



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

## Community Planning and Building Department

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

### APRIL 2025 – DEPARTMENT ACTIVITY REPORT

#### I. PLANNING PERMIT APPLICATIONS:

In April 2025, **28** planning permit applications were received.

#### II. BUSINESS LICENSE APPLICATIONS:

In April 2025, **0** business license applications were received.

#### III. BUILDING PERMIT APPLICATIONS:

In April 2025, **53** building permit applications were received.

#### IV. CODE COMPLIANCE CASES:

In April 2025, **29** new code compliance cases were created.

#### V. TRANSIENT RENTAL COMPLIANCE CASES:

In April 2025, **1** new transient rental compliance case was created.

#### VI. ENCROACHMENT PERMIT APPLICATIONS:

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

#### VII. TREE PERMIT APPLICATIONS:

In April 2025, **21** tree permit applications were received.

## VIII. YEAR-TO-DATE TRENDS

Table 1 includes the following April 2025 totals:

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

April 2025 totals are provided alongside April 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	126	26	207	61	11	79	125
2025 YTD Totals	126	14	189	74	7	101	124
YTD % Difference	+0.00%	- 46.15%	-8.69%	+21.31%	-36.36%	+27.85%	-0.8%



# Planning Permit Report

04/01/2025 - 04/30/2025

Permit #	Permit Type	Permit Identifier	Track	Project Description	Address/Location	Date Received	Date Approved	Status
25126	Design Study	DS 25126 (Chroman)	Streamlined	Replacement of an existing retaining wall located on an extremely steep slope in close proximity to the house. This project requests the replacement wall under the active failure option and as such the urgency for the new wall construction requests a Streamline Design Study. The existing wall in an "I Beam" style with RXR tie insets at a questionable depth. The new concrete retaining wall utilizes pier construction. This submittal includes a Letter of Urgency from the Structural Engineer and all Layout and Details Plans.	Mission 2 NW of 2nd			Pending Assignment
25125	Sign	SI 25125 (Fuse)		Exterior blade sign for business (see proposed signage package for further information)	NWC 8th & Mission			Pending Assignment
25124	Banners	BA 25124 (PacRep - Annie)		Installation of 5 double-sided banner poles for 51 days from Aug 1, 2025 - Sept 22, 2025 for the Addams Family & Outdoor Forest Theater.	Ocean from Junipero to Monte Verde	4/28/2025	4/29/2025	Approved
25123	Design Study	DS 25123 (Landi)	One	Revision to approved landscape plan. See attached for list of revisions.	Camino Real 4 SE of Ocean	4/30/2025		Pending Assignment
25122	Design Study	DS 25122 (Lewis & McClellan Trust)	One	Minor Track 1 Design Study project for the conversion of an existing attached garage to a Junior Accessory Dwelling Unit, addition of 49 SF, and associated bathroom, laundry, and interior finish wood. New wood windows and doors, match existing finish materials and colors.	San Carlos Street 3 SW of Vista	4/28/2025		Pending Assignment
25121	Design Review	DR 25121 (Wells Fargo Bank)		Paver stone installation	SW Corner of Lincoln and Ocean			Closed
25120	Historic Evaluation	HE 25120 (Profeta)		Historical building determination and structural water damage repairs	Junipero 2 NW of 6th	4/28/2025		In Review
25119	Design Review	DR 25119 (PRG Carmel LLC)	One	Re-submitting full exterior plan after splitting plans for model room windows/ doors	NWC San Carlos & 4th			Pending Assignment
25118	Design Study	DS 25118 (Bufkin)	One	Replace existing asphalt driveway that was deteriorating with pavers on exact footprint as the driveway that was there when we bought our home ten years ago. The prior driveway was a hazard as we have had multiple people fall due to the condition and slope.	25995 Junipero Ave	4/24/2025		Pending Assignment
25117	Design Study	DS 25117 (Paboojian)		1. Review site Coverage changes (Per City letter dated Feb 28, 2025) 2. Review Lighting changes 4. Review Mechanical area reclassification 5. Review Landscape Plan changes	Scenic 3 SW of Ocean	4/28/2025		In Review

