



# CITY OF CARMEL-BY-THE-SEA

## Monthly Report

March 2020

### Community Planning and Building Department

TO: Honorable Mayor and City Council Members

SUBMITTED BY: Marnie R. Waffle, AICP, Acting Community Planning & Building Director

SUBMITTED ON: April 13, 2020

APPROVED BY: Chip Rerig, City Administrator

#### MARCH 2020 – DEPARTMENT ACTIVITY REPORT

##### I. PLANNING APPLICATIONS:

In March of 2020, **25** planning permit applications were received.

##### II. BUILDING PERMIT APPLICATIONS:

In March of 2020, **40** Building Permit applications were received.

##### III. CODE COMPLIANCE CASES:

In March of 2020, **13** new code compliance cases were initialized.

##### IV. ENCROACHMENT APPLICATIONS:

In March of 2020, **15** encroachment permit applications were received.

##### V. YEAR-TO-DATE TRENDS

Table 1 includes the March 2020 totals, for planning and building permit applications, encroachments and code compliance cases with a comparison to March 2019 totals. As shown in the table, in 2020 there was a **33% decrease** in planning permit applications, a **21% decrease** in building permit applications, **37% decrease** in code compliance cases, and a **40% increase** in encroachment permit applications compared to the same period 2019.

Table 1. Permit Application Totals

	<u>Planning</u>	<u>Building</u>	<u>Code Compliance</u>	<u>Encroachments</u>
2019 Totals	135	163	115	53
2020 Totals	90	128	73	74
% Difference	-33%	-21%	-37%	40%



## Planning Permit Report

03/01/2020 - 03/31/2020

Permit #	Permit Type	Project Description	Address/ Location	Date Received	Date Approved	Status
20091	Preliminary Site Assessment	Preliminary Site Assessment. Proposed 2-story residence	SWC Fifth Avenue and Lincoln	3/27/2020		In Review
20090	Design Study	Repair portion of grape stake fence along Casanova that is falling down. Replace front yard retaining wall on Palou which is over 80 years old and is cracked and unsightly.	Palou, 4 NE of Casanova	3/25/2020		Pending Assignment
20089	Preliminary Site Assessment	120 sf office addition; 47 sf powder and laundry rm addition; 85 sf dining room addition and 65 sf roof to deck conversion.	9th Avenue, 2 NE of Lincoln	3/23/2020		In Review
20088	Design Review	Raise sill height of window #2, an existing metal clad window on the lower-floor rear south elevation at the stairway of this historic residence. New window will be metal clad, divided-light with 3 vertical lights and two horizontal lights, replacing the original window that had 4 vertical lights and 2 horizontal lights. Staff finds this alteration consistent with the Secretary of the Interior's Standards. The existing metal window appears to have been altered as it does not match original window style and materials and board and batten siding had been installed below the window while the historic siding is horizontal clapboard. Condition of Approval #1: The applicant shall fill out and submit the Building Permit Revision application for a revision to the existing Building Permit (BP 19-661) before proceeding with the new work. No new work shall be done until the Building Department has fully approved the revision. Condition of Approval #2: The wood framing around the metal window shall be maintained or re-created in the same dimension when the new metal window is installed.	Ocean Avenue, 4 SW of Dolores Street	3/18/2020	4/1/2020	Approved
20087	Sign	Sign. Sea Bags Maine_Ready to Be Issued	Carmel Plaza - Ocean Avenue & Mission, Suite #211, Carmel CA			Corrections Required
20086	Preliminary Site Assessment	construction of a new 260 sf artist's studio over an existing 325.5 sf garage. New artist's studio to contain (1) full bathroom and storage area with bar sink. Construct new wood exterior stairs up to second floor studio. All proposed exterior materials to match existing.	San Carlos, 2 SW of 2nd Avenue	3/17/2020		In Review
20085	Preliminary Site Assessment	Preliminary Site Assessment. Proposed 232 sf addition to an (e) single family one story home. Relocate (e) front entrance. Replace all (e) exterior windows and doors. all other exterior materials to match (e). Add 3 new skylights. Build new rear yard patio and bring lot covered into compliance. Remove (1) 4" and (1) 5" non-significant trees, (3) 4" holly trees, (1) 12" oak pruning, (2) 14" oak trees, 2 16" oak trees and (1) 7' and 12" and 14" oak trees due to disease or risk to property damage.	25904 Ridgewood Road,	3/16/2020		In Review
20084	Design Study	Enclose existing carport to create an enclosed garage and add door and lighting to garage. Staff level historic evaluation for the property.	Mission, 3 SE of 11th Avenue	3/16/2020		In Review
20083	Design Review	Replace exterior doors & windows with wood clad (n) gutters and downspouts; (n) paint; (n) insulation; (n) gypsum boards. (N) plumbing, electrical (n) cabinets, refinishing floors. (N) landscaping - hard & soft and (n) fence.	2 SE of Ocean on Junipero	3/13/2020		In Review



