



# CITY OF CARMEL-BY-THE-SEA Monthly Report

## Community Planning and Building Department

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Shelby Gorman, Administrative Coordinator
SUBMITTED ON:	April 1, 2025
APPROVED BY:	Anna Ginette, Director of Community Planning and Building

### MARCH 2025 – DEPARTMENT ACTIVITY REPORT

#### I. PLANNING PERMIT APPLICATIONS:

In March 2025, **37** planning permit applications were received.

#### II. BUSINESS LICENSE APPLICATIONS:

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

#### III. BUILDING PERMIT APPLICATIONS:

In March 2025, **46** building permit applications were received.

#### IV. CODE COMPLIANCE CASES:

In March 2025, **30** new code compliance cases were created.

#### V. TRANSIENT RENTAL COMPLIANCE CASES:

In March 2025, **3** new transient rental compliance cases were created.

#### VI. ENCROACHMENT PERMIT APPLICATIONS:

In March 2025, **23** encroachment permit applications were received.

#### VII. TREE PERMIT APPLICATIONS:

In March 2025, **31** tree permit applications were received.

## VIII. YEAR-TO-DATE TRENDS

Table 1 includes the following March 2025 totals:

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

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

**Table 1**  
**Permit Application Totals and YTD Percentage Changes**

	PLANNING	BUSINESS LICENSES	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACHMENTS	TREE REMOVAL & PRUNING
2024 YTD Totals	86	22	137	57	10	59	105
2025 YTD Totals	98	14	136	45	6	72	103
YTD % Difference	+13.95%	- 36.36%	-0.73%	- 21.05%	-40.00%	+22.03%	-1.90%



# Planning Permit Report

03/01/2025 - 03/31/2025

Permit #	Permit Type	Permit Identifier	Track	Project Description	Address/Location	Date Received	Date Approved	Status
25098	Preliminary Review - Planning Commission			Addition of Detached One Car Garage	Casanova 4 NW of 13th			Pending Assignment
25097	Design Study			Replace all windows size for size with new wood windows. Remove 2 doors and 1 window. build new 172 sf 1st floor wood deck.	Mountainview 2 SE of Guadalupe			Pending Assignment
25096	Sign	SI 25096 (Stationaery Restaurant)				3/31/2025		Pending Assignment
25095	Design Study	DS 25095 (DCV Enterprise Partners II, LLC)		DEMO (E) SFR AND BUILD NEW SFR	Camino Real 2 SW of 7th			Pending Assignment
25094	Sign	SI 25094 (Owl & Kittycat)		Single sided sign for storefront. 30.875" x 19.75"	SE Corner of San Carlos and 7th	3/26/2025		In Review
25093	Preliminary Site Assessment	PSA 25093 (Palco Land & RE Group LLC)		REMODEL: Remodel of existing SFR: Remodel of existing single-family residence, demolition of existing garage and pivot to new footprint, reconfiguration of off-street parking, minor structural reinforcement of portions of foundation, replacement of exterior materials, lower ridgeline/pitch, updates to existing landscape and hardscape, reconstruction of existing trash and recycling enclosure and addition of new ADU	SAN ANTONIO 5 NE OF 4TH CARMEL			In Review
25092	Design Study	DS 25092 (Pike Brothers LLC)		Residential Remodel - Raise Roof 9", Plate Height Stays Same; Replace Full Mech, Elect, Plumbing; Replace Windows, Doors, Exterior Siding, Insulation and New Exterior Colors. New Flooring, Remodel Interior, Reconfigure Primary Suite & Laundry, Reconfigure Kitchen, Bedrooms 1 & 2, Closets and Bathrooms; Repaint (E) Deck, Lattice, Fence, House. No Change to Footprint, No Exterior Site Changes.	Guadalupe 4 SE of 4th Ave	3/26/2025		In Review