25116	Historic Evaluation	HE 25116 (ACMM Carmel, LLC)		Historic Evaluation	Torres 3 NE of 2nd	4/24/2025		In Review
25115	Appeal	APP 25115 (Esperanza Carmel Commercial - JB Pastor Building)		Appeal approval of DR 23-140, LM 20-394, and UP 21-113, and finding that Project is categorically exempt	Dolores 2 SE of 7th	4/23/2025		In Review
25114	Historic Evaluation	HE 25114 (Berner)		Historical Evaluation	SWC San Carlos & Vista	4/23/2025		In Review
25113	Design Review	DR 25113 (The Corner Market)	One	RENOVATION OF THE FORMER +/-4,952 S.F. FORGE IN THE FOREST RESTAURANT INCLUDING EXTERIOR UPPER PATIO AND LOWER COURTYARD IMPROVEMENTS, LIMITED EXTERIOR FACADE MODIFICATIONS, AND COMPREHENSIVE INTERIOR DEMOLITION TO ACCOMMODATE THE NEW CORNER MARKET. NO WORK TO OCCUR ON THE SECOND FLOOR (O NO WORK TO OCCUR ON THE SECOND FLOOR (OTHER EXISTING COMMERCIAL TENANT / APARTMENT TO REMAIN AS-IS). EXTERIOR IMPROVEMENTS INCLUDE NEW UPPER PATIO GRADING AND PAVERS FOR ACCESSIBILITY COMPLIANCE, NEW BUILT-IN AND MOVEABLE SEATING, NEW RETAINING WALL, SCREEN FENCE, AND PERGOLAS. INTERIOR IMPROVEMENTS INCLUDE NEW UPPER AND LOWER DINING AREAS, KITCHEN, SERVICE BAR, DNNING ROOM 2, ACCESSIBLE BATHROOMS, AND OTHER RESTAURANT SUPPORT AREAS. THE RESTAURANT RENOVATION PROJECT INCLUDES AN APPLICATION FOR UNREASONABLE HARDSHIP EXEMPTION FOR ACCESSIBIITY UPGRADES BEYOND 20% OF THE TOTAL CONSTRUCTION COST.	SWC Junipero & 5th			Pending Assignment
25112	Design Review	DR 25112 (Clark-Fairley)	One	Install 3 inch storm drain from flat roof drain 40 feet along side of building just below (existing conduit electrical pipe) and connect to existing down spout pipe	San Carlos 3 NW of 7th			Pending Assignment
25111	Sign	SI 25111 (Perfectly Pressed)		Wood carved with white color and black font on both sides	Carmel Plaza, Suite 119	4/24/2025		In Review
25110	Bench Dedication	BD 25110 (Livingston)		Like for like replacement of existing eastern-most bench near flagpole area	Devendorf Park	4/17/2025	4/21/2025	Approved
25109	Bench Dedication	BD 25109 (Reimers)		Like for like replacement of existing western-most bench near the flagpole area	Devendorf Park	4/17/2025	4/21/2025	Approved
25108	Design Study	DS 25108 (Schneider)	Streamlined	Rev to DS 24074 (Schneider) - Streamline design study for driveway gates to match grapestake fence	SW Corner of Mission and 12th Avenue	4/25/2025		In Review

25107	Design Study	DS 25107 (Dougherty)	One	INSTALL NATIVE PLANTING TO ENHANCE LOCAL ECOSYSTEM AND AESTHETICS WHILE PROVIDING SAFETY WITH REPAIR OF THE EXISTING PAVING. INSTALL GAS LINE & TRENCH FOR FIREPIT. INSTALL DRAINAGE SYSTEM. REPLACE FENCE & GATE AND INSTALL ARBOR.	Vizcaino Ave & Mountain View Ave	4/16/2025		In Review
25106	Historic Evaluation	HE 25106 (Goodhue)		Change large pane glass windows to accordion/bifold windows	Mission 2 SW of Ocean			Pending Assignment
25105	Design Study	DS 25105 (Montgomery)	One	ASSOCIATED PERMITS: LD 23-314 & DS 21-227. Revised hardscape installation. See attached email thread from Evan Kort.	9th Avenue 2 NE of Lincoln Street			Pending Assignment
25104	Historic Evaluation	HE 25104 (Gallacher)		HISTORIC EVAL - INITIAL.	Monte Verde St 5 SW of 5th Ave	4/9/2025		In Review
25103	Design Study	DS 25103 (Del Mar Carmel, LLC)	One	Site Improvements to single family residence including planting, paving, site walls, pool renovation and replacement of driveway gate and pedestrian gate. Replace garage doors and windows, exterior finishes and adjacent gate. Addition of ridge skylight in the garage and new roof over attached pool equipment room. Propose new construction of detached 408 s.f. ADU with new paving, planters and gate for ADU access.	Scenic Road 4 SE 8th Avenue	4/9/2025		In Review
25102	Design Study	DS 25102 (The Perfect Getaway, LLC)	One	Installation of new stand by generator. Re-build existing Carmel stone wall and new wood gate.	Monte Verde and 6th Ave	4/3/2025		In Review
25101	Sign	SI 25101 (Viva Carmel)		Installation of new outdoor sign	SWC Dolores & 6th	4/23/2025		In Review
25100	Design Study	DS 25100 (Civgin)	Streamlined	DS 25100 (Civgin) authorizes the approval of Design Study DS 25100 (Civgin) for a project to replace (3)- Doors and (9)-Windows "like for like" with no structural changes and colors to match existing located at Carmelo St. 2-SE of 10th Ave. in the R-1 District and, APN: 010275017000 as depicted in the plans stamped approved by Community Planning and Building Department on 04/15/2025 unless modified by the conditions of approval contained herein	Carmelo St. 2-SE of 10th Ave.	4/1/2025	4/15/2025	Approved
25099	Design Review	DR 25099 (La Playa Carmel Hotel, LLC)	Streamlined	REPAIR/REPLACE DECORATIVE GUARD RAIL LIKE FOR LIKE.	SW Corner of Camino Real & 8th	4/1/2025		In Review

