



CITY OF CARMEL-BY-THE-SEA Monthly Report

Community Planning and Building Department

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Leah Young, Administrative Coordinator
SUBMITTED ON:	August 9, 2023
APPROVED BY:	Brandon Swanson, Director of Community Planning and Building

JULY 2023 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In July 2023, **41** planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In July 2023, **12** business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In July 2023, **54** building permit applications were received.

IV. CODE COMPLIANCE CASES:

In July 2023, **12** new code compliance cases were created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

In July 2023, **2** new transient rental compliance cases were created.

VI. ENCROACHMENT PERMIT APPLICATIONS:

In July 2023, **24** encroachment permit applications were received.

VI. YEAR-TO-DATE TRENDS

Table 1 includes the following July 2023 totals: planning and building permit applications, code compliance and transient rental compliance cases, business licenses, and encroachments. July 2023 totals are provided alongside July 2022 totals for comparison.

Compared to the same time period in the year 2022, Table 1 denotes the following percentage changes in the year 2023:

- Planning Permit Applications – **increase of 4.24%**
- Business License Applications – **increase of 53.33 %**
- Building Permit Applications – **increase of 30.28%**
- Code Compliance Cases – **decrease of 28.86%**
- Transient Rental Cases – **decrease of 8.70%**
- Encroachment Permit Applications – **increase of 6.67%**

Table 1. Permit Application Totals

	PLANNING	BUSINESS LICENSES	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACHMENTS
2022 YTD Totals	226	30	284	149	23	150
2023 YTD Totals	236	46	370	106	21	160
YTD % Difference	+4.24%	+53.33 %	+30.28%	-28.86%	-8.70%	+6.67%



Planning Permit Report

07/01/2023 - 07/31/2023

Permit #	Permit Type	Project Description	Address/Location	Date Received	Date Approved	Status
23235	Design Study	Replace existing fence on Carmelo and 12th Ave sides of property at 4' tall. Replace existing walkway from corner of Carmelo & 12th to front door.	SW Corner of Carmelo & 12th	7/31/2023		In Review
23234	Design Review	Retractable, demountable awning to be installed at the north side of the outdoor dining area of Grasing's restaurant.	NW Corner of Mission & 6th	7/27/2023		In Review
23233	Design Review	Replacement of non-operational wood windows to match precisely 2nd floor windows facing Ocean Ave. Peacock tile mosaic and 18" x 18" tile accents over 2 doors, and change of small tile colors to match peacock mosaic.	6th Avenue 2 SW of Mission	7/27/2023		In Review
23232	Design Study	Maintenance & repair of (e) Fence & Gate exhibiting extensive rot and damage	Camino Real 4 SW of Ocean	7/26/2023		In Review
23231	Banners	Installation of 10 double banner poles along Ocean from Junipero to Monte Verde and two double banners at Sunset Center for the Monterey Symphony from: Sept 29, 2023 - Oct 10, 2023 Nov 10, 2023 - Nov 21, 2023 Feb 9, 2024 - Feb 20, 2024 March 8, 2024 - Mar 19, 2024 April 12, 2024 - April 23, 2024 May 10, 2024 - May 21, 2024.	Ocean from Junipero to Monte Verde	7/26/2023		In Review
23230	Landscape Plan Check/Inspection	Comply with City condition of approval for permit 210187, encroachment permit to install grease interceptor for Foray restaurant in City right of way, by replacing existing City landscaping with new landscaping.	NE Corner of San Carlos & 5th	7/25/2023		In Review

23229	Design Study	Revise pathway plan, replace walkway and driveway with Calstone pavers, exterior courtyard door replaced with reused existing window, and revise location of exterior lights.	Guadalupe 4 SW of 2nd	7/25/2023		In Review
23228	Historic Evaluation	Phase one historic evaluation.	NW Corner of Casanova & 8th	7/25/2023		In Review
23227	Historic Evaluation	Phase 1 initial historic evaluation.	Casanova 4 SE of 7th	7/25/2023		Closed
23226	Design Study	DEFERRED MAINTENANCE WORK, REINSTALL CAP & PAN CLAY TILE ROOF, REPLACE (E) WINDOWS & EXTERIOR DOORS; PATCH & REPAIR ROTTED AREAS; INTERIOR REMODEL OF KITCHEN & BATHROOM; ADD GABLE END ROOF OVER (E) GARAGE; NEW CHIMNEY CAP; RE-WORK (E) WALKWAYS & PATIO; ADD GAS FIRE PIT & BBQ AREA TO (E) PATIO	Mission 3 NE of 8th	7/24/2023		In Review
23225	Notice of Exempt Work	Repair leaking window and dry rot at rear garage/studio. Repair cracked tile and water proof to prevent water intrusion. All repair work is non-bearing and non-structural.	Torres 2 SE of 3rd	6/27/2023	7/21/2023	Approved

