. ADUs are permitted on all building sites that allow for single-family and multi-family dwelling and there is no limitation in the total potential number of housing units created through ADUs based on the Coastal Resource Protections described herein or elsewhere in this ordinance.

C. Applicability: All ADUs and JADUs shall comply with the following requirements for the protection of coastal resources, as applicable:

1. Views. The incorporated limits of the City of Carmel-by-the-Sea is designated a special community and a highly scenic area within the meaning of Coastal Act sections 30251 and 30253. Accordingly, a proposed ADU shall:

a. Be cited and designed to protect views to and along the ocean and scenic coastal areas;
b. Minimize the alteration of natural land forms and work with the topography of the site;
c. Be visually compatible with the character of surrounding areas including, but not limited to: 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, and not presenting excess visual mass or bulk to public view or to adjoining properties.

2. Overlay Districts. Except as modified by this chapter, the ADU shall conform to all requirements of any applicable overlay district, including but not limited to established height limits, setbacks, environmental reports, described within CMC 17.20, except that no public hearing shall be required for Type 1 and Type 2 ADUs and the duties and powers designated to any board or commission shall be designated to the Director, as applicable, in the review of the ADU. Standard processing procedures shall be followed, as applicable, for Type 3 ADUs.

    a. Appealable Coastal Development Permits.

3. Historic Resources. An ADU or JADU proposed on a property with a historic resource shall be subject to the provisions outlined in CMC 17.32 except that no public hearing shall be required for Type 1 and Type 2 ADUs and the duties and powers designated to any board or commission shall be designated to the Director, as applicable, in the review of the ADU. Standard processing procedures shall be followed, as applicable for Type 3 ADUs. A Determination of Consistency with the Secretary of the Interior's Standards shall be required for all major and minor alterations, as appropriate.

4. Trees**.** No tree, as described in CMC 17.48.050.A.1.a or CMC 17.48.050.A.1.b, shall be removed or pruned for the purpose of establishing an ADU except in accordance with CMC 17.48.050.

    a. Significant trees shall only be removed in accordance with CMC 17.48.070.B.

    b. If trees are permitted by the City to be removed to facilitate the construction of an ADU that would otherwise preclude the development of an ADU replacement trees shall be provided on-site pursuant to CMC 17.48.080,. Alternative locations may be approved by the city forester, as appropriate.

    c. All compaction of soils, construction of building walls, or placement of impermeable surfaces shall be setback a minimum of six feet from all trees.

5. Non-Conforming Site Coverage. Within the R-1 Zone District, sites shall comply with the provisions of CMC 17.10.030.C.2, as applicable.

6. Coastal Access Parking Area. Project sites located within the Coastal access parking area, as illustrated in Figure 1, below, shall be required to provide one (1) on-site parking space per ADU in addition to any required parking to the primary dwelling.

    a. Within the R-1 District, parking may be provided as an uncovered tandem space within the front or side yard setback located on the driveway in front of a garage or carport or elsewhere on the property where parking is allowed by the underlying zoning district.

i. An 8'6"x16' parking pad constructed from permeable or semi-permeable materials may be provided ministerally for the ADU and shall be exempted from any floor area and site coverage requirements provided the standards for driveways outlined in CMC 12.24.020.A-L are otherwise met.

b. Within all districts other than the R-1 District, replacement parking shall follow the standards prescribed in CMC 17.38, off-street parking requirements.

i. Unless expressly specified in the Community Plan, Community Plan Districts shall comply with the provisions of CMC 17.38.

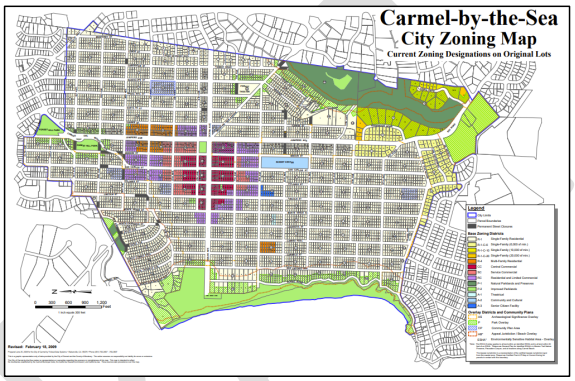


FIGURE 1. Coastal Access Parking Area **[Map forthcoming]**.

7. Front Setback. Type 2 and Type 3 ADUs shall comply with the front yard setback requirements of the applicable zoning district including the front setback. New Type 3 ADUs may be established within the front yard setback when the findings for locating a garage/carport established in CMC 17.10.030.A. 1.a, are made in the affirmative through the appropriate CDP process, as applicable.

8. Additional Accessory Structures. Except as provided in CMC 17.10.040, Lot Mergers, no more than two accessory structures may be constructed on each building site.

9. Building sites with ADUs shall be prohibited from constructing, maintaining and/or building guesthouses or studios.

17.ADU.100 Application and Review Procedures.

A. Timing

1. The city shall ministerally approve or disapprove a complete building permit application for an ADU or JADU in compliance with the time periods established by State law. If a Coastal Development Permit is required, the Coastal Development Permit may be processed concurrently with the building permit application for the creation of the ADU/JADU, however, no building permit application shall be deemed complete until any required associated Coastal Development Permit has been approved.

B. Standard of Review

1. The following review procedures shall apply to all ADUs and JADUs:

a. Type 1 Units – Ministerial Review.

i. The following types of units are classified as Type 1 units and are eligible for Type 1 review:

a. The conversion of an existing, legally established habitable space to a ADU and/or JADU within an existing primary dwelling, without removal or replacement of major structural components (e.g., roofs, exterior walls, foundations, etc.), and which does not change the intensity of use of the structure.

ii. Type 1 units located in the Coastal Access Parking Area, located on the site of a Historic Resource, or located within the Beach and Riparian Overlay west of San Antonio Avenue or west of North Carmelo Avenue shall be processed as a Type 2 Application.

iii. Type 1 Units shall be exempt from all Coastal Development Permit Requirements and shall be considered ministerally.

b. Type 2 Units – Administrative Review.

i. The following types of units are classified as Type 2 units and are eligible for Type 2 review:

a. Attached and detached ADUs which comply with within floor area limits of the site, and/or

b. Type 1 units located in the Coastal Access Parking Area, located on the site of a Historic Resource, or located within the Beach and Riparian Overlay, and/or converted from nonhabitable space.

c. Any unit not specifically classified as a Type 3 unit.

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ii. All Type 2 units shall require approval of an Administrative Coastal Development Permit prior to building permit issuance.

c. Type 3 – Standard Review.

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i. The following types of units are classified as Type 3 units and are subject to Type 3 review:

a. Any ADU which receives a floor bonus/exemption of up to 800 sf above the allowable floor area for the site for the construction of an ADU, unless converted from existing floor area on the site, and/or

b. Any new attached or detached ADU located in the Beach and Riparian Overlay District west of San Antonio Avenue or west of North Carmelo Avenue.

c. Any new ADU proposed concurrently, and reliant, on a Track 2 application for a new dwelling, rebuild, or substantial alteration of a primary dwelling.

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d. Any ADU for which the applicant requests deviation from adopted applicable standards

ii. All Type 3 units shall require approval of a Coastal Development Permit as follows:

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a. Administrative Review. New attached and detached units additions that do not increase existing floor area of the building site on which they are located by more than 10 percent or do not increase the height of the existing structure by more than 10 percent shall reviewed administratively.

b. Standard Review. New attached and detached units additions that increase existing floor area by more than 10 percent or more, or increase the height of the existing structure by 10 percent or more shall reviewed consistent with procedures outlined in CMC 17.58.040.B.

2. Ministerial Review. Applications for ADUs and/or JADUs on a lot with an existing or proposed single-family residence or multifamily dwelling units that conform to the requirements of this section shall be considered as ministerial permits without discretionary review or a hearing, and the City shall approve or deny such applications within 60 calendar days after receiving the completed application. If the permit application to create an ADU, and/or JADU, is submitted with a permit application to create a new single-family dwelling on the lot, the city may delay

acting on the permit application for the ADU until the permitting agency acts on the permit application to create the new single-family dwelling, but the application to create the ADU shall still be considered as a ministerial permit without discretionary review or a hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay.

3. Coastal Development Permits. For ADUs and JADUs that constitute development and therefore require a Coastal Development Permit: the City shall approve or deny coastal development permit applications within 60 calendar days after receiving the completed application to the extent feasible consistent with section 17.ADU.100.C, below. No building permit application shall be deemed complete until a Coastal Development Permit subject to the provisions of this section has been approved and any applicable appeal period has concluded.

    a. Note: Most ADUs and JADUs constitute development if they include, for example, new construction of a detached ADU, new construction of an attached ADU, or conversion of an existing, uninhabitable, attached or detached space to a ADU or JADU (such as a garage, storage area, basement, or mechanical room). The construction of new structures constitutes the "placement or erection of solid material," and the conversion of existing, uninhabitable space would generally constitute a "change in the density or intensity of use." Therefore, these activities would generally constitute development in the coastal zone that requires a CDP.

4. Type 3 Review Request. The applicant may submit an application for a Type 3 review of the ADU that deviates from the standards of this chapter but is otherwise within the discretionary and/or permitting purview of the city.

C. Coastal Development Permits.

1. All ADUs and JADUs classified as Type 1 units shall be exempt from Coastal Development permit requirements.

2. Coastal Commission Appeals Jurisdiction – Beach and Riparian (BR) Overlay.

    a. Type 2 Applications.

        i. For Type 2 Coastal Development Permits that are appealable to the California Coastal Commission, as described is the Carmel Municipal Code, the authority to review an application for a Coastal Development Permit is designated to the Director of Community Planning and Building or the Director's designee. Prior to approval of the Coastal Development Permit, the Director shall find that the Coastal Development Permit meets the findings identified in CMC 17.64.010.B, Coastal Development Permits. The Director shall not approve an application for a Coastal Development permit that is not found to be consistent with CMC 17.64.010.B.

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At least 10 days before the City's decision on the application, the City shall provide notice, by first-class mail to all owners of real property, as identified on the last equalized property tax assessment roll within 300 feet. The notice shall include:

a. The date the application will be acted upon by the City's review authority;
b. A statement that the development is within the coastal zone;
c. The date of filing of the application and the name of the applicant;
d. The number assigned to the application;
e. A description of the development and its location;
f. The procedure for which an appeal may be filed with the California Coastal Commission.

The Director's decision shall be final and any appeals of the decisions of the Director or the Director's designee shall be appealed directly to the California Coastal Commission. Actions on applications to construct ADUs within these areas shall be consistent with the provisions of the applicable zone and the policies and development standards of the City of Carmel's certified Local Coastal Program and Chapter 3 of the California Coastal Act.

b. Type 3 Applications.

i. For Type 3 Coastal Development Permits that are appealable to the California Coastal Commission, the appeal procedures established CMC 17.54 shall apply.

3. Non-Appealable Coastal Development Permits.

a. Type 2 Applications

i. For Type 2 Applications that are not appealable to the California Coastal Commission and a Coastal Development Permit is required, the authority to review an application for a Coastal Development Permit is designated to the Director of Community Planning and Building or the Director's designee. Prior to approval of the Coastal Development Permit, the Director shall find that the Coastal Development Permit meets the findings identified in CMC 17.64.010.B, Coastal Development Permits. The Director shall not approve an application for a Coastal Development permit that is not found to be consistent with CMC 17.64.010.B.

At least 10 days before the City's decision on the application, the City shall provide notice, by first-class mail to all owners of real property, as identified on

the last equalized property tax assessment roll within 300 feet. The notice shall include:

a. The date the application will be acted upon by the City's review authority;
b. A statement that the development is within the coastal zone;
c. The date of filing of the application and the name of the applicant;
d. The number assigned to the application;
e. A description of the development and its location;
f. A statement that the decision of the director is final and not appealable.

The decision of the Director, or the Director's designee shall not be appealable and constitute the final action of the City.

b. Type 3 Applications.

i. For Type 3 Coastal Development Permits that are appealable to the California Coastal Commission, the appeal procedures established CMC 17.54 shall apply.

D. Denials.

If the city denies an application for an ADU or JADU pursuant to section 17.ADU.100.B.1, the Director, within the time period described in 17.ADU.100.B.1, shall return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant.

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17.ADU.0910 Definitions.-
17.ADU.010 020 Purpose and intent
17.ADU.020 030 Applicable Zoning Districts
17.ADU.030 040 Development Standards for ADUs of Single Family Properties.
17.ADU.040 050 Development Standards for ADUs of Multi-Family Properties.
17.ADU.050 060 Junior Accessory Dwelling Units
17.ADU.060 070 Design Review.
17.ADU.070 080 Accessory Dwelling Units, General.
17.ADU.100 Coastal Resource Protection
17.ADU.080 100 Application and Review Procedure.
~~17.ADU.090 Definitions.-~~

17.ADU.010 Definitions

As used in this chapter, terms are defined as follows. Terms not defined below shall take the definition as otherwise define in Title 17 of the Carmel Municipal Code.

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A. **Accessory Dwelling Unit (ADU).** "Accessory Dwelling Unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities and permanent provisions for living, sleeping, eating, cooking, sanitation, and connection to utilities for one or more persons and is located on a lot with a proposed or existing primary residence or multi-family residences. An ADU also includes the following: An efficiency unit, as defined in Section 17958.1 of the California Health and Safety Code, and a manufactured home, as defined in Section 18007 of the California Health and Safety Code. ADUs do not include mobile homes, tiny homes, or recreational vehicles licensed by the Department of Motor Vehicles (DMV).

1. **Attached.** An "Attached ADU" means an ADU that does not qualify as a conversion ADU and is constructed as a physical expansion (i.e. addition) to the primary dwelling. An attached ADU may be attached to the Single-Family Dwelling Unit by one or more common walls or other means but shares a physical connection. An attached ADU distinct from the definition of a junior ADU.

2. **Detached.** A "Detached ADU" means an ADU that is within an independent structure entirely separate and shares no physical connection to the primary dwelling unit and/or other accessory structures.

3. **Conversion.** A "Conversion ADU" means an ADU that is constructed completely within the existing or proposed space of a single family residence, an existing detached accessory structure, or an existing multi-family structure. Conversion ADUs are located completely within the existing or proposed floor area of the structure in which they are located, except for expansions for ingress and egress as allowed within this chapter.

B. **Accessory structure.** A structure that is accessory and incidental to, and detached from, a dwelling located on the same site.

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C. **Administrative Review (Administrative; Administratively).** A review which may include discretion or use of personal judgement that does not require consideration or approval at a public hearing.

D. **Complete independent living facilities.** Permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.

E. **Coastal access parking area.** The Coastal Access Parking Area is defined as all properties located within the Beach and Riparian (BR) Overlay District located west of the centerline of Carmelo Street and west of the centerline North San Antonio Street, as well as all properties with street frontages located on San Antonio Avenue or North San Antonio Avenue.

1. If a property is not located immediately adjacent to a street frontage (flag lot, easements, etc), the frontage shall be determined by the driveway location of the subject property.

F. **Coastal Development Permit**. A Coastal Development Permit (CDP) is the regulatory mechanism by which proposed developments in the coastal zone are brought into compliance with the policies of Chapter 3 of the Coastal Act.

1. Note: The policies applicable to the City of Camel of Chapter 3 of the Coastal Act have been incorporated into the city's certified Local Coastal Program.

G. **Historic Resource.** For purposes of this section, a Historic Resource shall be a property listed, or eligible for listing, on the National Register of Historic Places or the California Register of Historical Resources, listed on the Carmel Inventory or Register of Historic Resources, or located in a designated historic district.

H. **Junior Accessory Dwelling Unit** (Also known as "Junior ADU" or "JADU"). A unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

I. **Manufactured Home.** A unit as defined by Section 18007 of the California Health and Safety Code, as may be amended.

J. **Ministerial Review (Ministerially)**. A review that does not require discretionary action or review, personal judgement, or a public hearing.

K. **Passageway**. A pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU or JADU.

L. **Primary Dwelling.** A "Primary Dwelling" or "primary residence" means a single-family or multifamily residential dwelling unit that either exists on or is proposed for a lot zoned for any residential or mixed-use zone, either through a permitted use or a conditional use, and is constructed prior to or concurrently to the ADU or JADU. The primary dwelling shall include all attached non-habitable areas, such as attached garages, but does not include detached accessory structures on the same building site.

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1. **Multi-Family Dwelling.** A structure with two or more attached dwellings on a single lot, and any mixed use structure containing commercial floor area and one or more dwelling units. Multiple detached single-unit dwellings on the same lot are not considered multifamily dwellings, nor are subordinate units, or existing ADUs.

2. Condominium units shall be defined as single family or multi-family based on the parcel map that defines the space of the primary dwelling.

M. **Proposed dwelling**. A dwelling that is the subject of a permit application and that meets the requirements for permitting and is subject to a Design Review Application, subject to CMC 17.58.

N. **Sanitation Facilities.** Sanitation facilities means a room containing a toilet, sink, and bathtub or shower. Sanitation facilities may also be referred to as a bathroom or restroom.

O. **Subordinate Units.** The city has previously classified two types of subordinate dwellings:

i. Legal nonconforming units that were established prior to June 5, 1929. These units were legally established and required no permit. These units were originally classified as subordinate units.

ii. Legal nonconforming units that were established prior to April 5, 1988, and registered with the City by December 6, 1994. These units typically were built without City approval but were then legalized and brought to minimum health and safety standards through an amnesty period and registration. These units were originally classified as subordinate units.

17.ADU.~~010~~ 020 Purpose, Intent, and Findings.

A. To enact regulations governing Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) construction in compliance with Section 65852.2 and Section 65852.22 of the Government Code, or any successor statute. The provisions of this article shall be liberally construed in order to accomplish development of ADUs and JADUs. In the event of a conflict between the provisions of this article and any other ordinance of the City of Carmel-by-the-Sea regulating ADUs or JADUs, the provisions of this article shall prevail.

B. To establish a process for ministerial review and approval of ADUs and JADUs. No local ordinance, policy, or regulation other than this article and regulations referenced therein shall be the basis for the denial or delay of a building permit for an ADU or JADU.

C. The provisions of this chapter shall only be applicable to the establishment of ADUs and/or JADU (that being the establishment of the dwelling unit). Other improvements made to the site, including but not limited to, improvements to the primary dwelling, site coverage improvements/modifications, decks, patios, landscaping, grading, parking, shall be undertaken in accordance with the applicable regulations and procedures in CMC 17.58 unless expressly authorized in this chapter.

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D. To provide for additional affordable housing opportunities without a commitment of public funds which are usually necessary to subsidize large-scale affordable housing development projects;

E. To provide for convenient child care opportunities within residential neighborhoods. For working-age residents with children, ADUs allow family members or other child care providers to reside in close proximity to the household requiring child care. The nearby availability of child care for their children offers working-age residents convenience, and more importantly, may enable them to work and support their families without the burden of commercial child care costs;

F. To provide for convenient elder care opportunities within residential neighborhoods. ADUs and JADUs enable multi-generational living on a common site. As Carmel's population ages, ADUs and JADUs allow family members or other caregivers to reside in close proximity to those receiving care while affording them the privacy of their own living space. For those receiving care, ADUs and JADUs will enable many to remain in their homes longer than would otherwise be possible without needing to relocate to an assisted living or other facility;

~~1. In a city with few formal street improvements or drainage systems, the "urbanized" forest also serves to convey runoff from the watershed to the beach and Carmel Bay through a variety of natural drainages, swales, and creeks. The forest performs the important functions of absorbing water from the soil, reducing runoff, filtering pollutants, and minimizing erosion. As such, the "urbanized" forest reduces the amount of polluted runoff and in large part, helps the City comply with the National Pollutant Discharge Elimination System (NPDES) Phase II Storm Water permit regulations (LUP).~~

17.ADU.~~020~~ 030 Applicable Zoning Districts.

A. An ADU that conforms to this subdivision shall be deemed to be an accessory use or an accessory building and shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the lot. The ADU shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.

1. *Community Plan and Specific Plan Area.* The provisions of subsection (A), above, shall apply to sites zoned as Community Plan or Specific Plan areas where the approved development plan includes residential uses as a permitted use, including mixed use. In cases where the details of the original development plan are not available, the Director may determine whether a site was intended for residential use as a permitted use by considering the use of any existing structures on the site in addition to the uses of structures and the development pattern of the area immediately surrounding the site.

17.ADU.~~030~~ 040 Development Standards for ADUs on Single Family Properties.
The following standards apply to ADUs and JADUs ~~developed~~ on all properties within ~~the single family (R-1)~~ all zoning district~~, or any district~~ that allows single-family dwellings developed with an existing or proposed single family dwelling.

A. Location – Single Family.

1. Number of ADUs. A maximum of one (1) ADU, and one (1) JADU shall be allowed on a single-family property.

~~1.~~a. One (1) additional ADU shall be permitted on a building site when the existing or proposed units are limited to: one (1) conversion ADU, one (1) detached ADU, and one (1) JADU.

~~a.~~b. JADUs ~~may be~~ are allowed consistent with section 17.ADU.~~050~~060.

2. Location on site. An ADU may be attached to, detached from, or located within the existing or proposed primary dwelling on the same ~~lot~~building site. An ADU may also be converted from a garage or other existing accessory structure on the same building site as the existing primary dwelling.

B. Floor Area – Single Family.

~~1.~~ The floor area of an ADU and/or JADU is included in any other floor area limitation in this Title that is applicable to an attached or detached accessory building for the housing type and in the base zone in which the lot is located.

a. Notwithstanding CMC 17.ADU.030.B.1, an 800 square foot floor area allowance may be allowed exclusively for the creation of an attached or detached Type 3 ADU, as described in section 17.ADU.xxx.

~~2. An ADU which is proposed to exceed floor area as described in subsection (B)(1) shall not be approved, unless the floor area of the existing and/or proposed improvements on site are reduced to comply with the limits for the underlying zoning except otherwise provided in this subsection, (B)(2).~~

~~a. Bonus Floor Area Transfer: The basement bonus described in CMC 17.10.030.D.4 may be transferred to the ADU up to an amount that the total above ground floor area of the site (primary dwelling and ADU) does not exceed that of the underlying zone district.~~

~~3.~~2. For the purposes of development of other structures on the property, the floor area of an existing ADU shall be counted in the calculation of the property's total lot coverage and floor area ratio.

3. The floor area of an ADU shall not exceed the floor area of an existing or proposed primary dwelling. ~~unless the ADU is being created through the conversion of an existing structure as described in section 17.ADU.030.C (conversion ADUs)~~.

~~4.~~Exceptions for attached and detached units: If the existing or proposed primary dwelling is 800 square feet or less, the ADU shall be allowed a maximum of 800 square feet regardless of such condition, as provided in section 17.ADU.030.C.1.a.

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C. Unit Size – Single Family. The standards below provided the maximum and minimum unit sizes for ADUs. Establishment of an ADU within these standards shall require floor area available for establishment of the unit consistent with section 17.ADU.~~030~~040.B, above.

1. New Construction Attached ADU. An ADU attached to the primary dwelling shall have a minimum floor area of 150 feet, and shall not exceed 50 percent of the existing floor area of the primary dwelling.

~~1.~~a. If the square footage of the primary dwelling does not allow for an attached ADU of at 800 square feet, a maximum allowance of 800 square feet shall be allowed for the unit size of the attached ADU.

~~a.~~b. An attached garage shall be included in the square footage of the primary dwelling whether a portion of the garage is converted to an ADU or demolished as part of the establishment of the ADU, or not.

2. New Construction Detached ADU. A detached ADU shall have a minimum floor area of 150 square feet, and shall not exceed 850 square feet, except for an ADU that provides more than one bedroom, which shall not exceed 1,000 square feet.

3. Conversion ADUs. A conversion ADU shall have a minimum floor area of 150 square feet. The maximum floor area of an ADU that converts a portion of a primary dwelling shall be no more than 50% of the existing floor area of the dwelling being converted. An ADU that is created through the conversion of an existing detached accessory structure shall have no size restriction (i.e. the entire detached accessory structure may be converted regardless of the size).

a. For the full conversion of accessory structures, an expansion up to an additional 150 square feet if necessary for ingress and egress only may be allowed. The 150 square foot addition shall comply with all setbacks and height limits of the underlying zone district.

D. Height Limits – Single Family. The maximum height of an attached or detached new ADU shall not exceed the following limits:

1. New Construction: Attached and detached ADUs shall comply with the height limits set forth in the zoning district in which the ADU is located. All new attached and detached ADUs shall comply with the plate and ridge heights established in table 17.10-C located in CMC 17.10.030.B.

a. Exceptions. The maximum ridge height for all structures shall be sixteen (16') feet with a twelve (12') plate height in the following instances:

i. The height of the primary dwelling unit is less than sixteen (16') feet;

ii. Any portion of a detached ADU is located between a primary dwelling unit and a site's front setback line; or

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iii. Any portion of a detached ADU is located less than four (4') from the side lot line or less than fifteen (15') feet from the rear lot line.

2. For a conversion ADU (without an expansion): the ADU shall be contained completely within the existing structure, and maintain the existing height of the converted structure.

   a. An expansion up to an additional 150 square feet if necessary for ingress and egress only may be allowed for existing accessory structures. The 150 square foot addition shall match the plate and ridge heights of the existing accessory structure.

E. Setbacks – Single Family.

1. New Construction: Attached and detached ADUs shall comply with the setback requirements set forth in the zoning district in which the ADU is located including any applicable overlay district for with the subject property is located except as provided in this subsection.

   ~~a. An ADU shall comply with the front yard setback requirements of the applicable zoning district, except for when an existing structure is converted, maintains a non-conforming setback.~~

   ~~i.~~a. Detached ADUs shall not be subject to composite setback requirements prescribed in CMC 17.10.~~030~~040.A.

2. For a conversion ADU (without an expansion): No setback shall be required for conversion ADUs provided the structure maintains an adequate setback required for fire safety and access as determined by the Building Official and/or Fire Marshall.

   a. An expansion up to an additional 150 square feet if necessary for ingress and egress only may be allowed for existing accessory structures. The 150 square foot addition shall comply with all minimum setbacks limits described above.

F. Parking – Single Family.

1. No parking shall be required for an ADU except for as provided in the Coastal Access Parking Area, described in section 17.ADU.~~070~~080.Q, where on site parking shall be provided for all ADUs.

2. Except for as required in the Coastal Access Parking Area, when the required parking serving a primary dwelling is demolished for the purpose of establishing an ADU, replacement parking for the primary dwelling shall not be required.

   a. This provision shall not apply for demolition and/or reconstruction of existing dwellings.

   b. This provision shall not apply to JADUs, as described in section 17.ADU.~~050~~060.F.

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c. An 8'6"x16' parking pad constructed from permeable or semi-permeable materials may be voluntarily provided as replacement parking for the primarily dwelling and approved ~~ministerally~~ administratively as part of the permit application for the ADU. The parking pad shall be exempted from any floor area and site coverage requirements provided the standards for driveways outlined in CMC 12.24.020.A-L are otherwise met.

i. Replacement garages or carports voluntarily provided shall be subject to Design Review pursuant to CMC 17.56 and shall be required to comply with applicable floor area and site coverage limitations for the site.

3. Development resulting in a loss of off-street parking shall render the site non-conforming, as described in CMC 17.10.~~030~~040.F.2.d, if the site does not conform to parking requirements.

G. Design Review – Single Family. All ADUs shall be subject to the provisions outlined in section 17.ADU.~~060~~070, Design Standards.

17.ADU.~~040~~ 050 Development Standards for ADUs on Multi-Family Properties.
The following standards apply to ADUs and JADUs developed on multi-family residential properties or mixed-used developments at any density:

A. Location – Multi-Family.

1. Number of ADUs. For all existing multi-family or mixed-use developments, ~~both~~ subsections (a) ~~and~~ through (c~~b~~) below shall apply.

a. ADUs contained within the portion of existing multi-family dwelling structures that are not used as livable space:

i. The equivalent number of twenty-five (25%) percent of the existing multi-family dwelling units (no less than one (1) unit).

b. ADUs detached from existing or proposed multi-family dwelling structures (~~The provisions of this subsection shall apply to a newly constructed ADU that is detached from an existing multi-family dwelling structure and all accessory structures including, without limitation, garages and storage areas on the same site~~):

i. Up to two (2) ADUs

ii. For the purpose of this subsection, a detached ADU shall mean an ADU that is detached from the multi-family dwelling, and shares no common connection with a commercial use or occupancy, if cited on a mixed-use property or development.

~~i.~~c. JADUs shall not be permitted in multi-family or mixed-use use developments.

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2. Location on site.

   a. ADUs may be located within the portion of existing multi-family dwelling structures that are not used as livable space including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings.

      i. In mixed-use buildings, the non-livable space used to create an ADU or ADUs shall be limited to the residential areas of a mixed-use development, and not the areas used for commercial or other activities. The parking and storage areas for these non-residential uses shall also be excluded from potential ADU development.

   b. ADUs may be detached from an existing or proposed multi-family dwelling structure and all accessory structures including, without limitation, garages and storage areas on the same site

~~JAUDs.~~

~~b. One JADU may per primary dwelling shall be permitted within the single-family residential (R-1) zone district provided the unit(s) meets the standards in CMC 17.ADU.050.~~

B. Floor Area – Multi-Family.

1. The floor area of an ADU is included in any other floor area limitation in this Title that is applicable to a detached accessory building for the housing type and in the base zone in which the lot is located.

   ~~1.~~a. Notwithstanding CMC 17.ADU.030.B.1, an 800 square foot floor area allowance may be allowed exclusively for the creation of a detached Type 3 ADU, as described in section 17.ADU.xxx.

~~2. An ADU which is proposed to exceed lot coverage and floor area as described below shall not be approved, unless the size is reduced so that the entire site in total complies with the limits for the underlying zoning district.~~

~~3.~~2. For purposes of development of other structures on the property, the floor area of an existing ADU shall be counted in the calculation of the property's total lot coverage and floor area ratio.

3. The floor area of an ADU shall not exceed the floor area of an existing or proposed primary dwelling. ~~unless the ADU is established through the conversion of an existing accessory structure or a portion of the existing primary residence as described in section 17.ADU.040.C.1.~~

   ~~4.~~a. Exceptions for attached and detached units: If the existing or proposed primary dwelling is 800 square feet or less, the ADU shall be allowed a maximum of 800 square feet regardless of such condition, as provided in section 17.ADU.030.C.1.a.

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C. Unit Size – Multi-Family. The standards below provide the maximum and minimum unit sizes for ADUs on multifamily properties. Establishment of an ADU within these standards shall require available floor area for establishment of the unit consistent with section 17.ADU.040.B, above.

1. ADUs contained within the ~~portion of~~enclosed space of an existing multi-family dwelling ~~structures~~ that ~~are~~ is not used as livable space:

    a. The minimum size of the ADU shall be 150 square feet. The maximum size of an ADU that is a conversion of a portion of the existing multi-family dwelling structures that are not used as livable space shall have no a maximum size requirement.

2. Detached ADUs detached from existing multi-family dwelling structures:

    a. New Construction Detached ADU. A detached ADU shall have a minimum floor area of 150 square feet, and shall not exceed 850 square feet, except for an ADU that provides more than one bedroom, which shall not exceed 1,000 square feet.

D. Height Limits – Multi-Family. The maximum height of a detached new ADU on a multifamily property shall not exceed the following limits:

1. The height limit for detached ADUs is sixteen (16') feet or eighteen (18') feet if the multifamily dwelling contains more than one story.

2. For ADUs contained within the portion of existing multi-family dwelling that is not used as livable space, the height will not exceed that of the existing space being converted.

E. Setbacks – Multi-Family.

1. New Construction: Detached ADUs on multifamily properties shall comply with the setback requirements set forth in the zoning district in which the ADU is located including any applicable overlay district for with the subject property is located except as provided in this subsection.

    a. An ADU shall comply with the front yard setback requirements of the applicable zoning district, except for when an existing structure is converted, maintains a non-conforming setback.

        i. Detached ADUs shall not be subject to composite setback requirements prescribed in CMC 17.10.~~030~~040.A, if applicable.

2. ADUs contained within the portion of existing multi-family dwelling structures that are not used as livable space: No setback shall be required for conversion ADUs provided the structure maintains an adequate setback required for fire safety and access as determined by the Building Official and/or Fire Marshall.

F. Parking – Multi-Family.

1. No parking shall be required for an ADU except for as provided in the Coastal Access Parking Area, described in section 17.ADU.~~070~~080.Q.

2. Except for as required in the Coastal Access Parking Area, if the required parking serving a primary dwelling is demolished for the purpose of establishing an ADU, replacement parking for the primary dwelling(s) shall not be required.

    a. This provision shall not apply for demolition and/or reconstruction of existing dwellings.

3. Development resulting in a loss of off-street parking shall render the site non-conforming, as described in section 17.10.~~030~~040.F.2.d, if the site does not conform to parking requirements.

G. Design Review – Multi-Family. All ADUs shall be subject to the provisions outlined in section 17.ADU.060, Design Review.

17.ADU.~~050~~ 060 Junior Accessory Dwelling Units.

Junior Accessory Dwelling Units. JADUs shall conform with the following:

A. A JADU shall be a minimum of 150 square feet not exceed 500 square feet in size and shall contain at least an efficiency kitchen, which includes cooking appliances, a food preparation counter, and storage cabinets that are of reasonable size in relation to the JADU.

B. A JADU shall have a separate entrance from the single-family dwelling.

C. The JADU may, but is not required to, include separate sanitation facilities. If separate sanitation facilities are not provided, the JADU shall share sanitation facilities with the single-family residence. If sanitation facilities are provided as part of the primary dwelling, the JADU shall maintain interior access to the primary dwelling.

    1. If a shared sanitation facility is provided with the primary dwelling, the shared sanitation facility shall:

        a. Be in immediate close proximity to JADU;
        b. Be accessible from the JADU without entering a separate room within the primary dwelling (accessible via a communal hallway or corridor) and without exiting to the exterior of the dwelling;
        c. Be counted as part of the square footage of the unit (only the JADU and sanitation facilitation shall be considered in the floor area calculation; the communal corridor or hallway shall not be considered).

D. Unless the property is owned by a governmental agency, land trust, or housing organization, one of the dwellings on the parcel (either the primary dwelling or JADU) must be the bona fide principal residence of at least one legal owner of the parcel, as evidenced at the time of approval of the JADU by appropriate documents of title and residency.

Commented [EK10]: PC Comment - At prior workshop, PC gave direction to explore requiring additional parking requirements.

Parking requirements cannot be imposed as (nearly) every site in the city is within ½ walking mile from a bus stop and therefore is exempt from providing parking.

Parking can still be required to ensure Coastal Access. In conversation with Coastal Commission Staff, this area should be limited to those areas adjacent to the beach.

E. Prior to issuance of a building permit for a JADU, the owner shall record a covenant in a form prescribed by the city, which shall run with the land and provide for the following. A copy of the recorded covenant shall be filed with the Community Planning and Building Department prior to issuance of a building permit. The covenant shall include the following information:

1. A prohibition on the sale of the JADU separate from the sale of the single-family residence;
2. A restriction on the size and attributes of the JADU consistent with this section;
3. A prohibition against renting the property for fewer than 30 consecutive calendar days; and
4. A requirement that either the primary residence or the JADU be the owner's bona fide principal residence, unless the owner is a governmental agency, land trust, or housing organization.

F. Parking is not required for JADUs. However, if an existing attached garage is replaced by a JADU, each removed required parking space must be replaced with an off-street parking space that complies with the requirements of the underlying zoning district.

17.ADU.~~060~~ 070 Design Review.

The following shall apply to the design and exterior appearance ~~of~~ for all ADUs and JAUDs~~ADUs~~.

A. Type 1 and Type 2 Units:

~~A.~~a. ~~ADUs~~ The unit(s) shall comply with all applicable Administrative ADU Design Standards adopted by the Planning Commission. The Planning Commission may develop, and from time to time amend, the administrative standards provided the standards set forth for ADUs are objective and the criteria can be evaluated without discretion.

b. In the absence of adopted administrative design standards for ADUs, the accessory dwelling shall be constructed with exterior materials that have the same texture and appearance to the primary dwelling, including but not limited to roofing, siding, and windows and doors.

B. Type 3 Units:

~~B.~~a. The unit(s) shall comply with the adopted Residential Design Guidelines.

17.ADU.~~070~~ 080 Accessory Dwelling Units, General.

The following standards and requirements apply to all ADUs and JADUs:

A. Permit Required. No person shall develop, construct, cause to be rented, or occupy an ADU or JADU on any lot within the city unless a building permit and associated approvals are obtained by the Community Planning and Building Department pursuant to the procedures and standards set forth in this chapter.

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1. Prior to building permit issuance, the building official shall find that all local building code requirements have been satisfied, except that the construction of an ADU shall not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code (Title 24 of the California Code of Regulations), unless the building official or enforcement agency of the local agency makes a written finding based on substantial evidence in the record that the construction of the ADU could have a specific, adverse impact on public health and safety. Nothing in this clause shall be interpreted to prevent a local agency from changing the occupancy code of a space that was unhabitable space or was only permitted for nonresidential use and was subsequently converted for residential use pursuant to this section.

B. Certificate of Occupancy. A certificate of occupancy for an ADU or JADU shall not be issued before the issuance of a certificate of occupancy for the primary dwelling~~, if constructed concurrently~~.

C. Site Requirements. The building site is zoned to allow single-family or multifamily dwelling residential use and lot must contain a proposed or existing single-family dwelling, or existing multifamily dwelling. Notwithstanding any provision of this code to the contrary, an ADU shall be a permitted use in any zone where a single-family or multifamily dwelling is permitted.

1. Prohibited Locations.

a. The establishment of an ADU or JADU shall not be allowed through any permit or license on any building site where sufficient water to support the ADU or JADU is not available for the site.

b. The establishment of an ADU or JADU shall not be permitted on any portion of a building site not considered as part of the "buildable area" of a site, as defined in CMC 17.70.020.

~~b.~~c. The establishment of an ADU or JADU shall not be allowed through any permit or license on any building site located within the Very High Fire Hazard Severity Zone (VHFHZ) unless equipped with a fire sprinkler system approved by the Fire Marshall.

~~D.~~A. ~~Trees. No tree, as described in CMC 17.48.050.A.1.a or CMC 17.48.050.A.1.b, shall be removed or pruned for the purpose of establishing an ADU except in accordance with CMC 17.48.050.~~

~~1. Significant trees shall only be removed in accordance with CMC 17.48.070.B.~~

~~2.~~1. ~~If trees are permitted by the City to be removed to facilitate the construction of an ADU that would otherwise preclude the development of an ADU replacement trees shall be provided on-site pursuant to CMC 17.48.080, or payment into the city's tree in-lieu fund, as adopted by Resolution by City Council, for each tree removed. Alternative locations may be approved by the city forester, as appropriate.~~

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~~3.~~1. ~~All compaction of soils, construction of building walls, or placement of impermeable surfaces shall be setback a minimum of six feet from all trees.~~

~~E.~~D. Fire Sprinklers. Notwithstanding any other provision of the Carmel Municipal Code, installation of fire sprinklers in an ADU of any type shall be required only if they are required for the primary dwelling unit. The construction of an ADU shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling except as provided below.

1. Fire sprinklers shall be considered "required for the primary dwelling unit" in any of the following circumstances:

   a. When fire sprinklers are currently installed in the primary dwelling unit;

   b. When fire sprinklers will be installed in a new primary dwelling unit constructed concurrently with an ADU; or

      ~~b.~~i. For purposes of this subsection (1)(b), the term "constructed concurrently" shall mean construction of a primary dwelling unit that is performed in reliance on a building permit issued within two (2) years of the date of issuance of a building permit for construction of an ADU.

   c. When fire sprinklers will be installed in an existing primary dwelling unit as the result of an addition to the primary dwelling unit~~, including an addition for the purpose of establishing an ADU~~, which addition triggered a requirement for retroactive installation of fire sprinklers in the primary dwelling unit in accordance with SOG 23-01, Determining Fire Sprinkler Retrofit Requirements, and the Carmel Municipal Code, and the permit application also includes the establishment of an ADU; or~~.~~

   d. The existing building site is located within the Very High Fire Hazard Severity Zone (VHFHZ) pursuant to CMC 17.ADU.070.C.1.c.

   ~~2. For purposes of this subsection (a)(ii), the term "constructed concurrently" shall mean construction of a primary dwelling unit that is performed in reliance on a building permit issued within two (2) years of the date of issuance of a building permit for construction of an ADU.~~

~~3.~~2. The floor area of an ADU contained within the existing space of a single-family dwelling or accessory structure or multi-family dwelling shall not be considered an "addition" under any provision of the Carmel Municipal Code related to retroactive installation of fire sprinklers in a structure.

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E. Deed Restriction. Prior to issuance of a building permit for a ADU, the owner shall record a covenant in a form prescribed by the city, which shall run with the land and provide for the following. A copy of the recorded covenant shall be filed with the Community Planning and Building Department prior to issuance of a building permit. The covenant shall include the following information:

1. A prohibition on the sale of the ADU separate from the sale of the single-family residence except as authorized in Gov. Code, §65852.26;

2. A restriction on the size and attributes of the ADU consistent with this section; and

3. A prohibition against renting the property for fewer than 30 consecutive calendar days.

F. Drainage. Permit applications for the creation of a new attached or detached ADU shall comply with the requirements of CMC 15.18, Site Drainage.

G. Utilities. An ADU may have shared or separate utility services (i.e., an electrical and/or gas meter) from the primary dwelling.

H. Rental Term. Rental of any unit created pursuant to this chapter shall be for a term of 30 days or more.

I. No Separate Conveyance. The ADU may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence except as authorized in Gov. Code, §65852.26.

J. Story Poles. Story poles shall be installed consistent with the city's Story Pole Policy (Resolution 2017-122) for all ADUs that require a Coastal Development Permit where any addition of floor area or building height is proposed.

K. Transient Rental, Housing Incentive. An ADU created pursuant to this chapter shall not constitute construction of a new rental unit as described in CMC 17.14.040.W.2, Transient Rental, Housing Incentive.

~~L.A. Overlay Districts. Except as modified by this chapter, the ADU shall conform to all requirements of any applicable overlay district, described within CMC 17.20, except that no public hearing shall be required. The duties and powers designated to any board or commission shall be designated to the Director, as applicable, in the review of the ADU.~~

~~M.A. Historic Resources. An ADU or JADU proposed on a property with a historic resource shall be subject to the provisions outlined in CMC 17.32 except that no public hearing shall be required. A Determination of Consistency with the Secretary of the Interior's Standards shall be required for all major and minor alterations, as appropriate.~~

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PC was also supportive of an owner occupancy requirement, however, AB 976 was passed which eliminated any possibility of imposing an owner occupancy requirement.

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~~N.~~ Mills Act. An ADU or JADU proposed on a property subject to a Mills Act Contract must comply with the provisions of the contract, including conformance to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, the United States Secretary of the Interior's Standard for Rehabilitation, the California Historical Building Code, and the city's Historic Preservation Ordinance.

~~O. Non-Conforming Site Coverage. Within the R-1 Zone District, sites shall comply with the provisions of CMC 17.10.030.C.2, as applicable.~~

L.

~~P.~~M. Access.

1. Exterior access. The ADU and/or JADU must have exterior access independent of the main unit.

2. Inter-accessibility. ~~Any~~ An attached ~~-~~accessory dwelling ~~until~~ unit that results in the total floor area on the site exceeding the allowable floor area for the site ~~is attached to, or located within, a single family dwelling~~ shall be a~~n~~ fully self contained independent dwelling unit with no inter-accessibility, interconnectivity, internal circulation, or other means of passage between the primary dwelling and ADU. This provision shall not apply to sites also established with a JADU~~s which~~for which the JADU may ~~share~~ circulat~~e~~ion into the primary dwelling as described in section 17.ADU.050.C.

~~Q.A. Coastal Access Parking Area. Project sites located within the Coastal access parking area, as illustrated in Figure 1, below, shall be required to provide one (1) on-site parking space per ADU in addition to any required parking to the primary dwelling.~~

~~1. Within the R-1 District, parking may be provided as an uncovered tandem space within the front or side yard setback located on the driveway in front of a garage or carport or elsewhere on the property where parking is allowed by the underlying zoning district.~~

~~a. An 8'6"x16' parking pad constructed from permeable or semi-permeable materials may be provided ministerially for the ADU and shall be exempted from any floor area and site coverage requirements provided the standards for driveways outlined in CMC 12.24.020.A-L are otherwise met.~~

~~2. Within all districts other than the R-1 District, replacement parking shall follow the standards prescribed in CMC 17.38, off-street parking requirements.~~

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Response to HCD - Comment #28

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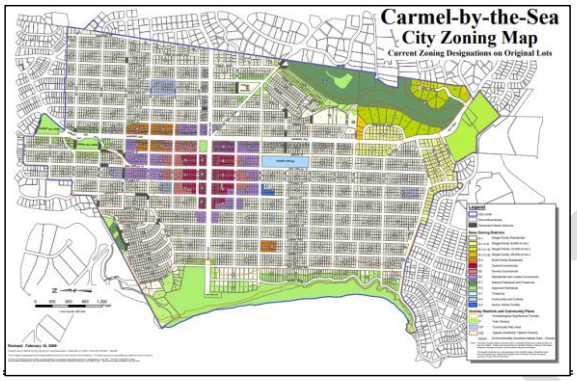
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~~a.Unless specified in the Community Plan, Community Plan Districts shall comply with the provisions of CMC 17.38.~~



~~**FIGURE 1.** Coastal Access Parking Area **[Map forthcoming].**~~

~~R.~~N. Building Separation. No minimum distance is required between structures. An ADU shall be considered attached to the primary dwelling unit or any other building when there is a common wall, common roof, or a horizontal connection at least thirty (30") inches above grade. Horizontal connections, including but not limiting to, retaining walls and/or decking between an ADU and the primary dwelling unit or any other building that are less than thirty (30") inches above grade are not considered a connection.

1. It is recommended a minimum of three (3') foot wide clear path of travel be maintained between buildings.

~~S.~~O. Passageway. No passageway shall be required in conjunction with the construction of an ADU.

~~T.~~P. Standards for Accessory Structure Conversions.

1. If a legally permitted accessory structure is demolished for the purpose of converting the structure to an ADU with the same dimensions, including but not limited to floor area, height, roof pitch, setbacks, the ADU can be rebuilt on the footprint of the existing accessory structure. A structure that is reconstructed beyond any of the existing dimensions of the existing structure shall not be considered a conversion and be subject to the applicable standards for a new detached ADU, except that a 150 square foot addition for ingress and egress may be allowed.

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a. When a legally permitted existing accessory structure is demolished for the purpose of converting the structure to an ADU, a survey, prepared by a California Licensed Surveyor or Engineer, shall be submitted with the building with the building permit application certifying the following prior to demolition of the subject structure:

i. [CRITERIA TBD]

2. Carport Conversion. When a carport is converted, an "imaginary wall plane" will be drawn around the exterior of the existing support posts. That wall plane becomes the exterior walls/footprint for the purposes of the conversion. An ADU cannot be expanded beyond that wall plane.

3. Demolition Permits. A demolition permit for a detached garage that is to be replaced with an ADU shall be reviewed with the application for the ADU and issued at the same time as the ADU.

~~U.~~Q. Subordinate Units

1. A nonconforming subordinate unit may be converted to a permitted ADU or JADU upon submittal of a building permit application demonstrating the unit meets the requirements outlined in this chapter for either an ADU or JADU, as appropriate, including evidence the unit was originally classified as a subordinate unit. All fees assessed by the city shall be waived for the conversion of a subordinate unit to an ADU or JADU provided there are no other building permits proposed as part of the application.

a. The property owner shall remove any covenants or restrictions associated with the subordinate unit as part of the building permit application. If covenants or restrictions are to be removed, said restriction shall be rescinded prior to a certificate of occupancy for the newly established ADU.

~~V.~~R. Non-Conformities.

1. The city shall not deny an application for a permit to create an ADU due to the correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the ADU.

2. A non-conforming detached accessory structure may be re-built or re-constructed in-kind pursuant to 17.ADU.070.T.1. Demolished non-conformities may be re-built or re-established provided the reconstruction is for the benefit of the ADU only, and non-conformities are not expanded.

17.ADU.080 Coastal Resource Protections.

A. Purpose : The purpose of this title is to harmonize the requirements of Government Code Sections 66310-66342, with the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code as provided in Government Code Section 66329.

B. Findings:

1. The entirety of the -City of Carmel-by-the-Sea is located within the boundary of the Coastal Zone. The City's Local Coastal Program was certified by the California Coastal Commission in October of 2004. In accordance with Government Code Section ~~65852.2(l)~~66329, the California Coastal Act of 1976 is neither superseded nor in any way altered or lessened except that a public hearing for Coastal Development Permit applications for ADUs shall not be required.

2. A Coastal Development Permit is required for all new development within the Coastal Zone. As defined by the Coastal Act, development refers to both "the placement or erection of any solid material or structure" on land as well as any "change[s] in the density or intensity of use of land[.]" (Pub. Res. Code § 30106.)

3. A Coastal Development Permit (CDP) is the regulatory mechanism by which proposed developments in the coastal zone are brought into compliance with the policies of Chapter 3 of the Coastal Act.

    a. The policies applicable to the City of Camel of Chapter 3 of the Coastal Act have been incorporated into the city's certified Local Coastal Program.

4. The City's Land Use Plan describes the associated Land Use Chapters of the Local Coastal Program in the following manner:

    a. **Land Use and Community Character.** This Chapter of the General Plan covers topics required in the Land Use Element. This heading also includes policies for topics in sections 30244 and 30250 through 30254 of the Coastal Act.

        i. This Element integrates land use policies with issues of design, aesthetics and historic preservation as part of the Coastal Land Use Plan for the City.

    b. **Circulation**. This Chapter or Element of the General Plan is one of the seven elements required by California Statutes. Several of the policies in this element also implement provisions of the Coastal Act.

        i. This element is a required element of the City's General Plan (Government Code Section 65302(b)). Many of the policies in this Element are also part of the Local Coastal Land Use Plan and are noted as such (LUP).

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c. **Coastal Access and Recreation**. This Chapter includes policies for topics covered in sections 30210 through 30224 of the Coastal Act.

i. This Element includes policies to protect and enhance public access to the coast is mandated by the California Coastal Act.

d. **Coastal Resource Management**. This Chapter of the General Plan includes policies for topics in sections 30230 through 30243 and 30251 of the Coastal Act.

~~A.~~i. This element includes policies for protection of the City's coastal environmental resources including the character of its forest, beach and bluffs, water quality and Environmentally Sensitive Habitat Areas (ESHAs).

5. As described in the city's Land Use Plan, "The incorporated limits of the City of Carmel-by-the-Sea shall be designated a special community and a highly scenic area within the meaning of Coastal Act sections 30251 and 30253 and for the purposes of implementing section 30610 and corresponding regulation section 13250 of the California Code of Regulations. New development shall protect this special community and its unique characteristics" (LUP).

a. Coastal Act Section 30251 requires *"The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting."*

b. Coastal Act Section 30253 requires: *"New development shall do all of the following:*

i. *Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
ii. *Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*
iii. *Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.*
iv. *Minimize energy consumption and vehicle miles traveled.*
v. *Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses."*

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6. ADUs are permitted on all building sites that allow for single-family and multi-family dwelling and there is no limitation in the total potential number of housing units created through ADUs based on the Coastal Resource Protections described herein or elsewhere in this ordinance.

~~1.~~

~~B. Carmel Bay is considered an Area of Special Biological Significance (ASBS). The City has an important role to play in assuring that new development in the incorporated City limits does not contribute to water quality impacts from storm water or drainage discharges into the bay. (LUP)~~

C. Applicability: All ADUs and JADUs shall comply with the following requirements for the protection of coastal resources, as applicable:

1. Coastal Resource Protection. The incorporated limits of the City of Carmel-by-the-Sea is designated a special community and a highly scenic area within the meaning of Coastal Act sections 30251 and 30253. Accordingly, development of an ADU and/or JADU shall:

   a. Be cited and designed to protect views to and along the ocean and scenic coastal areas;
   b. Minimize the alteration of natural land forms and work with the topography of the site;
   c. Be visually compatible with the character of surrounding areas including, but not limited to: 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, and not presenting excess visual mass or bulk to public view or to adjoining properties;
   d. Be subordinate to the character of its setting;
   e. where feasible, restore and enhance visual quality in visually degraded areas;
   f. Minimize risks to life and property in areas of high geologic, flood, and fire hazard;
   g. Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs;
   h. Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development;
   i. Minimize energy consumption and vehicle miles traveled.
   j. Protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.

2. Overlay Districts. Except as modified by this chapter, the ADU shall conform to all requirements of any applicable overlay district, including but not limited to established height limits, setbacks, required environmental reports, described within CMC 17.20, except that no public hearing shall be required for Type 1 and Type 2 ADUs and. ~~t~~The duties and powers designated to any board or commission shall be designated to the Director, as applicable, in the review of the ADU.

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Standard processing procedures as outlined in the Local Coastal Program shall be followed, as applicable, for Type 3 ADUs.

3. Historic Resources.

a. All building sites shall be subject to the city's Historic Preservation Ordinance, CMC 17.32, except as provided in subsection (b) of this section.

b. An ADU or JADU proposed on a property with a historic resource shall be subject to the provisions outlined in CMC 17.32 except that no public hearing shall be required for Type 1 and Type 2 ADUs and the duties and powers designated to any board or commission shall be designated to the Director, as applicable, in the review of the ADU. Standard processing procedures shall be followed, as applicable for Type 3 ADUs. A Determination of Consistency with the Secretary of the Interior's Standards shall be required for all major and minor alterations, as appropriate.

4. Trees. No tree, as described in CMC 17.48.050.A.1.a or CMC 17.48.050.A.1.b, shall be removed or pruned for the purpose of establishing an ADU except in accordance with CMC 17.48.050.

a. Significant trees shall only be removed in accordance with CMC 17.48.070.B.

b. If trees are permitted by the City to be removed to facilitate the construction of an ADU that would otherwise preclude the development of an ADU replacement trees shall be provided on-site pursuant to CMC 17.48.080, ~~or payment into the city's tree in-lieu fund, as adopted by Resolution by City Council, for each tree removed~~. Alternative locations may be approved by the city forester, as appropriate.

c. All compaction of soils, construction of building walls, or placement of impermeable surfaces shall be setback a minimum of six feet from all trees.

5. Non-Conforming Site Coverage. Within the R-1 Zone District, sites shall comply with the provisions of CMC 17.10.030.C.2, as applicable.

6. Coastal Access Parking Area. Project sites located within the Coastal access parking area, as illustrated in Figure 1, below, shall be required to provide one (1) on-site parking space per ADU in addition to any required parking to the primary dwelling.

a. Within the R-1 District, parking may be provided as an uncovered tandem space within the front or side yard setback located on the driveway in front of a garage or carport or elsewhere on the property where parking is allowed by the underlying zoning district.

i. An 8'6"x16' parking pad constructed from permeable or semi-permeable materials may be provided ministerally for the ADU and shall be exempted from

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any floor area and site coverage requirements provided the standards for driveways outlined in CMC 12.24.020.A-L are otherwise met.

b. Within all districts other than the R-1 District, replacement parking shall follow the standards prescribed in CMC 17.38, off-street parking requirements.

i. Unless expressly specified in the Community Plan, Community Plan Districts shall comply with the provisions of CMC 17.38.

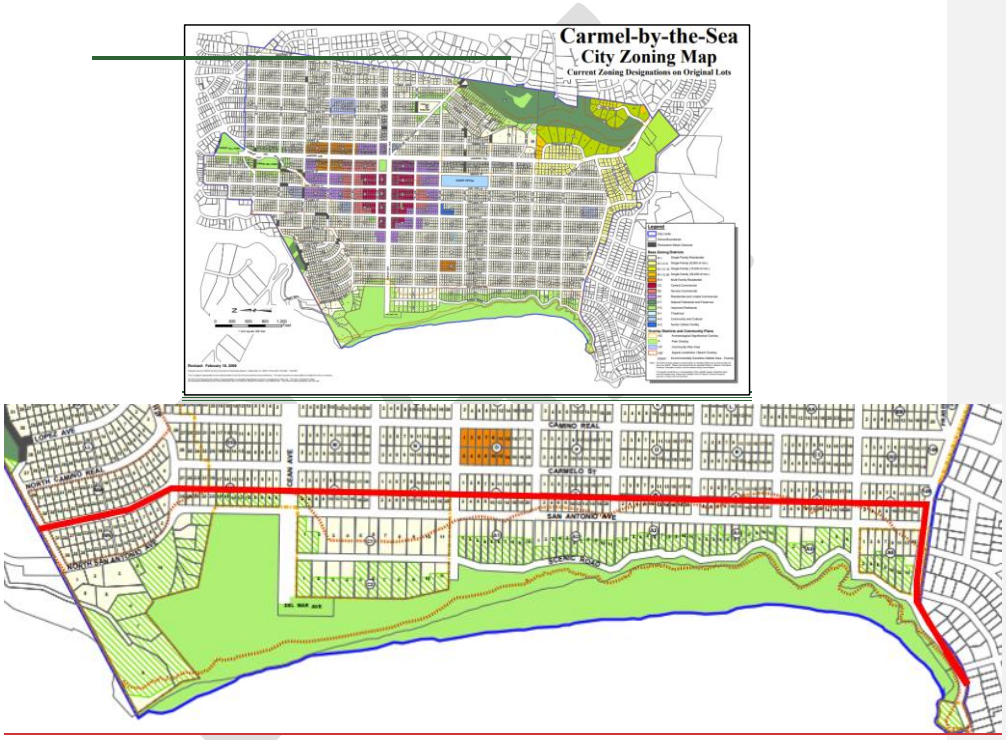


FIGURE 1. Coastal Access Parking Area ~~**[Map forthcoming]**~~.

7. Front Setback. Type 2 and Type 3 ADUs shall comply with the front yard setback requirements of the applicable zoning district including the front setback. New Type 3 ADUs may be established within the front yard setback when the analogous findings for locating a garage/carport established in CMC 17.10.030.A.1.a, are made in the affirmative through the appropriate review process, as applicable.

8. Additional Accessory Structures. Except as provided in CMC 17.10.040, Lot Mergers, no more than two accessory structures may be constructed or maintained on any building site.

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9. Building sites with ADUs shall be prohibited from constructing, maintaining and/or building guesthouses or studios.

17.ADU.~~080~~ 100 Application and Review Procedures.

A. Timing

1. The city shall ministerially approve or disapprove a complete building permit application for an ADU or JADU in compliance with the time periods established by State law. If a Coastal Development Permit is required, the Coastal Development Permit may be processed concurrently with the building permit application for the creation of the ADU/JADU, however, no building permit application shall be deemed complete until any required associated Coastal Development Permit has been approved.

B. Standard of Review

1. The following review procedures shall apply to all ADUs and JADUs:

a. Type 1 Units – Ministerial Review.

i. The following types of units are classified as Type 1 units and are eligible for Type 1 review:

a. The conversion of an existing, legally established habitable space to a ADU and/or JADU within an existing primary dwelling, without removal or replacement of major structural components (e.g., roofs, exterior walls, foundations, etc.), and which does not change the intensity of use of the structure.

i. Type 1 units, described in subsection (i)(a) above, located in the Coastal Access Parking Area, located on the site of a Historic Resource, or located within the Beach and Riparian Overlay west of San Antonio Avenue or west of North Carmelo Avenue shall be processed as a Type 2 Application.

ii. Type 1 Units shall be exempt from all Coastal Development Permit Requirements and shall be considered ministerally.

b. Type 2 Units – Administrative Review.

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i. The following types of units are classified as Type 2 units and are eligible for Type 2 review:

a. Attached and detached ADUs which comply with within floor area limits of the site, and/or

b. Type 1 units located in the Coastal Access Parking Area, located on the site of a Historic Resource, or located within the Beach and Riparian Overlay, and/or

c. Units converted from nonhabitable space completely within the enclosing exterior walls of the structure from which they are converted, and/or

d. Any unit not specifically classified as a Type 3 unit.

ii. All Type 2 units shall require approval of an Administrative Coastal Development Permit prior to building permit issuance.

c. Type 3 – Standard Review.

i. The following types of units are classified as Type 3 units and are subject to Type 3 review:

a. Any ADU which receives a floor bonus/exemption of up to 800 sf above the allowable floor area for the site for the construction of an ADU, and/or

b. Any new attached or detached ADU located in the Beach and Riparian Overlay District west of San Antonio Avenue or west of North Carmelo Avenue.

c. Any new ADU proposed concurrently, and reliant, on ~~a~~with a ~~new~~ Track 2 application for a new dwelling, rebuild, or substantial alteration of a primary dwelling.

d. Any ADU for which the applicant requests deviation from adopted applicable standards

ii. All Type 3 units shall require approval of ~~an~~ a Coastal Development Permit as follows:

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a. Administrative Review. New attached and detached units additions that do not increase existing floor area of the building site on which they are located by more than 10 percent or do not increase the height of the existing structure by more than 10 percent shall reviewed administratively.

b. Standard Review. New attached and detached units additions that increase existing floor area by more than 10 percent or more, or increase the height of the existing structure by 10 percent or more shall reviewed consistent with procedures outlined in CMC 17.58.040.B.

~~B.~~

~~1.~~2. Ministerial Review. ~~Except for when a Coastal Development Permit is required, a~~Applications for ADUs and/or JADUs on a lot with an existing or proposed single-family residence or multifamily dwelling units that conform to the requirements of this section shall be considered as ministerial permits without discretionary review or a hearing, and the City shall approve or deny such applications within 60 calendar days after receiving the completed application. If the permit application to create an ADU, and/or JADU, is submitted with a permit application to create a new single-family dwelling on the lot, the city may delay acting on the permit application for the ADU until the permitting agency acts on the permit application to create the new single-family dwelling, but the application to create the ADU shall still be considered as a ministerial permit without discretionary review or a hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay.

~~2.~~3. Coastal Development Permits. For ADUs and JADUs that constitute development and therefore require a Coastal Development Permit: the City shall approve or deny coastal development permit applications within 60 calendar days after receiving the completed application to the extent feasible consistent with section 17.ADU.~~080~~100.C, below. No building permit application shall be deemed complete until a Coastal Development Permit subject to the provisions of this section has been approved and any applicable appeal period has concluded.

~~Readers~~ Note: Most ADUs and JADUs constitute development if they include, for example, new construction of a detached ADU, new construction of an attached ADU ~~or JADU~~, or conversion of an existing, uninhabitable, attached or detached space to a ADU or JADU (such as a garage, storage area, basement, or mechanical room). The construction of new structures constitutes the "placement or erection of solid material," and the conversion of existing, uninhabitable space would generally constitute a "change in the density or intensity of use." Therefore, these activities would generally constitute development in the coastal zone that requires a CDP.

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~~3. Discretionary~~ Type 3 Review Request. The applicant may submit an application for ~~discretionary~~ a Type 3 review of the ADU that deviates from the ~~ministerial~~ standards of this chapter but is otherwise within the discretionary and/or permitting purview of the city.
~~, or to provide for concurrent review of Coastal Development Permits for the ADU and the primary dwelling when a public hearing is required for the primary dwelling. Examples of this request may include consideration of design features that are otherwise prohibited ministerally but may otherwise be permitted through discretionary review.~~

~~a. When a ministerial review waiver is requested the procedures in CMC 17.56, Design Review, shall be followed.~~

~~i. The decision of the reviewing authority may be appealed consistent with CMC 17.54, Appeals.~~

~~b. ADUs proposed as part of a discretionary review application shall be considered a permitted use consistent with section 17.ADU.020.~~

~~c. The decision of the reviewing authority shall not preclude the ability of an applicant to receive a ministerial permit pursuant to Section 17.ADU.080.B.1 or 17.ADU.B.2 for an ADU that is brought into full compliance with the provisions of this chapter.~~

~~d. The city shall not direct applications for the establishment of an ADU into a discretionary review track unless requested by the applicant.~~

~~e. No separate fee for a Coastal Development Permit shall be assessed for a Coastal Development permit that is considered concurrently with a primary dwelling.~~

4.

C. Coastal Development Permits.

1. All ADUs and JADUs classified as Type 1 units shall be exempt from Coastal Development permit requirements.

2. Coastal Commission Appeals Jurisdiction – Beach and Riparian (BR) Overlay.

a. Type 2 Applications.

~~1.~~i. For Type 2 Coastal Development Permits that are appealable to the California Coastal Commission, as described is the Carmel Municipal Code, the authority to review an application for a Coastal Development Permit is designated to the Director of Community Planning and Building or the Director's designee. Prior to approval of the Coastal Development Permit, the Director shall find that the Coastal Development Permit meets the findings identified in CMC 17.64.010.B, Coastal Development Permits. The Director shall not approve an application for

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a Coastal Development permit that is not found to be consistent with CMC 17.64.010.B.

At least 10 days before the City's decision on the application, the City shall provide notice, by first-class mail to all owners of real property, as identified on the last equalized property tax assessment roll within 300 feet. The notice shall include:

a. The date the application will be acted upon by the City's review authority;
b. A statement that the development is within the coastal zone;
c. The date of filing of the application and the name of the applicant;
d. The number assigned to the application;
e. A description of the development and its location;
f. The procedure for which an appeal may be filed with the California Coastal Commission.

The Director's decision shall be final and any appeals of the decisions of the Director or the Director's designee shall be appealed directly to the California Coastal Commission. Actions on applications to construct ADUs within these areas shall be consistent with the provisions of the applicable zone and the policies and development standards of the City of Carmel's certified Local Coastal Program and Chapter 3 of the California Coastal Act.

~~a. Exception: If a waiver is requested by the applicant pursuant to section 17.ADU.080.C.1.a, the proposed Coastal Development Permit for the ADU shall also be reviewed by the decision making body designated in CMC 17.56. If an exception is requested pursuant to section 17.ADU.080.C.1.a, any appeal further appeal made shall be in accordance with CMC 17.54.~~

b. Type 3 Applications.

i. For Type 3 Coastal Development Permits that are appealable to the California Coastal Commission, the appeal procedures established CMC 17.54 shall apply.

3. Non-Appealable Coastal Development Permits.

a. Type 2 Applications

~~2.~~i. ~~When a proposed ADU or JADU is~~For Type 2 Applications that are not appealable to the California Coastal Commission and a Coastal Development Permit is required, the authority to review an application for a Coastal Development Permit is designated to the Director of Community Planning and Building or the Director's designee. Prior to approval of the Coastal

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Development Permit, the Director shall find that the Coastal Development Permit meets the findings identified in CMC 17.64.010.B, Coastal Development Permits. The Director shall not approve an application for a Coastal Development permit that is not found to be consistent with CMC 17.64.010.B.

At least 10 days before the City's decision on the application, the City shall provide notice, by first-class mail to all owners of real property, as identified on the last equalized property tax assessment roll within 300 feet. The notice shall include:

a. The date the application will be acted upon by the City's review authority;
b. A statement that the development is within the coastal zone;
c. The date of filing of the application and the name of the applicant;
d. The number assigned to the application;
e. A description of the development and its location;
f. A statement that the decision of the director is final and not appealable.

The decision of the Director, or the Director's designee shall not be appealable and constitute the final action of the City.

b. Type 3 Applications.

i. For Type 3 Coastal Development Permits that are appealable to the California Coastal Commission, the appeal procedures established CMC 17.54 shall apply.

~~a. Exception: If a waiver is requested by the applicant pursuant to section 17.ADU.080.C.1.a, the proposed Coastal Development Permit for the ADU shall also be reviewed by the decision making body designated in CMC 17.56. If an exception is requested pursuant to section 17.ADU.080.C.1.a, any appeal further appeal made shall be in accordance with CMC 17.54.~~

D. Denials.

~~1.~~ If the city denies an application for an ADU or JADU pursuant to section 17.ADU.~~080~~100.B.1, the ~~permitting agency shall~~Director, within the time period described in 17.ADU.~~080~~100.B.1, shall return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant.

~~**17.ADU.090 Definitions**~~

~~As used in this chapter, terms are defined as follows. Terms not defined below shall take the definition as otherwise define in Title 17 of the Carmel Municipal Code.~~

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A. **Accessory Dwelling Unit (ADU).** "Accessory Dwelling Unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities and permanent provisions for living, sleeping, eating, cooking, sanitation, and connection to utilities for one or more persons and is located on a lot with a proposed or existing primary residence or multi-family residences. An ADU also includes the following: An efficiency unit, as defined in Section 17958.1 of the California Health and Safety Code, and a manufactured home, as defined in Section 18007 of the California Health and Safety Code. ADUs do not include mobile homes, tiny homes, or recreational vehicles licensed by the Department of Motor Vehicles (DMV).

1. **Attached.** An "Attached ADU" means an ADU that does not qualify as a conversion ADU and is constructed as a physical expansion (i.e. addition) to the primary dwelling. An attached ADU may be attached to the Single-Family Dwelling Unit by one or more common walls or other means but shares a physical connection. An attached ADU distinct from the definition of a junior ADU.

2. **Detached.** A "Detached ADU" means an ADU that is within an independent structure entirely separate and shares no physical connection to the primary dwelling unit and/or other accessory structures.

3. **Conversion.** A "Conversion ADU" means an ADU that is constructed completely within the existing or proposed space of a single family residence, an existing detached accessory structure, or an existing multi-family structure. Conversion ADUs are located completely within the existing or proposed floor area of the structure in which they are located, except for expansions for ingress and egress as allowed within this chapter.

Accessory structure. A structure that is accessory and incidental to, and detached from, a dwelling located on the same site.

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B. **Administrative Review (Administratively).** A review which may include discretion or use of personal judgement that does not require consideration or approval at a public hearing and is reviewed administratively by staff.

C. **Complete independent living facilities.** Permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.

D. **Coastal access parking area.** The Coastal Access Parking Area is defined as all properties located within the Beach and Riparian (BR) Overlay District located west of the centerline of Carmelo Street and west of the centerline North San Antonio Street, as well as all properties with street frontages located on San Antonio Avenue or North San Antonio Avenue.

1. If a property is not located immediately adjacent to a street frontage (flag lot, easements, etc), the frontage shall be determined by the driveway location of the subject property.

Coastal Development Permit. A Coastal Development Permit (CDP) is the regulatory mechanism by which proposed developments in the coastal zone are brought into compliance with the policies of Chapter 3 of the Coastal Act.

Note: The policies applicable to the City of Camel of Chapter 3 of the Coastal Act have been incorporated into the city's certified Local Coastal Program.

E. **Efficiency Kitchen.** An efficiency kitchen shall mean a room or portion thereof containing permanent facilities designed and used for food preparation, cooking, eating and dish washing. A kitchen facility includes a sink that facilitates hot and cold water, a refrigerator, small electric kitchen appliances that do not require electrical service greater than 120 volts, an appropriately sized food preparation counter and storage cabinets. A dishwasher may be included as part of an efficiency kitchen, but is not required.

F. **Efficiency Unit.** As defined in Section 17958.1 of the California Health and Safety Code.

G. **Historic Resource.** For purposes of this section, a Historic Resource shall be a property listed, or eligible for listing, on the National Register of Historic Places or the California Register of Historical Resources, listed on the Carmel Inventory or Register of Historic Resources, or located in a designated historic district.

H. **Junior Accessory Dwelling Unit.** (Also known as "Junior ADU" or "JADU") shall have the same meaning as defined in the California Government Code Section 65852.22, as amended from time to time.

I. **Manufactured Home.** A unit as defined by Section 18007 of the California Health and Safety Code, as may be amended.

Ministerial Review (Ministerially)approval. Approval related to a building permit applicationA review that does not require discretionary action or review, personal judgement, or a public hearing.

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J. **Multi-Family Building.** A structure with two or more attached dwellings on a single lot, and any mixed use structure containing commercial floor area and one or more dwelling units. Multiple detached single-unit dwellings on the same lot are not considered multifamily dwellings, nor are subordinate units, or existing ADUs.

K. **Passageway**. A pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU or JADU.

L. **Primary Dwelling.** A "Primary Dwelling" or "primary residence" means a single-family or multifamily residential dwelling unit that either exists on or is proposed for a lot zoned for any residential or mixed-use zone, either through a permitted use or a conditional use, and is constructed prior to or concurrently to the ADU or JADU. The primary dwelling shall include all attached non-habitable areas, such as attached garages, but does not include detached accessory structures on the same building site.

M. **Proposed dwelling.** A dwelling that is the subject of a permit application and that meets the requirements for permitting and is subject to a Design Review Application, subject to CMC 17.58.

N. **Sanitation Facilities.** Sanitation facilities means a room containing a toilet, sink, and bathtub or shower. Sanitation facilities may also be referred to as a bathroom or restroom.

O. **Subordinate Units.** The city has previously classified two types of subordinate dwellings:

i. Legal nonconforming units that were established prior to June 5, 1929. These units were legally established and required no permit. These units were originally classified as subordinate units.

ii. Legal nonconforming units that were established prior to April 5, 1988, and registered with the City by December 6, 1994. These units typically were built without City approval but were then legalized and brought to minimum health and safety standards through an amnesty period and registration. These units were originally classified as subordinate units.

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DRAFT

COMMUNITY PLANNING & BUILDING DEPARTMENT
CITY OF CARMEL-BY-THE-SEA

TO: Planning Commission and Interested Parties

FROM: Evan Kort, Senior Planner

DATE: November 7, 2024

SUBJECT: ***DRAFT –75% version; for Planning Commission Workshop on November 13, 2024 – edits as of November 7, 2024***

Abbreviations:

ADU	Accessory Dwelling Unit	IP	Implementation Plan
CCC	California Coastal Commission	JADU	Junior Accessory Dwelling Unit
CDP	Coastal Development Permit	LCP	Local Coastal Program
ESHA	Environmentally Sensitive Habitat Area	LUP	Land Use Plan
HCD	Housing and Community Development		

Readers Note: In March 2024, the California Legislature enacted Senate Bill 477 as an urgency measure. SB 477 was signed by Governor Newsom on March 26, 2024, and it took effect immediately. The bill's purpose is to make state law governing Accessory Dwelling Units ("ADUs") and Junior Accessory Dwelling Units ("JADUs") easier to read and navigate. It does so by relocating numerous Government Code sections into a new chapter, and, within that chapter, key regulations are divided into smaller sections by topic area. SB 477's changes to state law are only organizational; none are substantive.

The regulations governing the creation of ADUs (formerly located in Government Code sections 65852.2 and 65852.23, and 65852.22 for JADUs) are now located in Government Code sections 66310–66342. Some cited or quoted texts may refer to government code sections which pre-date SB 477 and are listed within section Government Code section 65852.2, for example. While the reference code section may be changed, the text language generally remains unaltered and applicable.

SUMMARY:
The City of Carmel-by-the-Sea draft ADU ordinance has been informally reviewed by the Department of Housing and Community Development (HCD) staff. During a February 2024 meeting between the city and HCD staff, it was request by HCD staff that the city provide evidence and clarification of how deviations from the ADU statute are necessary to comply with the Coastal Act and the city's Local Coastal Program (LCP) in accordance with Government Code Section 66329. This document provides responses to the question regarding how the city's draft ordinance is required for consistency with the city's Certified Local Coastal Program, and by extension, the California Coastal Act.

In addition, this document provides responses to the comments provided by HCD staff during their informal review of the city's draft ADU ordinance following the city's 1st ADU workshop with the Planning Commission held in November 2023.

BACKGROUND:
Beginning in 2019, California state legislature began passing a number of laws (Senate and Assembly Bills) reducing barriers to entry and streamlining the process for the establishment of Accessory Dwelling Units (ADUs) for all cities and counties in California. According to the Department of Housing and Community Development HCD July 2022 ADU Handbook ("ADU Handbook"), there have been eight bills in respect to ADUs passed, primarily codified in Government Code sections 65852.2. Additional legislation has been passed since the publication of the ADU Handbook and in March 2024, SB 477 was passed reorganizing the structure of the ADU statues into Chapter 13 of the California Government Code (Sections 66310-66342; "ADU Statute" or "Statute").

The City Council of the City of Carmel-by-the-Sea has directed the Community Planning and Building Department to prepare an ordinance for adoption addressing the state's requirements for ADUs. The Department began its efforts in early 2023, discussed policy matters with the city's legal council, met with California Coastal Commission (CCC) staff, and then took a draft version of an ordinance to a public workshop with the city's Planning Commission in November 2023.

Following the Planning Commission workshop, staff met with members of the Department of Housing and Community Development (HCD) to received preliminary feedback on the draft ordinance and to receive direction. HCD staff provided preliminary feedback on the draft ordinance (comments and responses outlined within the memorandum).

With the preliminary comments, the city updated and revised the first draft of the ordinance and provide additional clarifications regarding how the proposed ordinance aligns with the city's Local Coastal Program and the Coastal Act, as required in Government Code Section 66329 as the first draft of the ordinance proposed several deviations from the state statute which were required for consistency with the Coastal Act.

On October 22, 2024, city staff met with Coastal Commission staff and shared a working version of the draft ordinance including the supplemental findings to support where the LCP does not align with the state statue. While Commission staff has not yet provided any written comments on the proposed ordinance, Commission staff verbally were in support of the staff position based on the discussion at the October 22nd meeting.

On November 5, 2024, city staff met with HCD staff to share updates made to the ordinance since their review of the first draft, provide updates regarding the meeting with the Coastal Commission, and receive general direction regarding the next steps. HCD staff was provided with a copy of a draft ordinance and has offered to provide comments on the revised ordinance.

A notable item regarding the status of the draft ordinance which did come up in discussion with HCD staff was that the position of HCD is that the proposed ordinance should wholly comply with the state statute with an "allowance" (of sort) for deviations for where necessary for compliance with the Coastal Act in accordance with Government Code Section 66329. While staff had initially proposed an ordinance that would be specific to Carmel-by-the-Sea as the entirety of the city is subject to a Local Coastal Program,

HCD's preference would be for the language in the ordinance to still comply with the state statue even where there would be direct conflicts with what could be approved through a Coastal Development Permit (CDP) due to conflicts with the city's LCP.

While revisions could be made to satisfy the direction of HCD, staff's concern is this could lead to confusion over competing provisions within the body of the ordinance since many of the statues would simply not apply (refer to analysis below) which may lead to confusion during implementation. As this is a recent development, staff has not yet been able to incorporate this feedback into the draft ordinance.

THE ISSUE:
The city's adopted Land Use Plan (LUP), was found to meet the requirements of the policies of Chapter 3 (commencing with Section 30200) of the California Coastal Act to the extent necessary to achieve the basic state goals specified in Section 30001.5 of the Coastal Act. In short, the LUP, in addition to the city's implementation plan, are consistent with the California Coastal Act as adopted by the California Coastal Commission on October 14, 2004, and subsequent amendments. However, strict adherence to the state statue relative to ADUs directly conflicts with many of the objectives, goals, and policies of the city's LCP, as adopted today, and by in turn, the California Coastal Act.

CARMEL-BY-THE-SEA LOCAL COASTAL PROGRAM:
The City of Carmel-by-the-Sea is located entirely within the boundary of the coastal zone and has a Certified Local Coastal Program (LCP). The California Coastal Commission gave final certification of the LCP on October 14, 2004 which includes a policy document, Land Use Plan (LUP), and a set of ordinances and resolutions to implement those policies, Coastal Implementation Plan (CIP).[1]

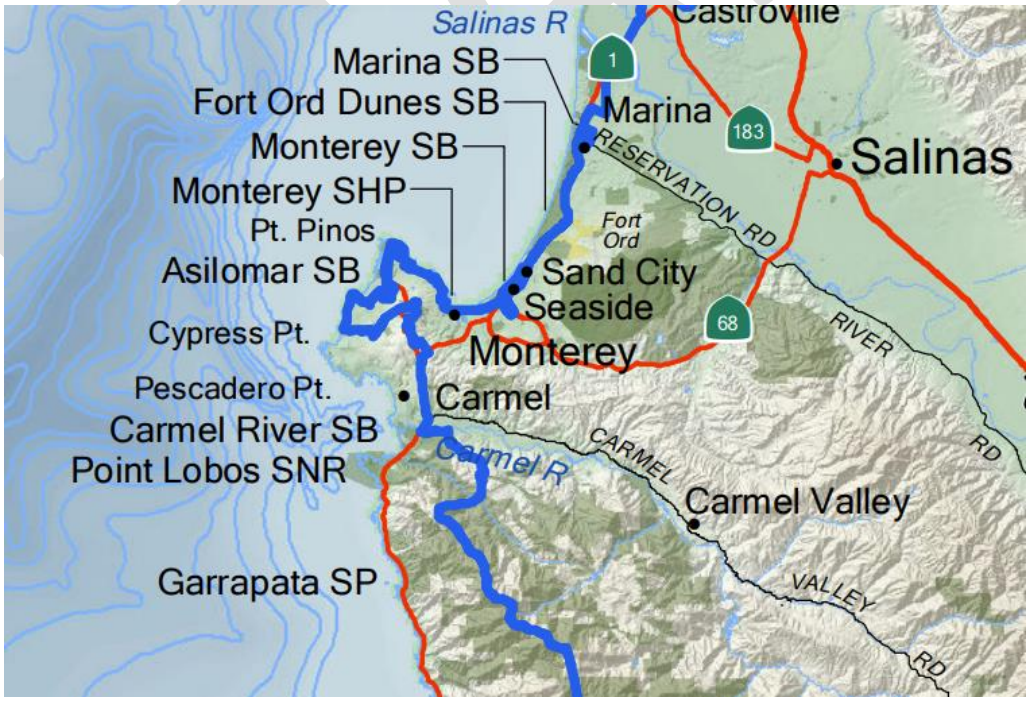


Figure 1. Coastal Zone Boundary illustrated by **BLUE** line. Entirety of city limits located west of coastal zone boundary and Highway 1 -de facto coastal zone boundary. Source: California Coastal Commission.

[1] Carmel General Plan – Introduction – Page I-7

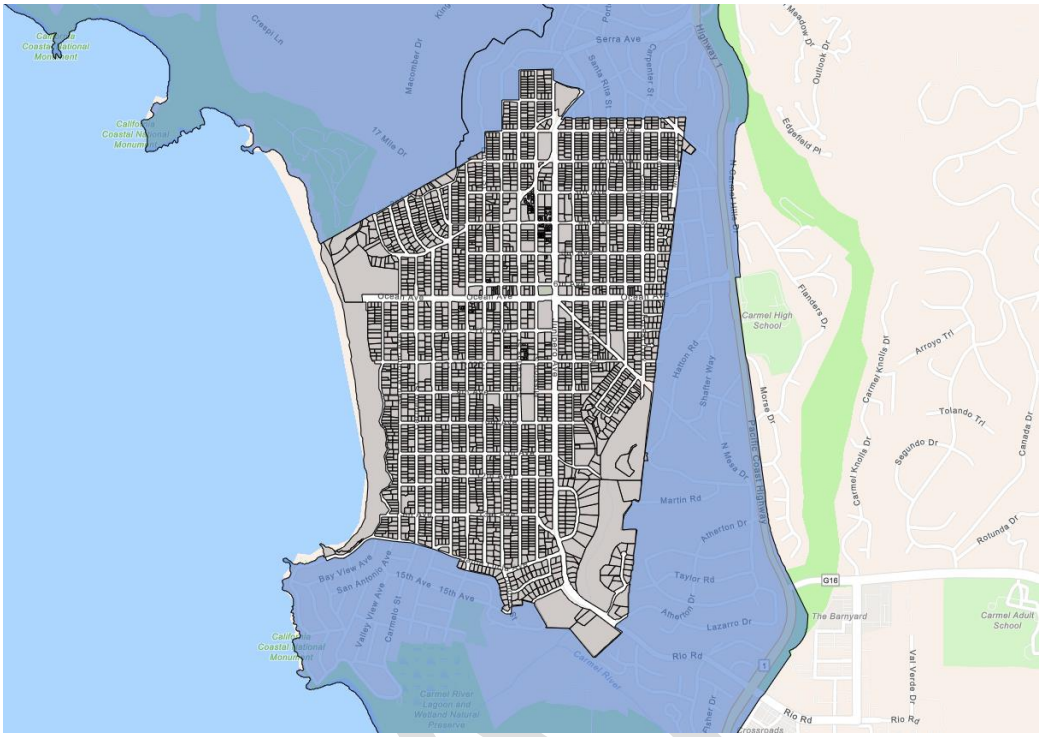


Figure 2. Coastal Zone Boundary (transparant **BLUE** area**)** bounding the entireity of the city limits of the City of Carmel-by-the-Sea (**GRAY** parcel map showing extent of city limits).

As described in the city's General Plan, "*Carmel's General Plan has been combined with its Local Coastal Land Use Plan to ensure coordination of these two policy documents. The Coastal Land Use Plan sets forth goals, objectives, and policies that govern the use of land and water in Carmel-by-the-Sea consistent with Chapter 3 of the California Coastal Act of 1976 (as amended through January 2003). Chapter 3 of the California Coastal Act contains coastal resources planning and management policies that address public access, recreation, marine environment, land resources, development, and industrial development.*"[2]

The City's Land Use Plan describes the associated chapters in the following manner:

> **Community Character and Development.** This Chapter of the General Plan covers topics required in the Land Use Element. This heading also includes policies for topics in sections 30244 and 30250 through 30254 of the Coastal Act.
>
> **Circulation**. This Chapter or Element of the General Plan is one of the seven elements required by California Statutes. Several of the policies in this element also implement provisions of the Coastal Act.
>
> **Coastal Access and Recreation**. This Chapter includes policies for topics covered in sections 30210 through 30224 (30210-30214; 30220-30224) of the Coastal Act.

[2] Carmel General Plan – Introduction – Page I-1

Coastal Resource Management. This Chapter of the General Plan includes policies for topics in sections 30230 through 30243 (30230-30236; 30240-30243) and 30251 of the Coastal Act.

Appendices to the Land Use Plan include the:

- Forest Management Plan;
- Mission Trail Nature Preserve Master Plan;
- Final Results of the Environmentally Sensitive Habitat Area Study Conducted for the City of Carmel-by-the-Sea (ESHA Study);
- Historic Context Statement, Carmel-by-the-Sea.

The Coastal Implementation Plan consists of the Carmel Zoning Code (Title 17 of the Municipal Code) including;

- Appendix A: Shoreline Management Plan;
- Appendix B: Significant Tree Evaluation Worksheet;
- Appendix C: Residential Design Guidelines – Concept Review;
- Appendix D: Residential Design Guidelines – Final Details Review;
- Appendix E: Commercial Design Guidelines – Commercial Design Guidelines;
- Appendix F: Public Way Design Guidelines;
- Appendix G: Archaeological Resource Management Reports (ARMR): Recommended Contents and Format;
- Appendix H: Storm Water Standards and Programs;
- Appendix I: Secretary of Interior's Standards for Rehabilitation of Historic Buildings;[3]
- Appendix J: Del Mar Master Plan.

In a February 13, 2003 staff report prepared by Coastal Commission Staff for the March 6, 2003 hearing for the adoption of the city's Land Use Plan, Commission staff argues the following (emphasis added in **Bold, underline, and highlight**):

> ***It is often stated that Carmel, along with such other distinct communities as the town of Mendocino, is one of the special communities for which Coastal Act section 30253(5) was written***[4]*. Carmel is a very popular visitor destination, known as much for the style, scale, and rich history of its residential, commercial, and civic architecture, as for its renowned shopping area, forest canopy and white sand beach. As a 'primarily residential community, the established pattern of development in Carmel plays a key role in defining the special character of the City, as various architectural styles reflect the historical influences that have existed over time. Carmel is distinctly recognized for its small well-crafted cottages, informal streetscapes, architectural diversity, and forested landscape. These modest residences are associated with the era in which Carmel was known for its resident artists and writers, and functioned as a retreat for university professors and other notables. Homes were nestled into the native Monterey pine/Coast live oak forest, on a grid of streets that yielded to trees more than to engineering expediency.*

[3] Resolution 2004-30

[4] Additional reference provided in letter prepared by Coastal Commission Central Coast Deputy Director titled: Coastal Development Review and LCP Completion/Protection of Community Character in the City of Carmel-by-the-Sea; November 2, 2000.

> ***Section 20253(e)****: New development shall where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.*

Further described in the same February 13, 2003 staff report, the Commission staff re-states and recommends the following modification to the land use plan to ultimately achieve consistency with the Coastal Act (emphasis added in **Bold)**:

> ***Carmel is one of those special communities for which Coastal Act section 30253 was written****. Though much is made of the eclectic cottages in the forest and brilliant white sand beach, world-renowned shopping, proximity to Pebble Beach and gateway to Big Sur, the LUP does not designate Carmel a "special community" worthy of protection. Modification 27 acknowledges the significance of City's unique character and designates Carmel a special community and highly scenic area for the purposes of Coastal Act Sections 30251, 30253, and 30610 along with corresponding regulation 13250. This designation provides the basis for requiring coastal development permit review of development proposals that potentially impact historic and/or character resources.*

The Coastal Commission recommended the inclusion of modification #27 which was incorporated into the Land Use Plan, as described below:

> *27. Add the following text to page 5, end of the second paragraph: The incorporated City of Carmel-by-the-Sea shall be designated a special community and a highly scenic area within the meaning of Coastal Act sections 30251 and 30253 and for the purposes of implementing section 30610 and corresponding regulation section 13250 of the California Code of Regulations. New development shall protect this special community and its unique characteristics.*

As adopted, the City's Land Use Plan includes the following language:

> *Carmel-by-the-Sea is internationally recognized as a unique small coastal community with a residential village character. Early development was predominantly residential. Commercial development began as small-scale village enterprises designed to serve the needs of the local residents. Through the years, these commercial uses have expanded to cater largely to visitors. (LUP)*
>
> *Located adjacent to Carmel Bay with gently rising slopes, the City has conscientiously retained its residential village character in a forest setting, dominated by Monterey Pines. The special character of this residential coastal community is considered a unique asset of statewide and national significance that should be maintained as a resource both for local residents and for visitors. The incorporated limits of the City of Carmel-by-the-Sea shall be designated a special community and a highly scenic area within the meaning of Coastal Act sections 30251 and 30253 and for the purposes of implementing section 30610 and corresponding regulation section 13250 of the California Code of Regulations. New development shall protect this special community and its unique characteristics. (LUP)*

Section 30251:

> *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.*

Section 30253.

> New development shall do all of the following:
>
> a. Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
> b. Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
> c. Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.
> d. Minimize energy consumption and vehicle miles traveled.
> e. Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.

The California Coastal Commission has also cited Carmel-by-the-Sea's LCP as an example of an LCP which contains specific policies design to protect Special Communities and Community Character. As described in the July 13, 2013 LCP Update Guide:

> *One example of policies designed to protect special communities and community character is the City of Carmel-by-the-Sea LCP, which includes a comprehensive set of policies and ordinances designed to protect the special historic character of Carmel.*
>
> *The Carmel example includes a number of policies designed to maintain city's community character, which is exhibited through many of its smaller cottages and its informal streetscape, and which is a draw for many visitors. Carmel's policies require, among other directives:*
>
> - *Assuring priority land uses, including a mix of commercial uses, that are compatible with the needs of visitors and the character of the area as a residential village;*

- *Limiting the location of new commercial activity to present commercial and multi-family districts and protecting the established patterns of land use throughout the city while providing for a high-quality pedestrian oriented environment;*
- *Adopting standards for development that retain the scale and character of the City including requiring design review for new homes and additions;*
- *Requiring that new development on each site is compatible and sensitive to the surrounding natural features and built environment of the site and of surrounding areas and contributes to neighborhood character;*
- *Allowing land uses that are compatible with local resources and the natural resources and scenic quality of the area, including preserving significant areas of vegetation and open space.*

Maintaining Community Character

Recognizing that some amount of development or re-development will be necessary, and to ensure community character is maintained, the Land Use Plan contains policies that respond to the Coastal Act through a combined approach of conservation and preservation. Conservation allows change and new construction as long as it is consistent with established character. This approach is appropriate for new buildings, remodels, and additions, involving non-historic resources. The City implements conservation of its character through its Design Guidelines for the residential district, the commercial district and for the public way. The overall character of the City can be conserved through appropriate policies related to the urbanized forest, roadway design and building design. Preservation requires that historic resources be protected and rehabilitated without changes that would damage their integrity.[5]

When the Land Use Plan was being considered, Coastal Commission staff found that the City's Residential Design Guidelines (completed prior to adoption of the LCP) more specifically address the treatment of size, massing, coverage, open space, streetscapes, and the forest landscape than the proposed polices contained with the proposed Land Use Plan. The Commission stated that within the Residential Design Guidelines, primary consideration is given to compatibility with the design traditions of Carmel, maintaining the urban forest character, promoting buildings that are in scale with that context, while encouraging diversity in design. As such, the Commission recommended that the LUP be modified to incorporate various Design Guidelines into the LUP. In practice, application of these modified policies still leave considerable discretion to the City decision-makers on matters of design style and elements, and ensures that new development fits within the City's existing community character.[6]

RELATION TO ADUs AND THE CARMEL LCP:

While the ADU statute requires local jurisdictions provide for streamlined and ministerial approvals of ADUs including the granting of certain waivers and exceptions for their development, the city's LCP conflicts with the requirements and current mandates of the state law both in terms of process and required development standards.

Notably, the statute currently states (Government Code Section 66329):

[5] Carmel General Plan – Land Use & Community Character – Page 1-22

[6] Coastal Commission Staff Report; City of Carmel-by-the-Sea: Land Use Plan Re-submittal (3rd); November 21, 2003

Nothing in this section 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.

Additionally, HCD's July 2022 ADU handbook states: "*ADU laws apply to jurisdictions in the California Coastal Zone, but do not necessarily alter or lessen the effect or application of Coastal Act resource protection policies. (Gov. Code, § 65852.22, subd. (l)[5].) Coastal localities should seek to harmonize the goals of protecting coastal resources and addressing housing needs of Californians. For example, where appropriate, localities should amend Local Coastal Programs for California Coastal Commission review to comply with the California Coastal Act and new ADU laws."*

On January 21, 2022, the California Coastal Commission (CCC) published a memo titled, *Updates Regarding the Implementation of New ADU Laws*. The memo discusses the authority that the Coastal Act grants the Commission and local governments over housing in the coastal zone, new legislation regarding ADUs, how local governments can streamline ADU applications under the Coastal Act, and some key issues that should be considered when LCP amendments for ADU provisions are undertaken.

Notable points addressed within the memo include (emphasis added in **bold**):

1. *Outside of an LCP context, existing or new J/ADU provisions that do not meet the requirements of the new legislation are null and void and will be substituted with the provisions of Section 65852.2(a) until the local government comes into compliance with new provisions. (Gov. Code § 65852.2(a)(4).)* ***However, existing [ADU and/or JADU] provisions contained in certified LCPs are not superseded by Government Code Section 65852.2 and continue to apply to Coastal Development Permit (CDP) applications for J/ADUs until the LCP is modified.*** *Coastal jurisdictions without any J/ADU provisions or with existing J/ADU provisions that were adopted prior to January 1, 2020 are encouraged to update their LCPs to comply with the State's new laws. Such new or updated LCP provisions need to ensure that new J/ADUs will protect coastal resources in the manner required by the Coastal Act and LCP…;*

2. *In non-coastal zone areas, local governments are required to provide rapid, ministerial approval or disapproval of applications for permits to create [ADUs and/or JADUs], regardless of whether the local government has adopted updated [ADU and/or JADU] provisions. (Gov. Code § 65852.2(a)(3).)* ***In the coastal zone, CDPs are still necessary in most cases to comply with LCP requirements (see below); however, a local public hearing is not required, and local governments are encouraged to streamline [ADU and/or JADU] processes as much as feasible****;*

3. *Other recent legislative changes clarify that local [ADU and/or JADU] provisions may not require a minimum lot size; owner occupancy of an ADU (though if there is an ADU and a JADU, one of them must be owner-occupied); fire sprinklers if such sprinklers are not required in the primary dwelling; a maximum square footage of less than 850 square feet for an ADU (or 1,000 square feet if the ADU contains more than one bedroom); and in some cases, off-street parking. Section 65852.2(a) lists additional mandates for local governments that choose to adopt a [ADU and/or JADU] ordinance, all of which set the "maximum standards that local agencies shall use to evaluate a proposed [ADU] on a lot that includes a proposed or existing single-family dwelling." (Gov. Code*

§ 65852.2(a)(6).) ***As indicated above, in specific cases coastal resource considerations may negate some such requirements, but only when tied to a coastal resource impact that would not be allowed under the Coastal Act and/or the LCP****. In recent LCP amendments, these types of considerations have most often arisen in terms of the off-street parking provisions;*

4. *While most [ADU and/or JADU] projects take place within established residential neighborhoods where potential coastal resource impacts are fairly limited, there can be cases where such projects may affect significant coastal resources, such as sensitive habitats and shorelines and beaches.* ***As a general rule, LCPs include many provisions protecting such resources, and it is important that proposed [ADU and/or JADU] provisions are not structured to undo any such LCP protections that already apply. [ADUs and/or JADUs] may need to be reviewed for specific siting and design standards, particularly in visually sensitive areas*** *(such as the immediate shoreline, between the first public road and the sea,* ***near LCP-designated scenic areas****, etc.). Similarly, where sensitive habitat may be present, [ADUs and/or JADUs] must be reviewed for impacts to such habitat, including with respect to fuel modification for defensible space. Additionally, local governments should include provisions for [ADUs and/or JADUs] constructed in areas vulnerable to sea level rise and other coastal hazards which ensure not only that these structures will meet all LCP requirements for new development to be safe from such hazards, but that also addresses the need for future sea level rise adaptations (including future accommodation or removal, risk disclosure conditions on the [ADU and/or JADU], and any other risk-related issues dealt with in the LCP).*

The memo published by the CCC also encourages local governments to update their LCPs with ADU and/or JADU provisions in a manner that harmonizes the State's housing laws with the Coastal Act. Doing so would protect the State's coastal resources while also reducing barriers to constructing ADU and/or JADU and helping to promote more affordable coastal housing.

THE GOAL:

The goal of the city's proposed ADU ordinance is to harmonize the provisions of the ADU statute with the goals and policies of the Coastal Act and the city's LCP. Development of ADUs have the support of the community, the City Council, the Planning Commission, and city staff. In fact, this ordinance will play a key role in meeting the city's RHNA allocation for the city's Housing Element which was adopted by the City Council on April 8, 2024[7]. The goal of this ordinance is not to limit, preclude, or exclude ADUs in any manner, but to ensure consistency with the city's LCP and harmonize with the state statue with the Coastal Act as to the greatest extent feasible as appropriate for the city.