Total Records: 28

5/1/2025



# Building Permit Report

04/01/2025 - 04/30/2025

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
250189	4/29/2025		1.REFURBISH AND EXISTING WOOD BALCONY AND STAIRS WITH MATERIALS TO MATCH EXISTING. NO INCREASE ON COVERAGE AND DETAILS TO REMAIN THE SAME. MATERIALS 2.REPLACE TWO EXISTING ALUMINUM GLASS SLIDING DOORS WITH NEW ALUMINUM GLASS SLIDING DOORS TO MATCH EXISTING. 3.PAINT REFURBISH WOOD BALCONY AND STAIRS. 4.REPLACE ANY STRUCTURAL SUPPORT OR HARDWARE AS NEEDED.	24,000	Building	Torres 4 NE of 5th Ave. Carmel-By-the-Sea, CA 93921
250188	4/29/2025	4/29/2025	Remove existing roof and install new standing seam metal roof in color "Pre-Weathered Galvalume" and gutters to match. Roof assembly to meet class "A" fire retardant requirements.	70,000	Roofing	NE Corner of Dolores & 2nd
250187			Revised landscape plan to reduce plants quantity	0	BP Revision	Monte Verde 3 NW of 11th Carmel-By-The-Sea CA 93921
250186	4/28/2025	4/29/2025	Installation of seven foundation vents around existing residence. Vents to be 16"x6".	2,000	Building	Monte Verde 2 NW of 11th
250185	4/28/2025	4/28/2025	Remove old electrical panel that is no longer in service.	1,900	Electrical	SE Corner of Dolores & 8th
250184	4/28/2025		Repair/replace existing balcony on 7th Ave element and paint existing tower to match existing. Installation of ADA push plate at interior courtyard door.	115,286	Building	NE Corner of Lincoln & 7th

250183	4/28/2025	4/29/2025	Remove old, existing tile at front entry, side walkway behind gate, side porch area, and rear landing and steps. Replace with new tile. No change in layout or quantity.	0	Exempt Work	8th 3 SE of Monte Verde
250182	4/25/2025		Remove existing courtyard pavers and install new pavers.	20,296	Building	SW Corner of Lincoln & Ocean
250181	4/25/2025	4/25/2025	REDUCT 13 REGISTERS	15,979	Mechanical	SAN ANTONIO 2 SE OF 4TH
250180	4/25/2025		Tenant improvements to existing interior community services spaces.	65,000	Building	SE Corner of Dolores & 8th
250179	4/25/2025		Remove existing comp shingles roof and install new 50-year CertainTeed shingles in color "Weathered Wood".	20,000	Roofing	Santa Rita 3 SW of 3rd
250178	4/25/2025	4/25/2025	Replace furnace in-kind, like-for-like.	9,458	Mechanical	Pine Ridge 2 SE of Forest
250177	4/25/2025	4/25/2025	REDUCT 10 REGISTERS AND ONE RETURN	6,532	Mechanical	Monte Verde 3 SW of 9th
250176	4/24/2025		Paint exterior house and trim, power wash roof and both patios. Interior wall paint, paint kitchen cabinets, replace kitchen appliances, replace kitchen cabinet hardware, replace kitchen countertops and bathroom countertops, removal wall paper in bathrooms and paint, and remove cabinetry in kitchen entryway, replace tile at entry.	7,000	Exempt Work	13th 2 NE of Mission
250175	4/24/2025	4/24/2025	Undergrounding of electrical service with PG&E.	20,000	Electrical	Mission 3 NW of Santa Lucia
250174	4/24/2025		Addition of a fenced-in driveway with tire tracks and bib to the southeast corner of the lot. Construct supported area for level parking. Construct drainage swale in the right of way per approved encroachment permit PERM EN 23-242.	49,000	Building	Camino Real 3 NW of 8th
250173	4/23/2025		Restoration and repair of building structure suffering water damage. Relocate interior walls and add 75sf net for a primary bathroom and dressing area.	550,000	Building	NE Corner of Camino Real & 12th