23224	Design Review	<p>1) Balcony Walls: Upon further testing, the existing balcony walls for Rooms 8-16 need to be rebuilt to meet current structural requirements. Owner plans to demo existing slanted wall and rebuild new straight wall in its place to match all other existing walls. Owner also plans to increase height of new wall to meet current code requirement of 42" with metal guardrail to match the metal guardrails of all other exterior balconies in the building. No change to the plan to stucco the new exterior balcony walls to match the rest of the hotel walls.</p> <p>2) Balcony Screens: Replace previously demolished privacy screens between balconies of rooms 8-16. No change to privacy screens originally planned for renovation; revised plans to rebuild balcony walls to meet structural requirements illustrated in original design intent for the balcony screens.</p> <p>3) Border Fencing Along 5th Ave: Remove steel elements of fencing, replace with wood.</p> <p>4) Minor changes in 1-3 above would have no material impact on visual aspects of hotel as depicted in original renderings submitted with application.</p>	NE Corner of San Carlos & 5th	7/24/2023	7/28/2023	Approved
23223	Design Study	Installation of a property fence and landscape lighting	Casanova 9 NW of Ocean	7/19/2023		In Review
23222	Design Study	REMOVAL OF EXISTING FIREPLACE, CHIMNEY, FLUE AND ASSOCIATED CONNECTION TO EXISTING STRUCTURE. ADDING A NEW ACCESS DOOR IN EXISTING LOCATION AND A NEW DOOR ON OPPOSITE SIDE OF WALL AS WELL AS A NEW NON-VENTED ELECTRIC FIREPLACE. ALL WORK IS NOT VISIBLE FROM THE PUBLIC RIGHT-OF-WAY	4th 2 SE of Torres	7/19/2023		In Review

23221	Design Study	1. HOME ADDITION AND REMODEL INCLUDES ADDING 63 SQFT FRONT ADDITION, 300 SQFT SECOND STORY, AND 231 SQFT UNCOVERED BALCONY ON THE SECOND FLOOR. 2. ADD 200 SQFT DETACHED GARAGE. 3. ADD 15FT OF 4FT TALL FENCE AND APPROX. 16FT OF 6FT FENCE TO TIE IN EXISTING FENCE. 4. WIDENING THE DRIVEWAY.	Ocean 4 NE Guadalupe	7/19/2023		In Review
23220	Variance	Plate height variance. Associated Permit DS 23-211.	Mission 2 SE of 13th Ave	7/13/2023		In Review
23219	Design Study	Removal of existing fireplace, chimney, flue, and associated connection to existing structure. Addition of a new access door in existing location and a new door on opposite side of wall as well as a new non-vented electric fireplace. All work is not visible from the public right of way.	4th 2 SE of Torres	7/18/2023		Closed
23218	Design Study	Property fence and landscape lighting.	Casanova 9 NW of Ocean	7/10/2023		In Review
23217	Design Study	Detached single-car garage; 250 SF in front setback.	Torres 4 NE of 6th	7/14/2023		In Review
23216	Design Study	Remodel of an existing single-story Single-Family Dwelling and addition of a second story consisting of a Master Bedroom and Bathroom.	Casanova Street 4 NE of 8th Avenue	7/12/2023		In Review
23215	Design Study	Property fence and landscape lighting				In Review
23214	Design Study	Roof extension	Carmelo 6 NW of 4th	7/19/2023		In Review
23213	Design Study	Remodel of existing single family residence. Remodel kitchen, entry, 2 baths and bedroom/closet area. Remodel entry stairs. Replace driveway. New roofing and siding. Add 3 skylights.	Lincoln 5 NE of 3rd	7/14/2023		In Review
23212		Installation of roof mounted 8.40 kW Solar PV System and Battery System..	San Carlos St., 3 Southwest of 10th Ave			Closed