Under the proposed ordinance, ADUs be permitted on all building sites were single family and multi-family residences are permitted, as required by the state statute, with no change or limitation to the potential number of total number of potential housing units that could be allowed. The modification proposed to ensure consistency with the Coastal Act would come in the form of the standard of review (ranging from ministerial to discretionary based on a specific criteria) to ensure there are no impacts to coastal resources.

The goal of the proposed ordinance is to provide a clear framework as well as procedural expectations for the project from start to finish for all projects in the city as all projects would all be subject to the same regulatory framework of the Local Coastal Program.

[7] Adopted 6th Cycle Housing Element (2023-2031); City of Carmel; April 8, 2024; Program 1.3.C

Because of this, some clear deviations from the ADU statute are proposed, but they are proposed in good faith and are tied to a coastal resource impact that would not be allowed under the Coastal Act and/or the LCP which are authorized in accordance with Government Code Section 66329.

ANALYSIS/RESPONSE TO COMMENTS:
The section below addresses the informal comments provided by the Department of Housing and Community Development as a courtesy review of the draft ordinance. The city's response to their comment has been provided immediately following including any supplemental information or analysis, if necessary. A redlined version of the draft ordinance has been included as Attachment A.

1. 17.ADU.030 (A)(1) – *Number of ADUs, Single Family* – Allows 1 ADU and 1 JADU per single-family lot, conflicting with Government Code Section 65852.2 (e) which allows 1 converted ADU, 1 detached ADU and 1 JADU within the primary dwelling.

    a. Revised accordingly. Updated to allow 1 conversion, 1 detached, and 1 JADU.

2. 17.ADU.030 (B)(1), (B)(2) – *Floor Area, Single Family* – The floor area is limited to be inclusive of the zoning's lot coverage and floor area allowances, meaning that if a lot has already developed a single-family home that meets/exceed buildable area allowed on the lot, an ADU cannot be constructed. This directly conflicts with Government Code Section 65852.2 (c)(2)(C), and (e)(1)(B) which allows a detached 800SF ADU. This regulation could have the effect of banning ADU new construction on most single-family parcels with existing single-family dwellings in Carmel.

    a. This is required for LCP consistency. See Land Use Plan Policy see P1-48.

    Background
    While multiple land use policies make reference to minimizing building mass, limiting floor area and coverage, creating setbacks and preserving open space, **P1-49** expressly limits above-grade floor area on 4,000 square foot lots to a maximum of 1,800 square feet:

    > ***PI-49:*** *Limit above-grade floor area on 4,000 square foot lots to a maximum of 1,800 square feet. Projects with less above-grade square footage shall be preferred. Structural coverage shall not exceed 45% of the site. Total site coverage (structural and other impermeable coverage) on 4,000 square foot lots shall not exceed 55% of the site. Locate open space so that it visually links with adjacent properties. (LUP)*

    In a staff report dated November 21, 2002 for the consideration of the adoption of the city's LCP. The staff report stated, in part (emphasis added in **BOLD)**:

    > *…in an earlier section of this report, it was demonstrated that the current zoning standards for floor area ratio and site coverage*

were contributing to the erosion of community character through the approval of larger homes relative to the established size and scale of Carmel's small cottages. The current standards allow 1,800 square feet of floor area on single 4,000 square foot lots. This is roughly 50% greater in size than the average existing cottage and has resulted in ***adverse effects on site coverage, setbacks, massing, and the urban forest****. Site coverage for a single-story residence including patios, driveways, and walks could exceed 60% of a 4,000 square foot lot. At this size, homes no longer are subordinate to the natural environment but rather they become the dominant feature of the site, often overriding other features such as trees and topography.*

To remedy this, ***the Commission is recommending that the above grade floor area ratio be reduced to 1,600 square feet on 4,000 square foot lots and structural coverage limited to 40% of the site.*** *Other site coverage (i.e., non-structural) would remain at 10% for a 4,000 square foot lot. This allows for a reasonable amount of re-development without significant adverse impacts. The proposed above-grade FAR is roughly one third greater than the average established size of existing cottages and represents about an 11% reduction in the current floor area standard. Limiting above-grade floor area will increase the amount of open space on these small lots by 200 square feet, providing extra room for trees and other vegetation while avoiding the extra mass associated with the larger home. There will be fewer impacts to the streetscape and less pressure on adjacent small cottages to re-develop. New homes could, of course, be greater than 1 ,600 square feet with the inclusion of some basement floor area, though this would be allowed only if the proposed design met all the other criteria identified in the LUP (e.g., preservation of trees, etc). There is also a precedent for limiting floor area to 1,600 square feet. Categorical Exclusion Order E-77-13 under which the City currently operates, excludes from the permit requirements of the Coastal Act construction of residential homes in Carmel 1,600 square feet or less. The Commission found at the time of the adoption of the order that development of single family residents 1,600 square feet or less would not result in any significant adverse impacts. Overall,* ***to achieve consistency with section 30253*** **[of the Coastal Act]*, the Commission recommends the following modification to the City's submitted LUP document****: Modification 7 Limit above grade floor area on single lots (i.e, 4,000 square feet) to a maximum of 1,600 square feet. Projects*

> *with less above grade square footage shall be preferred. Structural coverage shall not exceed 40% of the site. Total site coverage (structural and other impervious coverage) on 4,000 square foot lots shall not exceed 50% of the site. Locate open space so that it visually links with adjacent properties. Thus, with the above required modifications, the Commission finds that the LUP Community Character policies are consistent with section 30253 of the Coastal Act.*

The city ultimately did not agree with the Coastal Commission staff recommendation, pushed back on the limitation of 1,600 square feet for above ground improvements, and pursued the commission to accept an allowance for a residence of at least 1,800 on a 4,000 square foot site. In a February 13, 2003 staff report prepared by Coastal Commission staff for consideration of the adoption of the city's LCP (the following hearing), Coastal Commission staff continued to recommend denial of the Land Use Plan.[8] Ultimately, the Coastal Commission sided with the city and approved the Land Use Plan, as presently adopted, finding the associated policies consistent with section 30253 of the Coastal Act. Despite the Coastal Commission pursing a reduction in allowable floor area citing concerns surrounding section 30253, the city was successful in pursuing additional floor area over the Commission's original recommendation.

This concern was first addressed in the November 21, 2002 Coastal Commission Staff Report (prior hearing) where commission staff explained that:

> *Since mid-1997, the City has continued to experience unprecedented development activity during one of the most prolific economic expansions in modern times. [Coastal Commission] staff evaluated building permits issued by the City during one 18 month period at the height of the boom (i.e., 9/2000 - 2/2002) and discovered that more than 80 substantial alterations and remodel permits were issued; 55 of those involved development in excess of $50,000. Though not technically considered demolitions (according to the City's current definition), these types of construction activities have significantly altered the character of existing structures and neighborhoods, but have been* ***excluded from the coastal development permit review process...***
>
> *This information shows that a significant number of smaller cottages have been demolished or altered or remodeled in a relatively short period of time. Furthermore, the replacement*

[8] Coastal Commission Staff Report; City of Carmel-by-the-Sea: Land Use Plan Re-submittal (3rd); February 13, 2003

homes and substantial remodels are resulting in larger floor area, mass, and site coverage. The streetscapes and spatial relationships are changing, the forest prominence as a defining character element is declining, open space is disappearing, and more traditional architectural styles are being supplanted by modern eclecticism. There are also as yet unmeasured impacts on the watershed functions of the forest including absorption and conveyance of storm water and filtration of pollutants. Considering the trend of demolition, substantial alteration, and remodel over the past 10 years, it is becoming evident that this development activity is having a significant cumulative adverse impact on the unique character of Carmel and the LUP, as submitted, does not adequately address this trend. As such, it is inconsistent with section 30253 of the Coastal Act.[9]

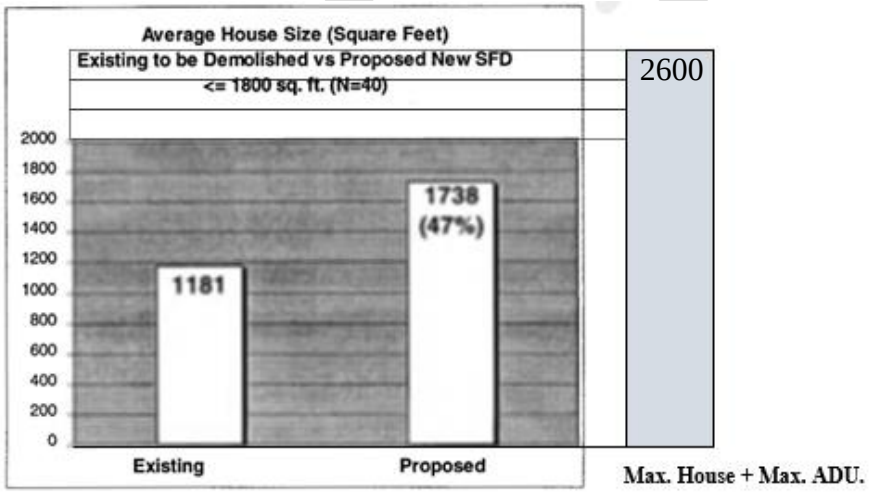


Figure 3. "Carmel, Changes in House Size." Original figure from November 21, 2002 Coastal Commission staff report. Modified to include 800 square foot ADU in addition to 1,800 square foot primary dwelling (note: 1,800 sf is the max. base floor area allowed on a 4,000 square foot lot -typical lot size).

Should ADUs be permitted by-right to be developed 800 square feet beyond the maximum floor area limit, developed sites could have 44.4% more mass on the site as a result of the proposed development (2,600 square feet vs. 1,800 square feet). This new development pattern is inconsistent with what the Coastal Commission had originally recommended to achieve consistency with section 30253 of the Coastal Act, as well as the finding that development larger than 1,800 square feet were no longer are subordinate to the natural environment, detrimental to community character including forest resources and, and would result in unmeasured impacts on watershed functions.

[9] Coastal Commission Staff Report; City of Carmel-by-the-Sea: Land Use Plan Re-submittal (3rd); November 21, 2002

In line with the discussion above, the allowable floor area of the site, and what may be allowed for an ADU, is also tied to the a number of programs and policies incorporated into the Land Use Plan for compliance with the Coastal Act, specifically section 30253, as it relates to the natural environment, tree protection measures, and preservation of open space resources.

As discussed in a November 21, 2002 staff report prepared by Coastal Commission staff for the consideration of the adoption of the city's Land Use Plan finds that "*Policies addressing the treatment of size, mass, coverage, open space, streetscapes and the forest landscape are critical to maintaining and preserving community character in Carmel.*" Furthermore, the same report finds that amendment's to the city's land use and landscape policies were required for consistency with Coastal Act Section 30251. Such recommended modifications in the subject staff report included:

- *Prohibit the removal of significant trees (i.e., greater than 12" dbh) unless it would prevent a reasonable economic use of the site or pose a threat to health and safety. Locate buildings and other site structures to avoid removal and pruning and otherwise minimize damage to existing significant trees. Avoid impacts to trees by avoiding/minimizing impacts to the root protection zone (i.e, within the drip-line). Establish continuity of landscape elements throughout each neighborhood. Replace trees removed for construction with several saplings. Require that they be nurtured until well established.*
- *All demolitions, remodels, and substantial alterations shall be consistent with the following findings:*
  - ***…***
  - *The development does not require removal of any significant trees (> 12" dbh) unless necessary to provide a viable economic use or protect public health and safety. All development will be setback a minimum of 6 feet from significant trees.*

Substantially similar policies were adopted in the city's final Land Use Plan (refer to Policies P1-44 and P1-45) with the major difference being the determination for how trees are determined to be significant (rating/evaluation by the city forester versus the initial proposal of being based on trunk diameter).

While there is minimal discussion in the associated Coastal Commission staff reports, the adopted Land Use Plan maintains number of other policies that speak to preservation of open space and tree protection in line with the community character discussion in the associated Coastal Commission staff reports as part of

the discussion as part of consistency with Coastal Act section 30253. Adopted policies Land Use Plan include:

> ***P1-38:*** *Each site shall contribute 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. It is intended by this policy that diversity in architecture be encouraged while preserving the broader elements of community design that characterize the streetscape within each neighborhood. (LUP)*
>
> ***P1-39:*** *Site improvements shall be compatible with, and sensitive to, the natural features and built environment of the site and of the surrounding area. Design solutions should relate to and take advantage of site topography, vegetation and slope. Designs shall recognize the limitations of the land and work with these limitations rather than ignoring them or trying to override them. (LUP)*
>
> ***P1-40:*** *Residential designs shall maintain Carmel's enduring principles of modesty and simplicity and preserve the City's tradition of simple homes set amidst a forest landscape. Buildings shall not present excess visual mass or bulk to public view or to adjoining properties. Buildings shall relate to a human scale in their forms, elements and in the detailing of doors, windows, roofs, and walkways. Oversized design elements make structures appear dominating and monumental. This out-of-scale character represents a poor fit to the human form, vitiates the more intimate, rural charm and village character of Carmel-by-the-Sea and should be avoided. (LUP)*
>
> ***P1-41:*** *The design of structures shall be coordinated with open space to enhance the park-like environment of the City. Open space should be distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites. Designs shall coordinate structural elements with landscaping to achieve a pleasing overall site design. (LUP)*

The Coastal Resource Management Element also notes the following similar policies in respect to preservation of open space and protection of the natural resources as a result of development:

P5-59 *Avoid encroachment within the root protection zone of significant trees. Removal of significant live Monterey pine trees to facilitate residential development is prohibited unless necessary to provide a viable economic use or protect public health and safety. (LUP)*

P5-64 *New development shall be sited and designed to avoid or minimize significant adverse effects to the forest. Avoid projects that significantly increase building footprint to the detriment of trees. No grading, compaction of soils, construction of building walls or placement of impermeable surfaces within six feet of trees classified as significant shall be permitted. (LUP)*

P5-70 *Require a documented site assessment, or meeting between a planner, City Forester, and the property owner/developer, on each proposed construction site to discuss tree preservation and planting. Establish tree protection zones and suitable locations for development through this process. This shall be done before plans have been drawn. (LUP)*

P5-71 *Evaluate, protect and preserve all trees (and their root zones) on sites prior to, during, and after construction. Ensure that all building sites abide by appropriate tree protection and preservation standards and guidelines provided in the Forest Management Plan. (LUP)*

As previously discussed, Carmel's LCP includes a number of policies designed to maintain city's community character. These policies are directly tied to Coastal Act Section 30253 and include directives to preserve significant areas of vegetation and open space, require that new development on each site is compatible and sensitive to the surrounding natural features and built environment of the site and of surrounding areas and contributes to neighborhood character, and maintaining standards for development that retain the scale and character of the city.

Additionally, floor area is intrinsically tied to building coverage. While the city generally does not use a separate development standard for floor area and building coverage, they are closely related (the city uses floor area for counting improvements within the enclosing walls, and site coverage for improvements outside the area that counts as site coverage):

A February 13, 2003 Coastal Commission staff report explains that (emphasis added in **BOLD)**:

The Commission recognizes that new development in Carmel-by-the-Sea has the potential to adversely impact coastal water quality through the removal of native vegetation, increase of impervious surfaces, increase of runoff, erosion, and sedimentation, and the introduction of pollutants such as petroleum, cleaning products, pesticides, and other pollutant sources. Coastal Act Sections 30230 and 30231 listed above require that coastal water quality be protected through policies that manage these types of new development impacts.

In particular, ***new development often results in an increase in impervious surface, which in turn decreases the infiltrative function and capacity of existing permeable land on project sites****. As discussed in the community character finding,* ***redevelopment activity in Carmel has the potential to lead to increased impermeable surface, particularly on the smaller, 4000 square foot lots in the City where typically small structures are located****. In the last several years the Commission has reviewed permits for residential demolition and rebuilds that have generally resulted in significant increased impervious coverage. For example, in the last year the average proposed increase in site coverage on 4000 square foot lots was approximately 375 square feet or 9%. This includes, though, a wide range of proposed changes in coverage, including some projects that reduced coverage slightly to projects that increased coverage by over 70% or greater than 1,000 square feet.*

The reduction in permeable surface therefore leads to an increase in the volume and velocity of storm water runoff that can be expected to leave the site. The cumulative effect of increased impervious surface is that the peak stream discharge is increased and the peak occurs much sooner after precipitation events. Changes in the stream flow result in modification to stream morphology. Additionally, runoff from impervious surfaces results in increased erosion, sedimentation, and non-point source pollution...

The report acknowledges that site coverage is but one component of the land use-water quality nexus, but it does underscore the importance of minimizing impervious site coverage overall*.*

Minimizing impervious site coverage (which includes building coverage) is

necessary as Carmel-by-the-Sea lies within and at the bottom of the Carmel River watershed. Runoff from the City flows into Carmel Bay, which is designated both as an Area of Special Biological Significance (ASBS) in the California Ocean Plan, and as a California Fish and Game Ecological Reserve. It is also part of the Monterey Bay National Marine Sanctuary. An ASBS is an area designated by the State Water Resources Control Board that requires special protection of species or biological communities that could be impacted by water quality degradation. As discussed in the Public Access finding, Carmel Beach and the shoreline also is a highly popular public recreation area. Maintaining and restoring water quality throughout the Carmel River watershed, and in this case, Carmel's urban landscape, is necessary to protect these sensitive coastal resources.[10]

At the time of adoption of the LCP, the Commission recognized that new development in Carmel-by-the-Sea has the potential to adversely impact coastal water quality through the removal of native vegetation, increase of impervious surfaces, increase of runoff, erosion, and sedimentation, and the introduction of pollutants such as petroleum, cleaning products, pesticides, and other pollutant sources. Coastal Act Sections 30230 and 30231 require that coastal water quality be protected through policies that manage these types of new development impacts.[11]

In particular, new development often results in an increase in impervious surface, which in turn decreases the infiltrative function and capacity of existing permeable land on project sites. As discussed in the community character finding, redevelopment activity in Carmel has the potential to lead to increased impermeable surface, particularly on the smaller, 4000 square foot lots in the City where typically small structures are located.[12]

The reduction in permeable surface therefore leads to an increase in the volume and velocity of stormwater runoff that can be expected to leave the site. The cumulative effect of increased impervious surface is that the peak stream discharge is increased and the peak occurs much sooner after precipitation events. Changes in the stream flow result in modification to stream morphology. Additionally, runoff from impervious surfaces results in increased erosion and sedimentation. In a setting such as Carmel, where informal street design (no curbs and gutters generally; unpaved road edges and narrow pavement sections, etc.) tend to encourage storm water percolation in portions of the right of way that remain landscaped or pervious Increased site runoff could potentially have a significant impact on existing runoff patterns if not properly managed, ultimately resulting in increased erosion and a future need to manage runoff through subsurface engineered drainage structures. Thus, although Carmel's street design character already minimizes impervious coverage it is desirable to mitigate additional hardscape from private development to protect water quality, and

[10] Coastal Commission Staff Report; City of Carmel-by-the-Sea: Land Use Plan Re-submittal (3rd); February 13, 2003
[11] ibid
[12] ibid

maintaining the informal streetscape of Carmel.[13]

Maintaining permeable surfaces and managing runoff onsite also helps to limit the impacts of pollutant runoff. Pollutants commonly found in runoff associated with new development include:

- petroleum hydrocarbons such as oil and grease from vehicles;
- heavy metals;
- synthetic organic chemicals including paint and household cleaners;
- soap and dirt from washing vehicles;
- dirt and vegetation from yard maintenance;
- litter and organic matter;
- fertilizers, herbicides, and pesticides from household gardening or more intensive agricultural land use;
- nutrients from wastewater discharge, animal waste and crop residue; and
- bacteria and pathogens from wastewater discharge and animal waste.

The discharge of these pollutants to coastal waters can cause cumulative impacts such as:

- eutrophication and anoxic conditions resulting in fish kills and diseases and the alteration of aquatic habitat, including adverse changes to species composition and size;
- excess nutrients causing algae blooms and sedimentation increasing turbidity, which both reduce the penetration of sunlight needed by aquatic vegetation that provide food and cover for aquatic species;
- disruptions to the reproductive cycle of aquatic species;
- acute and sublethal toxicity in marine organisms leading to adverse changes in reproduction and feeding behavior; and
- human diseases such as hepatitis and dysentery.[14]

These impacts reduce the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes, reduce optimum populations of marine organisms and have adverse impacts on human health. They are particularly important to manage in the vicinity of significant marine resources such as Carmel Bay – an Area of Special Biological Significance and Ecological Reserve.

As discussed above, limiting impervious surfaces is critical to maintaining and protecting water quality in Carmel. As discussed in the Community Character finding, it is also critical to protecting the urban forest and informal streetscape of Carmel – both essential pieces of Carmel's unique community character.

The City's water quality protection policies (Local Coastal Plan Objectives 05-45

[13] ibid
[14] ibid

and 05-45) as well as the city's water quality protection ordinance (CMC 17.43) that requires that new development minimize development footprints and directly connected impervious surfaces, as well as the increase in new impervious surfaces to implement Coastal Act sections 30230 – 30232 and 30240. Given the importance of this issue to the protection of water quality, it is necessary that the LUP have a specific impervious surface limitation for properties in the residential district. Without such specific limitation, it will be more likely that the small lots of Carmel will redevelop over time with significantly more impervious surfaces, and that the cumulative impacts of these surfaces on water quality will increase.[15]

Proposed Amendments

Based on the findings outlined above, the initial draft ordinance prepared by staff sought to achieve strict compliance with the Goals, Objectives, and Policies outlined in the adopted Land Use Plan. A workshop was held with the city's Planning Commission on November 15, 2023 and (in respect to this specific matter), the general sentiment was that the floor area limitation was too restrictive the Commission was supportive of exploring alternative options to allow for additional floor area beyond what may be permitted under the current LCP. Staff has proposed a pathway which would allow for up to an additional 800 square feet of floor area, consistent with the state statute, which combines existing review processes with the city's LCP to ensure a balance of development opportunity with coastal resource protection. This process is discussed in the "ADU Type Summary" beginning on Page 45. These "ADU Types" are referenced throughout and are referred to "Type 1," "Type 2," and "Type 3" units.

3. 17.ADU.030 (B)(3) – *Lot Allowances, Single Family* – Existing ADUs are counted towards the lot coverage and floor area allowances. This, again, conflicts with the unit allowances of Government Code Section 65852.2 (e), for which lot coverage and Floor Area Allowances do not apply.

    a. The statute states: "*a local agency shall ministerially approve an application for a building permit within a residential or mixed-use zone to create any of the following… One detached, new construction, accessory dwelling unit… [with] A total floor area limitation of not more than 800 square feet."*

    The statute states the local agency shall permit an 800 sf ADU regardless of the existing floor area. If the city has permitted the ADU, has the city not fulfilled its permitting obligation?

    This provision only applies to when an **existing ADU has been already been established on a site**, as specified in the proposed ordinance, and does not preclude the establishment of an ADU based on the floor area, or site coverage allowances based on the primary dwelling when an ADU does not exist (or has not been proposed).

[15] ibid

The referenced subdivision does not state a jurisdiction cannot include a prohibition or limitation on floor area or coverage -only that up to an 800 square foot ADU shall be allowed under this subdivision.

Staff met with Coastal Commission staff on October 22, 2024 and discussed this matter; Commission staff agreed with staff's position.

Refer to section #2, above, for associated LCP findings.

4. 17.ADU.030 (B)(4) – *ADU inferiority, Single Family* – The floor area of an ADU is limited to be less than that of the primary dwelling. No such requirement exists for detached units within Government Code section 65852.2, and such a requirement directly conflicts with Government Code Section 65852.2 (c)(2)(C), which allows for an 800 square foot ADU regardless of such conditions and (e)(1)(B) which allows a detached 800SF ADU.

    a. Revised. Clarified in CMC 17.ADU.030.B.3.

5. 17.ADU.030 (C)(1) – *Attached Unit Size, Single Family* – An attached ADU is limited to 50% of the primary dwelling, such a requirement directly conflicts with Government Code Section 65852.2 (c)(2)(C), which allows for an 800 square foot ADU regardless of such conditions.

    a. Revised. Clarified in CMC 17.ADU.030.C.1.b

6. 17.ADU.030 (D)(1) – *Height, Single Family* – Height requirements same as local zoning. Without having checked other parts of the municipal code not stated within this ordinance, height maximums may not fall below those listed within Government Code section 65852.2, subdivision (d)(1). Top plate requirements are local design standards which may not be applied to ADUS created under Government Code section 65852.2, subdivision (e).

    a. See Height Limits below (Table 17.10-C):
    b. Plate Heights are a (objective) height standard as described in the city's LCP and may be imposed pursuant to section 66314; also see Table 17.10-C from the implementation plan.

    Section 66314: *"A local agency may, by ordinance, provide for the creation of accessory dwelling units in areas zoned to allow single-family or multifamily dwelling residential use. The ordinance shall do all of the following: (b) (1) Impose objective standards on accessory dwelling units that include, but are not limited to, parking, height, setback, landscape, architectural review, maximum size of a unit, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historical Resources. These standards shall not include requirements on minimum lot size."*

As previously described: *The incorporated limits of the City of Carmel-by-the-Sea shall be designated a special community and a highly scenic area within the meaning of Coastal Act sections 30251 and 30253 and for the purposes of implementing section 30610 and corresponding regulation section 13250 of the California Code of Regulations. New development shall protect this special community and its unique characteristics. (LUP)*

Coastal Act Section 30251:

> *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed …,* ***to be visually compatible with the character of surrounding areas****, ….*

Coastal Act Section 30253.

> **New development shall do all of the following**:
> *e)* ***Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses****.*

Not enforcing an (objective) plate height requirement for an ADU is not visually compatible with the character of the surrounding area (neighborhood/site) as provided in Section 30251 and 30253 of the Coastal Act as this is not permitted as part of the LCP and there are specific prohibitions against this. An objective plate height requirement does not preclude the establishment of an ADU in any manner. Rather, it ensures visual compatibility with the primary dwelling pursuant to Coastal Act Sections 30251 and 30253.

Refer to discussion in section 10.

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

Table 17.10-C: Maximum Height Standards

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

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

7. 17.ADU.030 (E)(1) – *Setbacks, Single Family* – The front setbacks are a requirement for ADUs, directly in conflict with the provisions for an 800 square foot unit as described in Government Code section 65852.2, subdivisions (c)(2)(c), and (e). Side and rear setbacks may not be greater than 4 feet for any new construction ADUs pursuant to Government Code section 65852.2, subdivision (a)(1)(D)(vii).

a. Minimum side and rear setbacks are three (3) feet –less restrictive than as required in subdivision (a)(1)(D)(vii); conversions are addressed in section 17.ADU.030(2) and complies with the subject requirements –no setback required except for 150 sf ingress/egress addition which shall comply with 3' setback. Additionally, the composite setback requirement is proposed to be waived for detached ADUs (refer to Table 17.10-A).
b. Additional setbacks may be required pursuant to LCP/CDP requirements specially called out within the overlay chapters on a site/project specific basis. Examples include (but are not limited to):
    i. in the Beach/Riparian Overlay:
        - A setback of at least 15 feet shall be maintained along any property line facing the beach (CMC 17.20.160.B.4).
        - New structures shall be set back a sufficient distance from any bluff top to be safe from bluff erosion for a minimum of 100 years as determined by a site-specific geology report, prepared in compliance with CMC 17.20.170(B), Geology Report; provided, that in no case shall the minimum setback be less than 25 feet (CMC 17.20.160.B.9.a).

    ii. in the Environmentally Sensitive Habitat Overlay:

        - New development shall be setback from the upland edge of riparian vegetation a minimum of 100 feet, except as provided in subsection (F)(2)(b) of this section, and as follows (CMC 17.20.220.F.2).
        - Coastal development permit approval may include the reduction of a minimum riparian setback if the City first makes the findings required by subsection (F)(2)(a) of this section, and all the following findings; provided, that in no case shall structures be allowed closer than 30 feet from a stream bank (CMC 17.20.220.F.2.b).

    Requirements clarified in new Coastal Resource Protection Section - 17.ADU.080

c. Front setback required for LCP consistency and is an objective design standard. Allowing up to an 800 square foot structure in the front setback is not visually compatible with the character of the surrounding area (neighborhood) as provided in Section 30251 and 30253 of the Coastal Act as this is not permitted as part of the LCP and there are specific prohibitions against this.

    As previously described: *The incorporated limits of the City of Carmel-by-the-Sea shall be designated a special community and a highly scenic area within the meaning of Coastal Act sections 30251 and 30253 and for the purposes of implementing section 30610 and corresponding regulation section 13250 of the California Code of Regulations. New development shall protect this special community and its unique characteristics. (LUP)*

Section 30251:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed …, ***to be visually compatible with the character of surrounding areas****, ….*

Section 30253.

New development shall do all of the following:

f) ***Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses****.*

i. Applicable Land use plan policies include (**emphasis added in bold**):

- **P1-38:** Each site shall contribute 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**. It is intended by this policy that diversity in architecture be encouraged while **preserving the broader elements of community design that characterize the streetscape within each neighborhood**. (LUP)

- **P1-40:** Residential designs shall maintain Carmel's enduring principles of modesty and simplicity and preserve the City's tradition of simple homes set amidst a forest landscape. **Buildings shall not present excess visual mass or bulk to public view** or to adjoining properties. Buildings shall relate to a human scale in their forms, elements and in the detailing of doors, windows, roofs, and walkways. **Oversized design elements make structures appear dominating and monumental. This out-of-scale character represents a poor fit to the human form, vitiates the more intimate, rural charm and village character of Carmel-by-the-Sea and should be avoided**. (LUP)

A. Setbacks. Minimum building setbacks shall conform to the standards in Table 17.10-A: Setback Standards for R-1 District.

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

Lot Type	Front Setback (in feet)	Rear Setback* (in feet)	Side Setbacks		
			Composite** (both sides)	Minimum Setbacks (in feet)	
				Interior Side	Street Side
Interior Site	15	15	25% of site width	3	N/A
Corner Site	15	15	25% of site width	3	5
Resubdivided Corner Site	10	15	25% of site width	3	9
Double-Frontage Site	15	N/A	25% of site width	3	5 (if applicable)

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

** See CMC 17.10.030(A)(1) and 17.06.020, Rules of Measurement.

8. 17.ADU.030 (F) – *Parking, Single Family* – Parking required within Coastal Access Parking Areas. This is in conflict with Government Code section 65852.2, subdivisions (a)(1)(D)(x), and (d)(1), which detail how any off-street parking that may be required may be situated, as well as several exemptions to parking standards regardless of zoning or districts.

    a. The Coastal Commission has opined in a 2021 memo titled *Updates Regarding the Implementation of New ADU Laws* that key issues that the Commission has dealt with recently include public coastal access parking requirements and protection of sensitive habitats and visual qualities.

    The memo cites the requirements of Government Code Section 65852.2. In response to the requirements of pertaining to parking outlined in Government Code Section 65852.2, the memo states:

> *The potential outcome is that private residential J/ADU parking needs can be shifted onto adjacent public streets. At the same time, the Coastal Act contains objectives and policies designed to protect and provide for maximum coastal access opportunities, which includes maintaining sufficient public coastal parking, including as implemented through LCP off-street parking provisions. The addition of J/ADUs may interfere with coastal public street parking availability if, for example, a garage is converted to a J/ADU and parking is not replaced onsite, in addition to the J/ADU parking demand itself. The Commission has often found that when private residential parking needs are not accommodated onsite, it can lead to increased use of on-street parking to address such needs, thereby reducing the availability of on-street parking to the general public. This may adversely affect public coastal access if it occurs in high visitor-serving areas and/or areas with significant public recreational access opportunities, and where on-street parking is heavily used. The result will be that the general public could be displaced from on-street parking by J/ADU parking needs, which may violate the Coastal Act's requirements to protect, provide, and maximize public coastal access and recreational opportunities. In many impacted coastal neighborhoods, development patterns over the years have not adequately accounted for off-street parking needs, and adding J/ADU parking to the mix will only exacerbate such public parking difficulties. Additionally, because general on-street parking is typically free or lower cost compared to other public parking facilities, J/ADU construction may also interfere with maintaining lower cost coastal access for all.*

The city's Circulation Element, part of the Land Use Plan, include specific Objectives, and Policies to address the concerns noted above.

O2-5 Require that all new developments provide sufficient off-street parking facilities. (LUP)

P2-26 Adopt and enforce off-street parking and loading regulations that incorporate realistic requirements based on broad categories of land use as well as the amount of floor space and location of the property. Apply these requirements for all new development and for changes in use that will result in increased parking demand. (LUP)

In addition to the Coastal Access and Recreation Element which also speaks directly the issue of coastal parking. The Coastal Access and Recreation Element states (emphasis added in **Bold**):

> *Implementation of Coastal Act public access requirements focuses on two types of access: vertical and lateral. Vertical access provides routes from the "nearest public roadway to the shoreline." Lateral access is along the shoreline, typically immediately adjacent to a sandy beach or rocky inter-tidal zone, at the top of a bluff or otherwise above the high tide line, where pedestrians may walk along the coast without being affected by waves or any safety hazards presented by bluff edges.* ***Parking facilities near the beach also is a local access issue. (LUP)***

And states further that:

> *Parking demand exceeds supply especially on busy weekends days and during the summer season. During these times, competition for parking at the Ocean Avenue/Del Mar Avenue beach lot and the public parking spaces along Scenic Road reaches a peak and spills over into the on-street parking in adjacent residential neighborhoods. Demand for public parking and access to the beach typically wanes in the late afternoon. The City controls beach parking through design, dispersal and by regulating parking time limits. In public workshops the congestion at the Del Mar parking lot was identified as a problem that should be addressed. Polices in this land use plan support development of a master plan that includes a redesign of this area to improve circulation, reduce congestion, protect sensitive resources and enhance visual character. (LUP)*

The Coastal Commission has found that:

> *In order to avoid conflicts regarding parking requirements for J/ADUs as they may impact public access, local governments are encouraged to work with Commission staff to identify or map specific neighborhoods and locations where there is high visitor demand for public on-street parking needed for coastal access and to specify parking requirements for each such area that harmonizes Government Code requirements with the Coastal Act (and any applicable LCP policies). These maps can denote areas that supply important coastal public parking and access opportunities, and require that J/ADU development in these areas ensure that*

private residential parking needs are accommodated off-street. Importantly, such upfront LCP mapping and provisions allow the local government to address impacts to public access and parking supply without the need for a protracted, or even necessarily a discretionary, decision. The Commission has previously found that local governments may include specific off-street parking requirements for J/ADUs constructed in these locations and may also require maintenance of all off-street parking for the primary residence (see examples below). However, harmonizing the distinct priorities between the Coastal Act's protection of public coastal access and the J/ADU provisions on parking requirements will require a case-by-case consideration of the specific circumstances of each jurisdiction.

The City has proposed a "Coastal Access Parking Area" identify or map specific neighborhoods and locations where there is high visitor demand for public on-street parking needed for coastal access, as identified in the city's LCP.

The Coastal Access Parking Area is proposed to include all properties located within the Beach and Riparian (BR) Overlay District located west of the centerline of Carmelo Street and west of the centerline North San Antonio Street, as well as all properties with street frontages located on San Antonio Avenue or North San Antonio Avenue, proposed in the city's draft ordinance. Staff also recommends the inclusion of properties commercially zoned as these zone districts have the highest visitor demand for public on-street parking, in addition to the area immediately adjacent to the beach.

Requirements clarified in new Coastal Resource Protection Section - 17.ADU.080.C.2

9. 17.ADU.040 (F)(3) – *Non-conforming status, Single Family* – Loss of parking results in a nonconforming status. This is in conflict with Government Code section 65852.2, subdivisions (a)(1)(C) and (a)(11), which state that an ADU does not exceed the allowable density for the lot, and is consistent with the zoning designation on the lot.

    a. CMC 17.ADU.040(F)(3) is not related to allowable density of the primary dwelling nor ADU. The purpose of this section is to notify owners/applicants of other provisions/requirements of the municipal code/LCP that may occur if parking is not replaced (see section b, below).

    b. If parking is voluntarily eliminated, which may occur, the site becomes non-conforming because the primary dwelling no longer has conforming parking. A Coastal Development Permit or other permit approval cannot be issued for the primary dwelling if there is no on-site parking (see CMC 17.10.030.F.2.d). This provision is intended to notify the applicant of potential risk of not replacing parking in accordance with CMC 17.ADU.070.2.c.

        i. Refer to Section #8 above for how parking for a primary dwelling is required for LCP consistency.

c. ***CMC 17.10.030.F.2.d:*** *Developed building sites not meeting parking standards shall be considered nonconforming. No building permits authorizing any demolition, floor area addition or increase in exterior volume exceeding two percent of allowed volume shall be issued unless one or more of the following applies:*

i. *The proposed plans for construction will achieve compliance with all parking standards; or*

ii. *The building permit is for repairs only, or is for alterations involving no expansion of floor area and the valuation of the work would not exceed 25 percent of current construction costs for replacement of the building*.

Note: This provision does not apply to the establishment of an ADU; an ADU could be added to a site if parking requirements are not met. However, if parking is eliminated from a site, future development of the site may be limited.

10. 17.ADU.030 (G) – *Design Standards, Single Family* – Design standards apply to all ADUs. However, this is in conflict with Government Code section 65852.2, subdivision (e), which is exempt from local design standards.

a. Local design standards are required for LCP consistency.

As previously described: *The incorporated limits of the City of Carmel-by-the-Sea shall be designated a special community and a highly scenic area within the meaning of Coastal Act sections 30251 and 30253 and for the purposes of implementing section 30610 and corresponding regulation section 13250 of the California Code of Regulations. New development shall protect this special community and its unique characteristics. (LUP)*

Section 30251:

> *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed …,* ***to be visually compatible with the character of surrounding areas****, ….*

Section 30253.

> **New development shall do all of the following**:
>
> *g)* ***Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses****.*

Not enforcing an design standards for an ADU is not visually compatible with the character of the surrounding area (neighborhood/site) as provided in Section 30251 and 30253 of the Coastal Act as this is not permitted as part of the LCP and there are specific prohibitions against this. The use of Design Standards does not preclude the establishment of an ADU in any manner. Rather, it ensures visual compatibility with the primary dwelling pursuant to Coastal Act Sections 30251 and 30253.

While current design guidelines are discretionary, the proposed standards for all Type 1 and Type 2 ADUs are proposed to be objective. Type 3 ADUs would use discretionary Residential Design Guidelines.

i. P1-46: Require design review of proposed developments in the residential districts that are near designated parkland or that involve sever slopes, large structures or unusual design to protect the character of individual neighborhoods and avoid inharmonious or out-of-scale development. (LUP)

ii. P1-47: Apply the City's Residential Design Guidelines that explain the qualities that are characteristic of the community to assist in the preparation and approval of plans for residential development through the design review process. Include provisions for scale, mass, bulk, height, setbacks, open space, landscaping, exterior materials, lighting and community character. Establish procedures for using the guidelines that will allow flexibility and creativity in architectural expression yet maintain continuity in the design character of the residential district. (LUP)

iii. P1-51: Consider the effect of proposed residential construction on the privacy, solar access and private views of neighbors when evaluating design review applications. Avoid designs that are insensitive to the designs of neighboring buildings. Attempt to achieve an equitable balance of these design amenities among all properties affected by design review decisions. (LUP)

iv. Also see CMC 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….*

11. 17.ADU.040 (A) – *JADUs, Multifamily* – Allows for JADUs in Multifamily. Pursuant to Government Code section 65852.22, subdivision (a), JADUs may only be permitted within single-family residential zones.

    a. This has been clarified. See CMC 17.ADU.040.A.3.

12. 17.ADU.040 (A)(1)(b), (A)(2) – *Number, Location, Multifamily* – Requires ADUs to be detached from all accessory structures. This is in conflict with Government Code section 65852.2, subdivision (e)(1)(D), which explicitly states that the two, detached ADUs are only detached from the multifamily dwelling, not any other structure. This section also does not allow for attached ADUs pursuant to Government Code section 65852.2, subdivision (a)(1)(D)(iii). Finally, the entirety of section 17.ADU.040 excludes proposed multifamily developments from creating ADUs. ADUs are allowed concurrently with proposed multifamily dwellings, pursuant to Government Code section 65852.2, subdivisions (a)(1)(D)(iii) and (e)(1)(D).

    i. *Requires ADUs to be detached from all accessory structures. This is in conflict with Government Code section 65852.2, subdivision (e)(1)(D), which explicitly states that the two, detached ADUs are only detached from the multifamily dwelling, not any other structure.*
        - Clarified in CMC 17.ADU.A.1.b.ii
    ii. *This section also does not allow for attached ADUs pursuant to Government Code section 65852.2, subdivision (a)(1)(D)(iii).*
        - There appears to be no provision that states attached units are required on multi-family sites[16]. "Multifamily dwellings" are identified distinctly different from "primary dwelling" and "single family dwellings" throughout the state statute.
    iii. *Finally, the entirety of section 17.ADU.040 excludes proposed multifamily developments from creating ADUs. ADUs are allowed concurrently with proposed multifamily dwellings, pursuant to Government Code section 65852.2, subdivisions (a)(1)(D)(iii) and (e)(1)(D).*
        - CMC 17.ADU.040.A.1.b allows existing and proposed.

13. 17.ADU.040 (B) – *Floor Area, Multifamily* – Floor Area is restricted to the limits of other sections of the code, in conflict with Government Code section 65852.2, subdivisions (a)(7), (c)(2)(C) and (e)(1)(D). Subdivision (a)(7) states that no other ordinance, policy or regulation shall be the basis of the delay or denial of an ADU permit, while (c)(2)(C) and (e)(1)(D) detail ADUs which may not be restricted by lot coverage, density, or floor area allowances.

    a. Refer to discussion in section #2. Revised for consistency with response to Comment #2.

14. 17.ADU.040 (D) – *Height, Multifamily* – Height is restricted to 18ft, in contrast to (c)(2)(D)(iii), which allows for an additional two feet in height to match roof pitch, and (c)(2)(D)(iv) which allows up to 25ft or the limitation on the primary.

    a. No change proposed to draft ordinance. The city does not have a major transit stop or a high-quality transit corridor Section 21155 of the Public Resources Code within one-half mile walking distance.

[16] *"Under the California Government Code 65852.2 (e)(1)(D), only detached ADU units are permitted on a duplex lot."* –Coastal Commission Staff Report; Th20a; A-6-DMR-23-0022

b. Carmel Bus Lines within ½ Miles: Monterey Salinas Transit (MST) Routes 5, 91, 94

i. Max Frequency at any time (peak/non-peak): ½ - Hour (5); 2-Hours (91, 94)

15. 17.ADU.040 (F) – *Parking, Multifamily* – Parking requirements are required within Coastal Access Parking Areas. This is in conflict with Government Code section 65852.2, subdivisions (a)(1)(D)(x), and (d)(1), which detail how any off-street parking that may be required may be situated, as well as several exemptions to parking standards regardless of zoning or districts.

    a. Refer to discussion in Section #8. No parking is required in multi-family. Coastal Parking Area is a conditional, if.

16. 17.ADU.040 (F)(3) – *Non-conforming status, Multifamily* – Loss of parking results in a nonconforming status. This is in conflict with Government Code section 65852.2, subdivisions (a)(1)(C) and (a)(11), which state that an ADU does not exceed the allowable density for the lot, and is consistent with the zoning designation on the lot.

    a. Refer to discussion in Section #9.

17. 17.ADU.040 (G) – *Design Standards, Multifamily* – Design standards apply to all ADUs. However, this is in conflict with Government Code section 65852.2, subdivision (e), which is exempt from local design standards.

    a. Refer to discussion in Section #10.

        i. O1-10 Apply design regulations for the commercial district that will protect its established character while supporting the land uses contained therein. (LUP)

        ii. P1-63 Protect the special and unique character of Ocean Avenue and the surrounding commercial area. Ensure, through the administration of land use and design regulations, that the architecture, landscape, scale and ambience of this area is maintained. (LUP)

        iii. P1-66 Retain the scale and variety of design established in the retail core when considering changes to buildings that are not historic. Protect, preserve and rehabilitate historic commercial architecture that represents the character, ambiance and established design context of the commercial area. (LUP)

        iv. P1-67 Preserve all existing courtyards in the core of the commercial district as a distinctive architectural feature of the City's pedestrian-oriented retail area. Encourage the establishment of new courtyards and intra-block walkways. (LUP)

v. P1-68 Implement design regulations and design guidelines to ensure that buildings and storefronts in the retail core maintain the design features characteristic of this area including appropriate scale, minimal setbacks, attractive landscaping and consistency in the treatment of windows, awnings, exterior materials and building lines throughout each building. (LUP)

18. 17.ADU.050 (C) – *Shared Facilities, JADUs* – Requires that the sanitation facility be considered in the JADUs square footage, and that it be immediately accessible. This is in conflict with Government Code section 65852.2, subdivision (e), which is exempt from local design standards. It is also inconsistent with Government Code section 65852.22, subdivision (a)(5)(B), which only requires an interior entrance to the main living area.

    a. This is not a design standard. This is ensure the unit is 500 square feet or less and is accessible (i.e. usable) to the JADU pursuant to the requirements of the government code section and the building code.

19. 17.ADU.050 (F) – *Parking, JADUs* – Replacement parking is required when a JADU is converted from a garage, and that parking must comply with the requirements of the underlying zoning district. However, Government Code section 65852.22 states that additional parking shall not be required. No off-street parking requirements are required to be covered.

    a. The replacement parking noted in the proposed ordinance is for the primary dwelling, not for the JADU. There is also no requirement that parking is covered –parking in the R-1 district may be provided by garage, carport, or parking pad.

       From July 2022 HCD ADU Handbook (page 24): "*Please note that JADUs created in the attached garage are not subject to the same parking protections as ADUs and could be required by the local agency to provide replacement parking.*"

20. 17.ADU.060 (A), (B) – *Design Review* – Administrative standards must be included within the ADU ordinance, as no other ordinance, policy or regulation may be used in the evaluation of ADUs per Government Code section 65852.2, subdivision (a)(7). This is also in conflict with Government Code section 65852.2, subdivision (e), which is exempt from local design standards. Additionally, "appearance" and "texture" are subjective terms with no means of uniform verification through an external benchmark, and therefore do not meet the definition of objective standards pursuant to Government Code section 65852.2, subdivision (j)(7).

    a. Staff requires further direction from HCD regarding the above comment. It is unclear why a specific "pointer" within the ordinance to another ordinance/resolution/document is impermissible.

        i. Separate document could include images, colors, figures, etc, that do not fit well within the structure of an ordinance.

b. Local Design Standards for all ADUs, including subdivision (e) units, is required for LCP consistency – refer to section #10, above.

21. 17.ADU.070 (D) – *Tree Removal* – The ordinance states that no trees shall be removed, except in accordance with another section of the Municipal Code. Government Code section 65852.2, subdivision (a)(7) states that no other ordinance, policy or regulation shall be the basis of the delay or denial of an ADU permit. This is also in conflict with Government Code section 65852.2, subdivision (e), which is exempt from local design standards.

    a. Staff requires further direction regarding the above comment. It is unclear why a "pointer" to another ordinance does not function the same as reusing the text in the subject ordinance.

       The city is not enforcing ADUs using another ordinance, policy, or regulation, but rather incorporating that specific language into ordinance by reference.

    b. Tree protection measures are included as part of the City's LCP and are required for LCP consistency.

       As described in the February 13, 2003 staff report for the adoption of the City's Land Use Plan:

       > *Carmel is one of those special communities for which Coastal Act section 30253 was written. Though much is made of the eclectic cottages in the forest and brilliant white sand beach, world-renowned shopping, proximity to Pebble Beach and gateway to Big Sur, the LUP does not designate Carmel a "special community" worthy of protection. Modification 27 acknowledges the significance of City's unique character and designates Carmel a special community and highly scenic area for the purposes of Coastal Act Sections 30251, 30253, and 30610 along with corresponding regulation 13250. This designation provides the basis for requiring coastal development permit review of development proposals that potentially impact historic and/or character resources.*
       >
       > *Other than* ***the need to protect character through implementation of land use and landscape policies****, the scenic views and resources of Carmel's beach, parks, and open space are adequately protected in the LUP…*

       Associated LUP Policies associated with tree protection include, but are not limited to:

       i. P1-42 …Minimize the extent of excavation and fill on a site to avoid adverse impacts on trees and ensure new development follows the natural contours of the site.

ii. P1-44: Prohibit the removal of significant trees (as determined by the city forester) unless it would prevent a reasonable economic use of the site or pose a threat to health and safety. Locate buildings and other site structures to avoid removal and pruning and otherwise minimize damage to existing significant trees. Avoid impacts to trees by avoiding. Minimizing impacts to the root protection zoning identified by the city forester during the preliminary site assessment. Establish continuity of landscape elements throughout each neighborhood. Replace trees removed for construction with appropriate tress of the urbanized forest. Require that they be nurtured until well established.

iii. All demolitions, rebuilds, remodels, and substantial alterations shall be consistent with the following findings:
    - ….
    - The Development does not require removal of any significant tree unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings and structures will be setback a minimum of 6 feet from significant trees.

iv. P1-50: Establish landscaping standards to preserve the urban forest of Monterey Pines, Monterey Cypress, Redwoods and Coast Live Oaks, and encourage informal gardens using native vegetation to maintain the natural character of open spaces in the residential areas. (LUP)

v. P5-64 New development shall be sited and designed to avoid or minimize significant adverse effects to the forest. Avoid projects that significantly increase building footprint to the detriment of trees. No grading, compaction of soils, construction of building walls or placement of impermeable surfaces within six feet of trees classified as significant shall be permitted. (LUP)

vi. P5-69 Require ample and appropriate landscaping and tree plantings on all sites. Determine what is appropriate for each site by consulting the recommended tree density as appropriate to each neighborhood. Special emphasis must be paid to construction sites. Required replacement trees shall be of substantial size, caliper and height to produce an immediate visual impact and to reduce the incidence of unauthorized removal. (LUP)

vii. P5-70 Require a documented site assessment, or meeting between a planner, City Forester, and the property owner/developer, on each proposed construction site to discuss tree preservation and planting. Establish tree protection zones and suitable locations for development through this process. This shall be done before plans have been drawn. (LUP)

viii. P5-71 Evaluate, protect and preserve all trees (and their root zones) on sites prior to, during, and after construction. Ensure that all building sites abide by appropriate tree protection and preservation standards and guidelines provided in the Forest Management Plan. (LUP)

22. 17.ADU.070 (E)(1)(c) – *Fire Sprinklers* –Requires fire sprinklers for the addition of space for an attached ADU. This requirement is in direct conflict with Government Code section 65852.2, subdivision (a)(1)(D)(xii), which states that the construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

    a. Revised; "including addition to ADU" was not intended to mean the ADU was the additional square footage, rather, there is an addition to the SFR which triggers sprinklers to the SFR and an ADU is also proposed at the same time.

23. 17.ADU.070 (E)(2) – *Constructed Concurrently* – Requires that an ADU shall be considered "concurrent" if the building permit is issued within two years. This requirement is in direct conflict with Government Code section 65852.2, subdivision (a)(3)(A), which details the ministerial processes for the approval or denial of an ADU based upon whether or not there is an existing primary dwelling on the lot. Additionally, Government Code section 65852.2, subdivision (j)(10) defines "proposed dwelling" as "a dwelling that is the subject of a permit application and that meets the requirements for permitting…" regardless of the status of any other structure on the lot, including when, or if, those structures had been permitted.

    a. The definition for "constructed concurrently" is defined solely and expressly for the purpose of the fire sprinkler requirements and is based on a finding made by the Building Official/Fire Code Official for health, safety, and welfare.

        i. *CMC 17.ADU.070.E.* ***For purposes of this subsection (1)(b)****, the term "constructed concurrently" shall mean construction of a primary dwelling unit that is performed in reliance on a building permit issued within two (2) years of the date of issuance of a building permit for construction of an ADU.*

24. 17.ADU.070 (L) – *Overlay Districts* – Overlays may not be used to restrict ADU construction where residential uses are permitted pursuant to Government Code section 65852.2, subdivision (a)(1)(A). A local agency may only designate areas where ADUs may be constructed based upon the adequacy of water and sewer services, traffic flow, and public safety. Review must remain ministerial and free of discretionary processes. This is also in conflict with Government Code section 65852.2, subdivision (e), which is exempt from local development standards.

    a. The existing overlays are required for LCP consistency. Land Use Plan Policy P1-108, P5-44, P5-45, P5-103.

The overlays identified in the policies above are related to Archeological Resources, Environmentally Sensitive Habitat Areas, and protection, enhancement, and conservation of parks, open spaces, and beach lands. Additional overlays exist within CMC 17.20, however, are only used to identify minimum lot sizes for the purposes of subdivision and would not be applicable to development of an ADU.

Protection of Archeological Resources is required by Coastal Act Section 30244, Archaeological or Paleontological Resources. Accordingly to the Land Use Plan:

> *Archaeological resources from both the prehistoric period and the early historic period can be found in Carmel. Before establishment of the Carmel Mission and subsequent ranching and settlement by Europeans native populations occupied the coastal area of Monterey. During this pre-history period, the Carmel Area provided food and materials for the Costanoan/Ohlone culture. The establishment of the Carmel Mission and the early years of European settlement marked a new period that also is important to an understanding of the cultural development throughout the Carmel region as well as California...*
>
> *It should be kept in mind that archaeological resources pertaining to the Native American, Spanish and Mexican eras also could be buried in the previously built out areas of the City. Early buildings tended to have a smaller impact on the landscape than modern buildings. Consequently, there is a potential for archaeological resources to have survived intact under buildings, roads, and other features of the landscape.*
>
> *General areas of archaeological significance are shown in Figure 1.4. Policies to protect these resources are included in this Element. (LUP)*[17]

Figure 1.4, referenced above, is commensurate with the adopted Archeological Significance (AS) Overlay District as depicted on the city's zoning map.

As described in a Coastal Commission staff report dated November 21, 2002 for the consideration of the adoption of the city's LCP, the topic of Archeological Resources were described as follows (emphasis added in **Bold**):

> *This aspect of community character has likewise been adequately addressed in the City's LUP policies. The plan calls for the creation of an archaeological overlay district and standard reporting format for all archaeological documentation (P9-86). All development within the overlay is required to perform a phase 1 study to determine if significant*

[17] Carmel General Plan – Land Use and Community Character – Pages 1-25

archaeological resources are present (P9-87). If sensitive resources are found on a site, all available measures to avoid development shall be pursued (P9-88). The remaining policies require mitigation for impacts incurred during construction, monitoring, safe retrieval, collection and archiving, or preserving in-situ of all identified archaeological resources. All archaeological resource reports are to be transmitted to the Northwest Information Center as designated by the State Office of Historic Preservation (P9-89, 90, 91). As submitted, ***the archaeological resource protection measures and policies in the re-submitted Land Use Plan are consistent with Coastal Act Section 30244 for the protection of archaeological resources.***[18] [19]

The city's policies on archeological resources have even been cited by the Coastal Commission as an example of a certified LUP for Planning and Locating New Development and Archaeological/Cultural Resources, as noted in their July 2013 LCP Update Guide[20].

No new overlays are proposed as part of the ADU ordinance.

25. 17.ADU.070 (M) and 17.ADU.090 (G) – *Historic* – Only Historic Resources on the California Register of Historical Resources may have additional, objective standards applied. Local Historic Preservation provisions may not apply to ADU development pursuant to Government Code section 65852.2, subdivision (a)(1)(B)(i). Additionally, no other ordinance, policy or regulation may be used in the evaluation of ADUs per Government Code section 65852.2, subdivision (a)(7).

    a. The ADU statute provide that cities may impose standards on ADUs "that include, but are not limited to" standards to prevent adverse impacts to property listed in the California Register of Historic Places. (Gov. Code 65852.2 subd. (a)(1)(B)(i).)

    The proposed requirement to comply with the city's historic preservation ordinance is consistent with the State laws because in order to qualify as a local historic resource, a property must be included in, or eligible to be included in, the California Register of Historic Places (CMC 17.32.040.C; 17.32.060.C.3.b; 17.32.230.N.3). As such, only those properties which are or could be included in the California Register of Historic Places are subject to the City's historic preservation requirements and only those ADUs that impact such properties are subject to the City's historic preservation requirements.

    If an ADU application proposes to alter a property on the City's inventory of historic resources, the City may impose standards regulating alteration of historic resources set

[18] Coastal Commission Staff Report; City of Carmel-by-the-Sea: Land Use Plan Re-submittal (3rd); November 21, 2002
[19] Staff Note: The numbering of the polices referenced in the staff report and the adopted LUP differ, but the language of the subject policies remains unchanged.
[20] LCP Update Guide; Section 6; Planning and Locating New Development and Archaeological/Cultural Resources; California Coastal Commission; July 31, 2013

forth in CMC 17.32.120-170. In keeping with Government Code section 65858.2, the City's accessory dwelling unit ordinance seeks to protect properties eligible for and on the California Register of Historic Places (see 17.32.040.C; 17.32.060.C.3.b; 17.32.230.N.3). Pursuant to the City's historic preservation ordinance, properties on the City's inventory of historic resources shall be subject to the standards related to alteration of a historic resource (See CMC 17.32.120-170.). Pursuant to the City's accessory dwelling unit ordinance, ADUs that propose to alter a property on the City's inventory of historic resources shall also be subject to the standards for alteration of a historic resource. This provision is consistent with the State ADU.

This is also required for LCP consistency. Land Use Plan Goal G1-4 specifically addresses Historic Preservation as well as Objectives O1-14 to O1-18, in addition to Policies P1-83 to P1-113.[21]

As described in the Land Use Plan, *"Although the Coastal Act does not specifically discuss historic preservation, this topic is related to the preservation of character required by sections 30251 and 30253 of the Act."*[22]

This fact was argued by Coastal Commission staff in a staff report dated November 21, 2002 for the consideration of the adoption of the city's LCP. The staff report stated, in part (emphasis added in **Bold** and underline**)**:

> ***Carmel is one of those special communities for which Coastal Act section 30253 was written****. Though much is made of the eclectic cottages in the forest and brilliant white sand beach, world-renowned shopping, proximity to Pebble Beach and gateway to Big Sur, the LUP does not designate Carmel a "special community" worthy of protection.* ***Modification 27 acknowledges the significance of City's unique character and designates Carmel a special community and highly scenic area for the purposes of Coastal Act Sections 30251, 30253, and 30610 along with corresponding regulation 13250. This designation provides the basis for requiring coastal development permit review of development proposals that potentially impact historic and/or character resources.***

A separate discussion of the staff report notes (February 13, 2003):

> *The Commission recognizes that the loss of the City's historic cottages has the potential to adversely impact community character and thus the recreational opportunities represented by them.* ***Coastal Act section 30253(5) requires that special communities such as Carmel be protected***

[21] Carmel General Plan – Land Use and Community Character – Pages 1-43 to 1-50
[22] Carmel General Plan – Land Use and Community Character – Page 1-21

against the erosion of its character ***through policies that guide development and redevelopment in a manner consistent with the established character of the village***.

In particular, demolition and/or substantial alteration of existing historic homes and cottages result in the loss of the unique character, which they individually represent and which cumulatively, form an important part of Carmel's character. ***Once a house has been modified, its character is forever changed -replaced by something that may or may not be consistent with the established character of the block, neighborhood, or City. As discussed in the Character Resources section above, the volume of requests for demolitions in recent years has increased substantially, leading to concerns that the character of the community may be slipping away***.

As briefly summarized above (prior section of referenced staff report)*, Carmel's resubmitted LUP contains a comprehensive set of historic resource policies design to promote the identification and preservation of historic resources including buildings, structures, objects, sites, districts, and archaeological resources (discussed in section 4 below). The primary objectives of the historic preservation element (policies) are:*

- *Identify and preserve historic resources;*
- *Incorporate historic preservation principles into the City's design review process*

Although, the policies in the resubmitted LUP provide an initial framework for establishing a historic preservation program, they do not adequately achieve the objectives identified above consistent with 30253 of the Coastal Act. Modifications necessary to bring the historic resources element into conformity with 30253 are discussed below.[23]

The staff report then continues to discuss the proposed modifications to the LUP recommended by Coastal Commission staff.

Additionally, at the February 13, 2003 Coastal Commission hearing, Historic Preservation was continued to be discussed as the matter was not previously resolved at the prior hearing. The February 2003 staff report describes that:

[23] Coastal Commission Staff Report; City of Carmel-by-the-Sea: Land Use Plan Re-submittal (3rd); November 21, 2002

The Land Use Plan has a series of policies designed to protect Carmel-by-the-Sea's historical structures, which· are a significant component of the City's overall community character. Generally, these policies define what is historic and limit the amount of alterations that could occur to these structures. However, the Land Use Plan is deficient in describing key components of the identification process and in ensuring that all identified resources are subject to the appropriate regulatory policies, thereby, not assuring that all significant historical structures will be protected. Therefore, modifications are suggested with regard to the Historical Preservation Board, the Carmel Inventory of Historic Resources, the City's Historic Context Statement, the site inspection process, the California Register of Historic Resources criteria, and the development review process.

The report continues to describe (emphasis added in **BOLD)**:

The Commission recognizes that the loss of the City's historic cottages and houses has the potential to adversely impact community character and thus the recreational opportunities represented by them. ***Coastal Act section 30253(5) requires that special communities such as Carmel be protected against the erosion of its character through policies that guide development and redevelopment in a manner consistent with the established character of the village.***

In particular, demolition and/or substantial alteration of existing historic homes and cottages may result in the loss of the unique character, which they individually represent and which cumulatively, form an important part of Carmel's architectural evolution and character. Once the ***character defining features***[24] *of a house has been modified, its character is forever changed - replaced by something that may not retain substantial architectural integrity. Additionally, the design modification may not be consistent with the established character of the block, neighborhood, or City. As discussed in the Character Resources*

[24] "The Secretary of the Interior's "Standards for Historic Preservation Projects" embody two important goals: 1) the preservation of historic materials and, 2) the preservation of a building's distinguishing character. Every old building is unique, with its own identity and its own distinctive character. Character refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment" – Preservation Brief #17; Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character; Lee H. Nelson, FAIA. U.S. Department of the Interior.

section above, the volume of requests for demolitions in recent years has increased substantially, leading to concerns that the character of the community may be slipping away.

As adopted, the LUP and IP (zoning code) provide policy direction and implementation measures to achieve consistency with Public Resources Code sections *30251 and* 30253.

The proposed code language related to ADUs would utilize the same policy and implementation measure through the review of the associated Coastal Development Permit prior to, or concurrent with, the approval of the building permit for the establishment of an ADU, except that no public hearing would be held for the application when the scope of work is limited to the establishment of the ADU. The ordinance, as proposed, gives the decision making authority to the Director of Community Planning and Building based on the recommendation of a qualified professional, as required by the policies of the Land Use Plan and Implementation Plan (Type 2 ADU).

26. 17.ADU.070 (O) – *Non-Conforming Site Coverage* – Non-conforming zoning conditions on the site may not be reason for delay or denial of an application for an ADU pursuant to Government Code section 65852.2, subdivisions (d)(2) and (e)(2), Which state that nonconforming zoning conditions may not be a factor in ministerial reviews. Additionally, no other ordinance, policy or regulation may be used in the evaluation of ADUs per Government Code section 65852.2, subdivision (a)(7).

    a. This is required for LCP consistency and only applies to hardscape (ground cover, walkwalks, etc) –not other structural non-conformities on the site (see CMC 17.ADU.070(V)). Site coverage is defined as: *The total ground area of a site occupied by materials or improvements that cover the natural soil but which are outside the perimeter of structures that count as floor area.*

    The city does not have a "building coverage" standard for the single-family residential districts (used exclusively in the commercial districts). There is floor area (inside the walls) and site coverage (outside the walls). These are two separate standards and are calculated independent of each other.

    LUP Policy **P1-49** states: *Total site coverage (structural and other impermeable coverage) on 4,000 square foot lots shall not exceed 55% of the site.*

    One of the ways in which this policy is implemented is in CMC 17.10.030.C.2, which states:

    Sites not in compliance with site coverage limits shall not be authorized to increase site coverage. Sites with excess coverage may add floor area consistent with subsection (D)(3) of this section, Exterior Volume, only when:

a. *The site complies with the R-1 district tree density provisions established in CMC 17.48.080(A) and all existing and new trees have sufficient space to protect the root zones and provide for new growth; and*

b. *Excess site coverage will be reduced at a rate equal to two times the amount of floor area added to the site, or to an amount that complies with the site coverage limits, whichever is less.*

The goal of the proposed requirement is to align with the requirements of the implementation plan (IP). As described above, a reduction in site coverage at a rate equal to two times the amount of floor area added to the site, or to an amount that complies with the site coverage limits, whichever is less, would be required if the site does not comply with site coverage limits. Additionally, the tree density requirements, consistent with other provisions of the LCP (Policy P5-55, P5-69) would also need to be met.

Coverage plays an integral to the protection of coastal resources in the city. Because the city, has few formal street improvements or drainage systems, *the "urbanized" forest also serves to convey runoff from the watershed to the beach and Carmel Bay through a variety of natural drainages, swales, and creeks. The forest performs the important functions of absorbing water from the soil, reducing runoff, filtering pollutants, and minimizing erosion. As such, the "urbanized" forest reduces the amount of polluted runoff and in large part, helps the City comply with the National Pollutant Discharge Elimination System (NPDES) Phase II Storm Water permit regulations*.[25]

The Land Use Plan further described that *as existing homes are rebuilt or enlarged their connection to roads and impact on drainage often changes. Larger homes cover more site area with impermeable surfaces causing more runoff… Urban drainage carries pollutants to Carmel Bay, an Area of Special Biological Significance and part of the Monterey Bay National Marine Sanctuary*.[26]

The overall and simplified goal is to have as much storm water infiltrate on-site as possible and to re-vitalize the forest. However, if the nonconformities are not corrected at the time of construction, the optimal time to address nonconformities, sites may exist in a state that far exceeds the 55% coverage limit prescribed by the LUP. Addressing a nonconforming condition in accordance with the requirement described above may not in fact bring the site into conformance with the 55% permit limit, however, it does bring the site closer to the prescribed limit than it would be otherwise.

As discussed in section #2, above, *[The Coastal Commission staff report for the adoption of the city LCP] acknowledges that site coverage is but one component of the land use-water quality nexus, but it does underscore the importance of minimizing impervious site*

[25] Carmel General Plan – Coastal Resource Management – Page 5-6
[26] Carmel General Plan – Land Use and Community Character – Page 1-27

coverage overall. Should these nonconformities not be addressed, the potential impacts will continue to be exacerbated.

27. 17.ADU.070 (P) – *Interior Access* – Interior access is not permitted between a primary unit and an ADU. This is in conflict with Government Code section 65852.2, subdivision (e), which is exempt from local development standards.

    a. Revised for allowance for "subdivision e" units.

28. 17.ADU.070 (T) – *Converted ADUs* – ADUs must be converted from legally permitted accessory structures. This is in conflict with Government Code section 65852.2, subdivisions (a)(1)(D)(vii), (d)(2), and (e)(1), and (e)(2). State ADU Law only requires that structures converted into ADUs be existing, regardless of whether they are legally permitted or not.

    a. No change has been made or is proposed. The city agrees with the position of HCD noted in the correction above. See section 17.ADU.070(V), which states: *The city shall not deny an application for a permit to create an ADU due to the correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the ADU.*

       The subject section 17.ADU.070 (T) only applies to the proposed **demolition and reconstruction** of an existing accessory within the exact same form and footprint. No provision exists that states a structure cannot be converted and/or maintained in its existing state.

ADU TYPES SUMMARY

Process	Additional Floor Area Allowance for ADU	CDP Required	Review Process
ADU Statute*	Up to 800 sf	-	Ministerial
LCP**	None	Yes, generally	Discretionary
Hybrid	Up to 800 sf	Varies	Varies

*Refers to ADU statute without respect to Coastal Zone (i.e. most cities not requiring special consideration due to LCP provisions).
** Refer to LCP process for typical development application.

Proposed Hybrid Process:

	Criteria	CDP Required	Review Process	Additional Comments/Notes
Type 1	a. The conversion of an existing, legally	No	1. Building Permit	Objective Design Guidelines

	established habitable space to a ADU and/or JADU within an existing primary dwelling, without removal or replacement of major structural components (e.g., roofs, exterior walls, foundations, etc.), and which does not change the intensity of use of the structure, and b. Not located in the Coastal Access Parking Area, located on the site of a Historic Resource, or located within the Beach and Riparian Overlay west of San Antonio Avenue or west of North Carmelo Avenue			
Type 2	1. Attached and detached ADUs which comply with within floor area limits of the site, and/or 2. Type 1 units located in the Coastal Access Parking Area, located on the site of a Historic Resource, or located within the Beach and Riparian Overlay, and/or 3.Units converted from nonhabitable space completely within the enclosing exterior walls of the structure from which	Yes	1. Administrative – Staff Level CDP 2. Building Permit	Objective Design Guidelines

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	they are converted, and/or 4. Any unit not specifically classified as a Type 3 unit.			
Type 3	1. Any ADU which receives a floor bonus/exemption of up to 800 sf above the allowable floor area for the site for the construction of an ADU, and/or 2. Any new attached or detached ADU located in the Beach and Riparian Overlay District west of San Antonio Avenue or west of North Carmelo Avenue. 3. Any new ADU proposed concurrently, and reliant, on a new Track 2 application for a new dwelling, rebuild, or substantial alteration of a primary dwelling. 4. Any ADU for which the applicant requests deviation from adopted applicable standards	Yes	1. Standard CDP; Staff (Admin) or Commission (Standard) depending on scope. Follows city's standard review process as outlined in current Implementation Plan. 2. Building Permit	Residential Design Guidelines

How are ADUs streamlined under the 3-types of permits?

The 3 types of permits allow for streamlining and incenting of the development of ADUs and JADUs while ensuring impacts to Coastal Resources are not impacted. The three "tracks" of ADU review are tiered by the levels of potentential impacts to coastal resources. Type 1 would have the lowest impact and Type 3 would have the greatest likely hood of impacting a resource and warrant a higher level of review.

Type 1 projects would generally involve no changes to the existing structure and therefore would not require a CDP (waiver provision is proposed) and therefore would only require a building permit. A waiver

from any type of planning review is proposed provided objective design standards are followed for additions to windows and doors needed to facilitate a new unit -current city practice is to require a discretionary planning application for all exterior changes made to a residence. This proposed amendment would streamline current practice by eliminating a planning entitlement that would generally be required all together and only requiring a building permit. Alterations to the building could be made through the use of objective Design Guidelines in lieu of the existing discretionary Residential Design Guidelines.

While the July 2022 HCD ADU handbook, ADUs created under subdivision (e) of Government Code section 65852.2 shall not be subject to design and development standards except for those that are noted in the subdivision –only height and setbacks are noted. This requirement conflicts with the city's LCP which requires the application of "the City's Residential Design Guidelines that explain the qualities that are characteristic of the community to assist in the preparation and approval of plans for residential development through the design review process.

Type 2 projects are most similar to the type of ADUs described in the city's existing ordinance, CMC 17.08.050.G, in that the units much comply with all requirements of the underlying residential zoning district, any applicable overlay district, and all other applicable provisions of this chapter, including but not limited to height, setback, and floor area ratio. The current ordinance requires that detached units have a height of no more than twelve (12) in height and be no more than 600 square feet, for example, so the proposed ordinance would loosen current ADU regulations (CMC 17.08.050.G) to better align with the underlying zoning and the current provisions in the state statute. Type 2 ADUs would require an administrative CDP reviewed (at the staff level). Type 2 ADUs would also be compliant with the development standards and requirements outlined in the current LCP with the only necessary amendment being the proposed use of objective design guidelines and a waiver of public hearing.

The Type 2 incentives ADU development by allowing for the creation of an ADU within the floor area limits of a property without the need for public hearing as may otherwise be required for a smaller scope of work for an addition to the single family residence. For example: an applicant with an existing 1,500 square foot residence proposing a 150+ square foot addition to their home would be subject to the requirements of a Track 2 Design Study and required to receive approval by the Planning Commission. That same applicant could construct an ADU between 150-300 square feet with only an administrative CDP (any larger would become a Type 3 unit). The goal of the Type 2 unit is to incentivize a streamlined track for smaller ADUs which are consistent with the LCP, the underlying zoning for the site, and established community character. Type 2 ADUs strike a balance between the state statue requirements of the LCP and the Coastal Act.

Type 3 ADUs are ADUs that would conflict with the Goals, Objectives, or Policies of the city's LCP, or where potential impacts to Coastal Resources exist if not properly address. As previously stated, the goal of this ordinance is not to limit, preclude, or exclude ADUs in any manner, but to ensure consistency with the city's LCP. While other cities have precluded ADUs all together areas in area's such as Very High Fire Hazard Severity Zones, and other Coastal Cities have prohibited ADUs in Highly Scenic Areas, for example, this ordinance proposes nothing of the sort. Rather, this ordinance would allow for ADUs on all properties

with adequate utility services and relies on the expertise and authority of local decision makers to make findings to support project approval, just as with any other coastal project which may impact a coastal resource.

For example, the County of Mendocino has language within their ADU ordinances which expressly limits (and in some cases precludes) development within Highly Scenic Areas unless processed through a "administrative coastal development permit process"[27] which then points to another section of code which describes a subjective criteria to be reviewed through the CDP process. Other coastal cities allude to the requirement for compliance with the Coastal Act and the city's LCP, however, again, Carmel maintains a unique challenge of being entirely within the Coastal Zone and entirely designated a special community and highly scenic area for the purpose of the Coastal Act.

While some coastal cities are partially located within the coastal zone and have the benefit of being able to draft an ordinance that is in full compliance with the state statue and incorporate a provision for not superseding the provisions of their LCP and the Coastal Act by reference (reference to Government Code Section 66329), Carmel is located entirely within the Coastal Zone and requires an ordinance which applies to all ADUs across the whole city. An ordinance that is fully consistent with the LCP would conflict with the state statute, and an ordinance that is consistent with the statute would conflict with the LCP.

Because of this, this hybrid model of ADU types/tracks has been proposed to ensure a harmonious approach to ADU development to the greatest extent feasible. Type 3, however, does rely on the most substantial deviations from both the current LCP and state statute, however, approval of a Type 3 ADU is supported in findings which ensures its development is consistent with the LCP, the Coastal Act, and the state statute. This approach is necessary consistent with the LCP in accordance with Government Code Section Government Code Section 66329:

> *Nothing in this section 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.*

The Type 3 Track is supported by Government Code Section 66329, described above, as a Coastal Development Permit for an ADU would be required for the establishment of any unit which constitutes development. However, this specific type of development would be inconsistent under the LCP (as provided in Government Code Section 66329). The Type 3 track allows specific findings to be made by the city's decision makers, consistent with standard city procedures, to review projects on a site specific basis to ensure there are no adverse impacts to the coastal resources described throughout this document.

[27] Mendocino County Code Section 20.458.045.C

In practice, a Type 3 ADU could be considered in the following manner. An applicant could propose up to an 800 square foot ADU above the floor area for the site, just as suggested in the state statute, however, this review would be completed through the city's standard Track 1/2 Design Study process depending on the scope of the project (and/or other Type 3 qualifier described above. This example uses additional floor area as an example). The additional 800 square feet above the floor area for the site would only be allocated to the ADU. An ADU is a principally permitted use for all ADU types (including type 3). This scope of work would conflict with Land Use Plan Policy P1-49 which expressly limits floor area on a building site and the policy was required for consistency with Coastal Act Section ***30253.*** The policy was supported by a finding by the Coastal Commission that larger homes have an adverse effects on drainage, water quality, site coverage, setbacks, massing, and the urban forest and that homes are no longer are subordinate to the natural environment but rather they become the dominant feature of the site, often overriding other features such as trees and topography[28].

The purpose of the discretionary review would be to ensure there are no impacts to Coastal Resources, including public and/or private views as a result of substantial additional massing on the building site (LUP P1-40). As part of a Design Study review, the appropriate decision making body is required to make the following findings listed in CMC 17.58.060.B. Findings for Design Review Approval and CMC 17.58.060.C. Additional Findings for Design Study Approval. Compliance with these findings would ensure that development is consistent with the LCP and the Coastal Act provided an exception is included for additional floor area is allowed for Type 3 ADUs.

The Commission has stated in their January 21, 2022 memo that (emphasis added in **Bold**):

> *While the Commission does not currently have the explicit authority to provide or protect affordable housing in the coastal zone, the Commission has continued to preserve existing density and affordable housing whenever possible, including by supporting and encouraging the creation of [ADUs and JADUs].* ***The creation of new [ADUs and/or JADUs] in existing residential areas is one of many strategies that aims to increase the housing stock****, including creating additional housing units of a type and size that can be more affordable than other forms of housing in the coastal zone,* ***in a way that may be able to avoid significant adverse impacts on coastal resources****.*

The City, HCD, and the Commission all acknowledged the importance of ADUs and the role they can play in creating new affordable housing types, however, strict implementation of the state statute directly conflicts with the city's Local Coastal Program, which would therefore create adverse impacts on coastal resources, thus conflicting with the Coastal Act (as discussed throughout this memorandum).

The Type 3 Unit, while deviating from provisions of both the current LCP and state statue, allow for the greatest flexibility for homeowners and developers to add an ADU to their property. This track maximizes development potential, especially in a community where square footage is at a premium, and ensures

[28] Coastal Commission Staff Report; City of Carmel-by-the-Sea: Land Use Plan Re-submittal (3rd); November 21, 2002

coastal resources are protected at the same time through the city's discretionary review process discussed throughout the LCP is designed and developed to protect coastal resources.

ATTACHMENTS

Attachment A – Redline Draft Ordinance
Attachment B – Clean Draft Ordinance
Attachment C – Coastal Commission Staff Report; Land Use Plan Re-Submittal ; November 21, 2002
Attachment D – Coastal Commission Staff Report; Land Use Plan Re-Submittal; February 13, 2003
Attachment E – Coastal Commission Staff Report; Implementation Plan Re-Submittal; Feb. 4, 2004
Attachment F – Coastal Commission Staff Report; Implementation Plan Re-Submittal; Sept. 23, 2004 (LCP Adoption)
Attachment G – State ADU Statute (Government Code Section; Title 7; Chapter 13)
Attachment H – California Coastal Act (Public Resources Code; Division 20)

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INFORMAL DRAFT REVIEW - CARMEL

1. 17.ADU.030 (A)(1) – *Number of ADUs, Single Family* – Allows 1 ADU and 1 JADU per single-family lot, conflicting with Government Code Section 65852.2 (e) which allows 1 converted ADU, 1 detached ADU and 1 JADU within the primary dwelling.

2. 17.ADU.030 (B)(1), (B)(2) – *Floor Area, Single Family* – The floor area is limited to be inclusive of the zoning's lot coverage and floor area allowances, meaning that if a lot has already developed a single-family home that meets/exceed buildable area allowed on the lot, an ADU cannot be constructed. This directly conflicts with Government Code Section 65852.2 (c)(2)(C), and (e)(1)(B) which allows a detached 800SF ADU. This regulation could have the effect of banning ADU new construction on most single-family parcels with existing single-family dwellings in Carmel.

3. 17.ADU.030 (B)(3) – *Lot Allowances, Single Family* – Existing ADUs are counted towards the lot coverage and floor area allowances. This, again, conflicts with the unit allowances of Government Code Section 65852.2 (e), for which lot coverage and Floor Area Allowances do not apply.

4. 17.ADU.030 (B)(4) – *ADU inferiority, Single Family* – The floor area of an ADU is limited to be less than that of the primary dwelling. No such requirement exists for detached units within Government Code section 65852.2, and such a requirement directly conflicts with Government Code Section 65852.2 (c)(2)(C), which allows for an 800 square foot ADU regardless of such conditions and (e)(1)(B) which allows a detached 800SF ADU.

5. 17.ADU.030 (C)(1) – *Attached Unit Size, Single Family* – An attached ADU is limited to 50% of the primary dwelling, such a requirement directly conflicts with Government Code Section 65852.2 (c)(2)(C), which allows for an 800 square foot ADU regardless of such conditions.

6. 17.ADU.030 (D)(1) – *Height, Single Family* – Height requirements same as local zoning. Without having checked other parts of the municipal code not stated within this ordinance, height maximums may not fall below those listed within Government Code section 65852.2, subdivision (d)(1). Top plate requirements are local design standards which may not be applied to ADUS created under Government Code section 65852.2, subdivision (e).

7. 17.ADU.030 (E)(1) – *Setbacks, Single Family* – The front setbacks are a requirement for ADUs, directly in conflict with the provisions for an 800 square foot unit as described in Government Code section 65852.2, subdivisions (c)(2)(c), and (e). Side and rear setbacks may not be greater than 4 feet for any new construction ADUs pursuant to Government Code section 65852.2, subdivision (a)(1)(D)(vii).

8. 17.ADU.030 (F) – *Parking, Single Family* – Parking required within Coastal Access Parking Areas. This is in conflict with Government Code section 65852.2, subdivisions (a)(1)(D)(x), and (d)(1),

which detail how any off-street parking that may be required may be situated, as well as several exemptions to parking standards regardless of zoning or districts.

9. 17.ADU.040 (F)(3) – *Non-conforming status, Single Family* – Loss of parking results in a nonconforming status. This is in conflict with Government Code section 65852.2, subdivisions (a)(1)(C) and (a)(11), which state that an ADU does not exceed the allowable density for the lot, and is consistent with the zoning designation on the lot.

10. 17.ADU.030 (G) – *Design Standards, Single Family* – Design standards apply to all ADUs. However, this is in conflict with Government Code section 65852.2, subdivision (e), which is exempt from local design standards.

11. 17.ADU.040 (A) – *JADUs, Multifamily* – Allows for JADUs in Multifamily. Pursuant to Government Code section 65852.22, subdivision (a), JADUs may only be permitted within single-family residential zones.

12. 17.ADU.040 (A)(1)(b), (A)(2) – *Number, Location, Multifamily* – Requires ADUs to be detached from all accessory structures. This is in conflict with Government Code section 65852.2, subdivision (e)(1)(D), which explicitly states that the two, detached ADUs are only detached from the multifamily dwelling, not any other structure. This section also does not allow for attached ADUs pursuant to Government Code section 65852.2, subdivision (a)(1)(D)(iii). Finally, the entirety of section 17.ADU.040 excludes proposed multifamily developments from creating ADUs. ADUs are allowed concurrently with proposed multifamily dwellings, pursuant to Government Code section 65852.2, subdivisions (a)(1)(D)(iii) and (e)(1)(D).

13. 17.ADU.040 (B) – *Floor Area, Multifamily* – Floor Area is restricted to the limits of other sections of the code, in conflict with Government Code section 65852.2, subdivisions (a)(7), (c)(2)(C) and (e)(1)(D). Subdivision (a)(7) states that no other ordinance, policy or regulation shall be the basis of the delay or denial of an ADU permit, while (c)(2)(C) and (e)(1)(D) detail ADUs which may not be restricted by lot coverage, density, or floor area allowances.

14. 17.ADU.040 (D) – *Height, Multifamily* – Height is restricted to 18ft, in contrast to (c)(2)(D)(iii), which allows for an additional two feet in height to match roof pitch, and (c)(2)(D)(iv) which allows up to 25ft or the limitation on the primary.

15. 17.ADU.040 (F) – *Parking, Multifamily* – Parking requirements are required within Coastal Access Parking Areas. This is in conflict with Government Code section 65852.2, subdivisions (a)(1)(D)(x), and (d)(1), which detail how any off-street parking that may be required may be situated, as well as several exemptions to parking standards regardless of zoning or districts.

16. 17.ADU.040 (F)(3) – *Non-conforming status, Multifamily* – Loss of parking results in a nonconforming status. This is in conflict with Government Code section 65852.2, subdivisions (a)(1)(C) and (a)(11), which state that an ADU does not exceed the allowable density for the lot, and is consistent with the zoning designation on the lot.

17. 17.ADU.040 (G) – *Design Standards, Multifamily* – Design standards apply to all ADUs. However, this is in conflict with Government Code section 65852.2, subdivision (e), which is exempt from local design standards.

18. 17.ADU.050 (C) – *Shared Facilities, JADUs* – Requires that the sanitation facility be considered in the JADUs square footage, and that it be immediately accessible. This is in conflict with Government Code section 65852.2, subdivision (e), which is exempt from local design standards. It is also inconsistent with Government Code section 65852.22, subdivision (a)(5)(B), which only requires an interior entrance to the main living area.

19. 17.ADU.050 (F) – *Parking, JADUs* – Replacement parking is required when a JADU is converted from a garage, and that parking must comply with the requirements of the underlying zoning district. However, Government Code section 65852.22 states that additional parking shall not be required. No off-street parking requirements are required to be covered.

20. 17.ADU.060 (A), (B) – *Design Review* – Administrative standards must be included within the ADU ordinance, as no other ordinance, policy or regulation may be used in the evaluation of ADUs per Government Code section 65852.2, subdivision (a)(7). This is also in conflict with Government Code section 65852.2, subdivision (e), which is exempt from local design standards. Additionally, "appearance" and "texture" are subjective terms with no means of uniform verification through an external benchmark, and therefore do not meet the definition of objective standards pursuant to Government Code section 65852.2, subdivision (j)(7).

21. 17.ADU.070 (D) – *Tree Removal* – The ordinance states that no trees shall be removed, except in accordance with another section of the Municipal Code. Government Code section 65852.2, subdivision (a)(7) states that no other ordinance, policy or regulation shall be the basis of the delay or denial of an ADU permit. This is also in conflict with Government Code section 65852.2, subdivision (e), which is exempt from local design standards.

22. 17.ADU.070 (E)(1)(c) – *Fire Sprinklers* –Requires fire sprinklers for the addition of space for an attached ADU. This requirement is in direct conflict with Government Code section 65852.2, subdivision (a)(1)(D)(xii), which states that the construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

23. 17.ADU.070 (E)(2) – *Constructed Concurrently* – Requires that an ADU shall be considered "concurrent" if the building permit is issued within two years. This requirement is in direct conflict with Government Code section 65852.2, subdivision (a)(3)(A), which details the ministerial processes for the approval or denial of an ADU based upon whether or not there is an existing primary dwelling on the lot. Additionally, Government Code section 65852.2, subdivision (j)(10) defines "proposed dwelling" as "a dwelling that is the subject of a permit application and that meets the requirements for permitting…" regardless of the status of any other structure on the lot, including when, or if, those structures had been permitted.

24. 17.ADU.070 (L) – *Overlay Districts* – Overlays may not be used to restrict ADU construction where residential uses are permitted pursuant to Government Code section 65852.2, subdivision (a)(1)(A). A local agency may only designate areas where ADUs may be constructed based upon the adequacy of water and sewer services, traffic flow, and public safety. Review must remain ministerial and free of discretionary processes. This is also in conflict with Government Code section 65852.2, subdivision (e), which is exempt from local development standards.

25. 17.ADU.070 (M) and 17.ADU.090 (G) – *Historic* – Only Historic Resources on the California Register of Historical Resources may have additional, objective standards applied. Local Historic Preservation provisions may not apply to ADU development pursuant to Government Code section 65852.2, subdivision (a)(1)(B)(i). Additionally, no other ordinance, policy or regulation may be used in the evaluation of ADUs per Government Code section 65852.2, subdivision (a)(7).

26. 17.ADU.070 (O) – *Non-Conforming Site Coverage* – Non-conforming zoning conditions on the site may not be reason for delay or denial of an application for an ADU pursuant to Government Code section 65852.2, subdivisions (d)(2) and (e)(2), Which state that nonconforming zoning conditions may not be a factor in ministerial reviews. Additionally, no other ordinance, policy or regulation may be used in the evaluation of ADUs per Government Code section 65852.2, subdivision (a)(7).

27. 17.ADU.070 (P) – *Interior Access* – Interior access is not permitted between a primary unit and an ADU. This is in conflict with Government Code section 65852.2, subdivision (e), which is exempt from local development standards.

28. 17.ADU.070 (T) – *Converted ADUs* – ADUs must be converted from legally permitted accessory structures. This is in conflict with Government Code section 65852.2, subdivisions (a)(1)(D)(vii), (d)(2), and (e)(1), and (e)(2). State ADU Law only requires that structures converted into ADUs be existing, regardless of whether they are legally permitted or not.

17.ADU.010 Purpose and intent
17.ADU.020 Applicable Zoning Districts
17.ADU.030 Development Standards for ADUs of Single Family Properties.
17.ADU.040 Development Standards for ADUs of Multi-Family Properties.
17.ADU.050 Junior Accessory Dwelling Units
17.ADU.060 Design Review.
17.ADU.070 Accessory Dwelling Units, General.
17.ADU.080 Application and Review Procedure.
17.ADU.090 Definitions.

17.ADU.010 Purpose, Intent, and Findings.

A. To enact regulations governing Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) construction in compliance with Section 65852.2 and Section 65852.22 of the Government Code, or any successor statute. The provisions of this article shall be liberally construed in order to accomplish development of ADUs and JADUs. In the event of a conflict between the provisions of this article and any other ordinance of the City of Carmel-by-the-Sea regulating ADUs or JADUs, the provisions of this article shall prevail.

B. To establish a process for ministerial review and approval of ADUs and JADUs. No local ordinance, policy, or regulation other than this article and regulations referenced therein shall be the basis for the denial or delay of a building permit for an ADU or JADU.

C. The provisions of this chapter shall only be applicable to the establishment of ADUs and/or JADU (that being the establishment of the dwelling unit). Other improvements made to the site, including but not limited to, improvements to the primary dwelling, site coverage improvements/modifications, decks, patios, landscaping, grading, parking, shall be undertaken in accordance with the applicable regulations and procedures in CMC 17.58 unless expressly authorized in this chapter.

D. To provide for additional affordable housing opportunities without a commitment of public funds which are usually necessary to subsidize large-scale affordable housing development projects;

E. To provide for convenient child care opportunities within residential neighborhoods. For working-age residents with children, ADUs allow family members or other child care providers to reside in close proximity to the household requiring child care. The nearby availability of child care for their children offers working-age residents convenience, and more importantly, may enable them to work and support their families without the burden of commercial child care costs;

F. To provide for convenient elder care opportunities within residential neighborhoods. ADUs and JADUs enable multi-generational living on a common site. As Carmel's population ages, ADUs and JADUs allow family members or other caregivers to reside in close proximity to those receiving care while affording them the privacy of their own living space. For those receiving care, ADUs and JADUs will enable many to remain in their homes longer than would otherwise be possible without needing to relocate to an assisted living or other facility;

G. The entirety of the City of Carmel-by-the-Sea is located within the Coastal Zone. The City's Local Coastal Program was certified by the California Coastal Commission in October of 2004. In accordance with Government Code Section 65852.2(I), the California Coastal Act of 1976 is neither superseded nor in any

way altered or lessened except that a public hearing for Coastal Development Permit applications for ADUs shall not be required.

1. As described in the Land Use Plan, "The incorporated limits of the City of Carmel-by-the-Sea shall be designated a special community and a highly scenic area within the meaning of Coastal Act sections 30251 and 30253 and for the purposes of implementing section 30610 and corresponding regulation section 13250 of the California Code of Regulations. New development shall protect this special community and its unique characteristics" (LUP).

H. Carmel Bay is considered an Area of Special Biological Significance (ASBS). The City has an important role to play in assuring that new development in the incorporated City limits does not contribute to water quality impacts from storm water or drainage discharges into the bay. (LUP)

1. In a city with few formal street improvements or drainage systems, the "urbanized" forest also serves to convey runoff from the watershed to the beach and Carmel Bay through a variety of natural drainages, swales, and creeks. The forest performs the important functions of absorbing water from the soil, reducing runoff, filtering pollutants, and minimizing erosion. As such, the "urbanized" forest reduces the amount of polluted runoff and in large part, helps the City comply with the National Pollutant Discharge Elimination System (NPDES) Phase II Storm Water permit regulations (LUP).

17.ADU.020 Applicable Zoning Districts.

A. An ADU that conforms to this subdivision shall be deemed to be an accessory use or an accessory building and shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the lot. The ADU shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.

1. *Community Plan and Specific Plan Area.* The provisions of subsection (A), above, shall apply to sites zoned as Community Plan or Specific Plan areas where the approved development plan includes residential uses as a permitted use, including mixed use. In cases where the details of the original development plan are not available, the Director may determine whether a site was intended for residential use as a permitted use by considering the use of any existing structures on the site in addition to the uses of structures and the development pattern of the area immediately surrounding the site.

17.ADU.030 Development Standards for ADUs on Single Family Properties.

The following standards apply to ADUs and JADUs developed on all properties within the single family (R-1) zoning district, or any district developed with an existing or proposed single family dwelling.

A. Location – Single Family.

1. Number of ADUs. A maximum of one (1) ADU, and one (1) JADU shall be allowed on a single-family property.

a. JADUs may be allowed consistent with section 17.ADU.050.

2. Location on site. An ADU may be attached, detached, or located within the primary dwelling on the same lot. An ADU may be converted from a garage or other existing accessory structure.

B. Floor Area – Single Family.

1. The floor area of an ADU and/or JADU is included in any other floor area limitation in this Title that is applicable to an attached or detached accessory building for the housing type and in the base zone in which the lot is located.

2. An ADU which is proposed to exceed floor area as described in subsection (B)(1) shall not be approved, unless the floor area of the existing and/or proposed improvements on site are reduced to comply with the limits for the underlying zoning except otherwise provided in this subsection, (B)(2).

    a. Bonus Floor Area Transfer: The basement bonus described in CMC 17.10.030.D.4 may be transferred to the ADU up to an amount that the total above ground floor area of the site (primary dwelling and ADU) does not exceed that of the underlying zone district.

3. For the purposes of development of other structures on the property, the floor area of an existing ADU shall be counted in the calculation of the property's total lot coverage and floor area ratio.

4. The floor area of an ADU shall not exceed the floor area of an existing or proposed primary dwelling unless the ADU is being created through the conversion of an existing structure as described in section 17.ADU.030.C (conversion ADUs).

C. Unit Size – Single Family. The standards below provided the maximum and minimum unit sizes for ADUs. Establishment of an ADU within these standards shall require floor area available for establishment of the unit consistent with section 17.ADU.030.B, above.

1. New Construction Attached ADU. An ADU attached to the primary dwelling shall have a minimum floor area of 150 feet, and shall not exceed 50 percent of the existing floor area of the primary dwelling.

    a. An attached garage shall be included in the square footage of the primary dwelling whether a portion of the garage is converted to an ADU or demolished as part of the establishment of the ADU, or not.

2. New Construction Detached ADU. A detached ADU shall have a minimum floor area of 150 square feet, and shall not exceed 850 square feet, except for an ADU that provides more than one bedroom, which shall not exceed 1,000 square feet.

3. Conversion ADUs. A conversion ADU shall have a minimum floor area of 150 square feet. The maximum floor area of an ADU that converts a portion of a primary dwelling shall be no more than 50% of the existing floor area of the dwelling being converted. An ADU that is created through the conversion of an existing detached accessory structure shall have no size restriction (i.e. the entire detached accessory structure may be converted regardless of the size).

a. For the full conversion of accessory structures, an expansion up to an additional 150 square feet if necessary for ingress and egress only may be allowed. The 150 square foot addition shall comply with all setbacks and height limits of the underlying zone district.

D. Height Limits – Single Family. The maximum height of an attached or detached new ADU shall not exceed the following limits:

1. New Construction: Attached and detached ADUs shall comply with the height limits set forth in the zoning district in which the ADU is located. All new attached and detached ADUs shall comply with the plate and ridge heights established in table 17.10-C located in CMC 17.10.030.B.

    a. Exceptions. The maximum ridge height for all structures shall be sixteen (16') feet with a twelve (12’) plate height in the following instances:

        i. The height of the primary dwelling unit is less than sixteen (16') feet;

        ii. Any portion of a detached ADU is located between a primary dwelling unit and a site's front setback line; or

        iii. Any portion of a detached ADU is located less than four (4') from the side lot line or less than fifteen (15’) feet from the rear lot line.

2. For a conversion ADU (without an expansion): the ADU shall be contained completely within the existing structure, and maintain the existing height of the converted structure.

    a. An expansion up to an additional 150 square feet if necessary for ingress and egress only may be allowed for existing accessory structures. The 150 square foot addition shall match the plate and ridge heights of the existing accessory structure.

E. Setbacks – Single Family.

1. New Construction: Attached and detached ADUs shall comply with the setback requirements set forth in the zoning district in which the ADU is located including any applicable overlay district for with the subject property is located except as provided in this subsection.

    a. An ADU shall comply with the front yard setback requirements of the applicable zoning district, except for when an existing structure is converted, maintains a non-conforming setback.

        i. Detached ADUs shall not be subject to composite setback requirements prescribed in CMC 17.10.030.A.

2. For a conversion ADU (without an expansion): No setback shall be required for conversion ADUs provided the structure maintains an adequate setback required for fire safety and access as determined by the Building Official and/or Fire Marshall.

a. An expansion up to an additional 150 square feet if necessary for ingress and egress only may be allowed for existing accessory structures. The 150 square foot addition shall comply with all minimum setbacks limits described above.

F. Parking – Single Family.

1. No parking shall be required for an ADU except for as provided in the Coastal Access Parking Area, described in section 17.ADU.070.Q.

2. Except for as required in the Coastal Access Parking Area, when the required parking serving a primary dwelling is demolished for the purpose of establishing an ADU, replacement parking for the primary dwelling shall not be required.

a. This provision shall not apply for demolition and/or reconstruction of existing dwellings.

b. This provision shall not apply to JADUs, as described in section 17.ADU.050.F.

c. An 8'6"x16' parking pad constructed from permeable or semi-permeable materials may be voluntarily provided as replacement parking for the primarily dwelling and approved ministerally as part of the permit application for the ADU. The parking pad shall be exempted from any floor area and site coverage requirements provided the standards for driveways outlined in CMC 12.24.020.A-L are otherwise met.

i. Replacement garages or carports voluntarily provided shall be subject to Design Review pursuant to CMC 17.56 and shall be required to comply with applicable floor area and site coverage limitations for the site.

3. Development resulting in a loss of off-street parking shall render the site non-conforming, as described in CMC 17.10.030.F.2.d, if the site does not conform to parking requirements.

G. Design Review – Single Family. All ADUs shall be subject to the provisions outlined in section 17.ADU.060, Design Standards.

17.ADU.040 Development Standards for ADUs on Multi-Family Properties.