250172	4/23/2025		Construction of new detached single car garage in conjunction with BP 250157 for a new SFR.	50,000	Building	Santa Rita 5 SW of 3rd
250171	4/23/2025		Remove tile and decking to find total scope of work.	2,000	Demolition	San Carlos 2 SW of 11th
250170	4/23/2025		Install backwater valve in back patio.	1,400	Plumbing	Ocean 2 NE of Santa rita
250169	4/23/2025	4/23/2025	Re-roof Tar & gravel roof with another Tar & gravel roof, install new roof penetration flashing/gravel stop metal with new copper.  CONDITION: Copper shall not be used in water conveying features such as gutters or downspouts.	51,594	Roofing	San Antonio 2 NW 4th
250168	4/23/2025	4/24/2025	Addition of stone veneer to garage & kitchen bay window	9,200	Building	Lopez 8 SE of 2nd
250167	4/21/2025	4/21/2025	Remove existing wood shake and install new DaVinci multi-width shake in color "Tahoe"	57,000	Roofing	Carmelo 2 SW of Ocean
250166	4/17/2025		Structural repair to foundation under north wall of building that has settled.	200,000	Building	Dolores 3 NW of 6th
250165	4/16/2025		Installation of 3" ABS pipe from roof drain to sidewalk/street. Approximately 38' in total length.	5,000	Plumbing	San Carlos 3 NW of 7th
250164	4/16/2025	4/16/2025	Remove existing cedar shakes and replace with new Brava Simulated Shake in color "Weathered Wood". reuse existing copper flashings. CONDITION: Copper is not an authorized material for gutters or downspouts.	100,000	Building	San Carlos 5 SW of 8th

250163	4/16/2025	4/16/2025	Replacement of exterior cedar wall shingles. Damaged shingles to be replaced with the same type and grade, medium #1 Wester Red Cedar. Repair/replace any building wrap, replace any fascia related to shingle repair locations if necessary. Existing shingles that do not require replacement will be cleaned and washed.	192,050	Building	Palou 6 NW of 4th
250162	4/15/2025		Installation of residential roof mount grid-ties photovoltaic system (3.32kw). Installation of 9.7kWh/5kW battery energy storage system	43,898	Electrical	Torres 5 SW of Mountain View
250161	4/15/2025	4/15/2025	Installation of 26 lnft of cabinets, 276.5sf of hardwood flooring, 54sf of sheetrock. Reinstall appliances and paint as necessary.	0	Exempt Work	Casanova 2 SE of 8th
250160	4/14/2025		Main bathroom remodel	50,000	Building	Carpenter 2 NW of 4th
250159	4/14/2025	4/17/2025	Remove & replace (e) cabinets, countertops, appliances & plumbing fixtures at kitchen and bathrooms. Remove and replace tile and enclosures at two showers.	65,000	Building	SE Corner of Guadalupe & 5th
250158	4/14/2025	4/14/2025	Replace broken section of water pipe with brass and copper fittings including a ball and gate valve.	150	Plumbing	Lobos 5 NE of 2nd
250157	4/11/2025		DEMOLISH EXISTING ONE STORY HOUSE AND CARPORT. BUILD NEW HOUSE WITH TWO STORY PORTION AT REAR INCLUDING SECOND STORY DECK.	700,000	Building	Santa Rita 5 SW of 3rd
250156	4/11/2025	4/11/2025	Re-roof: Remove the existing shake roofing materials and replace with Class A, CertainTeed brand roofing materials. Color: Autumn Blend.  CONDITION: NO COPPER GUTTERS ARE ALLOWED TO BE INSTALLED.	105,920	Roofing	Camino Real 2 SE of 4th