23211	Design Study	Remodel, Addition and detached garage replacement. Associated permit VA 23-220.	Mission 2 SE of 13th Ave	7/13/2023		In Review
23210	Design Study	Request for a time extension for previously approved DS 21-224 & VA 21-225.	NW Corner of Santa Fe & 6th	7/12/2023		In Review
23209	Historic Evaluation	Historic Evaluation. Associated Permit DS 23-147 (Rodriguez). THE OWNERS WOULD LIKE TO SEEK PLANNING APPROVAL FOR WORK DONE TO AN EXISTING 1,325 SQFT, SINGLE STORY, THREE BEDROOM, TWO BATHROOM RESIDENCE. WORK TO INCLUDE APPLYING STUCCO AND STONE TO AN EXISTING BRICK CHIMNEY.	Camino Real 4 NW of 11th	7/6/2023		In Review
23208	Design Study	Construction of a new 1,600-SF, two-story house and detached 200-SF garage on a 4,000-SF vacant lot. Construct new 4' H grape stake fence and gate across front of property, construct new 4' to 6' H vertical board fences along north side yard and rear yard. Construct new stone patio, stone walkway, and outdoor gas fire pit in front yard. New landscaping, per sheet L 1.0.	Casanova 2 NW of 13th	7/5/2023		In Review
23207	Preliminary Review - Planning Commission	The purpose of this preliminary review application is to get high level input from your staff, as well as Planning Commission, on property owner's entire plan for enhancement of the Carmel Resort Inn property. There will be a total of 3 separate applications: 1. Design Review 2. Use Permit amendment 3. Lot Line Adjustment	Block 17, multiple lots on Carpenter & Guadalupe	7/10/2023		In Review
23206	Design Study	Construction of a new Single Family Dwelling with attached Garage, consisting of a Main Floor, Upper Floor and Basement.	Guadalupe 4 NE of 2nd	7/3/2023		In Review
23205	Design Study	Construction of a new Single Family Dwelling with attached Garage, consisting of a Main Floor, Upper Floor and Basement.	Guadalupe 5 NE of 2nd	7/3/2023		In Review

23204	Sign	3 square feet (18 x 24") external wooden double-sided blade sign with gold Surround Art Gallery name on both sides. The wood thickness is 1 inch. The sign will be located on designated space with existing hanging fasteners in compliance with the City's requirements. The pictures of the sign's look are attached to this application.	NW Cornor of Mission and 7th, Unit A6	6/30/2023	7/20/2023	Approved
23203	Historic Evaluation	Owner intends to sell property and is optimistic that is is deemed NOT historic for the sale.	Carmelo 3 NW of 12th	6/29/2023		In Review
23202	Design Study	<p>This approval of Design Study (DS 23-202, Krugler) authorizes amendments to existing Design Study Approvals (DS 21-250; DS 22-304) for alterations to an existing single-family residence located on Crespi Avenue 9 southeast of Mountain View in the Single Family Residential (R-1) District with an active building permit (BP 21-476). The modifications approved under this Design Study include:</p> <p>1. Change in the approved exterior paint color of the residence to "Agreeable Grey" by Sherwin Williams. No changes to the color of the trim, or other materials are proposed.</p> <p>Alterations not expressly listed in this authorization are not permitted. The project shall be consistent with the plans application materials dated approved by Community Planning & Building Department on July 19, 2023, unless modified by the conditions of approval.</p>	Crespi 9 SE of Mountain View	7/6/2023	7/19/2023	Approved
23201	Design Study	Renovation of home and garden	Lincoln 4 NW of Santa Lucia	7/6/2023		In Review
23200	Design Study	Solid copper 9" spread path light. LED lamps. Dark sky approved.	Monte Verde 4 SW of 7th	7/5/2023		In Review

23199	Banners	Installation of 5 double-sided banner poles for 46 days from Aug 3, 2023 - Sept 18, 2023 for the Addams Family & Outdoor Forest Theater.	Ocean from Junipero to Monte Verde	7/5/2023	7/10/2023	Approved
23198	Pre-application Review - Staff	CUP/Coastal Permits for reconstruction of Pine Inn Commercial Parking Structure, including: converting 21 surface parking spaces to 21 covered and underground parking spaces; consolidation of (18) existing Pine Inn hotel rooms down to (9) and transferring (7) rooms to the new structure on Lots 18 and 20 along with creating (1) workforce housing unit.	NE Corner of Monte Verde and Sixth Ave.	7/3/2023		In Review
23197	Design Review	Repair Cottage windows, including selective demolition, removal and replacement of window components, including sashes, muntins, mullions, etc. See attached narrative for additional information.	NEC San Carlos & 10th	4/7/2023		In Review
23196	Design Study	Partial Exterior Remodel	San Antonio 2 NW of 11th	7/3/2023		In Review
23195	Historic Evaluation	Initial Historic Evaluation	Forest Rd 5 SW Ocean	7/10/2023		In Review