The following standards apply to ADUs and JADUs developed on multi-family residential properties or mixed-used developments at any density:

A. Location – Multi-Family.

1. Number of ADUs. For all existing multi-family or mixed-use developments, both subsections (a) and (b) below shall apply.

a. ADUs contained within the portion of existing multi-family dwelling structures that are not used as livable space:

i. The equivalent number of twenty-five (25%) percent of the existing multi-family dwelling units (no less than one (1) unit).

b. ADUs detached from existing or proposed multi-family dwelling structures (The provisions of this subsection shall apply to a newly-constructed ADU that is detached from an existing multi-family dwelling structure and all accessory structures including, without limitation, garages and storage areas on the same site):

i. Up to two (2) ADUs

2. Location on site.

a. ADUs may be located within the portion of existing multi-family dwelling structures that are not used as livable space including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings.

i. In mixed-use buildings, the non-livable space used to create an ADU or ADUs shall be limited to the residential areas of a mixed-use development, and not the areas used for commercial or other activities. The parking and storage areas for these non-residential uses shall also be excluded from potential ADU development.

b. ADUs may be detached from an existing or proposed multi-family dwelling structure and all accessory structures including, without limitation, garages and storage areas on the same site

B. Floor Area – Multi-Family.

1. The floor area of an ADU is included in any other floor area limitation in this Title that is applicable to a detached accessory building for the housing type and in the base zone in which the lot is located.

2. An ADU which is proposed to exceed lot coverage and floor area as described below shall not be approved, unless the size is reduced so that the entire site in total complies with the limits for the underlying zoning district.

3. For purposes of development of other structures on the property, the floor area of an existing ADU shall be counted in the calculation of the property's total lot coverage and floor area ratio.

4. The floor area of an ADU shall not exceed the floor area of an existing or proposed primary dwelling unless the ADU is established through the conversion of an existing accessory structure or a portion of the existing primary residence as described in section 17.ADU.040.C.1.

C. Unit Size – Multi-Family. The standards below provide the maximum and minimum unit sizes for ADUs on multifamily properties. Establishment of an ADU within these standards shall require available floor area for establishment of the unit consistent with section 17.ADU.040.B, above.

1. ADUs contained within the portion of existing multi-family dwelling structures that are not used as livable space:

a. The minimum size of the ADU shall be 150 square feet. The maximum size of an ADU that is a conversion of a portion of the existing multi-family dwelling structures that are not used as livable space shall have no a maximum size requirement.

2. Detached ADUs detached from existing multi-family dwelling structures:

a. New Construction Detached ADU. A detached ADU shall have a minimum floor area of 150 square feet, and shall not exceed 850 square feet, except for an ADU that provides more than one bedroom, which shall not exceed 1,000 square feet.

D. Height Limits – Multi-Family. The maximum height of a detached new ADU on a multifamily property shall not exceed the following limits:

1. The height limit for detached ADUs is sixteen (16') feet or eighteen (18') feet if the multifamily dwelling contains more than one story.

2. For ADUs contained within the portion of existing multi-family dwelling that is not used as livable space, the height will not exceed that of the existing space being converted.

E. Setbacks – Multi-Family.

1. New Construction: Detached ADUs on multifamily properties shall comply with the setback requirements set forth in the zoning district in which the ADU is located including any applicable overlay district for with the subject property is located except as provided in this subsection.

a. An ADU shall comply with the front yard setback requirements of the applicable zoning district, except for when an existing structure is converted, maintains a non-conforming setback.

i. Detached ADUs shall not be subject to composite setback requirements prescribed in CMC 17.10.030.A, if applicable.

2. ADUs contained within the portion of existing multi-family dwelling structures that are not used as livable space: No setback shall be required for conversion ADUs provided the structure maintains an adequate setback required for fire safety and access as determined by the Building Official and/or Fire Marshall.

F. Parking – Multi-Family.

1. No parking shall be required for an ADU except for as provided in the Coastal Access Parking Area, described in section 17.ADU.070.Q.

2. Except for as required in the Coastal Access Parking Area, if the required parking serving a primary dwelling is demolished for the purpose of establishing an ADU, replacement parking for the primary dwelling(s) shall not be required.

a. This provision shall not apply for demolition and/or reconstruction of existing dwellings.

3. Development resulting in a loss of off-street parking shall render the site non-conforming, as described in section 17.10.030.F.2.d, if the site does not conform to parking requirements.

G. Design Review – Multi-Family. All ADUs shall be subject to the provisions outlined in section 17.ADU.060, Design Review.

17.ADU.050 Junior Accessory Dwelling Units.

Junior Accessory Dwelling Units. JADUs shall conform with the following:

A. A JADU shall be a minimum of 150 square feet not exceed 500 square feet in size and shall contain at least an efficiency kitchen, which includes cooking appliances, a food preparation counter, and storage cabinets that are of reasonable size in relation to the JADU.

B. A JADU shall have a separate entrance from the single-family dwelling.

C. The JADU may, but is not required to, include separate sanitation facilities. If separate sanitation facilities are not provided, the JADU shall share sanitation facilities with the single-family residence. If sanitation facilities are provided as part of the primary dwelling, the JADU shall maintain interior access to the primary dwelling.

1. If a shared sanitation facility is provided with the primary dwelling, the shared sanitation facility shall:

a. Be in immediate close proximity to JADU;
b. Be accessible from the JADU without entering a separate room within the primary dwelling (accessible via a communal hallway or corridor) and without exiting to the exterior of the dwelling;
c. Be counted as part of the square footage of the unit (only the JADU and sanitation facilitation shall be considered in the floor area calculation; the communal corridor or hallway shall not be considered).

D. Unless the property is owned by a governmental agency, land trust, or housing organization, one of the dwellings on the parcel (either the primary dwelling or JADU) must be the bona fide principal residence of at least one legal owner of the parcel, as evidenced at the time of approval of the JADU by appropriate documents of title and residency.

E. Prior to issuance of a building permit for a JADU, the owner shall record a covenant in a form prescribed by the city, which shall run with the land and provide for the following. A copy of the recorded covenant shall be filed with the Community Planning and Building Department prior to issuance of a building permit:

1. A prohibition on the sale of the JADU separate from the sale of the single-family residence;

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2. A restriction on the size and attributes of the JADU consistent with this section;

3. A prohibition against renting the property for fewer than 30 consecutive calendar days; and

4. A requirement that either the primary residence or the JADU be the owner's bona fide principal residence, unless the owner is a governmental agency, land trust, or housing organization.

F. Parking is not required for JADUs. However, if an existing attached garage is replaced by a JADU, each removed parking space must be replaced with an off-street parking space that complies with the requirements of the underlying zoning district.

17.ADU.060 Design Review.

The following shall apply to the design and exterior appearance of ADUs.

A. ADUs shall comply with all applicable Administrative ADU Design Standards adopted by the Planning Commission. The Planning Commission may develop, and from time to time amend, the administrative standards provided the standards set forth for ADUs are objective and the criteria can be evaluated without discretion.

B. In the absence of adopted administrative design standards for ADUs, the accessory dwelling shall be constructed with exterior materials that have the same texture and appearance to the primary dwelling, including but not limited to roofing, siding, and windows and doors.

17.ADU.070 Accessory Dwelling Units, General.

The following standards and requirements apply to all ADUs and JADUs:

A. Permit Required. No person shall develop, construct, cause to be rented, or occupy an ADU or JADU on any lot within the city unless a building permit and associated approvals are obtained by the Community Planning and Building Department pursuant to the procedures and standards set forth in this chapter.

1. Prior to building permit issuance, the building official shall find that all local building code requirements have been satisfied, except that the construction of an ADU shall not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code (Title 24 of the California Code of Regulations), unless the building official or enforcement agency of the local agency makes a written finding based on substantial evidence in the record that the construction of the ADU could have a specific, adverse impact on public health and safety. Nothing in this clause shall be interpreted to prevent a local agency from changing the occupancy code of a space that was unhabitable space or was only permitted for nonresidential use and was subsequently converted for residential use pursuant to this section.

B. Certificate of Occupancy. A certificate of occupancy for an ADU or JADU shall not be issued before the issuance of a certificate of occupancy for the primary dwelling, if constructed concurrently.

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C. Site Requirements. The building site is zoned to allow single-family or multifamily dwelling residential use and lot must contain a proposed or existing single-family dwelling, or existing multifamily dwelling. Notwithstanding any provision of this code to the contrary, an ADU shall be a permitted use in any zone where a single-family or multifamily dwelling is permitted.

1. Prohibited Locations.

a. The establishment of an ADU or JADU shall not be allowed through any permit or license on any building site where sufficient water to support the ADU or JADU is not available for the site.

b. The establishment of an ADU or JADU shall not be permitted on any portion of a building site not considered as part of the "buildable area" of a site, as defined in CMC 17.70.020.

D. Trees**.** No tree, as described in CMC 17.48.050.A.1.a or CMC 17.48.050.A.1.b, shall be removed or pruned for the purpose of establishing an ADU except in accordance with CMC 17.48.050.

1. Significant trees shall only be removed in accordance with CMC 17.48.070.B.

2. If trees are permitted by the City to be removed to facilitate the construction of an ADU that would otherwise preclude the development of an ADU replacement trees shall be provided on-site pursuant to CMC 17.48.080, or payment into the city's tree in-lieu fund, as adopted by Resolution by City Council, for each tree removed. Alternative locations may be approved by the city forester, as appropriate.

3. All compaction of soils, construction of building walls, or placement of impermeable surfaces shall be setback a minimum of six feet from all trees.

E. Fire Sprinklers. Notwithstanding any other provision of the Carmel Municipal Code, installation of fire sprinklers in an ADU of any type shall be required only if they are required for the primary dwelling unit. The construction of an ADU shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling except as provided below.

1. Fire sprinklers shall be considered "required for the primary dwelling unit" in any of the following circumstances:

a. When fire sprinklers are currently installed in the primary dwelling unit;

b. When fire sprinklers will be installed in a new primary dwelling unit constructed concurrently with an ADU; or

c. When fire sprinklers will be installed in an existing primary dwelling unit as the result of an addition to the primary dwelling unit, including an addition for the purpose of establishing an ADU, which addition triggered a requirement for retroactive installation

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of fire sprinklers in the primary dwelling unit in accordance with SOG 23-01, Determining Fire Sprinkler Retrofit Requirements, and the Carmel Municipal Code.

2. For purposes of this subsection (a)(ii), the term "constructed concurrently" shall mean construction of a primary dwelling unit that is performed in reliance on a building permit issued within two (2) years of the date of issuance of a building permit for construction of an ADU.

3. The floor area of an ADU contained within the existing space of a single-family dwelling or accessory structure or multi-family dwelling shall not be considered an "addition" under any provision of the Carmel Municipal Code related to retroactive installation of fire sprinklers in a structure.

F. Drainage. Permit applications for the creation of a new attached or detached ADU shall comply with the requirements of CMC 15.18, Site Drainage.

G. Utilities. An ADU may have shared or separate utility services (i.e., an electrical and/or gas meter) from the primary dwelling.

H. Rental Term. Rental of any unit created pursuant to this chapter shall be for a term of 30 days or more.

I. No Separate Conveyance. The ADU may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence except as authorized in Gov. Code, §65852.26.

J. Story Poles. Story poles shall be installed consistent with the city's Story Pole Policy (Resolution 2017-122) for all ADUs that require a Coastal Development Permit where any addition of floor area or building height is proposed.

K. Transient Rental, Housing Incentive. An ADU created pursuant to this chapter shall not constitute construction of a new rental unit as described in CMC 17.14.040.W.2, Transient Rental, Housing Incentive.

L. Overlay Districts. Except as modified by this chapter, the ADU shall conform to all requirements of any applicable overlay district, described within CMC 17.20, except that no public hearing shall be required. The duties and powers designated to any board or commission shall be designated to the Director, as applicable, in the review of the ADU.

M. Historic Resources. An ADU or JADU proposed on a property with a historic resource shall be subject to the provisions outlined in CMC 17.32 except that no public hearing shall be required. A Determination of Consistency with the Secretary of the Interior's Standards shall be required for all major and minor alterations, as appropriate.

N. Mills Act. An ADU or JADU proposed on a property subject to a Mills Act Contract must comply with the provisions of the contract, including conformance to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, the United States Secretary of the

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Interior's Standard for Rehabilitation, the California Historical Building Code, and the city's Historic Preservation Ordinance.

O. Non-Conforming Site Coverage. Within the R-1 Zone District, sites shall comply with the provisions of CMC 17.10.030.C.2, as applicable.

P. Access.

1. Exterior access. The ADU and/or JADU must have exterior access independent of the main unit.

2. Inter-accessibility. Any accessory dwelling until that is attached to, or located within, a single family dwelling shall be an independent dwelling unit with no inter-accessibility, interconnectivity, internal circulation, or other means of passage between the primary dwelling and ADU. This provision shall not apply to JADUs which may share circulation into the primary dwelling as described in section 17.ADU.050.C.

Q. Coastal Access Parking Area. Project sites located within the Coastal access parking area, as illustrated in Figure 1, below, shall be required to provide one (1) on-site parking space per ADU in addition to any required parking to the primary dwelling.

1. Within the R-1 District, parking may be provided as an uncovered tandem space within the front or side yard setback located on the driveway in front of a garage or carport or elsewhere on the property where parking is allowed by the underlying zoning district.

    a. An 8'6"x16' parking pad constructed from permeable or semi-permeable materials may be provided ministerally for the ADU and shall be exempted from any floor area and site coverage requirements provided the standards for driveways outlined in CMC 12.24.020.A-L are otherwise met.

2. Within all districts other than the R-1 District, replacement parking shall follow the standards prescribed in CMC 17.38, off-street parking requirements.

    a. Unless specified in the Community Plan, Community Plan Districts shall comply with the provisions of CMC 17.38.

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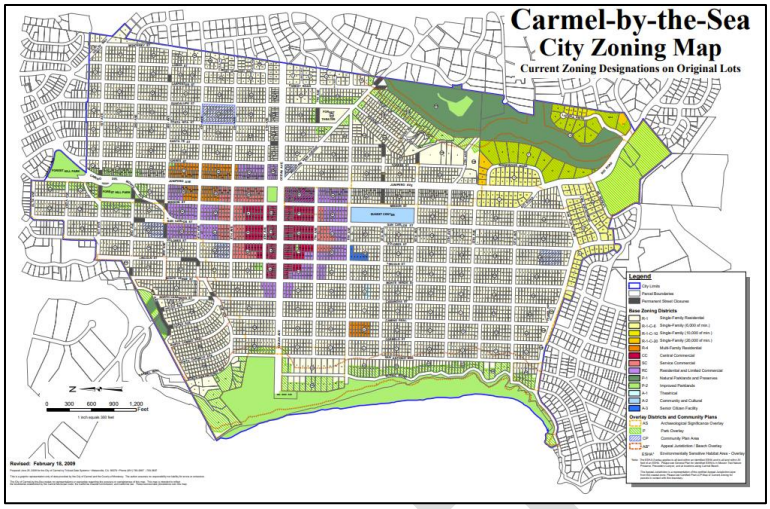


FIGURE 1. Coastal Access Parking Area **[Map forthcoming]**.

R. Building Separation. No minimum distance is required between structures. An ADU shall be considered attached to the primary dwelling unit or any other building when there is a common wall, common roof, or a horizontal connection at least thirty (30") inches above grade. Horizontal connections, including but not limiting to, retaining walls and/or decking between an ADU and the primary dwelling unit or any other building that are less than thirty (30") inches above grade are not considered a connection.

1. It is recommended a minimum of three (3') foot wide clear path of travel be maintained between buildings.

S. Passageway. No passageway shall be required in conjunction with the construction of an ADU.

T. Standards for Accessory Structure Conversions.

1. If a legally permitted accessory structure is demolished for the purpose of converting the structure to an ADU with the same dimensions, including but not limited to floor area, height, roof pitch, setbacks, the ADU can be rebuilt on the footprint of the existing accessory structure. A structure that is reconstructed beyond any of the existing dimensions of the existing structure shall not be considered a conversion and be subject to the applicable standards for a new detached ADU, except that a 150 square foot addition for ingress and egress may be allowed.

    a. When a legally permitted existing accessory structure is demolished for the purpose of converting the structure to an ADU, a survey, prepared by a California Licensed Surveyor or Engineer, shall be submitted with the building with the building permit application certifying the following prior to demolition of the subject structure:

        i. [CRITERIA TBD]

2. Carport Conversion. When a carport is converted, an "imaginary wall plane" will be drawn around the exterior of the existing support posts. That wall plane becomes the exterior

walls/footprint for the purposes of the conversion. An ADU cannot be expanded beyond that wall plane.

3. Demolition Permits. A demolition permit for a detached garage that is to be replaced with an ADU shall be reviewed with the application for the ADU and issued at the same time as the ADU.

U. Subordinate Units

1. A nonconforming subordinate unit may be converted to a permitted ADU or JADU upon submittal of a building permit application demonstrating the unit meets the requirements outlined in this chapter for either an ADU or JADU, as appropriate, including evidence the unit was originally classified as a subordinate unit. All fees assessed by the city shall be waived for the conversion of a subordinate unit to an ADU or JADU provided there are no other building permits proposed as part of the application.

    a. The property owner shall remove any covenants or restrictions associated with the subordinate unit as part of the building permit application. If covenants or restrictions are to be removed, said restriction shall be rescinded prior to a certificate of occupancy for the newly established ADU.

V. Non-Conformities.

1. The city shall not deny an application for a permit to create an ADU due to the correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the ADU.

2. A non-conforming detached accessory structure may be re-built or re-constructed in-kind pursuant to 17.ADU.070.T.1. Demolished non-conformities may be re-built or re-established provided the reconstruction is for the benefit of the ADU only, and non-conformities are not expanded.

17.ADU.080 Application and Review Procedures.

A. Timing

1. The city shall ministerally approve or disapprove a complete building permit application for an ADU or JADU in compliance with the time periods established by State law. If a Coastal Development Permit is required, the Coastal Development Permit may be processed concurrently with the building permit application for the creation of the ADU/JADU, however, no building permit application shall be deemed complete until any required associated Coastal Development Permit has been approved.

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B. Standard of Review

1. Ministerial Review. Except for when a Coastal Development Permit is required, applications for ADUs on a lot with an existing single-family residence or multifamily dwelling units that conform to the requirements of this section shall be considered as ministerial permits without discretionary review or a hearing, and the City shall approve or deny such applications within 60 calendar days after receiving the completed application. If the permit application to create an ADU, and/or JADU, is submitted with a permit application to create a new single-family dwelling on the lot, the city may delay acting on the permit application for the ADU until the permitting agency acts on the permit application to create the new single-family dwelling, but the application to create the ADU shall still be considered as a ministerial permit without discretionary review or a hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay.

2. Coastal Development Permits. For ADUs and JADUs that constitute development and therefore require a Coastal Development Permit: the City shall approve or deny coastal development permit applications within 60 calendar days after receiving the completed application to the extent feasible consistent with section 17.ADU.080.C, below. No building permit application shall be deemed complete until a Coastal Development Permit subject to the provisions of this section has been approved and any applicable appeal period has concluded.

    a. Readers Note: Most ADUs and JADUs constitute development if they include, for example, new construction of a detached ADU, new construction of an attached ADU or JADU, or conversion of an existing, uninhabitable, attached or detached space to a ADU or JADU (such as a garage, storage area, basement, or mechanical room). The construction of new structures constitutes the "placement or erection of solid material," and the conversion of existing, uninhabitable space would generally constitute a "change in the density or intensity of use." Therefore, these activities would generally constitute development in the coastal zone that requires a CDP.

3. Discretionary Review Request. The applicant may submit an application for discretionary review of the ADU that deviates from the ministerial standards of this chapter but is within the discretionary purview of the city, or to provide for concurrent review of Coastal Development Permits for the ADU and the primary dwelling when a public hearing is required for the primary dwelling. Examples of this request may include consideration of design features that are otherwise prohibited ministerally but may otherwise be permitted through discretionary review.

    a. When a ministerial review waiver is requested the procedures in CMC 17.56, Design Review, shall be followed.

        i. The decision of the reviewing authority may be appealed consistent with CMC 17.54, Appeals.

b. ADUs proposed as part of a discretionary review application shall be considered a permitted use consistent with section 17.ADU.020.

c. The decision of the reviewing authority shall not preclude the ability of an applicant to receive a ministerial permit pursuant to Section 17.ADU.080.B.1 or 17.ADU.B.2 for an ADU that is brought into full compliance with the provisions of this chapter.

d. The city shall not direct applications for the establishment of an ADU into a discretionary review track unless requested by the applicant.

e. No separate fee for a Coastal Development Permit shall be assessed for a Coastal Development permit that is considered concurrently with a primary dwelling.

C. Coastal Development Permits.

1. Coastal Commission Appeals Jurisdiction. For Coastal Development Permits that are appealable to the California Coastal Commission, as described is the Carmel Municipal Code, the authority to review an application for a Coastal Development Permit is designated to the Director of Community Planning and Building or the Director's designee. Prior to approval of the Coastal Development Permit, the Director shall find that the Coastal Development Permit meets the findings identified in CMC 17.64.010.B, Coastal Development Permits. The Director shall not approve an application for a Coastal Development permit that is not found to be consistent with CMC 17.64.010.B.

   At least 10 days before the City's decision on the application, the City shall provide notice, by first-class mail to all owners of real property, as identified on the last equalized property tax assessment roll within 300 feet. The notice shall include:

   a. The date the application will be acted upon by the City's review authority;
   b. A statement that the development is within the coastal zone;
   c. The date of filing of the application and the name of the applicant;
   d. The number assigned to the application;
   e. A description of the development and its location;
   f. The procedure for which an appeal may be filed with the California Coastal Commission.

   The Director's decision shall be final and any appeals of the decisions of the Director or the Director's designee shall be appealed directly to the California Coastal Commission. Actions on applications to construct ADUs within these areas shall be consistent with the provisions of the applicable zone and the policies and development standards of the City of Carmel's certified Local Coastal Program and Chapter 3 of the California Coastal Act.

   a. Exception: If a waiver is requested by the applicant pursuant to section 17.ADU.080.C.1.a, the proposed Coastal Development Permit for the ADU shall also be reviewed by the decision making body designated in CMC 17.56. If an exception is

requested pursuant to section 17.ADU.080.C.1.a, any appeal further appeal made shall be in accordance with CMC 17.54.

2. Non-Appealable Coastal Development Permits. When a proposed ADU or JADU is not appealable to the California Coastal Commission and a Coastal Development Permit is required, the authority to review an application for a Coastal Development Permit is designated to the Director of Community Planning and Building or the Director's designee. Prior to approval of the Coastal Development Permit, the Director shall find that the Coastal Development Permit meets the findings identified in CMC 17.64.010.B, Coastal Development Permits. The Director shall not approve an application for a Coastal Development permit that is not found to be consistent with CMC 17.64.010.B.

   At least 10 days before the City's decision on the application, the City shall provide notice, by first-class mail to all owners of real property, as identified on the last equalized property tax assessment roll within 300 feet. The notice shall include:

   a. The date the application will be acted upon by the City's review authority;
   b. A statement that the development is within the coastal zone;
   c. The date of filing of the application and the name of the applicant;
   d. The number assigned to the application;
   e. A description of the development and its location;
   f. A statement that the decision of the director is final and not appealable.

   The decision of the Director, or the Director's designee shall not be appealable and constitute the final action of the City.

   a. Exception: If a waiver is requested by the applicant pursuant to section 17.ADU.080.C.1.a, the proposed Coastal Development Permit for the ADU shall also be reviewed by the decision making body designated in CMC 17.56. If an exception is requested pursuant to section 17.ADU.080.C.1.a, any appeal further appeal made shall be in accordance with CMC 17.54.

D. Denials.

1. If the city denies an application for an ADU or JADU pursuant to section 17.ADU.080.B.1, the permitting agency shall, within the time period described in 17.ADU.080.B.1, return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant.

17.ADU.090 Definitions

As used in this chapter, terms are defined as follows. Terms not defined below shall take the definition as otherwise define in Title 17 of the Carmel Municipal Code.

A. **Accessory Dwelling Unit (ADU).** "Accessory Dwelling Unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities and permanent provisions for living, sleeping, eating, cooking, sanitation, and connection to utilities for one or more persons and is

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located on a lot with a proposed or existing primary residence or multi-family residences. An ADU also includes the following: An efficiency unit, as defined in Section 17958.1 of the California Health and Safety Code, and a manufactured home, as defined in Section 18007 of the California Health and Safety Code. ADUs do not include mobile homes, tiny homes, or recreational vehicles licensed by the Department of Motor Vehicles (DMV).

1. **Attached.** An "Attached ADU" means an ADU that does not qualify as a conversion ADU and is constructed as a physical expansion (i.e. addition) to the primary dwelling. An attached ADU may be attached to the Single-Family Dwelling Unit by one or more common walls or other means but shares a physical connection. An attached ADU distinct from the definition of a junior ADU.

2. **Detached.** A "Detached ADU" means an ADU that is within an independent structure entirely separate and shares no physical connection to the primary dwelling unit and/or other accessory structures.

3. **Conversion.** A “Conversion ADU” means an ADU that is constructed completely within the existing or proposed space of a single family residence, an existing detached accessory structure, or an existing multi-family structure. Conversion ADUs are located completely within the existing or proposed floor area of the structure in which they are located, except for expansions for ingress and egress as allowed within this chapter.

B. **Accessory structure.** A structure that is accessory and incidental to, and detached from, a dwelling located on the same site.

C. **Complete independent living facilities.** Permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.

D. **Coastal access parking area.** The Coastal Access Parking Area is defined as all properties located within the Beach and Riparian (BR) Overlay District located west of the centerline of Carmelo Street and west of the centerline North San Antonio Street, as well as all properties with street frontages located on San Antonio Avenue or North San Antonio Avenue.

1. If a property is not located immediately adjacent to a street frontage (flag lot, easements, etc), the frontage shall be determined by the driveway location of the subject property.

E. **Efficiency Kitchen.** An efficiency kitchen shall mean a room or portion thereof containing permanent facilities designed and used for food preparation, cooking, eating and dish washing. A kitchen facility includes a sink that facilitates hot and cold water, a refrigerator, small electric kitchen appliances that do not require electrical service greater than 120 volts, an appropriately sized food preparation counter and storage cabinets. A dishwasher may be included as part of an efficiency kitchen, but is not required.

F. **Efficiency Unit.** As defined in Section 17958.1 of the California Health and Safety Code.

G. **Historic Resource.** For purposes of this section, a Historic Resource shall be a property listed, or eligible for listing, on the National Register of Historic Places or the California Register of Historical Resources, listed on the Carmel Inventory or Register of Historic Resources, or located in a designated historic district.

H. **Junior Accessory Dwelling Unit.** (Also known as "Junior ADU" or "JADU") shall have the same meaning as defined in the California Government Code Section 65852.22, as amended from time to time.

I. **Manufactured Home.** A unit as defined by Section 18007 of the California Health and Safety Code, as may be amended.

J. **Ministerial approval**. Approval related to a building permit application that does not require discretionary action or a hearing.

K. **Multi-Family Building.** A structure with two or more attached dwellings on a single lot, and any mixed use structure containing commercial floor area and one or more dwelling units. Multiple detached single-unit dwellings on the same lot are not considered multifamily dwellings, nor are subordinate units, or existing ADUs.

L. **Passageway**. A pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU or JADU.

M. **Primary Dwelling.** A "Primary Dwelling" or "primary residence" means a single-family or multifamily residential dwelling unit that either exists on or is proposed for a lot zoned for any residential or mixed-use zone, either through a permitted use or a conditional use, and is constructed prior to or concurrently to the ADU or JADU. The primary dwelling shall include all attached non-habitable areas, such as attached garages, but does not include detached accessory structures on the same building site.

N. **Proposed dwelling**. A dwelling that is the subject of a permit application and that meets the requirements for permitting and is subject to a Design Review Application, subject to CMC 17.58.

O. **Sanitation Facilities.** Sanitation facilities means a room containing a toilet, sink, and bathtub or shower. Sanitation facilities may also be referred to as a bathroom or restroom.

P. **Subordinate Units.** The city has previously classified two types of subordinate dwellings:

i. Legal nonconforming units that were established prior to June 5, 1929. These units were legally established and required no permit. These units were originally classified as subordinate units.

ii. Legal nonconforming units that were established prior to April 5, 1988, and registered with the City by December 6, 1994. These units typically were built without City approval but were then legalized and brought to minimum health and safety standards through an amnesty period and registration. These units were originally classified as subordinate units.

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

November 13, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator/Acting Community Planning & Building Director
SUBJECT:	**DR 16-384 (Fountain):** Reconsideration of the granting of a Time Extension for Design Review DR 16-384 (Fountain), associated Use Permits, and Coastal Development Permit for the construction of a 1,600-square-foot mixed-use building with a 1,499-square-foot basement and 595-square-foot car pit on a 2,000-square-foot vacant lot, and associated site improvements, located on 8th Avenue 2 northwest of Junipero Avenue in the Residential and Limited Commercial (RC) District. APN: 010-087-020-000.

Application: DR 16-384 (Fountain)
APN: 010-087-020-00
Block:89
Lot:26
Location: 8th Avenue 2 northwest of Junipero Avenue
Applicant: Anthony Lombardo & Associates, Inc., Agent
Property Owner: FOUNTAIN THOMAS DEAN & KRISTIN KIM SATO TRS

Executive Summary:

Staff recommends that this item be continued to a date uncertain. Staff needs additional time to prepare responses to the Commission's request for information from the October 9, 2024 meeting. Additionally, the applicant is exploring their options related to the project. The applicant supports the recommendation for a continuance.

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

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

November 13, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Marnie R. Waffle, AICP, Principal Planner
SUBJECT:	**DS 23-137 (Layman)**: Consideration of a request for a time extension of DS 23-137 (Layman) and associated Coastal Development Permit to demolish 26 square feet of a single-story residence and construct a 219-square-foot single-story addition to a 1,597-square-foot single-story residence located on San Carlos Street 5 southwest of 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-165-021-000.

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

Executive Summary:

Staff recommends that this request be continued to a date uncertain. The application fee for a time extension has not been paid.

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

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

November 13, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Jacob Olander, Assistant Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator/Acting Community Planning and Building Director
SUBJECT:	**DS 24207 (Hermle-Collins):** Consideration of a revised Concept Design Study application, DS 24207 (Hermle-Collins), and associated lot line adjustment for the demolition of a one-story single-family residence and the construction of a new two-story residence. The project is comprised of an 1,855-square-foot, two-story single-family residence (Hapuna), inclusive of a 243-square-foot attached garage with an associated lot line adjustment that would expand the parcel from 4,000-square-feet to 4,150-square-feet, located on Mission Street 4 NE of 1st Avenue in the Single-Family Residential (R-1) District, APN: 010-112-012-000.

Application: DS 24207 (Hermle-Collins)
APN: 010-112-012-000
Block: 8
Lot: 6
Location: Mission Street 4 NE of First Ave
Applicant: Erik Dyar
Property Owner: Collins Hermle Family Trust

Executive Summary:

The applicant proposes to demolish an existing single-family residence on a 4,000-square-foot lot and construct a new two-story single-family residence with associated site improvements. The project also includes a lot line adjustment to create a 4,150-square-foot lot. Parcel 010-112-012-000 was evaluated for historical significance and determined to not be eligible for the Carmel Historic Inventory. The City Forester reviewed the trees on and around the parcel and determined that all the trees are significant.

Recommendation:

Adopt a Resolution (Attachment 1) accepting the revised Concept Design Study and associated lot line adjustment for an 1,855-square-foot, two-story single-family residence (Hapuna), inclusive of a 243-square-foot attached garage with an associated lot line adjustment that would expand the parcel from 4,000-square-feet to 4,150-square-feet, located on Mission Street 4 NE of 1st Avenue in the Single-Family Residential (R-1) District, APN: 010-112-012-000.

Background and Project Description:

Hapuna (010-112-012-000**):** The 1,321-square-foot existing single-story home was constructed in 1935 as a 264-square-foot studio. Through multiple additions and alterations, the house increased in size from 1935 – 1976. The house is not associated with any important events or people as described in the Carmel Historic Context Statement, nor does it reflect an important architectural style as described in the Carmel Historic Context Statement. On June 14, 2024, the Department of Community Planning Building determined that the property on Mission 4 NE of 1st Avenue does not constitute a historic resource and is, therefore, ineligible for the Carmel
Inventory of Historic Resources.

The applicant is proposing to demolish the existing home and construct a new two-story single-family residence. The new home will have the second story set back further from the right-of-way to work with the topography and avoid blocking neighboring properties views and access to light. The applicant is proposing to build an 1,855-square-foot two-story single-family residence with an associated lot line adjustment that would expand the parcel from 4,000-square-feet to 4150-square-feet. The project will have stained wood windows, vertical wood siding with 4" boards, and a varying width standing seam metal roof. The applicant is proposing to construct a stone paver roof deck on the single-story section of the main house in the middle of the parcel.

At the time of writing this report, two residents have raised concerns about the project. Chuck Najarian wrote an email to the City Staff with concerns regarding CEQA implementation. He is concerned about the aesthetics of the project not fitting in with the City's and neighborhood's character. Additionally, he expressed concerns about privacy, views, and construction impacts. He believes that Hapuna, Kailea, and Ahana should not be ruled as exempt projects under CEQA because the impacts of the project will be significant. Mary Lounsbury also expressed concerns about CEQA implementation, neighborhood character, and construction impacts. She is concerned about the effects of construction on the roads, parking access, noise, and air quality. She also mentioned that she believes the projects are overbuilt, too close to the rear property lines, and are not set back far enough from the street.

Currently, the proposal is in the Concept phase and is therefore deemed not a project. Following concept acceptance and the determination that the applications are complete, the CEQA review will commence.

Prior Public Hearing

The neighbors to the North, Northeast, and East of the property raised concerns at the first concept hearing about the previous proposal.

- The neighbor, two houses up to the Northeast, expressed concerns about views, light access, and privacy. They are concerned that the project will block their views of the treetops, restrict access to light, and cause privacy concerns in their backyard.
- The neighbor to the North had privacy and view concerns. They met with the architect to review their concerns about views of the trees and privacy concerns due to the second story windows facing their property. Additionally, they mentioned the new pitched roof of the first-story blocked views of trees from their first story.
- Two neighbors, one to the East and one to the Northeast, came to City Hall together and expressed concerns about privacy, views, noise, and construction timelines. Both neighbors were concerned about the bulk of the property up the hill from them. They also described concerns about views of the sky and trees. Additionally, the windows of the second story bedroom worried them.
- None of the neighbors had any issues with the proposed roof decks at the time of writing this report.

The Planning Commissioners visited the neighbors' houses before the October 9, 2024, Concept Design meeting. The Commissioners provided feedback to the applicant to reduce the height and perceived bulk/mass of the proposed home. They provided further feedback that the applicant should adjust the design so that the proposed home would not block views and light access to the neighbor to the North. The project was continued with direction to the applicant to make design changes.

The applicant has updated the design of DS 24207 (Hermle-Collins), Hapuna, based on the Planning Commissions direction from the previous meeting. The new proposal has reduced the ridge height of the first story by roughly four feet and the second story by roughly two feet. In addition, the applicant has shifted the location of the proposed home South by about two feet. The Planning Commission is being asked to review the revised Concept Design to determine if it has addressed the concerns of the neighboring residents.

Staff Analysis:

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:

Hapuna: Staff has previously heard from four neighbors with concerns regarding privacy and views –the neighbors to the North, Northeast, and East. They expressed concerns that the second story will block views and create privacy issues.

To address the concerns raised by the neighbors and Planning Commission, the architect revised the design for Hapuna. The applicant moved the project South increasing the setback from the neighbor to the North from 3'-9" to 5'-3". The applicant also decreased the ridge height of the first story element from 16'-6" to 12'-7 7/8". The second story ridge height was reduced from 23'-2" to 21'-3 1/8". By shifting the project to the South and reducing the ridge height, the applicant has responded to concerns of the perceived bulk and mass by the neighbors to the East and North. Additionally, these changes allow for better light and view access for the first floor of the neighbor to the North. The project also now includes frosted glass for the second story bathroom window and an opaque stained glass for the staircase window. These windows were changed in response to privacy concerns from the neighbor to the North.

Staff has determined the project complies with the Residential Design Guidelines pertaining to views and meets Concept Phase Approval Findings #5 pertaining to public and private views, and solar access.

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 homes in the surrounding area are a mix of single-story and two-story structures. The house to the North is two-stories. It has a similar attached garage that connects to the single-story portion of the house. The property to the at the corner of 1st Avenue and Mission Street is two-stories with a lower level and main level. All the homes to the East of Hapuna, on Junipero, are two story homes. About half of the homes across the street to the west are two-story homes.

Hapuna: The proposed project is on a gentle slope at the top of a hill. The applicant has used this slope to try to reduce the perceived mass and bulk from the street, putting the second story at the rear of the property.

The ridge height of the first floor is 12'-7 7/8" and the ridge height of the second floor is 21'-3 1/8". The maximum allowed ridge height is 18' and 24', respectively. The first-floor plate height is 9'-5" and the second-floor plate height is 17'-8". The maximum allowed plate heights are 12' for first floors and 18' for second stories. The applicant has reduced the ridge and plate height in response to the concerns of the neighbors. The project is consistent with the zoning code standards on ridge and plate heights.

Other Project Components:

Environmental Review: Staff recommends, pursuant to CEQA regulations, that the Application be found "not a project" pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment. A CEQA analysis and determination will be conducted during the Final Details hearing.

Attachment 1 – Resolution
Attachment 2 - Project Plans
Attachment 3 - Data Table
Attachment 3b - Prior Data Table
Attachment 4 – Prior Staff Report
Attachment 5 - DS 24207 (Hermle-Collins) Najarian Correspondence
Attachment 6 - DS 24207 (Hermle-Collins) Lounsbury Correspondence
Attachment 7 - DS 24207 (Hermle-Collins) Oneil Correspondence
Attachment 8 - DS 24207 (Hermle-Collins) Michael Correspondence

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A REVISED CONCEPT DESIGN STUDY AND ASSOCIATED LOT LINE ADJUSTMENT FOR THE DEMOLITION OF AN EXISTING 1,321-SQUARE-FOOT ONE-STORY SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF A NEW 1,855-SQUARE-FOOT TWO-STORY SINGLE-FAMILY RESIDENCE, INCLUSIVE OF A 243-SQUARE-FOOT ATTACHED GARAGE LOCATED AT MISSION STREET 4 NORTHEAST OF 1st AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, APN 010-112-012-000.

WHEREAS, on July 9, 2024, Erik Dyar ("Applicant") submitted an application on behalf of Collins Hermle Family Trust ("Owners") requesting approval of Track 2 Design Study application DS 24207 (Hermle-Collins) and associated lot line adjustment described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at Mission Street 4 northeast of 1st Avenue in the Single-Family Residential (R-1) District (Block 6, Lot 6); and

WHEREAS, the Applicant is requesting acceptance of a Concept Design Study and associate Lot Line Adjustment for the demolition of an existing 1,321-square-foot, one-story single-family residence and the construction of an 1,855-square-foot, two-story single-family residence, inclusive of a 243-square-foot attached garage; and

WHEREAS, on June 14, 2024, the Department of Community Planning and Building determined that the property located at Mission Street 4 northeast of 1st Avenue does not constitute a historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources;

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

WHEREAS, CMC Section 17.58.040.B, Step Two: Design Concept Review, requires the Planning Commission to review the design concept plans at a public hearing prior to consideration of the final details review for project approval; and

WHEREAS, a Coastal Development Permit is required in accordance with CMC 17.52.090 (Coastal Development Permit Required) and will be considered at the Final Details hearing; and

WHEREAS, on September 27, 2024, a notice of public hearing was published in the Carmel Pine Cone for the October 9, 2024, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before September 29, 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 October 4, 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 October 9, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, on October 9, 2024, the Planning Commission continued the project with direction to the applicant to make design changes; and

WHEREAS, on November 1, 2024, a notice of public hearing was published in the Carmel Pine Cone for the November 13, 2024, 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 3, 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 November 8, 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 November 13, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, 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" 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; 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 revised Concept Design Study (DS 24207, Hermle-Collins) and associated lot line adjustment for the demolition of an existing 1,321-square-foot, one-story single-family residence and the construction of a 1,855-square-foot, two-story single-family residence, inclusive of a 243-square-foot attached garage and associated site improvements located on Mission Street 4 northeast of 1st Avenue (APN 010-112-012-000), subject to the following Recommendations/Draft Conditions:

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.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of November 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____	_____
Michael LePage	Leah Young
Chair	Planning Commission Secretary



Attachment 2

PROJECT DATA

PROPERTY OWNER:	Collins Hermle Family Trust 155 San Rafael Way San Francisco, CA 94127
ARCHITECT/ APPLICANT:	DYAR ARCHITECTURE P.O. BOX 4709 CARMEL, CA. 93921 CONTACT: ERIK DYAR PH: 831-915-5602
PROJECT ADDRESS:	Mission Street 4 NE OF FIRST AVE. CARMEL-BY-THE-SEA, CA. 93923
APN:	010-112-012
ZONING:	R-1
PROJECT CODE COMPLIANCE:	2022 CBC, CRC, CPC, CEC, CMC, CFC, CALIFORNIA ENERGY CODE & CALIFORNIA GREEN BUILDING CODE
OCCUPANCY GROUP:	R-1
CONSTRUCTION TYPE:	VB
TOPOGRAPHY:	SLOPING TO SOUTH
MAX BUILDING HEIGHT:	2-STORY PLATE: 18 FT. ROOF: 24 FT.
TREE REMOVAL:	NONE

Floor Area	ALLOWED	EXISTING	PROPOSED
LOT AREA =		4,000 sq. ft.	4,150 sq. ft.
ALLOWABLE BASE FLOOR AREA 4,150 sf x 0.45 - ((150) x .02) 1,000	1,856 SF	1,321 SF	1,855 SF Main 1,188 SF Upper 424 SF Garage 243 SF

Site Coverage	ALLOWED	EXISTING	PROPOSED
IMPERMEABLE:			
CONCRETE DRIVEWAY		192 SF	
CONCRETE ENTRY LANDING/ DECK STAIR LANDING/ RETAINING WALLS/ SITE WALLS		78 SF	110 SF
DECOMPOSED GRANITE PATH			127 SF
TOTAL		270 SF	237 SF
PERMEABLE and SEMI PERMEABLE:			
SIDE YARD PAVERS		5 SF	
GRAVEL PATH		293 SF	
SPACED-BOARD DECKS		435 SF	45 SF
DRIVEWAY PAVERS			115 SF
PAVER ENTRY WALKWAY			170 SF
TOTAL		733 SF	330 SF
PERCENTAGE PERMEABLE:	>50%	73%	58%
TOTAL SITE COVERAGE * (1,856 sf x 0.22) + 166 sf Bonus	574 SF*	1,003 SF	567 SF

Building Heights	ALLOWED	EXISTING	PROPOSED
RIDGE HEIGHTS (1st / 2nd)	18' / 24'	14'-2 3/8" / 0'	12'-7 7/8" / 21'-3 1/8"
PLATE HEIGHTS (1st / 2nd)	12' / 18'	11'-7" / 0'	9'-5" / 17'-8"

Building Setbacks	ALLOWED	EXISTING	PROPOSED
FRONT	15'	32'-11 1/2"	18'-5"
COMPOSITE	10'-4 1/2" (25%)	8'-11 1/2"	11'-2 1/2"
SIDE YARD	3'	2'-10"	5'-3"
SIDE YARD	3'	6'-1 1/2"	5'-11 1/2"
REAR	15'/ ** 3'	14'- 8"	15'-7" / 5'-6"

**Rear setback is 3' for portions of structures less than 15' in height

PROJECT DESCRIPTION

Demolition of Existing 1,064 sq. ft. Single-Family Residence, 257 sq. ft. Carport, and Existing Decks.

Project includes a Lot-Line Adjustment of the Existing 40' x 100' (4,000 sq. ft.) Lot. The South Property Line is Shifted to the South by 18" to create the Proposed 41.5' x 100' (4,150 sq. ft.) Lot.

Construction of a New Two-Story, 1,855 sq. ft., Single-Family Residence with 243 sq. ft. attached garage and Includes:

- New Driveway to Replace Existing
- New Stone Garden Walls
- New Stone Paver Entry Walk
- New Stone Outdoor Gas Fireplace
- New 145 sq. ft. Upper Level Deck
- New Wood Fencing
- New Landscaping

SHEET INDEX

Architectural

A1 - Cover Sheet and Project Data
A2 - Project Renderings
Topographic Site Survey
A3 - Preliminary Site Assessment Report
A4 - Combined Main Floor Site Plan
A5 - Combined Upper Floor Site Plan
A6 - Existing and Demolition Plan
A7 - Site and Roof Plan
A7B - Site and Roof Plan with Original Idea
A8 - Main Floor Plan
A9 - Upper Floor Plan
A10 - Elevations
A11 - Elevations
A12 - Elevations
A13 - Elevations
A14 - Street Elevations
A15 - Materials Sheet
A16 - Window and Door Schedules

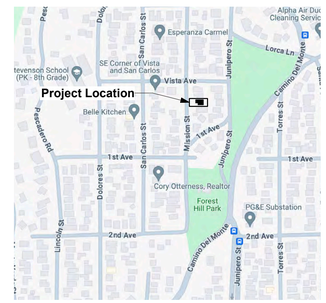
Civil Engineering

C1 - Conceptual Grading, Drainage, Utility Plan & Sections
C2 - Erosion & Sediment Control Plan
C3 - Construction Management Plan

Landscape Architectural

L0.00 - Hapuna Cover Sheet
L1.00 - Overall Site Plan
L1.01 - Hapuna Site Plan
L2.00 - Hapuna Planting Plan
L2.01 - Hapuna Planting Legend and Notes
L3.00 - Hapuna Lighting Plan

VICINITY MAP



DYAR ARCHITECTURE
P.O. BOX 4709
CARMEL, CALIFORNIA 93921
v: 831.915.5602
f: 831.309.9999
Email:
info@dyararchitecture.com

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The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By The Owner Or Others On Other Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner:
Collins Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Hapuna Residence
Mission Street 4 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-012

Job No.

Date:
Tract 2 Design Study
July 1, 2024
Tract 2 Design Study
Resubmittal
September 4, 2024
Track 2 Design Study
Revised
October 18, 2024

Cover Sheet and Project Data

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2026
STATE OF CALIFORNIA

Sheet No.
A1
Hapuna



Rendering of Hapuna Residence from Mission Street / Southwest



Rendering of Hapuna Residence from Mission Street / Northwest

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f: 831.309.9999
Email:
info@dyararchitecture.com

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The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By The Owner Or Others On This Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner:
Collins Hermle Family Trust
150 San Rafael Way
San Francisco, CA 94127

Hapuna Residences
Mission Street + NE of First Avenue
Coarsegold, CA 93614
APN: 010-112-012

Job No.

Date:
Tract 2 Design Study
July 1, 2024

Track 2 Design Resubmittal
September 4, 2024

Track 2 Design Study Revised
October 18, 2024

Renderings

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2025
STATE OF CALIFORNIA

Sheet No.
A2
Hapuna

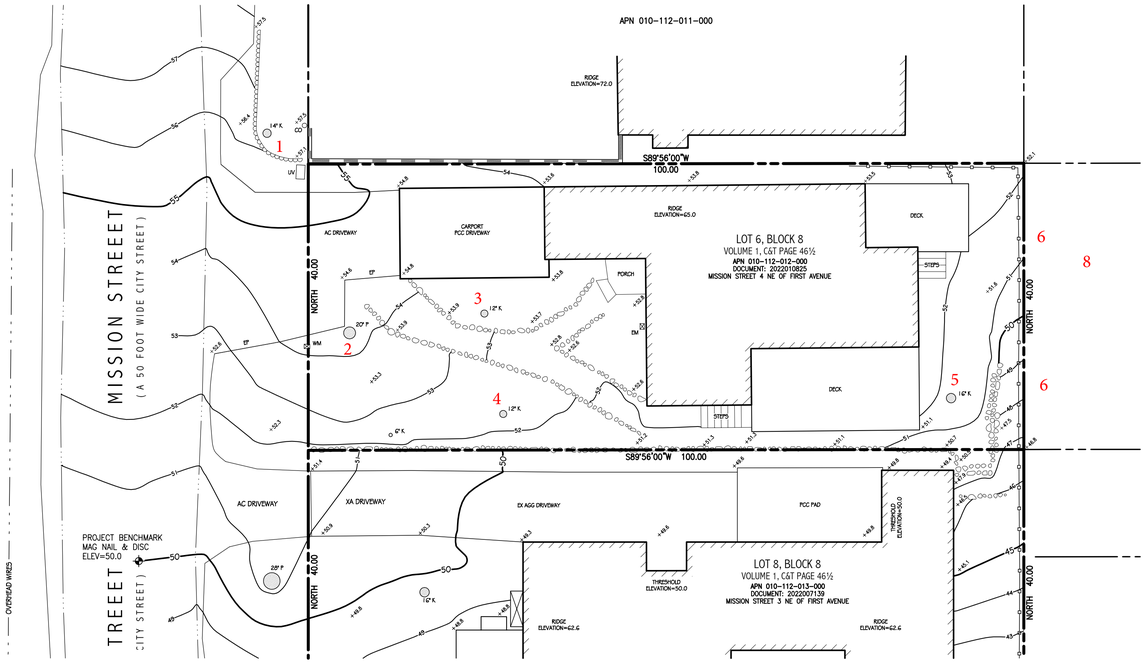
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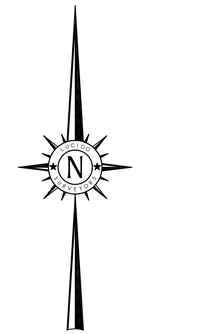
- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- RECORD EASEMENT LINE
- RECORD SETBACK
- OLD RECORD LINE
- PROJECT BENCHMARK
- 50 CONTOUR (MAJOR)
- 49 CONTOUR (MINOR)
- GB GRADEBREAK
- EP EDGE OF PAVEMENT
- LIP OF GUTTER
- FACE OF CURB
- CURB AND GUTTER BACK OF CURB
- SIDEWALK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

- WOOD FENCE WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- STS STREET SIGN
- SP SIGN POST
- MB MAIL BOX
- B BOLLARD
- P PILLAR
- BLOCK WALL BLOCK RETAINING WALL
- ROCK WALL ROCK RETAINING WALL
- STACKED BLOCK WALL
- BRICK WALKWAY/PATIO
- CARMEL STONE WALL OR WALKWAY
- PCC WALKWAY/PATIO

- AC ASPHALT CONCRETE
- CS CARMEL STONE
- CMP CORRUGATED METAL PIPE
- CONC CONCRETE SLAB
- DG DECOMPOSED GRANITE
- EX AGG EXPOSED AGGREGATE
- HDPE HIGH DENSITY POLY ETHYLENE
- PCC PORTLAND CEMENT CONCRETE
- PS PAVER STONE
- PVC POLY VINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- TE TRASH ENCLOSURE

- EDGE OF FOLIAGE
- 12" T TREE WITH SIZE AND TYPE
- A ACACIA
- C CYPRESS
- K OAK
- P PINE
- R REDWOOD
- T TREE
- 49.9 SPOT ELEVATION





BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A MAG NAIL & DISC SET IN THE PAVEMENT NEAR THE WESTERLY BOUNDARY LINE OF LOT 8, BLOCK 8 PER VOLUME 1, C&T PAGE 46 ½ (APN 010-112-013-000) AS SHOWN HEREON.

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS.
2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES (IF ANY) ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN MARCH OF 2023.

TOPOGRAPHIC SITE SURVEY

OF

LOT 6 IN BLOCK 8

PER VOLUME 1, C&T PAGE 46 ½

APN 010-112-012

Records of Monterey County

PREPARED FOR

Craig J. Collins

BY

LUCIDO SURVEYORS

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

2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940

info@lucidosurveyors.com
(831) 620-5032

PROFESSIONAL LAND SURVEYOR · FRANK LUCIDO JR. · No. 8368 · STATE OF CALIFORNIA

SCALE: 1"=10' | PROJECT No. 3181 | APRIL 2022

CITY OF CARMEL | COUNTY OF MONTEREY | STATE OF CALIFORNIA

Preliminary Site Assessment Survey Mark-Up from City Forester

Attachment 2

ONE SHEET ONLY

PRELIMINARY SITE ASSESSMENT REPORT

Date of Site Visit: March 15, 2024
Planner: Marnie R. Waffle
Forester: Justin Ono
Block/Lot: 8 / 6
APN: 010-112-012
Property Owner: Collins Hermle Family Trust
Street Location: Mission Street 4 NE of 1st Avenue

Purpose: The information contained in this Preliminary Site Assessment is meant to provide input to the applicant on potential project issues prior to project submittal.

Location:

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

Street and Neighborhood Character:

- Style and materials of the existing residence:
- Style and materials of the neighboring residences: The Residential Design Guidelines encourage diversity of architectural styles while maintaining compatibility with the character of the neighborhood. A new building should be different in style from buildings on nearby and abutting properties.
- Right-of-way characteristics: The Residential Design Guidelines encourage maintaining and enhancing the informal, vegetated, open space character of the right-of-way. Parking areas in the right-of-way shall be informal, unpaved, and reinforce the forest image. Planting in the right-of-way should be predominately green foliage plants. Native trees, ground covers, and low shrubs are preferred. Gravel is not permitted in the right-of-way.

Site Conditions & Development Standards:

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

  Floor Area is defined as, *"...the total gross square footage included within the surrounding exterior walls of all floors contained within all enclosed buildings on a building site whether finished or unfinished. In above-ground spaces, floor area is measured at the exterior of the enclosing walls. In basement spaces, floor area is measured at the interior of the enclosing walls. Floor area shall include, but shall not be limited to, all floors of all enclosed spaces within all buildings, basements, mezzanines, guesthouses, studios, garages, and carports. All attic, basement, and storage shed spaces with five or more feet of clearance between the floor or walking surface and the ceiling or roof surface shall be counted as floor area. All required parking shall be counted as floor area, whether supplied by garage, carport or other means."*

- Setbacks: The minimum front and rear setbacks are 15 feet. The composite side yard setback is 25% of the lot width with a 3-foot minimum on one side.

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

Lot Type	Front Setback (in feet)	Rear Setback* (in feet)	Side Setbacks		
			Composite** (both sides)	Minimum Setbacks (in feet)	
				Interior Side	Street Side
Interior Site	15	15	25% of site width	3	N/A
Corner Site	15	15	25% of site width	3	5
Resubdivided Corner Site	10	15	25% of site width	3	9
Double-Frontage Site	15	N/A	25% of site width	3	5 (if applicable)

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

** See CMC 17.10.030(A)(1) and 17.06.022, Rules of Measurement.

- Building Height: The height of buildings shall be measured as the plumb vertical distance from existing or finished grade (whichever is more restrictive) to the highest point on the roof.

Table 17.10-C: Maximum Height Standards

	R-1 District	R-1-BR District	R-1-PO District
Number of Stories Allowed	2	2	1*
Roof Height of First Story (in feet)	16	16	16
Plate Height of First Story (in feet)	12	12	12
Roof Height of Second Story (in feet)	24	18	24*
Plate Height of Second Story (in feet)	16	18	16*

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

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

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

- Parking: One parking space per primary dwelling is required on sites 8,000 square feet or less. Required parking shall be provided by a garage, carport or parking pad measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle. All required parking shall be provided on-site and shall be counted as floor area and exterior volume. On each site, a minimum of 200 square feet of base floor area and 2,200 cubic feet of exterior volume shall be reserved for each required parking space whether provided by means of a garage, carport or parking pad.
- Garage: To encourage variety and diversity in neighborhood design, detached garages and carports may be authorized by the Planning Commission within the front setback and/or side yard setback facing a street. Garages permitted to be located within a setback are limited to a single-car, detached structure not exceeding 12 feet in width, 250 square feet in floor area and 15 feet in height. Detached garages may encroach into an interior side yard setback, rear yard setbacks, or both, if limited to 15 feet in height, the setback encroachment would not impact significant or moderately significant trees, and the garage location/design complies with design guidelines.

- Accessory Structures: Up to two accessory structures may be constructed on the property. Accessory structures cannot exceed 400 square feet in floor area (unless an exception applies) and count towards to the total base floor area allowed for the site. Sheds that exceed 5 feet in height also count as floor area.

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

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

  Accessory Dwelling Units (ADUs): One accessory dwelling unit and one junior accessory dwelling unit are permitted pursuant to CA State Law. For more information, please refer to the Accessory Dwelling Unit Handbook.

- Topography and drainage features: The Residential Design Guidelines encourage designs that follow the natural contours of the site and that avoid abrupt changes in grade on the site and between properties. A preliminary grading and drainage plan is required to be submitted with the Design Study application and will be reviewed by the Environmental Compliance Manager. Feedback on potential drainage issues and solutions will be provided.

  Following design approval, plans that are submitted for a building permit must include a complete storm water drainage plan. The drainage plan shall include applicable Best Management Practices and all drainage shall be retained on-site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Properties located in areas with poor soil drainage will be required to have systems designed by an engineer.

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

  If at least 50 percent of all site coverage on the property is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the

site area, **160 square feet**, may be utilized. Permeable and semi-permeable materials include, gravel, spaced decking and exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

- Fences: Fences within the front setback are limited to 4 feet in height. This limit cannot be increased through a Design Study. Side and/or rear yard fences are permitted a height of 6 feet and may be taller with approval by the Planning Commission. The heights should be clearly noted on the project plans.

Table 17.10-G: Maximum Track One Fence and Wall Heights

	Setback Location			
Design Element	Front Setback	Side Setback	Side Setback Facing Street	Rear Setback
Fence	4 feet*	6 feet	4 feet*	6 feet
Garden Wall	3 feet*	6 feet	3 feet*	6 feet
Retaining Wall	3 feet**	6 feet	3 feet**	6 feet
Pillars and Gates	6 feet	N/A	6 feet	N/A
Arbor/Trellis	7 feet	7 feet	7 feet	7 feet

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

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

Potential Neighbor Impacts:

- Privacy: The Residential Design Guidelines encourage preserving reasonable privacy for adjacent properties and locating windows such that they avoid overlooking active indoor and outdoor use areas of adjacent properties. Additionally, the Guidelines recommend screening patios and terraces.
- Solar Access: The Residential Design Guidelines encourage maintaining solar access for adjacent properties. The Carmel Municipal Code states, *"Designs should preserve the rights to reasonable solar access on neighboring parcels. Excessively tall buildings, particularly those near a north property line, which would block the free passage of the sun onto neighboring solar collectors or south-facing windows on neighboring sites, should be avoided."*
- Mass and Bulk: The Residential Design Guidelines encourage thoughtful design when it comes to bulk and massing. The Carmel Municipal Code states, *"Residential designs shall maintain Carmel's enduring principles of modesty and simplicity and preserve the City's tradition of simple homes set amidst a forest landscape. Buildings shall not present excess visual mass or bulk to public view or to adjoining properties. Large box-like buildings and buildings with large, continuous, unrelieved surfaces can appear massive. Designing building and roof planes with just a few, simple forms and keeping floor levels and plate heights close to grade help reduce mass and bulk. The use of natural materials such as*

wood or stone and the creative use of landscaping can also help to avoid excess mass by introducing texture, variety and screening."

- Views: The Residential Design Guidelines encourage maintaining view opportunities to natural features that lie outside the property. The Carmel Municipal Code states, *"Designs should respect views enjoyed by neighboring parcels. This objective is intended to balance the private rights to views from all parcels that will be affected by a proposed building or addition. No single parcel should enjoy a greater right than other parcels except the natural advantages of each site's topography. Buildings which substantially eliminate an existing significant view enjoyed on another parcel should be avoided."*
- Neighborhood Input: Staff strongly recommends reaching out to the adjacent property owners prior to any public hearings to explain the proposed project and address any concerns. Most project delays occur when applicants have not reached out to neighbors early in the process.

Forest/Trees: Refer to the annotated tree survey and Significant Tree Evaluation Worksheet prepared by the City Forester.

Historic Status: The property was reviewed for historical significance and the staff determination is that the property is not eligible for the historic inventory. A determination of ineligibility will be provided under separate cover.

Design Study Application: The next step is to submit a General Planning Application Form for a Track 2 Design Study. Applications can be submitted online at https://carmel.portal.iworq.net/portalhome/carmel or by emailing your application materials to planning@ci.carmel.ca.us.

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

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

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

Attachment 2

Significant Tree Evaluation Worksheet

APN: 010-112-012-000
Street Location: Mission St 4 NW 1st Ave
Planner: Marnie Waffle
City Forester: Justin Ono
Property Owner: Hermle-Collins
Recommended Tree Density: 3 upper, 1 lower

Part One: Initial Screening:

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

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

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

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

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

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

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

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

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

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

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

Part Two: Assessment For Tree Significance

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

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

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

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

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

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

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

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

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

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

G. Are environmental conditions favorable to the tree?

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

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

Part Three: Final Assessment

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

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

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

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

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

Yes _____

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

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

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

Items to note:

Required Structural Root Zone

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

Required Tree Protection Zone

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

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

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

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

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

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

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

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

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

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

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Owner:
Collins Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Hapuna Residence
Mission Street 4 NE of First Avenue
Carmel, CA 93923
APN: 010-112-012

Job No.

Date:
Tract 2 Design Study Resubmittal September 4, 2024

Track 2 Design Study Revised October 18, 2024

Preliminary Site Assessment Report

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires February 2025
STATE OF CALIFORNIA

Sheet No.
A3
Hapuna



HAPUNA KAILEA AHANA



Overall Main Floor Site Plan

Scale: 1/8" = 1'-0"

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CARMEL STONE GARDEN WALL
- CORTEN STEEL RETAINING WALL
- WOOD PAVERS
- STONE PAVER DECK
- PROPOSED TREE
- EXISTING TREE
- SPACED-BOARD WOOD DECK
- NEW FENCE
- NEW PLANTING OR LANDSCAPE AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ACCENT BOULDER
- STEP BOULDER
- STONE PAVERS
- DRYLAID FLAGSTONE PAVING

NORTH

0' 8' 16'

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Hapuna Residence

Mission Street 4 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-012

Job No.

Date:
Track 2 Design Study
July 1, 2024

Track 2 Design Resubmittal
September 4,2024

Track 2 Design Study Revised
October 18, 2024

Mission Sisters Properties Main Level Site Plan and Street Elevation

1/8" = 1'-0"

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ERIK D. DYAR
No. 28518
Expires February 2025
STATE OF CALIFORNIA

Sheet No.

A4
Hapuna



HAPUNA KAILEA AHANA



Overall Upper Floor Site Plan

Scale: 1/8" = 1'-0"

LEGEND

- STANDING SEAM METAL ROOF
- STONE PAVER DECK
- GREEN ROOF
- EXISTING CONTOUR
- PROPOSED CONTOUR

NORTH

0' 8' 16'

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Hapuna Residence

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Carmel by the Sea, CA 93923
APN: 010-112-012

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Date:

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September 4, 2024

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October 18, 2024

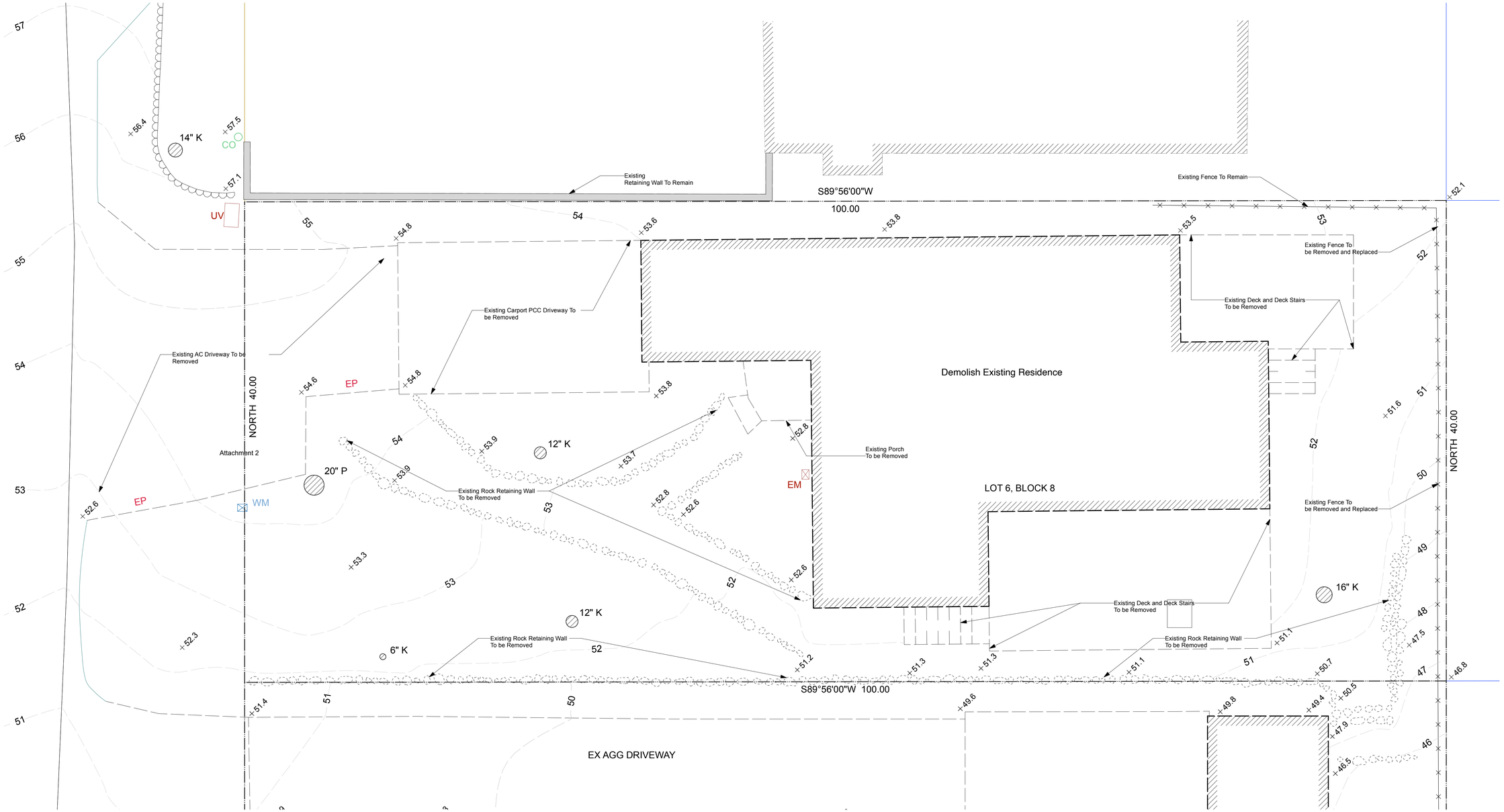
Mission Sisters Properties Upper Level Site Plan and Street Elevation

1/8" = 1'-0"

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Sheet No.

A5
Hapuna



Existing + Demolition Site Plan

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

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Hapuna Residence

Mission Street 4, NE of First Avenue
Carmel-by-the-Sea, CA 93928
APN: 010-112-012

Job No.

Date:
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Track 2 Design Study
Resubmittal
September 4, 2024

Track 2 Design Study
Revised
October 18, 2024

Existing and Demolition Site Plan

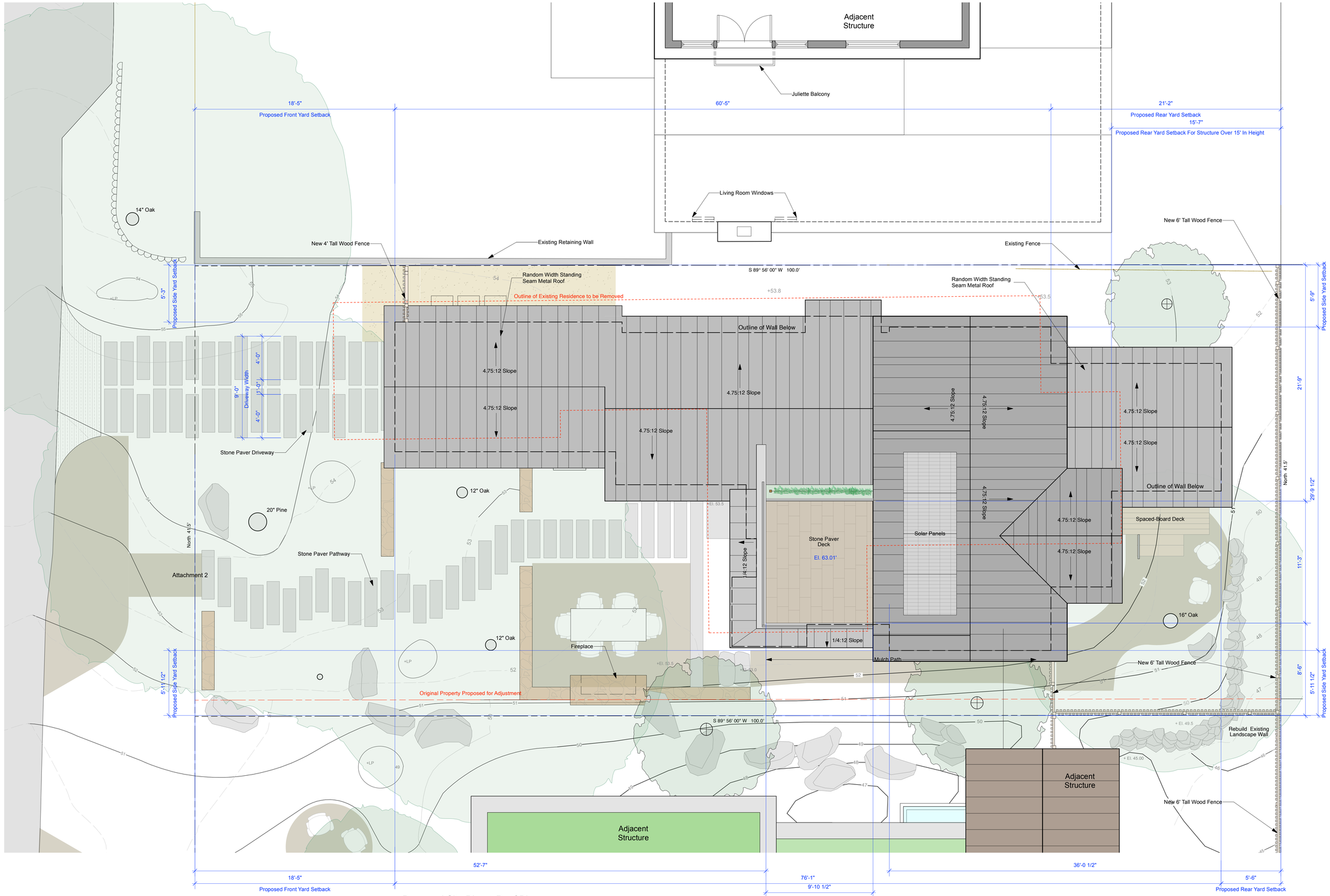
1/4" = 1'-0"

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No. 28518
Expires
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Sheet No.

A6

Hapuna



Proposed Site Plan + Roof Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CARMEL STONE GARDEN WALL
- STONE PAVER DECK
- STONE PAVERS
- RANDOM WIDTH STANDING SEAM METAL ROOF
- SPACED-BOARD WOOD DECK
- NEW FENCE
- NEW PLANTING OR LANDSCAPE AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED TREE
- EXISTING TREE
- ACCENT BOULDER

NORTH

0' 4' 8'

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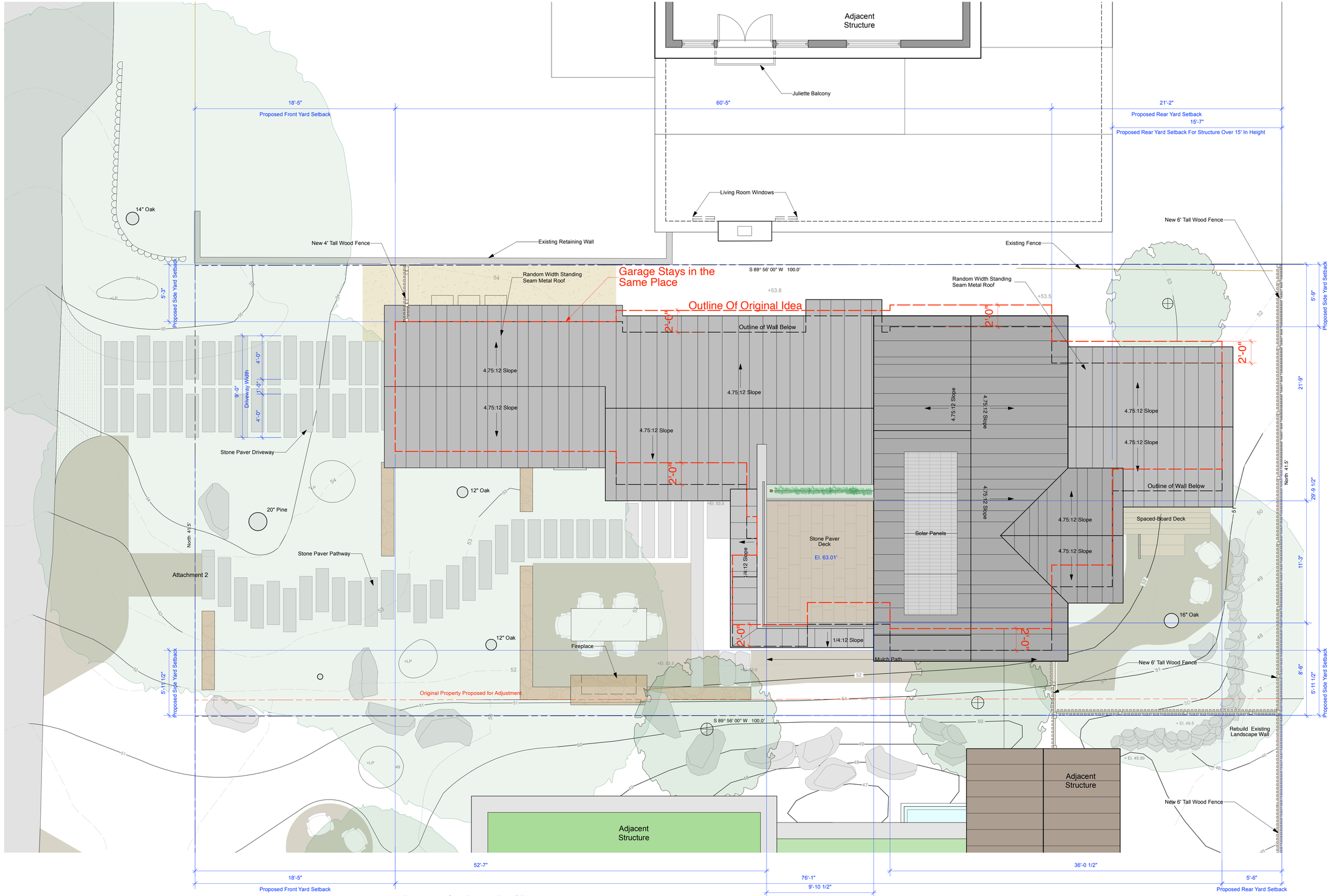
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October 18, 2024

Roof and Site Plan

1/4" = 1'-0"

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Sheet No.
A7
Hapuna



Proposed Site Plan + Roof Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CARMEL STONE GARDEN WALL
- STONE PAVER DECK
- STONE PAVERS
- RANDOM WIDTH STANDING SEAM METAL ROOF
- SPACED-BOARD WOOD DECK
- NEW FENCE
- NEW PLANTING OR LANDSCAPE AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED TREE
- EXISTING TREE
- ACCENT BOULDER

NORTH

0' 4' 8'

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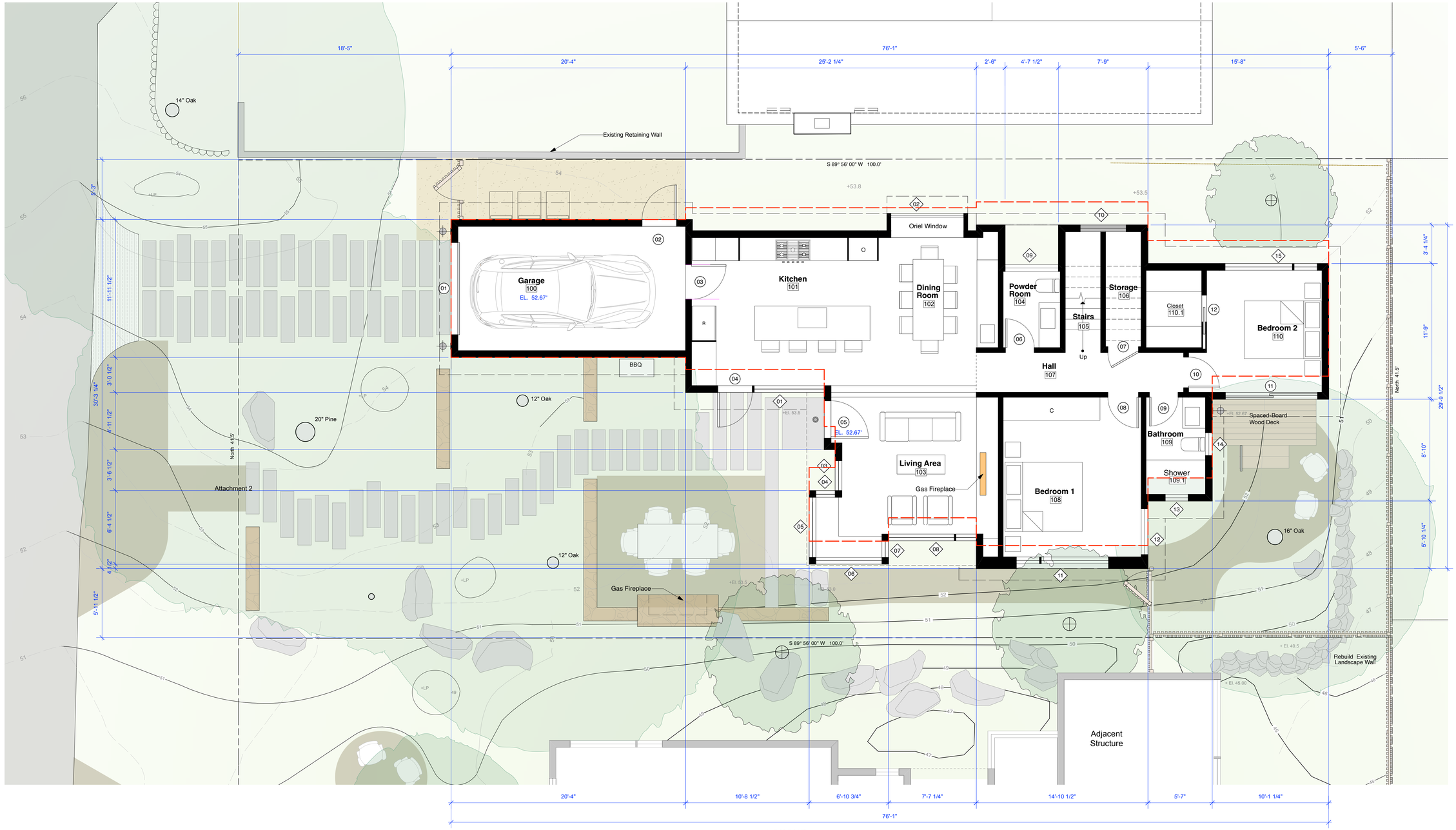
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October 18, 2024

Roof and Site Plan

1/4" = 1'-0"

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Expires February 2025
STATE OF CALIFORNIA

Sheet No.
A7B
Hapuna



Proposed Main Floor Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CARMEL STONE GARDEN WALL
- STONE PAVER DECK
- STONE PAVERS
- SPACED-BOARD WOOD DECK
- NEW FENCE
- NEW PLANTING OR LANDSCAPE AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED TREE
- EXISTING TREE
- ACCENT BOULDER
- WALL SCONCE
- SOFFIT DOWNLIGHT

NORTH

0' 4' 8'

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Job No.

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September 4, 2024

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October 18, 2024

Main Floor Plan

1/4" = 1'-0"

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February 2025
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Sheet No.
A8
Hapuna



Proposed Upper Floor Plan

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

LEGEND

- RANDOM WIDTH STANDING SEAM METAL ROOF
- STONE PAVER DECK
- 100 EXISTING CONTOUR
- 100 PROPOSED CONTOUR

NORTH

0' 4' 8'

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Hapuna Residence

Mission Street 4 NE of First Avenue
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APN: 010-172-012

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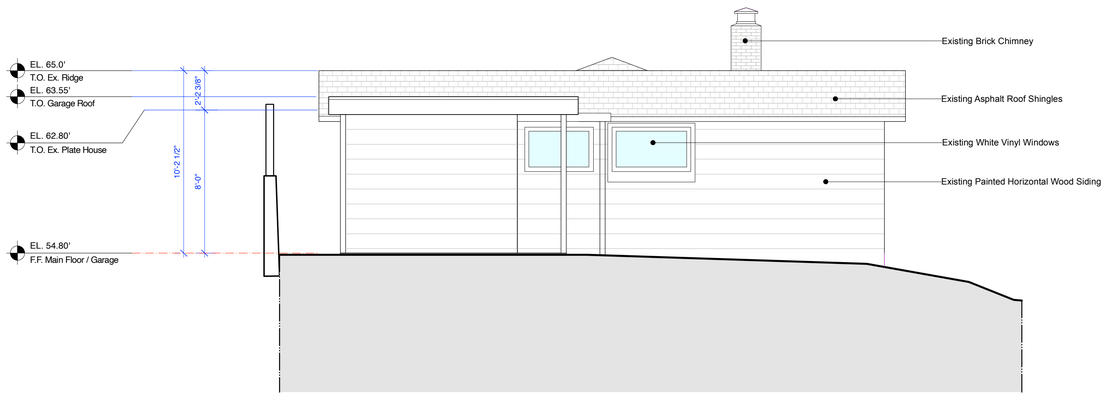
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Upper Floor Plan

1/4" = 1'-0"

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February 2025
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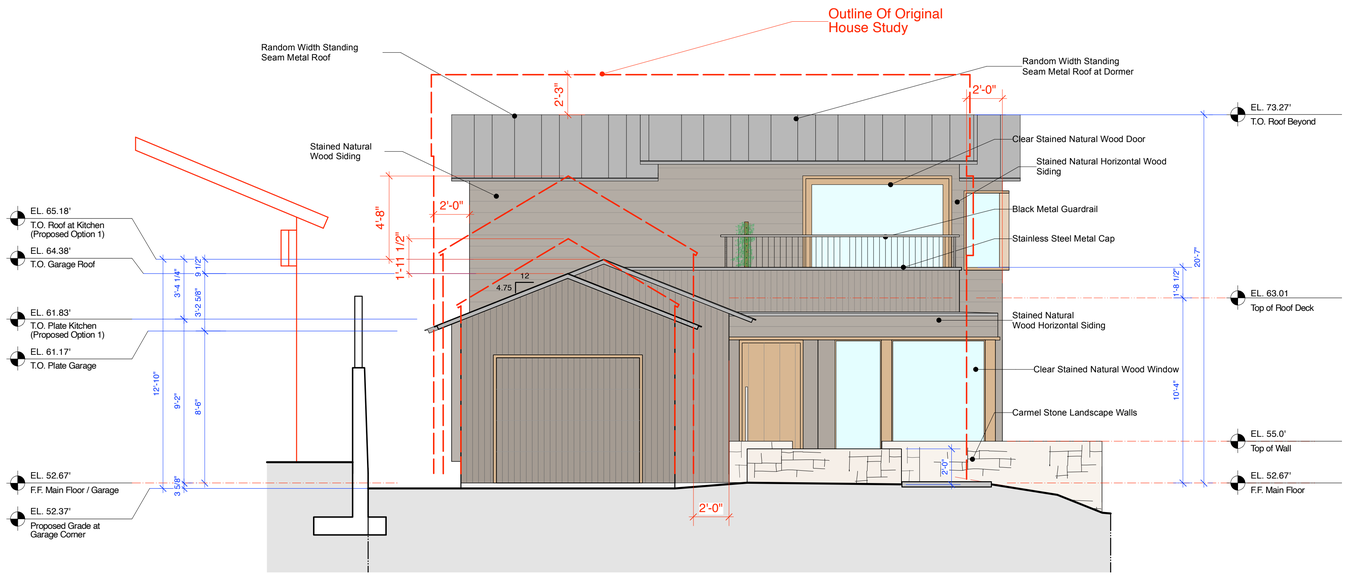
Sheet No.
A9
Hapuna



Existing West Elevation

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

Attachment 2



Proposed Hapuna West Elevation

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

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Hapuna Residence
Mission Street 2 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-012

Job No.

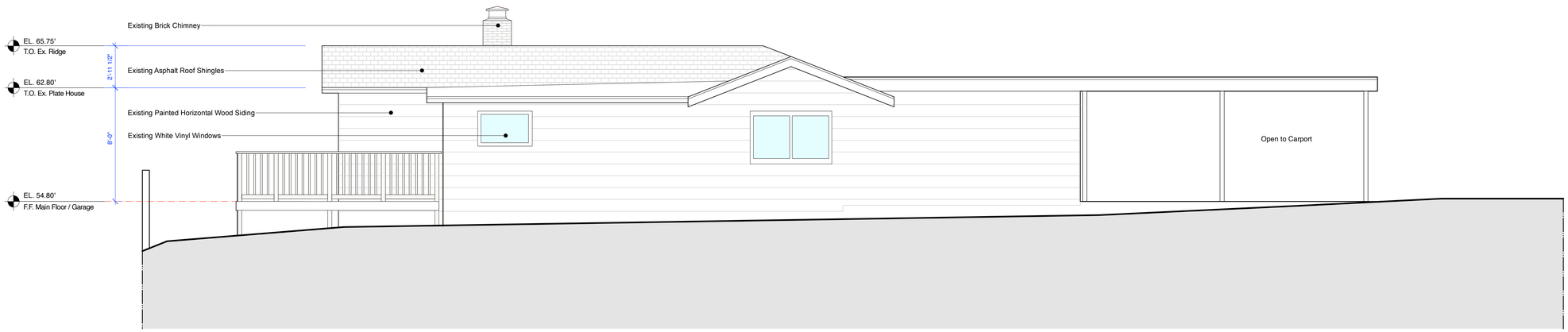
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Track 2 Design Study
Resubmittal
September 4, 2024
Track 2 Design Study
Revised
October 18, 2024

Hapuna West Elevations

1/4" = 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2026
STATE OF CALIFORNIA

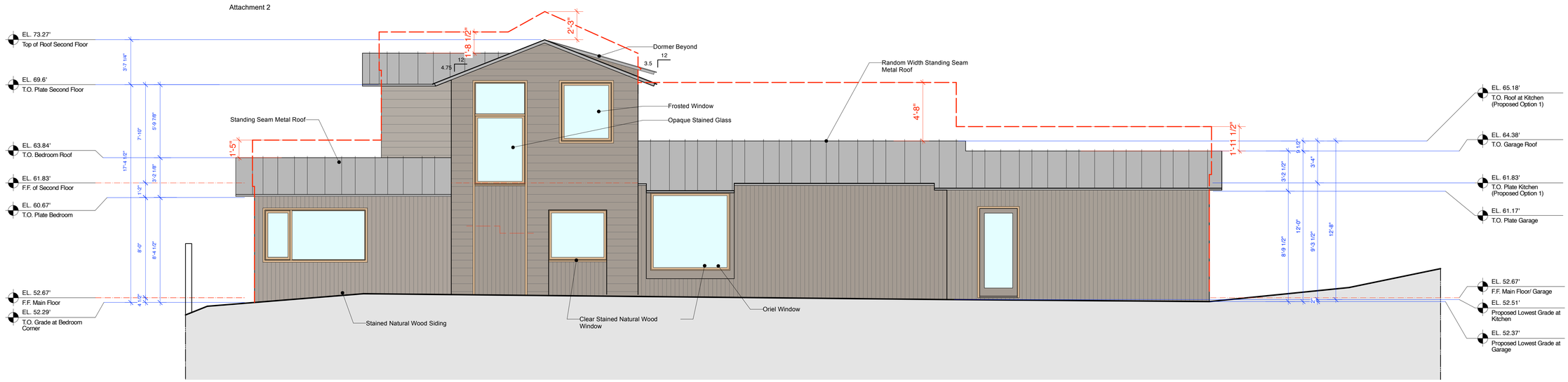
Sheet No.
A10
Hapuna



Existing North Elevation

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

Attachment 2



Proposed Hapuna North Elevation

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

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Hapuna Residence
Mission Street N/E of First Avenue
Coronado, San Mateo, CA 95392
APN: 010-112-012

Job No.

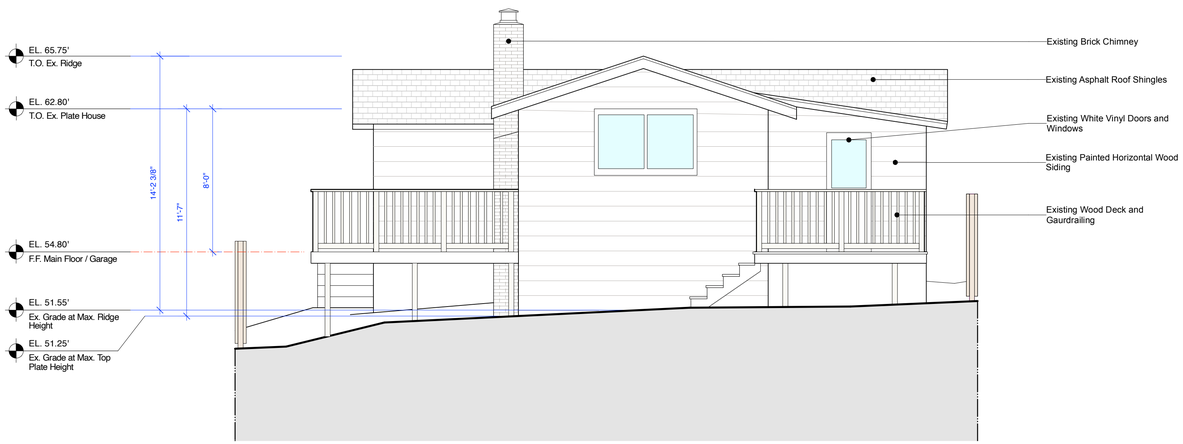
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Resubmittal
September 4, 2024
Track 2 Design Study
Revised
October 18, 2024

Hapuna North Elevations

1/4" = 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires February 2025
STATE OF CALIFORNIA

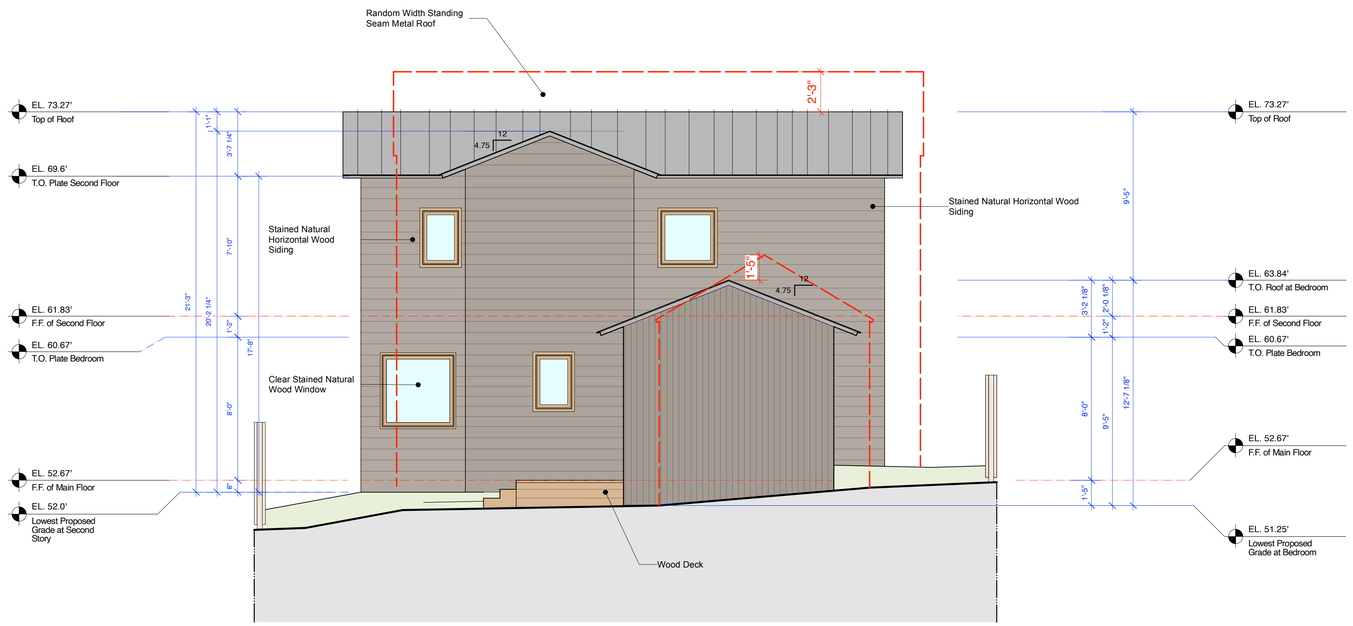
Sheet No.
A11
Hapuna



Existing East Elevation

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

Attachment 2



Proposed Hapuna East Elevation

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

DYAR
ARCHITECTURE
P.O. BOX 4709
CARMEL, CALIFORNIA 93921
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f: 831.309.9999
Email:
info@dyararchitecture.com

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Owner:
Collins Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Hapuna Residence

Mission Street 2 NE of First Avenue
Carmel-by-the-Sea, CA 93923
APN: 010-112-012

Job No.

Date:

Tract 2 Design Study
July 1, 2024

Tract 2 Design Study
Resubmittal
September 4, 2024

Track 2 Design Study
Revised
October 18, 2024

Hapuna East Elevations

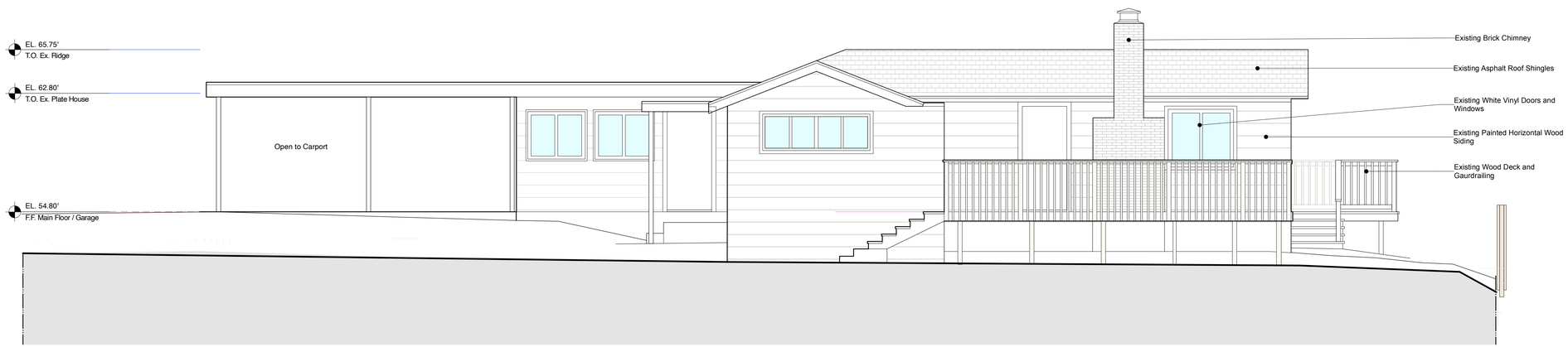
1/4" = 1'-0"

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ERIK D. DYAR
No. 28518
Expires
February 2025
STATE OF CALIFORNIA

Sheet No.

A12

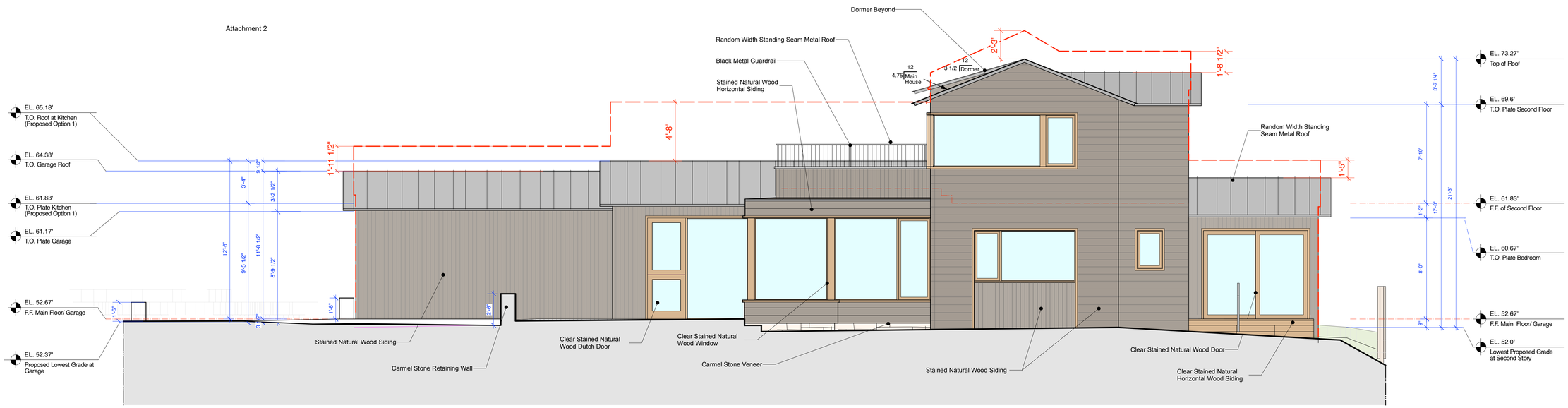
Hapuna



Existing South Elevation

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

Attachment 2



Proposed Hapuna South Elevation

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

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July 1, 2024

Tract 2 Design Study
Resubmittal
September 4, 2024

Track 2 Design Study
Revised
October 18, 2024

Hapuna South Elevations

1/4" = 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2025
STATE OF CALIFORNIA

Sheet No.