25091	Lot Line Adjustment	LLA 25091 (Esperanza Carmel, LLC)		Lot Line Adjustment shall be between Parcel A (APN 010-302-019 and Lot 6A (APNOS. 010-302-011 & 010). The New Parcels created will be Parcel A-1 (APN 101-302-019 & 010-302-011) and Parcel A-2 (APN 010-302-010).	Scenic Road 2-4 SE of 9th Avenue	3/26/2025		In Review
25090	Use Permit	UP 25090 (Sea Shack Candy Co)		Sea Shack Candy Co. will introduce a one-of-a-kind retail candy store experience specializing in imported Scandinavian sweets, with a focus on pre-packaged candies from Sweden	San Carlos btw Ocean and 7th	3/26/2025		In Review
25089	Design Study	DS 25089 (Hunter)	One	Amendment to a previously approved Design Study (DS 23-208) for amendments to the tree protection and planting plan including the removal of one Monterey Pine previously proposed to remain	Casanova 2 NW 13th			In Review
25088	Design Study	DS 25088 (Borden)	One	I need a track one design review streamlined application permit. I would like to put a 4 foot grape steak fence along my front property line extending approximately 25 feet with a 7 foot arbor and gate to match existing side fences..	Mission 4 NE Vista			Pending Assignment
25087	Design Study	DS 25087 (Lecomte)	One	Replacement of clay tile roof + new window upfront	Lincoln 5 NE of 13th			In Review
25086	Authorized Work	AW 25086 (Westphal)		This approval is for new landscaping throughout the property as shown on the landscape plan stamped approved by the Planning Division and on file in the Community Planning & Building Department.	SWC Santa Fe & Mountain View	3/10/2025	3/21/2025	Approved
25085	Historic Evaluation	HE 25085 (Tietgens)		Historic Evaluation	Santa Fe 6 SE Ocean	3/19/2025		In Review
25084	Design Study	DS 25084 (Bozzo)	One	37 S.F. ADDITION TO SINGLE STORY 1568 S.F. SINGLE FAMILY RESIDENCE. REMODEL OF APPROXIMATELY 700 S.F. AND EXTERIOR CHANGES THAT INCLUDE NEW ALUMINUM CLAD FRAME WINDOWS AND DOORS AND NEW PAINT.	JUNIPERO 4 SE 8TH	3/20/2025		In Review
25083	Historic Evaluation	HE 25083 (Savoj-Faulhaber)		ASSOCIATED APPLICATION: DS 25081. PROPOSED PROJECT: Remove three (3) windows with "prairie grids" at NE corner of second floor; install Pella wood windows to match existing.	SE Corner of Carmelo & 2nd	3/19/2025		In Review

25082	Design Study	DS 25082 (Bellingham)	One	ASSOCIATED APPLICATION: BP 240401. PROPOSED WORK (See "Plan Check Correction" dated 12-16-2024 & 03-17-2025 from Evan Kort.): Retaining walls (#4), new walkway, stair steps, (#6) windows (#10), and exterior lights (#11), as part of application for separate ADU to existing residential building.	Santa Rita Street 1 NE of 4th Avenue			Pending Assignment
25081	Design Study	DS 25081 (Savoj-Faulhaber)	One	Remove three (3) windows with "prairie grids" at NE corner of second floor; install Pella wood windows to match existing.	SE Corner of Carmelo & 2nd	3/13/2025		Pending Assignment
25080	Design Study	DS 25080 (Kadar)	One	Upgrade kitchen, add second bathroom, update electrical, upgrade windows, upgrade garage door.	Forest 5 SW of Ocean	3/17/2025		In Review
25079	Sign	SI 25079 (Amy Carman Design)		ASSOCIATED APPLICATION: BL 25008. NEW SIGN, 1 QTY: "Amy Carman Design" SIGN SPECS: Exterior signage - Black composite sign with white vinyl die-cut lettering, powder coated steel mounting post and hardware. Sign dimensions 16--"H x 2 7"W (3 SF) with 3"H logo and 31"L post. Bottom of sign will be 78"H min	Mission Street between 5th & 6th Avenues	3/12/2025		In Review
25078	Design Study	DS 25078 (Casanova All the Way LLC)	One	Rebuild garage / Guest Room and add attached ADU	NE Corner of Casanova & 13th Ave	3/14/2025		In Review
25077	Design Study	DS 25077 (Cosmero)	One	RETROACTIVE PERMIT. ASSOCIATED CASE 25017. PROPOSED PROJECT: REMOVE EXISTING HARDSCAPE; ADD NEW HARDSCAPE, 556 SQ FT MAX.	SANTA FE 7 SW OF 8TH	3/14/2025		In Review
25076	Banners	BA 25076 (Carmel Bach Festival)		Installation of 30"x72" banners for the Carmel Bach Festival to be installed on 10 banner poles at Ocean Avenue on both sides, and two banner poles at Sunset Center from July 12, 2025 through July 26, 2025.	Ocean Ave from Junipero to Monte Verde	3/14/2025	3/17/2025	Approved
25075	Historic Evaluation	HE 25075 (Sonik)		HISTORIC EVALUATION - INITIAL. ASSOCIATED APPLICATION: DS 25033. PROPOSED PROJECT: Remove old single pane window and upgrading with new double pane window and paint to match existing. Window size shall remain the same as existing.	Dolores 3 SE of 11th			In Review