Total Records: 41

8/4/2023



Business License Report

07/01/2023 - 07/31/2023

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
23046	Ownership Change	Esperanza Carmel Commercial, LLC, Wagner Building,	Commercial Property	Lincoln 3 SW of Ocean	7/27/2023		Pending Assignment
23045	Ownership Change	Esperanza Carmel Commercial, LLC, Wagner Building, Transient Rental	Short term rental unit	Lincoln 3 SW of Ocean	7/27/2023		Pending Assignment
23044	Location Change	Natalie Baroni	Retail of women's fashion and accessories	Carmel Plaza	7/26/2023	7/28/2023	Approved
23043	Ownership Change	Court of the Fountain	Commercial Property Management	NW Corner of Mission & 7th	7/25/2023		In Review
23042	Ownership Change	Morgan Court	Commercial and residential long-term leasing	Lincoln 4 NE of 7th	7/24/2023		In Review
23041	Ownership Change	A.W. Shucks	Food and beverage service	Ocean 2 SW of San Carlos	7/18/2023		In Review
23040	Ownership Change	Rise and Roam Bakery and Pizzeria	Bakery and pizzeria	NE Corner of 7th Avenue & Mission Street	7/13/2023	7/28/2023	Approved
23039	New Business	Inspired Muse	Retail: Women's apparel, gifts, and accessories	SWC San Carlos and 7th, Hampton Ct, Unit #3	7/11/2023	7/28/2023	Approved
23038	New Business	Daisy Rose Gallery	Multi-artist Gallery	Dolores between 5th & 6th	7/10/2023	7/28/2023	Approved
23037	New Business	Nematic Gallery	Multi-artist Gallery	Dolores 6 NE of 6th	7/12/2023	7/31/2023	Approved
23036	New Business	WMV VISVIM CARMEL	Mens and Womens Clothing, shoes, accessories retail store	San Carlos Street 3 NW of 6th Avenue	7/3/2023		In Review

23035	New Business	ATI	CLOSED THIS APPLICATION TODAY. Emailed applicant with instructions to apply for In-and-About BL through Admin. Dept.	2541 Seaboard Avenue San Jose CA 95131	7/3/2023		Closed

Total Records: 12

8/4/2023



Building Permit Report

07/01/2023 - 07/31/2023

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
230368	8/1/2023		Demolition and replacement of existing entry stairs	16,000	Building	Casanova 3 NW of 10th
230367	7/28/2023	7/28/2023	Remove and replace cracked tile flooring in master bath, remove and replace countertops in master bathroom, repaint master bath, remove carpet in master bedroom and replace with hardwood flooring.	0	Exempt Work	26152 Landera Drive
230366	7/27/2023		Installation of a demountable, retractable awning at the north side of the outdoor dining area of the restaurant.	21,800	Building	NW Corner of Mission & 6th
230365	7/27/2023		New 250 square foot detached Garage	70,000	Building	NE Corner of San Carlos & 13th
230364			VOID	0		
230363	7/26/2023		Add key actuated faucet inline to existing tab-actuated faucet.	0	Exempt Work	Scenic Pathway at 13th Access
230362	7/26/2023		Construction of a new 220 sf detached carport.	0	Building	Santa Rita 2 NW of 4th
230361	7/26/2023		731 SF ADU conversion/addition	0	Building	Santa Rita 2 NW of 4th
230360	7/26/2023		Remove an (e) glass solarium and replace with new roofing, walls, windows, and skylights to match existing.	37,000	Building	Monte Verde 2 SE of 12th
230359	7/26/2023		Renovation to an existing 1468 sf single family residence including a 254sf addition.	750,000	Building	Santa Rita 2 NW of 4th
230358	7/25/2023	7/25/2023	Exterior repainting of the property.	0	Exempt Work	Dolores 3 SE of 3rd
230357	7/24/2023	7/25/2023	Installation of a 6' x 25' interior privacy fence outside of the front setback. CONDITION: 811 TICKET REQUIRED TO BE ON SITE PRIOR TO EXCAVATION.	0	Exempt Work	SW Corner of San Carlos & 12th