250155			Re-roof old comp roof with new Owens Corning Duration Shingle & Gray PVC Membrane	107,558	Roofing	SW Corner Lincoln Street & 6th Street
250154	4/10/2025	4/10/2025	Re-roof: Remove the existing shake roofing materials and replace with Class A, CeDUR, synthetic shake roofing materials in color "Walden".	99,960	Roofing	NE Corner of Monte Verde & Santa Lucia
250153	4/10/2025	4/10/2025	Remove existing wood shake roof and replace with new Sheffield .040 aluminum stand seam roof in color Bronze.	118,740	Roofing	Santa Lucia 2 NE of Scenic
250152	4/9/2025	4/9/2025	Removal flat roof covering to determine extent of water damage, minor dry rot repair and flashing installation.	3,800	Demolition	Dolores 2 NW of 6th
250151	4/9/2025		Install new gas line and quick disconnects.	2,700	Plumbing	SW Corner of Mountain View & Vizcaino
250150	4/9/2025	4/21/2025	Add (2) Skylights in Roof over Living Room.	8,000	Building	Lincoln 3 SW of 12th
250149	4/8/2025	4/8/2025	Install new 200 amp service on side of house.	5,500	Electrical	Lincoln 2 SE of 12th
250148	4/8/2025	4/8/2025	Removal of existing cabinets and countertops, existing hardwood floor, tiling, and old appliances. Installation of new hardwood floor, new cabinets and bathroom vanities and new countertops.	0	Exempt Work	Lincoln 5 NE of 13th
250147	4/7/2025	4/7/2025	Remove and replace entire fence around house. Replace with 4' fence around entire fence line. Fence pickets will be Redwood. Fence stakes to be spaced 2 1/2" apart.	0	Exempt Work	SE Corner of Flanders & Acacia
250146	4/4/2025	4/8/2025	Front door of "Viva Carmel" to be painted Thai Teal; current color is Red.	0	Exempt Work	NW Corner of Ocean & Dolores / SW Corner of 6th & Dolores
250145	4/7/2025	4/23/2025	Installation of new energy storage system.	1,500	Electrical	San Carlos 5 NE of Santa Lucia

250144	4/4/2025	4/4/2025	Remove existing wood shingle roof and install new 50 year Presidential TL composition shingle in color "Aged Bark".  CONDITION: Copper gutters are not authorized to be installed.	52,244	Building	NW Corner of Monte Verde & 4th
250143	4/4/2025		(2) tesla PW3 11.5kW/ 26.4 Kwh, New 200A Back Up Switch	38,690	Electrical	SE Corner of San Antonio and 9th
250142	4/2/2025	4/2/2025	Replace existing gas water heater with new gas water heater.	3,000	Plumbing	NE Corner of Vizcaino and Flanders
250141	4/2/2025	4/2/2025	Tear off existing shake roof and replace with new wood shake roof, class "A" system.  CONDITION: Copper gutters are not authorized to be installed.	72,000	Roofing	Dolores 3 SW of 13th
250140	4/1/2025		New (2) ESS 11.5 kW/ 26.4 kWh, (N) 200A Gateway	40,290	Electrical	Casanova 5 SE of 12th
250139	3/31/2025	4/1/2025	Remove composition shingles, install CertainTeed Landmark TL shingles in color "Country Gray".	12,000	Roofing	Camino Real 2 NE of 9th
250138	3/31/2025		Replace existing rotted fascia boards around the perimeter of building #4 with new fascia boards. Replace the existing overhang of roof material with new Bel Air concrete roof tile to match previously replaced sections.	70,000	Roofing	Carmel Plaza, Building #4
250137	4/1/2025		3-Doors and 9-Windows to be replaced "like for like"	18,000	Building	Carmelo St. 2-SE of 10th Ave.

Total Records: 53

5/1/2025



# Code Compliance Report

04/01/2025 - 04/30/2025

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
25102	4/30/2025	Open	5th 2 SE of Dolores	Sewage leaking into foot traffic area in driveway (facing Dolores Street) between the Post Office entrance and "Ami Carmel" business.	4/28/2025	
25101	4/28/2025	Open	5th 2 SE of Dolores	Sewage leaking into foot traffic area in driveway (facing Dolores Street) between the Post Office entrance and "Ami Carmel" business.	4/28/2025	
25100	4/25/2025	Open	Lincoln 4 SE of 12th	Building deck without a permit.	4/21/2025	
25099	4/25/2025	Open	NWC of Santa Rita & Ocean	Unpermitted installation of flagstones in the public right-of-way.	4/21/2025	
25098	4/21/2025	Open	SW Corner of Lincoln & Ocean	Removal of stone pavers in courtyard without a permit.	4/21/2025	
25097	4/18/2025	Open	8th 3 SE of Monte Verde	Removing site coverage without a permit.	4/18/2025	
25096	4/10/2025	Closed	Mission 4 NE of Santa Lucia	Possible unpermitted construction	4/10/2025	4/10/2025
25095	4/16/2025	Open	Lobos 5 NW of 2nd	Driveway paving: possibly beyond plans approved by Planning Division.	4/10/2025	
25094	4/9/2025	Closed	Forest 3 SW of 7th	Transient Rental	4/9/2025	4/15/2025
25093	4/9/2025	Closed	8th SE of Lincoln	Placing handbills on vehicles	4/9/2025	4/9/2025
25092	4/14/2025	Open	San Carlos 2 SW of 11th	Issued a Stop Work Order for significant structural remodel construction/demolition at SW corner of house/garage/deck that would require Building & Planning Dpt. approvals and permits. Instructed to obtain proper building permits and planning authorization prior to recommencing work. Will need a plan that accurately captures all existing & proposed work.	4/14/2025	
25091	4/14/2025	Closed		VOID - duplicate of Case 25092	4/14/2025	4/14/2025
25090	4/7/2025	Closed	7th NE of Dolores	Trash in sidewalk	4/7/2025	4/7/2025