25074	Design Study	DS 25074 (Ahmed)	Two	Create a 2nd floor entry door from street level, build entryway gable roof overhang, extend car bridge for entry walkway, change exterior building color, renovate a bathroom, relocate inside walls for the creating the new entry way, and replace wood shingle roof covering with composite materials.	Santa Fe 3 SW of 4th Avenue	3/12/2025		In Review
25073	Landscape Plan Check/Inspection	LD 25073 (Slater-Polizzi)		RETROACTIVE PERMIT. ASSOCIATED CASE 25020. Landscape work performed in the public right-of-way.	NW Corner of 10th & Dolores	3/10/2025		In Review
25072	Design Study	DS 25072 (Grigsby-Winfrey)	One	REPAIR/REPLACE: exterior wall shingles with same type/grade, Medium #1 Western Red Cedar; building wrap behind existing, as needed; fascia with same type/grade lumber.	Palou 5 NW of Casanova	3/5/2025		In Review
25071	Design Study	DS 25071 (Morsello)	One	Replacing 8 windows with retrofit Fibrex windows. 2 in living room, 3 in bedroom, 2 in bathroom, 1 in kitchen.	NE Corner of 8th Ave. & Santa Fe St.	3/7/2025		In Review
25070	Design Study	DS 25070 (Le-Barktow)	One	Replace (e) attached aluminum greenhouse structure with wood solarium structure. Remodel two existing bathrooms.	Junipero 5 SE of Eighth	3/15/2025		In Review
25069	Design Study	DS 25069 (Arabaci)	One	RETROACTIVE PERMIT. A new fence was constructed without permits. See Code Compliance Case 25039. Replace the old rotten 6' fence with a new one. On the north side of the house. Both neighbors agreed to replace due to safety hazard and ivy damage to oak trees. Neighboring house is Lincoln St. 6 NE of 5th	Lincoln Street 5 NE of 5th Avenue	3/6/2025		In Review
25068	Design Study	DS 25068 (Pimentel)	One	Repair deck; add 12 x 12 section of tile; install fire pit; repair driveway and extend small deck outside of "cottage."	SW Corner of Monte Verde & 7th			In Review
25067	Historic Evaluation	HE 25067 (Ohana)		HISTORIC EVALUATION - INITIAL.	Casanova 3 NE of Ocean	3/4/2025		In Review
25066	Sign	SI 25066 (Carmel Modern)		NEW SIGN, 1 QTY: "Carmel Modern" SPECS: 24"W x 16"H x 1.75"D; double-sided wood (orange); v-groove routed lettering (white and black); sign to hang from eave of building with eye hooks, link chain, and S-hooks	6th Ave between Dolores and Lincoln	3/4/2025		In Review
25065	Historic Evaluation	HE 25065 (Pine Terrace HOA)		HISTORIC EVALUATION - PHASE 1 INTENSIVE	SWC of Mission and 3rd	3/4/2025		In Review

25064	Design Review	DR 25064 (Brunello Cucinelli)	One	Business Space: Brunello Cucinelli. New tenant improvement within existing retail space. No change to use or occupancy. Improvements to include revised storefront.	SW Corner of Ocean & Junipero, Carmel Plaza, Suite 204	2/19/2025		In Review
25063	Design Study	DS 25063 (Coria)	One	Proposing to add new 36" x 36" window on North side house (outside landing leading to lower floor)	Mission 3 NE of 10th	3/3/2025		In Review
25062	Sign	SI 25062 (Carmel's Christmas Magic)		NEW SIGN, 1 QTY: "Carmel's Christmas Magic" SPECS: 18"L x 18"W x 1 3/4 D	Ocean Ave between San Carlos & Dolores	2/11/2025		In Review

Total Records: 37

4/1/2025



# Business License Report

03/01/2025 - 03/31/2025

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
25014	New Business	Lighthouse Wellness Studio	Wellness studio and office for individuals and small group wellness classes/workshops	San Carlos 2 NW of 8th, Unit 210	3/28/2025		In Review
25013	New Business	Jeremy Carter Agency Farmers Insurance	Insurance Agency	Mission St 2 NE of 5th Ave	3/27/2025		In Review
25012	New Business	Carmel Cottage Studio	Fused Glass Artist	2nd 2SW of Carpenter	3/26/2025		In Review
25011	Business Name Change	Cypress Grove Winery	Wine tasting and sales	SW Corner of San Carlos & 7th	3/17/2025		In Review
25010	New Business	TEST Business Name:	Business Description:	Business Address:	3/14/2025		
25009	New Business	JayBird Unlimited, LLC	Conference, video, or in-person meetings	SW Corner of Ocean & Mission	3/7/2025		In Review
25008	New Business	Amy Carman Design	Interior design consulting	Mission Street BTW 5th & 6th Avenues	2/22/2025		In Review