A13

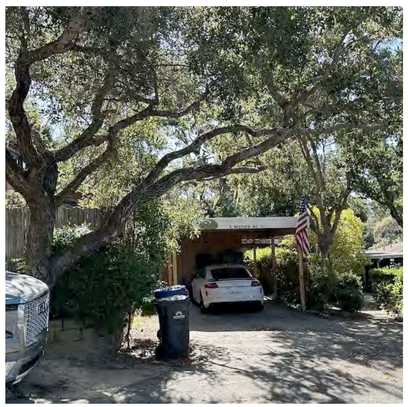
Hapuna



Proposed Street Elevation

Attachment 2







Photographs of Existing Street Elevation

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July 1, 2024

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September 4, 2024

Track 2 Design Study Revised
October 18, 2024

Hapuna Existing and Proposed Street Elevations

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2025
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Sheet No.
A14
Hapuna

FXLuminaire

RH Recessed Wall/Step Light **DESIGNER** PLUS



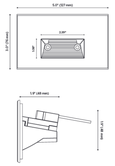
PROJECT

CATALOG #

TYPE

NOTES

Designed for sleek, seamless installation, the fully recessed RH Step Light is a modern upgrade to lighting walkways and stairs. The fixtures are available with 1LED, 3LED, and ZDC configurations.The recessed integrated LED light sources are diffused for soft illumination on steps and walkways and maximum glare control, critical for applications where grade changes are inevitable and safety is a top priority. Fully potted with robust mechanical sealing and compatible with standardized single-gang junction boxes, the RH fixture is ideal for near-grade installations.



Exterior Recessed Step Light



RECESSED SOFFIT LIGHT
55822, Bega, LED Recessed ceiling down light
#4 Brushed aluminum 316 stainless steel finish
4.2 Watt : 299 Lumen

Exterior Recessed Soffit Light

WAC LIGHTING

Slant

11" Outdoor Wall Sconce 3000K

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
❍ WS-W14911 11"	3000K	❍ BK Black	7W	441	353

Example: **WS-W14911-BK**

For custom requests please contact customs@waclighting.com

DESCRIPTION

Cleverly designed, minimalistic lighting.

FEATURES

- ACLED driverless technology
- 5 year warranty

SPECIFICATIONS

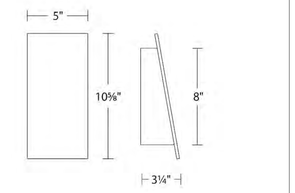
Color Temp:	3000K
Input:	120 VAC,50/60Hz
CRI:	90
Dimming:	ELV: 100-10%
Rated Life:	50000 Hours
Mounting:	Can be mounted on wall vertically or upside down
Standards:	ETL, cETL,IP65,Title 24 JA8 Compliant
Construction:	Wet Location Listed Aluminum body with glass lens



FINISHES:

Black

LINE DRAWING:

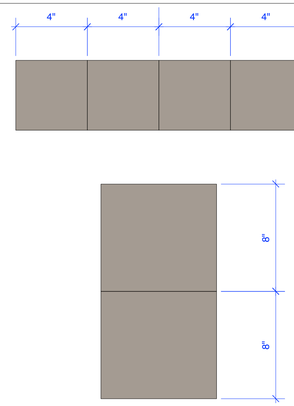


Exterior Wall Sconce



Wood Siding

Stained Natural Wood Siding



Siding Width

Siding Width: 4" Vertical Board
Siding Width: 8" Horizontal Board

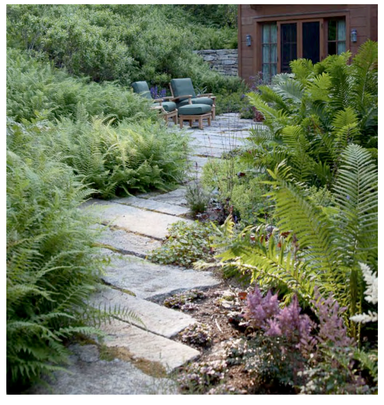


Roofing

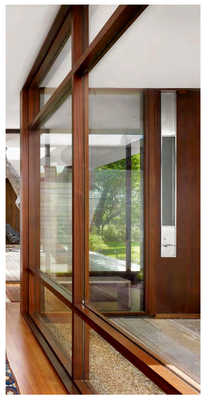
Varying Width Standing Seam Metal Roof



Stone Garden Walls



Stone Pavers



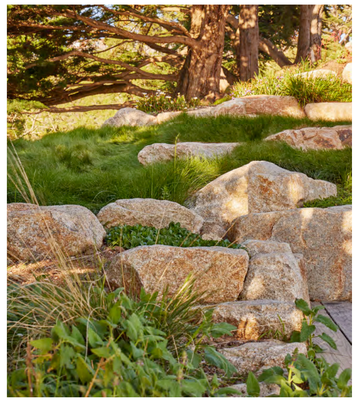
Exterior Windows + Doors

Sapele Wood



Spaced-Board Wood Deck

Ipe Wood



Landscape Boulders

Accent and Retaining Boulders

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Tract 2 Design Study
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October 18, 2024

Exterior Color and Materials

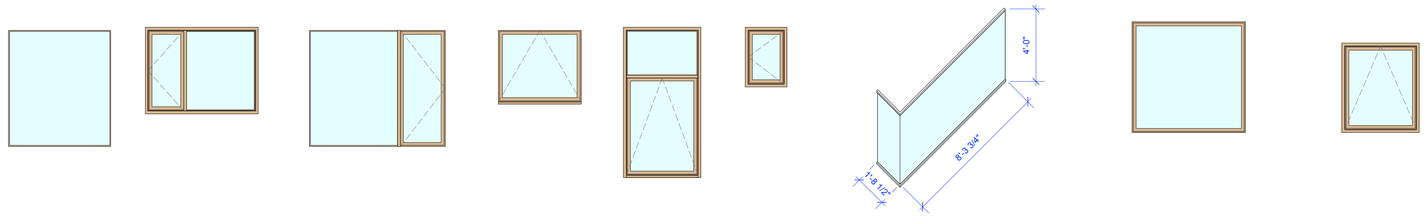
LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires February 2025
STATE OF CALIFORNIA

Sheet No.

A15
Hapuna

Window Schedule

Window No.	Location	Rm. No.	Frame Width	Frame Height	Type	Operation	Glass Type	Tempered	Frame Material	Remarks
Main Residence										
1	Kitchen	101	6'-1"	8'-0"	A	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed Window
2	Dining Room	102	6'-4"	6'-2"	H	XO	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed Oriel Window
3	Living Area	103	2'-7"	6'-6"	A	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
4	Living Area	103	1'-8"	6'-6"	A	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
5	Living Area	103	5'-2 3/4"	6'-6"	A	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
6	Living Area	103	5'-8 3/4"	6'-6"	A	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
7	Living Area	103	1'-5 1/2"	6'-6"	A	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
8	Living Area	103	7'-7 1/2"	6'-6"	C	OX	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed, Casement
9	Powder Room	104	4-7 3/4"	4'-0"	D	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Awning
10	Stairs	105	4'-0"	8'-1 1/2"	E	OX	1" Insulated Glass, Tempered, Transparent/Opaque Stained Glass	Yes	Stained Natural Wood	Fixed (Transparent), Awning (Opaque Stained Glass)
11	Bedroom 1	106	8'-0"	4'-0"	B	XO	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement, Fixed; CASEMENT EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
12	Bedroom 1	108	4'-0"	4'-0"	A	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
13	Bathroom	109	2'-0"	3'-0"	F	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
14	Bathroom	109	2'-0"	3'-0"	F	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
15	Bedroom 2	110	8'-0"	4'-0"	B	XO	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement, Fixed
16	Primary Suite	201	3'-0"	3'-0"	F	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
17	Primary Suite	201	2'-0"	3'-0"	F	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
18	Primary Suite	201	2'-4"	4'-0"	F	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement, EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
19	Primary Suite	201	Look @ Type	Look @ Type	G	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed Corner Window
20	Primary Bathroom	202	4'-0"	4'-8"	J	X	1" Insulated Glass, Tempered, Frosted	Yes	Stained Natural Wood	Awning, Frosted



Type 'A' Fixed Window

Type 'B' Casement/ Fixed Window

Type 'C' Fixed/ Casement Window

Type 'D' Awning Window

Type 'E' Fixed (Transparent)/ Awning Window (Opaque Stained Glass)

Type 'F' Casement Window

Type 'G' Fixed Corner Window

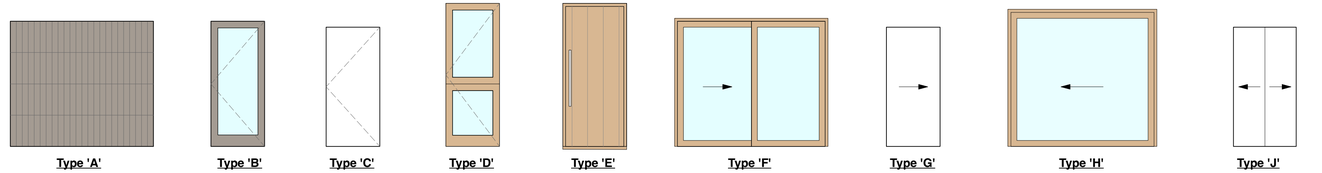
Type 'H' Fixed Oriel Window

Type 'J' Awning (Frosted) Window

Attachment 2

Door Schedule

Door No.	Location	Room No.	Frame Width	Frame Height	Door Thickness	Type	Door Material	Glazing Type	Frame / Jamb Material	Manufacturer	Remarks
Main House											
1	Garage	100	8'-0"	7'-0"	1-3/4"	A	Stain-Grade Wood		Stain-Grade Wood		Garage Door
2	Garage	100	3'-0"	6'-8"	1-3/4"	B	Stain-Grade Wood		Stain-Grade Wood		Exterior Swing Door with Insulated Tempered Glass
3	Kitchen	101	3'-0"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
4	Kitchen	103	3'-0"	8'-0"	1-3/4"	D	Stain-Grade Wood	1" Insulated Glass, Tempered	Stain-Grade Wood		Dutch Door Solid Core Paint Grade with Tempered Insulated Glass
5	Entry	103	3'-3"	7'-10"	1-3/4"	E	Stain-Grade Wood		Stain-Grade Wood		Exterior Swing Door
6	Powder Room	105	2'-6"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
7	Storage	107	2'-8"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
8	Bedroom 1	109	2'-8"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
9	Bathroom	110	2'-6"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
10	Bedroom 2	111	2'-8"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
11	Bedroom 2	111	8'-0"	7'-4"	1-3/4"	F	Stain-Grade Wood	1" Insulated Glass, Tempered	Stain-Grade Wood		Slider Door
12	Closet	111.1	2'-4"	6'-8"	1-3/4"	G	Paint-Grade Wood		Paint-Grade Wood		Pocket Door
13	Primary Suite	201	8'-0"	7'-6"	1-3/4"	H	Paint-Grade Wood	1" Insulated Glass, Tempered	Paint-Grade Wood		Exterior Solid Core Pocket Door with Insulated Tempered Glass
14	Primary Closet	201.1	3'-6"	6'-8"	1-3/4"	J	Paint-Grade Wood		Paint-Grade Wood		Interior Double Pocket Door
15	Primary Bathroom	202	2'-6"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
16	Primary Bathroom: Water Closet	202.1	2'-6"	6'-8"	1-3/4"	G	Paint-Grade Wood		Paint-Grade Wood		Interior Pocket Door



Type 'A' Garage Door

Type 'B' Exterior Solid Core Swing Door with Insulated Tempered Glass

Type 'C' Interior Solid Core Swing Door

Type 'D' Exterior Solid Core Dutch Door with Insulated Tempered Glass

Type 'E' Exterior Solid Core Swing Door

Type 'F' Exterior Solid Core Double Slider with Insulated Tempered Glass

Type 'G' Interior Solid Core Pocket Door

Type 'H' Exterior Solid Core Pocket Door with Insulated Tempered Glass

Type 'J' Interior Solid Core Double Pocket Door

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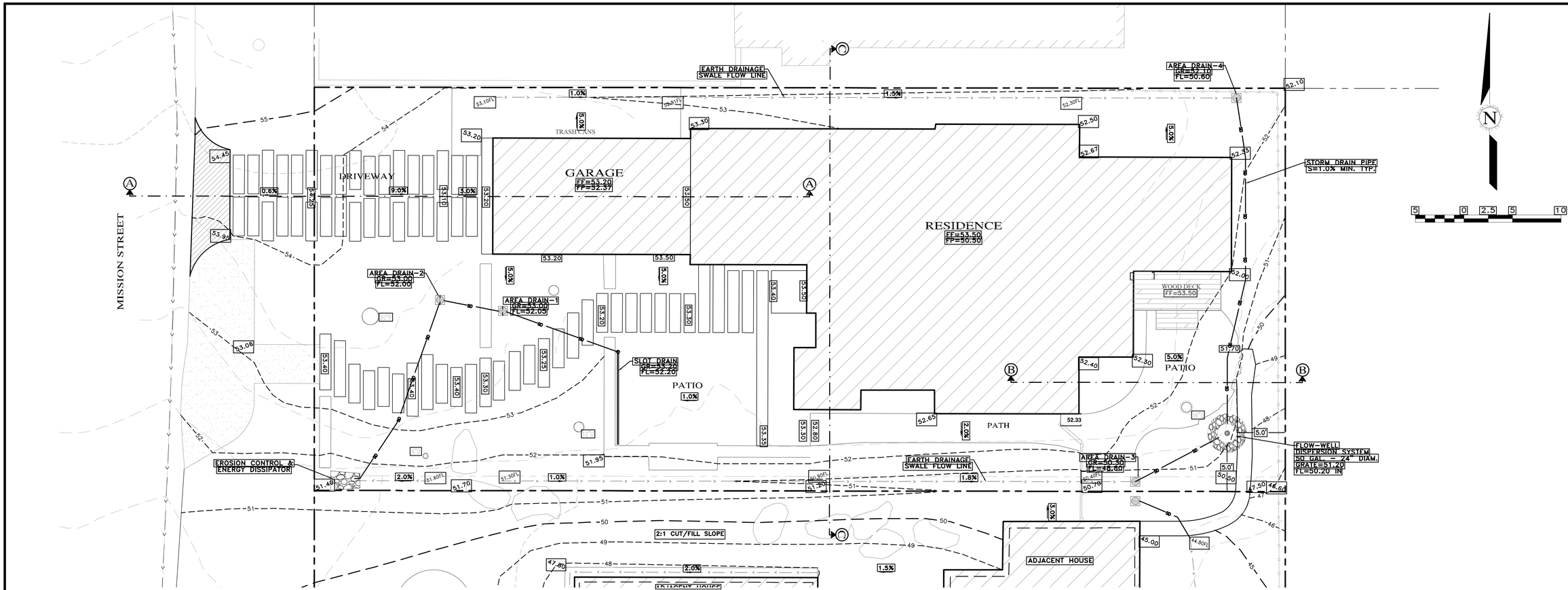
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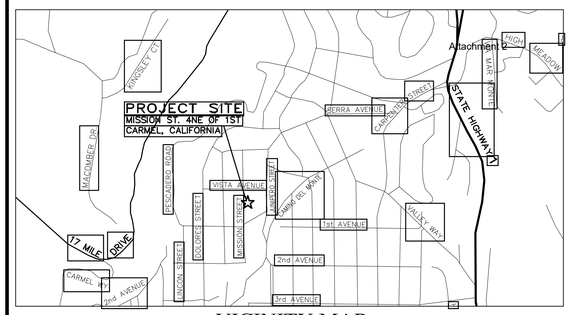
Door and Window Schedules

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Sheet No.
A16
Hapuna



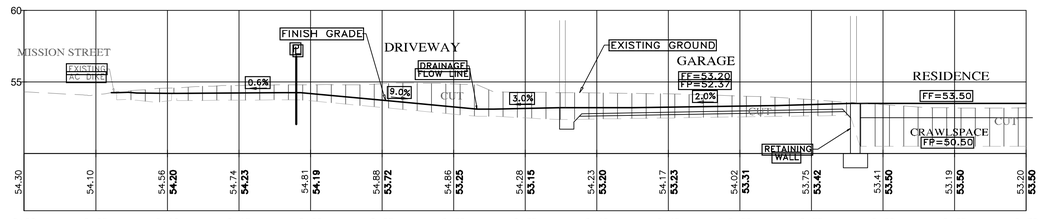
PLAN VIEW
SCALE: 1"=5'



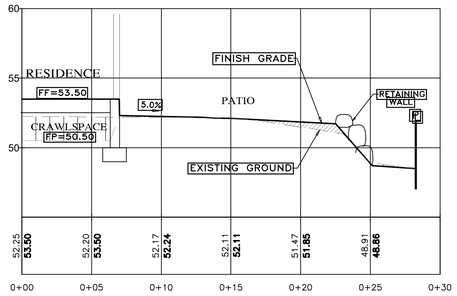
VICINITY MAP
NOT TO SCALE

TOTAL LOT AREA = 4,150 SQ.FT.
TOTAL IMPERVIOUS AREA = 1,759 SQ.FT.
TOTAL AREA OF DISTURBANCE = 4,108 SQ.FT.

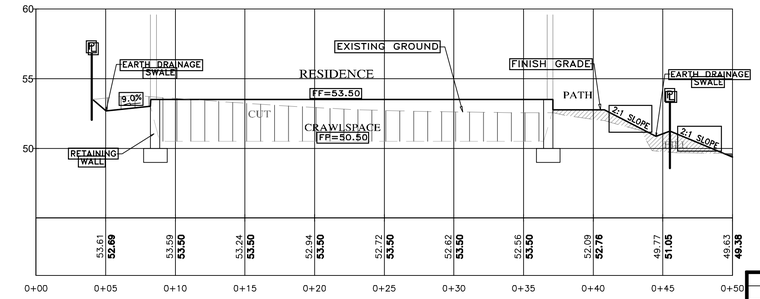
GRADING QUANTITIES:
CUT = 165 C.Y.
FILL = 20 C.Y.
NET = 145 C.Y. EXPORT



SECTION A-A
SCALE: 1"=5' H&V



SECTION B-B
SCALE: 1"=5' H&V



SECTION C-C
SCALE: 1"=5' H&V

STORM WATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.

2) ALL DRAINAGE SHALL CONFORM TO THE STANDARD OPERATING GUIDANCE FOR 17-07 PRIVATE STORM WATER SYSTEMS PER THE CITY OF CARMEL-BY-THE-SEA.

INDEX TO SHEETS

SHEET C1	GRADING, DRAINAGE, UTILITY PLAN & SECTIONS
SHEET C2	EROSION CONTROL PLAN
SHEET C3	CONSTRUCTION MANAGEMENT PLAN

Attachment 2

" CONCEPTUAL GRADING, DRAINAGE, UTILITY PLAN & SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

MISSION SISTERS - LOT 6 HAPUNA RESIDENCE

A.P.N.: 010-112-012

CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA

FOR

COLLINS HERMLE FAMILY TRUST

APPROVED BY:

GUY R. GIRAUDO

Exp. 06-30-25 No. 35569 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

CONTACT INFORMATION:

PRIMARY: OWNER
COLLINS HERMLE FAMILY TRUST
155 SAN RAFAEL WAY
SAN FRANCISCO, CA 94127

SECONDARY: ARCHITECT
DYAR ARCHITECTURE
ATTN: MR. ERIK DYAR
P.O. BOX 4709
CARMEL, CA 93921
PH (831)915-5602

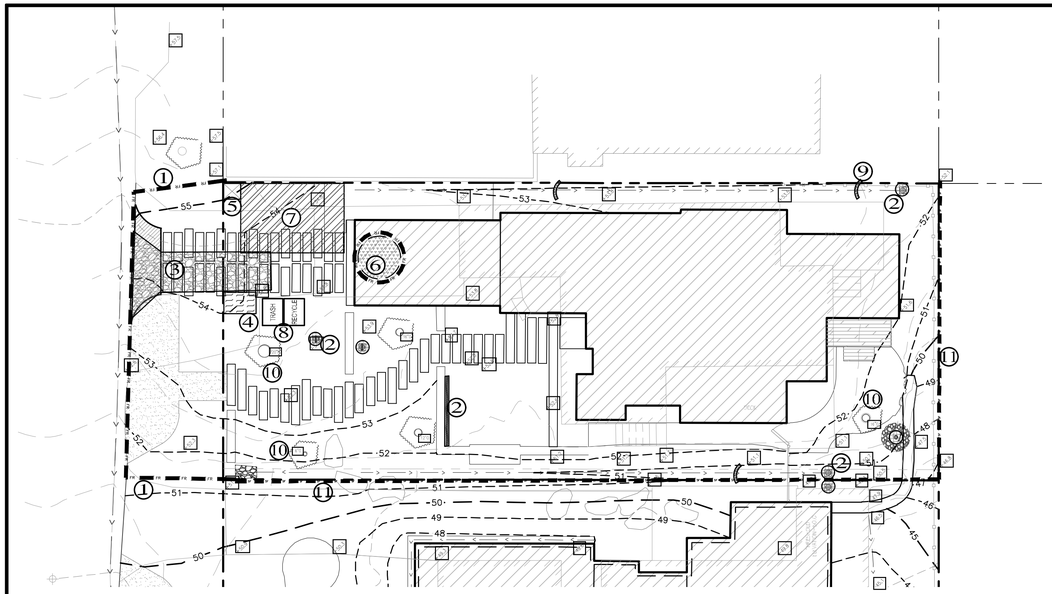
SITE LOCATION:
MISSION STREET
4 NE OF 1ST AVENUE
CARMEL, CA 93921

SCALE: 1"=5'
DATE: AUGUST 2024
JOB NO. 2816-01

SHEET C1
OF 3 SHEETS

No.	DATE	BY	REVISION
	08/16/24	AMS	RELEASED TO CLIENT

I:\SPROJ\2816-MISSION SISTERS\2816-CIVIL\DWG\2816-GDECP-L6.DWG, 24x36 1:1



PLAN
SCALE: 1"=10'

LEGEND:

(11) 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.

(21) 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.

(31) 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.

(41) 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.

(51) 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

(61) 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..

(71) 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.

(81) 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 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.

(91) GRAVEL BAG CHECK DAM — GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH ¾" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.

(101) 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.

(111) 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.

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL-BY-THE-SEA EROSION CONTROL ORDINANCE.

2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.

3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.

4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.

7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

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

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

10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.

11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.

12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.

13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO THE CITY OF CARMEL-BY-THE-SEA PRIOR TO BEG. WORK.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	—	X
2. Verify excavations are extended to proper depth and have reached proper material	—	X
3. Perform classification and testing of compacted fill materials	—	X
4. Verify use of proper materials, densities and lift sicknesses during placement and compaction of compacted fill.	X	—
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	—	X

CONSTRUCTION INSPECTION REQUIREMENTS

A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP's INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials
- ❑ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ❑ Use (but don't overuse) reclaimed water for dust control.

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

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

Waste Management
- ❑ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking
- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ❑ Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

Spill Prevention and Control
- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management Districts' guidelines for accepting hazardous waste materials).
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.

EARTHWORK & CONTAMINATED SOILS

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

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

PAVING/ASPHALT WORK

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

Sawcutting & Asphalt/Concrete Removal
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

CONCRETE, GROUT & MORTAR APPLICATION

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

LANDSCAPE MATERIALS

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

PAINTING & PAINT REMOVAL

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

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

DEWATERING

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

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

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

" EROSION & SEDIMENT CONTROL PLAN "
GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
MISSION SISTERS - LOT 6 HAPUNA RESIDENCE
A.P.N.: 010-112-012
CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA
FOR
COLLINS HERMLE FAMILY TRUST

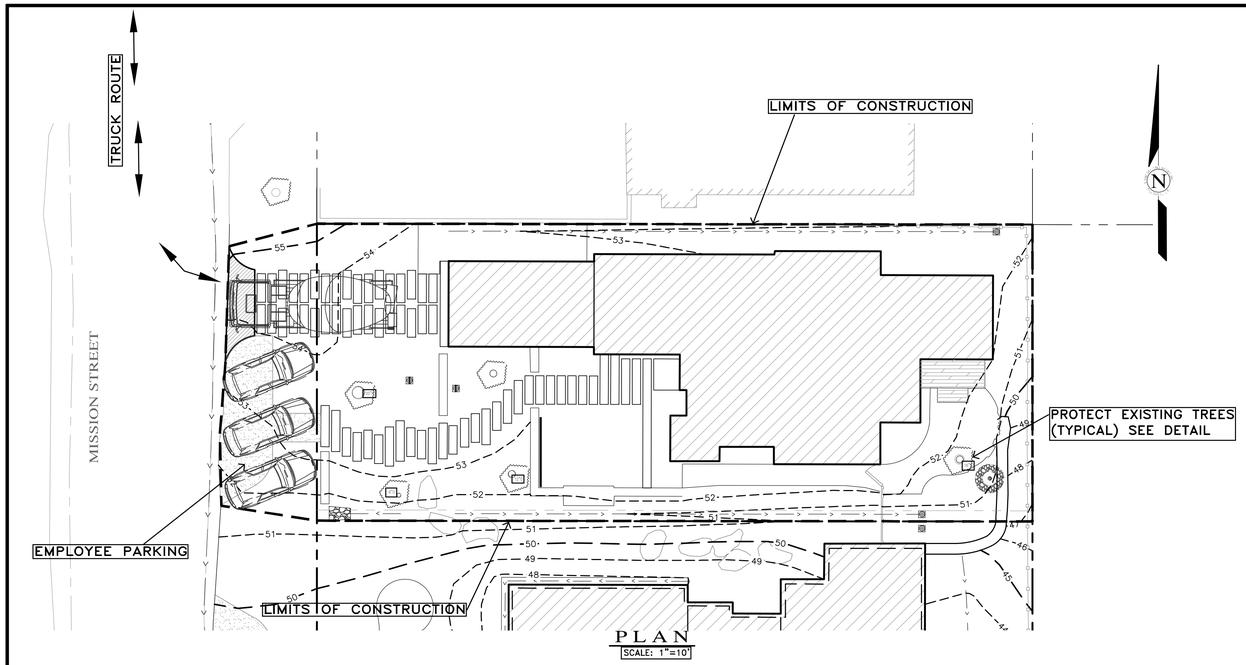
APPROVED BY:
GUY R. GIRAUDO
No. 66569 Exp. 06-30-25

LANDSET ENGINEERS, INC.
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Office (831) 443-6970 Fax (831) 443-3801
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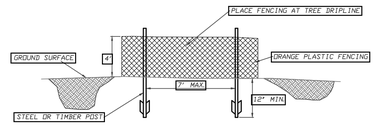
SCALE: AS SHOWN
DATE: AUGUST 2024
JOB NO. 2816-01

No.	DATE	BY	REVISION
	08/16/24	AMS	RELEASED TO CLIENT

SHEET C2
OF 3 SHEETS



PLAN
SCALE: 1"=10'



FENCING (ESA) DETAIL
Scale: NTS

Attachment 2

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
165 CY CUT
20 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS: EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM MINOR GRADING, CONSTRUCT STRUCTURE ADDITIONS, AND INSTALL UNDERGROUND UTILITIES: EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW PAVERS DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON MISSION STREET AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO CARPENTER STREET TO SERRA AVENUE TO ALTA AVENUE TO MISSION STREET. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON MISSION STREET. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/ CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG MISSION STREET, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION/CLKEARING	4	4
GRADING & SOIL REMOVAL (EXPORT)	8	2
ENGINEERING MATERIALS (IMPORT)	3	4
TOTALS	15	10

TRUCK TRIP GENERATION NOTES:

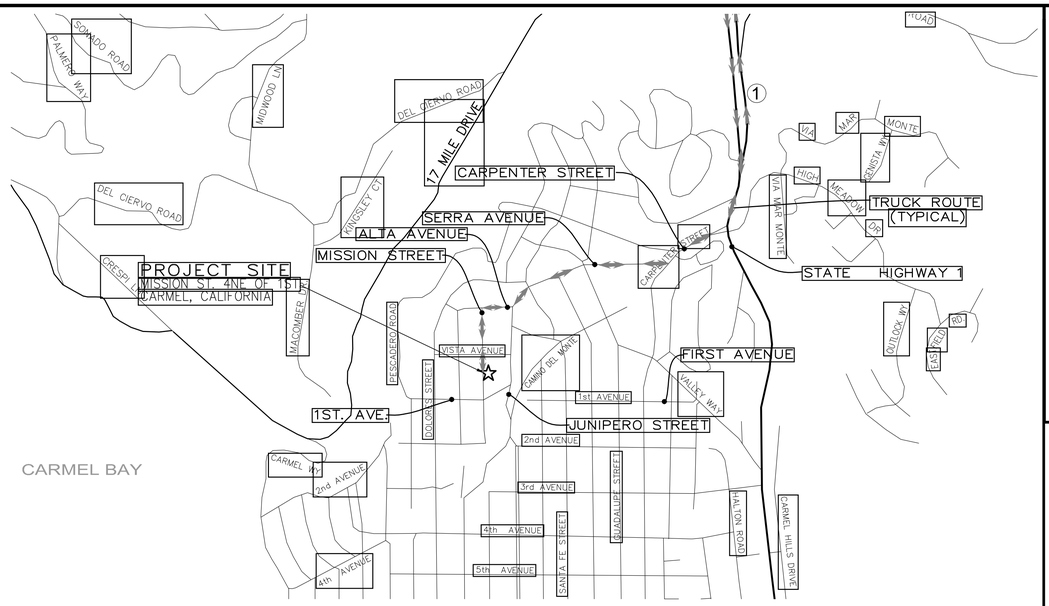
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE ARE 145 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 10 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 4-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 9 SEPTEMBER 2024, 7 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

Ⓐ CONSTRUCTION STAGING PLAN



Ⓑ NEIGHBORHOOD TRUCK ROUTING PLAN



Ⓒ OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

" CONSTRUCTION MANAGEMENT PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

MISSION SISTERS - LOT 6 HAPUNA RESIDENCE

A.P.N.: 010-112-012

CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA

FOR

COLLINS HERMLE FAMILY TRUST

APPROVED BY:

GUY R. GIRAUDO

No. 68689 Exp. 06-30-25 CIVIL

LANDSET ENGINEERS, INC.
526-B Crazy Horse Canyon Road
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SCALE: AS SHOWN
DATE: AUGUST 2024
JOB NO. 2816-01

SHEET C3

OF 3 SHEETS

No.	DATE	BY	REVISION
	08/16/24	AMS	RELEASED TO CLIENT

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

MISSION SISTERS - LOT 6 HAPUNA

MISSION STREET 4 NE OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-012

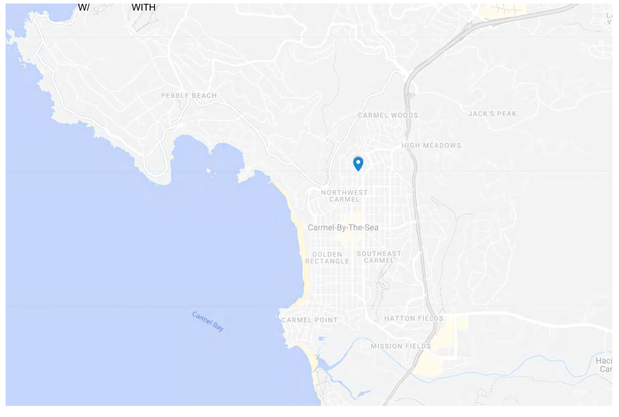
FRONT ELEVATION



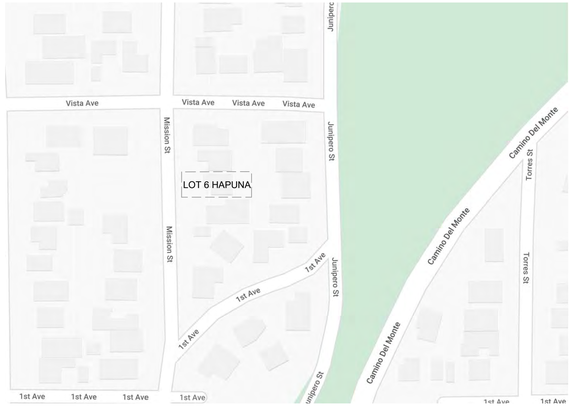
ABBREVIATIONS

@	AT
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJACENT
CBC	CALIFORNIA BUILDING CODE
CL	CENTER LINE
CLR	CLEAR
CONC	CONCRETE
DI	DRAIN INLET
(E)	EXISTING
EJ	EXPANSION JOINT
EQ	EQUAL
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FS	FINISH SURFACE
HP	HIGH POINT
INV	INVERT
LOW	LIMIT OF WORK
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
ML	MAINLINE
OC	ON CENTER
PB	PULL BOX
QCV	QUICK COUPLER VALVE
RC	RELATIVE COMPACTION
RIM	RIM ELEVATION
SD	STORM DRAIN
TS	TOP OF SURFACE
TPZ	TREE PROTECTION ZONE
TW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD

VICINITY MAP



PROJECT MAP



PROJECT DESCRIPTION

THE LANDSCAPE FOR THE PROPOSED RESIDENCE WILL REVIVE THE FRACTURED OAK WOODLAND THAT IS ALREADY PRESENT ON THE SITE. BY ADDING LAYERS OF (MOSTLY) NATIVE OAK WOODLAND PLANTS IN THEIR NATURAL PATTERNS OF GROWTH, THE WOODLAND WILL COME TO LIFE AGAIN AND BRING BEAUTY TO BOTH THE NEW OWNERS AND THE NEIGHBORHOOD ALIKE. ALL PAVING AND HARDSCAPE MATERIALS HAVE BEEN SELECTED TO MAINTAIN THIS NATURAL AESTHETIC.

INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
L0.00	LOT 6 HAPUNA COVER SEET
L1.00	OVERALL SITE PLAN
L1.01	LOT 6 HAPUNA SITE PLAN
L2.00	LOT 6 HAPUNA PLANTING PLAN
L2.01	LOT 6 HAPUNA PLANTING LEGEND AND NOTES
L3.00	LOT 6 HAPUNA LIGHTING PLAN

9/9/2024 12:37 PM

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team

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+
CRAIG J. COLLINS

owner

MISSION SISTERS
MISSION STREET 2, 3, & 4 NE
OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-012, 010-112-013,
010-112-007

project

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LOT 6 HAPUNA COVER SEET

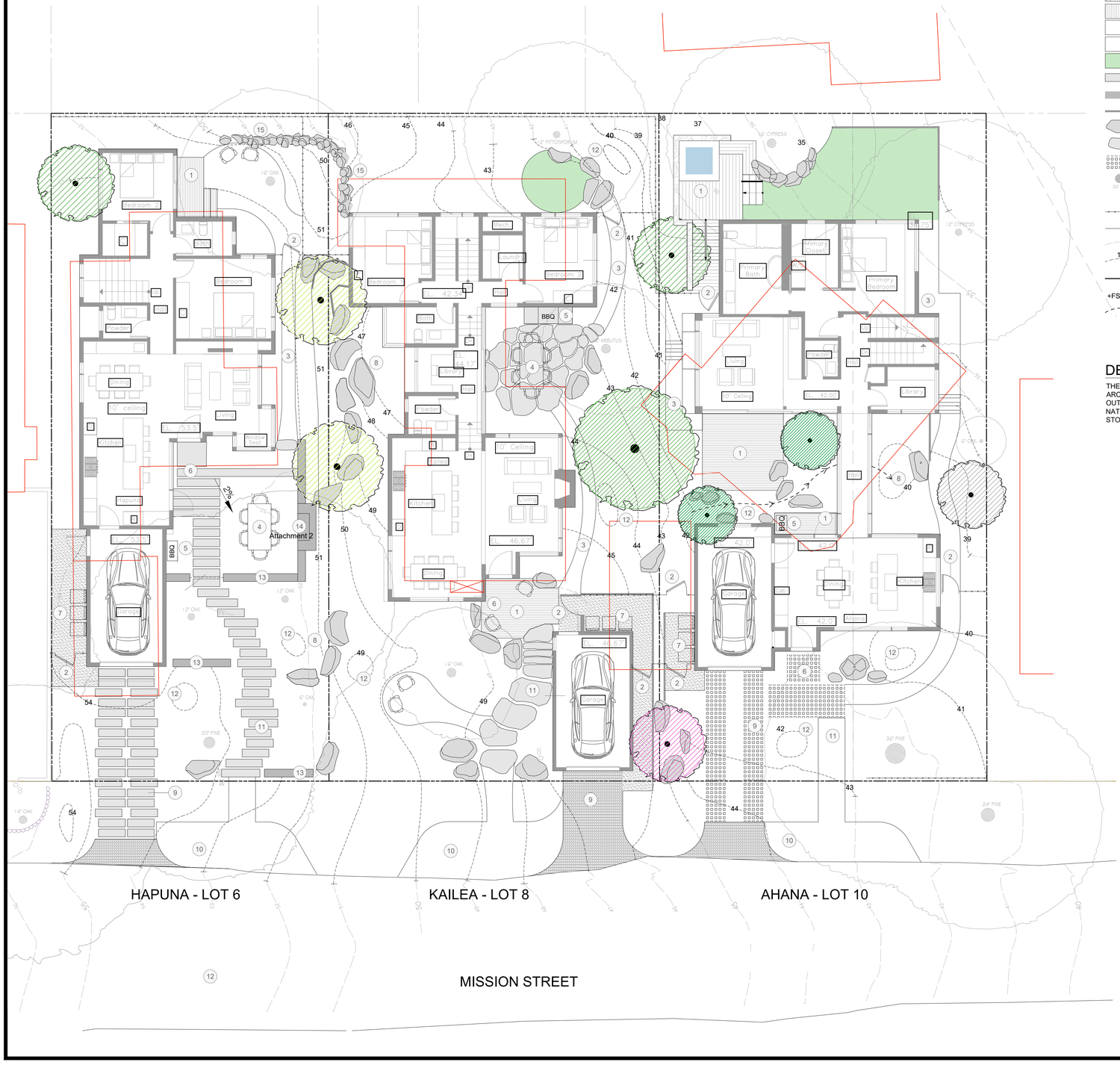
sheet title

L0.00

sheet no.

-- of

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."



LEGEND

- ASPHALT PAVING
- DECOMPOSED GRANITE PAVING
- DECK
- MULCH PATH
- PLANTING AREA
- NO MOW LAWN AREA
- DRIVEWAY / ENTRY STONES: 14" x 48"
- STONE WALL
- CORTEN STEEL WALL
- BOULDER
- FLAGSTONE
- ROBI PERMEABLE WOOD PAVER
- EXISTING TREE
- PROPOSED TREE
- PROPOSED FENCE
- HEADERBOARD
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPERTY LINE
- +FS 53.5 PROPOSED SPOT ELEVATIONS
- FLOWLINE

NUMBERED NOTES

1. DECK
2. SINGLE PEDESTRIAN GATE
3. MULCH PATH
4. MULCH DINING AREA WITH FIREPLACE
5. BBQ AREA
6. ENTRY
7. TRASH AREA
8. SCULPTURE / FOUNTAIN / FOCAL POINT
9. DRIVEWAY
10. GUEST PARKING
11. ENTRY WALKWAY
12. RAINGARDEN / SWALE
13. LOW STONE WALLS
14. STONE FIREPLACE - 4' TALL
15. (E) WALL TO REMAIN

DESCRIPTION OF WORK

THE FULLY REDESIGNED LANDSCAPE SURROUNDING THE NEW RESIDENCE IS DESIGNED TO BLEND THE ARCHITECTURE INTO THE EXISTING AND ENHANCED NATIVE OAK/ PINE WOODLAND WHILE CREATING OUTDOOR ROOMS CONNECTED TO THE ARCHITECTURE FOR DINING AND RELAXATION. DENSE AND LAYERED NATIVE PLANTINGS PROVIDE YEAR ROUND INTEREST AND PROVIDE PRIVACY FROM NEIGHBORS. STORMWATER IS DIRECTED TO PLANTED BIOSWALES AND RAIN GARDENS.

0' 4' 8' 16'
1/8" = 1' - 0"

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OVERALL SITE PLAN

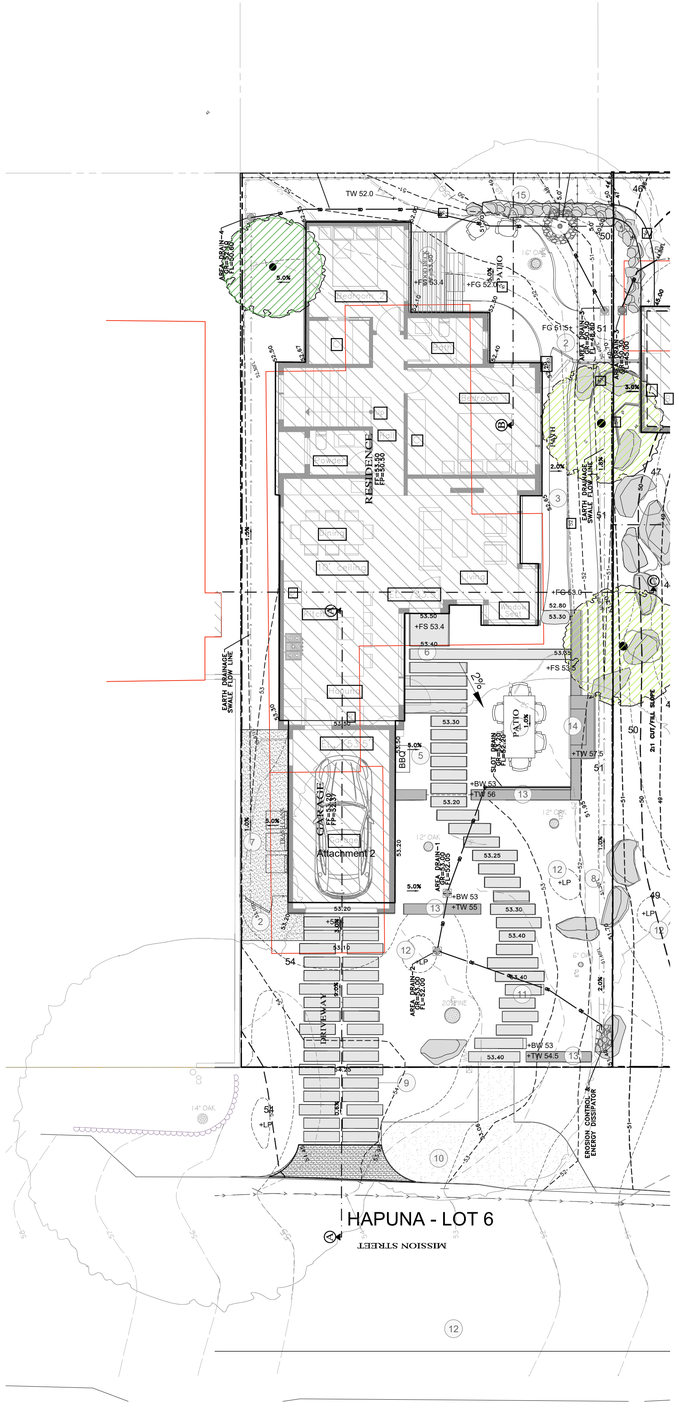
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LEGEND

- ASPHALT PAVING
- DECOMPOSED GRANITE PAVING
- DECK
- MULCH PATH
- PLANTING AREA
- DRIVEWAY / ENTRY STONES: 14" x 48"
- STONE WALL
- CORTEN STEEL WALL
- BOULDER
- EXISTING TREE (SC PINE)
- PROPOSED TREE
- PROPOSED FENCE
- HEADERBOARD
- EXISTING CONTOURS
- PROPOSED CONTOURS (11)
- PROPERTY LINE
- +FS 53.5 PROPOSED SPOT ELEVATIONS
- FLOWLINE

NUMBERED NOTES

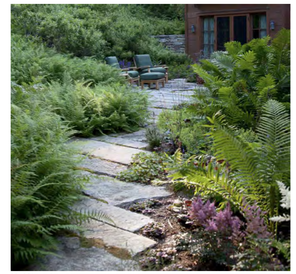
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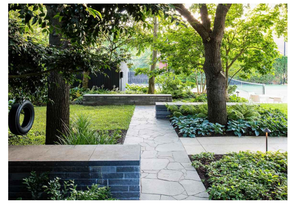
DESCRIPTION OF WORK

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PRECEDENT IMAGES


WOOD SIDING


STONE PATH


ENTRY WALLS


OUTDOOR FIREPLACE


PROPOSED FENCE PRECEDENT, 4' AVERAGE HEIGHT


OUTDOOR PATIO


PERSPECTIVE RENDERING

0' 4' 8' 16'

1/8" = 1' - 0"

NOT FOR CONSTRUCTION

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. ANY WORK PERFORMED BY THE CONTRACTOR AFTER THE DISCOVERY OF SUCH DISCREPANCIES SHALL BE MADE AT THE CONTRACTOR'S RISK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THESE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ALSO INDEMNIFY AND HOLD THE OWNER AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT BY ANY INDIVIDUAL OR ENTITY ENGAGED BY THE CONTRACTOR, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT.

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LOT 6 HAPUNA SITE PLAN

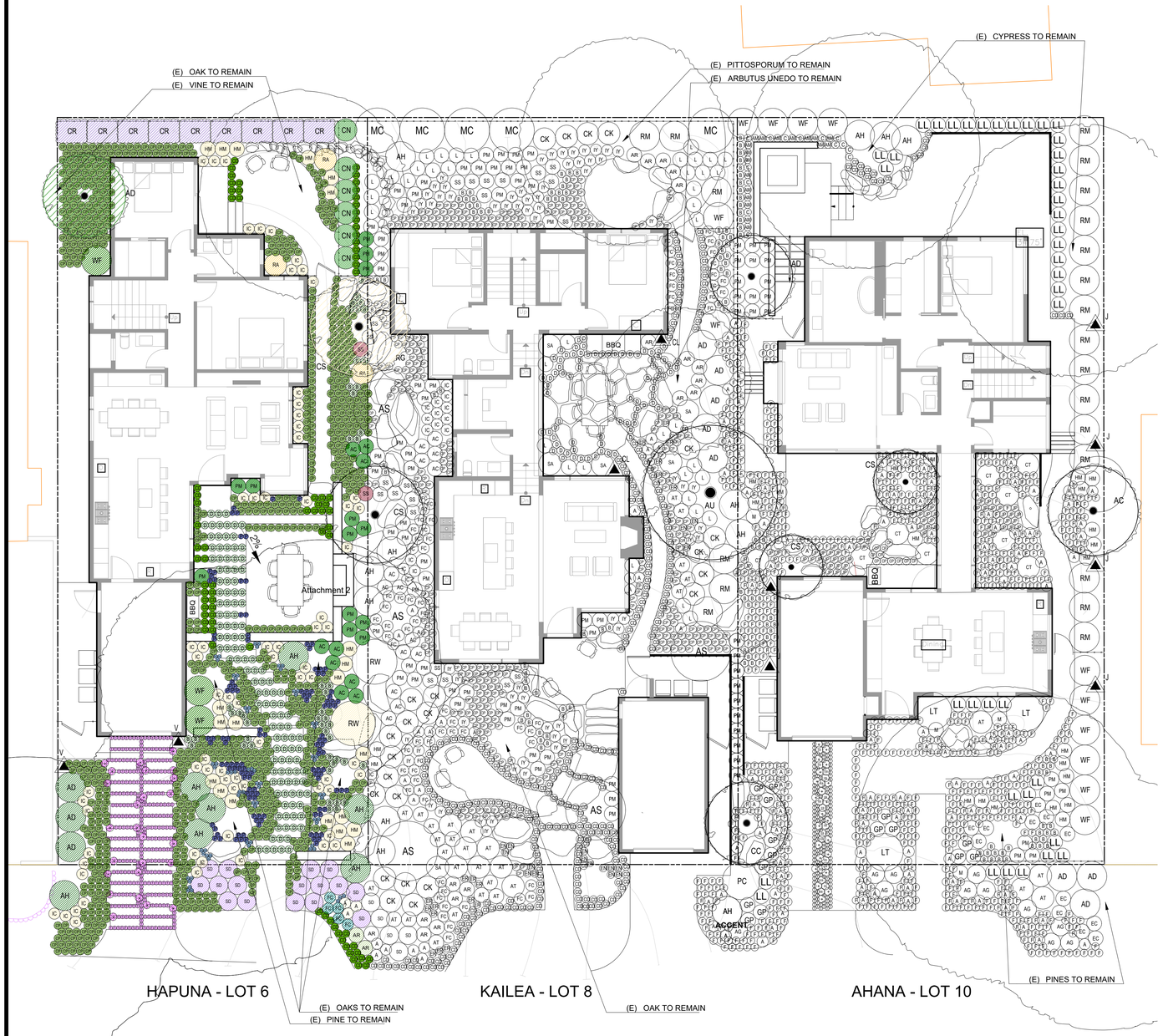
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LOT 6 HAPUNA

TREE LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
AD	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD MANZANITA	24" BOX	AS SHOWN	1

SHRUB AND GROUND COVER LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
AC	ACANTHUS MOLLIS	BEAR'S BREECHES	5 GAL	2' OC	9
A	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	1'-6" OC	3
AQ	AQUILEGIA CAERULEA	COLORADO COLUMBINE	1 GAL	2' OC	69
AD	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	15 GAL	4' OC	3
AH	ARCTOSTAPHYLOS HOOKERI 'WAYSIDE'	MONTEREY MANZANITA	15 GAL	4' OC	7
+	ARMERIA MARITIMA SSP CALIFORNICA	SEA THRIFT	1 GAL	1' OC	25
AR	ARTEMISIA 'DAVID'S CHOICE'	SAND HILL SAGE	5 GAL	2' OC	2
B	BLECHNUM SPICANT	DEER FERN	1 GAL	1' OC	47
CN	CALAMAGROSTIS NUTKAENSIS	PACIFIC REED GRASS	5 GAL	3' OC	6
CP	CAREX PANSA	DUNE SEDGE	1 GAL	1' OC	734
CR	CEANOTHUS 'RAY HARTMAN'	CALIFORNIA LILAC	15 GAL	4' OC	24
CD	CLINOPODIUM DOUGLASII	YERBA BUENA	1 GAL	1'-0"	77
D	DYMONDIA MARGARETAE	SILVER CARPET	PLUGS	1' OC	123
FC	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	1'-6" OC	5
HM	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	2' OC	21
IC	IRIS DOUGLASIANA 'CANYON SNOW'	CANYON SNOW DOUGLAS IRIS	1 GAL	1'-6" OC	71
PM	POLYSTICHUM MUNITUM	SWORD FERN	5 GAL	2' OC	13
P	PRUNELLA VULGARIS	COMMON SELFHEAL	1 GAL	8" OC	121
RA	RIBES AUREUM	GOLDEN CURRANT	5 GAL	3' OC	3
RW	RIBES 'WHITE ICICLE'	WHITE WINTER CURRANT	15 GAL	6' OC	1
SD	SALVIA 'DARA'S CHOICE'	CREEPING SAGE	5 GAL	2'-6" OC	16
SS	SALVIA SPATHACEA	HUMMINGBIRD SAGE	5 GAL	2' OC	2
T	THYMUS PSEUDOLANUGINOSUS	WOOLLY THYME	PLUGS	6" OC	326
WF	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	PLUGS	4' OC	3

VINE LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
V	VITIS CALIFORNICA 'ROGER'S RED'	CALIFORNIA WILD GRAPE	1 GAL	AS SHOWN	2

PLANTING NOTES:

PLANTING DESIGN AND IRRIGATION DESCRIPTION:
THE INTENT OF THIS DESIGN IS TO BLEND THE ARCHITECTURE INTO THE SURROUNDING LANDSCAPE WITH NATIVE SPECIES APPROPRIATE FOR THE AREA. THE NEW LANDSCAPE FOR THE RESIDENCE IS IN KEEPING WITH THE OAK WOODLAND ECOTYPE IN CARMEL. PLANTS SHALL BE MINIMALLY IRRIGATED WITH A DRIP SYSTEM ON THE PROPERTY, CONTROLLED WITH AN ET CONTROLLER AND RAIN SENSOR. PLANTING DESIGN ON ADJACENT LOTS SHOWN FOR REFERENCE ONLY.

SOIL AMENDMENT
1. ALL SHRUB PLANTING AREAS TO RECEIVE 3" DEEP MULCH, VERIFY SPEC WITH LANDSCAPE ARCHITECT.
2. AMEND SOIL BASED ON SITE SPECIFIC SOIL TESTING RECOMMENDATIONS, CONTRACTOR TO SEND SOIL SAMPLES OUT FOR TESTING AND PROVIDE RESULTS TO OWNER AND LANDSCAPE ARCHITECT.

NOTE: SEE SHEET L2.01 FOR LEGEND AND NOTES

0' 4' 8' 16'
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WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

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06/30/2026
07/01/2024

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LOT 6 HAPUNA PLANTING PLAN

sheet title

L2.00

sheet no.
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MATRIX PLANTS:


CLINOPODIUM DOUGLASII


CAREX PANSA


HEUCHERA MAXIMA

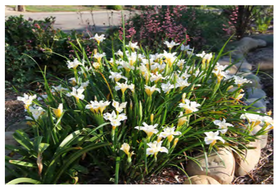

POLYSTICHUM MINUTUM


PRUNELLA VULGARIS

HAPUNA ACCENT PLANTS:


AQUILEGIA CAERULEA


ARCTOSTAPHYLOS HOOKERI 'WAYSIDE'


IRIS DOUGLASIANA 'CANYON SNOW'


RIBES SANGUINEUM 'WHITE ICICLE'


SALVIA 'DARA'S CHOICE'

HAPUNA SCREENING PLANTS:


ARCTOSTAPHYLOS 'HOWARD MCMINN'


CALAMAGROSTIS NUTKAENSIS


CEANOTHUS 'RAY HARTMAN'


CEANOTHUS 'SNOW FLURRY'


VITUS CALIFORNICA 'RODGER'S RED'

HAPUNA TREES:


ARCTOSTAPHYLOS 'DR. HURD'

Attachment 2

LOT 6 HAPUNA

TREE LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
AD	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD MANZANITA	24" BOX	AS SHOWN	1

SHRUB AND GROUND COVER LEGEND

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RW	RIBES 'WHITE ICICLE'	WHITE WINTER CURRANT	15 GAL	6' OC	1
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SS	SALVIA SPATHACEA	HUMMINGBIRD SAGE	5 GAL	2' OC	2
T	THYMUS PSEUDOLANUGINOSUS	WOOLLY THYME	PLUGS	6" OC	326
WF	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	PLUGS	4' OC	3

VINE LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
V	VITIS CALIFORNICA 'ROGER'S RED'	CALIFORNIA WILD GRAPE	1 GAL	AS SHOWN	2

PLANTING NOTES:

PLANTING DESIGN AND IRRIGATION DESCRIPTION:
THE INTENT OF THIS DESIGN IS TO BLEND THE ARCHITECTURE INTO THE SURROUNDING LANDSCAPE WITH NATIVE SPECIES APPROPRIATE FOR THE AREA. THE NEW LANDSCAPE FOR THE RESIDENCE IS IN KEEPING WITH THE OAK WOODLAND ECOTYPE IN CARMEL. PLANTS SHALL BE MINIMALLY IRRIGATED WITH A DRIP SYSTEM ON THE PROPERTY, CONTROLLED WITH AN ET CONTROLLER AND RAIN SENSOR. PLANTING DESIGN ON ADJACENT LOTS SHOWN FOR REFERENCE ONLY.

SOIL AMENDMENT

1. ALL SHRUB PLANTING AREAS TO RECEIVE 3" DEEP MULCH, VERIFY SPEC WITH LANDSCAPE ARCHITECT.
2. AMEND SOIL BASED ON SITE SPECIFIC SOIL TESTING RECOMMENDATIONS, CONTRACTOR TO SEND SOIL SAMPLES OUT FOR TESTING AND PROVIDE RESULTS TO OWNER AND LANDSCAPE ARCHITECT.

NOT FOR CONSTRUCTION

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME. THE CONTRACTOR SHALL KEEP A COMPLETE SET OF DRAWINGS AND SPECIFICATIONS ON THE JOB SITE DURING THE ENTIRE PROGRESS OF THE WORK AS REQUIRED FOR THE COMPLETION OF WORK AS INDICATED. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL CONFLICTS, DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE DRAWINGS, SPECIFICATIONS OR SITE CONDITIONS. DRAWINGS ARE NOT TO BE SCALED. ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT WILD LAND WORKSHOP ARE NOT RESPONSIBLE FOR ANY ALTERATIONS MADE TO THE ELECTRONIC DRAWINGS OR ANY REPRODUCTIONS MADE FROM THEM.

WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
831.250.7378

team

LYNNE HERMLE
+
CRAIG J. COLLINS

owner

MISSION SISTERS
MISSION STREET 2, 3, & 4 NE
OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-012, 010-112-013,
010-112-007

project

no.	description	date:
1	TRACK 2 DESIGN STUDY RESUBMITTAL	09.04.2024
1	PLANNING APPLICATION	07.01.2024

date: 09.04.2024

LOT 6 HAPUNA PLANTING LEGEND AND NOTES

sheet title

L2.01

sheet no.

-- of

9/9/2024 12:37 PM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

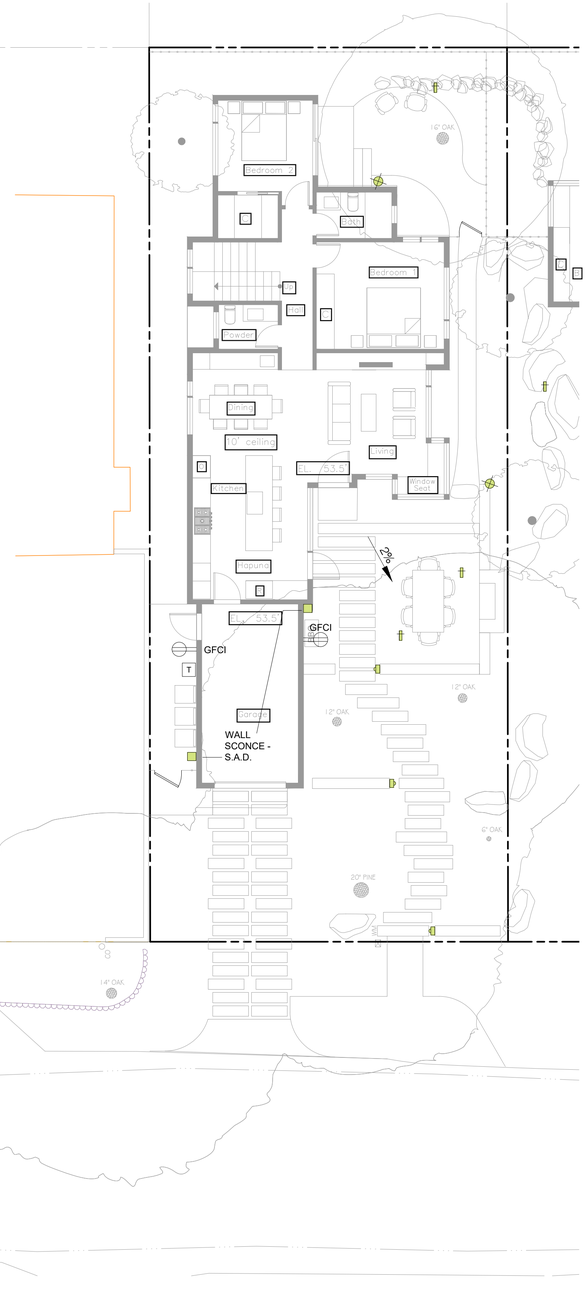
LEGEND

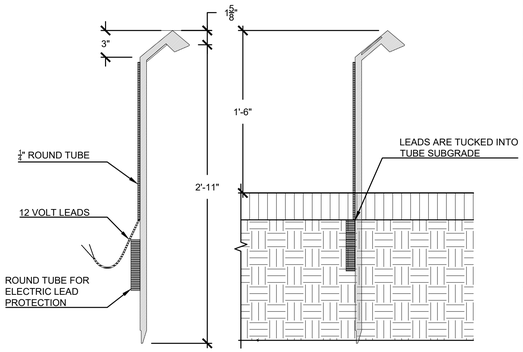
	TYPE	WATTS	MANUF - MODEL
	PATH LIGHT	1.5	STEEL - PATH LIGHT 2700 K. 18" TALL. AVAILABLE FROM ALLEN BUBAR, ALLENKEYELECTRIC@ICLOUD.COM, (831) 484-560
	WALL LIGHT	4.2	FX - RH LED 2700 K
	PENDANT LIGHT	4.0	FX - VE - ZD - 3LED - PS
	BBQ WALL LIGHT	2.0	FX - BQ
	LED STRIP LIGHT	.6 / FT	FX - SRP STRIP LIGHT 2700 K
	WALL SCONCE		SEE ARCHITECTURAL DRAWINGS
T	TRANSFORMER		CONFIRM LOCATION IN FIELD
	GFCI OUTLET		110 V GFCI OUTLET IN WATERPROOF BOX, LOCATIONS TO BE REVIEWED AND APPROVED PRIOR TO TRENCHING AND INSTALLATION

GENERAL NOTES:

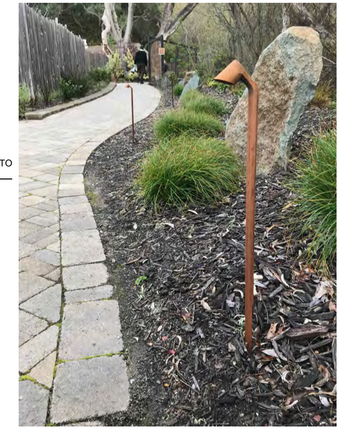
1) SEE ELECTRICAL DRAWINGS
2) CONTRACTOR TO PROVIDE ALL CONDUIT, WIRING, SWITCHES, AND TRANSFORMERS NECESSARY TO INSTALL LIGHTS IN A MANNER CONSISTENT WITH THE MANUFACTURERS SPECIFICATIONS AND ALL LOCAL AND STATE CODES AND ORDINANCES.CONTRACTOR IS RESPONSIBLE FOR ROUTING AND WIRING CIRCUITS AS NECESSARY FOR OPTIMUM SYSTEM PERFORMANCE, AND DETERMINING LOADS FOR TRANSFORMERS
3) ELECTRICAL CONTRACTOR TO INSTALL IRRIGATION CLOCK AND TO COORDINATE WIRING FOR IRRIGATION CONTRACTOR
4) ACCENT AND AREA LIGHTS TO BE INSTALLED WITH 3' OF EXTRA WIRE FOR ADJUSTMENT IN FIELD.
5) POSITION LIGHTS IN FIELD. ADJUST TO MINIMIZE LIGHT SPILLAGE AND GLARE AND TO ACHIEVE DESIGN INTENT. FINAL LAYOUT AND LOCATIONS OF LIGHTS AND TRANSFORMER LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.
6) FINAL ADJUSTMENTS SHALL BE MADE AT NIGHT WITH OWNER PRESENT FOR APPROVAL.
7) CONTRACTOR TO PROVIDE SUBMITTAL SHEETS OF ALL PROPOSED FIXTURES TO LANDSCAPE ARCHITECT FOR APPROVAL
8) IN CASE OF FIELD MODIFICATIONS, ELECTRICAL CONTRACTOR TO PROVIDE A SKETCH OF AS BUILT WIRING OVERLAID ON THIS DRAWING

Attachment 2





STEEL PATH LIGHT LOCALLY MADE BY ALLEN BUBAR



FXLuminaire

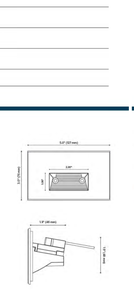
RH Recessed Wall/Step Light **DESIGNER** PLUS

PROJECT:
CATALOG #
TYPE:
NOTES:

Designed for sleek, seamless installation, the fully recessed RH Step Light is a modern upgrade to lighting walkways and stairs. The fixtures are available with 1LED, 3LED, and ZDC configurations.The recessed integrated LED light sources are diffused for soft illumination on steps and walkways and maximum glare control, critical for applications where grade changes are inevitable and safety is a top priority. Fully potted with robust mechanical sealing and compatible with standardized single-gang junction boxes, the RH fixture is ideal for near-grade installations.

Quick Facts

- Die-cast aluminum
- Lumileds® integrated LEDs
- Two-layer marine-grade anodization and powder coat finish
- Compatible with Luxor® technology
- Compatible with standardized single-gang junction boxes
- Phase dimmable
- Input voltage: 10-15 V



FXLuminaire

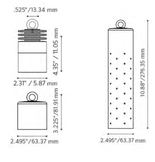
VE LED Down Light **DESIGNER** PREMIUM

PROJECT:
CATALOG #
TYPE:
NOTES:

The VE softly illuminates areas from above when hung from trees or architectural elements. Perfect for producing a moonlighting effect for seating areas, focal points, or landscaping features in 1 or 3 LED.

Quick Facts

- Die-cast aluminum with optional copper sleeve
- Two-layer marine-grade anodization and powder coat finish
- Natural, powder coated, or antiqued copper finishes
- Lumileds® Integrated LEDs
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V



FXLuminaire

Specialty Lights

PROJECT
CATALOG #
TYPE
NOTES:

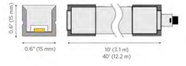


SRP Strip Light **STANDARD** PLUS

Highly versatile white SRP Strip Lights are constructed with extruded silicone to provide superior protection against tough outdoor conditions. A full spectrum of accessories ensures easy installation in a variety of settings.

Quick Facts

- 12 VAC input voltage
- Handy 2" (51 mm) cut marks provide precision customization
- 2,700K and 3,000K color temperature options
- IP65 rating for reliable performance
- Designed for solder- and adhesive-free connections
- Compatible with the Luxor® Low-Voltage CUBE for zoning and dimming



FXLuminaire

LED Specialty Lights



The BQ 1 LED stainless steel light illuminates grilling areas. It is designed to work with the Luxor® system, or it can be operated independently with an optional plug-in transformer.

BQ: Barbeque Light

NUMBER OF LEDS:	1
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V
VA TOTAL: (Use to size the lighting switches)	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICACY):	42
MAX LUMENS:	81.5
CRI (Ra)	82



0' 4' 8' 16'

1/8" = 1' - 0"

IN THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS OR SITE CONDITIONS WHICH PREVENT THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE END OF BID OR ASAP. DRAWINGS, WRITTEN MATERIAL AND DESIGNS CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF WILD LAND WORKSHOP'S PROFESSIONAL STAFF. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT, EXTENSIONS TO THIS PROJECT OR ADDITIONS TO THIS PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF WILD LAND WORKSHOP. ELECTRONIC COPIES DO NOT CONSTITUTE "AS BUILT" DRAWINGS. ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT INCLUDE ALL OF THE INFORMATION CONTAINED ON THE ORIGINAL DRAWING.

NOT FOR CONSTRUCTION

WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

seal

ARCHITECT
DYAR ARCHITECTURE
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831.250.7378

team

LYNNE HERMLE
+
CRAIG J. COLLINS

owner

MISSION SISTERS
MISSION STREET 2, 3, & 4 NE OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-012, 010-112-013, 010-112-007

project

no.	description	date:
1	TRACK 2 DESIGN STUDY RESUBMITTAL	09.04.2024
1	PLANNING APPLICATION	07.01.2024

date: 09.04.2024

LOT 6 HAPUNA LIGHTING PLAN

sheet title

L3.00

sheet no.

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DS 24207 (Hermle-Collins)
November 13, 2024
Project Data Table

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,856 SF (45%)	1321	1855 SF
Site Coverage	408 SF/574 SF	1003	567 SF
Trees (Upper/Lower)	3/1	2/6	2/6
Ridge Height (1^{st}/2^{nd})	18’/24’	14'-2 3/8"	12’-7 7/8”/ 21'-3 1/8"
Plate Height (1^{st}/2^{nd})	12’/18’	11'-7"	9'-5" / 17'-8"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	32'-11 1/2"	18'-5"
Composite Side Yard	10’ (25%)	8'-11 1/2"	11'-2 1/2"
Side Yard	3’	2'-10" north 6'-1 1/2" south	5'-3" north 5'-11 1/2" south
Rear	15’/3’**	14'- 8"	15'-7" / 5'-6"

*Includes 100 square foot basement bonus.

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

DS 24207 (Hermle-Collins)
October 9, 2024
Project Data Table

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,856 SF (45%)	1321	1855 SF
Site Coverage	408 SF/574 SF	1003	567 SF
Trees (Upper/Lower)	3/1	2/6	2/6
Ridge Height ($1^{st}/2^{nd}$)	18'/24'	14'-2 3/8"	16'-6" / 23'-2"
Plate Height ($1^{st}/2^{nd}$)	12'/18'	11'-7"	11'-7" / 17'-10"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	32'-11 1/2"	18'-5"
Composite Side Yard	10' (25%)	8'-11 1/2"	11'-8 1/2"
Side Yard	3'	2'-10" north 6'-1 1/2" south	3'-9" north 7'-11 1/2" south
Rear	15'/3'**	14'- 8"	15'-7" / 5'-6"

*Includes 100 square foot basement bonus.
**The rear setback is three feet for those portions of structures less than 15 feet in height.

CITY OF CARMEL-BY-THE-SEA

Planning Commission Staff Report

October 9, 2024

To: Chair LePage and Planning Commissioners

From: Brandon Swanson, Acting Community Planning and Building Director

Submitted by: Jacob Olander, Assistant Planner

Subject: Consideration of three Concept Design Study applications, DS 24207, 24208, 24209 (Hermle-Collins), and associated lot line adjustments for the demolition of three one-story single-family residences and the construction of three new two-story residences. The three projects are comprised of: 1) An 1,855-square-foot, two-story single-family residence (Hapuna), inclusive of a 243-square-foot attached garage with an associated lot line adjustment that would expand the parcel from 4,000-square-feet to 4150-square-feet, located on Mission Street 4 NE of First Avenue in the Single-Family Residential (R-1) District, APN: 010-112-012-000; 2) A 2,102-square-foot, two-story single-family residence (Kailea), inclusive of a 250-square-foot detached garage with an associated lot line adjustment that would expand the parcel from 4,000-square-feet to 4,950-square-feet, located on Mission Street 3 NE of First Avenue in the Single-Family Residential (R-1) District, APN: 010-112-013-000; and, 3) A 2,116-square-foot, two-story single-family residence (Ahana), inclusive of a 264-square-foot attached garage with an associated lot line adjustment that would reduce the parcel from 6,000-square-feet to 4,900-square-feet, located on Mission Street 2 NE of First Avenue in the Single-Family Residential (R-1) District, APN: 010-112-007-000.

EXECUTIVE SUMMARY

The applicant is proposing to demolish three existing single-family residences on two 4,000-square-foot lot and one 6,000-square-foot lot, and construct three new two-story single-family residences with associated site improvements. The project also includes two lot line adjustments to create a 4150-square-foot lot, a 4950-square-foot lot, and a 4900-square-foot lot. Parcel 010-112-012-000 and 010-112-007-000 were evaluated for historical significance and determined to not be eligible for the Carmel Historic Inventory. Parcel 010-112-013-000 was not evaluated for historical significance because it was not 50 years old and did not qualify for evaluation. The City Forester reviewed the trees on and around all three parcels. All trees were found significant except for one in the right-of-way in front of parcel 010-112-013-000, which is proposed to be removed.

RECOMMENDATION

Adopt three Resolutions (Attachments 1, 2, & 3) accepting the Concept Design Studies and associated lot line adjustments for the demolition of three one-story single-family residences and the construction of three two-story residences.

Adopt a resolution (Attachment 1) accepting the Concept Design Study and associated lot line adjustment for an 1,855-square-foot, two-story single-family residence (Hapuna), inclusive of a 243-square-foot attached garage with an associated lot line adjustment that would expand the parcel from 4,000-square-feet to 4150-square-feet, located on Mission Street 4 NE of First Avenue in the Single-Family Residential (R-1) District, APN: 010-112-012-000.

Adopt a resolution (Attachment 2) accepting the Concept Design Study and associated lot line adjustment for a 2,102-square-foot, two-story single-family residence (Kailea), inclusive of a 250-square-foot detached garage with an associated lot line adjustment that would expand the parcel from 4,000-square-feet to 4,950-square-feet, located on Mission Street 3 NE of First Avenue in the Single-Family Residential (R-1) District, APN: 010-112-013-000.

Adopt a resolution (Attachment 3) accepting the Concept Design Study and associated lot line adjustment for a 2,116-square-foot, two-story single-family residence (Ahana), inclusive of a 264-square-foot attached garage with an associated lot line adjustment that would reduce the parcel from 6,000-square-feet to 4,900-square-feet, Mission Street 2 NE of First Avenue in the Single-Family Residential (R-1) District, APN: 010-112-007-000.

BACKGROUND AND PROJECT DESCRIPTION

Hapuna (010-112-012-000**):** The 1,321-square-foot existing single-story home was constructed in 1935 as a 264-square-foot studio. Through multiple additions and alterations, the house increased in size from 1935 – 1976. The house is not associated with any important events or people as described in the Carmel Historic Context Statement, nor does it reflect an important architectural style as described in the Carmel Historic Context Statement. On June 14, 2024, the Department of Community Planning Building determined that the property on Mission 4 NE of 1st Avenue does not constitute a historic resource and is, therefore, ineligible for the Carmel Inventory of Historic Resources.

The applicant is proposing to demolish the existing home and construct a new two-story single-family residence. The new home will have the second story set back further from the right-of-way to work with the topography and avoid blocking neighboring properties views and access to light. The applicant is proposing to build a 1,855-square-foot two-story single-family residence with an associated lot line adjustment that would expand the parcel from 4,000-square-feet to 4150-square-feet. The project will have stained wood windows, vertical wood siding with 4” boards, and a varying width standing seam metal roof. The applicant is proposing to construct a stone paver roof deck on the single-story section of the main house in the middle

of the parcel.

At the time of writing this report, the neighbors to the North, Northeast, and East of the property have raised concerns about the proposal.

- The neighbor two houses up to the Northeast has expressed concerns about views, light access, and privacy. They are concerned that the project will block their views of the tree tops, restrict access to light, and cause privacy concerns in their backyard.
- The neighbor to the North has privacy and view concerns. They met with the architect to review their concerns about views of the trees and privacy concerns due to the second story windows facing their property. Additionally, they mentioned the new pitched roof of the first-story blocked views of trees from their first story.
- Two neighbors, one to the East and one to the Northeast, came to City Hall together and expressed concerns about privacy, views, noise, and construction timelines. Both of the neighbors were concerned about the bulk of the property up the hill from them. They also described concerns about views of the sky and trees. Additionally, the windows of the second story bedroom worried them.
- None of the neighbors had any issues with the proposed roof decks at the time of writing this report.

Kailea: (010-112-013-000**)** The 1,595-square-foot existing single-story home was constructed 1978. The property was not old enough to be reviewed for historical significance because it is not yet 50 years old. The existing property is a single-story with an attached carport at the Northeast corner of the lot.

The applicant is proposing to demolish the existing home and construct a new two-story single-family residence. The new home is designed to follow the topography of the gentle slope it is situated on. The second story has been situated at the rear of the property to reduce the appearance of bulk and mass from the Mission Street. The applicant is proposing to build a 2,102-square-foot two-story single-family residence with an associated lot line adjustment that would expand the parcel from 4,000-square-feet to 4,950-square-feet. The project will have natural weathered vertical wood board and batten siding and clear stained wood windows. The roof material consists of a standing seam metal roof and a gravel ballast. A drought resistant green roof is proposed on the front part of the main house in the middle of the parcel. The applicant is proposing to construct a stone paver roof deck on the single-story section of the main house in the middle of the parcel.

At the time of writing this report, there have been no concerns raised by the neighbors. The neighbors that expressed concerns about DS 24207 stated that DS 24208 does not worry them.

Ahana (010-112-007-000**):** The 1,362-square-foot single-story residence was constructed in 1941 and has not undergone many alterations. On June 14, 2024 it was determined that the property does not constitute a historic resource and is, therefore, ineligible for the Carmel Inventory of Historic Resources. It was determined to be ineligible because it is not associated with any important themes, events, people, architectural styles, or property types identified in

Carmel's Historic Context Statement.

The applicant is proposing to demolish the existing home and garage to construct a new two-story single-family residence. The new residence follows the topography of the site, stepping down the slope at the rear of the parcel. The applicant is proposing to build a 2,116-square-foot two-story single-family residence with an associated lot line adjustment that would reduce the parcel from 6,000-square-feet to 4,900-square-feet. The project will have clear stained vertical wood batten siding and aluminum windows. The roof material will consist of a gravel ballast. A drought resistant green roof is proposed on the rear part of the main house. The applicant is proposing to construct a stone paver roof deck on the two-story section of the main house at the rear of the parcel.

At the time of writing this report, there have been no concerns raised by the neighbors. The neighbors that expressed concerns about DS 24207 stated that DS 24209 does not worry them.

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.*

Staff Response:
Hapuna (010-112-012-000**):** The City Forester identified eight (8) trees on, or adjacent to, the project site during the preliminary site assessment, including two (2) Monterey Pines, two (2) Pittosporum, and four (4) Coast Live Oaks. All trees have been rated 'significant' or 'moderately significant'. The applicant is not proposing to remove any of the (8) trees. The tree evaluation includes the 8' and 12' tree protection zone for significant trees. The property does not meet the recommended tree density of three upper canopy trees and one lower canopy tree. One upper canopy tree is required to be planted for the recommended tree density. The City Forester has reviewed the landscape and planting plan submitted by the applicant and has approved the proposal.

Kailea: (010-112-013-000**)** The City Forester identified three (3) trees on, or adjacent to, the project site during the preliminary site assessment, including one (1) Monterey Pine, one (1) Pittosporum, and one (1) Coast Live Oak. The Pittosporum and Coastal live Oak have been rated 'significant' and the Monterey Pine has been determined to be 'not significant'. The applicant is proposing to remove the Monterey Pine. The tree evaluation includes the 6' and 10' tree protection zone for significant trees. The property does not meet the recommended tree density of three upper canopy trees and one lower canopy tree. Three upper canopy trees are required to be planted for the recommended tree density. The City Forester has reviewed the landscape and planting plan submitted by the applicant and has approved the proposal.

Ahana (010-112-007-000**):** The City Forester identified five (5) trees on, or adjacent to, the project site during the preliminary site assessment, including two (2) Monterey Pines, two (2)

Monterey Cypress, and one (1) Arbutus. All trees have been rated 'significant' or 'moderately significant'. The applicant is not proposing to remove any of the (5) trees. The tree evaluation includes the 8', 10', and 12' tree protection zone for significant trees. The City Forester is not requiring any tree planting because the property meets the recommended tree density. The City Forester has reviewed the landscape and planting plan submitted by the applicant and has approved the proposal.

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:

Hapuna: Of the three parcel, parcel 010-112-012-000 slopes the least. The project uses the gentle slope of the parcel to reduce the perceived bulk of the project from Mission Street by having the proposed second story at the back of the parcel. The parcel slopes more at the South and East edges, so the applicant has included a drainage plan to manage erosion. The applicant has designed the project to include area drains, a swale, and a flow-well dispersion systems to manage drainage, preventing excess drainage onto the parcel down slope.

Kailea: Parcel 010-112-013-000 slope more North to South and West to East than parcel 010-112-012-000. The applicant uses this slope to reduce the perceived bulk of the project from Mission sSreet by having the proposed second story at the back of the parcel. The project includes cut and fill slopes, swales, and a flow-well dispersion systems to manage the drainage on site, reducing erosion and drainage down slope.

Ahana: Parcel 010-112-007-000 slopes the most of the three parcels. The parcel slopes North to South, similar to the other parcels, and slopes to the East. The applicant proposes to build with the slope to the East and build the second story down at the rear of the property. This reduces the perceived bulk of the property from Mission Street, making it appear to be a single story home. The applicant has submitted a drainage plan for the project to accommodate the slope of the parcel and reduce erosion and drainage down the hill. The applicant is proposing two flow-well dispersion systems, multiple area drains, and multiple swales.

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:

Hapuna: Staff has heard from four neighbors with concerns regarding privacy and views –the neighbors to the North, Northeast, and East. They have all expressed concerns that the second story will block views and create privacy issues.

The property to the North is concerned about windows on the second story stairs (4' X 7'-1 ½") and restroom (4' X 3'-8") looking into their bedroom and bathroom. The stairs windows is a combination of a fixed window and an awning window. The bathroom window is an awning window. To address the neighbors concerns, the Planning Commission could add a condition for the applicant to reduce the size of the windows or frost the glass. The second story was situated to avoid blocking the views of the ocean from the neighbor to the North's Juliet balcony. The second story is set back 3'-9" from the North (side) property line, 21'-2" from the East (rear) property line, and 82'-4.5" from the West (front) property line. The neighbor to the North said that the second story will not block their view of the ocean. The neighbor has requested that the Planning Commission stop by their house during the site visits.

The neighbor in the property to the Northeast has concerns about views of trees being blocked by the new second story. The proposed second story of Hapuna will be 23'-2" and set back 21'-2" from the rear property line. The neighbor has requested the Planning Commission visit their property during the site visits.

The owners in the properties to the East brought up concerns about the view of the trees and sky, privacy issues from the new second story bedroom windows, and the perceived mass of the project from their backyards. To address the neighbors concerns, the applicant could frost the glass of the east facing windows in their bedroom or remove them all together. Unless the applicant decided to remove the second story, there is not any way to reposition the second story without blocking the neighbor to the North view from their second story. At the time of writing this report, the neighbors have not requested the Planning Commission visit their properties.

Staff has determined the project complies with the Residential Design Guidelines pertaining to views and meets Concept Phase Approval Findings #5 pertaining to public and private views, and solar access. Staff has determined that the applicant can adjust the windows as described above to address the privacy concerns.

Kailea and Ahana: At the time of writing this report, no neighbors have reached out and expressed concerns about these projects. The neighbors that had concerns about Hapuna specified that these projects are not an issue. The applicant has situated the second stories back from the property line to ensure that the projects do not block ocean views of the neighbors up the hill. Staff has not found any view or privacy issues for Kailea and Ahana. The projects 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:
Hapuna: The applicant proposes a 243-square-foot attached garage on the Northwest side of the lot. The garage is proposed to be 20'-4" by 11'-11 ½". The garage will be 18'-5" from the property line. The new proposed paver tire paths driveway will vary in widths and will be 9' wide at the widest sections. The garage and driveway will be in a similar location to the previous driveway and carport. The new garage is subordinate to the main house by being a reduced height and narrower than the portion of the house it is connected to. The project meets the objectives of parking and access.

Kailea: The applicant is proposing a 250-square-foot detached garage in the front yard setback on the Southwest side of the lot. The garage is proposed to be 20'-10" by 12'. The garage is set back 1'-6" from the front property line. The proposed driveway is made of permeable pavers and extends into the right-of-way to connect with the street edge. The driveway tapers wider as it get to the edge of the street and the width stays less than 12'. The garage and driveway is in the opposite location of the previous driveway and carport, moving from the Northeast part of the lot to the Southwest. The new garage is subordinate to the main house by being a reduced height and narrower than the portion of the main house behind it. The project meets the objectives of parking and access.

Ahana: The applicant is prosing a 264-square-foot attached garage is setback 16'-7" from the property line. The garage is proposed to be 22' by 12' and situated on the Northwest side of the lot. The driveway will be permeable paver tire paths. The tire paths are approximately 30" wide and connect to the street with an asphalt skirt per the Carmel Municipal Code. The new driveway and garage are in in a similar location to the old driveway and garage. The new garage is subordinate to the main house by be a smaller than the section of the main house it is attached to. This breaks up the volume and differentiates it from the house, as described in further detail in the next section. The project meets the objectives of parking and access.

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 homes in the surrounding area are a mix of single-story and two-story structures. The house to the North is two-stories and close to the shared property line with Hapuna. It has a similar attached garage that connects to the single-story portion of the house. The property to the South is two-stories with a lower level and main level. It uses the topography similar to Ahana to build down and appear to be one story from the street level on Mission Street. All three of the houses to the East/Northeast are two-story homes. The properties to the East and Northeast of Hapuna are located to the front of their parcels. The property two houses up and Northeast from Hapuna is closer to the West and North Property lines of its parcel.

Hapuna: The proposed project is on a gentle slope at the top of a hill. The applicant has used this slope to try to reduce the perceived mass and bulk from the street, putting the second story at the rear of the property. The owner of the property to the East has expressed concerns about the mass of the proposed project when viewed from their backyard. The second Story of Hapuna is 23'-2" tall and setback 21'-2" from the rear property line. The owner of the property to the Northeast has sent a follow up email to staff that is attached to the staff report.

The ridge height of the first floor is 16'-6" and the ridge height of the second floor is 23'-2". The maximum allowed ridge height is 18' and 24', respectively. The first-floor plate height is 11'-7" and the second-floor plate height is 17'-10". The maximum allowed plate heights are 12' for first floors and 18' for second stories. The proposed project is consistent with the zoning code standards on ridge and plate heights.

Exterior doors are proposed to be between 6'-8" and 8' feet tall. The windows on the property are between 3' to 8' tall. Many of the taller windows are South and West facing, allowing for more natural light during the day and evening. None of the windows are proposed to have divisions. All of the windows on the property match the modern architectural style.

Kailea: The proposed project is on a slope from the North side of the property to the South side. The applicant has used this slope to try to reduce the perceived mass and bulk from the street, putting the second story at the rear of the property. The owners of the properties that have expressed concerns about the Hapuna stated they have no issues with this project.

The ridge height of the first floor is 11'-8" and the ridge height of the second floor is 23'-2.5". The maximum allowed ridge height is 18' and 24', respectively. The first-floor plate height is 10' and the second-floor plate height is 17'-10". The maximum allowed plate heights are 12' for first floors and 18' for second stories. The proposed project is consistent with the zoning code standards on ridge and plate heights.

Exterior doors are proposed to be between 6'-8" and 8'-5" feet tall. The windows on the property are between 2' to 10' tall. The South and West sides of the building have the most large windows, but all sides of the housing have large windows proposed. The windows are designed to allow natural light in and to match the modern architectural style. None of the windows are proposed to have divisions.

Ahana: The proposed project is on a slope from the Northwest side of the property to the Southeast side. The applicant has used this slope to reduce the perceived mass and bulk from the street, building a lower level at the rear of the property. The property has the appearance of a single-story home from the streetscape. The owners of the properties that have expressed concerns about the Hapuna stated they have no issues with this project.

The ridge height of the first floor is 13'-6" and the ridge height of the second floor is 19'-2" at the rear of the property. The maximum allowed ridge height is 18' and 24', respectively. The first-floor plate height is 11'-10" and the second-floor plate height is 17'-10". The maximum

allowed plate heights are 12' for first floors and 18' for second stories. The proposed project is consistent with the zoning code standards on ridge and plate heights.

Exterior doors are proposed to be between 6'-8" and 8' feet tall. The windows on the property are between 2' to 8'-10" tall. The South and East sides of the building have the most large windows, but all sides of the housing have large windows proposed. The windows are designed to allow natural light in and to match the modern architectural style. The largest section of windows is the hallway that connects the front section of the house to the rear section. This hallway has floor to ceiling windows. None of the windows are proposed to have divisions.

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:

Hapuna: The building will have two front facing gables; one for the first floor of the residence and one for the garage. The second story roof is perpendicular to the first floor roof. All roofs are pitched at 7:12 throughout except for the dormer which has a slope of 5:12. There is one section around the roof deck on the second story that has a ¼:12 slope. There are 2 additonal ridges at the rear of the property for the second story closet and the first floor second bedroom.

The design guidelines encourage properties 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 maintains the same roof slopes for most of the roof while breaking up the massing by having changing roof heights. While most of the pitched roofs have the same slope, the second story is perpendicular to the first floor roof and the dormer has a different slope, creating some roof complexity. If the Planning Commissioners find the roof to be too complex, staff recommends instructing the applicant to remove the second story dormer.

Kailea: The detached garage and first floor of the proposed project have flat, green roofs. The first floor portion of the main house has a rooftop deck. The second story of the main house has a pitched roof that is parallel to the street with a slope of 7:12 and a dormer with a slope of 1:12.

The design guidelines encourage properties with flat roofs be on smaller, one-story structures. The guidelines encourage gabled roofs for larder buildings or two-story elements. This project follows the guidelines by having the flat roof on the single-story elements of the structures and a gabled roof for the second-story element. The guidelines further encourage limiting the number of dormers to keep the roof form simple. The project includes one dormer at the entrance to the roof deck, following the design guidelines encouragement for limited dormers.

Ahana: The proposed structure's roofs are all flat with either roof gardens or gravel ballast. The garage and front portion of the home have the gravel ballast roof and the rear portion of the property has green roofs and a rooftop deck. The roofs include clear natural wood fascia that matches the siding for the house in addition to metal gravel stops.

The design guidelines encourage properties have a primary volume with secondary volumes appearing attached to the primary form. The project does this by having the garage and hallway connecting the two main forms of the house lower than the main residence. While the design guidelines encourage pitched roofs for two-story elements, the two story element of this structure is at the rear of the property where the building has a lower level. Due to the upper level of the two-story element having the appearance of being one story from the street, staff has determined that the project meets the intent of the guidelines to have simple roof and building forms.

Finish Details:

Hapuna: The applicant is proposing vertical stained wood siding. The siding will be 4" boards throughout. The doors are proposed to be paint grade wood and the windows will be tan stained wood. The proposed roofing will be a gray standing seam metal roof with varied widths. The decking will be Ipe wood spaced-boards.

Kailea: The applicant is proposing vertical grey, stained wood siding that appears like naturally weathered wood. The siding will be 3 5/8" board and batten throughout. The doors are proposed to be clear stained paint grade Douglas Fir wood. The proposed windows will be tan stained wood. The proposed roofing will be a tan/grey standing seam metal roof with uniform widths, gravel ballast, and drought resistant green roofs. The decking will be Ipe wood spaced-boards.

Ahana: The applicant is proposing vertical clear-stained wood siding that has the appearance of natural wood. The siding will be board and batten with alternating 1.5" battens and 3" boards throughout. The doors and windows will be clear, anodized coated aluminum (helping to protect the aluminum from scratches and weathering). The proposed roofing will be a gravel ballast and drought resistant green roofs. The decking will be Ipe wood spaced-boards. The proposed spa at the rear of the property will be stainless steel.

***Fencing/Gate/Arbor*:**

Hapuna: A new gate is being proposed on the North side of the site to create a trash enclosure. A new 6' tall wood picket fence is being proposed for the rear (east) property line and along the South property line at the rear of the property to enclose the backyard. Carmel stone garden walls between 2' and 2'-6" are proposed at the front of the property. There no other fences, gates, arbors, or walls being proposed.

Kailea: A new fenced area with a gate is being proposed behind the detached garage to create a trash enclosure. A new 6' tall wood picket fence is being proposed for the rear property line and along the North and South property lines at the rear of the property to enclose the

backyard. There no other fences, gates, arbors, or walls being proposed.

Ahana: A new fenced area with a gate is being proposed on the North side of the attached garage to create a trash enclosure. A new 6' tall wood picket fence is being proposed for the rear property line and along the North and South property lines at the rear of the property to enclose the backyard. The fencing extends along the South property line to the West property line. The fencing extends North along the West property line enclosing a portion of the front of yard. There no other fences, gates, arbors, or walls being proposed.

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

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

Staff Response:

Hapuna: This 4150 square foot lot is allowed 574 square feet of site coverage. The applicant proposes a total of 567 square feet of site coverage with over half being semi-permeable. Semi-permeable materials include the stone paver driveway and walkway, and the wood deck. The project meets the requirements for site coverage.

Kailea: This 4950 square foot lot is allowed 667 square feet of site coverage. The applicant proposes a total of 567 square feet of site coverage with over half being semi-permeable. Semi-permeable materials include the permeable wood paver driveway and walkway, stone paver walkway, and the wood deck. The project meets the requirements for site coverage

Ahana: This 4900 square foot lot is allowed 662 square feet of site coverage. The applicant proposes a total of 657 square feet of site coverage with over half being semi-permeable. Semi-permeable materials include the permeable wood driveway and walkway, and the wood decks. The project meets the requirements for site coverage.

Right-of-Way Character: Section 1.5-1.7 of the Residential guidelines encourages mainting the forest character fo the right-of-way by using natural materials for street parking, mainitaing informal, natural vegetation, and maintaining trees. Section 2.0 of the Residential Design Guideline's objectives are for properties and development to maintaining the meandering character of streets, the rustic street drainage, and to maintain the existing street widths. Section 10.2-10.4 of the Residential guidelines encourages the use of green, native plant

species that continue the feel of the forest character of Carmel.

For Hapuna, the applicant is proposing to extend the stonepaver tire paths driveway to the street edge and a mulch pathway in the right-of-way. For **Kailea, t**he applicant is proposing a wood paver driveway and a mulch pathway in the right-of-way. For **Ahana, t**he applicant is proposing a wood paver tire path driveway and a mulch pathway in the right-of-way The proposed landscaping in the front of the properties and the right-of-way is a mix of ground cover (Dymondia and Yerba Buena) and small vegetation (sword fern and creeping sage). All trees on Hapuna and Ahana are being retained, maintaining the forest feel of the lot from the street. A Monterey Pine in the right-of-way is being removed as part of the Kailea project because the tree was deemed not significant. The applicant is required to plant three upper canopy trees as part of the Kailea project and one at Hapuna. The applicant meets the design guidelines and municipal code standards for the right-of-way for all three projects.

Skylights: No skylights are proposed for Hapuna, Kailea, or Ahana.

Chimney: Section 9.15 of the Residential Design Guidelines encourages chimneys that integrate into the building, are an appropriate size, and avoid blocking views.

Hapuna: The project is not proposing a chimney.

Kailea: The project has a gas fireplace with a small chimney that meets the standards for chimney height and size. The chimney is only as large as is required by manufacturer specifications and does not create any view issues. The lower section of the chimney connects to the ground as is encouraged in the design guidelines. The lower part of the chimney is vineyard rock quarry stone and it follows the stonework recommendations of the design guidelines by terminating on interior edges and not being installed in a decorative, ornate manner.

Ahana: The project has a gas fireplace with a small chimney that meets the standards for chimney height and size. The chimney is only as large as is required by manufacturer specifications and does not create any view issues. The lower section of the chimney connects to the ground as is encouraged in the design guidelines. The lower part of the chimney is board form architectural concrete and that fits with the architectural style of the building.

Landscaping: Section 10.2-10.4 of the Residential guidelines encourages the use of green, native plant species that continue the feel of the forest character of Carmel.

Staff Response:
The landscaping for all three projects was designed together with the intention of retaining and accentuating the Coastal Oak and Monterey Pine trees that are already on the parcels. The intention was to create the feel of the structures nestled into an gove of trees. The landscaping includes native, drought resistant species that would be found in an Oak grove. The projects were design so that the landscaping blended together and flow between the parcels. The

applicant included native, drought resistant green roofs on Kailea and Ahana to help them fit and blend into the natural environment more cohesively. The existing and proposed landscaping is being used to screen the structures from the street and the neighboring homes.

Environmental Review: Staff recommends, pursuant to CEQA regulations, that the Application be found "not a project" pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment. A CEQA analysis and determination will be conducted during the Final Details hearing.

ATTACHMENTS:
Attachment 1 Resolution (DS 24207)
Attachment 2 Resolution (DS 24208)
Attachment 3 Resolution (DS 24209)
Attachment 4 Neighbor Correspondance
Attachment 5 Project Plans (DS 24207)
Attachment 6 Project Plans (DS 24208)
Attachment 7 Project Plans (DS 24209)
Attachment 8 Data Table (DS 24207)
Attachment 9 Data Table (DS 24208)
Attachment 10 Data Table (DS 24209)
Attachment 11 Applicant Narrative

Carmel-by-the-Sea

Attachment 6

Jacob Olander <jolander@ci.carmel.ca.us>

Fwd: DS 24207, DS2408, and DS2409 (Hermle-Collins) Mission Avenue

1 message

Marnie R. Waffle <mwaffle@ci.carmel.ca.us> Tue, Oct 22, 2024 at 8:22 AM
To: Jacob Olander <jolander@ci.carmel.ca.us>
Cc: Brandon Swanson <bswanson@ci.carmel.ca.us>

Please forward the correspondence below to the Planning Commission today and include it as an attachment to your staff report for the next hearing.

Best regards,

Marnie R. Waffle, AICP
Principal Planner
City of Carmel-by-the-Sea
Community Planning & Building
(831) 620-2010 main
(831) 620-2057 direct
www.ci.carmel.ca.us

The Community Planning & Building Department will be closed to the public on **Wednesday, October 23, 2024**. Regular business hours will resume at 8:00 a.m. on Thursday, October 24, 2024. We look forward to connecting with you then. Take good care!

---------- Forwarded message ---------
From: **Nova Romero** <nromero@ci.carmel.ca.us>
Date: Mon, Oct 21, 2024 at 3:37 PM
Subject: Fwd: DS 24207, DS2408, and DS2409 (Hermle-Collins) Mission Avenue
To: Brandon Swanson <bswanson@ci.carmel.ca.us>, Robert Harary <rharary@ci.carmel.ca.us>, Yvette Oblander <yoblander@ci.carmel.ca.us>, Marnie R. Waffle <mwaffle@ci.carmel.ca.us>

Good afternoon Marnie and Yvette,

Please see email below from Chuck Najarian re: " the three side-by-side Hermle-Collins projects on Mission between First and Vista currently under consideration to the Planning Commission". He would like this distributed to the Planning Commissioners and the Forest and Beach Commissioners and included as correspondence for the next Planning Commission meeting.

I have already forwarded the email to the City Council and City Attorney.

Thank you,

Nova Romero, MMC
City Clerk
City of Carmel-by-the-Sea
P.O. Box CC
Carmel-by-the-Sea, CA 93921
(831) 620-2016
nromero@cbts.us

---------- Forwarded message ---------
From: [redacted]
Date: Mon, Oct 21, 2024 at 3:02 PM
Subject: DS 24207, DS2408, and DS2409 (Hermle-Collins) Mission Avenue
To: <cityclerk@ci.carmel.ca.us>, Nova Romero <nromero@ci.carmel.ca.us>

Nova,
Please distribute these public comments regarding the three side-by-side Hermle-Collins projects on Mission between First and Vista currently under consideration to the Planning Commission, and copy the City Council and City attorney. (And please include this as public comment in the next Planning Commission meeting packet.)

Also, please copy the Forest and Beach Commission concerning previous significant construction related tree damage at San Carlos 3NE of First Avenue, and San Carlos 4NE of First Avenue sites, as explained in the 10th paragraph of my comments.

Thank you,
Chuck Najarian

Dear Planning Commissioners,

The purpose of this email is to expand on my oral comments at the October 9, 2024 Planning Commission hearing.

It's apparent that architects and developers have inordinate influence over the City, including the Planning Commission. Unfortunately, residents suffer the consequences with degraded views, loss of privacy, unmitigated construction impacts, and the disintegration of neighborhood character and charm built on traditional architecture. Financial gain of a few at the expense of the community and neighborhoods has no place in your decision-making process. Yet that appears to be what ultimately most influences your actions and votes.

Residents should not have to worry that their views and privacy will be ruined because of a new home or commercial building. Residents shouldn't fear that their established quality of life can be degraded from new project proposals, or that architects and developers of new projects have priority over them. Residents should not have to endure unmitigated impacts from substantial construction activities over several years (noise, air emissions, work-force parking, and general disruption of the community.)