25089	4/10/2025	Open	NW Corner of Lincoln & 7th	Odor coming from drainage spout on the backside (Monte Verde Street side) of the building.	4/8/2025	
25088	4/9/2025	Open	Casanova 5 NE of Ocean	Possible rodent infestation	4/9/2025	
25087	4/9/2025	Closed	San Carlos 2 SW of 7th	Loud music that can be heard from the sidewalk.	4/9/2025	4/9/2025
25086	4/4/2025	Open	SW corner of Camino Real and 9th	Prohibited groundcover in public right-of-way	4/4/2025	
25085	4/4/2025	Open	Camino Real 2 SW of 9th	Prohibited groundcover in public right-of-way	4/4/2025	
25084	4/4/2025	Open	Camino Real 3 SW of 9th	Prohibited groundcover in public right-of-way	4/4/2025	
25083	4/4/2025	Open	Camino Real 3 NW of 10th	Prohibited groundcover in public right-of-way	3/31/2025	
25082	4/4/2025	Open	Camino Real 2 NW of 10th	Prohibited groundcover in public right-of-way	3/31/2025	
25081	4/3/2025	Closed	Camino Real 2 NE of 9th	Portable toilet not screened from view	4/3/2025	4/4/2025
25080	4/2/2025	Closed	Ocean SE of Casanova	Water runoff from sidewalk cleaning	4/2/2025	4/3/2025
25077	4/9/2025	Closed	NE Corner of San Carlos & 8th	Possible window installation without permits.	3/3/2025	
25076	4/9/2025	Open	Lobos 5 NE of 2nd	Construction without a permit	4/8/2025	
25075	4/4/2025	Open	Camino Real 4 NW of 10th	Prohibited groundcover in public right-of-way	4/4/2025	
25072	4/8/2025	Closed	Monte Verde SW of Ocean	Parking space blocked for photography	3/20/2025	3/20/2025
25070	4/5/2025	Closed	Santa Rita 2 SE of 5th	Potential rodent harborage from vegetation	4/4/2025	4/14/2025
25069	4/5/2025	Closed	Mission 3 NE of 8th	Potentially unpermitted tree work on private property.	3/21/2025	4/5/2025
25068	4/4/2025	Closed	Dolores 4 SE of 2nd	Potentially excessive noise from construction activities.	4/4/2025	4/9/2025

Total Records: ~~30~~-29 (one voided)

5/1/2025



# Transient Rental Report

01/01/2025 - 04/30/2025

Case #	Street	Status	Date Received	Last Status Date	Date Closed
25094	Forest	Closed	4/9/2025	4/15/2025	4/15/2025
25067	Junipero	Closed	3/28/2025	4/9/2025	4/9/2025
25065	Torres	STR verified	3/26/2025	4/25/2025	
25063	Torres	Closed	3/24/2025	4/7/2025	4/7/2025
25016	Casanova	Closed	1/21/2025	3/3/2025	3/3/2025
25014	Lobos	Closed	1/16/2025	2/17/2025	2/17/2025
25006	San Antonio	Closed	1/6/2025	4/11/2025	4/11/2025