Total Records: 7

4/1/2025



# Building Permit Report

03/01/2025 - 03/31/2025

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
250136	3/31/2025		Add Awning, Fire Table, and Elec. patio heaters (2) to (E) patio/deck	12,000	Building	Torres Street 1 NE of Tenth Ave.
250135	3/31/2025		Add new sink	1,000	Plumbing	SW corner of 6th Avenue and Dolores
250134	3/28/2025	3/28/2025	Reroofing: Detached Garage only - remove and replace existing composition roofing with CertainTeed Brand, Landmark TL, replace with same color as house, Moire Black	19,960	Roofing	NE Corner of Monte Verde & 13th
250133	3/28/2025		Update exterior lighting per use permit 23-385 Will no longer be installing wall lights on South side of alleyway, no additional wire to be run. Update to current lighting only	2,500	Electrical	San Carlos 2 SE of 5th
250132	3/27/2025	3/28/2025	Remove cedar wood shakes and replace with 7/16 OSB. Install Duration Max shingle in the color Sycamore.	31,000	Roofing	SE Corner of San Carlos and 12th
250131	3/27/2025		Re-roof wood shake to comp.	25,900	Roofing	SE Corner of Monte Verde & 4th
250130	3/26/2025	3/27/2025	Replace flat roof deck section to include new floor drain, flashing, and downspouts. Repair siding and stucco as necessary.	25,000	Plumbing	SW Corner of Ocean & Mission
250129	3/26/2025	3/26/2025	Remove loose pavers, recompact base and reinstall pavers to flatten/smooth walking surface. No additional square footage to be added or removed.	0	Exempt Work	Junipero 2 SW of 5th
250128	3/26/2025	3/26/2025	Replacement of bathroom tile and cabinets in two bathrooms. Paint interior of both bathrooms. No plumbing or electrical work to take place.	0	Exempt Work	NE Corner of Torres & 6th

250127	3/26/2025		Installation of Energy Storage Batteries - ESS - no solar	32,000	Electrical	Lopez 3 NW of 4th, Carmel By The Sea CA 93921
250126	3/26/2025	3/26/2025	Tear off existing wood shake roof and install new underlayment on entire roof. Install 33 squares of new comp shingle, CertainTeed Presidential TL, in the color "Autumn Blend".	113,930	Roofing	Forest 3 SE of 8th
250125	3/26/2025	3/27/2025	1) Primary Bathroom remodel (125 s.f.) / 2) Existing Deck Repairs (308 s.f.) - replace existing decking boards	48,000	Building	Torres 2 SE of Mountain View
250124	3/25/2025		Install EC-5 Water Treatment System	9,150	Plumbing	Camino Real 3 NW of 4th
250123	3/25/2025	3/25/2025	Exploratory demolition of deck over living space to locate water intrusion.  CONDITION: WORK TO BE EXPLORATORY ONLY, LIMITED TO 100SF OR LESS OF REMOVAL. NO CONSTRUCTION OR REPAIR AUTHORIZED UNTIL BUILDING DEPARTMENT HAS BEEN CONTACTED.	1,500	Demolition	SE Corner of Carmelo & 7th
250122	3/25/2025		Solar PV - Roof-mounted -10 Solar Panels AC - Total system size 4.25 kW	29,985	Electrical	San Antonio 3 NE of 4th
250121	3/25/2025	3/26/2025	212 sf kitchen remodel and window replacement of kitchen and dining room windows.	75,000	Building	SW Corner of Lincoln & 10th
250120	3/21/2025	3/21/2025	Paint exterior of house. EXTERIOR COLOR: Sherwin-Williams, Greek Villa. FRONT DOOR: Sherwin-Williams, Sea Salt.	0	Exempt Work	Torres 4 SW of 10th
250119	3/20/2025	3/25/2025	New range requires moving gas and electrical outlet from right side of opening to the left side-approximately 20"	400	Electrical	Carpenter 2 NW of 4th
250118	3/20/2025	3/25/2025	Remove existing shingle roof and install new 50-year Ownes Corning shingle in color "Chestnut".	28,700	Roofing	Casanova 3 SW of 7th