Furthermore, the California Environmental Quality Act (CEQA) should be acknowledged as the required process to avoid or mitigate the sort of aforementioned impacts, including aesthetics and visual impacts, and the degradation of character and charm. CEQA is a tool that informs you, as well as the residents, and it affords the residents real opportunities to engage and influence the decision-making process and shape your deliberations and the outcome. Avoiding CEQA is illegal, and is an insult to the environment and community that it's designed to protect. Avoiding it games the system in favor of architects and developers.

The neighborhood near Forest Hill Park where you are considering a side-by-side integrated three-house proposal, namely DS 24207, DS2408, and DS2409 (Hermle-Collins) on Mission Avenue, is an example of favoring an architect and developer at the expense of neighborhood residents. Your priority should be the residents and ensuring the proper permitting process.

As I explained at the October 9th hearing, building a single house rarely triggers CEQA, but in this case you are considering three houses in a row, all with the same "Bay Area Modern" design, with impacts to residents due to construction, views, and privacy as articulated orally on the record at the hearing and in written public comments you have received. To date, you've ignored CEQA to the detriment of the neighborhood residents and to the benefit of the developer. The profit margin and related square footage that the developer is seeking should not be what influences your decision, and should certainly be secondary to impacts the residents around the project will endure for years to come. When all is said and done the developer and architect will have made their money and profit and will be nowhere to be seen, but the residents will still be there dealing with the ongoing impacts, year after year, decade after decade.

The staff indicated there were no historic homes near the project site, but there are five circa 1920s and 1930s homes in the neighborhood, two across the street from the development at Mission 5NW First Avenue (Jack Calvin and Francis Whitaker), Mission 6NW First Avenue (George Whitcomb), one behind the proposed homes at Junipero 2SW Vista Avenue (Robert R. Jones), one on the NW corner of Mission and Vista (Murphy), and one on the SW corner of Mission and Vista Avenue (Comstock).
However, these historic homes do not appear to be a factor in your deliberations and considerations. They should be, and should have been considered in the initial stages of planning and design for the development, as should have been the aforementioned adverse effects to residents.

About six years ago the neighborhood residents were adversely impacted due to two side-by-side Planning Commission approved homes. Specifically, on August 8, 2018 the Planning Commission authorized demolition of an old single story house on San Carlos between First and Vista, allowed subdividing the original lot into two lots, and approved two large 2-story homes, one on each of the two subdivided lots (San Carlos 3NE of First Avenue, and San Carlos 4NE of First Avenue.) I note that Chairman LePage and Commissioner Locke were also on the Planning Commission at that time.

Unfortunately, three neighbors on Mission behind the two new homes on San Carlos, and across the street from the current 3-home proposal, lost ocean and other views, and their privacy was also adversely affected. Specifically, Mission 4NW First Avenue, Mission 5NW First Avenue, and Mission 6NW First Avenue, were impacted. Mission 5NW First Avenue and Mission 6NW First Avenue are over 90 year old historic structures referenced above. Why should any neighbor, historic or not, lose a significant view shed for a new home? Unfortunately for the neighborhood residents, CEQA was also ignored in approving those two projects on San Carlos.

Not only that, but there were approximately 17 native trees including Monterey Pines and Cypruses originally on the San Carlos site before the two new homes were built, and now there's only 6 remaining. This is due in large part to damage to tree roots during construction of the two new homes. In fact, two of neighboring homes on Mission (Mission 4NW First and Mission 5NW First) situated behind the two San Carlos homes were significantly damaged when trees compromised during construction trenching fell on their roofs during the storms two years ago. In all, four trees on the sites fell during the storms. One of the homes damaged is the historic circa 1929 Mission 5NW First Avenue house mentioned previously. (I could

not find any record of fines or other actions due to the construction induced loss of so many native trees. Please let me know if anything was done for the illegal tree damage that occurred under the City's watch.)

The environmental setting, including historic homes, visual, aesthetics, neighborhood character, and trees should have been considered prior to planning, design, and development of the three proposed side-by-side homes. Instead, the design work was done prior to understanding the environmental ramifications. CEQA provides the platform to address all issues before locking in design and other aspects of proposed projects. Adopted Guidelines and Plans are open to interpretation and interpretation concerning specific projects should first and foremost err on the side of protecting residents and the village, not singularly accommodating developer interests. The emphasis should be on eliminating or reducing adverse impacts to an acceptable level. Before you can understand that you must understand the nature and extent of the impacts. CEQA enables this. Why repeatedly avoid or ignore it?

In closing, this neighborhood has had to endure adverse impacts because of the flawed decision-making concerning the two side-by-side homes on San Carlos that were permitted in 2018. Now, they are facing another similar situation for three proposed side-by-side homes on Mission. It's time to ensure these projects don't result in adverse impacts to the residents, and to maintain the neighborhood architectural character and charm as reflected in the five historic homes discussed above. It's also time to stop what generally amounts to invalid permitting processes and instead implement the California Environmental Quality Act.

Sincerely,
Chuck Najarian
Carmel Resident

Sent from my iPad

Carmel-by-the-Sea

Attachment 7

Jacob Olander <jolander@ci.carmel.ca.us>

Re Hermle-Collins Mission. St. Project DS24207, DS24208, and DS24209

[redacted] Sun, Nov 3, 2024 at 7:20 PM

To: "jolander@ci.carmel.ca.us" <jolander@ci.carmel.ca.us>

[redacted]

11/2/24
Dear Jake,
This is a second letter of concern about the Mission St. project. I may be reiterating points from the last letter but I am becoming more opposed to this building project with time and the input of disgruntled neighbors. It seems that such a massive project, demolition and construction of 3 houses in one year, will have highly adverse impacts on all of the nearby neighbors.

The neighbors on Junipero will lose their privacy, sunlight and views. Also because the wind blows mostly west to east, all of the dust and chemical pollution will blow toward us which will have an adverse impact on health. My partner and I, both retired, have had respiratory issues this fall.

The extreme noise of demolition and construction will negatively impact neighbors both on Mission and Junipero streets. I have walked by sites in Carmel where only one house is under construction and have found the noise to be deafening at times.

Construction trucks will create a severe parking problem for Mission St. residents some of whom need to park on the street because they have no garage or a short driveway. Both Mission and Junipero streets are already rutted with potholes from heavy truck traffic in recent years and will be more degraded by this project.

I think the property is being overbuilt. These new houses will have a minimal front yard and less space in the back. The houses are being built very close to the back property line.

I have recently become acquainted with the CEQA statute and do not understand why the city planning commission is ignoring this law.

Also I have learned that there are 5 historic houses in the neighborhood which raises the question of why 3 Bay Area Modern houses taller than nearby houses are being built here. Bay Area Modern does not fit in with the neighborhood architectural styles.

Finally I ask this question of the Planning Commission. "How would you like to sit in your backyard and experience nothing but this huge demolition/construction project for a year or more with the aforementioned negative impacts? " I believe our normally peaceful refuge of a backyard will become unusable during this construction time

I also question whether the Planning Commission values profit over the welfare and quality of life for Carmel residents.

Respectfully yours,

Attachment 7

Mary Lounsbury Ph.D.
[redacted]

Carmel-by-the-Sea

Jacob Olander <jolander@ci.carmel.ca.us>

Fwd: CEQA Review Needed to Protect Community and Environment

1 message

Brandon Swanson <bswanson@ci.carmel.ca.us> Thu, Nov 7, 2024 at 2:29 PM
To: Jacob Olander <jolander@ci.carmel.ca.us>, "Marnie R. Waffle" <mwaffle@ci.carmel.ca.us>, Evan Kort <ekort@ci.carmel.ca.us>

Take care,

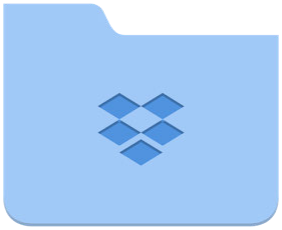
-Brandon

Brandon Swanson [he, him, his]
Assistant City Administrator
Acting Director, Community Planning and Building
City of Carmel-by-the-Sea
(831) 620-2024

---------- Forwarded message ---------
From: **David O'Neil** [redacted]
Date: Thu, Oct 31, 2024 at 12:14 PM
Subject: CEQA Review Needed to Protect Community and Environment
[redacted]

Dear City Staff and members of the City Council, Planning Commission, Historic Resources Board,

I am writing to express my concerns regarding the application of CEQA (California Environmental Quality Act) exemptions within our community, particularly in relation, but not limited to the recent development proposal involving three separate permit applications. These applications pertain to the construction of three homes side by side without diversity in design (each replacing an existing unique structure) coordinated to occur simultaneously on three contiguous properties along Mission Avenue, between First and Vista, in Carmel-by-the-Sea: DS - 2407, DS - 2408 and DS - 2409:



Hermle-Collinson
dropbox.com

Despite being listed as individual projects, these developments share a single owner, Hermle-Collinson, and the same architect, reflecting a unified modern architectural design. Such coordination suggests a collective impact that should be evaluated comprehensively under CEQA, rather than being treated as isolated projects. It is crucial to understand the implications of these exemptions, as the scale and lack of diversity in design, demolition, and construction may have significant repercussions on the environmental and cultural fabric of our community. A thorough environmental review would align with CEQA's mission to ensure environmental protection and responsible community planning. I urge a thorough review and appropriate action in light of potential environmental and community impacts associated with this project. Projects within the Coastal Zone must comply with the California Coastal Act, and an informed decision is essential to protect the welfare of our community and the integrity of our shared environment.

City staff intends to recommend Categorical Exemptions for all three projects, but the proposed homes do not seem eligible for categorical exemptions under CEQA, as there is a reasonable possibility of significant environmental effects arising from unusual circumstances. The design and characteristics of these homes could impact aesthetics, local character, environmental and historic resources, necessitating a more in-depth analysis.

It is essential that these three homes be evaluated as a single large project for CEQA purposes. Analyzing them collectively will provide a clearer understanding of their cumulative impacts on traffic, noise, and neighborhood character, as opposed to an isolated analysis. The city should consider proceeding with an Environmental Impact Report anyway due to the cumulative effect of all the large developments already approved or underway within our one-square-mile community during this period:

1. Hofsas Hotel demolition and construction of new hotel (Approved)
2. Ulrika Plaza/the Pit (In permitting)
3. JB Pastor Building (In permitting)
4. The fiber optic above and below ground installation (In permitting)
5. The sewer replacement on Scenic Drive (Approved)
6. The 349 housing units authorized in the Housing Element Update (Approved)

While CEQA primarily addresses environmental impacts, significant architectural changes in a neighborhood continuity and design diversity can indirectly affect local character, and environmental and the five neighboring historic resources.

1. Mission 5NW First Avenue (Jack Calvin & Francis Whitaker)
2. Mission 6NW First Avenue (George Whitcomb)
3. Junipero 2SW Vista Avenue (Robert R. Jones)
4. NW corner of Mission and Vista (Murphy)
5. SW corner of Mission and Vista (Comstock)

Therefore, the scale of these homes should be reduced and designs should be considered that create harmony and diversity in the neighborhood both esthetically and with neighboring historic properties. Incongruous designs may affect viewsheds, cultural heritage, and community context as CEQA

prioritizes environmental quality and public welfare, ensuring that economic interests do not overshadow environmental review and community well-being.

Additionally, please consider that several protected and endangered species inhabit this area, including but not limited to the Marbled Murrelet, California Red-legged Frog, Yadon's Piperia, Monterey Pine, and the Santa Cruz Cypress.

Conducting an Initial Study is crucial to determine whether a Negative Declaration, Mitigated Negative Declaration, or a comprehensive Environmental Impact Report (EIR) is necessary. This assessment will help identify elements of the project that may have significant environmental impacts and allow for the development of appropriate mitigation strategies. It is premature to assume this analysis is unnecessary without a complete CEQA Initial Study.

I strongly urge the Planning Commission to carefully consider these points and prioritize a comprehensive CEQA review process that aligns with the best interests of both the community and the environment for this and all other projects within your jurisdiction that are proposed for the near future.

Neglecting a comprehensive CEQA review could have serious ramifications for our community, including potential legal challenges and heightened scrutiny from concerned stakeholders. As a community, we are committed to ensuring compliance with environmental laws and upholding the values of environmental stewardship.

Thank you for your attention to these pressing concerns. I and many in our community look forward to your response and hope to see procedural actions that demonstrate a strong commitment to comprehensive environmental stewardship.

Sincerely,

David O'Neil

DAVID O'NEIL
[redacted]
PROTECTCARMEL.NET

DAVID O'NEIL FOR CARMEL CITY COUNCIL



David O'Neil [redacted]

Carmel-by-the-Sea

Jacob Olander <jolander@ci.carmel.ca.us>

ERIK DYER - MISSION STREET - CARMEL BY THE SEA - To Whom It May Concern - For Planning Commission Meeting to be Held on Wednesday 11/12/2024

Victor Michael [redacted]
To: [redacted]
Cc: [redacted]

Fri, Nov 8, 2024 at 12:40 PM

To Whom it May Concern,

I attempt brevity, I do know the owners of these properties as friends, and have become acquainted only recently with the associated Architect Erik Dyar for these same three properties:

- Mission Street, (2) NE of First Avenue – Ahana – Where I currently live, and have lived in Carmel by the Sea for over 3 years.
- Mission Street (3) NE of First Avenue – Kailea
- Mission Street (4) NE of First Avenue - Hapuna

It is not my mission/agenda to support these properties due to the fact of knowing the owners personally.

This letter was my offer on the day I did originally see Erik's renderings for the three properties, with the owners not present.

I'm aware of the challenges Carmel by the Sea can present, and in my mind, this is often done more for the challenge-sake itself rather than for a legitimate, substantive reason.

It is my personal belief, Erik's unique Architectural Style, while bringing in warm modern touches, is respectful of the landscape of not only the property but of the “Landscape of the City”.

The Architecture of these 3 homes, is almost secondary to the existing and final landscaping,

Each home rests fluid with Sunlight, Existing Trees, and the ~~final~~ Landscape and creates True inside/outside results.

In this simple yet precise approach of weaving Nature and the home, I would think these projects would be embraced by all.

It is far beyond Boxes filling lots, maximizing square footage capacity which are popping up all over Carmel by The Sea, many in my mind in direct conflict both with the Village and the Village Landscape.

There are times such as this when one wonders how something so seemingly, obviously, naturally in tune with the land, could be rejected because it “can be” or rejected without spelled out reasons for another to understand beyond just a "No."

I am very pleased two of these three homes have already been conceptually approved, and I support the revised Northern 'Hapuna' house design that incorporates changes to reduce impacts to adjacent neighbors.

Let’s all unite looking to better where we live and support the final approval of these three projects. While a ‘NO” is at times needed, it is often more important to say 'YES' to projects that will make such a significant improvement to the neighborhood and village.

I have also been in the Trade business 35 years.

Please feel free to call me with any questions.

Again, I was not asked to write this letter, I said I would like to once I had laid eyes on the initial renderings presented by Erik.

Sincerely

Victor J. Michael

Interior/Exterior Architectural Consultation

Full Project Specifications

Turn Key Interior Design

Landscape/Garden Consultation

[redacted]

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

November 13, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Katherine Wallace, Associate Planner
APPROVED BY:	Brandon Swanson, Acting Community Planning & Building Director
SUBJECT:	**DS 24175 (Rowland-Smith)**: Consideration of a Final Design Study, DS 24175 (Rowland-Smith) and associated Coastal Development Permit for the construction of a 708-square-foot split-level addition to an existing 852-square-foot, one-story single-family residence and 240-square-foot garage, and associated site improvements at 4910 Monterey Street in the Single-Family Residential (R-1) District. APN: 010-011-006-000.

Application: DS 24175 (Rowland-Smith)
Block:19
Location: 4910 Monterey Street
Applicant: Jim Sullivan

APN: 010-011-006-000
Lot:13

Property Owner: Teresa Rowland and Stephen Smith

Executive Summary:

The applicant is requesting approval of a Final Design Study for the remodel of an existing 852-square-foot, one-story, single-family residence. The proposed 708-square-foot split-level rear addition will extend to the existing 240-square-foot detached garage, creating an attached garage. This project previously received approval of a Concept Design with conditions regarding privacy. The applicant has modified the project in response to the Planning Commission's previous direction.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Final Design Study and associated Coastal Development Permit for the construction of a 708-square-foot split-level addition to an existing 852-square-foot, one-story single-family residence and 240-square-foot garage, and associated site improvements at 4910 Monterey Street in the Single-Family Residential (R-1) Zoning District, APN 010-001-006.

Background and Project Description:

The project site is a 4,000-square foot lot developed with an 852-square-foot, one-story, single-family

residence and a 240-square-foot detached garage. The property was reviewed for historical significance and deemed ineligible for the Historic Inventory on August 10, 2021. The applicant is proposing to remodel the existing residence and add a split-level rear addition. An existing 240-square foot detached garage would remain in place and become an attached garage. The total combined square footage of the enlarged house and newly-attached garage would be 1,800 square feet, which is the maximum allowed base floor area for the site. The building is proposed to be finished with v-groove wood siding, aluminum-clad wood windows, and composite shingle roofing to match the existing residence.

The Planning Commission considered the Concept Design Study at the September 11, 2024 hearing. While the Concept Design Study was accepted by the Commission, the Commission added three conditions of approval to address privacy impacts from the project (see **Privacy and Views** analysis below). The applicant has returned with a revised design intended to satisfy the conditions of approval and is requesting final approval of the project. The design has passed the required Volume Study.

Staff Analysis:

Forest Character/Landscaping: 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 site. Residential Design Guideline 10.0 states that project sites should *"Provide for upper and lower canopy trees when designing the landscape. Landscape plans that use native plants and other varieties accustomed to growing along the Central Coast are encouraged. Planting in areas visible from the street or other public places should continue the forest character. Plants in the public right-of-way should be predominantly green foliage plants, in keeping with the design traditions of Carmel."*

Staff Response: The recommended tree density for a 4,000-square-foot property is 3 upper-canopy trees and 1 lower-canopy tree, located on-site. For this site specifically, the City Forester determined that two new trees (upper or lower) are required. The property presently contains no trees. However, there are six significant trees and one not significant tree located either in the public right of way or just across the property line on a neighboring property. The significant trees include three Coast Live Oaks, one Monterey Pine, and two Incense Cedar trees. The not significant tree is an ornamental fruit tree. No trees will be removed, and the proposed development is set back a minimum of 6 feet from all significant trees.

The landscape plan proposes a screen of California Buckthorn along the west property line (to match the existing California Buckthorn located along the north property line), and two new Olea europaea "Wilsonii" trees to be planted at the southwest and northwest corners of the property.
Additionally, Meyer Lemon, Mission Fig, and a Peach tree (currently in pots onsite) are proposed to be planted in the rear yard between the west property line and the rear patio. The right of way features an existing Japanese Maple, Monterey Pine, and California Live Oak, all to remain.

At the September 11, 2024 Concept hearing, the Commission requested a vegetated privacy screen along the west property line; the proposed California Buckthorn is expected to grow to 9' as currently present along the north property line. The City Forester has approved the proposed plant, shrub and tree species and will work with the applicant to finalize appropriate placement of the "Wilsonii" (standard Condition of Approval 22, Landscape Plan Required). As conditioned, the landscape plan meets City requirements.

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

Staff Response: At the September 11, 2024 Planning Commission, the west (rear) neighbor raised privacy concerns. Commissioners discussed a range of possible solutions, which included reduction or removal of the proposed second-story balcony altogether; replacement of the proposed glass balcony railing with a solid railing; reduction in glazing at the second-story west elevation; and/or installation of a vegetated privacy wall along the west property line. The Commission ultimately passed a motion with the following conditions of approval:

1) The balcony railing shall be made solid.
2) The quatre-fold balcony doors shall be replaced with a single door and three or fewer casement windows.
3) A landscape privacy screen to fence level shall be installed.

The applicant has responded to the Commission's Concept Design Study feedback by 1) replacing the glass balcony railing with a slatted wood railing, 2) replacing the quatre-fold balcony doors with a single door and three casement windows, and 3) proposing a screen of California Buckthorn along the west property line, with two new Olea europaea "Wilsonii" trees to be planted at the southwest and northwest corners. While the proposed balcony railing is slatted wood, not solid as the Commission conditioned, the effect of the slatted rails effectively screens the balcony interior from view. The concept is similar to window blinds tilted to block any views from below, and is supported by staff. The City Forester reviewed the planting proposals and confirmed 11/6/2024 that the California Buckthorn ("coffeeberry") can grow up to six feet tall. The Commission's motion passed during the Concept Design Study specified a landscape privacy screen "to fence level"; as such, the proposal satisfies the Commission's conditions.

The north neighbor has not shared concerns about the proposed project. The neighboring building to the north appears to be located 3' from the shared property line. The proposed addition on the subject property is set back 3'3" and 7'4" from the north property line (3'3" for the portion of the addition adjacent to the existing house, and 7'4" otherwise). No new openings are proposed for the north elevation at the 3'3" setback. The north elevation at the 7'4" setback includes a proposed lower-level door, one upper-level casement window in the new primary bathroom, and an upper-level 65-square-foot deck overlooking the rear (west) backyard. Additionally, a west-facing upper-level window is proposed to be located within the jog where the building is stepped back from 3'3" to 7'4" (within the new stairwell). The distance between the primary bath window and the north neighboring building is over 10' and the distance between the stairwell window and the north neighboring building is approximately 7'. Staff has not identified any privacy or view impacts.

Massing, Bulk and Height: Residential Design Guidelines 7.1 through 7.7 encourage (1) a building's mass to relate to the context of other homes nearby, (2) minimizing the mass of a building as seen from the public way or adjacent properties, (3) avoiding placement of a tall building wall near a property line when it will be adjacent to similar walls on neighboring sites, and (4) designing a building to relate to a human scale in its basic forms.

Staff Response: The existing residence is a one-story building with a plate height of 12' and ridge height of 18'. The plate and ridge heights for the existing first story would be maintained, and the proposed split-level addition would feature an 18' plate height (the maximum allowed) and a 22' ridge height, shy of the maximum 24' ridge height allowed. Although the subject block is nearly entirely composed of single-story homes, the proposed split-level rear addition is located at the rear of the property, and would remain human scale in form. Because the addition itself is set back behind the existing one-story home, it is minimally visible from the public right of way. As designed, the proposed project complies with massing, bulk and height guidelines and requirements.

Building and Roof Form: Residential Design Guidelines 8.1 through 8.5 encourage using traditional

building forms, including simple, basic rectangles, L or U-shapes, forms with a horizontal emphasis, and roof forms with just a few simple planes; using restraint with variations in building planes, avoiding forms that are complex, monumental, formal, or out of scale with the neighborhood context; using simple roof forms, including forms that are proportionate to the scale of the building, and shallow to moderately pitched roofs on one-story buildings; and using roof eave lines that are low in scale.

Staff Response: The building form is generally rectilinear. As previously discussed, the proposed north elevation is closest to a neighboring building (the north neighbor). The proposed north elevation features a slight variation in the wall plane (from 3'3" to 7'4"), in order to maintain the required composite setback and also to increase privacy for the north neighbor. The proposed roof contains hipped forms with a pitch of 5:12 to match the existing house and garage. New skylights are proposed for both the house and the garage; the skylights proposed for the west-facing roof plane of the house are not visible from the street, and the skylights proposed for the garage are minimally visible from the street. As designed, the proposed project complies with building and roof form guidelines.

Site Coverage: Carmel Municipal Code (CMC) Section 17.10.030 limits the amount of site coverage to 22 percent of the base floor area. A bonus of 4 percent of the lot size is allowed when at least half of all site coverage is permeable/semi-permeable. Permeable/semi-permeable materials include gravel, spaced decking, exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors. 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.

Staff Response: Existing site coverage (1,601 sq. ft.) exceeds the maximum allowable site coverage of 556 sq. ft. The applicant proposes to reduce the total site coverage to 556 sq. ft., consisting of 150 square feet of impermeable and 406 square feet of semi/fully permeable site coverage. Impermeable coverage includes the existing concrete covered front porch (58 sq. ft.), a new garden wall (12 sq. ft) and reconfigured mortared stone front patio (80 sq. ft). Semi/fully permeable coverage includes new sand set pavers (360 sq. ft.), spaced decking at the south landing (11 square feet) and a stepping stone walkway (35 square feet). The proposed project complies with allowable site coverage.

Setbacks: CMC Section 17.10.030.A requires a property in the R-1 zone to adhere to a minimum composite side yard setback of 25%, meaning the combined side yards must meet or exceed 25% of the total lot width. The subject property is a 40-foot wide lot, meaning a composite side yard setback of 10 feet is required.

Staff Response: The addition is set back 3'3" and 7'4" from the north property line (3'3" for the portion of the addition adjacent to the existing house, and 7'4" otherwise). The addition extends southwards to the existing detached garage but does not extend beyond it; the garage is 3' from the south property line. The rear setback, measured from the existing garage, is 12' and will remain 12'. The distance from the proposed rear addition to the rear property line is 25'2". The new composite setback will be 10'4", meeting the minimum 10' required. As designed, the proposed project complies with minimum setbacks.

Parking and Access: Residential Design Guidelines 6.1 through 6.7 encourages subordinate parking facilities that do not dominate the design of the house or site; minimize the amount of paved surface for a driveway; position garages to maximize open space, views and privacy; and, minimize visual impacts.

Staff Response: The applicant is proposing to retain the existing 240-square-foot detached garage and incorporate it into the building footprint of the house. The proposed rear split-level addition will extend south to the garage and will introduce an internal connection. The driveway (presently, gravel) will be re-designed

to a tire-track-style sand set paver driveway. The applicant is proposing a wood, partially glazed three-panel bi-fold door with upper lites at the (east) façade of the garage. Residential Design Guidelines 9.16 states that a garage door should be designed either to provide visual interest or to blend with the background materials of the building. The design of the garage door is consistent with the Residential Design Guidelines. A 6' tall driveway gate is proposed to match the new south fence (horizontal wood boards) (see Fencing for additional analysis). As designed, the project meets requirements for Parking and Access.

***Fencing*:** Residential Design Guidelines 11.1 through 11.3 states designing without a fence or wall along a street frontage should be considered first; respect the neighborhood context when designing a fence or wall; and, when designing a fence or wall along a street, preserve the open space resources of the immediate neighborhood. CMC Section 17.10.030.E.1 (Height) limits a fence in the front setback to no more than 4 feet. These limits are not permitted to be altered through design review by the Planning Commission.

Staff Response: The existing front fence is located within the City right-of-way. The applicant is proposing to demolish the front fence and construct a new, 4' grape stake fence along the front (east) property line. Existing garden walls in the front yard and right-of-way will be removed and replaced with redwood retaining walls. The existing 6' tall vertical wood fence at the north property line, and the existing horizontal wood fence at the west property lines will be maintained. A new, 6' horizontal wood board fence will be constructed along the south property line (dropping to 4' in the front setback). A 6' tall driveway gate is proposed to match the new south fence (horizontal wood boards). Because the driveway gate will be set back approximately 40' from the property line, it does not create a walled-off compound effect. As designed, the proposed project complies with fencing height requirements.

The proposed horizontal wood board fence proposed for the south property line and the driveway gate match the existing west (rear) fence, but differ in style from the existing vertical wood fencing along the north property line, and differ from the proposed grapestake fencing along the front property line. The Planning Commission may consider whether three different fence styles meet the design guidelines for fencing.

Exterior Lighting: Carmel Municipal Code Section 15.36.070.B.1 states that all exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and shall not exceed 25 watts (incandescent equivalent, i.e., approximately 375 lumens) in power per fixture, and that landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property.

Staff Response: The Applicant has prepared a lighting plan with a total of 21 lights. Based on the code language stated above, staff has drafted a Condition of Approval to bring the design into compliance with CMC 15.36.070.B.1, to be revised as specified below:

· Entry lights (2 proposed): One entry light is proposed at both the front door at the building façade and the south side entry door at the terminus of the driveway; the plans include three entry light fixture options, any of which are compliant with the City's municipal code and design guidelines. ***Staff supports 2 entry lights.***

· Garage lights (2 proposed): The applicant has proposed two light fixtures flanking the garage door; the fixture proposed is different from the entry door options and exceeds the lumen/wattage level allowed. Staff recommends only one fixture at the garage door, rather than two, and recommends the fixture be updated to match the entry lights for consistency. ***Staff supports 1 garage light.***

· Deck and Gate lights (4 proposed): The applicant has proposed two lights located on the front fence

adjacent to the driveway and front walkway, and two lights mounted on the proposed second story balcony. Lights on the proposed second-story balcony may negatively impact neighbors, and lights on the fence are excessive. ***Staff recommends all four deck and gate lights be eliminated from the lighting plan.***

· Path lights (12 proposed): The applicant has proposed 12 path lights. ***Staff recommends the path lights be relocated to pathway areas only and spaced a minimum of 10' apart, with path lights at non-path areas (rear patio, rear yard, side yard, front yard) eliminated from the lighting plan altogether.***

· Utility Area light (1 proposed): One utility area light is proposed. ***Staff recommends the utility light be eliminated from the lighting plan.***

As conditioned (see CoA #35), the proposed project will comply with lighting requirements.

Finish Details: All finishes and materials are proposed to match the existing building, including horizontal wood siding (1x8") in an off-white color to match the existing; 'GAF' Timberline UHDZ Ultra High Definition fiberglass shingles in color 'Shakewood'; aluminum gutters; and new aluminum-clad wood windows by Sierra Pacific in 'Colonial White' with wood frames painted grey. New doors will be installed throughout. New entry doors at the east façade and south side elevation will be partially glazed wood Dutch doors by Simpson Door Co. The new door opening at the western-most portion of the south side elevation will feature fully-glazed, 3-lite, wood-framed French doors topped with a 3-lite transom. New garage doors at the east elevation of the garage will be wood partially glazed bi-fold doors by Simpson Door Co. New doors to be located at the north elevation of the garage and the west elevation of the house (adjacent to the patio) will be plate-glass (non-divided-light) aluminum clad wood bifold doors by Sierra Pacific. Modular skylights at the house and garage will be operable skylights with automatic evening shades by Velux. The proposed new driveway will be constructed of Cal Stone sand set pavers in 'Yellowstone' color.

The proposed balcony will feature solid wood sides at the south and north, and slatted/tilted wood vertical rails forming the west balcony wall. The solid wood north and south balcony walls shown on sheets 8 and 9 and the non-operable louvred wood balcony privacy rail shown on the west elevation of sheet 7 on the approved project plans shall be maintained for the life of the structure. Removal of the screen/panel shall only be authorized by the Planning Commission (see CoA #34). As conditioned, the project is consistent with the Residential Design Guidelines pertaining to finish materials.

Public Correspondence: At the time this report was published, staff had not received correspondence regarding this project. On October 29, staff shared the revised project plans with the west neighbor who previously shared privacy concerns with the Commission, and requested feedback. On November 4, staff reached out again via email to request feedback, and to inquire whether the neighbor would like the Planning Commission to visit during the tour of inspection. At the time this report was published, no response was received from the west neighbor. No other neighbors or members of the public have contacted the Planning Department.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. The project consists of interior and exterior alterations and an addition to an existing single-family residence in a residential zone and therefore qualifies for a Class 3 exemption. The 708-square-foot increase in floor area for the site represents a 65% increase in floor area of the existing site. The project does not change the existing or former use of the property as a single-family residence and the project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section

15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Project Data Table
Attachment 3 - Project Plans
Attachment 4 - Site Photos
Attachment 5 - Proposed Roof Specs

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A FINAL DESIGN STUDY FOR THE CONSTRUCTION OF A 708-SQUARE-FOOT SPLIT-LEVEL ADDITION TO AN EXISTING 852-SQUARE-FOOT, ONE-STORY RESIDENCE AND 240-SQUARE-FOOT GARAGE, AND ASSOCIATED SITE IMPROVEMENTS AT 4910 MONTEREY STREET IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT; APN 010-011-006.

WHEREAS, on June 18, 2024, Jim Sullivan ("Applicant") submitted an application on behalf of Teresa Rowland and Stephen Smith ("Owners") requesting approval of Track 2 Design Study application DS 24175 (Rowland-Smith) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at 4910 Monterey Street in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is requesting approval of a Final Design Study for the construction of a 708-square-foot split-level addition to an existing 852-square-foot, one-story single-family residence and 240-square-foot garage, and associated site improvements; and

WHEREAS, the proposed 708-square-foot addition will extend to the existing 240-square-foot detached garage, creating an 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, CMC 17.58.040.B.2 requires a Design Concept Review prior to consideration of the Final Details Review for project approval; and

WHEREAS, on August 30, 2024, a notice of public hearing was published in the Carmel Pine Cone for the September 11, 2024, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before September 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 September 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 September 11, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

DRAFT

WHEREAS, on September 11, 2024, the Planning Commission passed a Resolution (Resolution 2024-076-PC) approving the Concept design with Conditions; and

WHEREAS, CMC 17.58.040.B.2 requires approval of a Final Design Study following acceptance of a Design Concept Review; and

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

WHEREAS, on November 1, 2024, a notice of public hearing was published in the Carmel Pine Cone for the November 13, 2024, 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 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 November 8, 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 November 13, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations the Application is categorically exempt under Section 15303 (Class 3) – 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 **Final Design Study**:

FINDINGS REQUIRED FOR DESIGN STUDY ACCEPTANCE (CMC 17.64.80 and LUP Policy P1-45) For each of the required design study findings listed below, staff has indicated whether the plans submitted, and/or as conditioned, support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.		
CMC Section 17.64.080.B – Final Details Phase Approval Findings	**YES**	**NO**
1. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
2. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
3. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✓	
4. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites and the public right-of-way. The design will reinforce a sense of visual continuity along the street.	✓	

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

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **APPROVE** a Final Design Study (DS 24175, Rowland-Smith) and associated Coastal Development Permit for the construction of a 708-square-foot split-level addition to an existing 852-square-foot, one-story single-family residence and 240-square-foot garage, and associated site improvements at 4910

Monterey Street in the Single-Family Residential (R-1) District, APN 010-001-006, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	**Standard Conditions**	
1.	**Authorization**. This approval of Design Study application DS 24175 (Rowland-Smith) authorizes the construction of a 708-square-foot split-level addition to an existing 852-square-foot, one-story single-family residence and 240-square-foot garage, and associated site improvements at 4910 Monterey Street in the Single-Family Residential (R-1) District, APN 010-001-006, as depicted in the plans prepared by Jim Sullivan, approved by the Planning Commission on November 13, 2024, and stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.	✓
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	**Permit Validity.** This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for 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 height and plate height are in conformance with the approved plans prior to the roof sheathing inspection. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to the footing/foundation inspection and the 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 when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	✓

7.	**Utility Meter Locations.** The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.	
8.	**Fire Sprinklers - Residential.** Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).	✓
9.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.	✓
10.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings that are not listed on this form shall not be deemed approved upon issuance of a building permit.	✓
11.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project that are incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.	✓
12.	**Exterior Lighting.** All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer	✓

	than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.	
13.	**Skylights & Skylight Shades.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights (new and/or replaced) and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.	✓
14.	**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 shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
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 as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. 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 as to 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 must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.	
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.	✓
31.	**Erosion Control in the Right-of-Way.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed.	✓
SPECIAL CONDITIONS		
32.	**Condition of Approval Acknowledgement**. Prior to the issuance of a building permit, the Applicant shall include a signed copy of the Condition of Approval Acknowledgment form in the construction drawings. The Condition of Approval Acknowledgement form, available from the Community Planning and Building Department, shall be signed by ALL parties prior to the issuance of a building permit.	✓
33.	**Construction Management Plan.** Prior to the issuance of a building permit, a Construction Management Plan shall be submitted, and approved by the City.	✓
34.	**Balcony Privacy Rail.** The solid wood north and south balcony walls shown on sheets 8 and 9 and the non-operable louvred wood balcony privacy rail shown on the west elevation of sheet 7 on the approved project plans shall be maintained for the life of the structure. Removal of the screen/panel shall only be authorized by the Planning Commission.	✓
35.	**Exterior Lighting Plan**. Prior to issuance of a building permit, the Applicant shall work with Staff to revise the lighting plan to comply with CMC 15.36.070.B.1. The Applicant shall submit a revised lighting plan which includes 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.	

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of November, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

PROJECT DATA FOR THE 4,000 SQUARE-FOOT SUBJECT SITE			
Site Considerations	**Allowed/Req**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	1,092	1,800
Site Coverage	556 SF (w/ bonus)	1,601	556
Trees (Upper/Lower)	2 (upper or lower)*	0	2 (landscape plan forthcoming @Final Details)
Ridge Height	18’/24’	18’	18’/22’
Plate Height	12’/18’	12’	12’/18’
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	15’6	15’6
Composite Side Yard	10’ (25%)	13’11”	10’4”
South Side Yard	3’	3’ at garage, 10’8” at house	3’
North Side Yard	3’	3’3”	3’3” at house, 7’4” at addition rear
Rear*	15’/3’	12’	12’

*Per City Forester determination

**The rear setback is three feet for those portions of structures less than 15 feet in height; the existing garage 12’ from rear property line is 10’3”.

ADDITIONS & ALTERATIONS
to the RESIDENCE of

STEPHEN SMITH & TERESA ROWLAND

4910 MONTEREY ST.
CARMEL-by-the-SEA, CA 93921

ABBREVIATIONS

@		FTG.	FOOTING	S.	SOUTH
℄		FURR.	FURRING	S.B.	SOLID BLOCKING
#		FUT.	FUTURE	S.C.	SOLID CORE
&				SCHED.	SCHEDULE
ø		G.	GAS	S.D.	STORM DRAIN
∠		GAL.	GAUGE/GAGE	SECT.	SECTION
℄		GALV.	GALVANIZED	SERV.	SERVICE
●		GB.	GRAB BAR	S.F.	SQUARE FOOT
		G.I.	GALVANIZED IRON	S.G.	STAIN GRADE
A.B.		GL.	GLASS/GLAZING	SH.	SHELF/SHELVING
ABV.		G.L.B.	GLUE-LAM BEAM	SHWR.	SHOWER
A.B.S.	ACRYLONITRILE BUTADIENE	GR.	GRADE/GRADING	SHT.	SHEET
A.C.	ASPHALTIC CONCRETE	G.W.B.	GYPSUM WALLBOARD	SHTG.	SHEATHING
ACOUS.	ACOUSTICAL			SIM.	SIMILAR
A.F.F.	ABOVE FINISH FLOOR	H.B.	HOSE BIB	S.S.	STAINLESS STEEL/ SERVICE SINK
AGGR.	AGGREGATE	HBD.	HARD BOARD		SEE STRUCTURAL DRAWINGS
ALUM.	ALUMINUM	H.C.	HOLLOW CORE	S.S.D.	SHEET METAL
ANOD.	ANODIZED	HDR.	HEADER	S.M.	SHEET METAL SCREW
A.P.A.	AMERICAN PLYWOOD ASSOCIATION	HDWR.	HARDWARE	S.M.S.	SPECIFICATION
APPROX.	APPROXIMATELY	H.M.	HOLLOW METAL	SPEC.	SQUARE
ARCH.	ARCHITECTURAL	HORIZ.	HORIZONTAL	SQ.	STEEL
A.S.	ACOUSTICAL SHELF	H.S.	HEAVY SHEET	STL.	STANDARD
	DIAMETER OR ROUND	HT.	HEIGHT	STD.	STAGGERED
BD.	BOARD	HTG.	HEATING	STAG.	STORAGE
BIT.	BITUMINOUS	H.W.	HOT WATER	STOR.	STRUCTURAL
BLDG.	BUILDING	HWD.	HARDWOOD	STRUCT.	SUSPENDED
BLK.	BLOCK	HVAC.	HEATING, VENTILATING & AIR CONDITIONING	SUSP.	SYMMETRICAL)
BLKG.	BLOCKING			SYM.	SYSTEM
BM.	BENCH MARK			SYS.	
BOT.	BOTTOM	I.C.C.	INTERNATIONAL CODE COUNCIL	T.	TREAD
BRG.	BEARING	I.D.	INSIDE DIAMETER	T.B.	TOWEL BAR
BTWN.	BETWEEN	INCL.	INCLUDE(D)(ING)	T.B.D.	TO BE DETERMINED
B.U.R.	BUILT-UP ROOFING	INSUL.	INSULATION	T.O.C.	TOP OF CONCRETE/CURB
B.W.	BOTH WAYS	INT.	INTERIOR	TEL.	TELEPHONE
		INV.	INVERT	TEMP.	TEMPERED
CAB.	CABINET	JAN.	JANITOR	T.E.N.	TYPICAL EDGE NAILING
C.B.	CATCH BASIN	J.H.	JOIST HANGER	T&G	TONGUE & GROOVE
CBC	CALIFORNIA BUILDING CODE	JT.	JOINT	THK.	THICK/NESS)
CEM.	CEMENT			THRESH.	THRESHOLD
CER.	CERAMIC	KIT.	KITCHEN	T.J.I.	TRUSS JOIST INTERNATIONAL
CFCI.	CONTRACTOR FURNISHED CONTRACTOR INSTALLED			T.O.	TOP OF
C.F.	CUBIC FEET	L.	LENGTH	T.P.H.	TOILET PAPER HOLDER
C.I.	CAST IRON	LAM.	LAMINATE	T.O.P.	TOP OF PAVEMENT
C.J.	CONTROL JOINT/CEILING JOIST	LAV.	LAVATORY	TV.	TELEVISION
CLG.	CEILING	L.B.	LAG BOLT	T.O.W.	TOP OF WALL
CLKG.	CAULKING	LOC.	LOCATE/LOCATION	TYP.	TYPICAL
CLR.	CLEAR(ANCE)	L.V.L.	LAMINATED VENEER LUMBER	U.B.C.	UNIFORM BUILDING CODE
C.M.U.	CONCRETE MASONRY UNIT	LB.	CAULKING	U/L	UNDERWRITER'S LABORATORY
COL.	COLUMN	MAS.	MASONRY	U.N.O.	UNLESS NOTED OTHERWISE
COMP.	COMPOSITION	MAT.	MATERIAL(S)	U.O.N.	UNLESS OTHERWISE NOTED
CONC.	CONCRETE	MAX.	MAXIMUM	UR.	URINAL
CONN.	CONNECTION	M.B.	MACHINE BOLT		
CONSTR.	CONSTRUCTION	M.C.	MEDICINE CABINET	V.I.F.	VERIFY IN FIELD
CONT.	CONTINUOUS	M.H.	MAN HOLE	W.	WEST
COR.	CORRUGATED	MECH.	MECHANICAL	W/	WITH
C.O.T.G.	CLEAN OUT TO GRADE	MEMB.	MEMBER	W.C.	WATER CLOSET
CSMT.	CASEMENT	MEZZ.	MEZZANINE	WD.	WOOD
CSWK.	CASEWORK	MFR.	MANUFACTURER	WDW.	WINDOW
C.T.	CERAMIC TILE	MIN.	MINIMUM	W.H.	WATER HEATER
CTR.	COUNTER	MIR.	MIRROR	W.I.	WOODWORK INSTITUTE
CTSK.	COUNTERSINK	MISC.	MISCELLANEOUS	W/O	WITHOUT
C.W.	COLD WATER	MLDG.	MOULDING	W.P.	WATERPROOF(ING)
C.Y.	CUBIC YARD	M.I.W.	MALLEABLE IRON WASHER	W.R.	WATER RESISTANT
		M.O.	MASONRY OPENING	W.S.	WOOD SCREW
DBL.	DOUBLE	MTD.	MOUNTED	WSCT.	WAINSCOT
DEPT.	DEPARTMENT	MET.	METAL	WT.	WEIGHT
DET.	DETAIL	MULL.	MULLION	W.W.M.	WELDED WIRE MESH
D.F.	DRINKING FOUNTAIN			C.F.O.	CONTRACTOR FIGURE OUT
D.G.	DECOMPOSED GRANITE	N.	NORTH		
D.H.	DOUBLE HUNG	(N)	NEW		
DIAG.	DIAGONAL	NAT.	NATURAL		
DIA.	DIAMETER	N.I.C.	NOT IN CONTRACT		
DIMEN.	DIMENSION	NOM.	NOMINAL		
DISP.	DISPENSER/DISPOSER	N.T.S.	NOT TO SCALE		
DN.	DOWN				
DR.	DOOR	O/	OVER		
DRWG.	DRAWING	OBS.	OBSCURE		
D.S.B.	DOUBLE STRENGTH B	O.C.	ON CENTER		
	GRADE (GLASS)	O.D.	OUTSIDE DIAMETER		
D.F.	DOUGLAS FIR	OFF.	OFFICE		
D.S.	DOWNSPOUT	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED		
DWR.	DRAWER				
D.W.	DISHWASHER	O.F.O.I.	OWNER FURNISHED, OWNER INSTALLED		
E.	EAST	O/H	OVERHANG		
EA.	EACH	O.H.M.B.	OVAL HEAD MACHINE SCREW		
E.J.	EXPANSION JOINT	O.H.W.S.	OVAL HEAD WOOD SCREW		
ELEV.	ELEVATION/ELEVATOR	OPNG.	OPENING		
ELEC.	ELECTRIC(AL)	OPP.	OPPOSITE		
EMER.	EMERGENCY				
ENCL.	ENCLOSURE	P.A.F.	EQUIPMENT		
EQUIP.	EQUIPMENT	P.B.	ELECTRIC WATER COOLER		
E.W.C.	ELECTRIC WATER COOLER	PART. BD.	PARTICLE		
(E)	EXISTING	PCF.	EXHAUST		
EXH.	EXHAUST	P.D.	EXPOSED/EXPANSION		
EXP.	EXPOSED/EXPANSION	P.G.	EXTERIOR		
EXT.	EXTERIOR	PERF.	PERFORATE(D)		
		PLF.	POUNDS PER LINEAL FOOT		
F.A.	FIRE ALARM	PLAS. LAM.	PLASTIC LAMINATE		
FAST.	FASTENER	PLAS.	PLASTER		
F.B.	FLAT BAR	PLYWD.	PLYWOOD		
F.D.	FLOOR DRAIN	PR.	PAIR		
F.E.C.	FIRE EXTINGUISHER CABINET	PSF.	POUNDS PER SQUARE FOOT		
F.F.	FINISH FLOOR	PSI.	POUNDS PER SQUARE INCH		
F.G.	FINISH GRADE	P.T.	PRESSURE TREATED		
FND.	FOUNDATION	PART.	PARTITION		
F.E.	FIRE EXTINGUISHER	P.T. DISP.	PAPER TOWEL DISPENSER		
F.	FIBERGLASS	P.V.C.	POLYVINYL CHLORIDE		
FIN.	FINISH(ED)				
F.H.M.S.	FLAT HEAD MACHINE SCREW	R.	RISER		
F.H.W.S.	FLAT HEAD WOOD SCREW	R.A.	RETURN AIR		
FLASH.	FLASHING	RAD.	RADIUS		
FLR.	FLOOR(ING)	R.D.	ROOF DRAIN		
FLUOR.	FLUORESCENT	REG.	REGISTER		
F.O.	FACE OF	REF.	REFRIGERATOR		
F.O.B.	FACE OF BLOCK/BRICK	REINF.	REINFORCED		
F.O.C.	FACE OF CONCRETE	REQ'D.	REQUIRED		
F.O.F.	FACE OF FINISH	REQMT.	REQUIREMENT		
F.O.M.	FACE OF MASONRY	RESIL.	RESILIENT		
F.O.S.	FACE OF STUD	REV.	REVERSED		
F.P.	FIREPLACE	R.H.M.S.	ROUND HEAD MACHINE SCREW		
F.R.P.	FIBERGLASS REINFORCED PANEL	R.H.W.S.	ROUND HEAD WOOD SCREW		
		RUB.	RUBBER		
F.S.	FULL SIZE	RWD.	REDWOOD		
FT.	FOOT/FEET	R.W.L.	RAIN WATER LEADER		

LEGEND

- EARTH
- ROCK
- SAND, MORTAR, PLASTER
- CONCRETE MASONRY UNIT
- CAST IN PLACE CONCRETE
- (N) STUD WALL
- (E) STUD WALL
- STUD WALL TO BE REMOVED
- METAL
- WOOD GRAIN
- PLYWOOD
- GYPSUM WALLBOARD
- A.C. PAVING
- WOOD FRAMING CONT. MEMBER
- WOOD BLOCKING

SYMBOLS

- (101) DOOR SYMBOL
- (B) WINDOW SYMBOL
- MATCH LINE
- WORK POINT, DATUM POINT OR CONTROL
- (1) VERTICAL OR HORIZONTAL DIAPHRAGM KEY
- A3.3 SECTION — SECTION IDENTIFICATION, SHEET WHER SECTION IS DRAWN
- A8.3 DETAIL — DETAIL IDENTIFICATION, SHEET WHERE DETAIL IS DRAWN

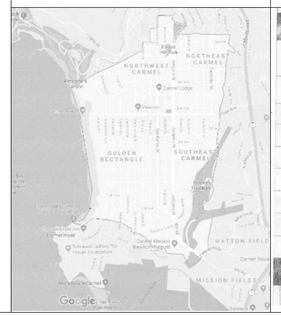
PROJECT TEAM

OWNER: STEPHEN SMITH & TERESA ROWLAND
4910 MONTEREY ST.
CARMEL-by-the-SEA, CA 93923
831.236.7002 teresarowland@me.com
CONTACT: TERESA ROWLAND

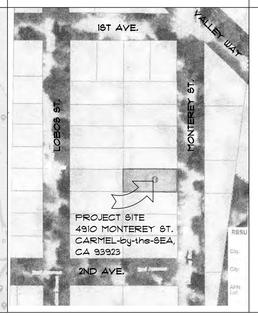
ARCHITECT: JIM SULLIVAN
P.O. BOX 2511
MONTEREY, CA 93942
831.521.1178 jsullarch@yahoo.com
CONTACT: JIM SULLIVAN

SURVEYOR: LUCIDO SURVEYORS
2 SAUCITO AVE.
DEL REY OAKS, CA 93940
831.620.5032
info@lucidosurveyors.com
CONTACT: FRANK LUCIDO

LOCATION MAP



VICINITY MAP



NOTES

NOTES:
1. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE UNEXPECTEDLY DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 50 METERS (160 FT.) OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED WITH CONCURRENCE OF THE LEAD AGENCY AND IMPLEMENTED.

PROJECT INFORMATION

PROJECT:	INTREIOR RENOVATION OF A PORTION OF THE RESIDENCE OF STEPHEN SMITH & TERESA ROWLAND
LOCATION:	4910 MONTEREY ST. CARMEL-by-the-SEA, CA 93923
A.P.N.:	010-001-006
ZONING:	R-1
TYPE OF CONSTRUCTION:	V-B SPRINKLERED
OCCUPANCY GROUP:	
RESIDENCE	R-3
GARAGE	U

PROJECT DATA

	ALLOWED/REQ'D	EXISTING	PROPOSED
LOT SIZE	N/A	4,000 S.F.	4,000 S.F.
FLOOR AREA			
HOUSE	1600 S.F.	852 S.F.	1,560 S.F.
GARAGE	200 S.F.	240 S.F.	240 S.F.
TOTAL	1,800 S.F.	1,092 S.F.	1,800 S.F.
NO. OF STORIES	2	1	2
SETBACKS			
FRONT	15'-0"	15'-6"	15'-6"
COMPOSITE SIDE	10'/25%	13'-10"	10'-4"
SIDE YARD (South)	3'	10'-8"	3'-0"
SIDE YARD (North)	3'	3'-3"	1'-4"
REAR	15'/3'	12'	12'
BUILDING HEIGHTS			
RIDGE HT. (1st/2nd)	18'/24'	18'/N.A.	18'/22'
PLATE HT. (1st/2nd)	12'/18'	12'/N.A.	12'/18'

BUILDING CODES

2013 TRIENNIAL EDITION OF TITLE 24 AS ADOPTED BY THE STATE & CITY AFTER TO JAN. 1, 2020:

PART 1 - CALIFORNIA ADMINISTRATIVE CODE
PART 2 - CALIFORNIA BUILDING CODE
VOLUME 1 OF PART 2
VOLUME 2 OF PART 2
PART 2.5 - CALIFORNIA RESIDENTIAL CODE
PART 3 - CALIFORNIA ELECTRICAL CODE
PART 4 - CALIFORNIA MECHANICAL CODE
PART 5 - CALIFORNIA PLUMBING CODE
PART 6 - CALIFORNIA ENERGY CODE
PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE
PART 12 - CALIFORNIA REFERENCED STANDARDS CODE

PROJECT DESCRIPTION

THE PROJECT IS A 708 S.F. ONE AND TWO STORY ADDITION TO THE EXISTING 852 S.F. SINGLE FAMILY RESIDENCE AND 240 S.F. ONE CAR GARAGE. THIS INCLUDES A FAMILY ROOM ON THE LOWER LEVEL, A BEDROOM AND BATH ON THE UPPER LEVEL, RECONFIGURING AN INTERIOR HALLWAY AND ADDING THE NECESSARY STAIRS TO ACCESS THE ADDITION.
NO TREES AE PROPOSED TO BE REMOVED.

INDEX TO THE DRAWINGS

NO.	DESCRIPTION
	SCHEMATIC PLAN SET
1	TITLE SHEET
2	TOPOGRAPHIC SURVEY - ANNOTATED BY THE CITY FORRESTER
2A	TOPOGRAPHIC SURVEY - PREPARED BY FRANK LUCIDO
3	EXISTING & PROPOSED SITE PLANS
4	EXISTING & DEMOLITION FLOOR PLANS
5	PROPOSED LOWER LEVEL FLOOR PLAN & DOOR SCHEDULE
6	PROPOSED UPPER LEVEL FLOOR PLAN & WINDOW SCHEDULE
7	EXISTING & PROPOSED EAST (Front) & WEST (Rear) ELEVATIONS
8	EXISTING & PROPOSED SOUTH (Left Side) ELEVATIONS
9	EXISTING & PROPOSED NORTH (Right Side) ELEVATIONS
10	EXISTING & PROPOSED GARAGE ELEVATIONS & SECTIONS 'A-A' & 'B-B'
11	EXISTING & PROPOSED STREETSCAPE ELEVATIONS
12	EXISTING & PROPOSED ROOF PLANS
13	FINISH MATERIALS
L1	LANDSCAPE PLANT PLAN
L2	LANDSCAPE FENCE PLAN
L3	LANDSCAPE LIGHTING PLAN

SITE COVERAGE

SITE COVERAGE	ALLOWED	EXISTING	PROPOSED
IMPERMEABLE	396 S.F.	873 S.F.	150 S.F.
CONCRETE		58 S.F.	58 S.F.
DECOMPOED GRANITE		540 S.F.	
GARDEN WALLS		24 S.F.	12 S.F.
MORTARED STONE		251 S.F.	80 S.F.
PERMEABLE/SEMI-PERMEABLE		697 S.F.	406 S.F.
GRAVEL		686 S.F.	
SAND-SET PAVERS			360 S.F.
SPACED DECKING		11 S.F.	11 S.F.
SMALL STONE WALKWAY			35 S.F.
SITE COVERAGE TOTAL	396 S.F./556 S.F.	1570 S.F.	556 S.F.

Attachment 6

JIM SULLIVAN ~ ARCHITECT
P.O. BOX 2511 MONTEREY, CA 93942
TEL. 831.521.1178
C19099
jsullarch@yahoo.com

LICENSED ARCHITECT EDWARD JAMES SULLIVAN No. C 19099 REN. 2/31/25 STATE OF CALIFORNIA

ADDITIONS & ALTERATION TO THE RESIDENCE OF
STEPHEN SMITH & TERESA ROWLAND
4910 MONTEREY ST.
CARMEL-by-the-SEA, CA 93923
APN 010-001-006

SHEET TITLE
TITLE SHEET

ISSUE DATE
5/31/24
REVISIONS
8/22/24
10/10/24

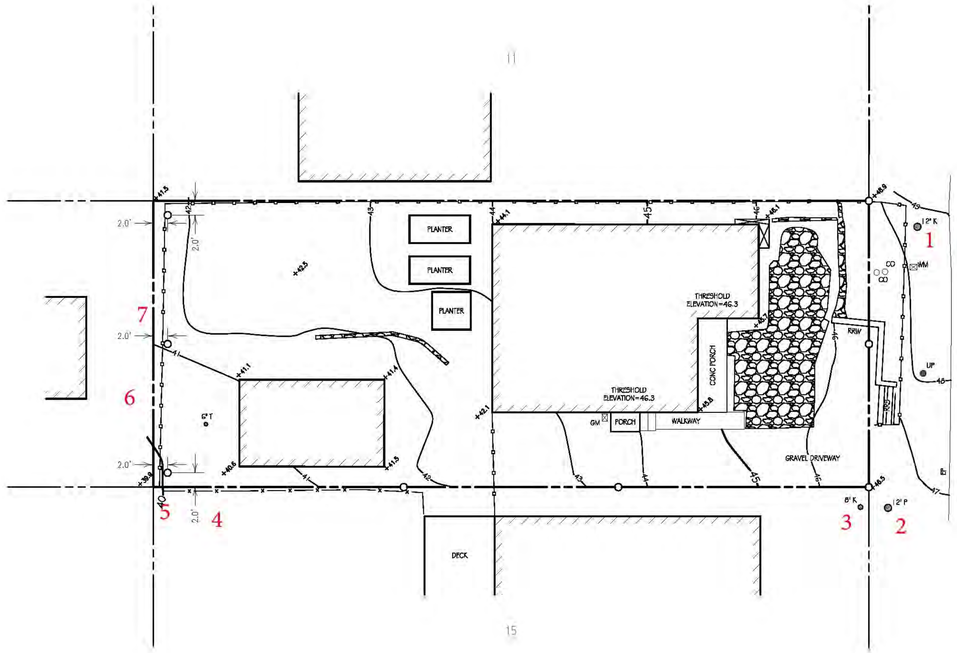
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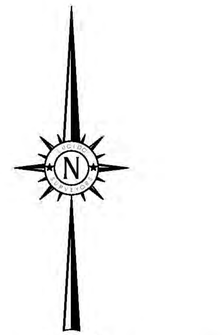
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LEGEND:

RECORD BOUNDARY	WOOD FENCE
RECORD RIGHT OF WAY	WIRE FENCE
RECORD LOT LINE	CHAIN LINK FENCE
RECORD CENTERLINE	STREET SIGN
RECORD EASEMENT LINE	SIGN POST
RECORD SETBACK	MAIL BOX
OLD RECORD LINE	BOLLARD
PROJECT BENCHMARK	PILLAR
CONTOUR (MAJOR)	RAILROAD TIE WALL
CONTOUR (MINOR)	RAILROAD TIE STEPS
SET 5/8" REBAR & CAP – PLS 8368	ROCK RETAINING WALL
EDGE OF PAVEMENT	BRICK WALKWAY/PATIO
LIP OF GUTTER	CARMEL STONE
FACE OF CURB	
BACK OF CURB	
BACK OF SIDEWALK	
EDGE OF DRIVEWAY	
FLOWLINE	
APPROXIMATE BUILDING OUTLINE	
CHIMNEY	
APPROXIMATE FLOOR ELEVATION	
DECK	
CONCRETE PAD	
STEP	
PLANTER	
WATER LINE	
WATER VALVE	
WATER METER	
FIRE HYDRANT	
HOSE BIB	
IRRIGATION CONTROL VALVE	
SANITARY SEWER LINE	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEAN-OUT	
STORM DRAIN	
STORM DRAIN MANHOLE	
AREA DRAIN	
STORM DRAIN CATCH BASIN	
ELECTRIC LINE	
UTILITY POLE	
GUY WIRE	
ELECTRIC VAULT	
UTILITY VAULT	
ELECTRIC METER	
STREET LIGHT	
LAMP POST	
GAS LINE	
GAS METER	
TELEPHONE LINE	
TELEPHONE STANDARD	
CABLE TELEVISION LINE	
CABLE TELEVISION BOX	

AC	ASPHALT CONCRETE
CS	CARMEL STONE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE SLAB
DG	DECOMPOSED GRANITE
EX AGG	EXPOSED AGGREGATE
HDPE	HIGH DENSITY POLY ETHYLENE
PCC	PORTLAND CEMENT CONCRETE
PS	PAVER STONE
PVC	POLY VINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
TE	TRASH ENCLOSURE
	EDGE OF FOLIAGE
12" T	TREE WITH SIZE AND TYPE
A	ACACIA
C	CYPRESS
K	OAK
P	PINE
Attachment 3 R	REDWOOD
T	TREE
+49.9	SPOT ELEVATION





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

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS. A CORNER RECORD IS CURRENTLY IN THE SUBMITTAL PROCESS WITH THE COUNTY SURVEYOR.
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3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
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6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN FEBRUARY 2022.

TOPOGRAPHIC SITE SURVEY

OF

LOT 13 in BLOCK 19

as shown on

VOLUME 1 OF CITIES & TOWNS AT PAGE 52

Records of Monterey County

PREPARED FOR

Teresa Rowland

BY

LUCIDO SURVEYORS
Boundary and Construction Surveys · Topographic and Planimetric Mapping
ALTA Surveys and GIS Database Management · Land Planning and Consulting
2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940
info@lucidosurveyors.com
(831) 620-5032

2

PROFESSIONAL LAND SURVEYOR
FRANK LUCIDO JR
No. 8368
STATE OF CALIFORNIA

SCALE: 1"=10'	PROJECT No. 2863	FEBRUARY 2022
CARMEL-BY-THE-SEA	COUNTY OF MONTEREY	STATE OF CALIFORNIA

ONE SHEET ONLY

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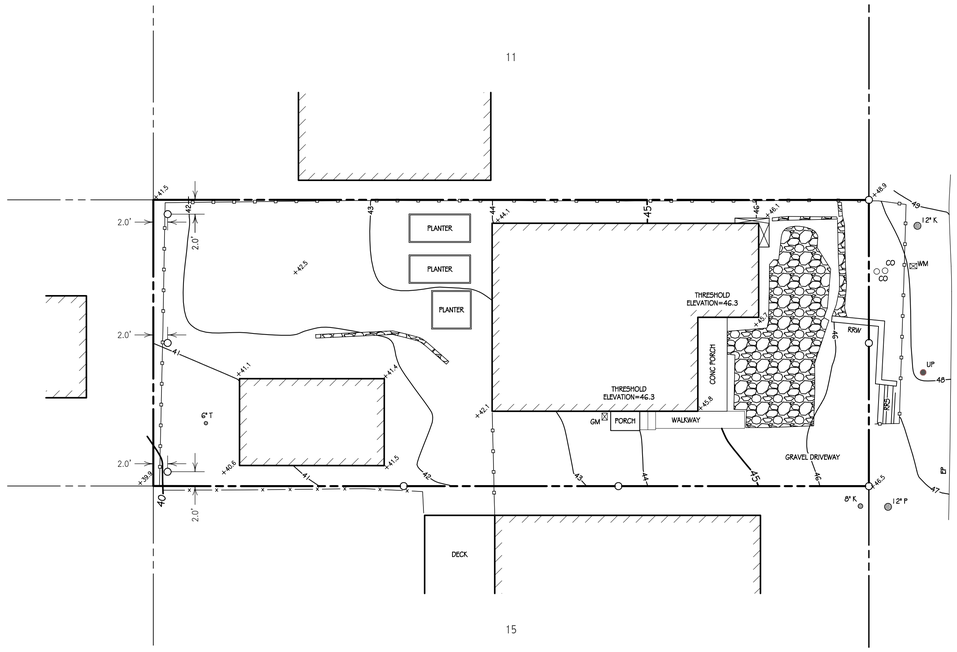
- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- RECORD EASEMENT LINE
- RECORD SETBACK
- OLD RECORD LINE
- PROJECT BENCHMARK
- 50 CONTOUR (MAJOR)
- 49 CONTOUR (MINOR)
- SET 5/8" REBAR & CAP – PLS 8368
- EP EDGE OF PAVEMENT
- LIP OF GUTTER
- FACE OF CURB
- CURB AND GUTTER BACK OF CURB
- SIDEWALK BACK OF SIDEWALK
- DRIVEWAY EDGE OF DRIVEWAY
- FLOWLINE FLOWLINE
- BUILDING APPROXIMATE BUILDING OUTLINE
- CHIMNEY
- THRESHOLD ELEVATION APPROXIMATE FLOOR ELEVATION
- DECK DECK
- CONC PAD CONCRETE PAD
- STEP STEP
- PLANTER PLANTER
- W WATER LINE
- WV WATER VALVE
- WM WATER METER
- FH FIRE HYDRANT
- HB HOSE BIB
- ICV IRRIGATION CONTROL VALVE
- SS SANITARY SEWER LINE
- MH SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEAN–OUT
- SD STORM DRAIN
- MH STORM DRAIN MANHOLE
- AD AREA DRAIN
- CB STORM DRAIN CATCH BASIN
- E ELECTRIC LINE
- UP UTILITY POLE
- GW GUY WIRE
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- UV UTILITY VAULT
- EM ELECTRIC METER
- SL STREET LIGHT
- LP LAMP POST
- G GAS LINE
- GM GAS METER
- T TELEPHONE LINE
- TS TELEPHONE STANDARD
- TV CABLE TELEVISION LINE
- CTVB CABLE TELEVISION BOX

- WOOD FENCE WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- STS STREET SIGN
- SP SIGN POST
- MB MAIL BOX
- B BOLLARD
- P PILLAR
- RRW RAILROAD TIE WALL
- RRS RAILROAD TIE STEPS
- ROCK RETAINING WALL
- BRICK WALKWAY/PATIO
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- HDPE HIGH DENSITY POLY ETHYLENE
- PCC PORTLAND CEMENT CONCRETE
- PS PAVER STONE
- PVC POLY VINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- TE TRASH ENCLOSURE

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

- +49.9 SPOT ELEVATION



PROJECT BENCHMARK
MAG NAIL & WASHER
ELEV=50.0

MONTEREY STREET
(A 50 FOOT WIDE CITY STREET)



BENCHMARK:

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

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8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN FEBRUARY 2022.

REVISION NOTES:

1. REVISED AUGUST 29, 2024 NO EASEMENTS WERE LISTED IN CHICAGO TITLE COMPANY PRELIMINARY REPORT ESCROW No. FWMN-5222101013

TOPOGRAPHIC SITE SURVEY

OF

LOT 13 in BLOCK 19

as shown on

VOLUME 1 OF CITIES & TOWNS AT PAGE 52

Records of Monterey County

PREPARED FOR

Teresa Rowland

BY

LUCIDO SURVEYORS

Boundary and Construction Surveys · Topographic and Planimetric Mapping
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2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940

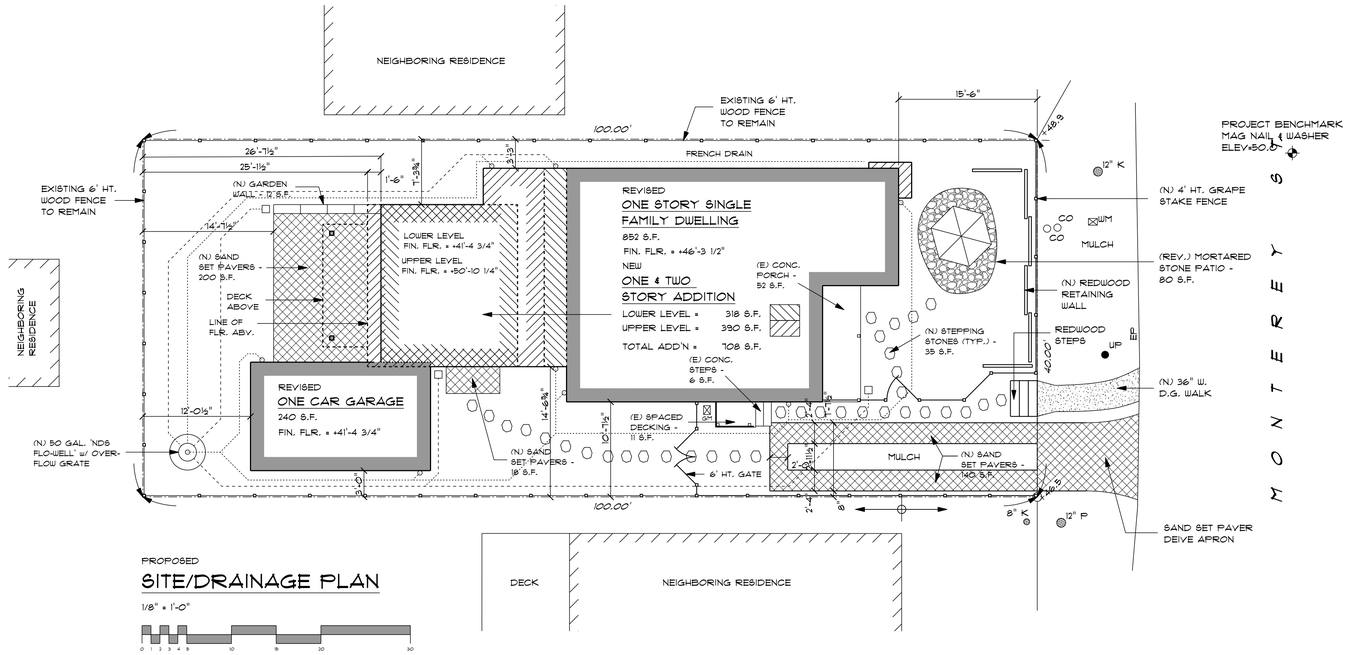
info@lucidosurveyors.com
(831) 620-5032

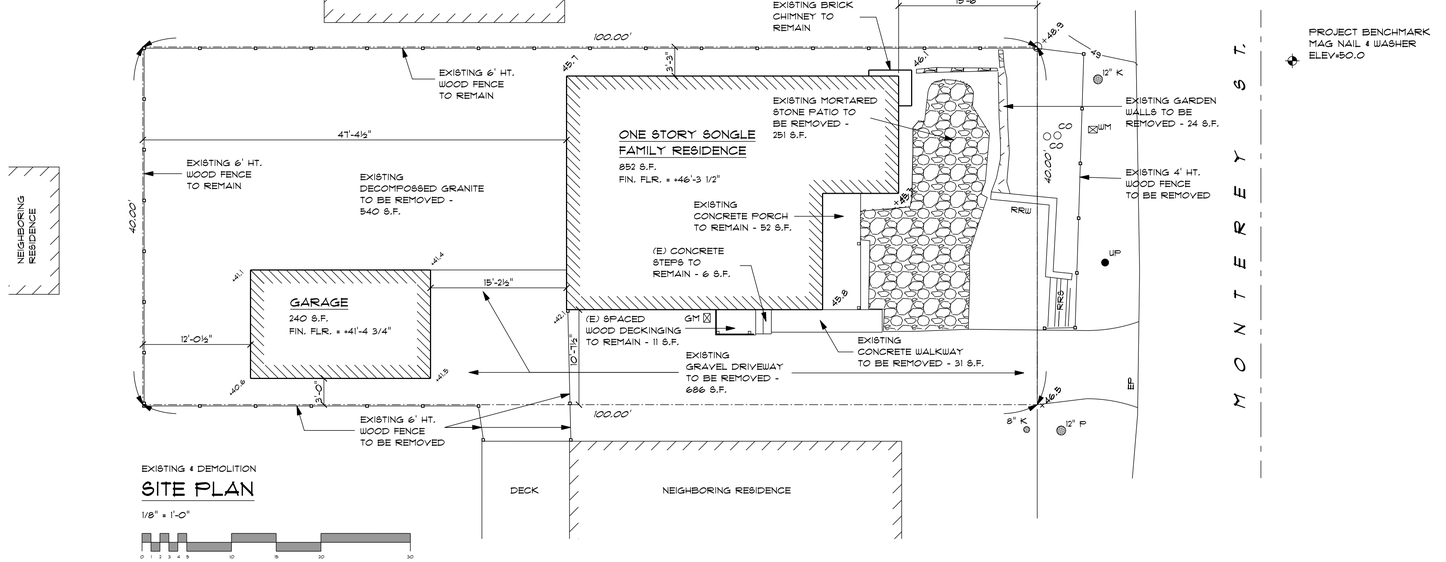
PROFESSIONAL LAND SURVEYOR
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No. 8368
STATE OF CALIFORNIA

SCALE: 1"=10'	PROJECT No. 2863	FEBRUARY 2022
CARMEL-BY-THE-SEA	COUNTY OF MONTEREY	STATE OF CALIFORNIA

ONE SHEET ONLY

Attachment 3





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C19099
jsullarch@gmail.com

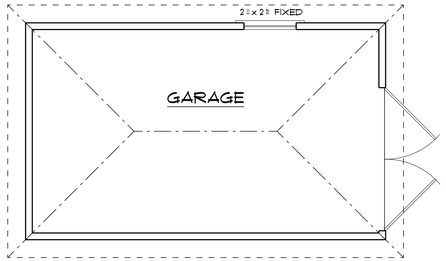
LICENSED ARCHITECT
EDWARD JAMES SULLIVAN
No. C 19099
REN. 2/31/25
STATE OF CALIFORNIA

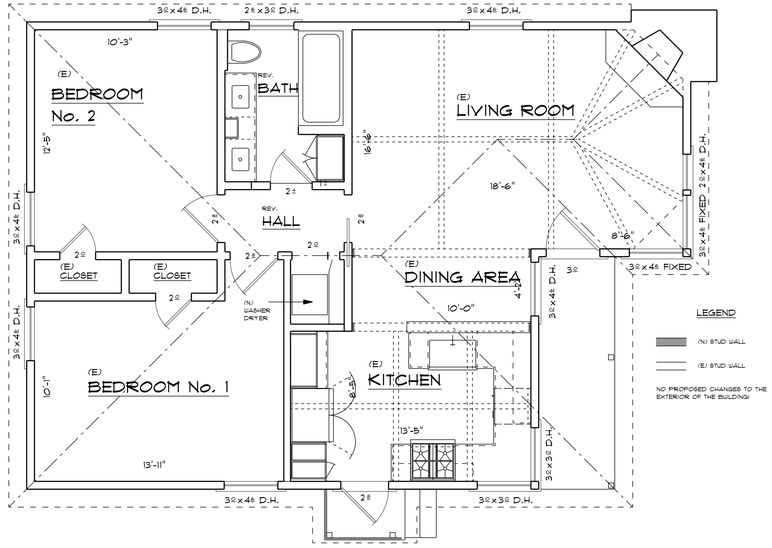
ADDITIONS & ALTERATION TO THE RESIDENCE OF
STEPHEN SMITH & TERESA ROWLAND
APN 010-001-006
4910 MONTEREY ST.
CARMEL-by-the-SEA, CA 93923

SHEET TITLE
EXISTING/ DEMOLITION SITE PLAN AND PROPOSED SITE/DRAINAGE PLAN

ISSUE DATE
5/31/24
REVISIONS
8/22/24
10/10/24

SHEET NO.
3

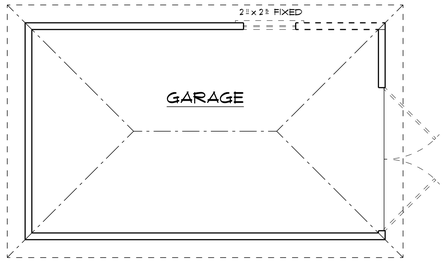


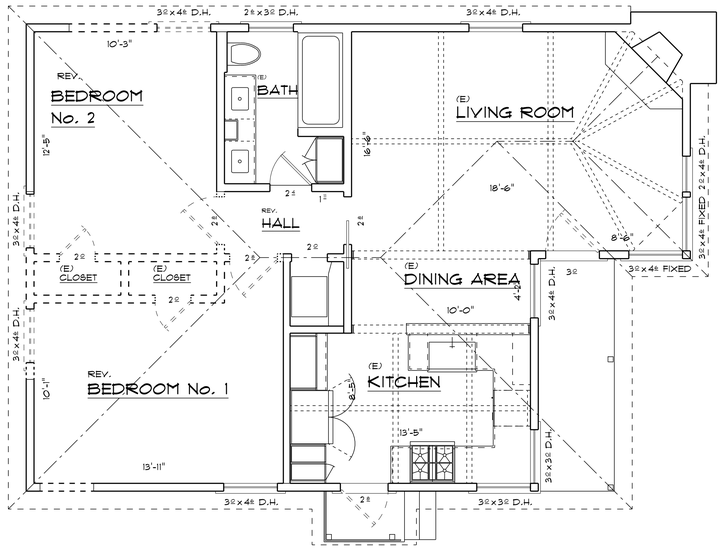


EXISTING
FLOOR PLAN
1/4" = 1'-0"

0 .5 1 2 3 4 5 10 15 20

Attachment 3





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

0 .5 1 2 3 4 5 10 15 20

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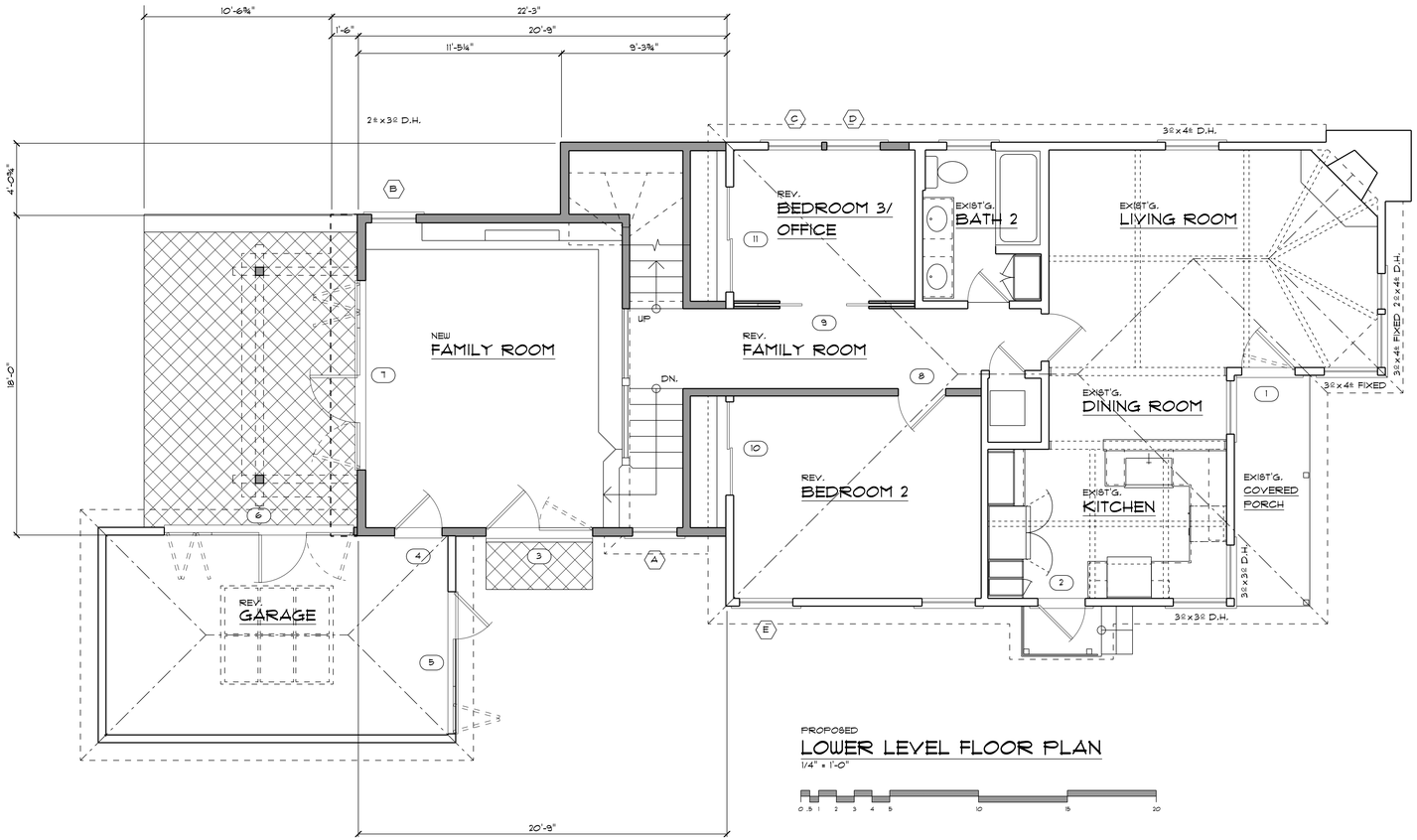
LICENSED ARCHITECT EDWARD JAMES SULLIVAN No. C 19099 REN 2/31/25 STATE OF CALIFORNIA

ADDITIONS & ALTERATION TO THE RESIDENCE OF
STEPHEN SMITH & TERESA ROWLAND
4910 MONTEREY ST.
CARMEL-by-the-SEA, CA 93923
APN 010-001-006

SHEET TITLE
EXISTING & DEMOLITION FLOOR PLANS

ISSUE DATE
5/31/24
REVISIONS

SHEET NO.
4



PROPOSED

LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"

0 .5 1 2 3 4 5 10 15 20

Attachment 3

DOOR NOTES-

1. EXTERIOR PAINT GRADE WOOD DUTCH DOORS AS MANUFACTURED BY 'SIMPSON DOOR CO'.
2. EXTERIOR PAINT GRADE WOOD BIFOLD DOORS AS MANUFACTURED BY 'SIMPSON DOOR CO'.
3. EXTERIOR ALUMINUM CLAD WOOD BIFOLD DOORS AS MANUFACTURED BY 'SIERRA PACIFIC'.

DOOR SCHEDULE

MK.	SIZE	THK.	TYPE	MAT.	FRAME	GLAZING	HDW. GP.	REMARKS
1	3'-0" x 6'-8"	1 3/4"	1/8 DUTCH	PNT. GR. WOOD	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.		2 OVER 3 LITES 1 PNL. BOTTOM
2	2'-8" x 6'-8"	1 3/4"	0/8 DUTCH	PNT. GR. WOOD	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.		2 OVER 3 LITES 1 PNL. BOTTOM
3	6'-0" x 6'-8"	1 3/4"	1/8 PR. FRENCH	ALUM. CLAD EXT.	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.		3 LITES EA. 3 LITE TRANSOM ABV.
4	2'-8" x 6'-8"	1 3/4"	1 PNL. SWINGING	PNT.GR. WOOD	PNT.GR. WOOD	-		20 MIN. DR. w/ SELF CLOSER
5	8'-0" x 6'-8"	1 3/4"	3 PNL. 0/8 BIFOLD	PNT. GR WOOD	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.		3 LITES EA.
6	10'-8" x 6'-8"	1 3/4"	4 PNL. 1/8 BIFOLD	ALUM. CLAD EXT.	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.		3 LITES EA. 3 LITE TRANSOM ABV.
7	10'-8" x 6'-8"	1 3/4"	4 PNL. 0/8 BIFOLD	ALUM. CLAD EXT.	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.		3 LITES EA.
8	2'-8" x 6'-8"	1 3/8"	1 PNL. SWINGING	PNT.GR. WOOD	PNT.GR. WOOD	-		REUSE EXISTING BEDROOM DOOR
9	5'-0" x 6'-8"	1 3/8"	1 PNL. EA. PR. POCKET SLIDERS	PNT.GR. WOOD	PNT.GR. WOOD	-		MATCH EXISTING INTERIOR DOORS
10	5'-4" x 6'-8"	1 3/8"	1 PNL. EA. PR. BI-PASS SLIDERS	PNT.GR. WOOD	PNT.GR. WOOD	-		MATCH EXISTING INTERIOR DOORS
11	6'-0" x 6'-8"	1 3/8"	1 PNL. EA. PR. BI-PASS SLIDERS	PNT.GR. WOOD	PNT.GR. WOOD	-		MATCH EXISTING INTERIOR DOORS
12	2'-8" x 6'-8"	1 3/4"	0/8 FRENCH	ALUM. CLAD EXT.	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.		3 LITES
13	2'-6" x 6'-8"	1 3/8"	1 PNL. SWINGING	PNT.GR. WOOD	PNT.GR. WOOD	-		MATCH EXISTING INTERIOR DOORS
14	2'-4" x 6'-8"	1 3/8"	1 PNL. SWINGING	PNT.GR. WOOD	PNT.GR. WOOD	-		MATCH EXISTING INTERIOR DOORS
15	6'-0" x 6'-8"	1 3/8"	1 PNL. EA. PR. BI-PASS SLIDERS	PNT.GR. WOOD	PNT.GR. WOOD	-		MATCH EXISTING INTERIOR DOORS

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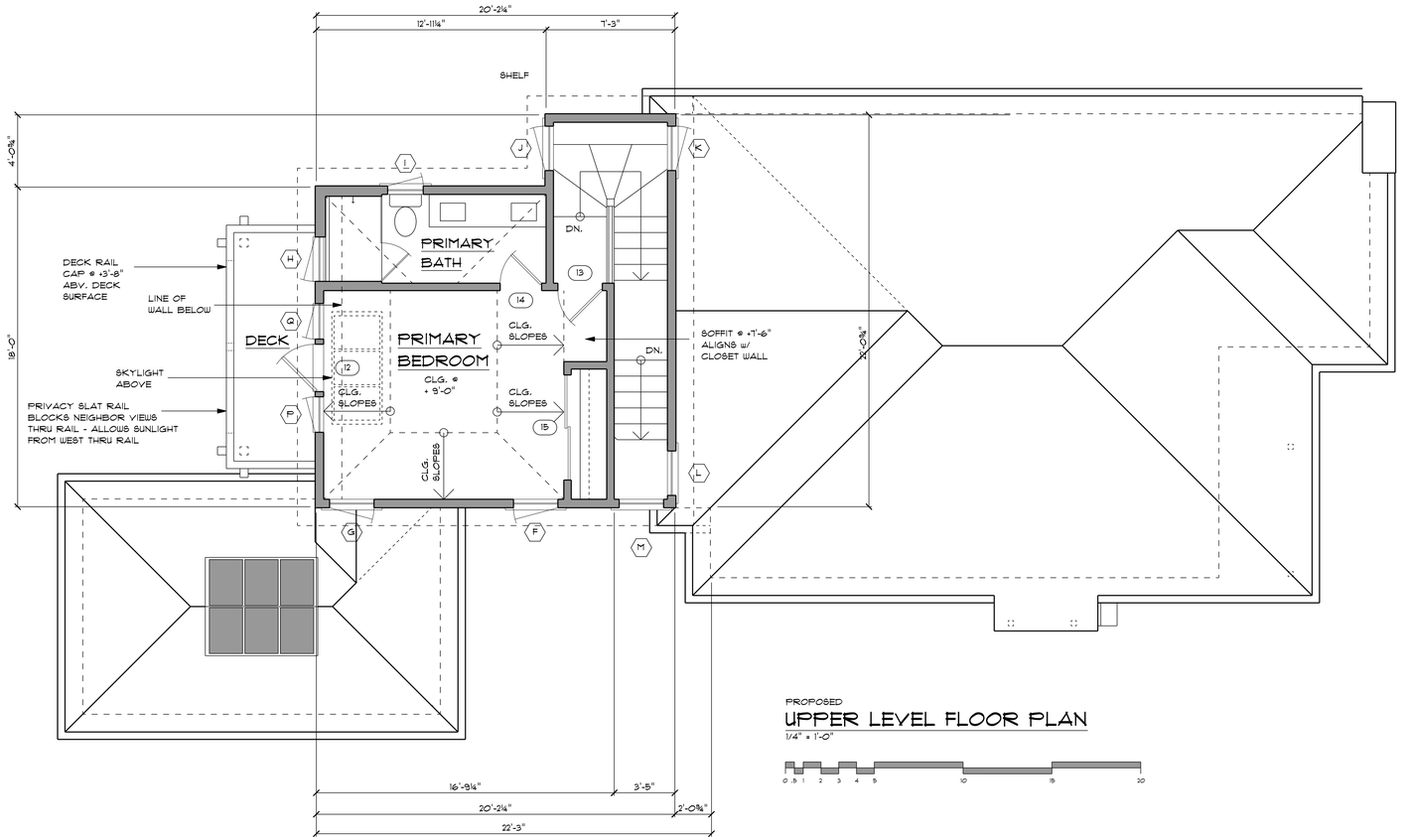
ADDITIONS & ALTERATION TO THE RESIDENCE OF
STEPHEN SMITH & TERESA ROWLAND
4910 MONTEREY ST.
CARMEL-by-the-SEA, CA 93923
APN 010-001-006

SHEET TITLE
PROPOSED LOWER LEVEL FLOOR PLAN & DOOR SCHEDULE

ISSUE DATE
5/31/24

REVISIONS
10/10/24

SHEET NO.
5



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

0 .5 1 2 3 4 5 10 15 20

WINDOW NOTES-

1. WINDOWS ARE TO BE 'SIERRA PACIFIC' ASPEN CASEMENT CRANK OUT WINDOWS.
2. WINDOWS ARE TO BE WOOD WITH ALUMINUM CLAD EXTERIORS - EXTERIOR COLOR TO BE COLONIAL WHITE.
3. SIMULATED DIVIDED LITES TO BE 7/8" PUTTY STYLE TO MATCH THE SHAPE OF THE EXISTING WINDOWS.
4. SCREENS TO BE GENIUS CUSTOMIZABLE RETRACTABLE SCREENS.
5. SKYLIGHTS TO BE 'VELUX' MODULAR SYSTEM w/ DUAL GLAZING, ELECTRONIC ROLLER SHADES & VENTING.