Total Records: 7

5/7/2025



# Encroachment Permit Report

04/01/2025 - 04/30/2025

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
250101	Driveway	4/30/2025	Remove existing driveway/parking lot area and repave to repair.	NE Corner of Dolores & 8th		In Review
250100	Temp Ench	4/30/2025	PG&E to trench and and backfill. Install new padmount transformer, replace poles, extend overhead primary, replace overhead service and install new underground service.	NE Corner of Torres & 4th		In Review
250099	Temp Ench	4/30/2025	Install scaffolding in front of Heid's Shoes & Tommy Bahama to change upstairs windows. Install scaffolding to match on the 6th Ave side. Install tile mural, stucco patch & paint.	Ocean 2 NW of Mission	5/1/2025	Issued
250098	Temp Ench	4/30/2025	PG&E to trench a 5'x5' bellhole and abandon gas service. PM# 35624488	Carmelo 2 NW of 12th	4/30/2025	Issued
250097	Temp Ench	4/29/2025	PG&E to extend overhead primary, replace overhead service, replace overhead transformer, install overhead transformer, replace poles, and install overhead service.	Mission 3 NE of 8th	4/30/2025	Issued
250096	Temp Ench	4/29/2025	Applicant to trench, backfill and install electric substructures. PG&E to install underground service. PM# 35597886	Scenic 3 NE of 13th	4/29/2025	Issued
250095	Temp Ench	4/29/2025	Authorizing encroaching installation for previously approved asphalt driveway installation.	Santa Rita 2 NW of 4th	4/29/2025	Issued
250094	Temp Ench	4/28/2025	Replace sewer lateral using pipe bursting.	Lopez 8 NE of 4th	4/28/2025	Issued
250093	Temp Ench	4/25/2025	Dig up sewer line at main cap SDR17 line off. Trench from cut off point down driveway to JADU location and plumb new sewer line. Install 2 way clean-out and check valve in G5 boxes and G5 drain box. Line to be 4" get inspected, Backfill asphalt road.	Guadalupe 3 NW of 7th		
250092	Driveway	4/25/2025	Remove and replace asphalt driveway approach, 14' wide and 8' deep.	NW Corner of Santa Rita & 3rd	4/30/2025	Issued

250091	Temp Ench	4/24/2025	PG&E to trench and backfill a 4'x4' bellhole and a 31' trench in franchise. PG&E to install new gas service. PM# 35454318.	Dolores 3 NW of 13th	4/28/2025	In Review
250090	Temp Ench	4/24/2025	NEED TO USE MAN LIFT IN THE STREET	MONTE VERDE AND 5TH		
250089	Driveway	4/23/2025	Remove existing asphalt and railroad tie curb. Install new timber or railroad tie curb to match existing, new asphalt approach to match width of existing driveway.	8th 3 SE of Monte Verde	5/1/2025	Issued
250088	Temp Ench	4/23/2025	Placement of debris dumpster in street parking area in front of project. Partial closure of sidewalk to accommodate for concrete pour.	San Carlos 2 NW of 8th	4/24/2025	Issued
250087	Temp Ench	4/16/2025	PG&E to trench and backfill a 5'x5' bellhole to abandon existing gas service. PM# 35624484	Santa Fe 3 NW of 6th	4/16/2025	Issued
250086	Temp Ench	4/16/2025	PG&E to trench and backfill a 5'x5' bellhole to abandon existing gas service. PM# 35624719	Carmelo 4 SE of 4th	4/16/2025	Issued
250085	Temp Ench	4/11/2025	Placement of a dumpster in parking strip.	Santa Fe 6 SW of Ocean	4/14/2025	Issued
250084	Temp Ench	4/11/2025	R&R 25' OF SEWER LINE 11' DEEP IN THE STREET	GUADAUPE 3 SW OF 2ND	4/14/2025	Closed
250083	Temp Ench	4/10/2025	4'x3' & 7'x10' asphalt patch for CalAm job #0888.	Carmelo 2 NW of 12th	4/10/2025	Issued
250082	Temp Ench	4/10/2025	Overlash approx. 1439 ft., access 27 existing poles. & 3 power supply cabinets. Revision for permit 250022	Various throughout City		In Review
250081	Temp Ench	4/9/2025	Remove and replace cristi box at the sidewalk and tie in to water. Repair the concrete at the garage door facing the sidewalk.	Mission 3 NE of 8th	4/10/2025	Issued
250080	Temp Ench	4/8/2025	PG&E to extend overhead primary, replace poles, install overhead transformers, remove overhead secondary, and replace overhead service. PM# 35611765	Santa Fe 4 NE of 8th		In Review
250079	Temp Ench	4/7/2025	Moving in furniture to home: beds, sofas, chairs, rugs	Scenic 1 NE of 10th	4/9/2025	In Review
250078	Temp Ench	4/7/2025	6'x20' asphalt restoration for CalAm Job # 1542.	San Antonio 4 SE of 9th	4/9/2025	Closed