250117	3/19/2025	3/19/2025	Replacement of two cracked window panes at the front elevation of Barmel.	0	Exempt Work	San Carlos 2 NE of 7th
250116	3/19/2025	3/27/2025	Installation of 17 Replacement Lights of 3 different varieties at the Pine Inn parking lot. All New/Replacement light fixtures are proposed to be shielded and downward facing and shall comply with the lighting requirements for the single-family (R-1) zoning district. The project shall be consistent with the plans approved by Community Planning and Building Department on 02/27/2025 unless modified by the conditions of approval contained herein.	3,500	Building	NE Corner of Monte Verde & 6th
250115	3/17/2025	3/19/2025	Exploratory demolition of approximately 2'x16" exterior element to access drainage system behind.	3,500	Plumbing	SW Corner of Ocean & Mission
250114	3/17/2025		ESS System and rapid shutdown	18,078	Electrical	San Carlos 8 SW of 13th
250113	3/17/2025	3/27/2025	Tenant improvements and kitchen remodel.	200,000	Building	Lincoln 7 SW of 13th
250112	3/14/2025	3/14/2025	Remove and replace water heater. Install Bradford White BRG250T6N 50 gallon natural gas heater.	2,000	Plumbing	San Carlos 3 NW of Santa Lucia
250111	3/13/2025	3/14/2025	Remove existing gray cedar shake roof and replace with new CertainTeed Presidential TL composition shingles in color "Country Gray".	33,940	Roofing	Camino Real 3 SE of 8th
250110	3/13/2025	3/13/2025	Upgrade electrical panel from 100 amp to 200 amp. Move from lower level to upper level.	4,000	Electrical	Lincoln 5 NE of 2nd
250109	3/13/2025	3/13/2025	Reroof: Remove the existing roofing shingles on the house and detached garage. Replace with a Class A, CertainTeed Landmark TL Composition Shingle, Color: Shenandoah.	52,980	Roofing	25940 JUNIPERO ST
250108	3/13/2025	3/13/2025	Remove and replace 100K BTU furnace.	9,608	Mechanical	25979 MISSION ST

250107	3/13/2025	3/13/2025	Re-roof: Remove the existing roofing materials and replace with Class A, CertainTeed Landmark TL, Country Grey color.	55,960	Roofing	San Antonio 3 NE of 4th
250106	3/12/2025	3/12/2025	Paint exterior of house. Body and trim color to be the same color, "Sea Haze."	0	Exempt Work	SW Corner of San Carlos & 2nd
250105	3/11/2025		Installation of a new 7.2 kW PV system and 28.6 kWh ESS. Installation of new 200amp main service panel.	25,000	Electrical	SE Corner of Torres & 5th
250104	3/7/2025		Creation of a new 360sf JADU addition/conversion located beside the existing garage in the inner courtyard.	60,000	Building	SE Corner of Camino Real & 8th
250103	3/7/2025	3/7/2025	Abandon underground leaking gas line by installing a new line from meter to point of connection at branch line under building.  CONDITION: An engraved copper tag will be required to be placed in the immediate vicinity of the gas meter stating 'there is an abandoned disconnected gas pipe located under the driveway - do not reuse or reconnect. To be removed at such time the driveway is replaced	9,000	Plumbing	NE Corner of Monte Verde & 13th
250102	3/6/2025	3/26/2025	Existing exterior railings to be brought up to 42" to meet current code requirements.	10,000	Building	NE Corner of Monte Verde & 13th
250101	3/5/2025	3/5/2025	Replace WH in Outside Closet with new RG240T6N. Install Pan and run T&P and Pan to Daylight. Replace Existing Recirculating Pump.	3,000	Plumbing	SW Corner Perry Newberry & 5th
250100	3/5/2025		Construction of a new 1900 SF 2-story residence with attached garage.	978,500	Building	Santa Fe 4 SE of 2nd
250099	3/5/2025	3/5/2025	Replace existing furnace. Like for like.	14,800	Mechanical	Carmelo 2 SE of 10th
250098	3/4/2025	3/28/2025	New roof-mounted PV system with energy storage system.	46,971	Electrical	NE Corner of Torres & 8th
250097	3/4/2025	3/4/2025	Emergency repair of gas line leak	1,500	Plumbing	NW Corner of Mission & 8th

250096	3/4/2025		Demo riser, wood flooring, ceiling tiles, and request after-the-fact permit for old electrical work. Partial removal of non-structural wall to remove equipment, patch and repair wall to current state, and further patching/painting of interior walls.	4,000	Building	San Carlos 2 NE of 7th #6
250095	3/3/2025	3/26/2025	Replace flooring throughout, replace cabinetry in kitchen, bath one and two, and retile bath two. Update electrical throughout.	150,000	Building	San Antonio 2 SE of 7th
250094	3/3/2025		Redemize and tenant improvement of existing retail space to include new non-load bearing walls, MEP, finishes, and furnishings. No change to storefront.	1,500,000	Building	Carmel Plaza STE 204
250093	3/3/2025	3/3/2025	R&R 70K BTU FURNACE	8,297	Mechanical	Vizcaino 4 SE of Mountain View
250092	3/3/2025		Construction of a new mixed use three-story structure include an underground podium structure consisting of 27 parking stalls and utility rooms, a 9,000sf commercial space on the first floor, and a total of 13,317sf for twelve residential apartments on the first, second, and mezzanine levels.	11,900,000	Building	SW Corner of Dolores & 5th
250091	3/3/2025	3/7/2025	Repair four of the thirteen sections of one driveway as well as the wood separating the sections. All materials will be mating the existing driveway.	0	Exempt Work	San Antonio 2 NW of 4th

