

CITY OF CARMEL-BY-THE-SEA  
DEPARTMENT OF COMMUNITY PLANNING AND BUILDING  
FINDINGS FOR APPROVAL

DR 18-400 (Ipsen Trust)  
"Lincoln Lane"  
E/S Lincoln between 5<sup>th</sup> & 6<sup>th</sup> Avenues  
Block: 55; Lot(s): 10 & 12  
APN: 010-138-019

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**PROJECT DESCRIPTION**

Consideration of a Design Review (DR 18-400) for the demolition and reconstruction of an existing restaurant building and minor modifications to the courtyard located at Lincoln Lane in the Service Commercial (SC) Zoning District.

**FINDINGS OF FACT:**

1. The project site is located on the east side of Lincoln Street between 5<sup>th</sup> and 6<sup>th</sup> Avenues in the Service Commercial (SC) Zoning District. The lot is currently developed with two commercial buildings surrounding a courtyard. The existing building is approximately 6,587 square feet in size.
2. On November 14, 2018 a Design Review application was submitted and on January 7, 2019 revised project plans were reviewed for the demolition and reconstruction of the existing restaurant building including, but not limited to, a new gable roof on the west (front) elevation, a new roof screen for restaurant mechanical equipment, and minor modifications to the pergola and courtyard originally approved as part of DR 18-077.
3. Pursuant to CMC Section 17.14.010 (Purpose), the purpose of the Service Commercial (SC) Zoning District is to provide an appropriate location for services, offices, residential and limited retail activities that primarily serve local needs. Mixed uses of commercial and residential activities are appropriate throughout this district.
4. The project qualifies for a Class 3 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines. Class 3 exemptions include the construction of limited numbers of new structures including a restaurant not involving the use of significant amounts of hazardous substances and not exceeding 10,000 square feet in floor area in urbanized areas where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

**FINDINGS FOR DECISION:**

1. The project constitutes an improvement over existing site conditions pursuant to CMC 17.14.100 (Design Review and the Basic Review Standard).
2. The project conforms to applicable zoning standards including, floor area, height, and setbacks.

**FINDINGS FOR DESIGN REVIEW APPROVAL (CMC 17.58.060.B):**

1. The project, as conditioned, conforms to the applicable policies of the General Plan and the Local Coastal Program.
2. The project, as conditioned, complies with all applicable provisions of Title 17.
3. The project, as conditioned, is consistent with applicable Commercial Design Guidelines.