250077	Temp Ench	4/3/2025	Emergency repair for broken sewer line. Replace sewer lateral from house to City main.	Scenic 3 SW of Ocean	4/9/2025	Issued
250076	Temp Ench	4/3/2025	Replace sewer lateral using pipe bursting.	Mission 5 NW of Santa Lucia	4/9/2025	Issued
250075	Driveway	4/2/2025	Addition of fenced-in driveway with tire tracks and bib to southeast corner of lot. Construct drainage swale in city right-of-way per approved PERM EN 23-242.	Camino Real 3 NW of 8th		In Review
250074	Temp Ench	4/1/2025	Replace sewer lateral using pipe bursting.	Lincoln 3 NE of 13th	4/1/2025	Issued
250073	Temp Ench	4/1/2025	Applicant to trench, backfill, and install electric substructures. PG&E to trench and backfill for box replacements. PG&E to replace poles, transformers, secondary & service. Tree trimming and road closure required. PM# 35457296	SE Corner of San Carlos & 1st	4/15/2025	In Review

Total Records: 29

5/1/2025



# Tree Permit Report

04/01/2025 - 04/30/2025

Permit #	Permit Date	Permit Type	Location of Property	Description	Status	Approved Date
25104	4/1/2025	2. Tree Removal/Pruning	Lobos 4 SW of 3rd	One (1) tall pine	Approved	4/1/2025
25105	4/1/2025	2. Tree Removal/Pruning	Carpenter 3 NW of 4th	PRUNING: 3 Oaks, 2 over garage, 1 over house	Approved	4/2/2025
25106	4/1/2025	2. Tree Removal/Pruning	NW Corner of Lincoln and 9th	REMOVAL: 1- 24 inch DBH Acacia Tree	Approved	4/11/2025
25107	4/2/2025	2. Tree Removal/Pruning	SW Corner of Dolores & 9th	See attached	In Review	
25108	4/7/2025	2. Tree Removal/Pruning	Junipero 2 SE of 5th	REMOVAL: 1 Monterey pine tree 32" DBH	Approved	
25109	4/7/2025	2. Tree Removal/Pruning	Camino Real 2 NE of 11th	Need to remove dead oak tree on property	In Review	
25110	4/7/2025	1. Tree Evaluation	Lopez 6 NE of 4th	EVALUATION: 1 Oak	In Review	
25111	4/7/2025	2. Tree Removal/Pruning	San Carlos 4 NE of 2nd	Pine, a little thicker at base than a telephone pole + twice as tall. It's near a telephone/power pole between two driveways. It is dead, thin w/not many branches only on top	Approved	4/8/2025
25112	4/8/2025	2. Tree Removal/Pruning	Lincoln 4 NE of Santa Lucia	Remove one tree and evaluate the other for removal	Approved	4/8/2025
25113	4/8/2025	2. Tree Removal/Pruning	San Carlos 3 SW of 9th	Pine Tree	Approved	4/11/2025
25114	4/8/2025	2. Tree Removal/Pruning	Carpenter 2 SE of 2nd - Front of lot, small these South West corner	Removal of 2 dead live oak	In Review	
25115	4/9/2025	2. Tree Removal/Pruning	25955 Junipero Ave.	1 (one) approximately 100' Monterey pine on private property	Approved	4/11/2025
25116	4/10/2025	2. Tree Removal/Pruning	Mission 2 NW of Santa Lucia- South side of property against home	Monterey pine growing into home and roof, with leaning and weak spot	Approved	4/10/2025
25117	4/11/2025	2. Tree Removal/Pruning	Santa Rita 4 SE of 4th	1 Oak Tree 9" at BH	In Review	
25118	4/11/2025	2. Tree Removal/Pruning	Monte Verde 4 NE of 3rd	Inspection for tree going over house	In Review	

25119	4/23/2025	3. Tree with Construction	Mission 3 NE of 10th	Removal of dead tree located in deck area of house being built	Approved	4/24/2025
25120	4/23/2025	2. Tree Removal/Pruning	SE Corner 10th and Torres	Nai - Remove Monterey Pines at SE Corner 10th and Torres	In Review	
25121	4/24/2025	2. Tree Removal/Pruning	Casanova 3SW of 10th Ave	Tree evaluation for removal	Approved	4/24/2025
25122	4/28/2025	Building	Front side	Tree removal	In Review	
25123	4/28/2025	2. Tree Removal/Pruning	Junipero 2 SE of 5th	REMOVAL: 1 Monterey pine tree 32" DBH	Approved	4/28/2025
25124	4/28/2025	1. Tree Evaluation	SW Corner of Guadalupe and Third Carmel CA	Get Home Insurance Non-Renewal Rescinded	In Review	

**Total Records: 21**

**5/1/2025**