Total Records: 46

4/1/2025



# Code Compliance Report

03/01/2025 - 03/31/2025

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
25066	3/28/2025	Open	SWC Mission and 3rd	New downspouts installed	3/28/2025	
25065	3/28/2025	Potential STR identified	Torres 2 SE of 1st	Transient Rental	3/26/2025	
25064	3/25/2025	Open	Ocean SE of Casanova	Unrepaired roof creating a public safety hazard	3/25/2025	
25063	3/24/2025	Potential STR identified	Torres 7 SW of Mountain View	Transient Rental	3/24/2025	
25062	3/21/2025	Closed	NE Corner of Santa Fe & 1st	Possible tree work in public right-of-way without a permit	3/20/2025	3/21/2025
25061	3/19/2025	Open		Foot massages offered during wine tasting.	3/18/2025	
25060	3/19/2025	Closed	Monte Verde 3 NW of 7th	Cones illegally blocking off public parking.	3/17/2025	
25059	3/14/2025	Open	SWC Ocean and Mission	Demolition and site drainage changes without a permit	3/14/2025	
25058	3/13/2025	Closed	SEC Ocean and Lincoln	Prohibited water discharge	3/13/2025	3/14/2025
25057	3/6/2025	Closed	NWC Lincoln and 12th	Landscaping in the public right-of-way	3/6/2025	3/6/2025
25056	3/6/2025	Closed	NEC Monte Verde and 10th	Cone in public right-of-way	3/6/2025	3/6/2025
25055	3/6/2025	Open	NEC Guadalupe and 6th	Sign in public right-of-way	3/6/2025	
25054	3/5/2025	Open	Guadalupe 2 NW of 7th	Rocks in public right-of-way	3/5/2025	
25053	3/14/2025	Closed		Gas leaf blowers; landscaping crew trespassing on neighboring property.	3/14/2025	3/14/2025
25052	3/4/2025	Closed	NEC Monte Verde and 10th	Cone and stake in public right-of-way	3/4/2025	3/4/2025
25051	3/4/2025	Open	Junipero 8 SW of 8th (NWC Junipero and 9th)	Tall weeds and dilapidated structures	2/25/2025	
25050	3/4/2025	Open	Junipero 2 SW of 8th	Rodent harborage and dilapidated fence	2/25/2025	
25049	3/4/2025	Open	SEC Mission and 8th	Tall weeds	2/25/2025	

25048	3/4/2025	Open	Mission 2 SE of 8th	Tarp on roof and tall weeds	2/25/2025	
25047	3/4/2025	Open	Mission 3 SE of 8th	Abandoned vehicles and weeds	2/25/2025	
25046	3/3/2025	Open	Lincoln 6 NE of 5th	Fence construction without a permit	3/3/2025	
25045	3/3/2025	Closed	San Carlos 3 SE of 4th	Signage on roof	3/3/2025	3/6/2025
25044	3/3/2025	Open	Lincoln 3 SE of Ocean	Unpermitted exterior lighting	2/24/2025	
25043	3/3/2025	Open	NEC San Carlos and 7th	Unpermitted exterior lighting	2/24/2025	
25040	3/3/2025	Closed	San Carlos 3 NW of 7th	Unpermitted exterior lighting	2/24/2025	2/28/2025
25039	3/5/2025	Open	Lincoln 5 NE of 5th	Fence construction without a permit	3/3/2025	
25038	3/3/2025	Open	5th 2 SW of Mission	Unpermitted exterior lighting	2/24/2025	
25037	3/3/2025	Open	San Carlos 2 SE of 5th	Unpermitted exterior lighting	2/24/2025	
25030	3/4/2025	Open	San Carlos 3 NW of 7th	Unpermitted exterior lighting; string lights around seating area.	2/22/2025	
25029	3/3/2025	Open	NW Corner of Carpenter & 4th	Construction fencing blocking visibility. TEMP EN 250057 (Nute).	3/3/2025	

Total Records: 30

4/1/2025



# Transient Rental Report

01/01/2025 - 03/31/2025

Case #	Street	Status	Date Received	Last Status Date	Date Closed
25067	Junipero	1st NOV sent	3/28/2025	3/28/2025	
25065	Torres	Potential STR identified	3/26/2025	3/26/2025	
25063	Torres	Potential STR identified	3/24/2025	3/24/2025	
25016	Casanova	Closed	1/21/2025	3/3/2025	3/3/2025
25014	Lobos	Closed	1/16/2025	2/17/2025	2/17/2025
25006	San Antonio	1st NOV sent	1/6/2025	3/31/2025	