230356	7/24/2023		Fix a french drain	8,000	Plumbing	Lobos 2 SW of Valley Way
230355	7/24/2023	7/24/2023	Remove kitchen cabinets, remove kitchen and dining room flooring.	0	Exempt Work	Perry Newberry 3 NW of 5th
230354	7/24/2023		Demolition of existing storage building and garage. Construction of new single car garage.	75,000	Building	SW Corner of Casanova and 11th
230353	7/24/2023		Interior improvements at utility room and garage, including relocating washer and dryer, adding a sink and a toilet.	30,000	Building	Torres 2 NE of 5th
230352	7/24/2023		Peacock tile mosaic & 18"x18" tile accents over 2 doors, and change of small tile colors to match peacock mosaic	3,800	Exempt Work	6th 2 SW of Mission
230351	7/24/2023		Replacement of non-operational wood windows to match precisely existing 2nd floor windows facing Ocean Ave, field-verified dimensions for windows 6th St side	38,000	Exempt Work	6th Ave 2 SW of Mission St
230350	7/21/2023	7/28/2023	The existing 4 (or more) foot fence is being replaced with a 3 foot fence. Two gates to be replace at the same height as the fence. 6ft fence to be replaced in back. House will also be repainted the same color as the existing color. Eaves, doors, trim, windows, garage door, railings and decks will be painted with Sherwin Williams Coastal Plain (SW 6192). House walls, skirting, step raisers to be painted Sherwin Williams Creamy (SW 7012).	0	Exempt Work	NW Corner of Casanova & 12th
230349	7/20/2023		The addition of a new deck off the primary bedroom; • The addition of a new deck off the dining room; • The addition of a new hot tub; • The removal of the existing driveway and replacement of a new tire-track driveway; • Removal of non-conforming site coverage throughout; • Interior bathroom remodel; • New landscaping; • Site drainage improvements.	32,125	Building	Perry Newberry 2 NW of 5th

230348	7/20/2023	7/21/2023	Sheet rock removal in rooms 1,3,5,22,24,26 and installation of wood access panels to cover the openings. Exploratory concrete retaining wall core drilling for structural testing and rebar x-rays in the same locations.	2,000	Demolition	San Carlos 2 NW of 4th
230347	7/20/2023		Installation of rear garden landscaping and irrigation, new 240sf deck at the rear of property, new fence along the property line.	20,000	Building	Monterey 2 SW of 2nd
230346	7/20/2023	8/2/2023	Remove (e) comp shingles and replace with new CertainTeed Presidential comp shingles in color "Country Gray".	28,000	Roofing	Torres 3 SE of Mountain View
230345	7/20/2023		Partial re-roof: tear off (e) wood shake and install DaVinci multi width shake, straight course pattern in color "Tahoe".	42,438	Roofing	Monte Verde 6 SW of 12th
230344	7/19/2023	7/20/2023	Replace existing redwood fence at southern boundary with new redwood fence. New fence will match existing build details. Post to be redwood 4x4 with treated bottoms set with concrete into 10" x 32" min holes with 2" drain rock bottoms at all taller fence sections that dont exceed 7'6". Fence hole depths within 15' of East boundary not to exceed 4' in height. (See pics)	16,000	Exempt Work	Carmelo 5 NW of 4th
230343	7/19/2023		Kitchen and bathroom remodels including doors and window replacements. Update electrical plumbing and electrical throughout, decking, new painting, and fence.	190,000	Building	Camino Real 3 SW of 4th
230342	7/19/2023		Install a 6.08 kW grid connected to solar PV system and 10.5 kW backup battery system.	30,000	Electrical	Monte Verde 3 SE of 11th
230341	7/18/2023	7/31/2023	Replace driveway with new concrete paver driveway, repair and reface existing concrete stairs with Carmel stone, rebuild existing wooden railing at the front door and replace concrete pathway with concrete pavers.	10,000	Building	Junipero 3 SE of 2nd
230340	7/17/2023	7/17/2023	Remove 150sf of wood shingle roof and install new wood shingles to repair.	5,200	Roofing	Torres 3 SE of 3rd