WINDOW SCHEDULE

MK.	SIZE	TYPE	MAT.	FRAME	GLAZING	REMARKS
A	2'-6" x 4'-6"	CASEMENT	ALUM. CLAD	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.	4 LITE 2'-6" x 1'-6" TRANSOM ABV.
B	2'-6" x 4'-6"	CASEMENT	ALUM. CLAD	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.	4 LITE 2'-6" x 1'-6" TRANSOM ABV.
C	3'-0" x 4'-6"	DOUBLE HUNG	PNT.GR. WOOD	PNT.GR. WOOD	(E) GLASS	2 LITE EA, REUSE EXISTING WINDOW
D	3'-0" x 4'-6"	DOUBLE HUNG	PNT.GR. WOOD	PNT.GR. WOOD	(E) GLASS	2 LITE EA, REUSE EXISTING WINDOW
E	3'-0" x 4'-6"	DOUBLE HUNG	PNT.GR. WOOD	PNT.GR. WOOD	(E) GLASS	2 LITE EA, REUSE EXISTING WINDOW
F	2'-6" x 4'-6"	CASEMENT	ALUM. CLAD	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.	4 LITE
G	2'-6" x 4'-6"	CASEMENT	ALUM. CLAD	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.	4 LITE
H	2'-6" x 4'-6"	CASEMENT	ALUM. CLAD	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.	4 LITE
I	2'-0" x 3'-0"	CASEMENT	ALUM. CLAD	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.	2 LITES
J	2'-6" x 4'-6"	CASEMENT	ALUM. CLAD	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.	4 LITE
K	2'-6" x 2'-6"	CASEMENT	ALUM. CLAD	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.	2 LITES
L	2'-6" x 2'-6"	FIXED	ALUM. CLAD	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.	2 LITES
M	2'-6" x 3'-6"	FIXED	ALUM. CLAD	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.	2 LITES
N	2'-9" x 6'-4"	SINGLE PITCH SKYLIGHT	ALUM.	ALUM.	DBL. TEMP.	3 OPERABLE PANELS
O	5'-6" x 6'-4"	STRUCTURAL RIDGE SKYLIGHT	ALUM.	ALUM.	DBL. TEMP.	3 OPERABLE PANELS
P	2'-0" x 4'-6"	CASEMENT	ALUM. CLAD	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.	4 LITES
Q	2'-0" x 4'-6"	CASEMENT	ALUM. CLAD	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.	4 LITES

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LICENSED ARCHITECT JAMES EDWARD SULLIVAN No. C 19099 REN. 2/31/25 STATE OF CALIFORNIA

ADDITIONS & ALTERATION TO THE RESIDENCE OF
STEPHEN SMITH & TERESA ROWLAND
APN 010-001-006
4910 MONTEREY ST.
CARMEL-by-the-SEA, CA 93923

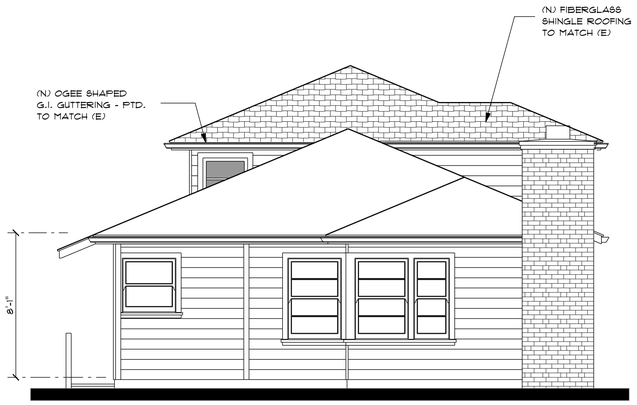
SHEET TITLE
PROPOSED UPPER LEVEL FLOOR PLAN & WINDOW SCHEDULE

ISSUE DATE
5/31/24

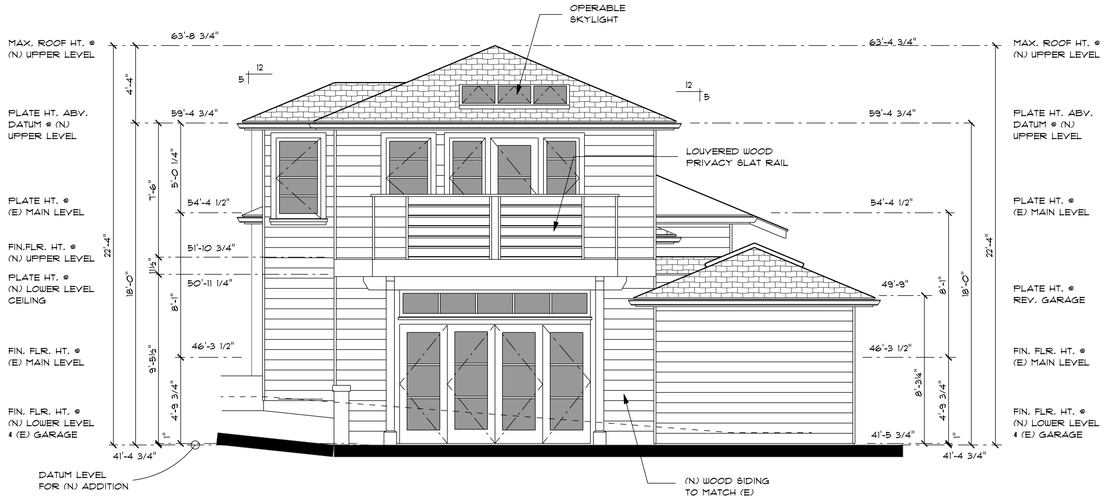
REVISIONS
8/22/24
9/20/24
10/10/24

SHEET NO.
6

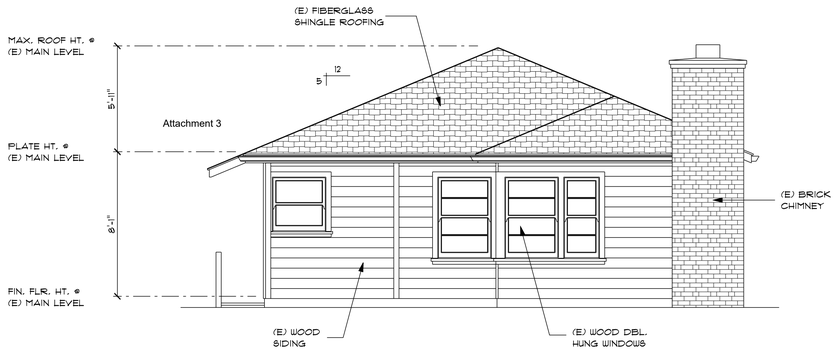
Attachment 3



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

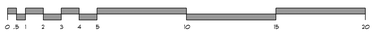


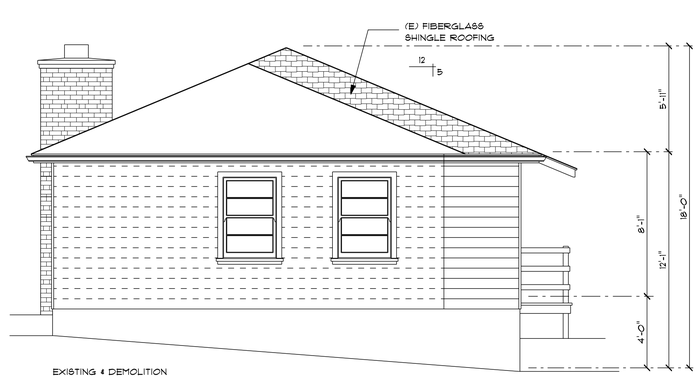
PROPOSED
WEST ELEVATION
1/4" = 1'-0"



Attachment 3

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





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



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LICENSED ARCHITECT EDWARD JAMES SULLIVAN No. C 19099 REN 2/31/25 STATE OF CALIFORNIA

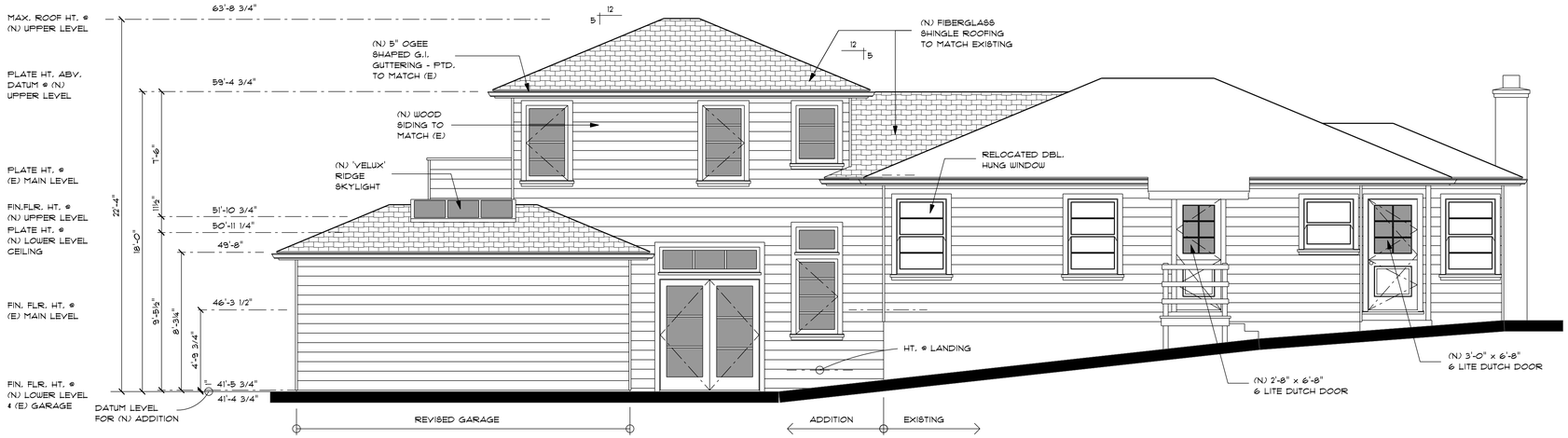
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STEPHEN SMITH & TERESA ROWLAND
4910 MONTEREY ST.
CARMEL-by-the-SEA, CA 93923
APN 010-001-006

SHEET TITLE
EXISTING/ DEMOLITION AND PROPOSED FRONT & REAR ELEVATIONS

ISSUE DATE
5/31/24

REVISIONS
8/22/24
9/20/24
10/10/24

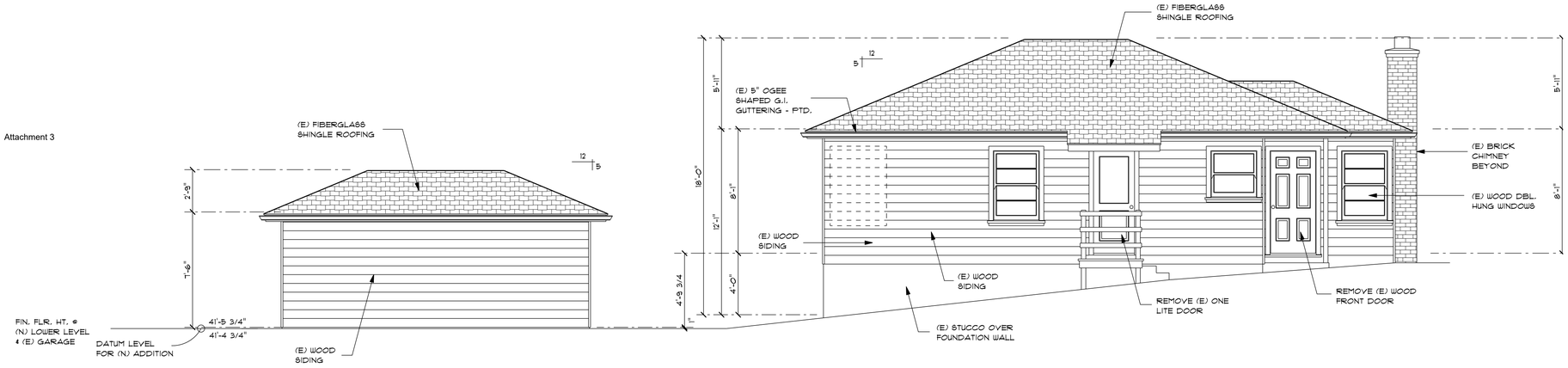
SHEET NO.
A-1



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

0 .5 1 2 3 4 5 10 15 20

Attachment 3



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

0 .5 1 2 3 4 5 10 15 20

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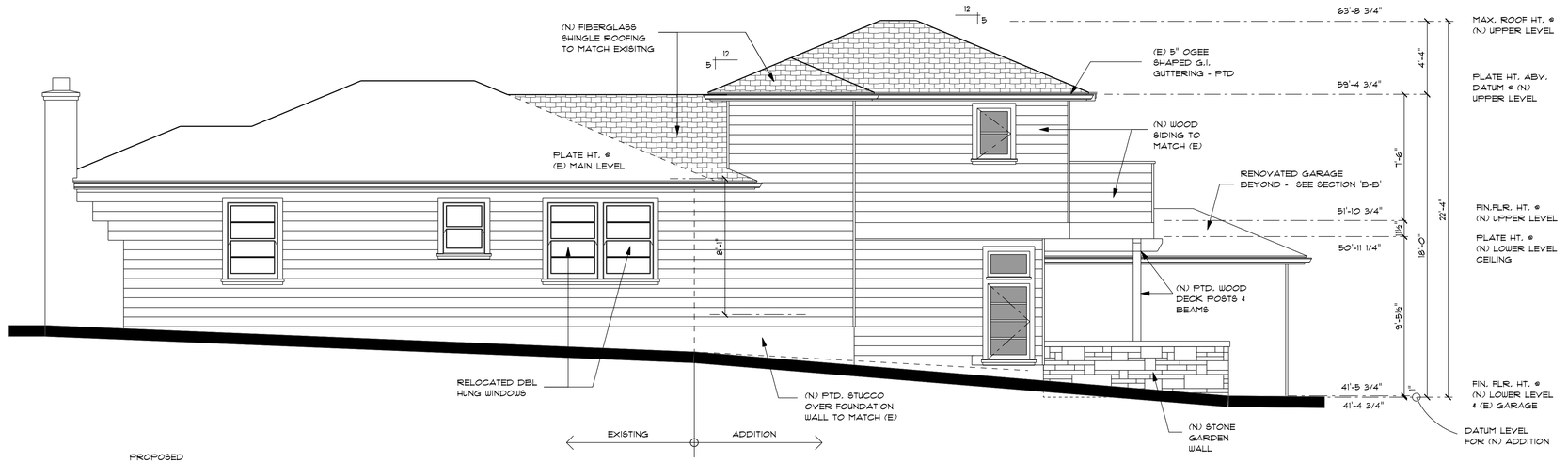
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4910 MONTEREY ST.
CARMEL-by-the-SEA, CA 93923
APN 010-001-006

SHEET TITLE
EXISTING/ DEMOLITION & PROPOSED LEFT SIDE (South) ELEVATIONS

ISSUE DATE
5/31/24
REVISIONS
8/22/24

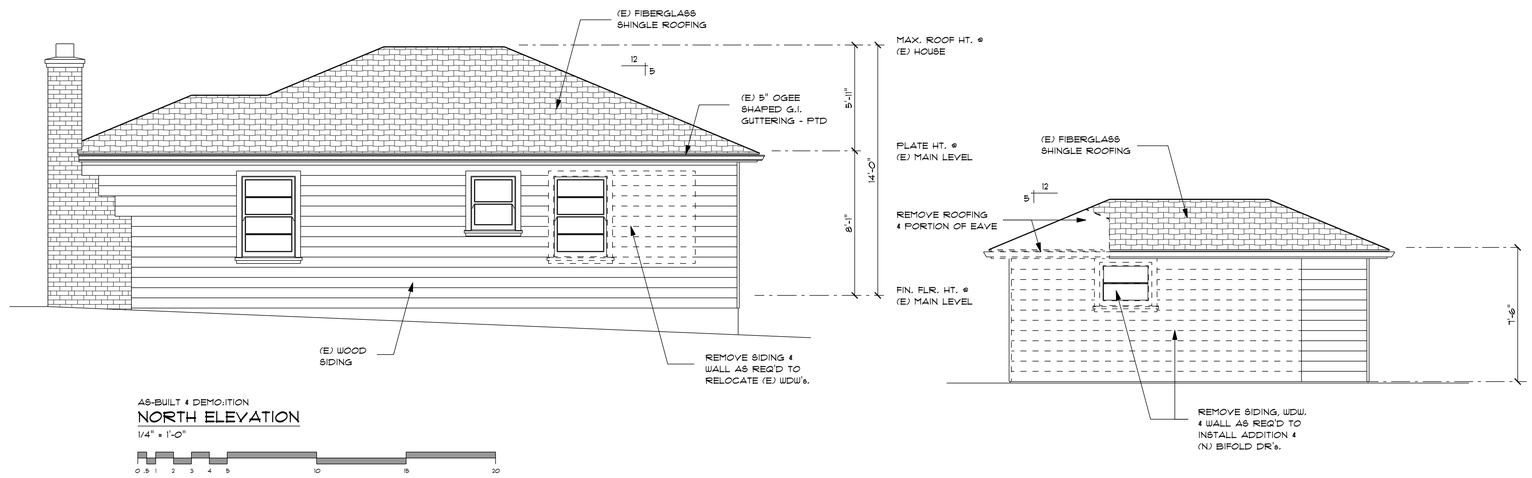
SHEET NO.
8

Attachment 3



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

0 .5 1 2 3 4 5 10 15 20



AS-BUILT & DEMOLITION
NORTH ELEVATION
1/4" = 1'-0"

0 .5 1 2 3 4 5 10 15 20

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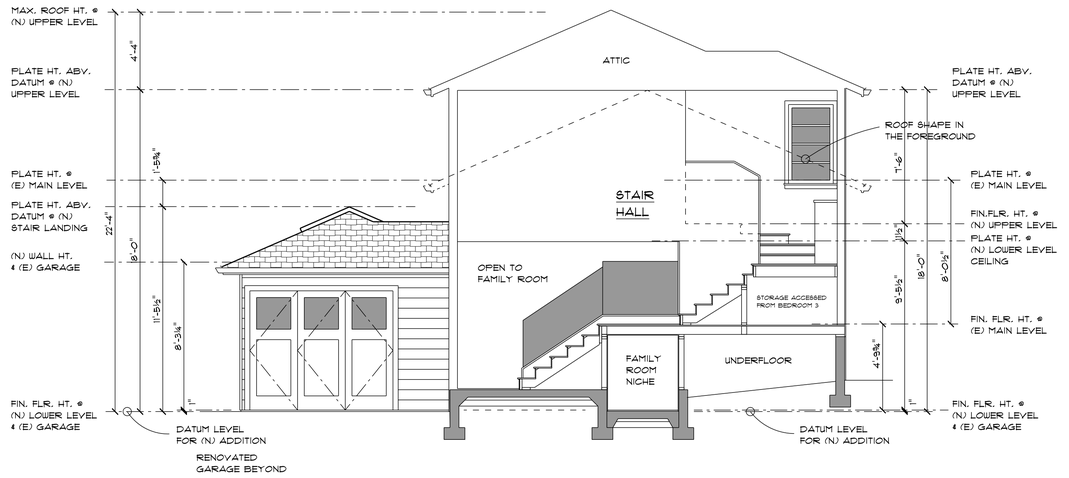
SHEET TITLE
EXISTING/ DEMOLITION & PROPOSED RIGHT SIDE (North) ELEVATIONS

ISSUE DATE
5/31/24

REVISIONS
8/22/24

SHEET NO.
9

Attachment 3

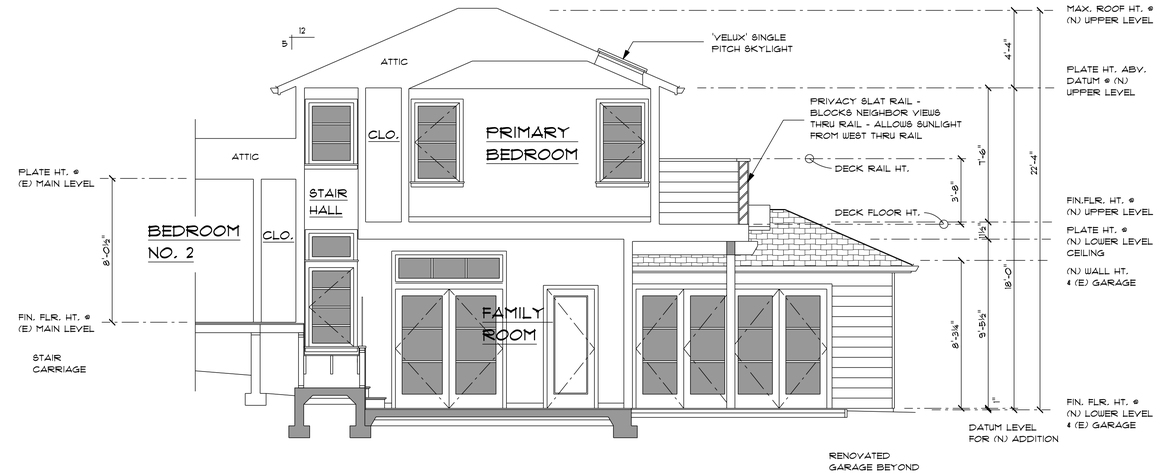


PROPOSED

SECTION 'A-A'

1/4" = 1'-0"

0 .5 1 2 3 4 5 10 15 20



PROPOSED

SECTION 'B-B'

1/4" = 1'-0"

0 .5 1 2 3 4 5 10 15 20

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APN 010-001-006

SHEET TITLE

EXISTING & PROPOSED GARAGE ELEVATIONS & SECTIONS

ISSUE DATE

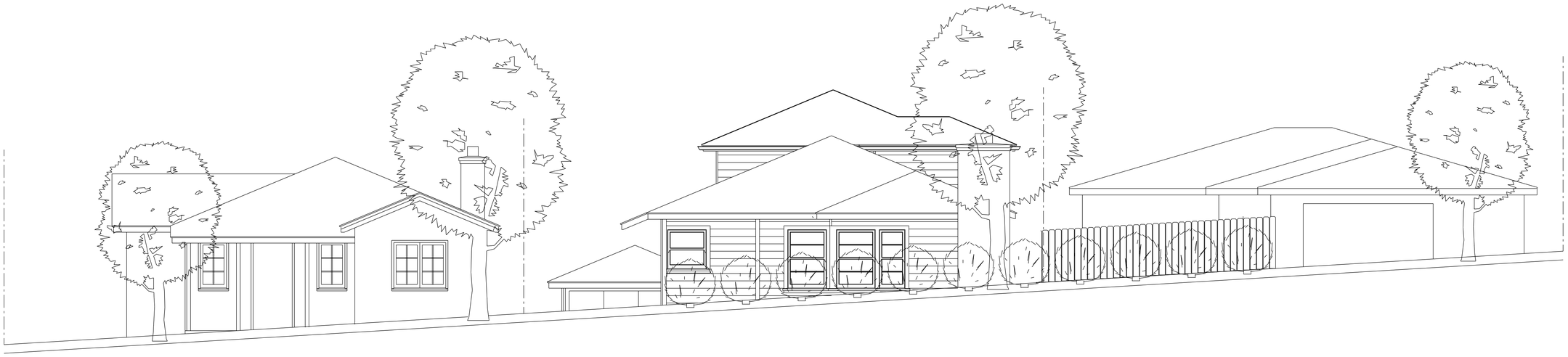
5/31/24

REVISIONS

8/22/24
9/20/24
10/10/24

SHEET NO.

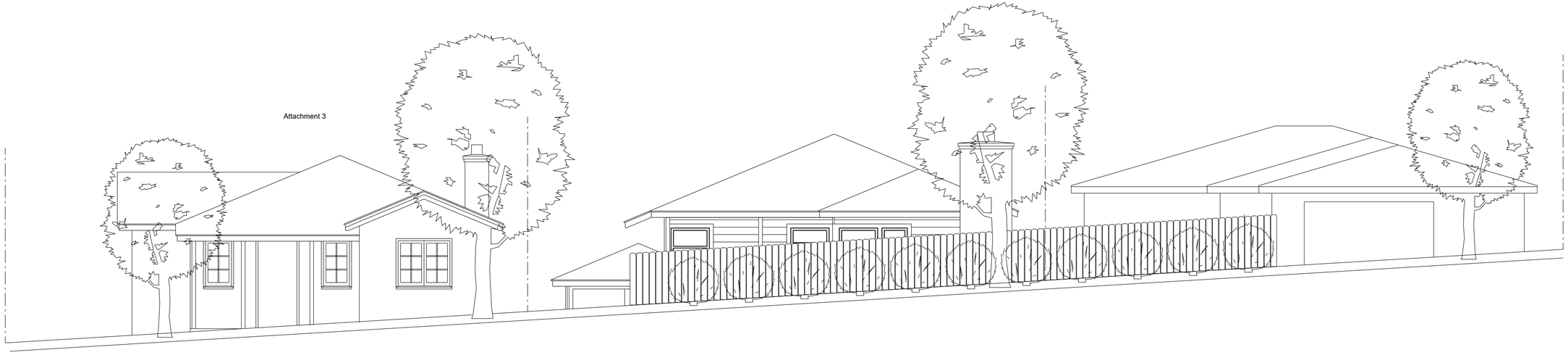
10



PROPOSED
STREETSCAPE ELEVATION
1/4" = 1'-0"

0 .5 1 2 3 4 5 10 15 20

Attachment 3



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

0 .5 1 2 3 4 5 10 15 20

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ADDITIONS & ALTERATION TO THE
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APN 010-001-006

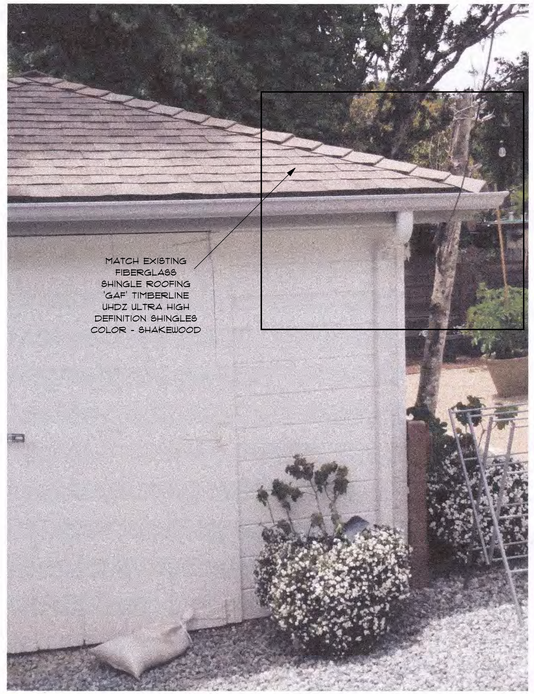
SHEET TITLE
EXISTING
&
PROPOSED
STREETSCAPE
ELEVATIONS

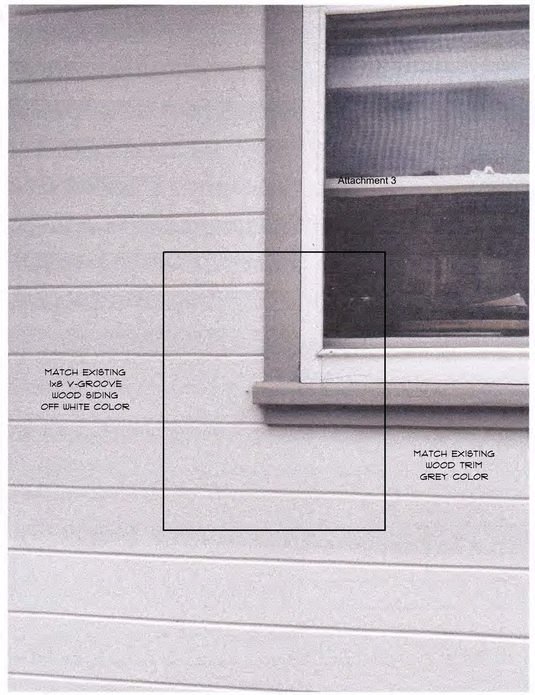
ISSUE DATE
5/31/24
REVISIONS
8/22/24

SHEET NO.
11

Attachment 3

HIP
5 IN 12
RIDGE
5 IN 12
HIP
5 IN 12
HIP
HIP
5 IN 12
RIDGE
5 IN 12
HIP
VALLEY
5 IN 12
HIP
5 IN 12
HIP
5 IN 12





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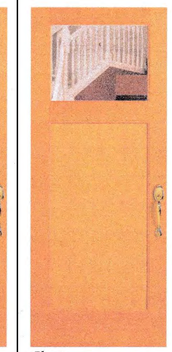
GLASS TASTE TEST

MATCH EXISTING
5" OGEE SHAPED
G.I. GUTTERS
&
2"X3" DOWNSPOUTS
OFF WHITE

DOOR SHOWN: 6811



Satin Etch (Frosted)



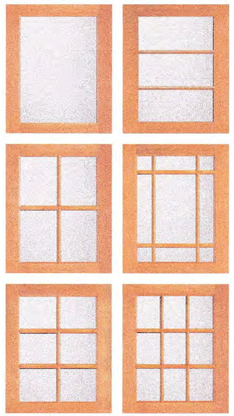
Clear

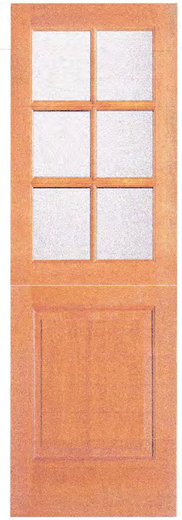
GARAGE FRONT DOORS
BY
'SIMPSON DOOR CO.

https://www.simpsondoor.com/design-tools/glass-options/ 1/3

5/25/24, 7:54 AM Design Your Dutch Door | Simpson Door Company

Step 1: Select Your Top Panel





Door Number:
37682

FRONT & SIDE
DUTCH DOORS
BY
'SIMPSON' DOOR CO.
W/
CLEAR GLASS

https://www.simpsondoor.com/design-tools/dutch-door-visualizer/ 2/4

Modular Skylights

Maximize daylighting with modular innovation

VELUX Modular Skylights (VMS) offer eight configurations to fit a multitude of commercial buildings, bringing daylight and fresh air to any space. With smart, automated control options, these modules offer integrated roller blinds and ventilation that control heat gain and glare for superior energy-efficiency.

The pretested and prefabricated modular system requires no on-site glazing, making installations three times faster for long-term watertight performance.

VMS systems

A complete modular system for fast and easy installation

The unique modular design offers multiple configurations for fast on-site installation and watertight performance. More than just daylight, these skylights offer climate control, ventilation, and shading automation for healthier, beautiful buildings.





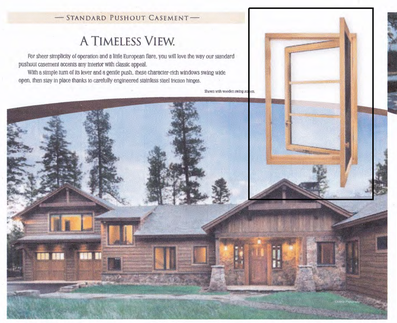
VMS Ridgelight, The Leamington Hotel, Oakland, CA



VMS Ridgelight, Cermak Fresh Market, Chicago, IL

6 Commercial Daylighting

OPERABLE RIDGE
SKYLIGHT
W/
AUTO EVENING SHADES
BY
'VELUX'



CLAD CASEMENT WINDOWS
BY
'SIERRA PACIFIC' WINDOWS
COLONIAL WHITE

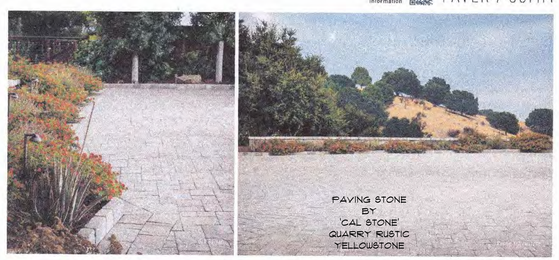


CLAD BIFOLD DOORS
BY
'SIERRA PACIFIC' WINDOWS
COLONIAL WHITE

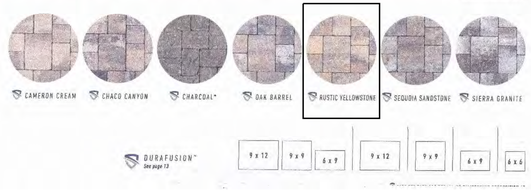
QUARRY STONE

Scan for product information

PAVER / 60MM



*Charcoal only available in 6 x 9



JIM SULLIVAN ~ ARCHITECT
P.O. BOX 2571 MONTEREY, CA 93942
TEL. 831.521.7178
C19099
jsullarch@gmail.com

LICENSED ARCHITECT EDWARD JAMES SULLIVAN No. C 19099 REN 2/31/25 STATE OF CALIFORNIA

ADDITIONS & ALTERATION TO THE RESIDENCE OF
STEPHEN SMITH & TERESA ROWLAND
4910 MONTEREY ST.
CARMEL-by-the-SEA, CA 93923
APN 010-001-006

SHEET TITLE
FINISH MATERIALS

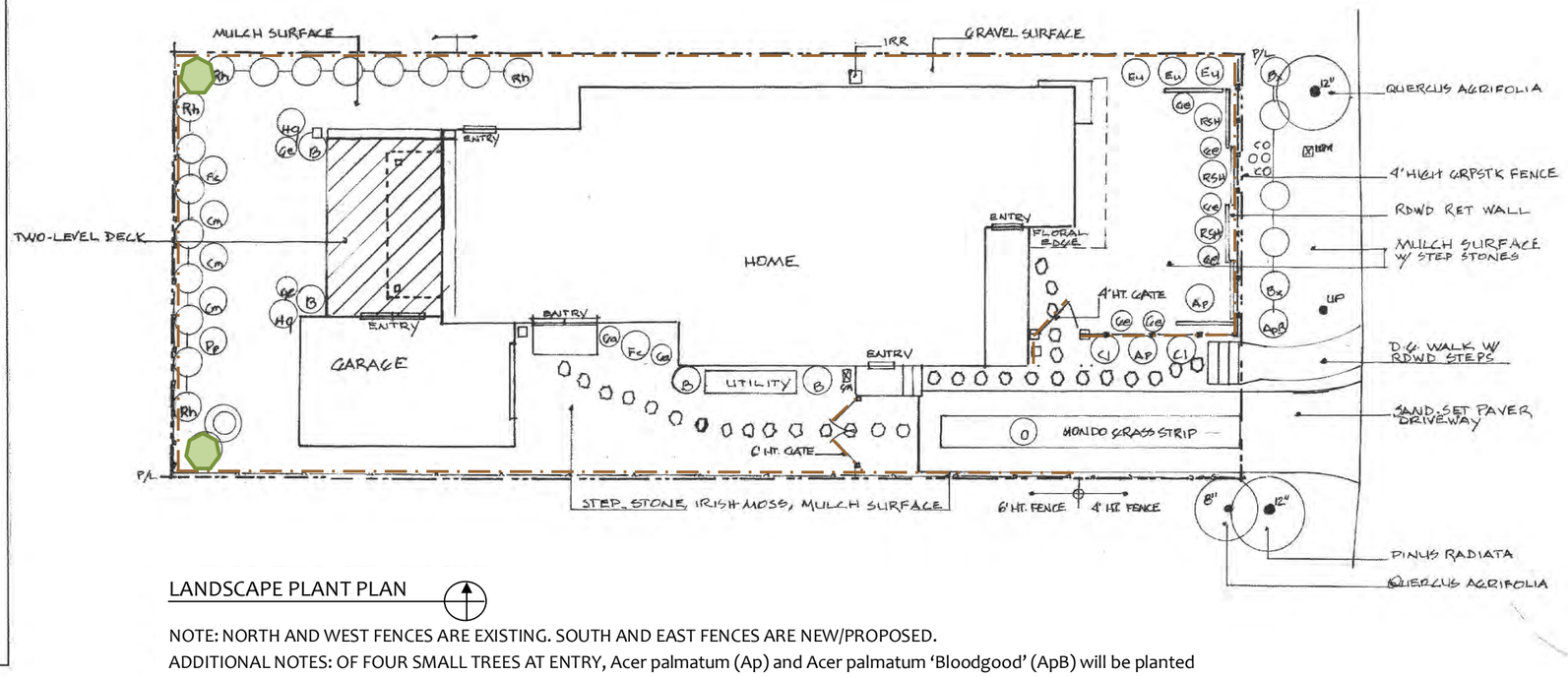
ISSUE DATE
5/31/24
REVISIONS
8/22/24

SHEET NO.
13

Attachment 3

PLANT LIST

		NEW/EXST	SYMBOL
TREES			
	NEAR R.O.W.		
Acer palmatum 'Bloodgood'	Japanese Maple	E	ApB
Pinus radiata	Monterey Pine	E	Pr
Quercus agrifolia	Cal Live Oak	E	Qa
	REAR GARDEN		
Citrus x meyeri	Meyer Lemon	E	Cm
Ficus Carica 'Mission'	Mission Fig	E	Fc
Prunus persica 'Babcock'	Peach Tree	E	Pp
SHRUBS	FRONT GARDEN PARKING STRIP		
Buxus sempervirens	Boxwood	N	Bx
	COURTYARD		
Acer palmatum	Japanese Maple (~~container~~)	E	Ap
Citrus x latifolia	Bearrs Lime (container)	E	Cl
Euonymus fortunii 'Gold Splash'	Wintercreeper	E	Eu
Pelargonium zonale	Zonal Geranium	E	Ge
Rosa 'Sally Holmes'	Climbing Rose	E	RSH
	DRIVEWAY COURT		
Bougainvillea 'Barbara Karst'	Bougainvillea on trellis	E	B
Ficus carica 'Monandersen'	Corky's Delight Fig	E	Fc
Gardenia jasminoides	Gardenia	E	Ga
REAR GARDEN			
Bougainvillea 'Barbara Karst'	Bougainvillea on trellis	E	B
~~Grevillea 'Moonlight'~~	~~Moonlight Grevillea~~	~~N~~	~~Gr~~
Hydrangea quercifolia	Oak Leaf Hydrangea	E	Hq
Pelargonium zonale	Zonal Geranium	E	Ge
Rhamnus californica	California Buckthorn	E	Rh
FLORAL EDGE	AS DESIRED		
Carmel compatible low shrubs:			
Galvezia speciosa–Island Snapdragon			
Myrtus communis 'Compacta'			
Salvia clevelandii 'Winifred Gilman'			
Scabiosa atropurpurea 'Florist Blue'			
GROUNDCOVER			
Ophiopogon—Mondo Grass	Driveway center strip	N	O
Sagina Subulata—Irish Moss	Surrounding step stones	N	I
Redwood mulch	Mixed with Irish Moss	N	M



LANDSCAPE PLANT PLAN

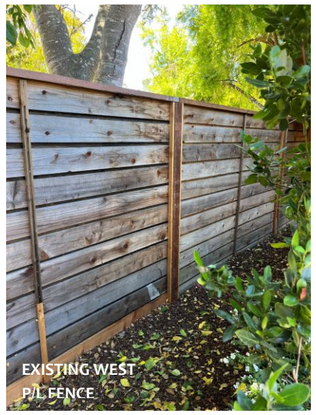
NOTE: NORTH AND WEST FENCES ARE EXISTING. SOUTH AND EAST FENCES ARE NEW/PROPOSED.
ADDITIONAL NOTES: OF FOUR SMALL TREES AT ENTRY, Acer palmatum (Ap) and Acer palmatum 'Bloodgood' (ApB) will be planted in-ground; two Bearrs Lime (Cl) will remain in containers. EXISTING CANOPY TREES AT ENTRY: Quercus agrifolia and Pinus radiata.
ADDITONAL CANOPY TREES: Two Olea europaea 'Wilsonii' trees will be placed at NW and SW corners.

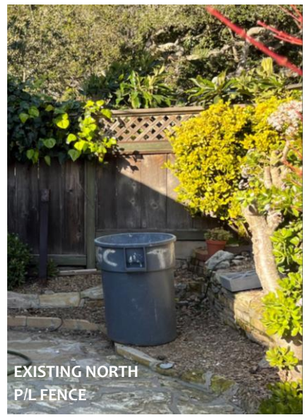
SUNFLOWER GARDENSCAPES

PROPOSED LANDSCAPE PLANT PLAN
FOR RESIDENCE AT 4910 MONTEREY STREET, CARMEL BY THE SEA

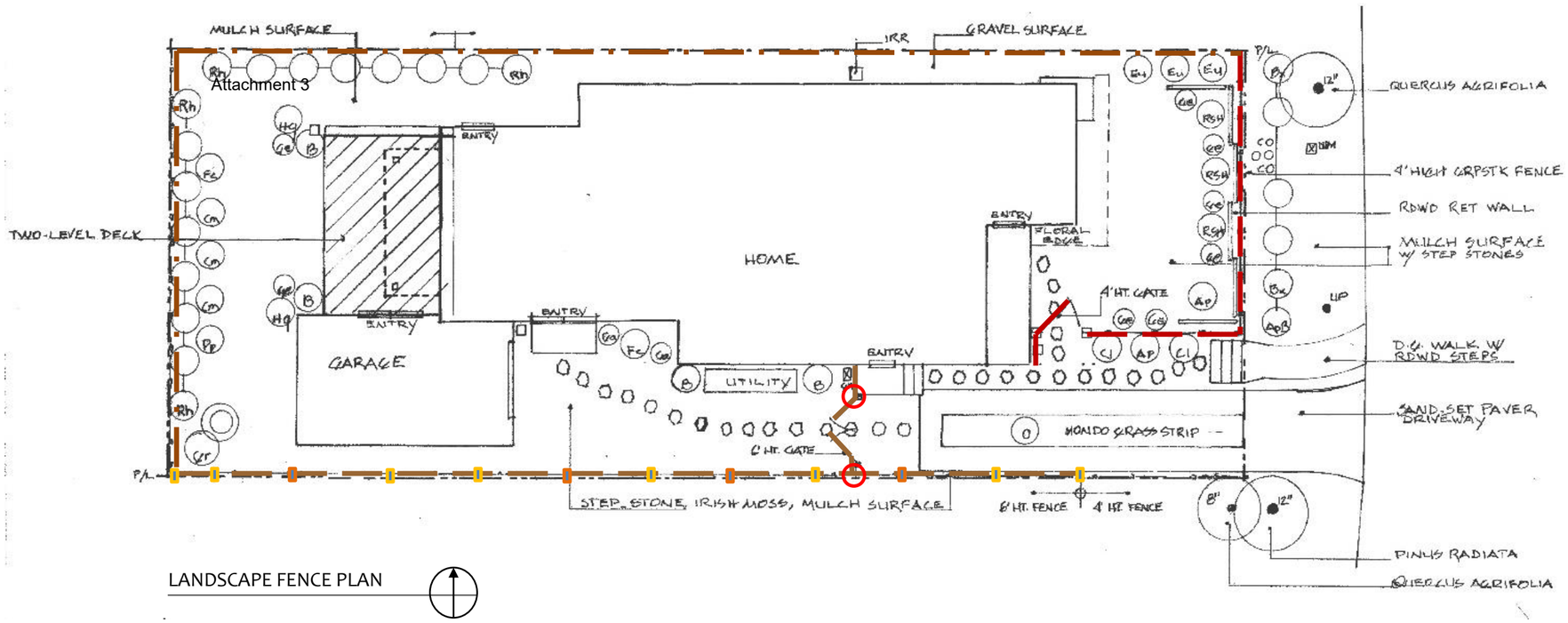
© 2024 SUNFLOWER GARDENSCAPES
CITY OF CARMEL Lic No 2599

AUGUST 26, 2024
SHEET L1


EXISTING WEST P/L FENCE


EXISTING NORTH P/L FENCE


EXAMPLE NEW SOUTH FENCE AND GATE



LANDSCAPE FENCE PLAN

PROPOSED NEW SOUTH P/L FENCE

A 6' HIGH REDWOOD FENCE FOR SOUTH PROPERTY LINE EXTENDING FROM SOUTHWEST CORNER TO FSB.

DESIGN TO MIMIC EXISTING WEST P/L FENCE EXCEPT POSTS WILL BE COVERED, NOT EXPOSED.

6" HORIZONTAL PANELS, WITH 1" AIR GAP BETWEEN PANELS. DRIVEWAY GATE WILL MIMIC FENCE. SEE EXAMPLE ABOVE. NO TOP OR BOTTOM CAPS.

TOTAL OF TEN 8' PANELS, WITH ONE 5' PANEL AT S/W CORNER. GROUND PLANE IS 45' AT FSB DOWN TO 40' AT SW CORNER. FIVE 1' STEPS AS MARKED

4" x 4" PRESSURE TREATED POSTS @ 8' INTERVALS. EXTRA POSTS AS NEEDED WHERE DRIVEWAY GATE CONNECTS TO FENCE.

PROPOSED NEW EAST P/L FENCE

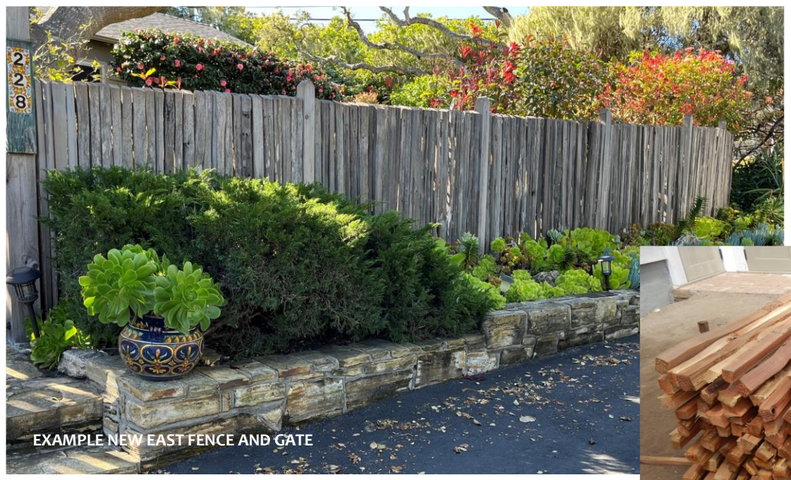
A 4' HIGH CARMEL GRAPESTAKE (HEAVY 1 SQ INCH) FENCE FOR EAST PROPERTY LINE EXTENDING FROM NORTHEAST CORNER TO TURN AT ENTRY STEPS, AND ENDING AT FRONT LANDING, WITH TAIL TO S/E LANDING SUPPORT POST. FENCE WILL ENCLOSE FRONT COURTYARD.

DESIGN TO MIMIC EXAMPLE AT RIGHT. POSTS TO BE 4" SQ RUSTIC REDWOOD AT 6' INTERVALS, COMPATIBLE WITH GRAPESTAKES, SLIGHTLY PEAKING ABOVE FENCE LINE. GRAPESTAKE PICKETS WILL BE SPACED AT LEAST THE WIDTH OF A SINGLE PICKET APART.

GROUND PLANE SLOPES 1' FROM N/E CORNER TO TURN, THEN SLOPES ANOTHER 1' TO ENTRY GATE. POSTS TO BE SET AT 6' INTERVALS. STEPPING WILL ALLOW THE FENCE TO BE KEPT AT 4' HEIGHT THROUGHOUT.

GATE INTO FRONT COURTYARD WILL MIMIC FENCE DESIGN.

EXAMPLE NEW SOUTH FENCE AND GATE


EXAMPLE NEW EAST FENCE AND GATE


EXAMPLE NEW EAST FENCE AND GATE MATERIAL

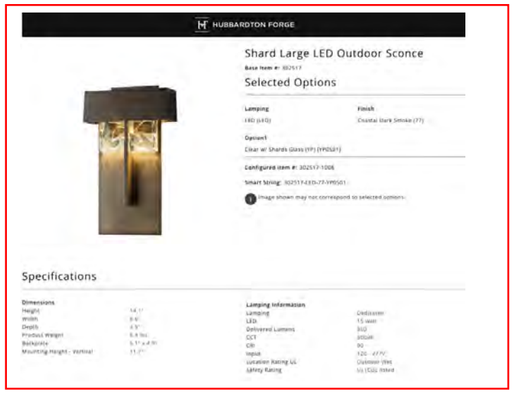
SUNFLOWER GARDENSCAPES

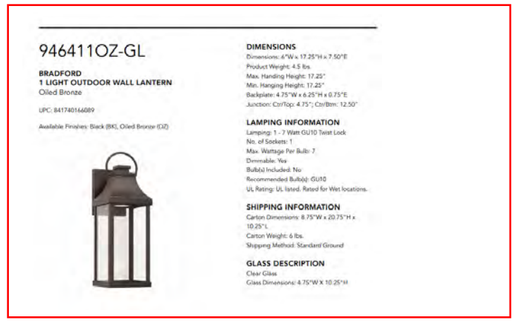
PROPOSED LANDSCAPE FENCE PLAN
FOR RESIDENCE AT 4910 MONTEREY STREET, CARMEL BY THE SEA

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CITY OF CARMEL Lic No 2599

AUGUST 26, 2024
SHEET L2







LIGHTING SELECTION

1 ENTRY SCONCES. **FRONT DOOR AND KITCHEN DOOR. select from three above. (two)**

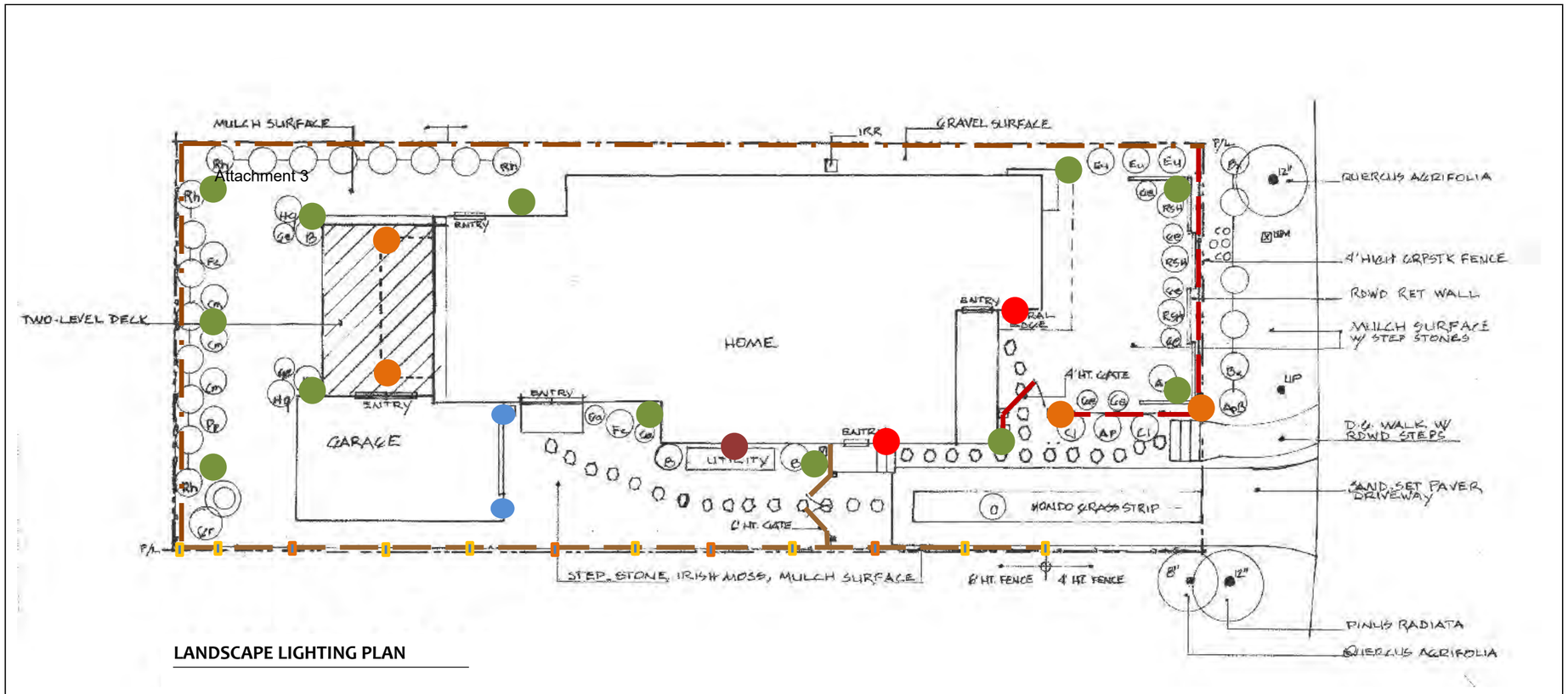
2 GARAGE CARRIAGE DOOR SCONCES **(two)**

3 DECK AND GATE POST DOWNLIGHTS **(four)**

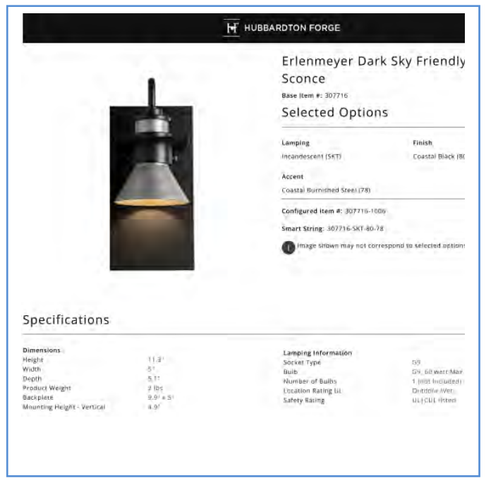
4 PATH LIGHTS

5 UTILITY AREA LIGHT **(one)**

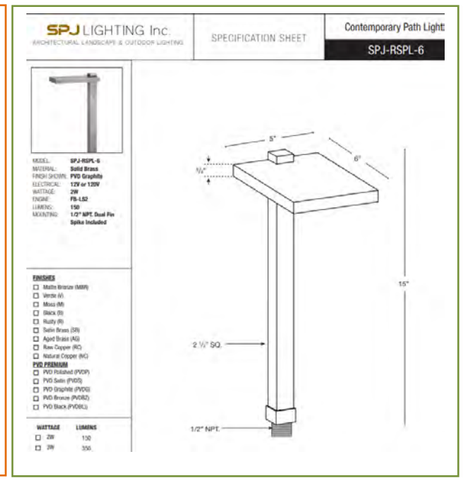
Lighting consultant is Greg Culver at Homelighter. All lighting will be Carmel Dark Sky compliant with minimum specifications: GU10 LED under 365 Lumens 2700K

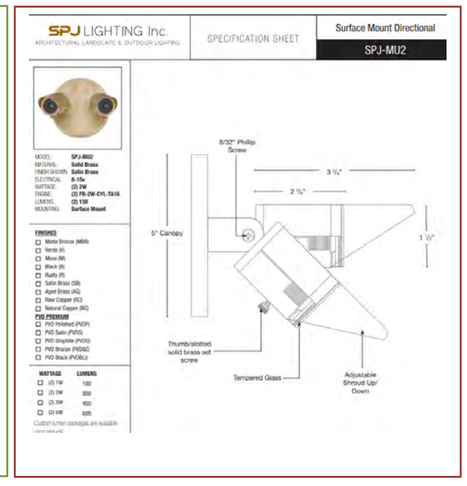


LANDSCAPE LIGHTING PLAN









SUNFLOWER GARDENSCAPES

PROPOSED LANDSCAPE LIGHTING PLAN
FOR RESIDENCE AT 4910 MONTEREY STREET, CARMEL BY THE SEA

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AUGUST 26, 2024
SHEET L3

DS 24175 (Rowland Smith)
Planning Commission Concept Hearing
September 11, 2024



4910 Monterey Street, view looking west.



Proposed rear split-level addition, view from Monterey Street looking northwest.

DS 24175 (Rowland Smith)
Planning Commission Concept Hearing
September 11, 2024



Proposed rear split-level addition, view from Monterey Street looking southwest.



Proposed split-level rear addition, view from subject property driveway looking northwest.

DS 24175 (Rowland Smith)
Planning Commission Concept Hearing
September 11, 2024



View from subject property looking east. Note rainbow flags demarcate the deck railing, and the pink ribbon on the poles indicates the walking surface level.

DS 24175 (Rowland Smith)
Planning Commission Concept Hearing
September 11, 2024



Proposed split-level rear addition, looking southeast from subject property back yard. Note rainbow flags demarcate the deck railing, and the pink ribbon on the poles indicates the walking surface level.

DS 24175 (Rowland Smith)
Planning Commission Concept Hearing
September 11, 2024



View looking northeast from subject property back yard. Note proposed deck is not shown in this picture.



View of existing detached garage, which will be converted to an attached garage with internal connection to house. Note proposed deck is not shown in this picture.

GAF Timberline® UHDZ™
Ultra High Definition® Shingles



Millions of families have found shelter under a beautiful, durable, Timberline® roof. Now, Timberline® UHDZ™ shingles offer a combination of beauty and benefits that goes beyond any Timberline® shingles available before.

A standard INDUSTRIES COMPANY

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gaf.com/uhdz

We protect what matters most™



Your roof is a promise, an investment, and beyond

Choosing a roof for your home means making a promise of shelter. An investment in security. And setting high expectations for beauty and durability.

Once you've set your expectations, choosing a Timberline® UHDZ™ roof is a great way to go beyond.

It's our only shingle to offer the Dual Shadow Line for sunset shadows all day long. And it comes with a 30-year StainGuard Plus PRO™ limited warranty against blue-green algae discoloration.

And that's just the beginning.

[1] 30-year StainGuard Plus PRO™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus PRO™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions, and qualifying products.

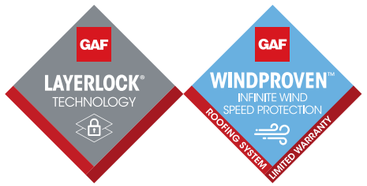
It's a shingle that helps your roofer do their best work

LayerLock® Technology strengthens the bond between layers of your Timberline® UHDZ™ Shingles. To help your roofer give you the best possible installation. And to help you rest easy when the wind is howling outside.

Here's how it works:

The strength added by LayerLock® Technology allowed GAF to create the StrikeZone® nailing area — the industry's widest nail zone — which offered 99.9% nailing accuracy in our test.[1]

LayerLock® Technology also powers the industry's first wind warranty with no maximum wind speed limitation. Timberline® UHDZ™ Shingles are eligible for the WindProven™ limited wind warranty when installed with the required combination of four qualifying GAF Accessories.[2]



[1] Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® Shingles to Timberline® HDZ™ Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

[2] 15-year WindProven™ limited wind warranty on Timberline® UHDZ™ Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the WindProven™ limited wind warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.





It’s sunset shadows all day long

The angle of a sunset creates a unique touch of shadow that adds definition and depth to everything it touches. Including your shingles. In fact, it can take your beautiful home and make it breathtaking.

Imagine that moment lasting all day. That’s what we’ve done with our exclusive Dual Shadow Line, only available on Timberline® UHDZ™ Shingles.

Dual Shadow Line adds depth so exceptional, it takes your home’s curb appeal to even greater heights. The impact is unmistakable.

GAF DUAL SHADOW LINE

It's strong protection against algae stains

GAF Time-Release Algae-Fighting Technology delivers algae-fighting power in a whole new way. Specially engineered capsules are infused with thousands of copper microsites, which release copper steadily over time, for long-lasting algae-fighting power.

Timberline® UHDZ™ Shingles feature 10% more GAF Time-Release Algae-Fighting Technology than even our best-selling Timberline® HDZ™ shingles, for protection so strong it allows GAF to offer a 30-year StainGuard Plus PRO™ Algae Protection Limited Warranty against blue-green algae discoloration.[1]

More Time-Release Algae-Fighting power. More protection for the beauty of those Dual Shadow Lines.



[1] 30-year StainGuard Plus PRO™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus PRO™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions, and qualifying products.

Pewter Gray

Pewter Gray can add dramatic counterpoint to contemporary exterior color palettes, as well as to stucco or brick facades.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Charcoal

Charcoal is the most neutral of shades, and works wonderfully with blues, grays, whites, yellow, gold, sage, and green.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Slate

A cool gray with a beautiful green undertone, Slate coordinates well with both grays and greens, as well as with white, cream, and ivory exteriors.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Barkwood

The neutral brown Barkwood emulates wood and coordinates well with warm colors like beige, taupe, cream, gold, and yellow.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Shakewood

An appealing blend of browns, tans, and gold, warm radiant Shakewood pairs equally well with neutral beige and clay tones, as well as deeper jewel tones.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Weathered Wood

The perfect neutral color, Weathered Wood complements a broad range of hues and works well with sage, cream, ivory, and beige.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



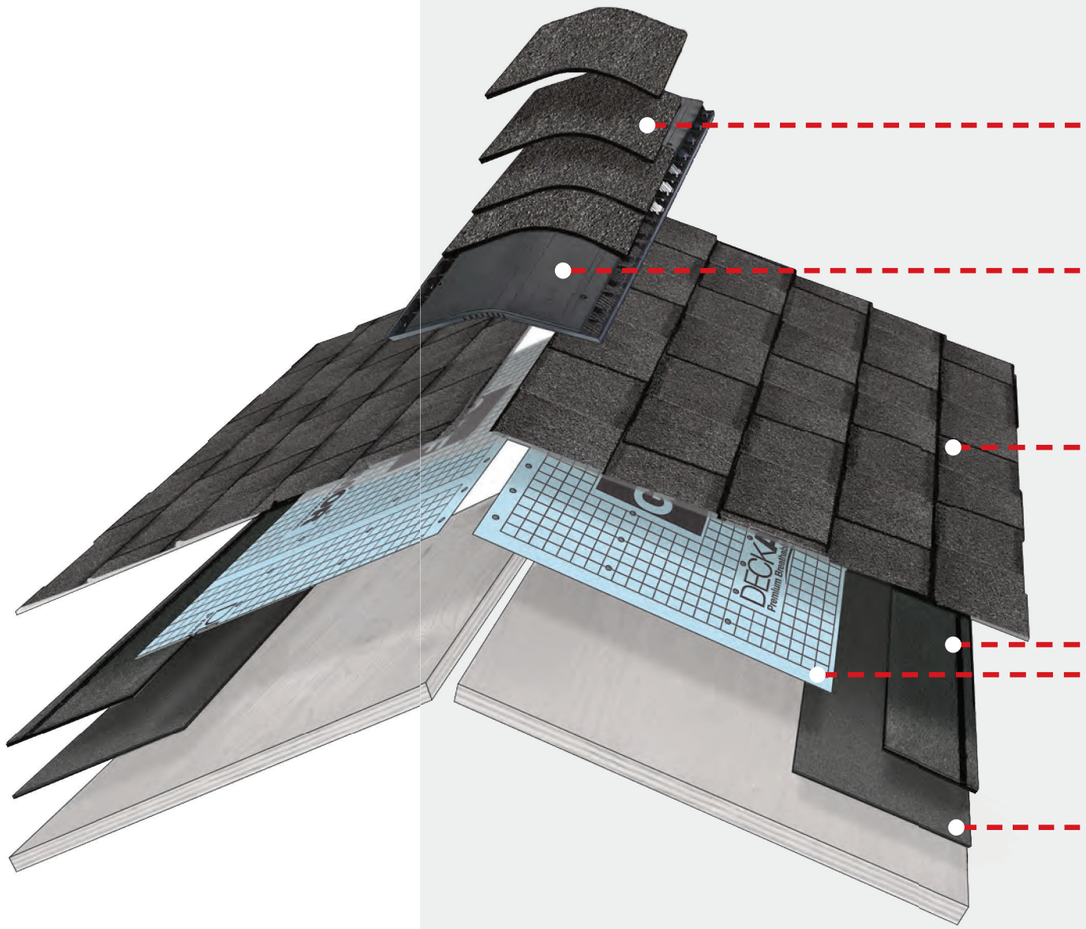
It's a system, built to protect

A Timberline® UHDZ™ roof is so much more than shingles. It's layers of protection, working together to help keep your home safe from rain, snow, sun, and wind.

In fact, installing 4 qualifying GAF Accessories — GAF starter strips, roof deck protection, ridge cap shingles, and either leak barrier or attic ventilation — in one roof system makes Timberline® UHDZ™ Shingles eligible for the WindProven™ limited wind warranty.[1]

Visit **gaf.com/LRS** for qualifying GAF products.

[1] 15-year WindProven™ limited wind warranty on Timberline® UHDZ™ Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the WindProven™ limited wind warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.



The GAF Lifetime† Roofing System

6 **Ridge Cap Shingles**
The finishing touch that helps defend against leaks at the hips and ridges

5 **Cobra® Attic Ventilation**
Helps reduce attic moisture and heat

4 **Lifetime Shingles†**
Beautify and protect for years to come

3 **Starter Strip Shingles**
Helps guard against shingle blow-offs

2 **Roof Deck Protection**
Helps shield the roof deck from moisture infiltration

1 **Leak Barrier**
Helps prevent leaks caused by wind-driven rain and ice dams

Install any GAF Lifetime† Shingle and at least 3 qualifying GAF Accessories and get a Lifetime† limited warranty on your qualifying GAF products plus non-prorated coverage for the first 10 years. For even stronger coverage, ask your GAF factory-certified contractor[2] about enhanced GAF warranties.

GAF LIFETIME† LIMITED WARRANTY TERM

† Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and at least 3 qualifying GAF Accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty,* see the *GAF Shingle & Accessory Limited Warranty.* Visit gaf.com/LRS for qualifying GAF products.

[1] Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products.

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

November 13, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Jacob Olander, Assistant Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator/Acting Community Planning and Building Director
SUBJECT:	**DS 23-249 (1540MescalSt, LLC):** Consideration of a Final Design Study, DS 23-249 (1540MescalSt, LLC), and associated Coastal Development Permit for the demolition of a one-story single-family residence and detached accessory building and the construct of a 1,703-square-foot two-story residence inclusive of a 200-square-foot attached garage and associated site improvements. The residence is located on Junipero Street 3 Northeast of 12th Avenue in the Single-Family Residential (R-1) District, APN 010-073-005-000.

Application: DS 23-249 (1540MescalSt, LLC)
APN: 010-073-005-000
Block:128
Lot:2
Location: Junipero St. 3 NE of 12th Ave
Applicant: Claudio Ortiz Design Group, Inc.
Property Owner: Jiaxiang Zhang and Yuanyuan Ding and Rongrong Liao

Executive Summary:

The applicant is proposing to demolish an existing single-family residence, and construct a new two-story single-family residence, and make associated site improvements on a 4,000-square-foot lot. The project was considered at the September 11, 2024, Planning Commission hearing and the applicant has responded to the direction given at the concept hearing.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Final Design Study, and associated Coastal Development Permit for the demolition of a one-story single-family residence and detached accessory building and the construct of a 1,703-square-foot two-story residence inclusive of a 200-square-foot attached garage and associated site improvements located on Junipero Street 3 Northeast of 12th Avenue in the Single-Family Residential (R-1) District, APN 010-073-005-000.

Background and Project Description:

The 837-square-foot single-story home, The George Lips House, was constructed in 1947 and has undergone several alterations and additions over the years. The Lips House is located on a 4,000-square-foot lot with steep slopes (greater than 30%) on 927-square-feet of the lot. The home has horizontal wood siding and a flat composite roof. The property was reviewed for historical significance in 2021 and found ineligible for the Carmel Historical Inventory. This determination remains in effect for five years and will expire in 2026.

The applicant is proposing to demolish the existing home and accessory structure and construct a new two-story single-family residence. The new home is proposed to be two stories, building down with the slope of the hill. New windows and doors will be aluminum-clad wood with muntins. The proposed siding will be cement plaster painted white using Benjamin Moore's Balboa Mist. The roofing will be Barrel Clay Tile. One tree on the property and two in the right-of-way are proposed for removal.

The project was initially reviewed at the September 11, 2024, hearing and the concept Design Study was approved (Resolution 2024-077-PC) with conditions of Approval to be addressed prior to scheduling for final details review.

Staff Analysis:

Previous Hearing: The following items were discussed at the September 11, 2024 Planning Commission hearing and listed as draft conditions of approval to address the concerns.

1. Volume Study. *The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review.*

Staff Analysis: The required volume study was completed and the project has successfully passed. The development is allowed 20,439.6 cubic feet of volume and as designed is proposing to be 12,696.61 cubic feet.

2. Vegetative Screening. *Prior to Final Details Review, the applicant shall submit for review and acceptance by the Community Planning and Building Department revised plans with vegetative screening between the subject property and Northern property line to address privacy concerns of the neighboring property to the North.*

Staff Analysis: The applicant has revised the landscape plan, adding Icee Blue Podocarpus and Marina Strawberry Tree to the North section of the parcel. The proposed planting addresses the neighbor's privacy concerns and meets the condition set forth by the Planning Commission.

3. Deck/Patio Removal. *Prior to Final Details Review, the applicant shall submit for review and acceptance by the Community Planning and Building Department revised plans, removing the previously proposed deck/patio on the North side of the subject property.*

Staff Analysis: The applicant has removed the deck/patio at the Northern part of the property, meeting the condition set forth by the Planning Commission.

Finish Details: The cement plaster walls matches the proposed architectural style of the structure. The cement plaster will be painted Benjamin Moore "Balboa Mist". "Balboa Mist" is part of the "off-white collection," and is described as being "A goes-with-anything shade of pale gray with a slightly warm cast."

(Click here for product specifications) The trim throughout is proposed to be "Gauntlet Gray" by Sherwin Williams, which is described by the manufacturer as a "Dare to go dark with this striking gray. Its warm greige undertone makes this neutral feel surprisingly lively." (Click here for product specifications) If the Commission has concerns regarding the colors, then a condition can be added, as appropriate. The windows are proposed to be Sierra Pacific aluminum clad wood. The roof will be Redlands Products Barrel Clay Tile Roof Shingles. The finished details meet the Design Guidelines and all applicable requirements.

***Fencing/Gate/Arbor*:** A new 4-foot-high redwood grapestake fence is proposed within the front yard setback on the west property line. A new 6-foot-high redwood fence is being proposed at the north and east property lines. No new fencing is being proposed on the southern property line. The proposed fencing meets all requirements.

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

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

Staff Response: The applicant proposes a total of 400 square feet of site coverage with over half being semi-permeable. Semi-permeable materials include the permeable paver driveway and patio and the wood deck. The project meets the requirements for site coverage.

Right-of-Way Character: The applicant is proposing to construct a 7'-4" wide driveway in the public right-of-way. CMC Section 12.24.020.A limits the width of driveways in the right-of-way to 14 feet. The project meets the right-of-way character requirements.

Skylights: Residential Design Guidelines 9.13 and 9.14 encourage skylights to blend in with the building design and to not be visible to the street or neighboring windows.

Staff Response: The project proposes three skylights. The skylights are proposed to be 12"x48", 12"x12", and 24"x24". None of the proposed skylights are facing or visible from the street. The proposed skylights meet the objectives of the Design Guidelines. The project meets the requirements for skylights.

Chimney: The applicant is not proposing a chimney.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15303 (Class 3) – New construction or conversion of small structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor

modifications are made in the exterior of the structure. Examples of this exemption include but are not limited to: One single-family residence or a second dwelling unit in a zone which permits residential uses. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The project consists of the demolition of an existing single-family residence and construction of a new single-family residence and the project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the CEQA Guidelines.

Attachment 1 – Resolution
Attachment 2 - Data Table
Attachment 3 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A FINAL DESIGN STUDY, DS 23-249 (1540MESCALST,LLC), AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF AN EXISTING 837-SQUARE-FOOT ONE-STORY SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF A NEW 1703-SQUARE-FOOT TWO-STORY SINGLE-FAMILY RESIDENCE LOCATED ON JUNIPERO AVENUE 3 NORTHEAST OF 12TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT; APN 010-073-005.

WHEREAS, on August 10, 2023, Claudio Ortiz Design Group Inc. ("Applicant") submitted an application on behalf of Jiaxiang Zhang and Yuanyuan Ding and Rongrong Liao ("Owners") requesting approval of Track 2 Design Study application DS 23-249 (1540MescalSt, LLC) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located on Junipero Avenue 3 Northeast of 12th Avenue in the Single-Family Residential (R-1) District (Block 128, Lot 2); and

WHEREAS, the Applicant proposes to demolish an existing 837-square-foot one-story single-family residence and detached accessory building and construct a 1,703-square-foot two-story residence inclusive of a 200-square-foot attached garage and associated site improvements; 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, on September 11, 2024, the Concept Design Study was considered at a duly noticed public hearing and was accepted with Conditions of Approval (Resolution 2024-077-PC) with direction to the applicant to remove the deck/patio and add vegetative screening on the North side of the property; and

WHEREAS, on October 4, 2024, the Applicant submitted revised plans to the Community Planning and Building Department that had been modified following the September 11, 2024, hearing based on Planning Commission feedback for consideration at the Final Hearing; and

WHEREAS, CMC 17.58.040.B.2 requires approval of a Final Design Study following acceptance of a Design Concept Review; and

WHEREAS, a Coastal Development Permit is required for the project in accordance with CMC 17.52.100.D.2; and

WHEREAS, on November 1, 2024, a notice of the public hearing scheduled for November 13, 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 November 3, 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 November 8, 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 November 13, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the final design study 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, 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 set forth and used their independent judgment to evaluate the project; and

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

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

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

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL For each of the required findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.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.	✓	

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL

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

CMC 17.58.060.C, Additional Findings for Design Study Approval	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits, variances or exceptions consistent with the Zoning Ordinance.	✓	
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.	✓	
4. 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.	✓	
5. 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.		
6. 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 PERMIT APPROVAL For each of the required findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.010.B, Coastal Development Permits	**YES**	**NO**
1. That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.	✓	
2. If the project is located between the first public road and the sea, that the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **APPROVE** a Final Design Study, and associated Coastal Development Permit for the demolition of an existing 837-square-foot one-story single-family residence and detached accessory building and construct a 1,703-square-foot two-story residence inclusive of a 200-square-foot attached garage and associated site improvements located on Junipero Avenue 3 Northeast of 12th Avenue (APN 010-073-005-000), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study (DS 23-337, Kim) authorizes a Final Design Study and associated Coastal Development Permit for the demolition of an existing 837-square-foot one-story single-family residence and detached accessory building and construct a 1,703-square-

	foot two-story residence inclusive of a 200-square-foot attached garage and associated site improvements located at Junipero Avenue 3 Northeast of 12th Avenue (APN 010-073-005-000), as depicted in the plans prepared by Claudio Ortiz Design Group, Inc. as approved by City of Carmel-by-the-Sea Planning Commission on November 13, 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 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.	**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).
6.	**Utility Meter Locations.** The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.
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.	**Wood Clad Frame Windows and Doors.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved wood windows and doors. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.

14.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
15.	**Driveway.** Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
16.	**Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
17.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
18.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
19.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
20.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
Landscape Conditions	

21.	**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, 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.

Acknowledgement and acceptance of conditions of approval.

_____	_____	_____
Property Owner Signature	Printed Name	Date
_____	_____	_____
Applicant Signature	Printed Name	Date

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

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of November, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Michael LePage
Chair

ATTEST:

_____
Shelby Gorman
Planning Commission Secretary

DS 23-249 (1540MescalSt, LLC)
September 11, 2024
Project Data Table

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,382 SF (45%) 1705.2 (With Basement Bonus)	837	1703 SF
Site Coverage	303 SF/463 SF	692.7	463 SF
Trees (Upper/Lower)	5/4	0/7	4/6
Ridge Height (1st/2nd)	18'/24'	14'-3.6"	22'-10.8"
Plate Height (1st/2nd)	12'/18'	9'	8'-11"/17'-11"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	15'-6"	15'-2"
Composite Side Yard	10' (25%)	25'-2"	25'-8"
Side Yard	3'	20'-4" north 4'-10" south	22'-2" north 3'-6" south
Rear	15'/3'**	19'-7"	11'-9"

*Includes 100 square foot basement bonus.
**The rear setback is three feet for those portions of structures less than 15 feet in height.

1540MESCALST LLC

New Single-Family Residence
Carmel , California
A.P.N. 010-073-005-000



FRONT PERSPECTIVE VIEW 02



FRONT PERSPECTIVE VIEW 01



REAR PERSPECTIVE VIEW 03

SHEET INDEX

ARCHITECTURAL

A1.0 COVER SHEET & GENERAL NOTES
A1.1 TOPOGRAPHIC SITE SURVEY
A1.2 EXISTING SITE PLAN
A1.3 PROPOSED SITE PLAN
A1.4 PRELIMINARY SITE ASSESSMENT
A1.5 PRELIMINARY SITE ASSESSMENT
A1.6 EXISTING FLOOR PLAN
A1.7 EXISTING ELEVATIONS
A1.8 EXISTING ROOF PLAN
A2.0 FLOOR PLANS; MAIN LEVEL & LOWER LEVEL
A3.0 ELEVATIONS
A4.0 ROOF PLAN
A5.0 SECTIONS
A6.0 WINDOW AND DOOR SCHEDULES
A7.0 MATERIALS
A8.0 STREETSCAPE
A9.0 VOLUME ANALYSIS AND ANG PLAN
L1.0 LANDSCAPE PLAN
C1 COVER PAGE & GENERAL NOTES
C2 GRADING & DRAINAGE
C3 UTILITY PLAN
C4 SECTIONS & DETAILS
C5 EROSION & SEDIMENT CONTROL PLAN
C6 CONSTRUCTION MANAGEMENT PRACTICE PLAN

HEIGHT LIMITS AND SETBACKS

HEIGHT MAIN DWELLING	EXISTING	PROPOSED
ONE STORY RIDGE HEIGHT (UPPER)	106.1'	112.2'
ONE STORY PLATES HEIGHT	105.6'	N/A
LOWER LEVEL PLATES	N/A	95.8'
UPPER LEVEL PLATES	N/A	105.8'
GARAGE/CARPORT		
ONE STORY RIDGE HEIGHT	N/A	106.3'
PLATES HEIGHT	N/A	103.8"
SETBACKS		
MAIN DWELLING	EXISTING	PROPOSED
NORTH (SIDE)	20'-4"	22'-2"
SOUTH (SIDE)	4'-10"	3'-6"
WEST SIDE (FRONT)	15'-6"	15'-2"
EAST SIDE (REAR)	19'-7"	11'-9"

FLOOR AREA

FAR ALLOWED	1,382.9 SQ.FT.	45.0%
FAR ALLOWED WITH BONUS	1,705.2 SQ.FT.	55.5%
PROPOSED		
MAIN LEVEL	779.2 SQ.FT.	
ATTACHED GARAGE	200.0 SQ.FT.	
LOWER LEVEL	179.5 SQ.FT.	
BASEMENT (BASE FLOOR AREA)	222.3 SQ.FT.	
BASEMENT (BONUS #1)	100.0 SQ.FT.	
BASEMENT (BONUS #2)	222.3 SQ.FT.	
TOTAL FLOOR AREA:	1,703.3 SQ.FT.	55.4%

LOT SIZE	3,073.0 S.F. (4,000.0 S.F.)
30% SLOPES	927.0 S.F.
A.P.N.	010-073-005-000
LEGAL DESCRIPTION	BLOCK: 128 LOT: 2
ZONING	R-1
SETBACKS (MIN. ALLOWED)	FRONT: 15.0FT, N SIDE 3.0FT. S SIDE 3.0 REAR: 15.0FT
HEIGHT (MAX. ALLOWED)	24FT
STORIES: 2	

SITE COVERAGE

LAND COVERAGE ALLOWED	303.8 SQ.FT.	22.0% of F.A.R.
BONUS SITE COVERAGE	160.0 SQ.FT.	4.0% of SITE
TOTAL COVERAGE ALLOWED	463.8 SQ.FT.	15.1 %
IMPERVIOUS COVERAGE		
ENTRY PORCH	14.0 SQ.FT.	
LIGHT WELLS	55.0 SQ.FT.	
PATIO (MSTR BDRM)	71.0 SQ.FT.	
TOTAL (P) IMPERVIOUS COVERAGE	140.0 SQ.FT.	
PERVIOUS COVERAGE		
DRIVEWAY	86.0 SQ.FT	
WALKWAY	37.0 SQ.FT.	
EAST PATIO	101.0 SQ.FT.	
OMITTED	0.0 SQ.FT.	
EAST BALCONY	36.0 SQ.FT.	
TOTAL (P) PERVIOUS COVERAGE	260.0 SQ.FT.	
TOTAL PROPOSED COVERAGE	400.0 SQ.FT.	15.1 %

VOLUME ANALYSIS

MAIN LEVEL PITCH	987.5 SF X 12	11,850.0 CU.FT.
LOWER LEVEL PITCH	405.1 SF X 11	4,456.1 CU.FT.
VOLUME ALLOWED		16,306.1 CU.FT.
VOLUME PROPOSED		13.435.8 CU.FT.

PROJECT TEAM

DESIGN:
CLAUDIO ORTIZ DESIGN GROUP INC.
26615 CARMEL CENTER PLACE #102
CARMEL, CA. 93923
TEL. (831) 626-4146

OWNER:
JOSHUA ZHANG-DING
1150 E. MAIN ST
TURLOCK CA 953809

C3 CIVIL ENGINEERING
126 BONAFICIO PLACE, SUITE C
MONTEREY CA 93940
TEL. (831) 647-1192

STRUCTURAL ENGINEER:
WILLIAMSON CHAVEZ DESIGNS
P.O.BOX 222277
CARMEL, CA. 93922
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WILLIAMSONCHAVEZ@AOL.COM

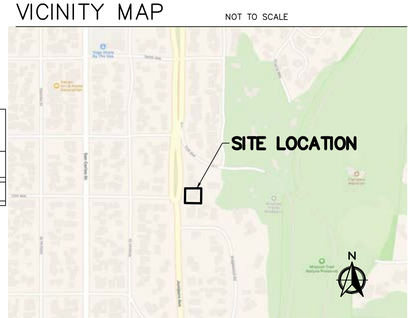
MECHANICAL ENGINEER:
MONTEREY ENERGY GROUP
26465 CARMEL RANCHO BLVD. Suite 8
CARMEL, CA. 93923
TEL. (831) 372-8328
FAX. (831) 359-4173

SCOPE OF WORK

1. DEVELOPMENT OF A NEW SINGLE STORY FAMILY DWELLING WITH A BASEMENT, AN ATTACHED ONE-CAR GARAGE.
2. NEW STONE PATIO, DRIVEWAY, AND WALKWAYS SET ON SAND.
3. TREE REMOVAL.
4. 30% SLOPES TOTAL 905.4 SQ.FT.
5. DEMOLITION OF AN EXISTING ONE-STORY SINGLE FAMILY DWELLING.

VICINITY MAP

NOT TO SCALE



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REVIONS:
1 04-15-2024 PLNG
2 09-24-2024 PLNG

PROJECT:
1540MESCALST LLC
JUNIPERO 3 NE OF 12TH, CARMEL CALIF.
BLOCK: 128 LOTS: 5
APN: 010-073-005

PROJECT NO.
21-02

ISSUE:
08-30-2022
03-08-2024

DRAWN BY:
CO

COVER SHEET & NOTES

SCALE: 1' = 1/4"

A1.0

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SITE PLAN
OF
JUNIPERO 2 SE 11TH STREET
LOT 5, BLOCK 128
VOLUME 2 CITIES & TOWNS PAGE 22
A.P.N. 010-073-005

CARMEL-BY-THE-SEA, CALIFORNIA

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF CLAUDIO ORTIZ, IN JUNE, 2021.

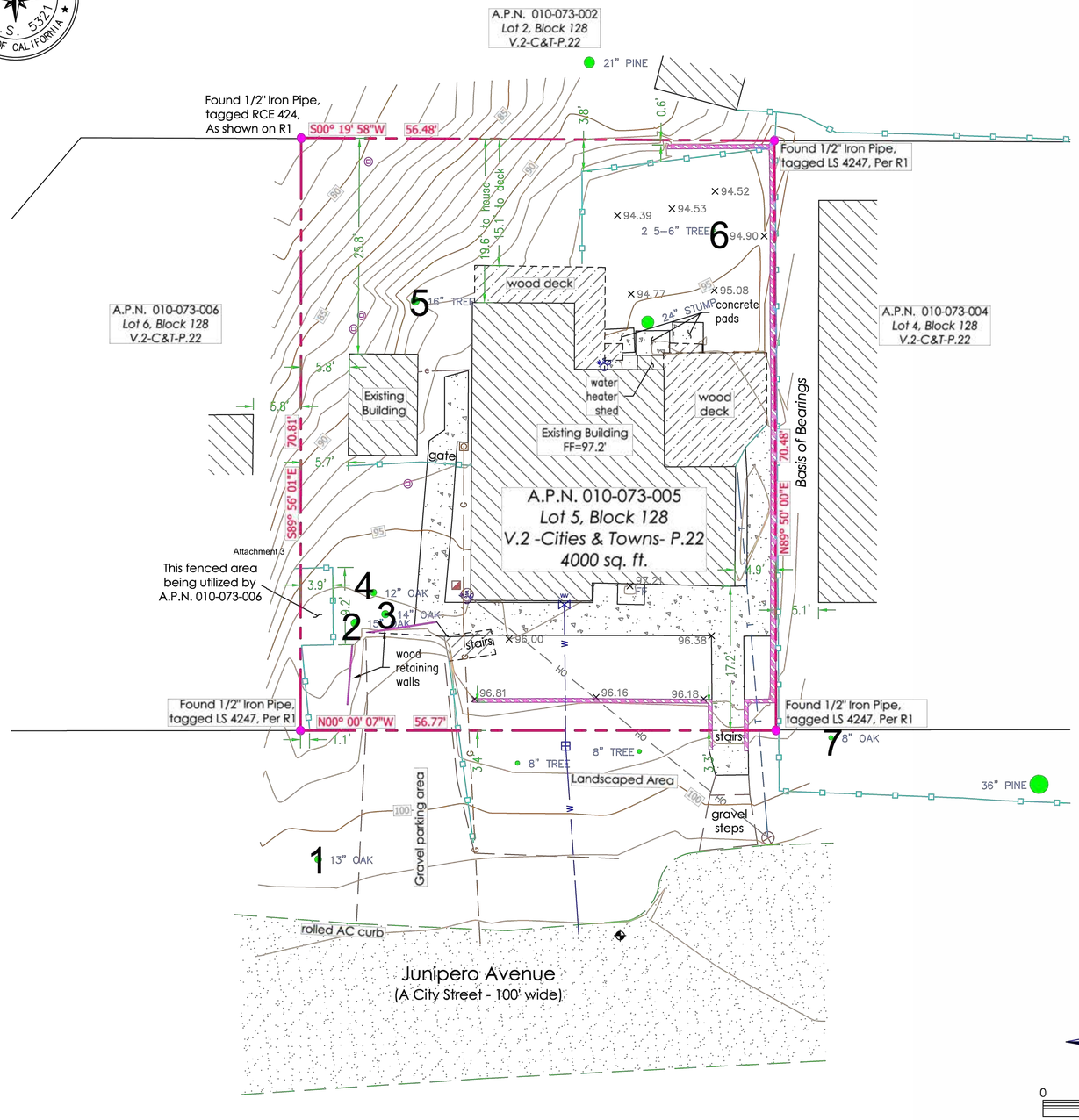
DATED 6/18/2021

LYNN A. KOVACH
P.L.S. 5321

PROFESSIONAL LAND SURVEYOR · LYNN A. KOVACH · P.L.S. 5321 · STATE OF CALIFORNIA

BASIS OF BEARINGS

THE BEARING OF N 89°50' E ALONG THE SOUTH PROPERTY LINE AS SHOWN ON THE MAP RECORDED IN VOLUME 14 OF SURVEYS AT PAGE 111 AS FOUND MONUMENTED, WAS TAKEN AS BASIS OF BEARINGS SHOWN UPON THIS MAP.



LEGEND

- FOUND MONUMENT, AS NOTED
- SEWER CLEANOUT
- WATER VALVE
- WATER METER
- HOSE BIB
- IRRIGATION CONTROL BOX
- ELECTRIC METER
- UTILITY POLE
- GAS METER
- CONTROL POINT
- TREE, TYPE AND DIAMETER SPECIFIED
- SPOT GRADE
- BENCHMARK
- PROPERTY LINE
- LOT LINE
- WOOD FENCE LINE
- EDGE OF GRAVEL PARKING AREA
- EDGE OF PAVEMENT
- UNDERGROUND GASLINE
- UNDERGROUND WATERLINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC & COMMUNICATION SERVICE
- BUILDING
- WOOD DECK
- CONCRETE
- CONCRETE MASONRY WALL

NOTES

1. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. CONTOUR INTERVAL = 1'
3. HORIZONTAL AND VERTICAL COORDINATE SYSTEMS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS A PK NAIL & SHINER IN AC PAVEMENT IN EAST SIDE OF JUNIPERO AVENUE IN FRONT OF RESIDENCE. ELEVATION = 102.17'
4. UNDERGROUND UTILITIES SHOWN HEREON WERE DRAFTED BASED ON UTILITY MARKINGS FOUND PAINTED ON THE GROUND SURFACE.

0 10 20 30
SCALE IN FEET

PREPARED FOR: Claudio Ortiz
SURVEYED BY: POLARIS LAND SURVEYING
P. O. BOX 1378
CARMEL VALLEY, CA 93924
831-659-9564

Revision 1
SCALE: 1" = 10' VIEW: ARCH C DATE: June 18, 2021
FILE NAME: Ortiz Site.dwg JOB #21-157 Sheet 1 of 1

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REVISIONS:
1 04-15-2024 PLNG
2 09-24-2024 PLNG

PROJECT:
1540MESCALST LLC
JUNIPERO 3 NE OF 12TH, CARMEL CALIF.
BLOCK:128 LOTS:5
APN: 010-073-005
PROJECT NO.
21-02

ISSUE:
08-30-2022
03-08-2024

DRAWN BY:
CO

TOPOGRAPHIC SITE SURVEY

A1.2

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JUNIPERO STREET

NORTH STAIRS
CONCRETE-TO BE REMOVED,
17.0 SQ.FT.

THIS FENCED AREA
BEING UTILIZED BY
A.P.N. 010-073-006

NEIGHBORING STRUCTURE

ACCESSORY
STRUCTUR
TO BE REMOVED,
THICK SOLID LINE

MAIN DWELLING
TO BE REMOVED,
THICK SOLID LINE

EAST DECK
WOOD-TO BE REMOVED
101.2 SQ.FT.

13" OAK

15" OAK

12" OAK

14" OAK

16" TREE

S89° 56' 01"E 70.81'

100

95

90

85

80

20'-4"

(E) GAS LINE
TO REMAIN

8" TREE

56.77'

N00° 00' 07"W

15'-6"

(E) WATER LINE
TO REMAIN

8" TREE

Attachment 3

100

19'-7"

56.48'

S00° 19' 58"W

2 5-6" TREE

NEIGHBORING STRUCTURE

4'-10"

N89° 50' 00"E 70.48'

NEIGHBORING STRUCTURE

EXISTING WOOD FENCE
TO REMAIN

WALKWAY
CONCRETE-TO BE REMOVED
385.6 SQ.FT

TRASH STORAGE

SOUTH DECK
WOOD-TO BE REMOVED
160.2 SQ.FT.

CONCRETE STEPS
28.7 SQ.FT.

LEGEND

- STRUCTURES
- WOOD DECKS
- HARDSCAPE
- PROPERTY LINE
- WOOD FENCE
- (E) TREE TO REMAIN
- (E) TREE TO BE REMOVED
- RETAINING WALL

N

0 5 10 15

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

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03-08-2024

DRAWN BY:
CO

EXISTING SITE PLAN

SCALE: 1" = 1/4"

A1.2

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JUNIPERO STREET

WOOD FENCE 4-FT SHEET A6.0 FOR DETAILS

6-FT TREE PROTECTION ZONE. SHOWN SHADED

MAIN DWELLING
SHOWN THICK LINE
FIN. FLR. AT 96.8'

TRASH STORAGE

NEIGHBORING STRUCTURE

NEW PRIVACY HEDGE, SEE LANDSCAPE PLAN FOR SPECIFICATIONS

EXISTING STRUCTURES SHOWN THIN-DASHED LINE TO BE REMOVED

WOOD FENCE 6-FT SEE SHEET A6.0 FOR DETAILS

30% SLOPES
SHOWN VERTICAL HATCH

EAST BALCONY
WOOD DECK
36.0 SQ.FT.
PERVIOUS

S89° 56' 01"E 70.81'

13" OAK

15" OAK

12" OAK

14" OAK

6'-0"

WALKWAY
37.0 SQ.FT.
PERVIOUS

(N) PINE

22'-2"

NOTE:
EXISTING IMPROVEMENTS SHALL BE REMOVED FROM R.O.W. (CMC 12.08.125)

UTILITIES, GAS METER AND ELECTRICAL PANEL

(N) CONTOUR LINES

16" TREE

(N) CONTOUR LINES

(E) GAS LINE TO REMAIN

8" TREE

(E) T.O.W. ELEV. 98.0

3'-0"

N00° 00' 07"W 56.77'

(N) PINE

S00° 19' 58"W 56.48'

A

(E) WATER LINE TO REMAIN

NEW FOUNDATION RETAINING WALL

94.5

94.5

8" TREE

Attachment 3

7'-4"

C

12'-3"

15'-2"

(N) PINE

2 5-6" TREE

C

NEIGHBORING STRUCTURE

96

(A)

N89° 50' 00"E 70.48

15'-0" SETBACK

3'-6"

3'-0" SETBACK

NO EASEMENTS

(E) T.O.W. ELEV. 98.0

(E) T.O.W. ELEV. 98.0

EAST PATIO
101.0 SQ.FT.
PERVIOUS

A

CONC WALKWAY SHOWN DASHED TO BE REMOVED

4-FT WOOD GATE SHEET A6.0 FOR DETAILS

NEIGHBORING STRUCTURE

DRIVEWAY
86.0 SQ.FT.
PERVIOUS

ENTRY PORCH
14.0 SQ.FT.
IMPERVIOUS

LIGHT WELL
30.0 SQ.FT.
IMPERVIOUS

LIGHT WELL
25.5 SQ.FT.
IMPERVIOUS

EXISTING RETAINING WALL TO REMAIN

NEW FOUNDATION RETAINING WALL

EXISTING WOOD FENCE TO REMAIN

LEGEND

- MAIN DWELLING
- HARDSCAPE
- CANTILEVER DECK AREA
- SETBACKS
- PROPERTY LINE
- MIN. SETBACKS
- NEW 6-FOOT FENCE
- 100 NEW CONTOURS
- LIGHT FIXTURE, SEE SHEET 6 FOR SPEC'S
- HB HOSE BIB
- GAS GAS VALVE
- (E) TREE TO REMAIN
- (E) TREE TO BE REMOVED
- RETAINING WALL
- 30% SLOPE AREAS

N

0 5 10 15

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

GRAPHIC SCALE

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1540MESCALST LLC
JUNIPERO 3 NE OF 12TH, CARMEL CALIF.
BLOCK: 128 LOTS: 5
APN: 010-073-005

PROJECT NO.
21-02

ISSUE:
08-30-2022
03-08-2024

DRAWN BY:
CO

PROPOSED SITE PLAN

SCALE: 1" = 1/4"

A1.3

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PRELIMINARY SITE ASSESSMENT REPORT

Date of Site Visit: July 2, 2021
Planner: Evan Kort
Forester: Sara Davis
Block/Lot: 128/5
APN: 010-073-005
Property Owner: 1540MESCAL ST LLC ET AL
Street Location: Junipero St, 3NE of 12th

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: The residence is a vernacular Carmel cottage. The exterior wall cladding of the existing residence is horizontal wood siding with a variety of window finishes and styles throughout. The roof is finished with a hot mop finish.

- 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. The Residential Design Guidelines state a variety in building materials along a block are encouraged, and when the houses to either side of a site are constructed of similar materials, use a different material, consistent with Carmel's design traditions, in order to achieve diversity in appearance. Stucco, in conjunction with some natural materials, may be considered depending on neighborhood character but should not be repeated to excess within a block.

- Right-of-way characteristics: The Residential Design Guidelines encourage maintaining an informal, vegetated, open space character within the right-of-way. The Guidelines discourage raising or lowering grades around tree roots. Preferred surface materials within the right-of-way include natural soil, shredded bark or wood chips; gravel is

Following design approval, plans that are submitted for a building permit shall include a 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. Attachment 3

- Does the site contain "Steep Slope Areas" (greater than 30% slope): Possibly. It is unclear if the site contains a steep slope area (northeast portion of the lot). As part of the Design Study Application, a slope study will need to be submitted to determine if the site contains a steep slope area. A steep slope area is defined as: a continuous portions of the site, occupying at least 10 percent of the site area, with a slope greater than 30 percent. For the purposes of calculating allowable building volume and floor area, the buildable area of a lot shall be the lot area, minus any steep slope areas (CMC 17.06.020.D).

- Basement Bonus: Each site is allowed 100 square feet of floor area located in a basement that is exempt from the floor area limits. Additionally, as an incentive to reduce the above-ground floor area and exterior volume, bonus floor area is allowed if located in a basement. For each square foot of base floor area not constructed above-ground, one additional square foot of floor area may be constructed in a basement.

  A basement is defined as, "*An underground room or excavated space between five and nine feet of interior height, finished or unfinished where the finished floor level directly above the space is not more than one foot above both the existing or final grade. Any subgrade space where the finished floor elevation directly above the space is more than one foot above existing or finished grade shall be considered above-ground space. All areas where the finished floor elevation directly above a subgrade space is more than five feet above either existing or final grade shall also be considered a story. (Note: In calculating the floor area of a basement it may be necessary to count part of the area in a floor level as basement and part of the area in a floor level as above-ground space.) Basement spaces may be used for any residential occupancy allowed by the Uniform Building Code such as bathrooms, family rooms, hobby rooms, offices, mechanical equipment, storage and, if equipped with window wells, bedrooms.*"

- Site Coverage: The permitted site coverage is 22% of the allowable floor area. Based on a maximum allowed base floor area of 1,800 square feet, the allowed site coverage would be 396 square feet (The figures are preliminary and subject to change based on the required slope study (see "Steep Slope Areas" section above)). If at least 50 percent of all site coverage on the property is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the site area may be allowed **for use in a single driveway of up to nine feet in width** (CMC 17.10.030.C.1.b). Permeable and semi permeable materials include, gravel, spaced decking, exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

  Properties that currently exceed the allowed site coverage are not permitted to add additional floor area unless the site coverage is reduced at a rate of two square feet of site coverage for every one square foot of added floor area or to compliance, whichever is less. Excess site coverage is considered a non-conforming feature and is permitted to

prohibited. For more information, please refer to the Right-of-Way Vision Statement. Significant right-of-way encroachments exist around the site in the form fencing, a gravel parking area, gravel steps, stairs and retaining walls. As part of any project, these encroachments will be required to be removed. A previous encroachment permit was maintained for a "retaining wall for off-street parking ramp (built in 1965) by former owner - permission granted December 7, 1965" was released on June 1, 1981. There is no evidence of an existing encroachment permit on file for any existing encroachments.

Existing Site Conditions:

- Building Site Area: The lot is 4,000 square feet and is permitted a base floor area of 1,800 square feet. 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. Inability to provide on-site parking shall not authorize more floor area or exterior volume for other purposes in lieu of parking. These figures are preliminary and subject to change based on the required slope study (see "Steep Slope Areas" section below).

- Setbacks: The minimum front and rear setbacks are 15 feet. The composite side yard setback is 10 feet with a 3-foot minimum interior side. Refer to Table 17.10-A below.

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

Lot Type	Front Setback (in feet)	Rear Setback* (in feet)	Side Setbacks		
			Composite** (both sides)	Minimum Setbacks (in feet)	
				Interior Side	Street Side
Interior Site	15	15	25% of site width	3	N/A
Corner Site	15	15	25% of site width	3	5
Resubdivided Corner Site	10	15	25% of site width	3	9
Double-Frontage Site	15	N/A	25% of site width	3	5 (if applicable)

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

** See CMC 17.10.030(A)(1) and 17.05.020, Rules of Measurement.

- Building Height:

remain in its current configuration, however, the coverage may not be re-organized or modified without the site coming into compliance with the site coverage requirements.

- Fences: Fences located within the front 15-foot setback are limited to 4 feet in height. This limit cannot be increased through a Design Study. Side and/or rear yard fences are permitted a height of 6 feet and may be taller with approval by the Planning Commission. The heights should be clearly noted on the project plans.

Table 17.10-G: Maximum Track One Fence and Wall Heights

	Setback Location			
Design Element	Front Setback	Side Setback	Side Setback Facing Street	Rear Setback
Fence	4 feet*	6 feet	4 feet*	6 feet
Garden Wall	3 feet*	6 feet	3 feet*	6 feet
Retaining Wall	3 feet**	6 feet	3 feet**	6 feet
Pillars and Gates	6 feet	N/A	6 feet	N/A
Arbor/Trellis	7 feet	7 feet	7 feet	7 feet

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

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

Accessory Buildings:

- Guesthouses: One guesthouse may be authorized on sites of 6,000 square feet or greater upon approval of a use permit. As the site is less than 6,000 square feet, a guesthouse is not permitted.

- Studio: One studio is permitted on lots in the single-family residential zone. Studios shall contain no living, sleeping, bathing or food preparation facilities of any kind, but are permitted to have a bathroom with a sink and toilet. 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 (ADU): Accessory Dwelling Units are subject to approval of a building permit only. ADUs must conform with state law applicable to the development of an ADU.

Forest/Trees: Please refer to the attached Forester's Report. Based on the recommended tree planting, the site should have a total of 5 upper canopy trees and 4 lower canopy trees. The forester has required 5 upper canopy trees to be planted on-site.

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

Table 17.10-C: Maximum Height Standards

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

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

  In 1982, a variance was approved which eliminated the required parking requirement. As such, the addition of a compliant parking for the site is not required to modify the structure. Should a new parking space be proposed, such as a new garage, the new parking space would need to adhere to the current parking outlined in the Carmel Municipal Code. While a parking space is not required as a result of the approved variance, the inability to provide on-site parking shall not authorize more floor area or exterior volume for other purposes in lieu of parking (200 square feet and 2,200 cubic feet of exterior volume shall still be reserved for required parking).

- 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. The design of the proposed residence should take this design guideline into consideration as the lot slopes substantially.

Potential Neighbor Impacts:

- Privacy & View Concerns: Please refer to the Concept Design Guidelines for information regarding privacy and views. While the full scope any proposed future project is unknown, any development that would increase the height of the residence may create privacy and view impacts to the neighbor immediately to the north and south. The northwestern portion of the lot is sloped and may be an unbuildable so any addition would likely have the greatest impact to the neighbors to the south and southwest. Modifications to the ground floor will likely not affect the neighbor provided the existing level of screening is maintained, however, a new second story or new elevated windows, balconies, etc, may impact the southern neighbor.

- Neighborhood Input: Staff strongly recommends reaching out to the adjacent property owners prior to application submittal to explain the proposed project and address any concerns. Most project delays occur when applicants have not reached out to neighbors early in the process.

Historic Status: Staff conducted an initial historic assessment of the property and concluded a definitive determination of eligibility or ineligibility cannot be made. While the residence has had some modification, the property maintains association with persons (Thomas Elston) recognized in the Historic Context. As such, the department requires an intensive survey by a qualified professional (CMC 17.32.060.B.5). No application for property development shall be deemed complete unless it includes a determination that the property is either eligible or ineligible for the Carmel Inventory.

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:

Residential Design Guidelines – Concept
Residential Design Guidelines – Final
Right-of-Way Vision Statement

http://ci.carmel.ca.us/carmel/index.cfm/government/staff-departments/community-planning-and-building/

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REVISIONS:
04-15-2024 PLNG
09-24-2024 PLNG

PROJECT: 1540MESCALST LLC
JUNIPERO 3 NE OF 12TH, CARMEL CALIF.
BLOCK: 128 LOTS: 5
APN: 010-073-005
PROJECT NO. 21-02

ISSUE: 08-30-2022, 03-08-2024
DRAWN BY: CO

PRELIMINARY SITE ASSESSMENT

SCALE: 1" = 1/4"

A1.4

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Significant Tree Evaluation Worksheet

APN: 010-073-005-000
Street Location: Junipero 2 SE of 11th
Planner: Evan Kort
City Forester: Sara Davis
Property Owner: 1540 Mescalst LLC
Recommended Tree Planting: Lot should have 5 upper and 4 lower canopy trees
5 upper canopy trees are required to be planted

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								

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

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

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

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak
CI -- Catalina ironwood CS -- California sycamore BL -- big leaf maple 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	16	16	15	17	16		19.5								
NO						5									

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: Remove ivy from tree 2 Attachment 3

Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	8	8	7.5	8.5	8	6	9.75								

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	24	24	23	25.5	24	6	29.3								

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.