Total Records: 6

4/3/2025



# Encroachment Permit Report

03/01/2025 - 03/31/2025

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
250072	Temp Ench	3/27/2025	Increase and relocated service for fire protection. Increase from a 3/4" service to a 1" service.	Carmelo 2 NW of 12th		In Review
250071	Temp Ench	3/26/2025	Installation of storm drains, repair of potholes, manhole maintenance, and trench restoration.	San Antonio & 11th; Santa Fe & 8th; Lincoln & 2nd; Lincoln & 1st	3/26/2025	Issued
250070	Temp Ench	3/25/2025	3'x5' asphalt for CalAm job #0886.	NE Corner of Monte Verde & 3rd	3/26/2025	Issued
250069	Temp Ench	3/25/2025	Placement of storage pod in front of garage in the public right of way.	San Antonio 2 SE of 7th	3/25/2025	Approved
250068	Temp Ench	3/25/2025	PG&E to install underground service and replace riser. Tree trimming required. PM# 35605827	Mission 5 NW of Santa Lucia	3/25/2025	Approved
250067	Temp Ench	3/21/2025	Full sewer replacement	Alta 2 SW of Mission		Issued
250066	Temp Ench	3/20/2025	Replace sewer lateral using pipe bursting.	Carmelo 2 NW of Ocean	3/25/2025	Issued
250065	Temp Ench	3/18/2025	Connect new sewer lateral from new house to city main.	Mission 3 NE of 10th	3/19/2025	Issued
250064	Temp Ench	3/18/2025	Dig from meter panel to splice box location. Backfill and repair asphalt.	Camino Real 3 SW of 4th	3/25/2025	Issued
250063	Temp Ench	3/17/2025	Reserve four parking spots in front of Girl Boy Girl for a flat bed truck to unload materials.	SW Corner of Mission & 7th	3/17/2025	Issued
250062	Temp Ench	3/14/2025	Trench across the street from property for new electric and gas service.	Carmelo 2 SW of 11th	3/17/2025	Issued
250061	Temp Ench	3/13/2025	5'x20' asphalt patch for CalAm job #1921.	Mission 2 NE of 10th	3/17/2025	Issued
250060	Temp Ench	3/13/2025	PG&E to perform gas maintenance with a 4'x4' bellhole. PM# 47082399	NE Corner of Lincoln & 7th		In Review
250059	Perm Ench	3/13/2025	Existing Drainage line to overflow into the public right of way	Santa Fe 5 SW of 6th		In Review

250058	Temp Ench	3/11/2025	Increase and relocate service for fire protection. Increase from 3/4" service to a 1" service.	Carmelo 2 NW of 12th		In Review
250057	Temp Ench	3/7/2025	Install temporary construction fencing 42" from property line in tow ROW on 4th and 15' down driveway towards 4th. Install portable toilet in ROW behind fence. Install crushed rock at vehicle egress.  CONDITION: If visibility becomes an issue, the fence may be required to be moved	NW Corner of Carpenter & 4th	3/13/2025	Issued
250056	POD	3/6/2025	Placement of storage pod in the public right of way for storing personal belongings.	Lobos 5 NE of 2nd	3/7/2025	Issued
250055	Temp Ench	3/5/2025	Closure of sidewalk and reservation of parking stalls to facilitate window replacement project.	NW Corner of San Carlos & 8th	3/6/2025	Approved
250054	Temp Ench	3/5/2025	Full replacement of sewer line to main.	SW Corner of Vista & San Carlos	3/6/2025	In Review
250053	Temp Ench	3/4/2025	Closure of sidewalk and parking stalls to facilitate display case replacement.	NE Corner of Ocean & Dolores	3/5/2025	Issued
250052	Temp Ench	3/3/2025	Replace sewer lateral using pipe bursting.	24728 San Carlos St	3/4/2025	Issued
250051	Temp Ench	3/3/2025	PG&E to trench and backfill a 5'x5' bellhole, 4'x4' bellhole, and 14' trench to abandon existing gas service and install new gas service. PM#s 35613986 & 35616098.	Scenic 3 SW of Ocean		In Review
250050	Temp Ench	3/3/2025	PG&E to trench and backfill a 5'x5' bellhole to abandon existing gas service. PM# 35614212.	Casanova 4 SW of 4th	3/4/2025	Issued