230339	7/17/2023	7/28/2023	Remodel existing bathroom and walk-in closet to add a 2nd bathroom, reduce the size of the existing bathroom and create a smaller walk-in closet.	25,000	Building	SE Corner of Carpenter & 4th
230338	7/17/2023	7/17/2023	Manual transfer switch install.	6,000	Electrical	NW Corner of Carpenter & 4th
230337	7/17/2023	7/17/2023	Remove approximately 10' of exterior cedar shake shingles and related deck tile to explore leak issue.	500	Demolition	Monte Verde 3 SW of 5th
230336	7/14/2023	7/19/2023	Erect a 6' grapestake side-yard fence along the property line shared by 010-165-044 and 010-165-043. There is an existing fence along the property line within the 15' setback, therefore no work will be done within the setback zone.	0	Exempt Work	NW Corner of San Carlos & Santa Lucia
230335	7/14/2023		Construction of new ADU on parcel containing an existing SFD.	175,000	Building	SW Corner of Casanova and 11th
230334	7/14/2023	7/17/2023	Retroactive authorization for single shower stall installation in baster bathroom.	0	Plumbing	Carpenter 3 NW of 3rd
230333	7/14/2023		Installation of roof mounted 8.40 kW Solar PV System and Battery System	68,546	Electrical	San Carlos 3 SW of 10th
230332	7/13/2023		Tree vs. House	110,000	Building	San Carlos 3 SW of 1st
230331	7/12/2023	7/12/2023	Remove and replace existing 1.28 GPF with two 0.8 GPF UHET in the same location to come into MPWMD requirements.	0	Exempt Work	NE Corner of Guadalupe & 6th
230330	7/12/2023	7/13/2023	Tear off (e) wood shake roof and replace with new 30 lb felt under Certainteed Presidential TL shingles in color "Country Gray".	21,650	Roofing	SW Corner of Camino Real & 10th
230329	7/12/2023	7/27/2023	Installation of new EV charger 60amp/240volt off 125 amp panel.	2,100	Electrical	Guadalupe 3 SW of 5th
230328	7/12/2023		Addition of a solar PV system to standing seam metal roof and battery storage in the garage.	21,281	Electrical	Lincoln 5 SW of 10th
230327	7/12/2023	7/27/2023	Remove and replace existing windows in-kind, to be Sierra Pacific windows.	0	Exempt Work	San Carlos 3 NE of 13th
230326	7/12/2023	7/12/2023	Replace existing water heater with new 30 gallon water heater.	2,000	Plumbing	Monte Verde 2 SE of Ocean

230325	7/12/2023		Replace two toggle switches that control the heater and fan with tmers that will shut off system if left on.	500	Electrical	Monte Verde 3 SE of Ocean
230324	7/11/2023		Install roof mounted PV array 6.4 kW 14 modules and a 13.5 ESS with one battery.	10,000	Electrical	4910 Monterey St
230323	7/10/2023		Install 2 second story AC units	18,000	Mechanical	SW Corner of Mission & 7th
230322	7/10/2023	7/14/2023	Removal of two interior walls up to ceiling at dispatch office. Extend grid drop ceiling where walls were removed. Dispose of waste.	4,085	Building	SW Corner of Junipero & 4th
230321	7/10/2023		Creation of new detached accessory dwelling unit.	160,200	Building	NW Corner of Santa Fe & 6th
230320	7/7/2023	7/28/2023	At walk deck area, tear off existing tile and waterproofing system. Prime the deck and install 2 layers of Bituthene 4000 waterproof membrane. Exposed membrane seams will be sealed with Bithumastic. Once mastic sets, will cover with 1/8" asphaltic protection board. Homeonwer to provide and install floor tile.	29,705	Building	2998 Franciscan Way
230319	7/7/2023	7/7/2023	Remove rotted stuccoed arch and gate between main house and garage. Arch and gate are not structural and there is no footing below. Rebuild gate in-kind, approximately 4'x6'-6"	0	Exempt Work	Monte Verde 3 SE of 8th
230318	7/7/2023	7/10/2023	Interior cosmetic renovations to commercial space including covering the interior walls with textured black wallpaper, black carpet laying, installation of two movable stands to display art 8'x4'x1' to be located behind the windows.	0	Exempt Work	NW Corner of Mission & 7th Unit A6
230317	7/7/2023		Remove and replace all dryrotted siding and trim on exterior in preparation for paint. Replace in kind. Repair work shall not exceed 100sf.	0	Exempt Work	Monte Verde 6 SW of 10th
230316	7/7/2023		New one car Detached Garage.	70,000	Building	NW Corner San Carlos & 13th
230315	7/5/2023		Installation of 2 New tesla Powerwall 10 kW, 200A Gateway.	34,200	Electrical	NE Corner of Casanova & 10th