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								

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								

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

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

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

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REVIONS:
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2 09-24-2024 PLNG

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BLOCK:128 LOTS:5
APN: 010-073-005
PROJECT NO.
21-02

ISSUE:
08-30-2022
03-08-2024

DRAWN BY:
CO

PRELIMINARY SITE ASSESSMENT

SCALE: 1" = 1/4"

A1.5

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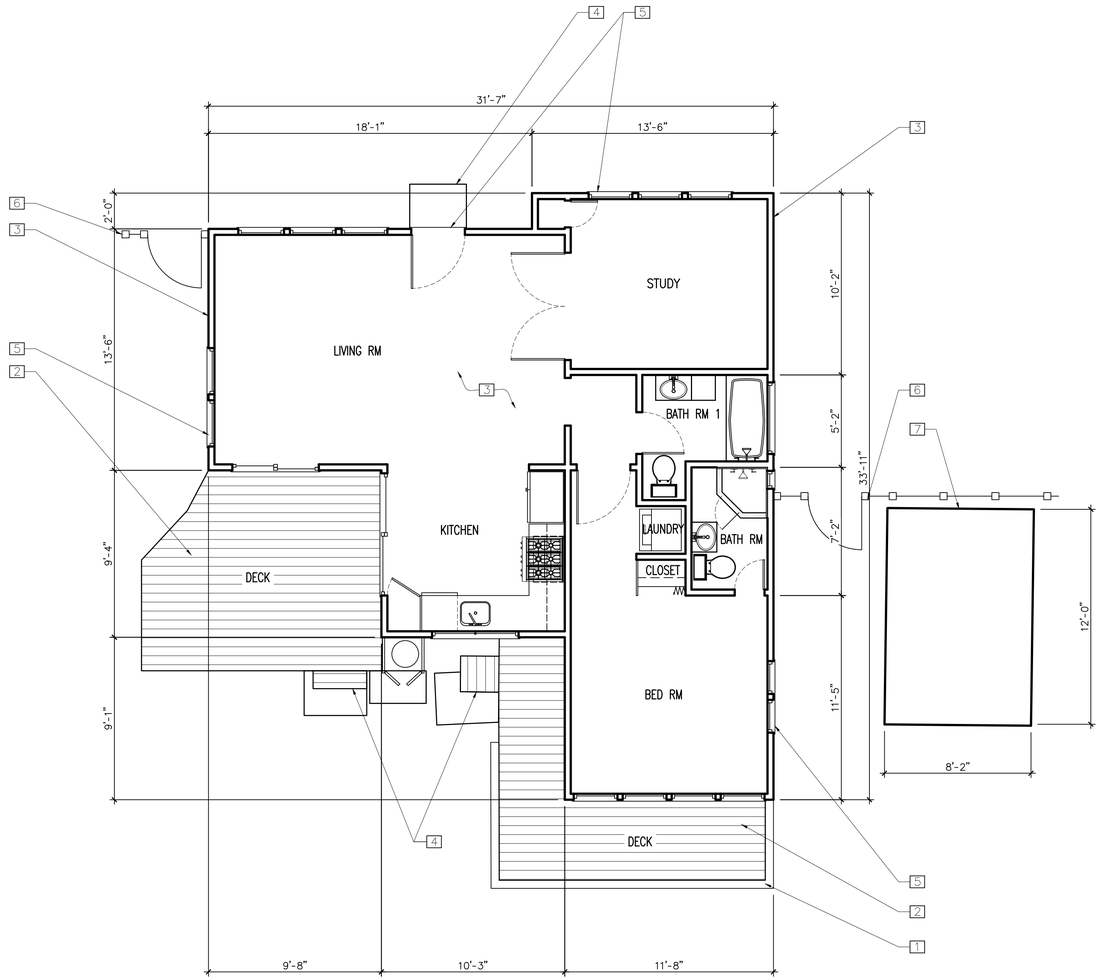
Attachment 3

KEY NOTES

1. (E) 42" H. GUARDRAIL & DECK TO BE REMOVED
2. DECK TO BE REMOVED
3. (E) DWELLING TO BE DEMOLISHED
4. (E) STEPS TO BE REMOVED
5. (E) DOORS & WINDOWS TO BE REMOVED
6. (E) WD GATES TO BE REMOVED
7. (E) WD SHED TO BE REMOVED

LEGEND

EXISTING WALLS TO BE DEMOLISHED



0 5 10 15

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

GRAPHIC SCALE

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EXISTING
FLOOR PLAN

SCALE: 1' = 1/4"

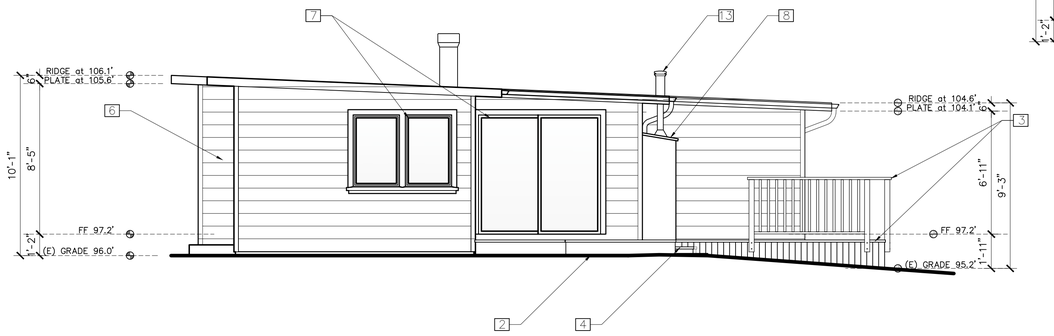
A1.6

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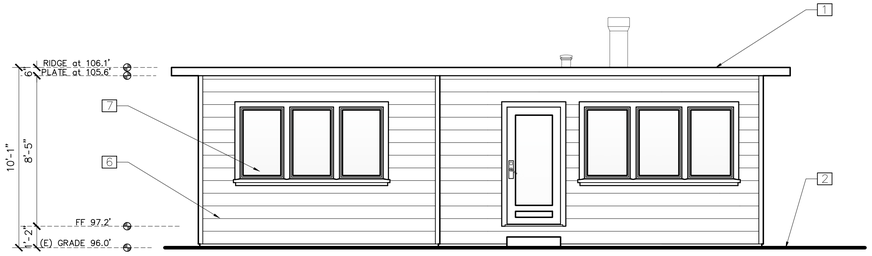
Attachment 3

KEY NOTES

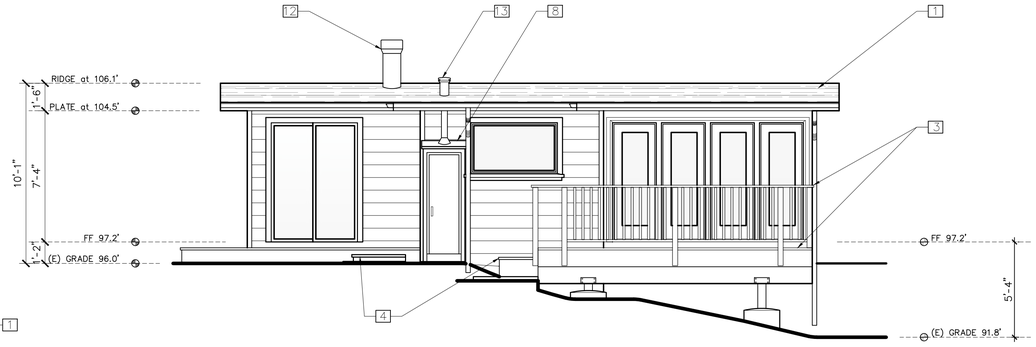
1. (E) ASPHALT SHINGLES
2. (E) GRADE
3. (E) HANDRAILS & WD DECKING
4. (E) WD STEPS
5. (E) GAS METER
6. (E) WD SIDING
7. (E) DOOR & WINDOWS
8. (E) WATER HEATER CLOSET
9. (E) GUTTERS & DOWN SPOUT
10. (E) SUB-PANEL
11. (E) CRAWL SPACE ACCESS DOOR
12. (E) DIRECT CHIMNEY VENT
13. (E) WATER HEATER EXHAUST VENT



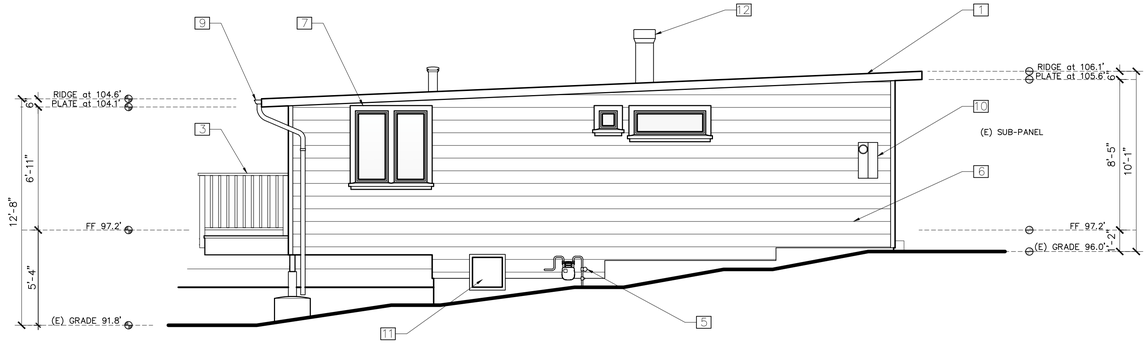
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

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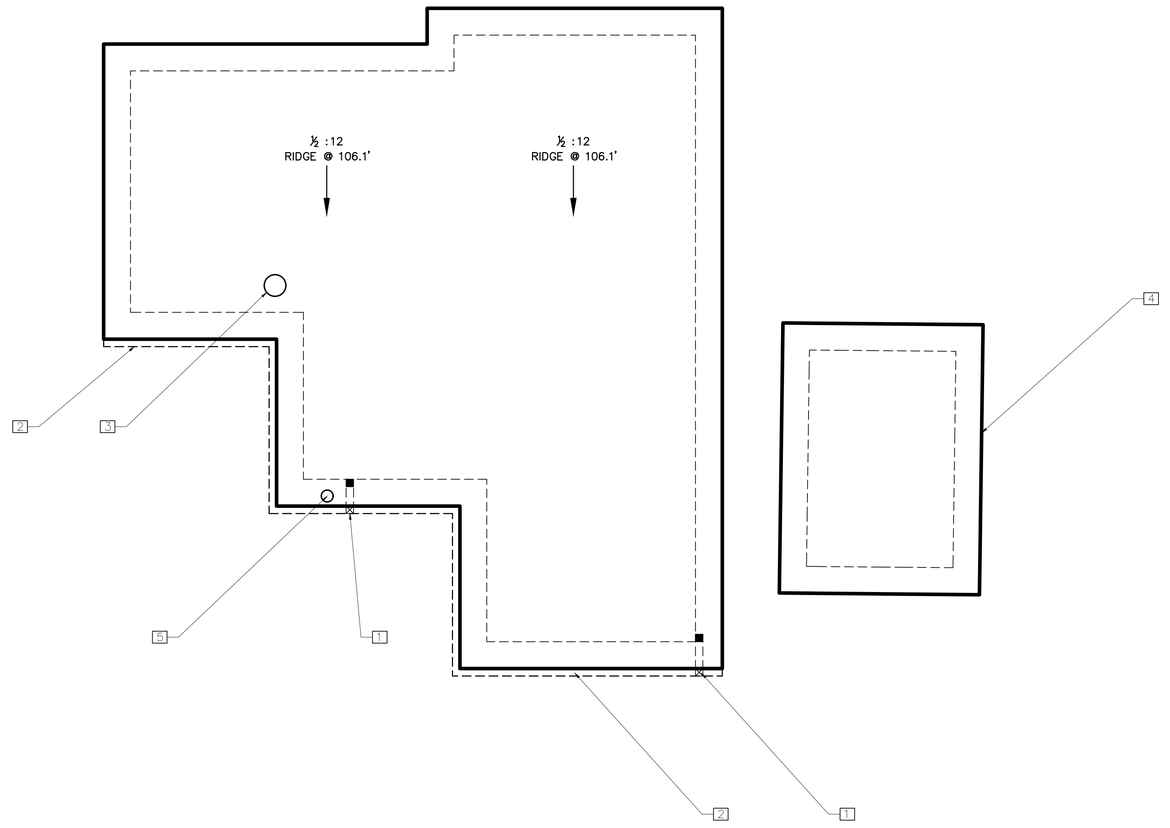
EXISTING ELEVATIONS

SCALE: 1" = 1/4"

A1.7

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Attachment 3



KEY NOTES

1. DOWNSPOUTS
2. GUTTERS W/ 2% SLOPE
3. (E) DIRECT CHIMNEY VENT
4. (E) SHED
5. (E) WATER HEATER EXHAUST VENT

LEGEND

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

0 5 10 15

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

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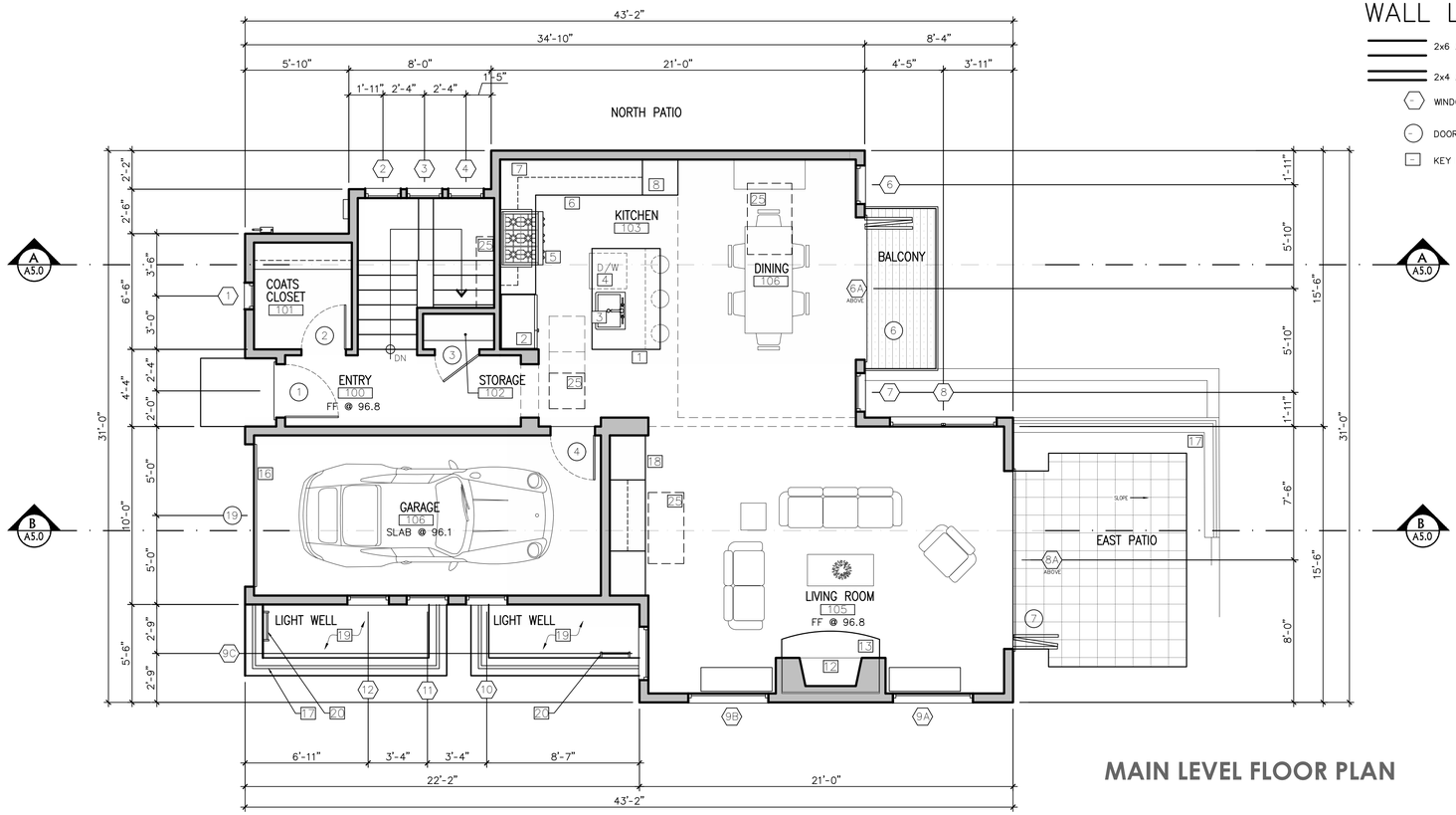
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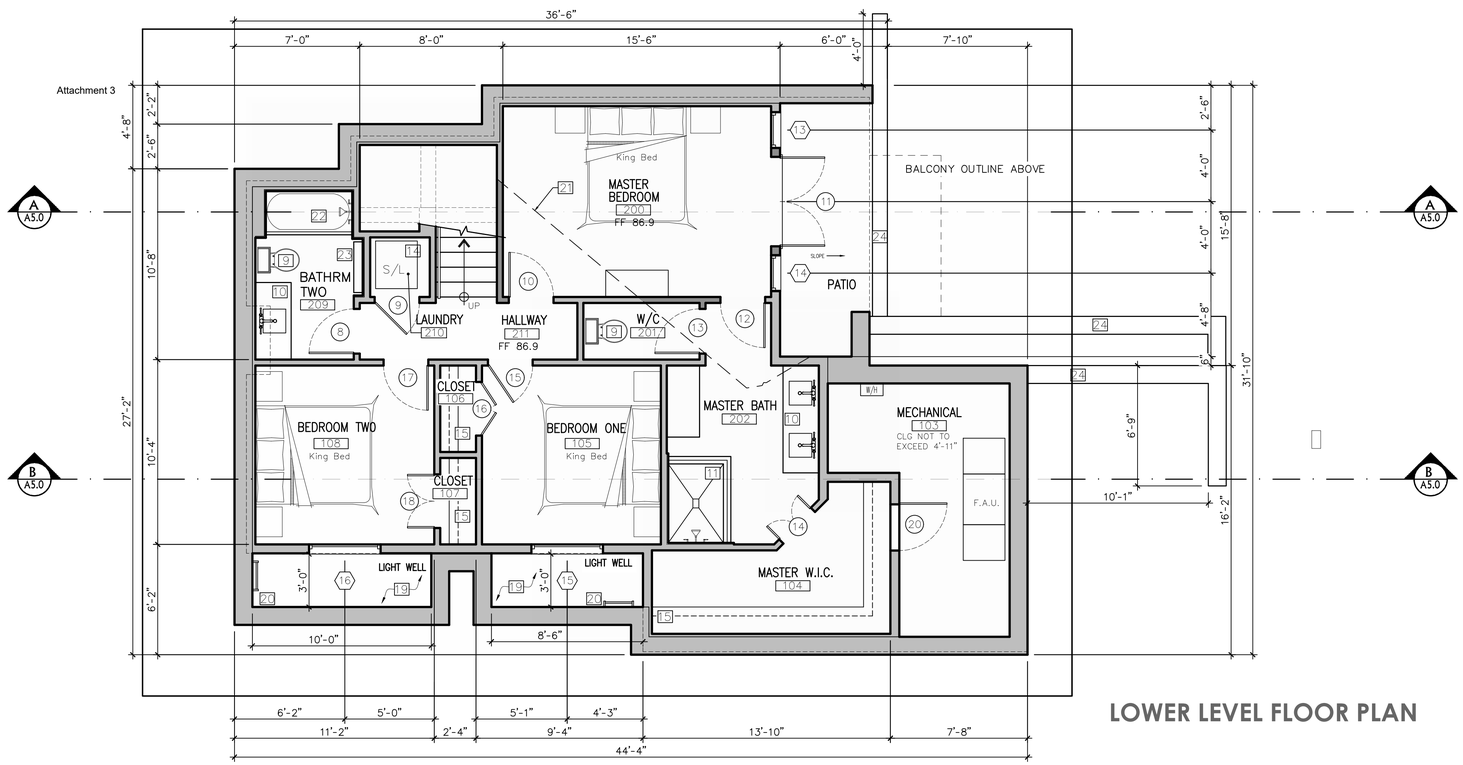
EXISTING ROOF PLAN

SCALE: 1" = 1/4"

A1.8



MAIN LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN

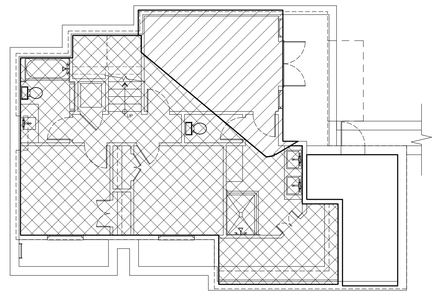
WALL LEGEND

- 2x6 ALL EXTERIOR WALLS
- 2x4 ALL INTERIOR WALLS
- WINDOW SCHEDULE
- DOOR SCHEDULE
- KEY NOTES

KEY NOTES

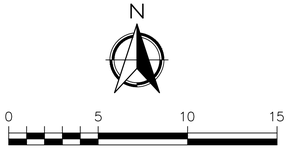
1. ISLAND 3'-10" X 5'-8"
2. 36" BUILT-IN ALL REFRIGERATOR; PROVIDE RECESSED COLD WATER BIB & SHUT-OFF FOR ICE-MAKER.
3. KITCHEN SINK W/GARBAGE DISPOSAL SINGLE FAUCET WITH PULL OUT
4. DISH WASHER SPACE
5. 36" RANGE DUAL-FUEL RANGE VENTILATED W/42" HOOD ABOVE.
6. 36-INCH HIGH COUNTER TOP WITH BACKSPLASH.
7. UPPER CABINETS
8. BUILT IN PANTRY W/ PULL OUT SHELVES
9. WATER CLOSET: TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER C.P.C. 402.2.1
10. BATHROOM SINK W/36-INCH HIGH VANITY WITH STONE TOP AND BACKSPLASH.
11. SHOWER STALL, 3'-6"X4'-10"
12. GAS FIREPLACE
13. HEARTH
14. STACK WASHER & DRYER
15. ONE 2" ROD ONE SHELF
16. GARAGE DOOR
17. GUARDRAIL: WROUGHT IRON 42-IN HIGH
18. BUILT IN CABINETRY
19. LIGHT WELL
20. EGRESS LADDER
21. BASEMENT LINE. SEE KEY PLAN DIAGRAM FOR BASEMENT ALLOCATED
22. TUB WITH SHOWER ABOVE AND FRAMELESS GLASS SHOWER DOORS.
23. TILED NICHE WITH WOOD FLOATING SHELVES
24. RETAINING WALLS
25. SKYLIGHT: SEE ROOF PLAN FOR DIMENSIONS

KEY PLAN



KEY LEGEND

- LOWER LEVEL
- BASEMENT



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

Attachment 3

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REVISONS:
1. 04-15-2024 PLNG
2. 09-24-2024 PLNG

PROJECT:
1540MESCALST LLC
JUNIPERO 3 NE OF 12TH, CARMEL CALIF.
BLOCK:128 LOTS:5
APN: 010-073-005
PROJECT NO.
21-02

ISSUE:
08-30-2022
03-08-2024

DRAWN BY:
CO

FLOOR PLANS; MAIN LEVEL & LOWER LEVEL

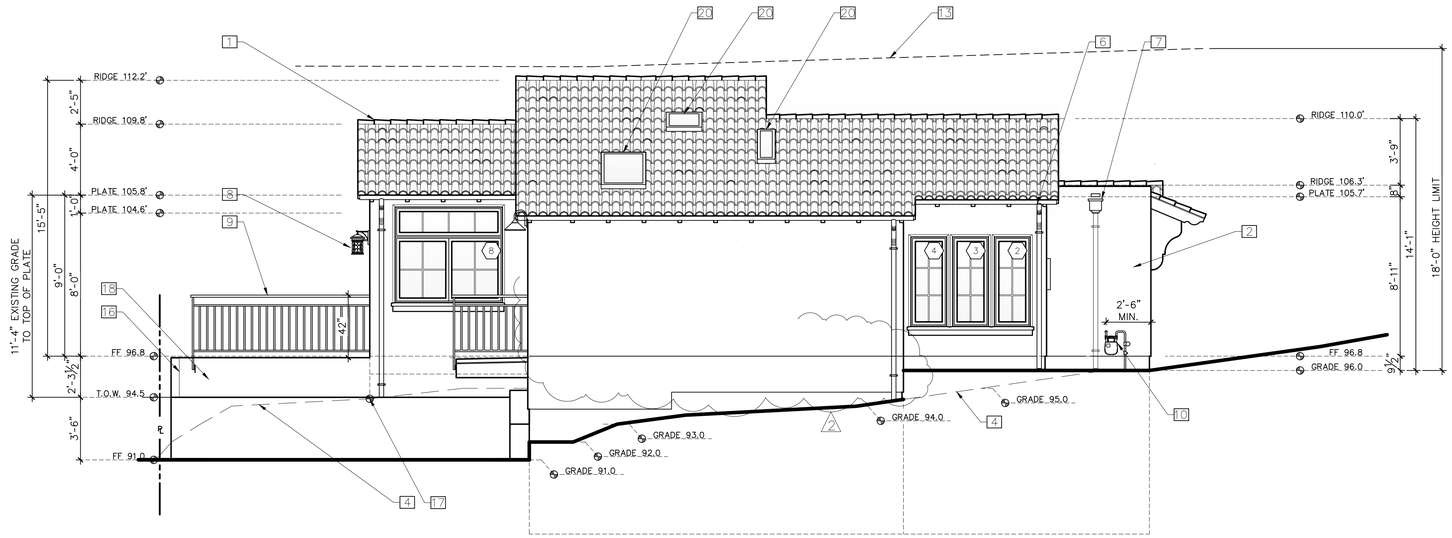
SCALE: 1" = 1/4"

A2.0

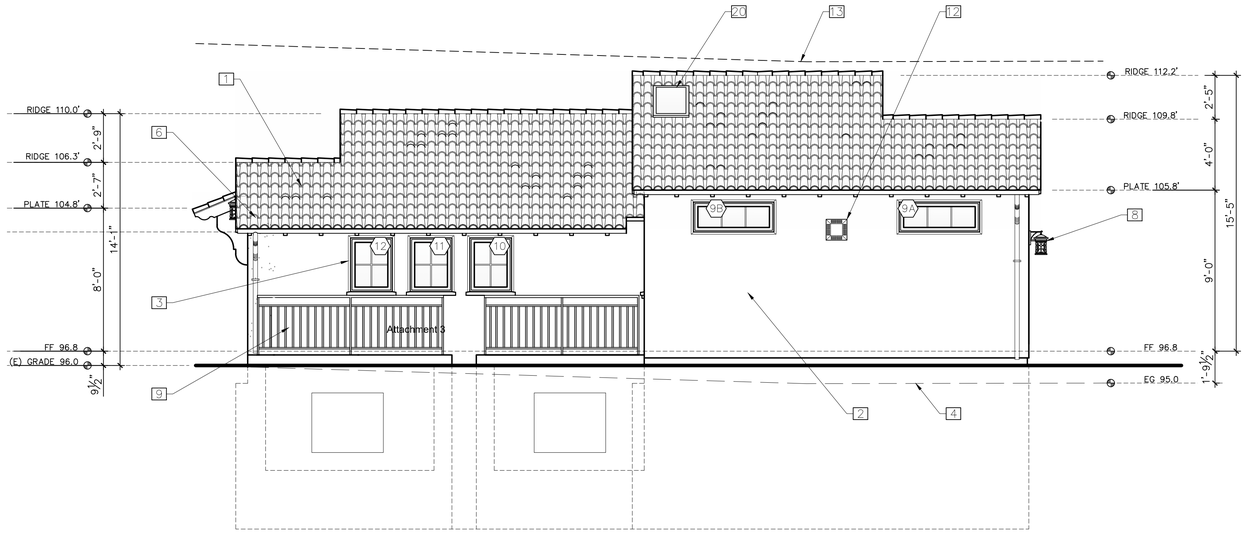
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KEY NOTES

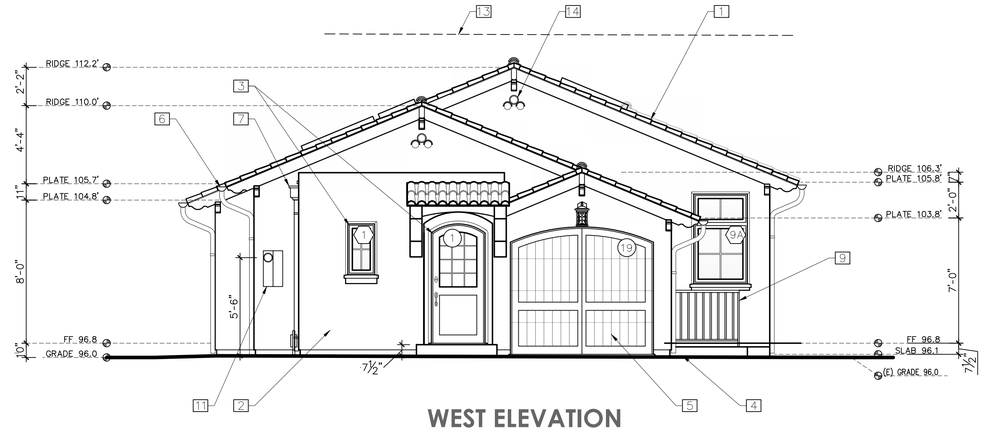
1. ROOF: BARREL TILE
2. CEMENT PLASTER, THREE COATS, SMOOTH FINISH
3. WOOD CLAD EXTERIOR DOORS & WINDOWS
4. EXISTING GRADE WHERE OCCURS
5. WOOD GARAGE DOOR
6. GAL. METAL DOWN SPOUT & GUTTER
7. SCUPPER
8. LIGHT FIXTURES: LED, DARK SKY, 375 LUMENS MAX.
9. METAL GUARD RAIL
10. GAS METER
11. MAIN ELEC. PANEL
12. DIRECT VENT FOR FIREPLACE
13. 18-FT HEIGHT LIMIT SHOWN DASH-LINE
14. CLAY BARREL TILE ATTIC VENTS, TYP.
15. LEFT BLANK INTENTIONALLY
16. (E) RETAINING WALL TO REMAIN
17. PLANTER WALL. GRADE AT 94'-5" (EXISTING NATURAL GRADE)
18. (N) RETAINING WALL, PLASTER FINISH
19. 18-FT HEIGHT LIMIT SHOWN DASH-LINE
20. SKYLIGHT: FLAT GLAS PANEL AND FRAME TO MATCH ROOF COLOR, SEE ROOF PLAN FOR DIMENSIONS



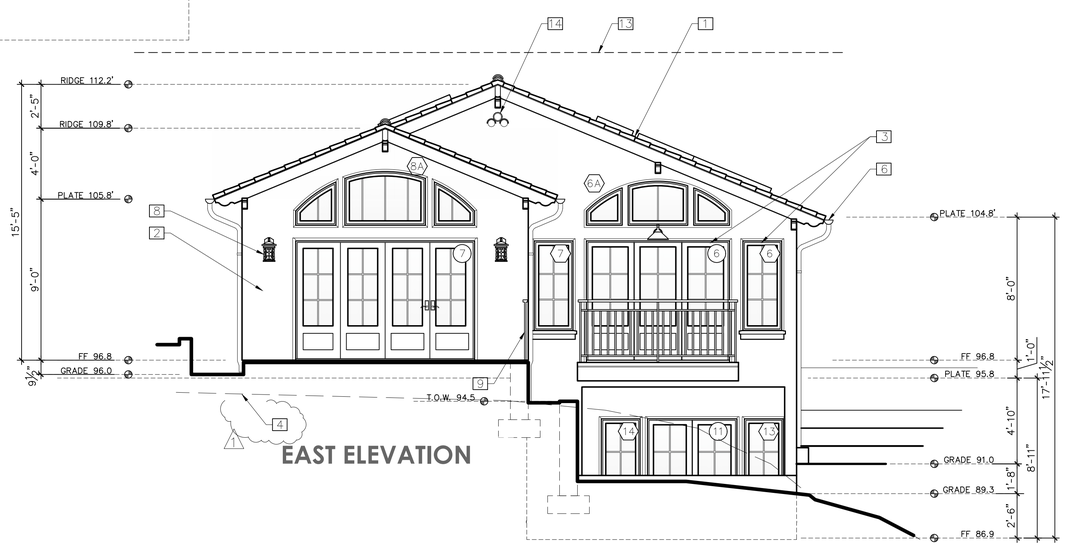
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

0 5 10 15

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

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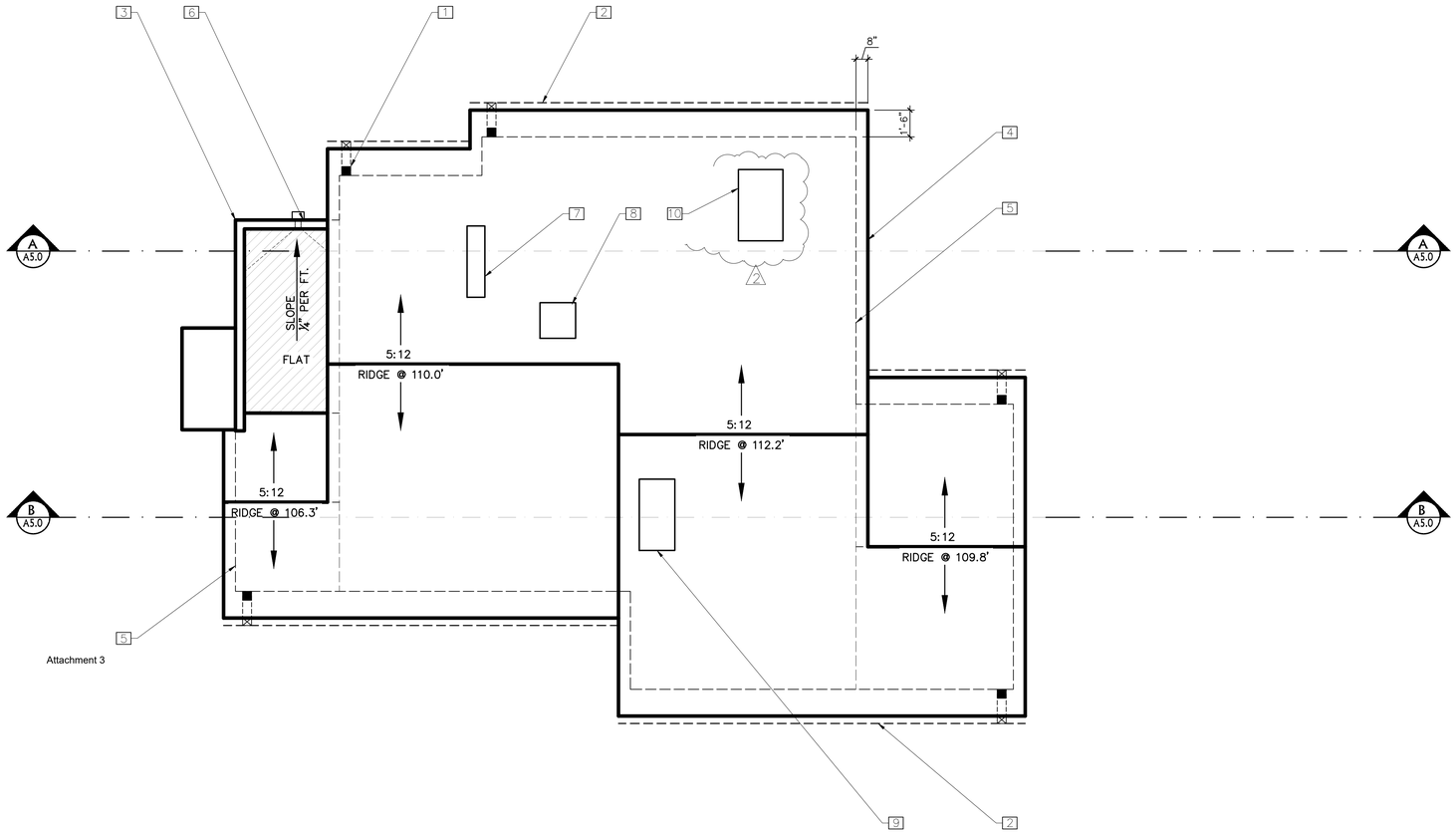
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ELEVATIONS

SCALE: 1' = 1/4"

A3.0

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Attachment 3

GENERAL NOTES

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

KEY NOTES

1. 3-IN GUTTER DOWNSPOUTS
2. 6-IN HALF-ROUND GALV. METAL GUTTERS W/ 2% SLOPE
3. PARAPET
4. ROOF SHOWN THICK SOLID LINE
5. MAIN STRUCTURE SHOWN THIN-DASHED LINE
6. SCUPPER
7. SKYLIGHT: 12X48 FLAT PANEL, FRAME TO MATCH ROOF COLOR
8. SKYLIGHT: 12X12 FLAT PANEL, FRAME TO MATCH ROOF COLOR
9. SKYLIGHT: 24X48 FLAT PANEL, FRAME TO MATCH ROOF COLOR
10. SKYLIGHT: 30X48 FLAT PANEL, FRAME TO MATCH ROOF COLOR

LEGEND

- ROOF SLOPE DIRECTION ARROW
- ROOF LINE: NEW THICK SOLID LINE
- MAIN STRUCTURE FOOTPRINT THIN DASHED LINE
- GUTTERS
- DOWNSPOUTS W/2% SLOPE

N

0 5 10 15

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

GRAPHIC SCALE

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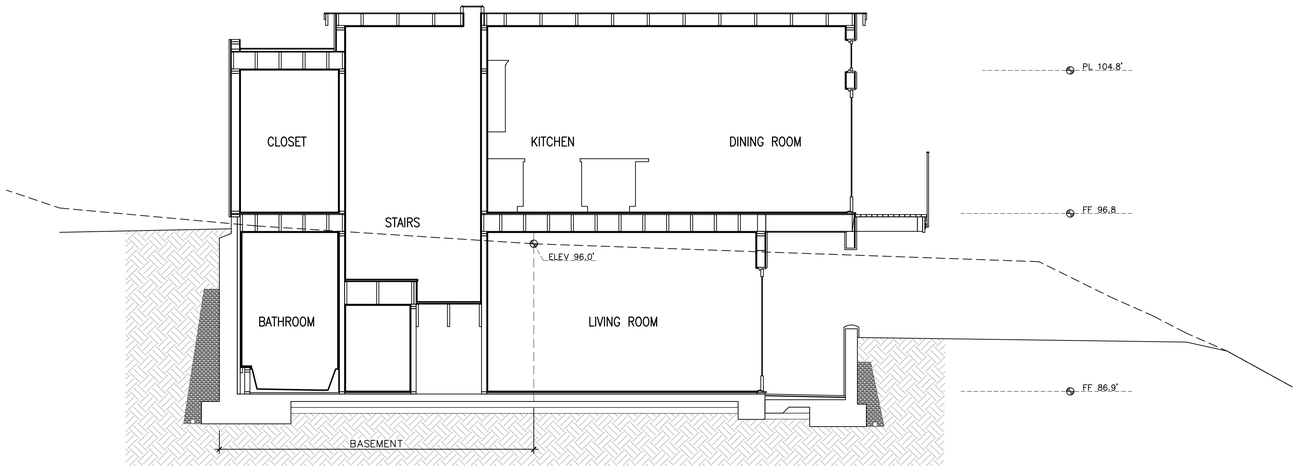
ROOF PLAN

SCALE: 1" = 1/4"

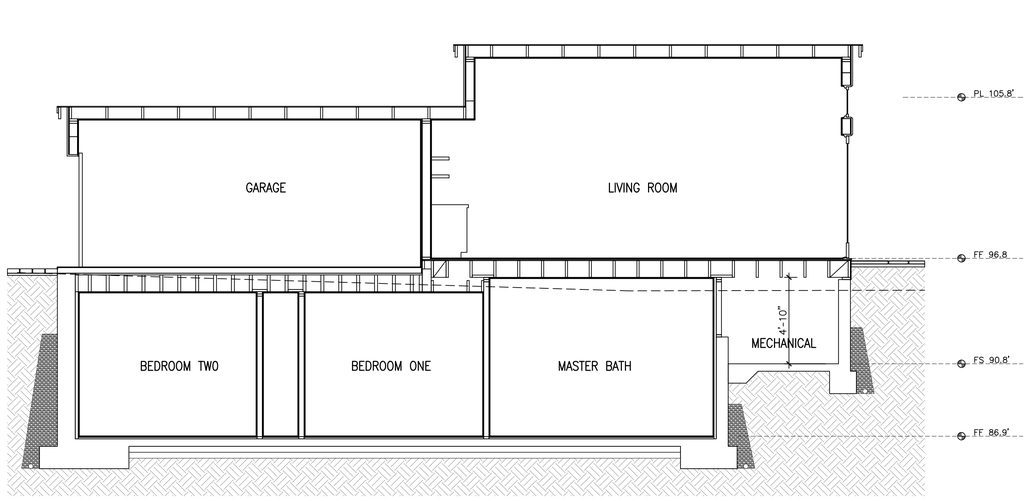
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Attachment 3



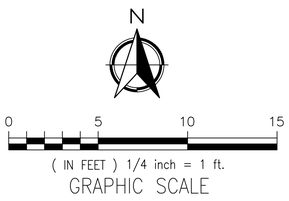
SECTION A



SECTION B

NOTE:
THE CEILING HEIGHT OF THE MECHANICAL ROOM MUST NOT EXCEED 4'-10" FROM THE FINISHED SLAB TO THE BOTTOM OF THE FLOOR JOIST. THE PERIMETER FOUNDATION IS TO BE STEPPED UP AS INDICATED IN THE PLAN AROUND THE PERIMETER OF THE MECHANICAL ROOM. PLATFORMS, COMPARTMENTALIZED, OR SECTIONALIZED SPACES ARE NOT PERMITTED TO MEET THE REQUIREMENTS OF CMC 17.10.030.D.1 AND TO ENSURE THAT THE MECHANICAL ROOM IS NOT COUNTED AS FLOOR AREA.

CMC 17.10.030.D.1 FLOOR AREA. "FLOOR AREA" MEANS 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 BUILDING, 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.



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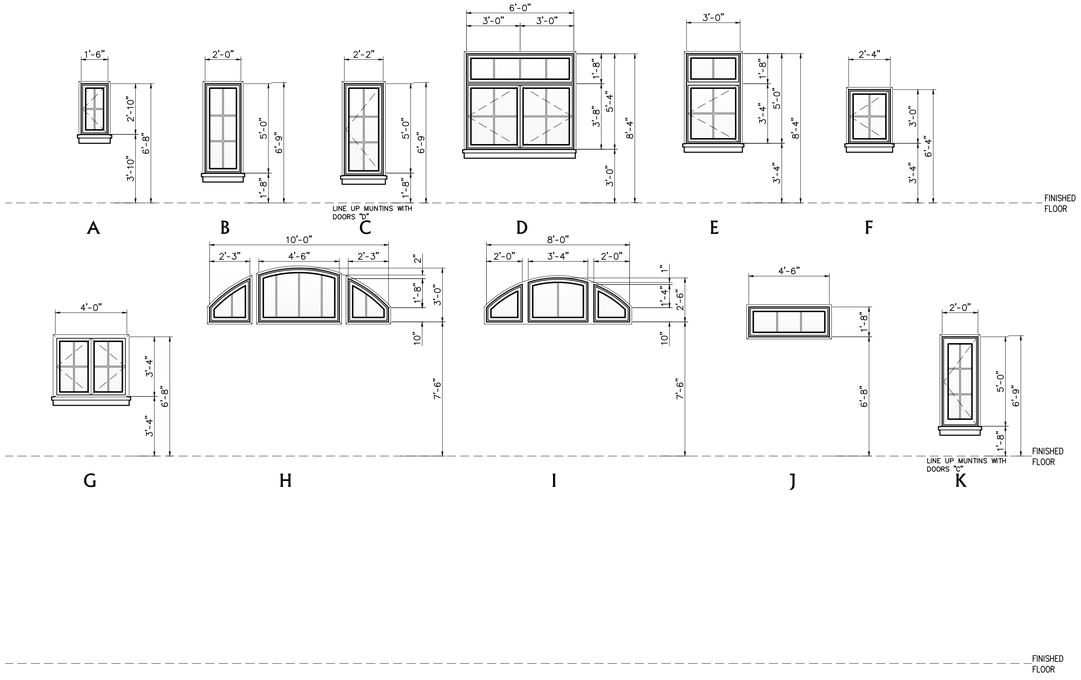
SECTIONS

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	BATHROOM 1	A	1'-6" X 2'-10"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	2	STAIRS	B	2'-0" X 5'-0"	FF	FIXED	WOOD-CLAD	YES	YES	NO	NO
	3	STAIRS	B	2'-0" X 5'-0"	FF	FIXED	WOOD-CLAD	YES	YES	NO	NO
	4	STAIRS	B	2'-0" X 5'-0"	FF	FIXED	WOOD-CLAD	YES	YES	NO	NO
	5	OMITTED	-	-	-	-	-	-	-	-	-
	6	DINING ROOM	C	2'-2" X 5'-0"	FF	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
	6A	DINING ROOM	H	10'-0" X 3'-0"	FF	FIXED, ARCHED TOP	WOOD-CLAD	YES	YES	NO	NO
	7	DINING ROOM	C	2'-2" X 5'-0"	FF	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
	8	DINING ROOM	D	6'-0" X 5'-4"	FF	CASEMENT W/FIXED TRANSOM	WOOD-CLAD	YES	YES	YES	NO
	8A	LIVING ROOM	I	8'-0" X 2'-6"	FF	FIXED	WOOD-CLAD	YES	YES	NO	NO
	9A	LIVING ROOM	J	4'-6" X 1'-8"	FF	FIXED	WOOD-CLAD	YES	YES	YES	NO
	9B	LIVING ROOM	J	4'-6" X 1'-8"	FF	FIXED	WOOD-CLAD	YES	NO	NO	NO
	9C	LIVING ROOM	E	3'-0" X 5'-0"	FF	CASEMENT W/FIXED TRANSOM	WOOD-CLAD	YES	NO	NO	NO
	10	GARAGE	F	2'-4" X 3'-0"	FF	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
	11	GARAGE	F	2'-4" X 3'-0"	FF	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
	12	GARAGE	F	2'-4" X 3'-0"	FF	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
LOWER LEVEL	13	MASTER BED RM	K	2'-0" X 5'-0"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	14	MASTER BED RM	K	2'-0" X 5'-0"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	15	BED RM 1	G	4'-0" X 3'-4"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	YES
	16	BED RM 2	G	4'-0" X 3'-4"	FF	CASEMENT	WOOD-CLAD	YES	NO	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.
15. ALUMINUM WOOD-CLAD DOORS AT EXTERIOR

Window Notes:

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

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:

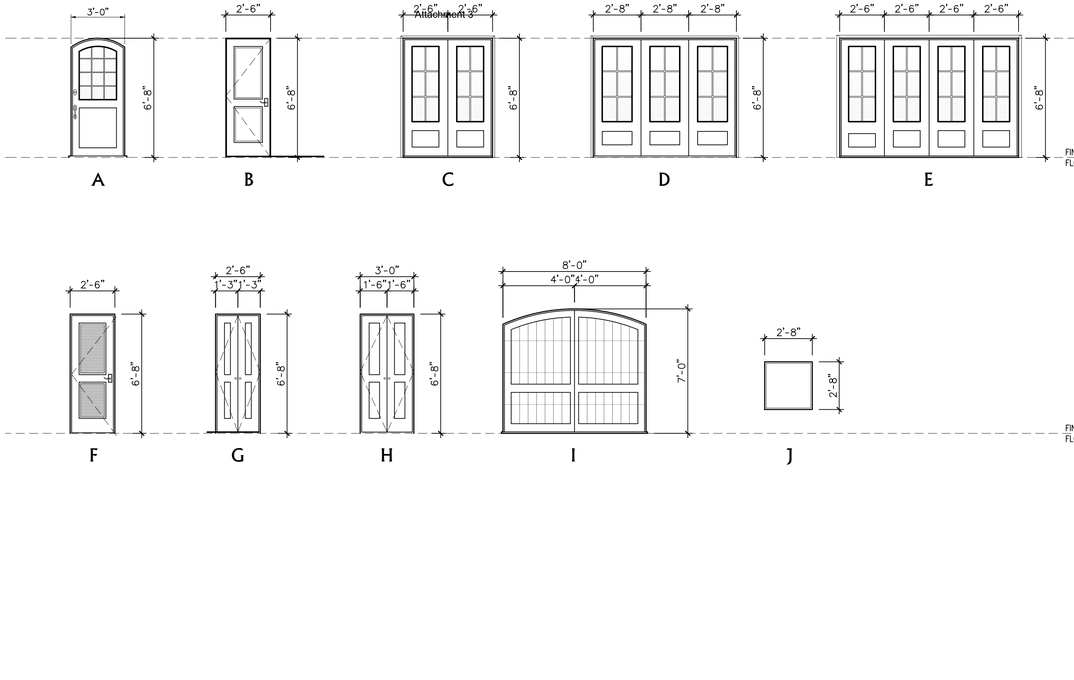
1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
3. THE TOP EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36-INCHES, MEASURED HORIZONTALLY.

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.

DOOR ELEVATION TYPES



DOOR SCHEDULE

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS		MATERIAL	GLAZING	TEMPERED
MAIN LEVEL	1	ENTRY	A	3'-0" X 6-8"	FF	FLUSHED/ PANELED DOOR WITH GLASS	OUTSIDE	WOOD-CLAD	NO	NO
	2	BATHROOM ONE	B	2'-6" X 6'-8"	FF	FLUSHED/ PANELED DOOR	INSIDE	WOOD-CLAD	NO	NO
	3	CLOSET	B	2'-6" X 6'-8"	FF	FLUSHED/ PANELED DOOR	INSIDE	WOOD-CLAD	NO	NO
	4	GARAGE	B	2'-6" X 6'-8"	FF	FLUSHED / PANELED SELF CLOSING 2HR RATED	INSIDE	WOOD-CLAD	NO	NO
	5	OMITTED	-	-	-	-	-	-	-	-
	6	DINING ROOM	D	(3) PER- 2'-8" X 6'-8"	FF	FULL GLASS SLIDER DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	7	DINING ROOM	E	(4) PER- 2'-6" X 6'-8"	FF	FULL GLASS SLIDER DOOR	OUTSIDE	WOOD-CLAD	YES	YES
LOWER LEVEL	8	BATHROOM TWO	B	2'-6" X 6'-8"	FF	FLUSHED/ PANELED DOOR	INSIDE	WOOD-CLAD	NO	NO
	9	LAUNDRY	F	2'-6" X 8'-0"	FF	FLUSHED/ LOUVERED	INSIDE	WOOD-CLAD	NO	NO
	10	MASTER BED ROOM	B	2'-6" X 6'-8"	FF	FLUSHED / PANELED DOOR	INSIDE	WOOD-CLAD	NO	NO
	11	MASTER BED ROOM	C	(2) PER- 2'-6" X 6'-8"	FF	GLASS / PANELED DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	12	MASTER BED ROOM	B	2'-6" X 6'-8"	FF	FLUSHED / PANELED DOOR	INSIDE	WOOD-CLAD	NO	NO
	13	W/C	B	2'-6" X 6'-8"	FF	FLUSHED / PANELED DOOR	INSIDE	WOOD-CLAD	NO	NO
	14	MASTER BATH	G	(2) PER 1'-3" X 6'-8"	FF	FLUSHED / PANELED DOOR	INSIDE	WOOD-CLAD	NO	NO
	15	BED ROOM ONE	B	2'-6" X 6'-8"	FF	FLUSHED/ PANELED DOOR	INSIDE	WOOD-CLAD	NO	NO
	16	BED ROOM ONE	H	(2) PER 1'-6" X 6'-8"	FF	FLUSHED/ PANELED DOOR	INSIDE	WOOD-CLAD	NO	NO
	17	BED ROOM TWO	B	2'-6" X 6'-8"	FF	FLUSHED/ PANELED DOOR	INSIDE	WOOD-CLAD	NO	NO
	18	BED ROOM TWO	H	(2) PER 1'-6" X 6'-8"	FF	FLUSHED/ PANELED DOOR	INSIDE	WOOD-CLAD	NO	NO
	19	GARAGE	I	8'-0" X 7'-0"	FF	ROLL-UP WD ARCHED GARAGE DOOR	OUTSIDE	WOOD-CLAD	NO	NO
	20	CRAWL SPACE	J	2'-8" X 2'-8"	FF	FLUSHED DOOR	OUTSIDE	WOOD-CLAD	NO	NO

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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REVISIONS:
04-15-2024 PLNG
09-24-2024 PLNG

PROJECT:
1540MESCALST LLC
JUNIPERO 3 NE OF 12TH, CARMEL CALIF.
BLOCK: 128 LOTS: 5
APN: 010-073-005

PROJECT NO.
21-02

ISSUE:
08-30-2022
03-08-2024

DRAWN BY:
CO

WINDOW AND DOOR SCHEDULES

SCALE: 1' = 1/4"

A6.0

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BODY COLOR

MANUFACTURE:	BENJAMIN MOORE
COLOR:	OC27 BALBOA MIST
SHEEN:	EGGSHELL



TRIM COLOR

MANUFACTURE:	SHERWIN WILLIAMS
COLOR:	GAUNLET GRAY 7019
SHEEN:	FLAT



BULB

MANUFACTURE:	FEIT ELECTRIC
WATTS:	4.5 WATTS
LUMENS:	250
BULB TYPE:	E26 BASE



FIXTURE A

MANUFACTURE:	DESIGNERS FOUNTAINS
T24 COMPLIANT:	YES
COLOR:	BRONZE
WATTS:	SEE LIGHT BULB
LUMENS:	SEE LIGHT BULB
BULB TYPE:	STANDARD
DIMENSIONS:	110.25"H X 11"W X 13.5"
DARK SKY:	YES



FIXTURE B

MANUFACTURE:	KICHLER
T24 COMPLIANT:	YES
COLOR:	BRONZE
WATTS:	4.3 WATTS
LUMENS:	294
BULB TYPE:	LED
DIMENSIONS:	22"H X 6.25"W



FIXTURE C

MANUFACTURE:	ELLINGTON
T24 COMPLIANT:	YES
COLOR:	OIL RUBBED BRONZE
WATTS:	SEE LIGHT BULB
LUMENS:	SEE LIGHT BULB
BULB TYPE:	STANDARD
DIMENSIONS:	16.25"H X 9"W X 11.75"
DARK SKY:	YES

EXTERIOR LIGHTING NOTES

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



Attachment 3

SKYLIGHT

MANUFACTURE:	VELUX
FINISH:	MATCH ROOF MATERIAL
OPERATION:	FIXED



NEW 4-FOOT FENCE

MATERIAL:	REDWOOD
FINISH:	NATURAL
HEIGHT:	4-FT.



DRIVEWAY

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



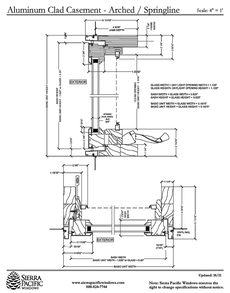
PATIO

MANUFACTURE:	CARMEL STONE
COLOR:	NATURAL
INSTALLATION:	SET ON SAND



WALKWAY

MANUFACTURE:	CARMEL STONE
COLOR:	NATURAL
INSTALLATION:	SET ON SAND



WINDOW

MATERIAL:	SIERRA PACIFIC
FINISH:	WOOD-CLAD
OPERATION:	CASEMENT



WINDOW

MATERIAL:	SIERRA PACIFIC
FINISH:	WOOD-CLAD
OPERATION:	CASEMENT



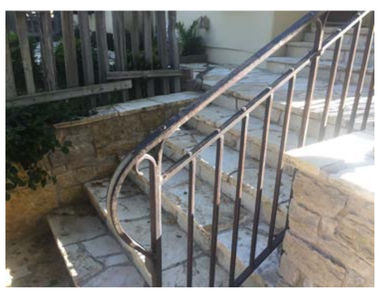
NEW 6-FOOT FENCE

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



BARREL CLAY TILE ROOF

MANUFACTURE:	REDLAND PRODUCTS



GUARDRAIL

MANUFACTURE:	CUSTOM
COLOR:	BRONZE
MATERIAL:	ROUGH IRON, GALV.

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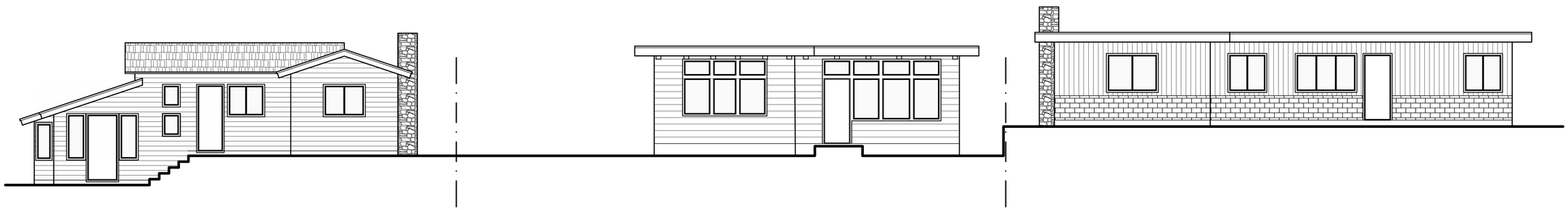
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MATERIALS

SCALE: 1" = 1/4"

A7.0

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EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

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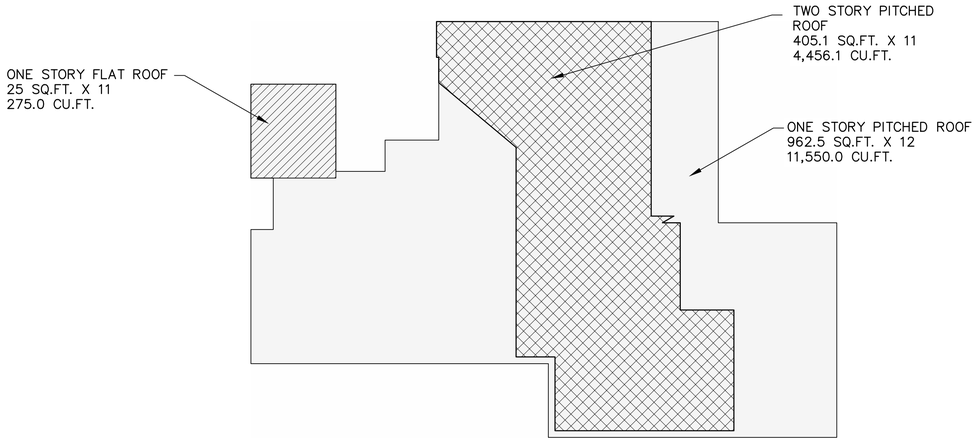
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STREETSCAPE

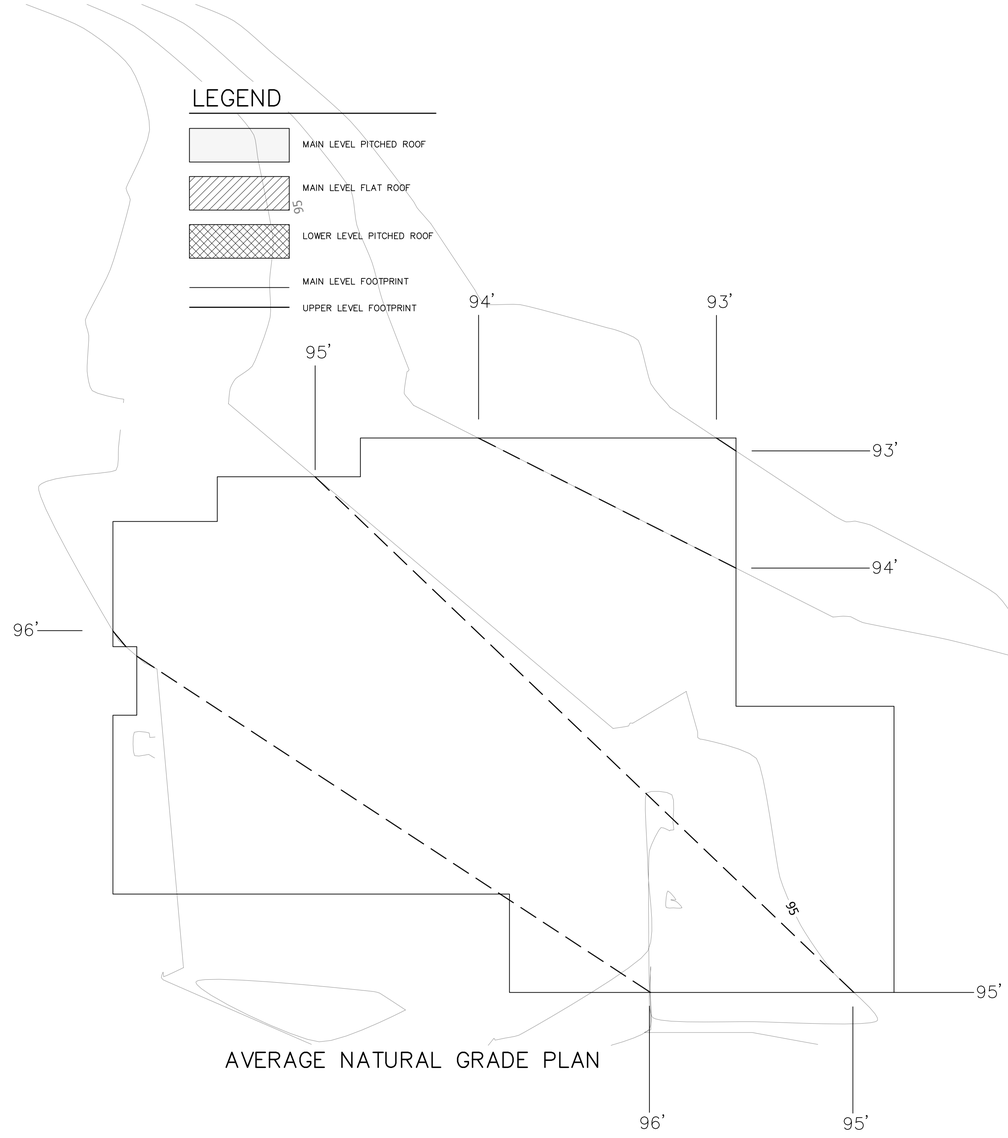
SCALE: 1" = 3/16"

A8.0

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PITCHED/FLAT ROOF PLAN



AVERAGE NATURAL GRADE PLAN

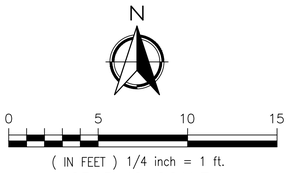
VOLUME ANALYSIS

MAIN LEVEL PITCH	954.2 SF X 12	11,450.4 CU.FT.
MAIN LEVEL FLAT	25.0 SF X 11	275.0 CU.FT.
LOWER LEVEL PITCH	401.8 SF X 11	4,419.8 CU.FT.
VOLUME ALLOWED		16,145.2 CU.FT.
VOLUME PROPOSED:		13,435.8 CU.FT.

AVERAGE NATURAL GRADE

DWELLING AVERAGE NATURAL GRADE			95.2 FT
ELEV.	LINE	LENGTH	TOTAL
93 FT	0	1.3'	0
94 FT	1	16.1'	16.1'
95 FT	2	41.7'	83.4'
96 FT	3	34.3'	102.9'
TOTAL		93.4'	202.4'

MATH: 93.4 / 202.4 = 2.2
FACTOR: = 2.2
A.N.G. = 93 FT + 2.2 FACTOR = 95.2 FT



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

All drawings, plans and designs, incorporated herein, as an instrument of service, are and shall remain the property of the author and no part thereof shall be copied, disclosed or used in connection with any work or project, except by agreement with and written permission of the author, and all common law, statutory and other reserved rights, including copyright thereto, are hereby reserved.

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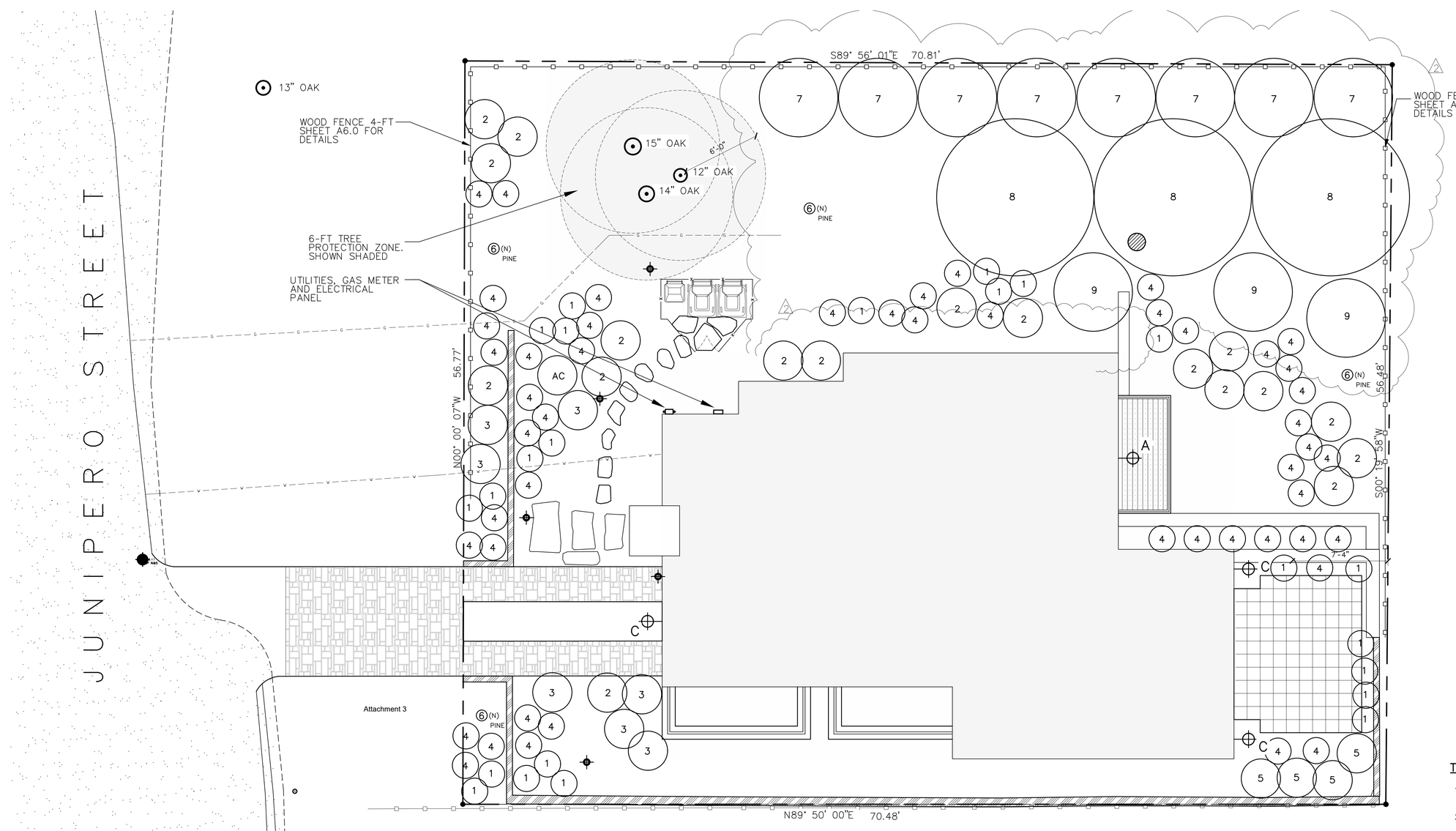
ISSUE:
08-30-2022
03-08-2024

DRAWN BY:
CO

VOLUME ANALYSIS AND ANG PLAN

SCALE: 1' = 1/4"

A9.0



LEGEND

- GROUND LEVEL
- UPPER LEVEL
- GARAGE
- PROPERTY LINE
- MIN. SETBACKS
- NEW 4-FOOT FENCE SHEET A6.0 FOR DETAILS
- NEW 6-FOOT FENCE SHEET A6.0 FOR DETAILS
- LIGHT FIXTURE, SEE SHEET 6 FOR SPEC'S
- LANDSCAPE PATH LIGHTS 10FT APART MIN.
- HB HOSE BIB
- GAS GAS VALVE
- (E) TREE
- RETAINING WALL

LIGHT KEY

PATH LIGHT, 3 WATTS LED, SEE FIXTURE "B" ON SHEET 6.0 MAY NOT BE SPACED CLOSER THAN 10-FEET APART

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.

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.
7. ALL OAKS ARE TO BE REATED WITH PACLOBUTRAZOL BEFORE WORK MAY BEGIN AT THE SITE INCLUDING DEMOLITION.

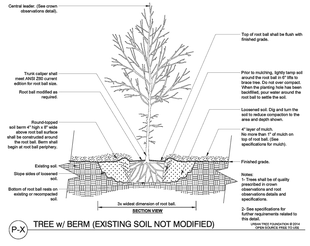
NOTE:

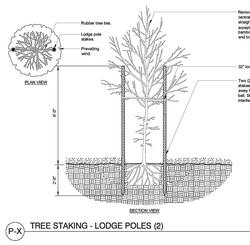
CITY FORESTER REQUIREMENT:

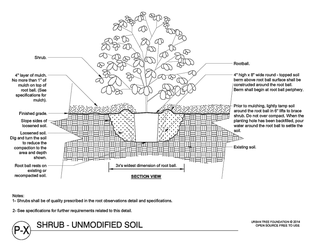
1. 6FT SETBACK FROM TREE TO BUILD FOOTPRINT AND STRUCTURE.
2. EXCAVATION WITHIN THE STRUCTURAL ROOT ZONES, 15FT AREA AROUND TREES MIN., SHALL BE BE DUG BY HAND OR PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.
3. PER MUNICIPAL CODE CHAPTER 17.48.110 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. PLANT MATERIAL LOCATED IN AREAS VISIBLE FROM THE STREET R OTHER PUBLIC PLACES SHALL BE ARRANGED IN A RELAXED INFORMAL PATTER CONSISTENT WITH THE CHARACTER OF CARMEL FOREST. FORMAL UNNATURAL ARRANGEMENTS SHALL BE AVOIDED EXCEPT FOR FOCAL POINTS.
6. ERADICATE ANY IVY FROM THE LOT AND PLANTS LISTED ON THE CALIFORNIA NOXIOUS WEED LIST.
7. 50% OF THE PLANTS VISIBLE FROM THE STREET ARE TO BE CALIFORNIA NATIVE.

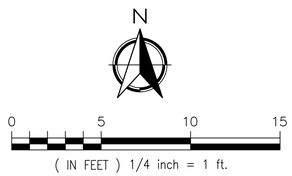
PLANT INDEX

No.	BOTANICAL NAME	COMMON NAME	SIZE
1	RHAMNUS CALIFORNIA	RHAMNUS CALIFORNIA "EVE CASE"	5 GAL
2	DONONAEA ATROPURPOREA	DONONAEA ATROPURPUREA	5 GAL
3	APAGANTHUS	AGAPANTHUS "AFRICANUS BLUE"	5 GAL
4	ARCTOSTAPHYLOS	ARCTOSTAPHYLOS "PACIFIC MUST"	5 GAL
5	LOMANDRA LONGIFOLIA	LOMANDRA LONGIFOLIA BREEZE	5 GAL
6	PINUS RADIATA	PINE TREE	15 GAL
7	ICEE BLUE PODOCARPUS	PODOCARPUS ELONGATUS 'NONMAL' ICEE BLUE	15 GAL
8	MARINA STRAWBERRY TREE	BOXED ARBUTUS MARINA STANDARED	24" BOX
9	FRUITLESS OLIVE	BOXED OLEA E. WILSONII (FRUITLESS)	24" BOX









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DRAWN BY:
CO

LANDSCAPE PLAN

SCALE: 1" = 1/4"

L1.0

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

November 13, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Marnie R. Waffle, AICP, Principal Planner
SUBJECT:	**DS 23211 (Hendley Family L.P.):** Consideration of a Final Design Study, DS 23211 (Hendley Family L.P.), and associated Coastal Development Permit for the demolition of more than 50 percent of the exterior walls of a 680-square-foot, one-story single-family residence, the full demolition of a 226-square-foot detached garage, and the construction of a 1,600-square-foot, two-story single-family residence and 200-square-foot detached garage located on Mission Street 2 southeast of 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-161-011-000.

Application: DS 23-211 (Hendley Family L.P.)
APN: 010-161-011-000
Block: 141
Lot: 4
Location: Mission Street 2 southeast of 13th Avenue
Applicant: John Scourkes Architecture, Architect
Property Owner: THE DAVID W HENDLEY FAMILY LIMITED PARTNERSHIP

Executive Summary:

The applicant is requesting approval of a Final Design Study and Coastal Development Permit for alterations to a one-story residence, constructing a two-story addition, and reconstructing a detached garage in the rear yard. The project was considered at the August 14, 2024, Planning Commission hearing and the applicant has responded to the direction given at the concept hearing.

Recommendation:

Adopt a Resolution (Attachment 1) accepting the Final Design Study, and associated Coastal Development Permit for the demolition of more than 50 percent of the exterior walls of a 680-square-foot one-story single-family residence, the full demolition of a 226-square-foot detached garage, the construction of a 1,574-square-foot two-story single-family residence, the construction of a 200-square-foot detached garage, and associated site improvements located on Mission Street 2 southeast of 13th Avenue in the Single-Family Residential (R-1) District. APN 010-161-011-000

Background and Project Description:

The project site is a 4,000-square-foot lot. The residence was constructed in 1947. It was expanded in 1949 with the addition of a bedroom. In 1950, a carport was added at the rear of the property, and in 1957, it was converted to an enclosed garage. The existing residence is 680 square feet, and the detached garage is 226 square feet. On January 3, 2021, the property was found ineligible for the Carmel Historical Inventory. This determination remains in effect for five years and will expire in 2026. The current project includes the demolition of more than 50 percent of the exterior walls of a 680-square-foot one-story single-family residence, the full demolition of a 226-square-foot detached garage, the construction of a 1,574-square-foot two-story single-family residence, the construction of a 200-square-foot detached garage, and associated site improvements.

The project was reviewed at the August 14, 2024, hearing and the concept Design Study was accepted (Resolution 2024-064-PC) with recommendations/conditions of approval to be addressed prior to scheduling for final details review.

Staff Analysis:

Previous Hearing: The following items were discussed at the August 14, 2024, Planning Commission hearing and listed as recommendations/draft conditions of approval to address the concerns.

1. **Volume Study.** The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review.

Staff Analysis: The required Volumetric Study was completed, and the project has successfully passed. The development is allowed 21,600 cubic feet of volume and as designed is proposed to be 21,020.30 cubic feet.

2. **Roof Structure.** Prior to Final Details Review, the applicant shall revise and simplify the roof form consistent with the Residential Design Guidelines.

Staff Analysis: The applicant has revised the plans so that all sections of the roof have a slope of 4:12 except for the front low sloped roof which is 2:12. The applicant explained at the concept hearing the purpose of the low slope on the front elevation was to maintain the existing design and out of respect for the neighbor's windows.

3. **Windows.** Prior to Final Details Review, the applicant shall revise and simplify the window elements consistent with the Residential Guidelines.

Staff Analysis: The applicant has revised the plans to reduce and simplify the windows. The varying sizes of windows proposed at the concept review have been simplified and are listed as pre-finished wood windows. The glass block on the north elevation has been eliminated.

Finish Details. Prior to Final Details Review, the applicant shall revise and simplify the exterior materials consistent with the Residential Guidelines.

Staff Analysis: The applicant has revised the plans to finish all exterior walls with horizontal siding painted to

match the existing structure. The various exterior materials proposed at the concept review included including shingles and brick have been removed.

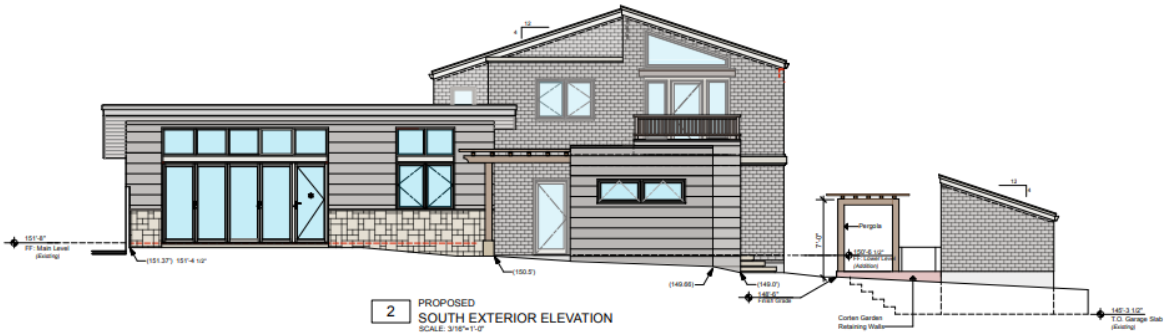


Figure 1a. Original Concept Design, South Elevation

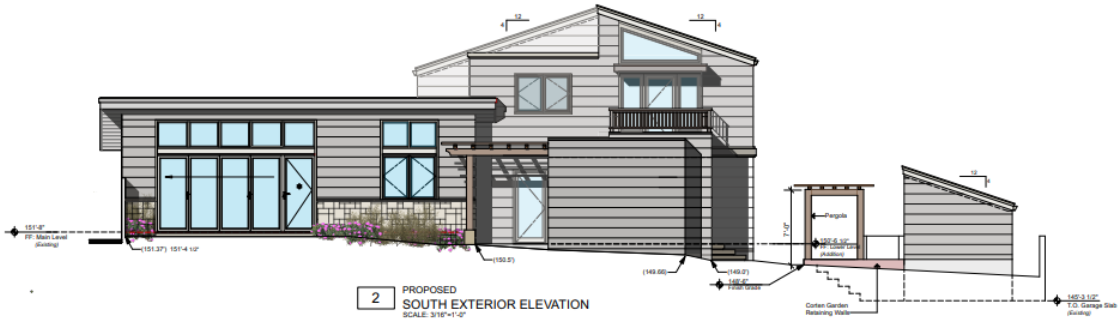


Figure 1b. Revised Concept Design, South Elevation

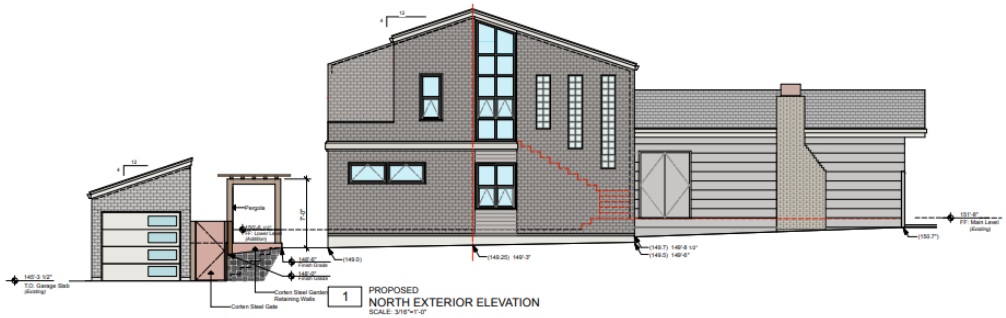


Figure 2a. Original Concept Design, North Elevation

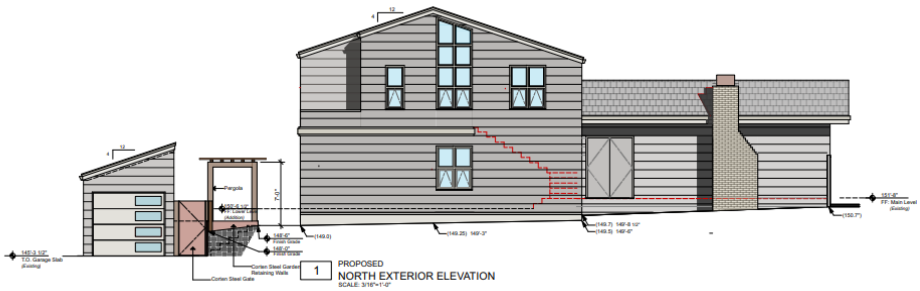


Figure 2b. Revised Concept Design, North Elevation

Skylights: No skylights are proposed.

Exterior Lighting: Carmel Municipal Code Section 15.36.070.B.1 states that all exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and shall not exceed 25 watts (incandescent equivalent, i.e., approximately 375 lumens) in power per fixture, and that landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture. In addition, Residential Design Guideline 11.8 states that projects should "preserve the low nighttime lighting character of the residential neighborhoods. Use lights only where needed for safety and at outdoor activity areas."

Staff Response: The applicant has selected a wall-mounted outdoor sconce by Hubbardton Forge. The fixture is shielded and directs light downwards. The floor plan identifies the location of fixtures. Four fixtures are proposed on the first floor, one at each door. On the second floor, two, step lights are proposed on the south-facing deck. The step light is shielded and directs light downwards. The project meets the objectives of exterior lighting.

Fencing/Gate/Arbor: The applicant proposes maintaining an open front yard with no fencing at the front property line. Fencing would extend from the southwest corner of the house to the south property line to enclose the south-facing patio. The existing gate to the patio would be replaced. At the rear of the property would be Corten steel retaining walls with a wood fence above.

Site Coverage: Carmel Municipal Code Section 17.10.030 limits the amount of site coverage to 22 percent of the base floor area. A bonus of 4 percent of the lot size is allowed when at least half of all site coverage is permeable/semi-permeable. Permeable/semi-permeable materials include gravel, spaced decking, and exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors. 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.

The property contains 766 square feet of site coverage and is nonconforming. CMC Section 17.10.030.C.2 states, Nonconforming Site Coverage. Sites not in compliance with site coverage limits shall not be authorized to increase site coverage. Sites with excess coverage may add floor area consistent with subsection (D)(3) of this section, Exterior Volume, only when:

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

The project proposes additions totaling 838 square feet. A reduction in site coverage equal to two times the added floor area equals 1,676 square feet, which is significantly more than required to comply with site coverage limits. Therefore, the site coverage will be reduced to no more than 556 square feet. To bring the site into compliance, the applicant proposes to replace impermeable pathways and an impermeable patio with sand-set pavers and utilize spaced decking. The total permeable site coverage would be 474 square feet or 85 percent of the total site coverage. Impermeable materials include a set of steps and the ribbon driveway. The project complies with allowable site coverage.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. Class 3 consists of construction and location of limited numbers of new structures including one single-family residence in a residential zone and accessory structures including garages. The project includes the demolition or more than 50 percent of the exterior walls of a 680-square-foot one-story single-family residence and the full demolition of a 226-square-foot detached garage, and the construction of a 1,574-square-foot two-story single-family residence and the construction of a 200-square-foot detached garage and, therefore, qualifies for a Class 3 exemption. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 – Resolution
Attachment 2 – Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A FINAL DESIGN STUDY, DS 23-211 (HENDLEY FAMILY L.P.), AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF MORE THAN 50 PERCENT OF THE EXTERIOR WALLS OF A 680-SQUARE-FOOT ONE-STORY SINGLE-FAMILY RESIDENCE AND THE FULL DEMOLITION OF A 226-SQUARE-FOOT DETACHED GARAGE AND CONSTRUCTION OF A 1,574-SQUARE-FOOT TWO-STORY SINGLE-FAMILY RESIDENCE AND 200-SQUARE-FOOT DETACHED GARAGE LOCATED ON MISSION STREET 2 SOUTHEAST OF 13TH AVENUE
APN: 010-161-011-000

WHEREAS, on August 2, 2023, John Scourkes, Architect ("Applicant") submitted an application on behalf of The David W Hendley Family Limited Partnership ("Owners") requesting approval of Track 2 Design Study application DS 23211 (Hendley Family L.P.) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located on Mission Street 2, southeast of 13th Avenue in the Single-Family Residential (R-1) District (Block 141, Lot 4); and

WHEREAS, the Applicant proposes to demolish more than 50 percent of the exterior walls of a 680-square-foot one-story single-family residence, the full demolition of a 226-square-foot detached garage, construction of a 1,574-square-foot two-story single-family residence, construction of a 200-square-foot detached garage, and associated site improvements; and

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

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

WHEREAS, on August 14, 2024, the Concept Design Study was considered at a duly noticed public hearing and was accepted with recommendations/conditions of approval (Resolution 2024-064-PC) with direction to the applicant to revise the design with the primary direction to reduce the complexity of the roof forms, glazing elements and finish elements to be consistent with the Residential Design Guidelines; and

WHEREAS, on August 26, 2024, the Applicant submitted revised plans to the Community Planning and Building Department that had been modified following the August 14, 2024, hearing based on Planning Commission feedback for consideration at the Final Details Review; and

WHEREAS, CMC 17.58.040.B.2 requires approval of a Final Design Study following acceptance of a Design Concept Review; and

WHEREAS, a Coastal Development Permit is required for the project in accordance with CMC 17.52.100.D.2; and

WHEREAS, on November 1, 2024, a notice of public hearing was published in the Carmel Pine Cone for the November 13, 2024, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 100-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before November 3, 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 November 8, 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 November 13, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the final design study and associate 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, this Resolution and its findings are made based upon the evidence presented to the Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

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

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

WHEREAS, the Planning Commission finds 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 or Conversion of Small

Structures. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, 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, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.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.	✓	

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 PERMIT APPROVAL For each of the required findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.010.B, Coastal Development Permits	YES	NO

1. That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.	✓	
2. If the project is located between the first public road and the sea, that the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE Design Study (DS 23-211, Hendley), for the demolition of more than 50 percent of the exterior walls of a 680-square-foot one-story single-family residence, the full demolition of a 226-square-foot detached garage, construction of a 1,574-square-foot two-story single-family residence, construction of a 200-square-foot detached garage, and associated site improvements located on Mission Street, 2 southeast of 13th Avenue, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
	Standard Conditions
1.	Authorization. This approval of Design Study application DS 23-211 (Hendley) authorizes the demolition of more than 50 percent of the exterior walls of a 680-square-foot one-story single-family residence and the full demolition of a 226-square-foot detached garage and construction of a 1,574-square-foot two-story single-family residence and 200-square-foot detached garage located on Mission Street 2 southeast of 13th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Scourkes Architecture approved by the Planning Commission on November 13, 2024, and stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	Permit Validity. In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for 12 months from the date of action. The project must be implemented during this time, 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.	Utility Meter Locations. The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.
8.	Fire Sprinklers - Residential. Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
9.	Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
10.	Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department.

	Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
11.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
12.	**Exterior Lighting.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
13.	**Windows & Doors.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for windows and doors in the construction drawings. Windows that have been approved with divided lights shall appear to be true divided lights, including the use of internal and external mullions and muntins on insulated windows. Any windowpane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.
14.	**Roofing.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the roofing material in the construction drawings. The material shall convey color and texture similar to that of wood shingles.
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 the driveway material and asphalt connection to the paved street edge on the construction drawings. The driveway material may 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.

31.	**Erosion Control in the Right-of-Way.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" in the Forest Management Plan. The Public Works Director, or their designee, may waive this requirement.
	Special Conditions
32.	**Pre-Construction Meeting.** Prior to the issuance of a building permit, the contractor overseeing the project shall schedule a pre-construction meeting with the Project Planner for the purpose of reviewing the conditions of approval and expectations during construction.
33.	**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.
34.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit for review and approval by the Planning Division, the material for the gutters and downspouts.
35.	**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.
36.	**Building Permit Required.** Prior to commencing work on-site, the applicant shall apply for and obtain a building permit from the Community Planning & Building Department.
37.	**Driveway Easement.** Prior to the issuance of a building permit, the applicant shall secure an easement for driveway access to the detached garage in the rear yard. A copy of the recorded easement shall be provided to the Community Planning & Building Department.

Acknowledgment and acceptance of conditions of approval:

_____ _____ _____

Property Owner Signature Printed Name Date

_____ _____ _____

Property Owner Signature Printed Name Date

_____ _____ _____

Applicant Signature Printed Name Date

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of November 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

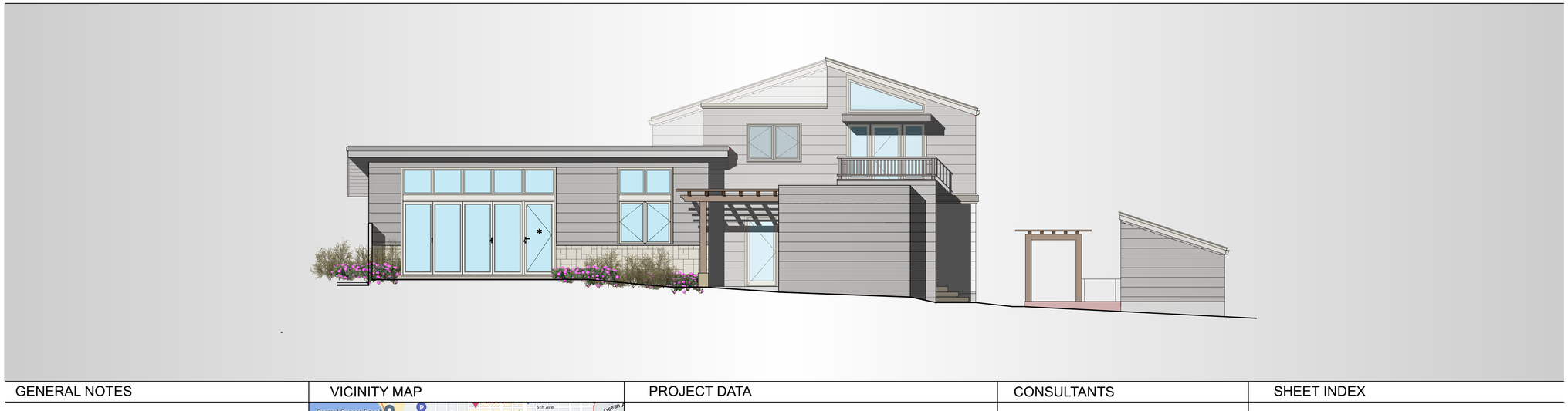
_____
Michael LePage
Chair

ATTEST:

_____
Shelby Gorman
Planning Commission Secretary

HENDLEY FAMILY L.P.
RESIDENTIAL REMODEL + ADDITION

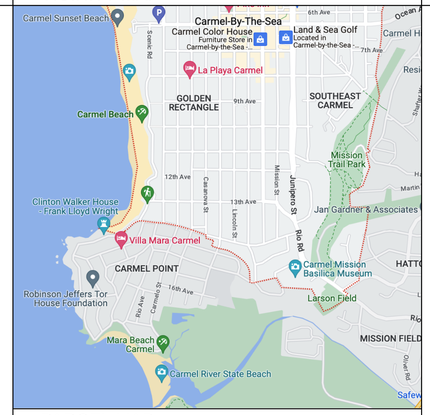
MISSION STREET - 2 SE of 13th AVENUE, CARMEL-BY-THE-SEA, - CA 93921



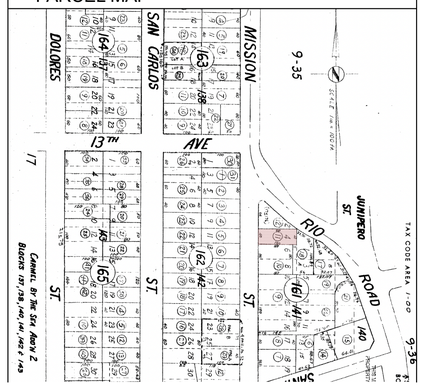
Attachment 2

GENERAL NOTES

VICINITY MAP



PARCEL MAP



PROJECT DATA

OWNER:
HENDLEY FAMILY LIMITED PARTNERSHIP
PO Box 1023, Hughson - CA 95326
(415) 271-7201
Contact: Carolyn Hendley Terry
carolyn.terry@comcast.net

PROJECT DESCRIPTON:

REMODEL + ADDITION + GARAGE REPLACEMENT TO A SINGLE FAMILY RESIDENCE. TO INCLUDE A SECOND STORY ADDITION TO THE REAR, UPGRADE ELECTRICAL PANEL AND NEW ELECTRICAL. NEW PLUMBING.

PLANNING DEPARTMENT NOTES:

ZONING:	R1 (Single Family Residential)
APN:	010-161-011
CONSTRUCTION DATE:	1949
LOT AREA:	4,000 Sq.Ft.

CONSTRUCTION:
TYPE V-B, Non-Sprinklered
R-3 Occupancy

ALLOWABLE BUILDING COVERAGE:
Lot Size = 4,000 Sq.Ft.
Base Floor Area Allowed: 1,800 Sq.Ft.

EXISTING RESIDENCE

Main Level:	680	Sq.Ft.
Garage:	226	Sq.Ft.
	906	Sq.Ft.

1 PROPOSED RESIDENCE

Main Level:	1,190	Sq.Ft.
Upper Level:	366	Sq.Ft.
2 Story Open Area:	44	Sq.Ft.
Total Living:	1,600	Sq.Ft.
Garage:	200	Sq.Ft.
Total:	1,800	Sq.Ft.

EXISTING SITE COVERAGE: *(Adjusted)*

Side Yard Wood Deck:	186 Sq.Ft.
Side Yard Patio: (Brick & Concrete Pavers)	485 Sq.Ft.
Entry Brick Path:	47 Sq.Ft.
Driveway Approach: *(Concrete)*	48 Sq.Ft.
Total Coverage:	766 Sq.Ft.

PROPOSED SITE COVERAGE: *(Adjusted)*
ALLOWED: 396 Sq.Ft. + 160 Sq.Ft. = 556 Sq.Ft.

Entry Brick Path/Permeable: (Reinstall in sand set)	48 Sq.Ft.
Side Yard Patio/Permeable: (Pavers - Sand set)	270 Sq.Ft.
Spaced Wood Decking/Permeable:	80 Sq.Ft.
Rear Landing/Permeable:	16 Sq.Ft.
Walkway to Garage/Permeable: (Pavers - Sand set)	60 Sq.Ft.
Wood Stairs to Garage/Impermeable: (Pavers - Sand set)	22 Sq.Ft.
Ribbon Driveway/Impermeable: *(Concrete)*	60 Sq.Ft.
Total Coverage:	556 Sq.Ft.

CONSULTANTS

ARCHITECT:
John N Scourkes AIA Architect
PO Box 52090, Pacific Grove - CA 93950
(831) 206-3539
(831) 757-1201 FAX
john@ScourkesArchitecture.com

SURVEYOR:
Scott Hawthorne
Salinas - CA 93908
(831) 578-7887
SPH_Corp@yahoo.com

SHEET INDEX

ARCHITECTURAL:

PA - 0	COVER SHEET/GENERAL INFORMATION
ES Survey	EXISTING SITE PLAN/SURVEY
PA - 1	PROPOSED SITE PLAN/SURVEY
PA - 2	EXISTING/PROPOSED FLOOR PLANS
PA - 3	EXISTING/PROPOSED EXTERIOR ELEVATIONS
PA - 4	SITE ELEVATIONS & GARAGE PLAN/EXTERIOR ELEVATIONS
PA - 5	EXISTING/PROPOSED ROOF PLANS & WINDOW SCHEDULES
PA - 6	PROPOSED SITE IMPROVEMENT PLAN
PA - 7	EXTERIOR LIGHTING FIXTURES & SPECIFICATIONS

Scourkes ARCHITECTURE
WWW.SCOURKESARCHITECTURE.COM

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JOHN@SCOURKESARCHITECTURE.COM

LICENSED ARCHITECT
No. C 11750
JOHN N. SCOURKES
Renewal 6/31/2025
STATE OF CALIFORNIA

PROJECT:
HENDLEY FAMILY L.P.
RESIDENTIAL
REMODEL + ADDITION

Mission Street, 2 SE of 13th Avenue,
Carmel-By-The-Sea - CA 93921

APN: 010-161-011

OWNER:
HENDLEY FAMILY Limited Partnership
PO Box 1023
Hughson, CA 95326
(415) 271-7206

DATE: AUGUST 26, 2024

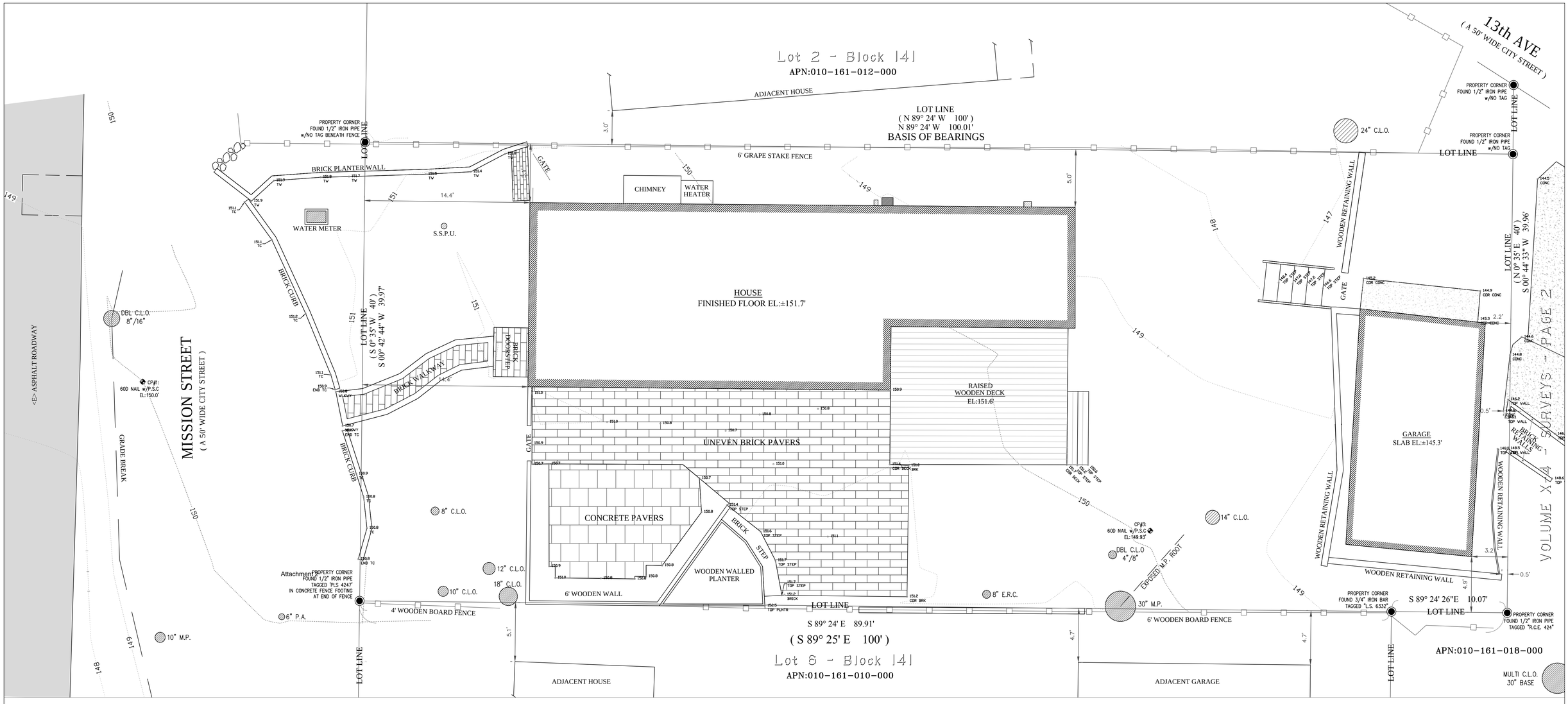
REVISIONS:
1 OCTOBER 22, 2024

SHEET TITLE:
COVER SHEET

DRAWN

SHEET: PA-0 PC

OF



ABBREVIATIONS & LEGEND

AC = ASPHALTIC CONCRETE
C.L.O. = COAST LIVE OAK TREE
CONC = CONCRETE
C.P. = CONTROL POINT
EL = ELEVATION
E.R.C = EASTERN RED CEDAR
M.P. = MONTEREY PINE TREE
P.A. = PHILIPPINE ACACIA TREE
P.S.C. = PINK STAKE CHASER
S.S.P.U. = SANITARY SEWER POP-UP
TC = TOP OF CURB
TW = TOP OF WALL

AGGREGATE CONCRETE
ASPHALTIC CONCRETE
CEMENT
CONCRETE PAVERS
RED BRICK PAVERS
WOODEN DECK

NOTES:

DISTANCES AND DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

CONTOUR INTERVAL: 1' VERTICAL

FINISHED FLOOR ELEVATION WAS DETERMINED FROM EXTERIOR THRESHOLD MEASUREMENTS.

ANY RENDITION OF THIS EXHIBIT, DIGITAL OR OTHERWISE, THAT IS NOT INCLUSIVE OF A WET SEAL AND SIGNATURE IS INCOMPLETE AND SHALL BE DEEMED TO BE IN DRAFT FORM.

BASIS OF ELEVATIONS:

THE ELEVATIONS SHOWN UPON THIS SURVEY ARE ASSUMED. ELEVATION 150' AT THE LOCATION OF "CP#1" IS THE BASIS OF ELEVATIONS SHOWN UPON THIS MAP.

TREE NOTE:

ONLY TREES 6" IN DIAMETER OR GREATER WERE LOCATED DURING THE COURSE OF THIS SURVEY. TREE DIAMETERS WERE MEASURED BY THE DBH METHOD (±4.5' ABOVE THE GRADE). CAUTION SHOULD BE USED WHEN DESIGNING CLOSELY TO TREE TRUNKS. THERE ARE LIMITATIONS IN FIELD ACCURACY AND DRAFTING ACCURACY AS WELL AS THE "SPREAD", "SPRAWL", OR "LEAN" OF TREES.