Total Records: 23

4/1/2025



# Tree Permit Report

03/01/2025 - 03/31/2025

Permit #	Permit Date	Permit Type	Location of Property	Description	Status	Approved Date
25073	3/1/2025	1. Tree Evaluation	Front, Southeast corner	Oak tree	Approved	3/13/2025
25074	3/3/2025	2. Tree Removal/Pruning	25987 Mission St	PRUNING: Remove large limb on oak tree touching cottage	In Review	
25075	3/3/2025	2. Tree Removal/Pruning	25981 Ridgewood Rd, Carmel	Tree Trimming	Approved	3/6/2025
25076	3/4/2025	2. Tree Removal/Pruning	Left Side of the Property	Dead Oak Removal	Approved	3/21/2025
25077	3/5/2025	1. Tree Evaluation	back yard	Emergency Tree Branch Removal	Approved	3/21/2025
25078	3/6/2025	2. Tree Removal/Pruning	3 Trail View (SE of Flanders Way)	2 Large Oaks, 2 Medium to Small Oaks (1 wind damaged, 3 close to house wildfire risk) REMOVAL: 1 Large Oak (through deck)	Approved	3/10/2025
25079	3/10/2025	2. Tree Removal/Pruning	Dolores 3 SW of 13th	Tree removal	In Review	
25080	3/10/2025	2. Tree Removal/Pruning	Torres 3 NE of 8th	Oak oak tree, Approximately 16" diameter, 20+ ft tall	In Review	
25081	3/10/2025	1. Tree Evaluation	Oak Knoll Way 4 SE of Forest Rd.	See details attached	In Review	
25082	3/11/2025	1. Tree Evaluation	Monte Verde 4 NE of 3rd	Inspection for tree going over house	In Review	
25083	3/11/2025	2. Tree Removal/Pruning	SE Corner of Lincoln and 13th	1 pine tree, 40 foot tall	Approved	3/11/2025
25084	3/12/2025	2. Tree Removal/Pruning	Perry Newberry Way 3 NW of 6th	1 40' Acacia Tree on NE Corner of lot; seeking permit to remove tree entirely	Approved	3/13/2025
25085	3/13/2025	2. Tree Removal/Pruning	Carmelo 4 SW of 2nd	Oak tree	Approved	3/14/2025

25086	3/14/2025	1. Tree Evaluation	SW Corner of Dolores & 9th	EVALUATION: See attached	In Review	
25087	3/18/2025	2. Tree Removal/Pruning	2601 Fraser Way	REMOVAL: 1 Coast Live Oak 30"	Approved	3/18/2025
25088	3/18/2025	2. Tree Removal/Pruning	Carmelo 2 SW of 13th	Tree is hazardous because it is leaning towards the properties. Last night a branch fail & cause the power out. (wire damage) 911 was called.	In Review	
25089	3/19/2025	1. Tree Evaluation	Torres 4 NE of 6th	One (probably 60 foot tall) Monterey pine	Approved	3/25/2025
25090	3/19/2025	2. Tree Removal/Pruning	Santa Lucia 2 NW of Rio	Tree Removal	In Review	
25091	3/19/2025	1. Tree Evaluation	Lincoln 4 NE of Santa Lucia	Remove one tree and evaluate the other for removal	In Review	
25092	3/21/2025	1. Tree Evaluation	SE Corner of 3rd Ave and Lobos St.	Combination of private tree removal (1) and city tree removal (4). 5 Monterey Pines approximately 50 to 100 ft tall.	Approved	3/26/2025
25093	3/21/2025	2. Tree Removal/Pruning	back yard	Emergency Tree Branch Removal	Approved	3/25/2025
25094	3/25/2025	2. Tree Removal/Pruning	Torres 4 NE of 6th	One (probably 60 foot tall) Monterey pine	In Review	
25095	3/26/2025	2. Tree Removal/Pruning	Dolores Street, 2 SE of 9th	Oak Tree Pruning	In Review	
25096	3/26/2025	2. Tree Removal/Pruning	SE Corner of 3rd Ave and Lobos St.	Combination of private tree removal (1) and city tree removal (4). 5 Monterey Pines approximately 50 to 100 ft tall.	In Review	
25097	3/27/2025	1. Tree Evaluation	Casanova 3SW of 10th Ave	Tree evaluation for removal	In Review	

25098	3/27/2025	2. Tree Removal/Pruning	Santa Fe 3 NE of 5th, Santa Fe 2 NE of 5th	PRUNING: 1 Multi Oak on private property, one multi oak & 1 pine on City property	In Review	
25099	3/27/2025	1. Tree Evaluation	Monte Verde 5SW of 5th, Carmel By The Sea	Remove one eucalyptus tree on the left in the backyard	In Review	
25100	3/28/2025	1. Tree Evaluation	25955 Junipero Ave.	1 (one) approximately 100' Monterey pine on private property	In Review	
25101	3/31/2025	2. Tree Removal/Pruning	Lobos 2 SE of 3rd-Rear southeast corner of property along fence line.	Tree removal - tree diseased with Rust - danger of falling on adjacent homes.	In Review	
25102	3/31/2025	1. Tree Evaluation	South side of property against home	Evaluate monterey pine growing into home and roof, with leaning and weak spot	In Review	
25103	3/31/2025	2. Tree Removal/Pruning	Monte Verde 3 SW of 2nd	1- pine approx 80' Height 18" BH, 1 Cypress 10" BH growing next to Redwood	In Review	

Total Records: 31

4/1/2025