Code Compliance Report

07/01/2023 - 07/31/2023

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
23107	7/28/2023	Potential STR identified	13th 2 SW of Mission	Transient Rental	7/28/2023	
23106	7/18/2023	Open	San Carlos 2nd to 3rd	Waste receptacles in ROW	7/17/2023	
23105	7/17/2023	Open	Lincoln 3 NW of 9th	Tree cutting without permit	7/17/2023	
23104	7/21/2023	Potential STR identified	Santa Fe 3 SW of 4th	Transient Rental	7/21/2023	
23103	7/25/2023	Open	Dolores 6 NE of 7th	Demolition without a permit	7/25/2023	
23102	7/21/2023			Construction without a permit		
23101	7/13/2023	Open		Site Coverage Violation		
23100	7/10/2023	Open		Boulders in ROW		
23099	7/10/2023	Open		Portable Toilet in ROW		
23098	7/10/2023	Open		Construction Site Maintenance		
23097	7/10/2023	Open		Landscaping ROW		
23096	7/10/2023	Open				

Total Records: 12

8/4/2023



Transient Rental Report

01/01/2023 - 07/31/2023

Case #	Street	Status	Date Received	Last Status Date	Date Closed
23107	13th	Potential STR identified	7/28/2023	7/28/2023	
23104	Santa Fe	Potential STR identified	7/21/2023	7/28/2023	
23094	2nd	2nd NOV sent	6/23/2023	7/25/2023	
23093	Rio	1st NOV sent	6/21/2023	7/5/2023	
23092	Ocean	Closed	6/21/2023	7/7/2023	7/7/2023
23091	Dolores	Closed	6/22/2023	7/19/2023	7/19/2023
23061	Monte Verde	Closed	4/27/2023	7/17/2023	7/17/2023
23058	Mission	Closed	4/19/2023	6/2/2023	6/2/2023
23057	Carmelo	Closed	4/19/2023	6/2/2023	6/2/2023
23053	San Carlos	Closed	3/21/2023	6/2/2023	6/2/2023
23039	Rio Road	Closed	2/27/2023	4/17/2023	4/17/2023
23015	Carmelo	Closed	1/9/2023	2/3/2023	2/3/2023
23014	Mission	Closed	1/9/2023	1/10/2023	1/30/2023
23013	N Casanova	Closed	1/9/2023	2/3/2023	2/3/2023
23012	Mission	Closed	1/9/2023	1/27/2023	1/27/2023
23009	Santa Fe	Closed	1/8/2023	2/3/2023	2/3/2023
23008	Guadalupe	Closed	1/8/2023	1/13/2023	1/13/2023
23007	2nd	Closed	1/8/2023	1/8/2023	4/8/2023
23005	Carpenter	Closed	1/8/2023	2/3/2023	2/3/2023
23004	5th	Closed	1/5/2023	2/3/2023	2/3/2023
23003	Dolores and 1st	Closed	1/5/2023	2/3/2023	2/3/2023

Total Records: 21

8/4/2023



Encroachment Permit Report

07/01/2023 - 07/31/2023

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
230160	Temp Ench	7/31/2023	Extend construction fence 13' poast west property line. eliminate 2 parking spots and utilize for staging and storing of materials.	Junipero 6 NE of 8th		In Review
230159	Temp Ench	7/27/2023	Applicant to trench, backfill, and install all underground electrical equipment and cable. PG&E to install all overhead electric work and perform hot tie in work. PM #35343447. Contact: PG&E (408) 478-1894	NW Corner of Casanova & Ocean	7/27/2023	Issued
230158	Temp Ench	7/27/2023	Lifting AC unit off roof, setting up crane in parking spaces in front of address. Total time block spots to be approximately 1 hours. Contact: Andrew Tope (831) 238-3655	Ocean 3 NW of Dolores	7/27/2023	Issued
230157	Driveway	7/26/2023	Remove and replace driveway, reduce site coverage, install new small retaining wall. Contact: Valley Hills Nursery (831) 624-3484	Carpenter 3 SW of 4th		In Review
230156	Temp Ench	7/25/2023	Closure of two parking spaces and adjacent sidewalk for blow in cellulose insulation installation. CONDITION: SIDEWALK CLOSED AHEAD SIGNS TO BE PLACED AT THE CORNERS OF SAN CARLOS AT 5TH & 6TH Contact: Christian Torrey (831) 915-8765	San Carlos 3 NE of 6th	7/25/2023	Issued
230155	Temp Ench	7/25/2023	Upgrade existing emergency power backup to 72hrs per CPUC mandate. Installation of a precast concrete pad and battery cabinet next to the existing cabinet. Contact: Nevada Alpha Construction (916) 282-8158	NE Corner of Dolores & 4th	7/27/2023	Issued