THE TREE SPECIES AND SIZES SHOWN HAVE BEEN IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. THE SURVEYOR CAN NEITHER CERTIFY, NOR ATTEST, TO THE ACCURACY OF THESE NOTATIONS. IF CERTIFICATION OF THIS INFORMATION IS REQUIRED THEN PLEASE CONTACT A LICENSED URBAN FORESTER OR AN ARBORIST FOR CONFIRMATION.

EASEMENT NOTE:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS OF WAYS OR AGREEMENTS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.

0 4 8 Feet



VICINITY MAP - NOT TO SCALE

Topographic Site Survey
Lot 4 - Block 141
Addt'n No.2 to Carmel-by-the-Sea

FILED APRIL 5, 1906 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY IN VOLUME 1 OF CITIES & TOWNS, PAGE 44 1/2

APN: 010-161-011
MISSION 2 SE OF 13th
CARMEL BY THE SEA, 93921
COUNTY OF MONTEREY
STATE OF CALIFORNIA

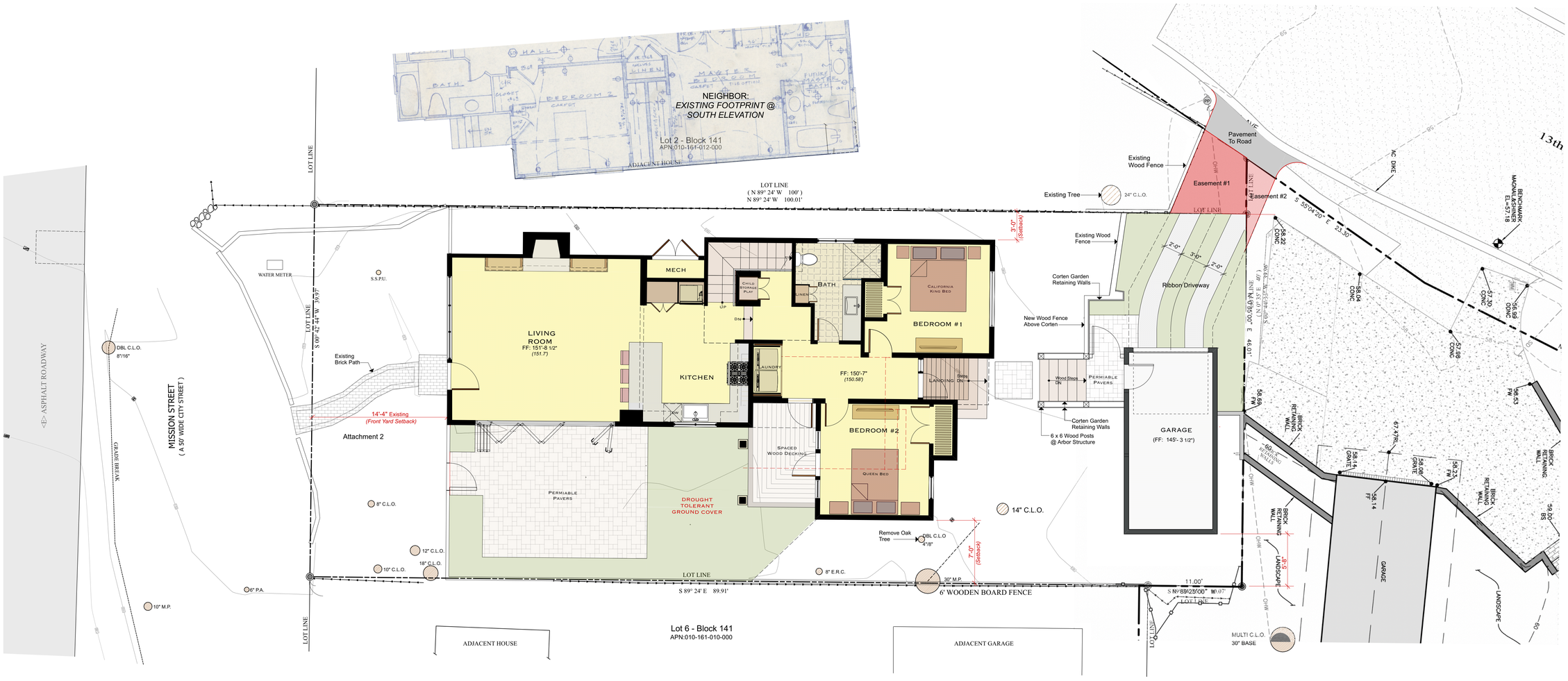
PREPARED FOR
W. DAVID HENDLEY FAMILY L.P.
P.O. BOX 1023
HUGHSON, CA. 95326

PREPARED BY:
SCOTT HAWTHORNE
SALINAS, CALIFORNIA 93908
PH.: (831) 578-7887
E-MAIL: SPH_Corp@yahoo.com

SCALE: 1"=4'
DATE OF SURVEY: 08/23/2021
DATE: 09/03/2021

SHEET ONE OF ONE

Attachment 2



REFERENCE NORTH

1

PROPOSED SITE PLAN

3/16" - 1'-0"

SITE COVERAGE: *(Adjusted)*

EXISTING:

Side Yard Wood Deck:	186 Sq.Ft.
Side Yard Patio: (Brick & Concrete Pavers)	485 Sq.Ft.
Entry Brick Path:	47 Sq.Ft.
Driveway Approach: *(Concrete)*	48 Sq.Ft.
Total Coverage:	766 Sq.Ft.

SITE COVERAGE: *(Adjusted)*

PROPOSED:

ALLOWED: 396 Sq.Ft. + 160 Sq.Ft. = 556 Sq.Ft.

Entry Brick Path/Permeable: (Reinstall in sand set)	48 Sq.Ft.
Side Yard Patio/Permeable: (Pavers - Sand set)	270 Sq.Ft.
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Total Coverage:	556 Sq.Ft.

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Renewal 08/31/2025
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PROJECT:

HENDLEY FAMILY RESIDENTIAL REMODEL + ADDITION

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APN: 010-161-011

OWNER:

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PO Box 1023
Hughson, CA 95326
(415) 271-7206

DATE: AUGUST 26, 2024

REVISIONS:

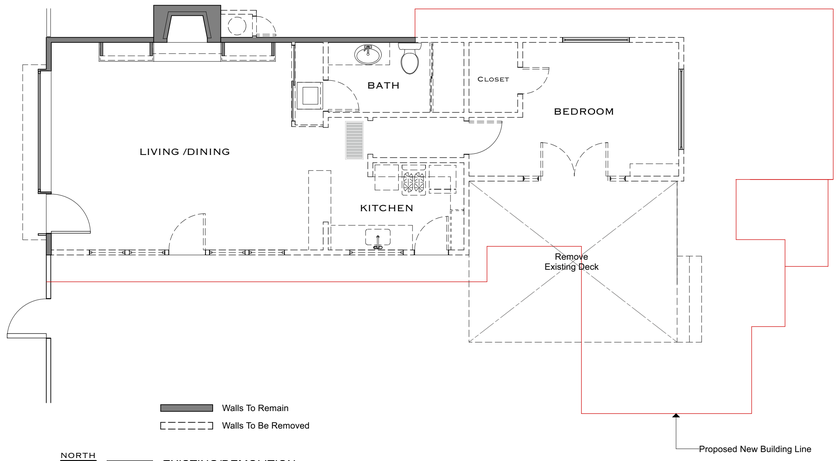
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PROPOSED SITE PLAN

DRAWN

SHEET: PA-1 PC

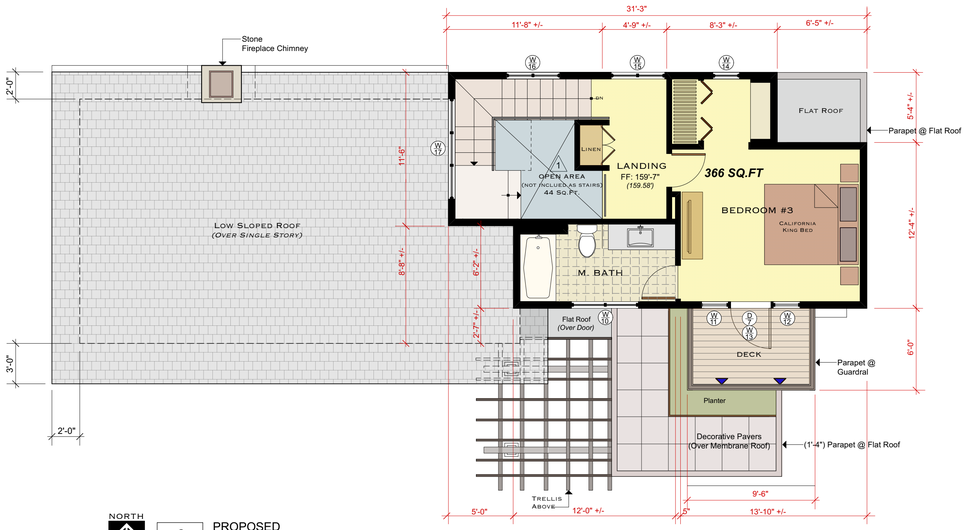
OF



NORTH

1B

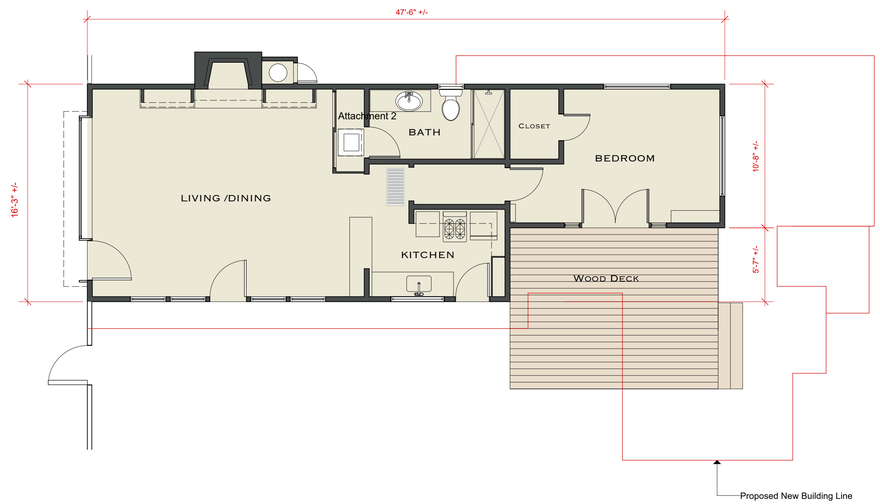
EXISTING/DEMOLITION
MAIN LEVEL FLOOR PLAN
SCALE: 3/16"=1'-0"



NORTH

3

PROPOSED
UPPER LEVEL FLOOR PLAN
SCALE: 3/16"=1'-0"



NORTH

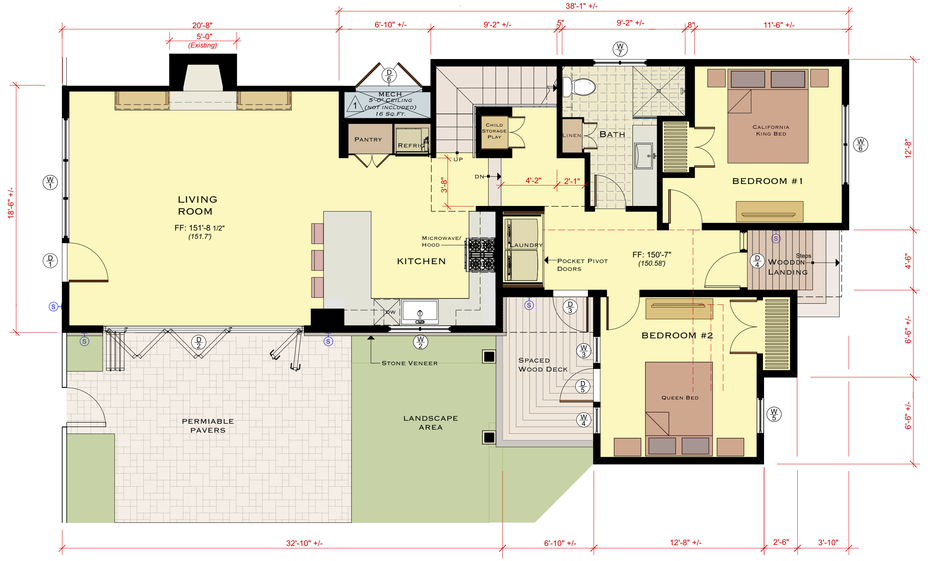
1A

EXISTING
MAIN LEVEL FLOOR PLAN
SCALE: 3/16"=1'-0"

Building Square Footage

Existing:

Main Level:	688 Sq.Ft.
Garage:	226 Sq.Ft.
Total:	906 Sq.Ft.
Wood Deck:	198 Sq.Ft.



NORTH

2

PROPOSED
MAIN LEVEL FLOOR PLAN
SCALE: 3/16"=1'-0"

1 Building Square Footage
ADJUSTED:

Proposed:

Main Level:	1,190 Sq.Ft.
Upper Level:	366 Sq.Ft.
2 Story Open Area:	44 Sq.Ft.
Total:	1,600 Sq.Ft.
Garage:	200 Sq.Ft.
Total:	1,800 Sq.Ft.

Deck/Landing Square Footage

Spaced Wood Deck:	80 Sq.Ft.
Upper Roof Deck: *(Over Lower Floor)*	56 Sq.Ft.

Exterior Lighting (Page PA-7)

Wall mounted lighting shall be no higher than 10 feet above ground and shall not exceed 25 watts per fixture (Approximately 375 lumens)

- Wall Sconce
- Step Light

EXISTING/DEMOLITION FLOOR PLANS

PROPOSED FLOOR PLANS

Scourkes
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John N Scourkes AIA
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831.757.1201 Fax
john@scourkesarchitecture.com

Licensed Architect
No. C 11750
John N Scourkes
8/31/2025
State of California

PROJECT:

Hendley Family Residential Remodel + Addition

Mission Street, 2 SE of 13th Avenue,
Carmel-By-The-Sea - CA 93921

APN: 010-161-011

OWNER:

HENDLEY FAMILY Limited Partnership
PO Box 1023
Hughson, CA 95326
(415) 271-7206

DATE: AUGUST 26, 2024

REVISIONS:

1 OCTOBER 22, 2024

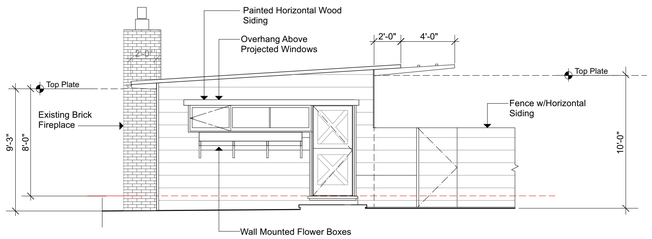
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FLOOR PLANS

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SHEET: PA-2 PC

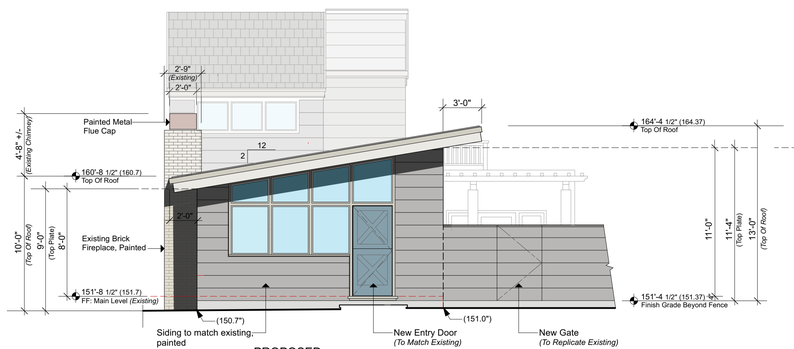
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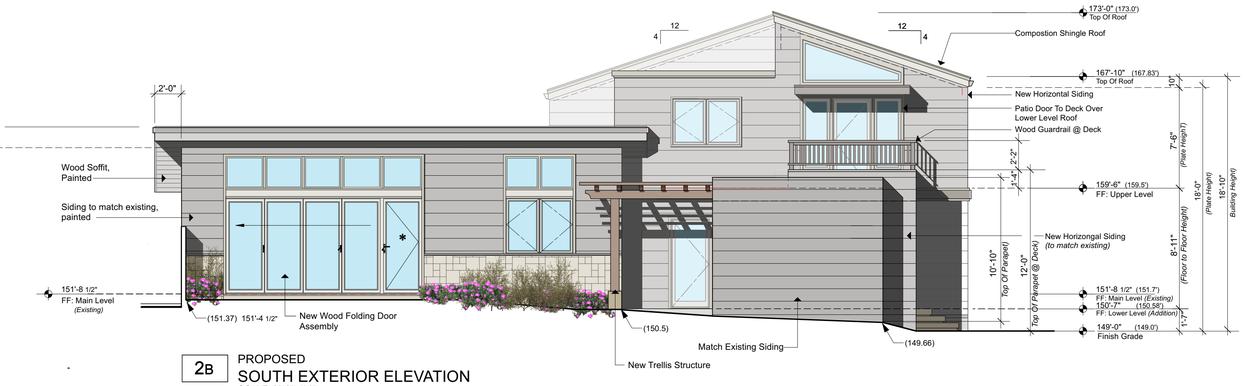
1A EXISTING
WEST EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"



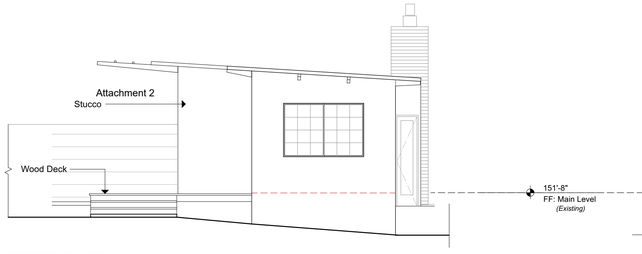
2A EXISTING
SOUTH EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"



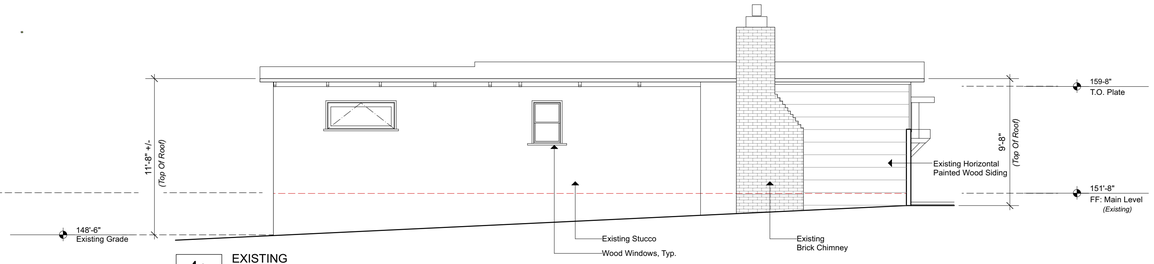
1B PROPOSED
WEST EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"



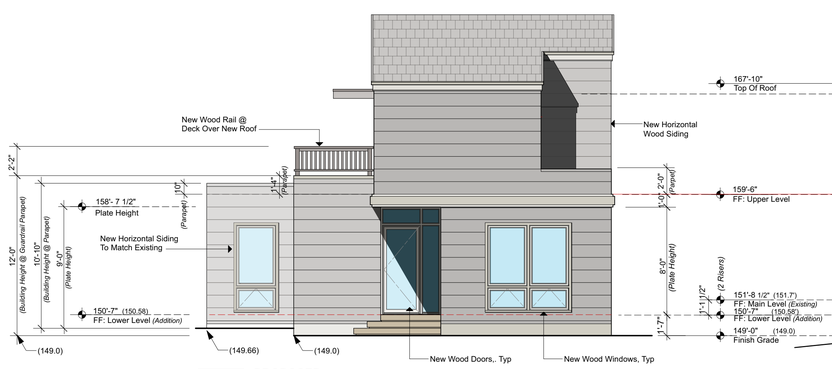
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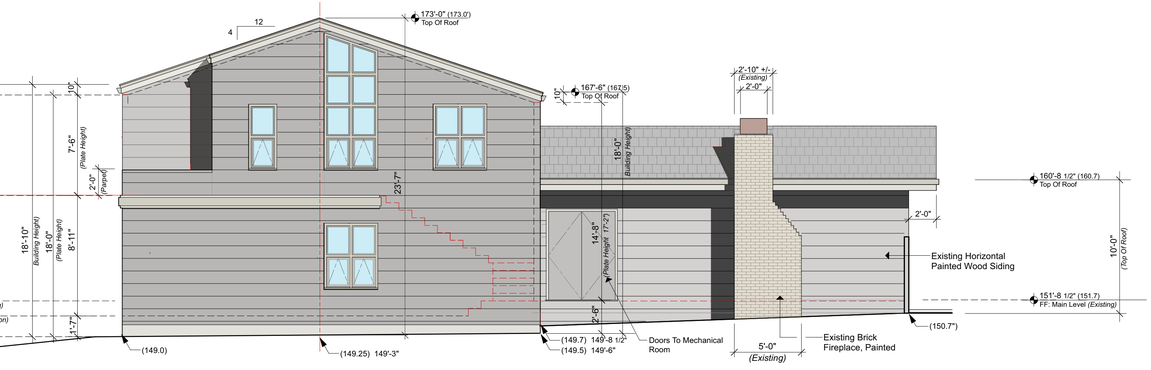
3A EXISTING
EAST EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"



4A EXISTING
NORTH EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"



3B PROPOSED
EAST EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"



4B PROPOSED
NORTH EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"

EXTERIOR ELEVATIONS

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LICENSED ARCHITECT
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Exp. 8/31/2025
STATE OF CALIFORNIA

PROJECT:
HENDLEY FAMILY RESIDENTIAL REMODEL + ADDITION

Mission Street, 2 SE of 13th Avenue, Carmel-By-The-Sea - CA 93921
APN: 010-161-011

OWNER:
HENDLEY FAMILY Limited Partnership
PO Box 1023
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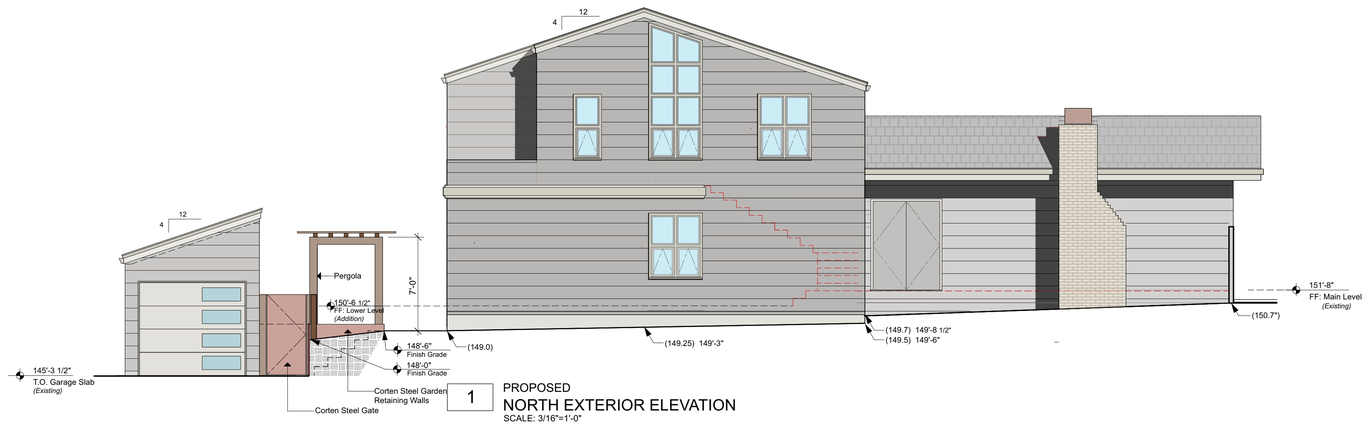
REVISIONS:

SHEET TITLE:
Existing/Proposed EXTERIOR ELEVATIONS

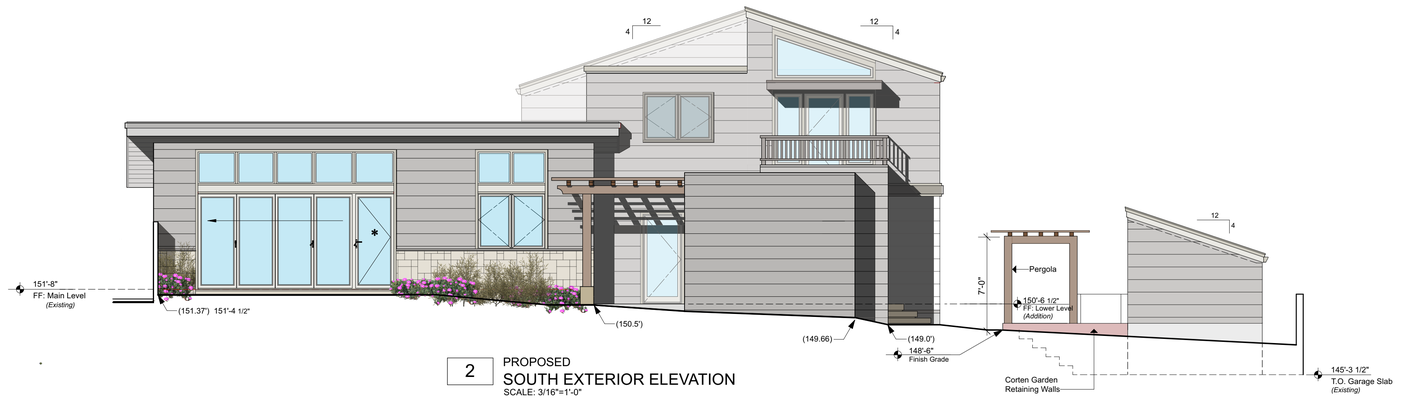
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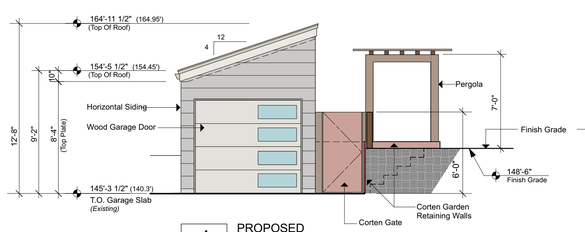
1 PROPOSED
NORTH EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"



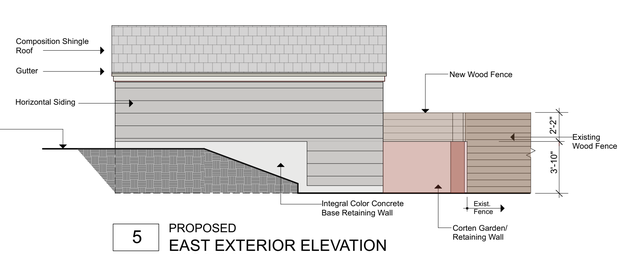
2 PROPOSED
SOUTH EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"

Attachment 2

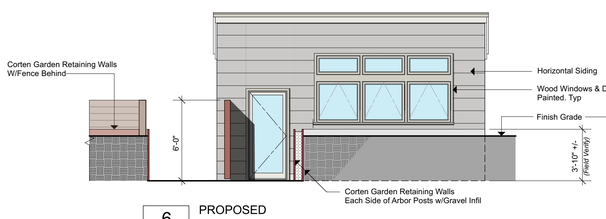
EAST/WEST SITE ELEVATIONS



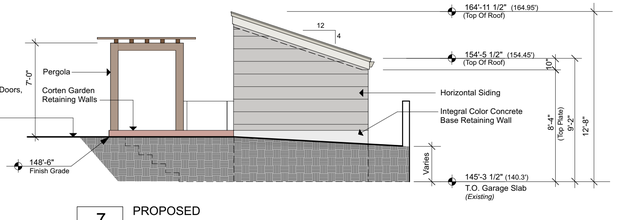
4 PROPOSED
NORTH EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"



5 PROPOSED
EAST EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"

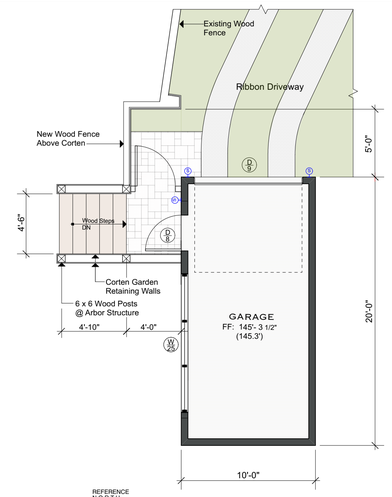


6 PROPOSED
WEST EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"



7 PROPOSED
SOUTH EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"

GARAGE - EXTERIOR ELEVATIONS



3 PROPOSED
GARAGE FLOOR PLAN
3/16" - 1'-0"

GARAGE FLOOR PLAN

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DATE: AUGUST 26, 2024

REVISIONS:

SHEET TITLE:
East/West
SITE ELEVATIONS

Garage:
PLAN & EXTERIOR ELEVATIONS

DRAWN

SHEET: PA-4 PC

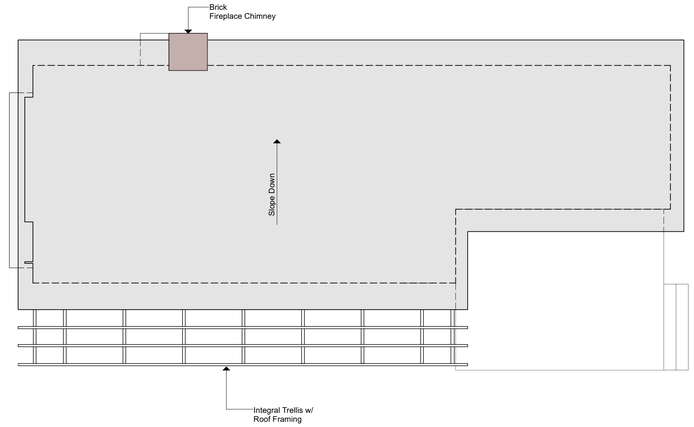
OF

Window Schedule

Window No.	Location	Width	Height	Operable	Frame Material	Manufacturer
	MAIN LEVEL					
1	LIVING ROOM	8'- 0"	Varies	Fixed (3-Bays)	Wood/Factory Finish	Quantum Signature
2	KITCHEN	4'- 8"	4'- 0"	Casement	Wood/Factory Finish	Quantum Signature (2'-4" Fixed Lites Above)
3	BEDROOM #2	2'- 0"	4'- 8"	Casement	Wood/Factory Finish	Quantum Signature
4		2'- 0"	4'- 8"	Casement	Wood/Factory Finish	Quantum Signature
5		3'- 0"	6'- 4"	Fixed/Awning	Wood/Factory Finish	Quantum Signature
6	BEDROOM #1	6'- 0"	6'- 4"	Fixed/Awning (2-Bays)	Wood/Factory Finish	Quantum Signature
7	BATH	4'- 0"	4'- 8"	Fixed/Awning	Wood/Factory Finish	Quantum Signature
	UPPER LEVEL					
10	M. BATH	5'- 0"	4'- 0"	Casement/Bi-Part	Wood/Factory Finish	Quantum Signature
11	BEDROOM #3	2'- 0"	5'- 4"	Casement	Wood/Factory Finish	Quantum Signature
12		2'- 0"	5'- 4"	Casement	Wood/Factory Finish	Quantum Signature
13		7'- 4"	Varies	Fixed	Wood/Factory Finish	Quantum Signature
14		2'- 0"	4'- 8"	Fixed/Awning	Wood/Factory Finish	Quantum Signature
15	STAIRWAY	4'- 0"	10'- 0"	Fixed/Awning	Wood/Factory Finish	Quantum Signature
16		4'- 0"	4'- 8"	Fixed/Awning	Wood/Factory Finish	Quantum Signature
17		7'- 6"	2'- 4"	Fixed (3-Bays)	Wood/Factory Finish	Quantum Signature
	GARAGE					
28	GARAGE	10'- 0"	3'- 0"	Awning (3-Bays)	Wood/Factory Finish	Quantum Signature (1'-6" Fixed Lites Above)

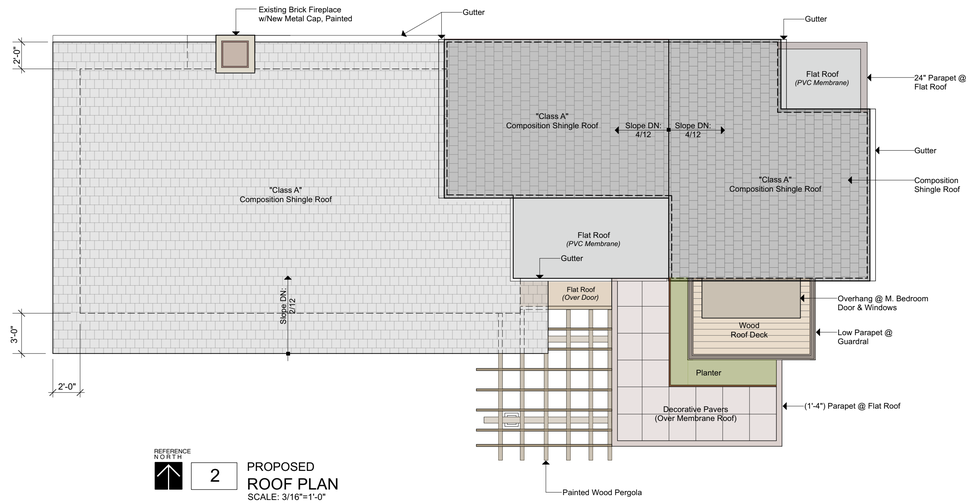
Door Schedule

Door No.	Location	Width	Height	Operable	Frame Material	Manufacturer
	MAIN LEVEL			Attachment 2		
1	LIVING ROOM	3'- 0"	6'- 8"	Man Door/Interior Swing	Existing Painted Wood Door	
2		14'- 0"	7'- 0"	Bi-Folding Door		Quantum Signature (2'-4" Fixed Lites Above)
3	HALLWAY	2'- 10"	6'- 8"	Man Door/Exterior Swing	Wood/Factory Finish	Quantum Signature
4		2'- 10"	6'- 8"	Side Lite/Fixed Panel	Wood/Factory Finish	Quantum Signature
5	BEDROOM #2	2'- 6"	6'- 8"	Man Door/Exterior Swing	Wood/Factory Finish	Quantum Signature
6	MECHANICAL	PR 2'- 6"	6'- 8"	Man Door/Exterior/Bi-Part	Wood/Factory Finish	Solid Core Wood/Painted
	UPPER LEVEL					
7	M. BEDROOM	2'- 8"	6'- 8"	Man Door/Exterior Swing	Wood/Factory Finish	Quantum Signature
	GARAGE					
8	GARAGE	3'- 0"	6'- 8"	Man Door/Exterior Swing	Wood/Factory Finish	Quantum Signature
9		8'- 0"	7'- 0"	Overhead Sectional	Solid Core Wood Door/Painted	Overhead Door Company or approved equal



REFERENCE NORTH

1 EXISTING ROOF PLAN
SCALE: 3/16"=1'-0"



REFERENCE NORTH

2 PROPOSED ROOF PLAN
SCALE: 3/16"=1'-0"

Scourkes
ARCHITECTURE
WWW.SCOURKESARCHITECTURE.COM

JOHN N SCOURKES AIA
ARCHITECT LEED AP BD+C
PO BOX 52090. PACIFIC GROVE, CA 93950
831.206.3539 CELL
831.757.1201 FAX
JOHN@SCOURKESARCHITECTURE.COM

LICENSED ARCHITECT
No. C 11750
JOHN N SCOURKES
Renewal 08/31/2025
STATE OF CALIFORNIA

PROJECT:

HENDLEY FAMILY RESIDENTIAL REMODEL + ADDITION

Mission Street, 2 SE of 13th Avenue,
Carmel-By-The-Sea - CA 93921

APN: 010-161-011

OWNER:

HENDLEY FAMILY Limited Partnership
PO Box 1023
Hughson, CA 95326
(415) 271-7206

DATE: AUGUST 26, 2024

REVISIONS:

SHEET TITLE:

Existing/Proposed
ROOF PLANS

Window & Door
SCHEDULES

DRAWN

SHEET: PA-5 PC

OF

WINDOW & DOOR S CHEDULES | ROOF PLANS



REFERENCE NORTH

1

PROPOSED
SITE IMPROVEMENT PLAN
3/16" - 1'-0"

NOTES:
ALL LANDSCAPE PLANT & TREES TO BE ON A
DRIP IRRIGATION SYSTEM

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ARCHITECT LEED AP BD+C
PO BOX 52090, PACIFIC GROVE, CA 93950
831.206.3539 CELL
831.757.1201 FAX
JOHN@SCOURKESARCHITECTURE.COM

LICENSED ARCHITECT
No. C 11750
JOHN N SCOURKES
Renewal 08/31/2025
STATE OF CALIFORNIA

PROJECT:
HENDLEY FAMILY
RESIDENTIAL
REMODEL + ADDITION

Mission Street, 2 SE of 13th Avenue,
Carmel-By-The-Sea - CA 93921
APN: 010-161-011

OWNER:
HENDLEY FAMILY Limited Partnership
PO Box 1023
Hughson, CA 95326
(415) 271-7206

DATE: AUGUST 26, 2024

REVISIONS:

SHEET TITLE:
PROPOSED
SITE IMPROVEMENT PLAN

DRAWN

SHEET: PA-6 PC

OF

Attachment 2

HUBBARDTON FORGE



Shadow Box Medium w/Slate Outdoor Sconce

Base Item #: 302602

Selected Options

Lamping
Incandescent (SKT)

Finish
Coastal Oil Rubbed Bronze (14)

Option1
Clear Glass (ZM) [ZM0546]

Accent
Slate (SL)

Configured item #: 302602-1001

Smart String: 302602-SKT-14-SL-ZM0546

Image shown may not correspond to selected options

Specifications

Dimensions

Height	11.7"
Width	10"
Depth	4"
Product Weight	6 lbs
Backplate	4.6" x 4.6"
Mounting Height - Vertical	5.6"

Lamping Information

Socket Type	medium
Bulb	A15
Number of Bulbs	1 (not included)
Location Rating UL	Outdoor Wet
Safety Rating	UL|CUL listed

Options

Lamping	Finish	Option1	Accent
Incandescent (SKT)	Coastal Dark Smoke (77) Coastal Bronze (75) Coastal Natural Iron (20) Coastal Oil Rubbed Bronze (14) Coastal Black (80) Coastal White (02) Coastal Burnished Steel (78)	Clear Glass (ZM) [ZM0546]	Slate (SL)

Hubbardtonforge.com customerservice@vtforge.com 888-826-4766

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EXTERIOR LIGHTING (All Exterior Wall Mounted Sconces)

Refer to Floor Plans for locatons.
Lighting not to exceed 25 watts incandescent per fixture, 375 lumens, mounted no more than 10 feet above the walking surface.

Model: WL-LED100
LEDme® Step Light

WAC LIGHTING
Responsible Lighting®

Fixture Type:

Catalog Number:

Project:

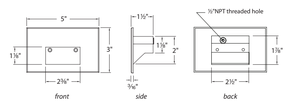
Location:



PRODUCT DESCRIPTION

Horizontal rectangle LEDme® Step Light. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.



FEATURES

- Solid diecast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
- Direct wiring, no driver needed
- Low profile, flush to wall aesthetics with no visible hardware
- 54,000 hour rated life
- Balanced lighting, free of shadows with minimum glare
- IP66 rated, Protected against high-pressure water jets
- Up to 200 fixtures can be connected in parallel
- 5 year WAC Lighting product warranty

SPECIFICATIONS

Construction: Die-cast aluminum or 316 marine grade cast stainless steel

Power: Direct wiring, no remote driver needed. Input voltage: 120V or 277VAC 50/60Hz

Light Source: 2700K or 3000K CCT Samsung HV-AC High Power LED, CRI: 90 Optional color lenses. Total power consumption of 3.5W

Mounting: Fits into 2" x 4" J-Box with minimum inside dimensions of 3"L x 2"W x 2"H
Includes bracket for J-Box mount.

Dimming: Dim to 10% with electronic low voltage (ELV) dimmer
Approved dimmers: Lutron Nova-T NTELV-300 & NTELV-600, Lutron Vietri VTELV-600, Lutron Diva DVELV-300P, Lutron Skylark SELV-300P, Lutron Maestro MAELV-600

Standards: IP66, UL & cUL Listed for wet locations, Title 24 JA8-2016 Compliant.

ORDER NUMBER

120V Model #		Light Color		Finish	
WL-LED100	*120V*	**27**	*Warm 2700K*	**BK**	*Black on Aluminum*
		C	*White 3000K*	**BN***	*Brushed Nickel on Aluminum*
		AM	*Amber 610nm*	**BZ**	*Bronze on Aluminum*
		RD	*Red 640nm*	**GH**	*Graphite on Aluminum*
		BL	*Blue 450nm*	**SS**	*Stainless Steel*
				WT	*White on Aluminum*
WL-LED100	*120V*	**27**	*Warm 2700K*		
		C	*White 3000K*	**BBR**	*Bronze on brass*
		AM	*Amber 610nm*		

277V Model #		Light Color		Finish	
WL-LED100F	*277V*	**C**	*White 3000K*	**BK**	*Black on Aluminum*
		AM	*Amber 610nm*	**BN***	*Brushed Nickel on Aluminum*
		RD	*Red 640nm*	**BZ**	*Bronze on Aluminum*
		BL	*Blue 450nm*	**GH**	*Graphite on Aluminum*
				SS	*Stainless Steel*
				WT	*White on Aluminum*

**Brushed Nickel Finish is for interior use only*

[ ] – [ ] – [ ]

Example: **WL-LED100F-BL-SS**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. DEC 2021

EXTERIOR LIGHTING (Path/Wall Lights @ M. Bedroom Deck)

Refer to Floor Plans for locatons.
Lighting not to exceed 15 watts incandescent per fixture, 225 lumens.
No more than 18 inches above the walking surface.

EXTERIOR LIGHTING

Scourkes
ARCHITECTURE
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LICENSED ARCHITECT
No. C 11750
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Renewal
6/31/2025
STATE OF CALIFORNIA

PROJECT:
HENDLEY FAMILY RESIDENTIAL REMODEL + ADDITION

Mission Street, 2 SE of 13th Avenue,
Carmel-By-The-Sea - CA 93921

APN: 010-161-011

OWNER:

HENDLEY FAMILY Limited Partnership
PO Box 1023
Hughson, CA 95326
(415) 271-7206

DATE: AUGUST 26, 2024

REVISIONS:

SHEET TITLE:
Exterior
LIGHTING SPECIFICATIONS

DRAWN

SHEET: PA-7 PC

OF

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

November 13, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Jacob Olander, Assistant Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator/Acting Community Planning and Building Director
SUBJECT:	**DR 24196 (Comfort Inn Carmel):** Consideration of a Track One Design Review Referral, DS 24196 (Comfort Inn Carmel), for the construction of a Presidential Shake TL CertainTeed Composite Shingle Roof in the Charcoal Black color on the Comfort Inn Carmel located at the Northwest corner of Ocean and Torres in the Residential and Limited Commercial (RC) Zoning District.

Application: DS 24196 (Comfort Inn Carmel)
Block:68
Location: NWC Ocean & Torres
Applicant: John Roach

APN: 010-094-001-000
Lot:1, 2, 3, & 4

Property Owner: PRS Hotel Group LLC- Nilam Patel

Executive Summary:

The applicant is proposing the construction of a Presidential Shake TL CertainTeed Composite Shingle Roof in the Charcoal Black color on the Comfort Inn Carmel. The project is being referred to the Planning Commission Meeting because the proposed color, Charcoal Black, has not been found to meet the Carmel Design Guidelines at previous Planning Commission meetings.

Recommendation:

Approve a Track One Design Review Referral, DS 24196 (Comfort Inn Carmel), for the construction of a Presidential Shake TL CertainTeed Composite Shingle Roof on the Comfort Inn Carmel and adopt a Resolution (Attachment 1) with a condition of approval that requires a change in roof color to comply with the City's Design Guidelines. The project is located at the Northwest corner of Ocean and Torres in the Residential and Limited Commercial (RC) Zoning District. APN: 010-094-001-000.

Background and Project Description:

The project site is an 8,450 square foot lot located on the Northwest corner of Ocean and Torres. The

property currently has a wood shake roof. The applicant is proposing to construction of a Presidential Shake TL CertainTeed Composite Shingle Roof in the Charcoal Black color.

Staff Analysis:

Finish Details: The roof is proposed to be a Certainteed Presidential Shake TL asphalt shingles and is proposed to be the "Charcoal Black" color. (Click here for product specifications). The Carmel Municipal Code section 17.14.220.B.1 requires roofing materials to be selected to be consistent with the design character of the building. Carmel-by-the-Sea Commercial Design Guideline E states, "Building materials and colors should respect the traditions already established in the commercial district. The use of richly detailed wood, tile, moldings, corbels, brick, and stone, as well as landscaping, are encouraged." The existing roof for the Comfort Inn Carmel is wood shake. The proposed black composite shingles do not have the appearance of wood, deviating from the building's character. Additionally, the commercial district is composed of buildings with terracotta shingle, wood shake, and earth tone composite shingle roofs. The Charcoal Black composite shingles do not fit in with the roofing colors already established in the commercial district.



Figure 1 (Existing Roof)



Figure 2 (Proposed Roof)

Staff has determined that the Charcoal Black color is not consistent with the character of the building and does not follow the traditions already established in the commercial district. Due to this determination, staff has referred the project to the Planning Commission for review. If the Planning Commissioners find that the roof does not comply with the applicable Commercial Design Guidelines and Zoning Code, then they can adopt a resolution as written which includes a condition of approval requiring the applicant to work with staff to choose a different color for the roof. If the Planning Commissioners find that the roof does comply with the Commercial Design Guidelines, then the project can be approved with special condition #13 removed.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project consists of the removal of a wood shake roof and the construction of a new composite shingle roof and the project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the CEQA Guidelines.

Attachment 1 – Resolution
Attachment 2 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A DESIGN REVIEW FOR THE REMOVAL OF AN EXISTING WOOD SHAKE ROOF AND CONSTRUCTION OF A NEW PRESIDENTIAL SHAKE TL CERTAINTEED COMPOSITE SHINGLE ROOF ON THE COMFORT INN CARMEL WITH A CONDITION OF APPROVAL THAT REQUIRES A CHANGE IN ROOF COLOR TO COMPLY WITH THE CITY'S DESIGN GUIDELINES LOCATED AT NORTHWEST CORNER OF OCEAN AVENUE AND TORRES STREET IN THE RESIDENTIAL AND LIMITED COMMERCIAL (RC) ZONING DISTRICT, APN 010-094-001-000.

WHEREAS, on July 19, 2024, John Roach ("Applicant") submitted an application on behalf of PRS Hotel Group LLC ("Owners") requesting approval of Track 1 Design Review application DR 24196 (Comfort Inn Carmel) described herein as ("Application"); and

WHEREAS, the Application has been submitted for an 8,450-square-foot lot located at the Northwest corner of Ocean and Torres in the Residential and Limited Commercial (RC) Zoning District (Block 68, Lot 1, 2, 3, & 4); and

WHEREAS, the Applicant is requesting approval of a Design Review for the removal of an existing wood shake roof and construction of a Presidential Shake TL CertainTeed Composite Shingle Roof in the Charcoal Black color; and

WHEREAS, on October 15, 2024, the Department of Community Planning and Building determined that the property located at the Northwest corner of Ocean Avenue and Torres Street does not constitute a historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources;

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.030.A.1.e (Commercial Track One Design Review), the construction of roof materials requires approval of a Commercial Track One Design Review by the Director; and

WHEREAS, Planning Division staff reviewed the application for the construction of a new black composite shingle roof and determined that it does not comply with Carmel-by-the-Sea Design Guidelines; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.030.A (Commercial Track One Design Review), projects that do not comply with all applicable commercial design guidelines may be referred to the Planning Commission for review; and

WHEREAS, CMC Section 17.58.030.B.1, Track One Design Review referrals require the Planning Commission to review the design review plans at a public hearing prior to project approval; and

WHEREAS, on November 1, 2024, a notice of public hearing was published in the Carmel Pine Cone for the November 13, 2024, 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 3, 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 November 8, 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 November 13, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, 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" 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; and

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

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL

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

CMC 17.64.150, R-1 District-Remodeling, Reconstruction, or Alteration of R-1 Motels	YES	NO
A. That all structures are compatible with the residential character of the surrounding neighborhood;	✓	
B. That upon reconstruction, remodeling or alteration the total site coverage of all buildings shall not exceed 35 percent of the total site area;	✓	
C. That the construction will not result in an increase in floor area beyond that existing when the original use permit was issued; and	✓	
D. That the construction will conform with all setback and height requirements applicable to the R-1 district.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the Design Review application DR 24196 (Comfort Inn Carmel) for the removal of an existing wood shake roof and construction of a Presidential Shake TL CertainTeed Composite Shingle Roof in the Charcoal Black color on the Comfort Inn Carmel located at the Northwest corner of Ocean and Torres in the Residential and Limited Commercial (RC) Zoning District (APN 010-094-001-000), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	**Authorization.** This approval of Design Review application DR 24196 (Comfort Inn Carmel) authorizes the removal of an existing wood shake roof and construction of a Presidential Shake TL CertainTeed Composite Shingle Roof a color that meets the Carmel Commercial Design Guidelines on the Comfort Inn Carmel located at the Northwest corner of Ocean and Torres in the Residential and Limited Commercial (RC) Zoning District as depicted in the plans approved by the Planning Commission on November 13, 2024, and stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the RC 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 commercial design review approval remains valid for 18 months from the date of action. The project must be implemented during this time, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to

	incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
5.	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.
6.	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.
7.	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.
8.	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
9.	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.
10.	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.
	Special Conditions
11.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
12.	**Building Permit Required.** Prior to commencing work on-site, the applicant shall apply for and obtain a building permit from the Community Planning & Building Department.
13.	**Composite Shingles Colors.** Prior to the issuance of a building permit, the applicant will submit a new proposal to the Community Planning and Building Department which changes the proposed roof material color to one that meets the Carmel-by-the-Sea Design Guidelines.

Acknowledgment and acceptance of conditions of approval.

_____	_____	_____
Applicant Signature	Printed Name	Date
_____	_____	_____
Property Owner/Agent Signature	Printed Name	Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of November 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Michael LePage
Chair

ATTEST:

_____
Shelby Gorman
Planning Commission Secretary

Attachment 2



Attachment 2

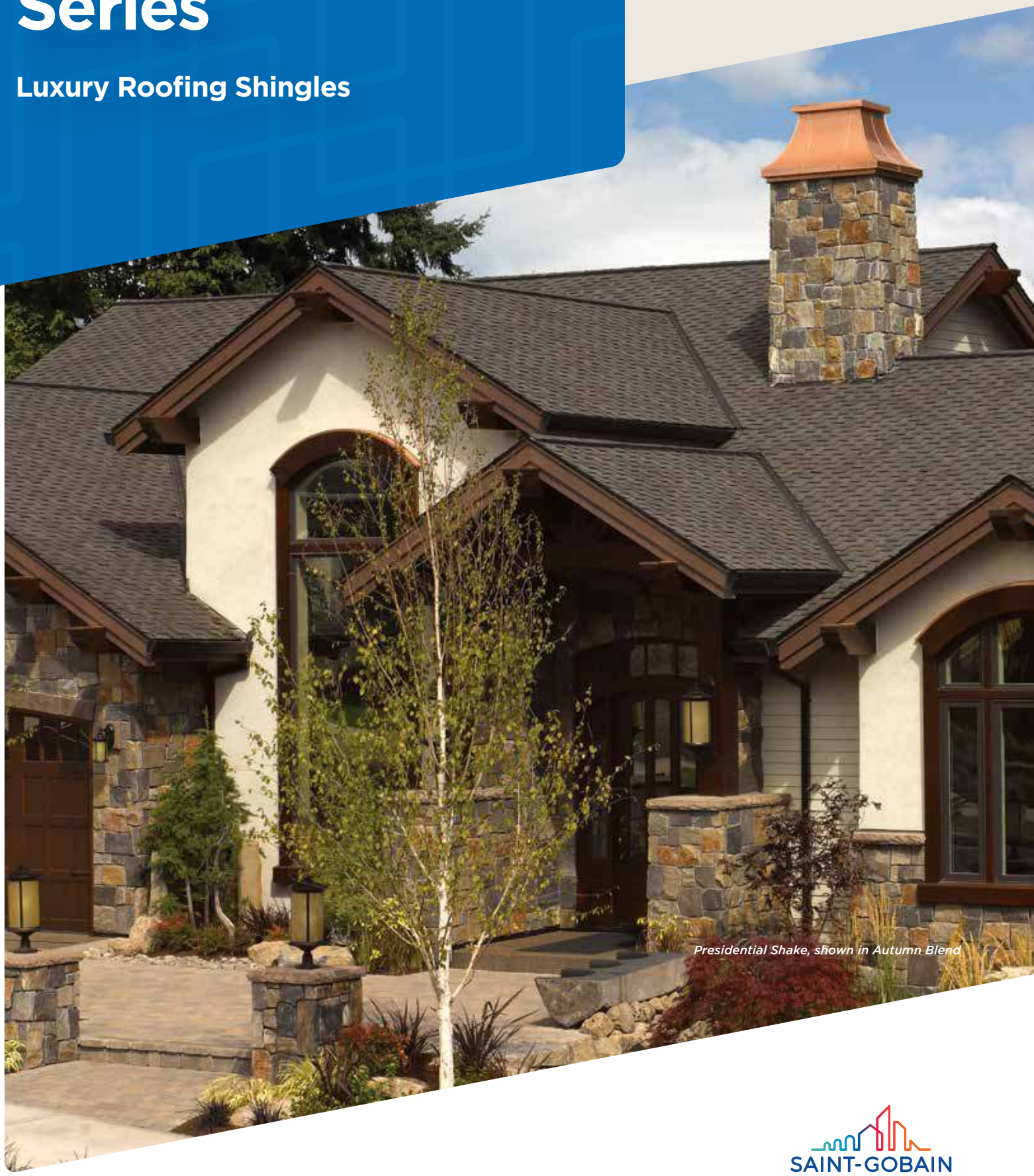


Attachment 2

Attachment 2

Presidential® Series

Luxury Roofing Shingles



Presidential Shake, shown in Autumn Blend



NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.



Presidential Shake, shown in Shadow Gray

Leadership Starts at the Top

When you're an innovator, people take notice. And when the first-of-its-kind becomes a top choice in the industry, the industry follows.

The Presidential Series is the original luxury shingle series created to replicate the appearance of hand-split cedar shakes in the form of premium roofing asphalt.

Presidential Shake® TL
Presidential Shake®

EXECUTIVE STYLE IN A TRUE ORIGINAL

The shade, texture and rustic sculpted edges of each Presidential Series shingle combines to create a sophisticated design that stands far above the rest.

THE LOOK OF WOOD, MINUS THE WORRY

Presidential Series shingles are less costly than cedar shakes, but the benefits don't end there. Unlike wood, these shingles will not rot, and offer the industry's highest fire resistance rating. Plus, with the ultimate in stain protection, CertainTeed's **Streak***Fighter* technology uses the power of science to repel algae before it can take hold and spread. **Streak***Fighter*'s granular blend includes naturally algae-resistant copper to combat the ugly black streaking caused by algae and help your roof maintain its beauty for years to come.

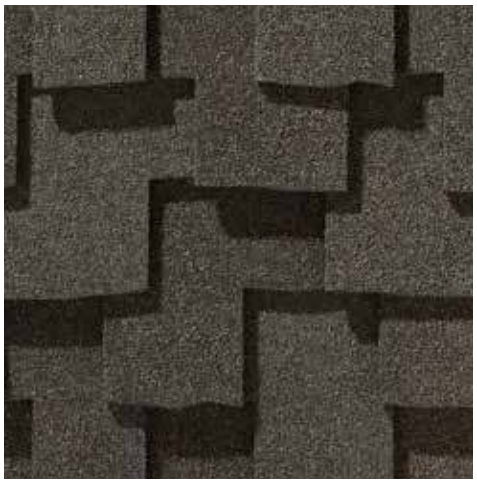
PEACE OF MIND

CertainTeed's lifetime limited asphalt shingle warranty is an industry-best, covering ANY manufacturing defect, including aesthetic defects.

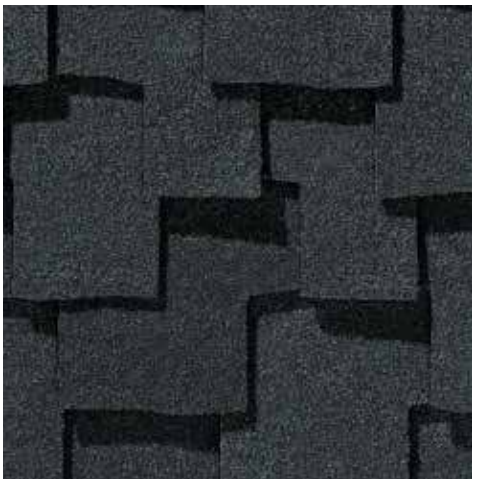
PRESIDENTIAL SHAKE® TL COLOR PALETTE



Aged Bark



Autumn Blend



Charcoal Black



Presidential Shake TL with Mountain Ridge Accessory, shown in Aged Bark

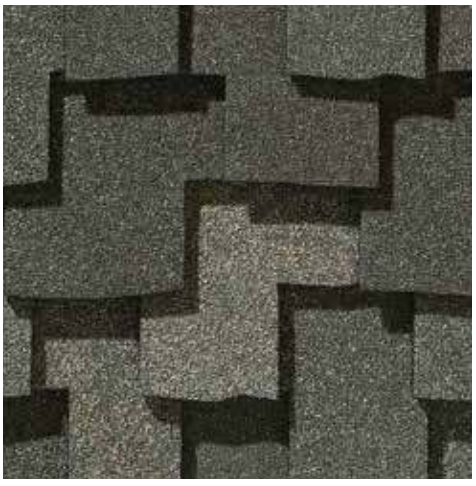
The WOW Effect

PRESIDENTIAL SHAKE® TL

Luxurious performance that defines an industry. It doesn't come along often, but when you see it, you know it.

- The only three-layer shingle of its kind in the industry, with more asphalt for stronger protection against weathering and thermal shock.
- Sculpted tabs provide the unique, rustic beauty of hand-split cedar shake roofing
- A wealth of colors capable of achieving any design vision

Scan code for more information



Country Gray



Shadow Gray

See page 10 for specifications and warranty details.

PRESIDENTIAL SHAKE® COLOR PALETTE



Weathered Wood



Classic Weathered Wood



Shadow Gray



Presidential Shake with Mountain Ridge Accessory, shown in Charcoal Black

Executive-Level Appeal

PRESIDENTIAL SHAKE®

The founding father of wood shake replicas, Presidential Shake established it all. The top tier performance of asphalt, the curb appeal of hand-split cedar shake roofing, and the unwavering quality of CertainTeed.

- An intricate shingle design that creates an architecturally beautiful roof
- A rich color palette to enhance and complement any home exterior

Scan code for more information


Charcoal Black


Aged Bark


Autumn Blend

See page 11 for specifications and warranty details.

Strength with Style

PRESIDENTIAL SHAKE® TL

- Triple-layer protection
- Distinctive sculpted, rustic look
- Industry-best lifetime limited warranty

PRESIDENTIAL SHAKE®

- Dual-layer, high performance
- Distinctive sculpted, rustic look
- Industry-best lifetime limited warranty



PRESIDENTIAL SHAKE TL

SPECIFICATIONS

- Three-piece laminated fiberglass-based construction for durability
- 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

WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- **Streak***Fighter*® 30-year algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 MPH wind-resistance warranty
- Wind warranty upgrade to 130 MPH available. CertainTeed starter and CertainTeed hip & ridge required

See actual warranty for specific details and limitations.



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

WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- **Streak***Fighter*® 30-year algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 MPH wind-resistance warranty
- Wind warranty upgrade to 130 MPH available CertainTeed starter and CertainTeed hip & ridge required

See actual warranty for specific details and limitations.

The Ultimate in Protection

Streak*Fighter*®

Algae Resistance

The ultimate in stain protection.

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's **Streak***Fighter* technology uses the power of science to repel algae before it can take hold and spread. **Streak***Fighter*'s granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

Granule with StreakFighter Technology

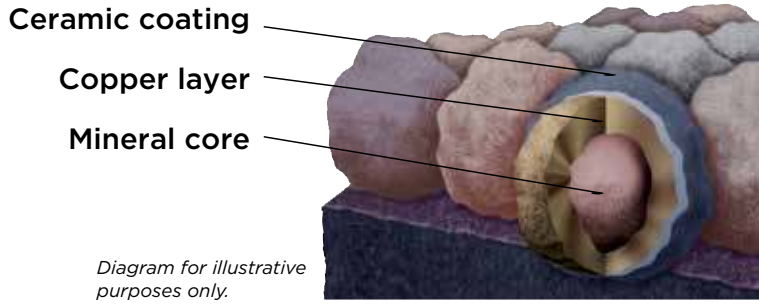


Diagram for illustrative purposes only.

Certa*Seal*®

Uplift Protection

Certa*Seal*® is a fast-activating modified asphalt sealant with a 20-year record of proven performance. Designed to seal shingles together upon installation, it protects roofs from wind uplift and shingle blow-off so that homes stay safe and dry. It's also engineered to remain flexible after installation, unlike harder sealants that can dry out and crack over time.



Add a Little Accent to Your Roof

CertainTeed offers Mountain Ridge (shown), an accessory product used for capping hips and ridges (where available). It is the perfect finishing touch for your roof, offering blended color and high-profile design. CertainTeed also offers Cedar Crest accessory with a medium-profile design.

Color Companion Products for Flat Roof Areas

With CertainTeed Flintlastic® SA, you can coordinate flat roof areas like carports, canopies and porches with your main roof. Flintlastic SA is a self-adhering low slope roofing product available in colors that complement some of the most popular CertainTeed shingles.







Presidential Shake TL, shown in Charcoal Black



Integrity Roof System™

A COMPLETE APPROACH TO LONG LASTING BEAUTY AND PERFORMANCE

With as much care as you take in selecting the right contractor, choosing the right roof system is equally as important. A CertainTeed Integrity Roof System combines key elements that help ensure you have a well-built roof for long-lasting performance.

OUR RECOMMENDATION FOR MAXIMUM PERFORMANCE*

1. **Waterproofing Underlayment**
   Grace Ice and Water Shield®
   Grace Ice and Water Shield® HT
2. **Water-Resistant Underlayment**
   DiamondDeck®
3. **Starter Shingles**
   Presidential Starter
4. **Shingles**
   Presidential Shake® TL
   Presidential Shake®
5. **Ventilation**
   CertainTeed® Ridge Vent
   CertainTeed® Rolled Ridge Vent
   CertainTeed® Intake Vent
6. **Hip & Ridge Caps**
   Cedar Crest®

*There are other possible product combinations that create peace of mind and offer exceptional beauty. For a complete list of qualifying products, learn more at:
certainteed.com/roofing

SAINT-GOBAIN

CertainTeed
CEILINGS • GYPSUM • INSULATION • ROOFING • SIDING • TRIM
20 Moores Road, Malvern, PA 19355 Professional: 800-233-8990 Consumer: 800-782-8777 certainteed.com

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

November 13, 2024
CORRESPONDENCE

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Shelby Gorman, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	PUBLIC CORRESPONDENCE: Public Hearings and/or other items appearing on the Agenda

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: DS 24175 (Rowland-Smith) Email dated 11-13-2024 from Jennifer Leaper
Attachment 2: Errata Memo from Staff - ADU Workshop
Attachment 3: DS 24207 Letter dated 11-12-24 from misc.
Attachment 4: DS 24207 Handout provided during meeting by Karyl Hall

Attachment 5: DS 24207 Photo Handouts provided during meeting by David Crabbe

Carmel-
by-the-Sea

Katherine Wallace <kwallace@ci.carmel.ca.us>

Attachment 1

Re: DS 24175

Jennifer Leaper <[redacted]> Wed, Nov 13, 2024 at 1:14 PM
To: Katherine Wallace <kwallace@ci.carmel.ca.us>

Hello, Katherine-

I wanted to thank you again for taking the time to call me regarding the Rowland- Smith project; asking for my input and reminding me of the meeting . I am hoping you can include excerpts of this letter at the meeting today [redacted]

In terms of this project, my concern continues to be my privacy. I appreciate the change in the design to the balcony from a glass wall to the wooded slats. That design provides privacy for both parties.. Reducing the number of doors at the rear of the property is also appreciated as it too increases privacy for both parties. The balcony itself, however, remains an issue for me as it will allow them to look directly into my yard- whether standing or sitting.. The rear patio has always been the sweet spot on my property- it gets the most sun, the plants thrive there and it's very quiet and incredibly private. All of that is about to change. There will be construction for months and months and months, lots of noise and virtually no privacy during the build. Though nothing can be done about the noise, I want to minimize the impact on my privacy. I understand they have offered to increase the planting along the fence line.and I am requesting that those trees be tall enough to reach the height of their balcony and full enough to provide a screen of sorts that protects the privacy I have been accustomed to enjoying for the past 40 years. I would like the plantings to be quite mature so that there is immediate privacy. I don't want to have to wait 10 years for the trees to grow tall enough to restore my privacy. I understand this build is going to take quite a lot of time and I do not want builders and construction workers on scaffolding and ladders with an unobstructed view into my yard nor do I wish to see them. So that is one request that I would appreciate the commission take very seriously into consideration.

[redacted]

Thank you for your consideration .

Respectfully,
Jennifer Leaper
Sent from my iPhone

> On Nov 12, 2024, at 3:19 PM, Katherine Wallace <kwallace@ci.carmel.ca.us> wrote:
>
> Meeting agenda with log-in info here!
>
> On Tue, Nov 12, 2024 at 3:12 PM Katherine Wallace <kwallace@ci.carmel.ca.us> wrote:
> <image.png>
>
> On Mon, Nov 4, 2024 at 10:35 AM Katherine Wallace <kwallace@ci.carmel.ca.us> wrote:
> Good morning, Jennifer. I'm following up regarding the Rowland-Smith project. Did you have any feedback for the applicant, and would you like the Planning Commission to visit your property during their tour of inspection the afternoon of Wed, Nov. 13?
>
> Best regards,

City of Carmel-by-the-Sea

COMMUNITY PLANNING AND BUILDING DEPARTMENT

Errata Memorandum
November 13, 2024

To: Planning Commission

From: Evan Kort, Senior Planner

Subject: ADU Ordinance Workshop #2

Hearing Date: November 13, 2024

Chair LePage and Commissioners,

Enclosed is a report of 40 ADU permits received between 2017 and 2023. This is not an all encompassing list of all ADUs received to-date, however, this list comprises of the units for which the most accurate information was readily accessabily and able to be individually vetted in order to prepare the enclosed report.

As of December 2023, this city has a record of receiving 63 ADU applications.

- Submittal Count (by year submitted):
  - 2017: 7
  - 2018: 3
  - 2019: 3
  - 2020: 11
  - 2021: 13
  - 2022: 14
  - 2023: 12

Units excluded from the enclosed report were typically approved prior to 2020 before the had transitioned to digital plan reviews. Based on permit records (not individually vetted), applications received prior to 2020 were between 165 square feet and 400 square feet in size and primarily conversions of existing floor area.

Best regards,

Evan Kort
Senior Planner

Attachment 2

Permit Count	Permit No.	Associated w/ Planning Project*	ADU or JADU	Attached, Detached, or Conversion	Date Submitted	ADU Floor Area	Site Area	FAR Allowed (Project)	Total FAR (Residence + ADU)	% of Site Area (ADU Only)	% of Total FAR (ADU Only)	Total Floor Area over Allowed Floor Area	% of "Bonus ADU Floor Area" over allowed Floor Area	"Proposed" ADU Type	Notes
1	BP 19-722	Yes	ADU	Attached	12/18/2019	781	4000	1997	2778	20%	28%	781	39%	Type 3 - B	New attached unit (single family residence includes basement bonus)
2	BP 20-118	No	ADU	Detached	3/16/2020	366	7539	2859	2859	5%	13%	0	0%	Type 2	New construction
3	BP 20-181	No	ADU	Conversion	5/11/2020	182	4000	1800	1713	5%	11%	-87	0%	Type 2	Garage conversion
4	BP 20-200	No	ADU	Detached	5/28/2020	260	4000	1800	1748	7%	15%	-52	0%	Type 2	New 2nd floor ADU over existing detached garage.
5	BP 20-283	No	ADU	Conversion	7/9/2020	620	4000	1800	1868	16%	33%	68	4%	Type 1	(e) interior conversion to ADU; no exterior site alteration (existing site was non-conforming).
6	BP 20-308	Yes	ADU	Detached	7/28/2020	296	9306	3200	3200	3%	9%	0	0%	Type 3 - B	New construction
7	BP 20-311	Yes	ADU	Conversion + Additon	7/30/2020	405	4000	1800	1591	10%	25%	-209	0%	Type 3 - B	Conversion + addition
8	BP 20-330	No	ADU	Attached	8/12/2020	400	4000	1800	1800	10%	22%	0	0%	Type 2	New attached unit
9	BP 20-503	No	ADU	Detached	12/4/2020	430	6000	2460	1995	7%	22%	-465	0%	Type 2	New detached unit
10	BP 20-515	Yes	ADU	Conversion	12/10/2020	549	7570	2866	2814	7%	20%	-52	0%	Type 3 - B	Studio Conversion
11	BP 21-023	No	ADU	Detached	1/22/2021	710	4000	1800	1544	18%	46%	-256	0%	Type 2	Demo garage and construct new ADU.
12	BP 21-022	No	ADU	Attached	1/22/2021	502	38000	6000	2838	1%	18%	-3162	0%	Type 2	Existing subordinate unit remodel and interior expansion within crawl space. (e) living space: 2790; (p) living space: 2838.
13	BP 21-112	No	ADU	Conversion	3/24/2021	298	7185	2776	2528	4%	12%	-248	0%	Type 2	Partial garage conversion
14	BP 21-147	No	ADU	Conversion	4/12/2021	656	4000	1800	1800	16%	36%	0	0%	Type 2	(e) guesthouse conversion to ADU; no exterior site alteration.
15	BP 21-239	No	ADU	Detached	6/3/2021	398	6000	2460	1598	7%	25%	-862	0%	Type 2	New detached unit
16	BP 23-304	Yes	ADU	Attached	7/14/2021	423	4000	1800	2223	11%	19%	423	24%	Type 3 - B	New attached unit
17	BP 21-339	Yes	ADU	Conversion + Additon	8/2/2021	695	6000	2460	2460	12%	28%	0	0%	Type 3 - B	45 square foot addition to converted structure
18	BP 21-422	No	ADU	Conversion + Additon	10/11/2021	554	12000	3600	3796	5%	15%	196	5%	Type 3 - A	302 square foot ADU addition; 252 square foot conversion of existing studio to ADU.
19	BP 21-425	Yes	ADU	Conversion + Additon	10/12/2021	331	4000	1800	2027	8%	16%	227	13%	Type 3 - B	50 square foot ADU addition; 281 square foot conversion of existing FAR to ADU.
20	BP 22-329	Yes	ADU	Conversion	12/17/2021	1322	6000	2460	3782	22%	35%	1322	54%	Type 3 - B	Took convered floor from ADU then used addition for SFR. The SFR did not exceed the allowble floor area (2,460 sf) for the site.
21	BP 23-594	Yes	ADU	Detached	12/20/2021	391	11225	3495	4778	3%	8%	1283	37%	Type 3 - B	New detached unit
22	BP 22-008	No	ADU	Detached	1/4/2022	680	4000	1800	1750	17%	39%	-50	0%	Type 2	New detached unit
23	BP 22-029	No	ADU	Attached	1/14/2022	228	4000	1800	1789	6%	13%	-11	0%	Type 2	Removed garage to accomodate new attached unit
24	BP 22-045	No	ADU	Detached	1/25/2022	431	6600	2626	1602	7%	27%	-1024	0%	Type 2	New detached unit
25	BP 22-085	No	ADU	Conversion	3/1/2022	450	7000	2730	1741	6%	26%	-989	0%	Type 1	(e) guesthouse conversion to ADU; no exterior site alteration.
26	BP 22-159	No	ADU	Conversion	4/28/2022	500	12800	3708	3725	4%	13%	17	0.5%	Type 3 - A	Took convered floor from ADU then used addition for SFR. The SFR did not exceed the allowble floor area (3708 sf) for the site.
27	BP 22-227	No	ADU	Detached	6/9/2022	897	11013	3450	3570	8%	25%	120	3%	Type 3 - A	New detached unit
28	BP 22-398	Yes	ADU	Detached	10/3/2022	672	7200	2779	3451	9%	19%	672	24%	Type 3 - B	New detached unit approved prior to PC approval approval of associated DS
29	BP 22-408	No	ADU	Conversion	10/10/2022	907	8000	2960	4225	11%	21%	1265	43%	Type 1	(e) studio conversion to ADU; no exterior site alteration.
30	BP 22-412	Yes	ADU	Attached	10/13/2022	799	4000	1800	2472	20%	32%	672	37%	Type 3 - B	New attached unit
31	BP 22-466	Yes	ADU	Attached	12/6/2022	745	4000	1800	2545	19%	29%	745	41%	Type 3 - B	New attached unit approved prior to PC approval of associated DS
32	BP 22-483	No	ADU	Conversion + Additon	12/20/2022	569	4000	1800	2031	14%	28%	231	13%	Type 3 - B	259 square foot ADU addition; 337 square foot conversion of existing FAR to ADU.
33	BP 22-493	No	ADU	Detached	12/22/2022	466	7000	2730	2060	7%	23%	-670	0%	Type 2	New detached unit
34	BP 23-335	Yes	ADU	Detached	1/9/2023	500	6200	2517	2798	8%	18%	281	11%	Type 3 - B	Demolished garage and storage unit and rebult garage and ADU (not in-kind).
35	BP 23-359	Yes	ADU	Conversion	1/23/2023	731	4000	1800	2511	18%	29%	711	40%	Type 3 - B	Took convered floor from ADU then used addition for SFR. The SFR did not exceed the allowble floor area (1,800 sf) for the site.
36	BP 23-059	Yes	ADU	Detached	2/1/2023	750	4220	1881	2288	18%	33%	407	22%	Type 3 - B	New detached unit
37	BP 23-099	No	ADU	Detached	3/1/2023	800	20000	4600	4417	4%	18%	-183	0%	Type 2	New detached unit
38	BP 23-120	Yes	ADU	Attached	3/20/2023	606	4000	1928	2534	15%	24%	606	31%	Type 3 - B	New attached unit (single family residence includes basement bonus)
39	BP 23-119	No	JADU	Conversion	3/20/2023	468	6000	2460	2426	8%	19%	-34	0%	Type 1	Lower floor conversion
40	BP 23-202	No	ADU	Conversion	4/21/2023	242	4000	1800	1602	6%	15%	-198	0%	Type 2	Garage conversion

Proposed ADU Type	Totals		
Type 1	4		
Type 2	16	PC Review*	
Type 3 - A	3	Yes	No
Type 3 - B*	17	16	1

*Reviewed with, constructed concurrently with, or reliant on a project reviewed by the PC

** All units are in square feet

City of Carmel-By-The-Sea
NOV 12 2024
Office of the City Clerk
NOV 12 '24 PM 2:57

Dear Planning Commissioners,

We, concerned residents in the neighborhood where three modern houses are being proposed, submit this letter in opposition to the current proposals. These three houses are proposed for construction on Mission Street 2, 3, and 4 NE of First Avenue [DS 24207, DS2408, and DS2409 (Hermle-Collins)].

These three permit applications are for houses on adjacent lots. Each application includes the demolition of an existing old single-story house. They are coordinated to take place at the same time, and have the same owner/developer, architect, builder, modern design, and landscape plan. Unfortunately, conceptual approval of two of the three houses was granted by the Planning Commission on 10/9/24. Conceptual approval of the third house is scheduled for 11/13/24. Final design approval of all three houses is scheduled for 12/11/24.

Disturbingly, there has been no California Environmental Quality Act (CEQA) analysis or activity to date. CEQA was not considered for the 10/9/24 conceptual design approval for two of the three proposed houses, and apparently will not be considered for the 11/13/24 conceptual design consideration for the third proposed house. City staff intends to recommend exemptions from CEQA review for all three proposed houses at the 12/11/24 final approval hearing.

We seek specific changes to the projects and the implementation of CEQA. The developer's profit margin and the architect's design interest should not have precedence over any potential for significant adverse effects to residents and the environment. The following reflects the expectations of the neighborhood residents, as well as the concerns of other residents in Carmel, given the small and compact nature of the village.

The developer and architect should not have the right to significantly impact the views and privacy of existing residents by building large two-story homes where smaller single-story homes existed for decades, or to adversely change the character and aesthetics of an existing neighborhood with incompatible modern design, or to cause unmitigated adverse impacts from demolition and construction activities for a project of the magnitude of three houses in a row.

Any proposal for a two-story home replacing an established existing one-story home should be heavily scrutinized for adverse impacts to the views and privacy of neighboring residents. The height and footprint of each proposed house should be designed to avoid significant adverse impacts to neighbors and the neighborhood. Furthermore, historic houses in the immediate neighborhood and adjacent to a proposed new home or homes should be considered as a major part of the character of the neighborhood, and the protection and maintenance of that character should be a priority. Pursuant to CEQA, new development should "not substantially degrade the existing visual character or quality of the site and its surroundings."

We seek changes to the projects as follows:

-We insist that all three proposed homes be single-story structures similar to the height of the three existing homes. This will avoid negative effects to views and privacy of existing residents, and maintain their existing view sheds that have been established for decades.

-We insist that the modern design be replaced with traditional designs and that the three homes not look as if they are designed as part of a homogeneous subdivision of modern tract houses. This will avoid negative aesthetic impacts to the charm and character of the neighborhood, including "degradation of the existing visual character or quality of the site and its surroundings." The modern design of these three side-by-side homes will ruin the charm and character of this unique neighborhood. The modern design is incompatible with the predominate traditional design, including at least nine (9) circa 1920s-1930s historic homes next to, across the street, or just down the block from the project.

-We insist that the two conceptual design approvals on October 9, 2024 be rescinded because they were based on false information that there were no historic houses in the immediate neighborhood, and there was no environmental assessment in accordance with the California Environmental Quality Act.

-We insist that no structure expand to the front part of the street, including the garages, which violates the setback requirements and continuity of the neighborhood and what the city has been requiring since its inception.

-We insist that adequate and detailed mitigation measures concerning the potential for significant adverse construction and demolition related impacts be considered, assessed, and finalized in an open public forum prior to permitting the project. We also insist that an active and effective mitigation monitoring program be developed and finalized in an open public forum prior to permitting the project.

Construction impacts that must be addressed include excess noise, workforce parking, heavy equipment diesel emissions, and potential for toxic emissions from old building materials resulting from demolition. Existing homes on Junipero Street behind the site, on either side of the project site on Mission Street, across the street from the site, and an elementary school approximately two and a half short-side blocks away are particularly vulnerable to adverse effects from demolition and construction. Examples of mitigation measures include, but are not limited to, the following:

-Limiting workforce parking on the 3 parcels and off-site parking should be prohibited.
-Limiting working hours from 9:00am-5:00pm.
-Limiting tile and rock sawing and cutting to inside the structures, not outside.

-Requiring a system to inform the neighborhood residents of any substantive demolition and construction activities, including schedules.

-Providing residents with the specific government monitoring activities that will be taking place at each stage of the demolition and construction, including scheduled on-site monitors.

-Requiring a workable system for residents to file complaints and ask questions that ensure timely response.

We seek proper implementation of the California Environmental Quality Act as follows:

-The three modern design homes do not qualify for Categorical Exemptions from CEQA review. If a project potentially falls within any of the categorical exemption classes, the Lead Agency must evaluate whether any exception applies to disqualify the proposed project from an exemption. These exceptions to the exemptions define circumstances that override or negate the agency's ability to use a categorical exemption. The exceptions are described in Public Resources Code Section 21084(c), (d), and (e) and State CEQA Guidelines Title 14, Section 15300.2.

At least two exceptions apply to this three-house project. First, the "cumulative effect of successive projects of the same type, in the same place, over time, is significant", and, second, there is a "reasonable possibility of significant effect on the environment due to unusual circumstances."

<u>The Unusual Circumstances are as follows:</u>

-This project is three houses in a row, side-by-side,

-to be developed at the same time,

-having the same owner, same architect, and same builder,

-with the same design (modern) and coordinated landscaping,

-with all three requiring the demolition of existing old homes that likely have toxic substances such as asbestos and lead, situated in a compact neighborhood with narrow streets, and a school only several short-side blocks away to the west (Stevenson),

-with lack of parking for the construction workforce, and

-with nine (9) historic homes immediately surrounding the site, specifically, across the street from the site, directly behind the site, on the same block as the site, and kitty-corner on block north of the site,

-with foreseeable construction of an unprecedented five (5) substantial commercial and utility projects in one-square mile Carmel in the same timeframe as the proposed three house project, and

-the 349 housing units authorized in the recently adopted Housing Element, many of which will foreseeably be constructed during the same timeframe.

The Reasonable Possibility of Significant Effects are as follows:

-Neighborhood disruption and potential for significant adverse effects due to demolition and construction include noise impacts from demolition and construction, parking impacts from the construction and demolition workforce, public health impacts from asbestos and lead emission resulting from the demolition of three old homes within several feet of four existing homes behind the site, neighboring homes bordering each end of the project, an elementary school two and a half short-side blocks away, and a neighborhood with historic homes and narrow streets in general.

-Degradation of neighborhood character and charm and the potential for significant adverse impacts to views and privacy, including impacts to neighborhood aesthetics due to three modern homes in a row clashing with the surrounding traditional designed homes, and the nine (9) historic and notable circa 1920s-1930s homes that make up the neighborhood setting. The loss of scenic views of the trees and ocean from the second story of SW corner Junipero & Vista, and views of sky and trees at Junipero 2SW Vista (historic), Junipero 3SW Vista, and Mission 2 SE Vista. There would also be degradation of privacy to these same four homes.

-In addition, the row of three side-by-side modern homes will adversely affect and degrade the unique character and charm of the neighborhood. Traditional home design makeup the neighborhood, and nine (9) historic circa 1920s-1930s homes, each architecturally significant and built by famous local builders known for creating the world-famous Carmel character and style, immediately surround the site.

-Specifically, they exist across the street from the site, directly behind the site, on the same block as the site, and on the south-end of the adjacent block north of the project site, as follows:

1-Mission 2 NW First (Murphy)
2-Mission 5NW First Avenue (Jack Calvin & Francis Whitaker),
3-Mission 6NW First Avenue (George Whitcomb)
4-Junipero 2SW Vista Avenue (Robert R. Jones),
5-NW corner of Mission and Vista (Murphy),
6-SW corner of Mission and Vista (Comstock)
7-Vista 2NW Mission (Francis Whitaker)
8- SW Corner Mission and First Avenue -Historic Carmel Elementary School (Johonnet)
9- 3 NW Vista Avenue and Junipero (Perry Newberry)

The Cumulative Impacts From Successive Projects of the same type, in the same place, over time, is significant, as follows:

CEQA is clear on the issue of cumulative effects: "Incremental and collective effects of **past**, **present**, and reasonably foreseeable **future** projects" must be analyzed."

In terms of "past" projects, the neighborhood has been already adversely impacted as a result of two new two-story homes at San Carlos 3NE of First Avenue, and San Carlos 4NE of First Avenue that the Planning Commission approved on August 8, 2018. Specifically, the Planning Commission authorized demolition of an old single-story house that was on the site for decades, and approved two large two-story homes, side-by-side, to replace the old single-story house. Construction of these two large homes resulted in the loss of forest views for Mission 4NW First, and forest and ocean views for 5NW First (historic). Privacy was also adversely affected due to the two-story homes overlooking these two existing homes.

In addition, because of illegal trenching activity during construction of the two homes, numerous tree roots were cut and damaged. As a result, of the over twenty native trees on the site in 2017, only 5 remain today because the rest either fell in the storms or needed to be removed because they were unstable and hazardous. Four of the trees fell and damaged the fence at Mission 4NW First, and seriously damaged the roof of the historic home at Mission 5NW First, which had to be repaired and ultimately had to be replaced. Unfortunately, these two new homes were also exempted from CEQA, and the City's normal construction monitoring was obviously sorely lacking. We found no record of any adverse action including fines against the two owners.

The cumulative impacts concerning "past" projects means the incremental and collective adverse effects of those two side-by-side 2018 projects on the neighborhood must be taken into account when considering approval of the current proposal for three more new houses adjacent to each other only a stones throw away from the 2018 approved homes.

As to reasonably foreseeable cumulative impacts from "present" and "future" projects, there are several. Construction activities from proposed commercial projects, utility projects, and other housing projects in Carmel will be significant in terms of overlapping in the same timeframe as the three houses. They add to the potential for adverse cumulative impacts in one-square-mile Carmel, and must be considered and mitigated pursuant to CEQA. The present and future projects are as follows:

1-Hofsas Hotel demolition and construction of new hotel (Approved)

2-Ulrika Plaza/the Pit (In permitting)

3-JB Pastor Building (In pre-permitting)

4-The fiber optic above and below ground installation (In permitting)

5-The sewer replacement on Scenic Drive (Approved)

6-The 349 housing units authorized in the Housing Element Update (Approved, in process)

-Importantly, the three proposed homes must be considered as one project for the purposes of CEQA. The CEQA Guidelines define a project as "the whole of the action" that may result either directly or indirectly in physical changes to the environment. This broad definition is intended to provide the maximum protection of the environment. Piecemealing or segmenting means dividing a project into two or more pieces and evaluating each piece in a separate environmental document, rather than evaluating the whole of the project in one environmental document. This is explicitly forbidden by CEQA because dividing a project into a number of pieces would allow a Lead Agency to minimize the apparent environmental impacts of a project by evaluating individual pieces separately, each of which may have a less-than-significant impact on the environment, but which together may result in a significant impact. Segmenting a project may also hinder developing comprehensive mitigation strategies.

-CEQA review must be initiated and completed prior to any conceptual design approval because the conceptual design approval is functionally the approval of all substantial aspects of the project, including the project footprint, square footage, height, and design, and is a discretionary decision that could lead to potential adverse effects to the environment. The final approval now scheduled for December, essentially focuses on what will comprise the exterior shell (walls and roof), its materials, and other details of the exterior shell such as color.

-An Initial Study, including an "Environmental Checklist", must be prepared for the three houses combined as one project to determine if a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required. When preparing the Initial Study "Environmental Checklist" form to determine if there is any potential of adverse impacts, all answers must take into account the "whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts."

-The following highlighted "Environmental Checklist" technical area questions must be carefully addressed as they appear to directly pertain to the proposed three-house project:

"Aesthetics- Would the project Substantially degrade the existing visual character or quality of the site and its surroundings?"

"Cultural Resources-Will the project Cause a substantial adverse change in the significance of a historic resource as defined in section 15064.5?" [Defined as resources listed in or eligible to be listed in the California Register of Historical Resources]

"Cultural Resources-Will the project Substantially degrade the existing visual character or quality of the site and its surroundings."

"Hazardous Materials-Will the project Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?"

"Noise-Will the project result in Exposure of persons to, or generation of noise levels in excess of standards established in the local general plan or noise ordinance."

"Mandatory Findings-Does the project have impacts that are individually limited, but cumulatively considerable? (Cumulatively considerable means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)."

If the answer to all the Environmental Checklist questions is no, a Negative Declaration concluding no potential for significant adverse impacts is prepared. If the answer to any of the questions is yes, either an Environmental Impact Report is required, or a Mitigated Negative Declaration may be prepared if the developer agrees to modify the project and/or accepts specific and effective mitigation measures.

As stated previous, we strongly believe these three proposed homes are effectively one single project and not exempt from CEQA. As such, we intend to take legal action if an Initial Study is not prepared and if the appropriate level of CEQA analysis and documentation is not undertaken.

In addition, we stand ready to work with the developer to discuss our concerns and agree on design changes necessary to preserve the architectural and aesthetic character of the neighborhood and mitigate the construction and demolition related impacts. We (neighbors of Hermle-Collins 3 home development) welcome dialogue with the developer to achieve a project acceptable to all parties.

See signed list of neighbors in the immediate surrounding neighborhood whom will be adversely affected by the current three home 'Bay Area Modern' design proposal.

Sincerely,

-Tom Morjig, John Jaramillo, Chuck Najarian-

Tom Morjig at tmorjig@sbcglobal.net or (650) 444-6900 (mobile)

John Jaramillo at John_Jaramilo@Yahoo.com or (408) 472-9093 (mobile)

Chuck Najarian at cjnali@icloud.com or (916) 350-0894 (mobile)

Hermle-Collins Home Demolition & Remodel Project
Mission Street 2, 3, and 4 NE of First Avenue
DS 24207, DS2408, and DS2409

Attachment 3

Name	Signature	Address
Pasang Bhutia		Mission 3 NW of Vista
Kay Zitzner	Kay Zitzner	3 SW Mission Alta
Robert Irvine		Mission 3 NE Vista
Deborah Thwaites		Mission 3 SE Alta
Monalo'ion		Mission 2 SE Alta Ave
Mary Hui	Mary Hui	SE Corner of Alta & Mission
Hans Lehmann	Hans Lehmann	5th House NE 1st & San Carlos
Charles Hurst		San Carlos 4 NE of 2nd Carmel, CA 93921
Margie Mörjig	Margie Mörjig	Mission 5 NW First

Hermle-Collins Home Demolition & Remodel Project
Mission Street 2, 3, and 4 NE of First Avenue
DS 24207, DS2408, and DS2409

Attachment 3

Name	Signature	Address
[illegible]	[illegible]	[illegible]
CHRISTOPHER, DALY	[illegible]	PERRY NUBERRY HOUSE VISTA 3 NW JUNIPERO
Betsy Durrell	[illegible]	Vista 2 NW Mission
Kelsey Swenson	[illegible]	San Carlos St 2 SE of Vista
Kelley Biggs	Kelley Biggs	San Carlos & SW Vista
Kristi Cunningham	[illegible]	1 Mission St NE & 1st Ave
Donavan Cunningham	[illegible]	1 Mission St NE 1st Ave.
Lemani Cunningham	[illegible]	1 Mission St NE 1st Ave.
Vince Russo	[illegible]	Mission 2nd NW

Hermle-Collins Home Demolition & Remodel Project
Mission Street 2, 3, and 4 NE of First Avenue
DS 24207, DS2408, and DS2409

Attachment 3

Name	Signature	Address
MARTIN WELLINGTON		SW corner Mission & 1ST
		2SE San Carlos & 1ST
TOM McLaughlin		2SE 1ST of San Carlos
Theresa McLaughlin		2SE San Carlos + 1 ST
Mary Bell		1SE Cor San Carlos, 1st
Liuhx1668	Liuhx1668	
Hongxia Jin	@yahoo.com	2nd SE of First on San Carlos
JAYON WANG		2nd SE of 1st on San Carlos
Tsubasa Nakagima		2nd SE of 1st on San Carlos
TOM MORTIG		MISSION 5 NW FIRST
John Jaramillo		Junipero 2 SW 11th

Hermle-Collins Home Demolition & Remodel Project
Mission Street 2, 3, and 4 NE of First Avenue
DS 24207, DS2408, and DS2409

Attachment 3

Name	Signature	Address
Mike Costa		NW Corner of 1st & Mission
JOHN DUNK		" "
J. BALDWIN		1 ST & San Carlos
M. GADBOIS		San Carlos 2NE First
Tanner Combs		San Carlos 3NE 1st
Susan Pressentin	S. Pressentin	4 Mission SW Vista
Jeanette McGuckin		3 NW 1st Mission
GREG BALADJANIAN	G. Baladjanian	11/7/24
Chris Herbert		Mission 2SE Vista

Hermle-Collins Home Demolition & Remodel Project
Mission Street 2, 3, and 4 NE of First Avenue
DS 24207, DS2408, and DS2409

Attachment 3

Name	Signature	Address
Kevin Jordan	Kevin Jordan	SW Corner of Mission + Vista P.O. Box 1273
Ruth Jordan	Ruth Jordan	S/W Corner Mission + Vista P.O. Box 1273
Monty Galvan	Monty Galvan	SWC Vista Junipero
Kimberly Edwards	Kimberly Edwards	SW Junipero + Vista Ave.
Mary L. Lounsbury PhD	Mary L. Lounsbury PhD	Juniper 3 NW First
Dicion Diaz	Dicion Diaz	Vista 2 NW of Junipero
Steve Kallison	S. Kallison	Mission 2 NW of Vista
Herb Beckett	Herb Beckett	NW corner of Mission + Vista
Leslee Beckett	Leslee Beckett	nw corner of Mission + Vista

Hermle-Collins Home Demolition & Remodel Project
Mission Street 2, 3, and 4 NE of First Avenue
DS 24207, DS2408, and DS2409

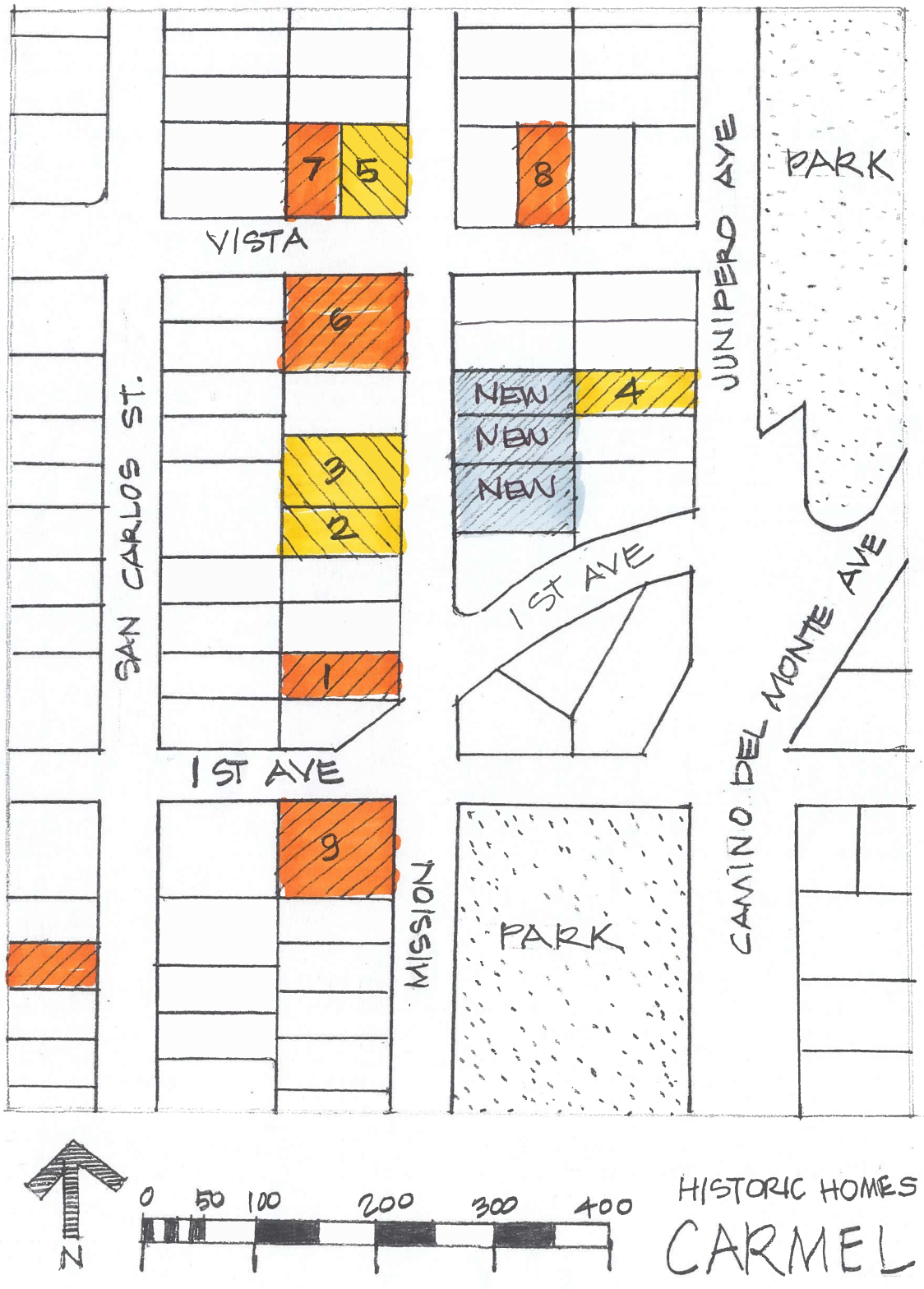
Attachment 3

Name	Signature	Address
Paula Robichaud	P J Robichaud	San Antonio, 3SW of 9th
Ron Banducci	Ron Banducci	San Carlos 4 SE of 1st Ave
Sue Banducci	Sue Banducci	San Carlos 4 SE of 1st Ave
Peter Neumeier	Peter Neumeier	San Carlo 3 SE of 7th Ave.
Gilbert Taylor	Gilbert Taylor	San Carlos 3E of 7th Ave.
[illegible]	[illegible]	San Carlos 3 NW [illegible]
Maria Hagan	Maria Hagan	9th Ave. Carmel
Roy Lambert	Roy Lambert	NE Corner Mission + Vista
Roxee Lambert	Roxee Lambert	NE Corner Mission + Vista

Hermle-Collins Home Demolition & Remodel Project
Mission Street 2, 3, and 4 NE of First Avenue
DS 24207, DS2408, and DS2409

Attachment 3

Name	Signature	Address
Jarilyn Lim		Mission 4th NW of Second Carmel by the sea, CA 93921
Christine HENRARD		Mission 5th Carmel, Ca 93921
Jordan Greene		2nd 2SW of Mission St
Maryellen Wilson		2 SE San Carlos on 2nd
Michael Wilsm		2SE San Carlos on 2nd
Lynne Hodges		San Carlos 3 NE of 2nd
Bill Maricrea		San Carlos 3NE of 2nd
Amanda Jaramillo		Junipero 2SW Vista Carmel by the Sea


VISTA
7
5
8
JUNIPERO AVE
PARK
SAN CARLOS ST.
6
3
2
1
NEW
NEW
NEW
4
1ST AVE
1ST AVE
CAMINO DEL MONTE AVE
9
MISSION
PARK
N
0 50 100 200 300 400
HISTORIC HOMES
CARMEL



Attachment 5



Attachment 5



Attachment 5



Attachment 5