230154	Temp Ench	7/21/2023	Closure of Carmelo between Ocean and 4th to accommodate for material delivery. Contact: Level 5 Construcion (831) 682-5381	Carmelo 4 NW of Ocean		In Review
230153	Temp Ench	7/20/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	2900 Franciscan Way	7/20/2023	Issued
230152	Temp Ench	7/17/2023	2'x3' asphalt patch for CalAm job #0910. Contact: Kelsey Mayo (831) 262-1425	SW Corner of Dolores & 5th	7/18/2023	Issued
230151	Temp Ench	7/17/2023	PG&E to trench and backfill a 5'x5' bellhole for abandonment of a gas service at main. PM# 35447630. Contact: PG&E (408) 478-1894	SW Corner of Guadalupe & 4th	7/18/2023	Issued
230150	Temp Ench	7/14/2023	Excavate from power pole on Lincoln to the house to install a new gas line and underground electric, cable, and phone. Contact: Stocker & Allaire Construction (831) 595-2164	Lincoln 5 SW of 10th	7/14/2023	Issued
230149	Temp Ench	7/13/2023	Excavate a 3'x3' pit near the fence line and a 4'x5' put in the asphalt to renew a 1" water service. Contact: West Valley Construction (408) 640-8913	4th 115' West of Junipero	7/17/2023	Issued
230148	Temp Ench	7/12/2023	Trench for new electrical service from pole to house. Contact: Edgars Plumbing Inc (831) 601-5557	Lincoln 2 NW of 13th	7/14/2023	Issued
230147	POD	7/12/2023	Placement of a 8x8x16 moving pod parallel to the street. Contact: Roberta Anderson (831) 238-7341	San Carlos 3 SW of Vista	7/14/2023	Issued
230146	Temp Ench	7/11/2023	Trench for PG&E to lay gas line. Contact: Rooter King (831) 394-5315	Mission 3 SW of 13th	7/17/2023	Issued
230145	Temp Ench	7/10/2023	Blanket encroachment permit for all work related to on-call tree services for Tope's Tree Service, Community Tree Service, and West Coast Arborists. Encroachment for pruning, removal, planting, and watering of trees on city-owned properties.	All City-Owned Properties	7/10/2023	Approved
230144	Temp Ench	7/7/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	Monte Verde 3 SE of 3rd	7/12/2023	Issued

230143	Temp Ench	7/7/2023	remove and replace 50' of 4" sewer drain 7' deep in the street. Will install a 2 way clean out and backwater valve.	Scenic 3 SE of Ocean	7/25/2023	Issued
230142	Driveway	7/7/2023	Remove asphalt driveway section and walkways, replace with pavers, add channel drain at garage and connect to pop up emitter in front yard. Contact: System Pavers (510) 401-5310	Junipero 5 NE of 8th		In Review
230141	Temp Ench	7/7/2023	Temporary parking for concrete pours. Contact: Masterwork Builders (831) 233-1465	Casanova 4 SW of 4th	7/12/2023	Issued
230140	Temp Ench	7/6/2023	PG&E to trench and backfill all. PG&E to remove existing overhead temp service. PG&E to install TPX underground service in PG&E install duct. PG&E to replace joint pole and install overhead transformer. PM #35399477. Contact: PG&E (408) 478-1894	SE Corner of Monte Verde & 2nd		In Review
230139	Temp Ench	7/6/2023	Applicant to trench, backfill & install electric substructures. PG&E to reroute underground service cable and remove overhead service. PG&E to install new overhead transformer, cable #2 box & joint pole. PM \$35402378. Contact: PG&E (408) 478-1894	Junipero 4 SW of 8th	7/13/2023	Issued
230138	Temp Ench	7/5/2023	PG&E to assess woodpecker damage, adjust guy wire & install missing guy marker. PM# 45863094. Contact: PG&E (408) 478-1894	Intersection of Lincoln & 4th	7/10/2023	Issued
230137	Temp Ench	7/5/2023	REPLACE 40' OF 4" SEWER DRAIN LINE 9' DEEP IN THE STREET. WILL REMOVE SADDLE AND REPLACE WITHA WYE. INSTALL BACKWATER VALVE AND 2 WAY CLEAN OUT.	SE CORNER OF SANTA FE & 5TH	7/10/2023	Issued

Total Records: 24

8/4/2023