## Planning Permit Report

03/01/2020 - 03/31/2020

Permit #	Permit Type	Project Description	Address/ Location	Date Received	Date Approved	Status
20082	Design Study	Remodel & addition to an (e) 962 sf one story single family home. Add 109 sf to the (e) first floor and construct a new second floor 509 sf in size. Remove and (e) 207 sf carport and construct a new 220 sf one car garage. Remove an (e) 160 sf shed at the rear of the property. Replace (e) windows and doors around the house with new alum clad windows & doors. Install new horizontal wood siding around the exterior of house. Install new site walls, steps, walkways and patios.	Torres, 2 SE of 1st Avenue	3/13/2020		In Review
20081	Design Review	Facade alterations and improvements to non-historic structure in downtown conservation district	6th Avenue, 2 NW of Mission Street	3/11/2020		In Review
20080	Business License	This business license BL 20-080 (Sea Bags Maine) authorizes use of a 1,232 square foot commercial space offering the following goods and services. a. Primary Use: This use is classified as a Clothing Accessories Store (NAICS 448150): i. This industry comprises establishments primarily engaged in retailing single or combination lines of new clothing accessories.	Carmel Plaza - Ocean Avenue & Mission, Suite #211, Carmel CA	3/10/2020	3/13/2020	Approved
20079	Authorized Work	Remove and replace collapsing retaining wall. Disassemble and reassemble fence that will be undermined by the removal of the existing retaining wall. Contractor: DMD Construction. Contractor State License #: B800986 City Business License #: 26093 Tel: 831. 760. 7669	San Carlos, 2 SW of 9th	3/9/2020	3/9/2020	Approved
20078	Business License	Home Business License: DaltonTech Consulting	Mission 2 SW of 12th	3/9/2020	3/13/2020	Approved
20077	Preliminary Site Assessment	Preliminary Site Assessment. Demolish existing residence and build new 1600 SF 2 story - 3 bed, 3 bath cottage and detached 200 SF garage.	Camino Real, 2 SE of 11th	3/6/2020		In Review
20076	Authorized Work	Paint exterior of house. Contractor: Dru Jensen, Jensen Highland Craftsman Contractor State License#: 565051 City Business License #: 25526 Tel. # 831. 402. 9490	5010 Monterey Street	3/6/2020	3/6/2020	Approved
20075	Historic Determination	Requesting city designated historian for a historical determination.	Scenic, 5 SE of 11th	3/6/2020		In Review
20074	Business License	Business License: Links Club	Carmel Plaza - Ocean Avenue & Mission, Suite #101	3/5/2020		In Review
20073	Design Study	Replace existing wood and aluminum windows an doors with new metal clad wood windows and doors to match existing. Eliminate one window in master bedroom. Remove three 4'X4' skylights in the kitchen and install two 2'X4' skylights. Repaint the house.	Santa Fe, 2 NE of Mountain View	3/5/2020		Corrections Required
20072	Sign	Sign. Carmel Beach Grill	SWC of Ocean & Mission	3/10/2020	3/13/2020	Approved



## Planning Permit Report

03/01/2020 - 03/31/2020

Permit #	Permit Type	Project Description	Address/ Location	Date Received	Date Approved	Status
20071	Design Review	LE SOUFFLE: Interior remodel to convert former Friar Tucks restaurant to Le Souffle (UP 20-004/BL 19-511/BP 20-038). Exterior proposed to be repainted (DR 20-071). Applicant has approval to prime the exterior while final color scheme is in review. Natural wood soffit below roof eaves to remain (no prime, no paint).	SEC Dolores & 5th	3/5/2020	4/2/2020	In Review
20070	Design Review	At tile roof section, we will remove tiles and salvage for reuse after installing new Malarkey UDL underlayment. At flat roof section, we will install a 50 mil single ply tan Duro-Last membrane to match as close as possible to existing roof floor over one layer of F R 10 fire rated sheet and 1/2" insulation to make a class A fire rated roof.	Dolores, between Ocean and 7th	3/4/2020		In Review
20069	Business License	This business license BL 20-069 (Noelle Micek Interiors) authorizes use of a 288 square foot commercial space offering the following goods and services. a. Primary Use: This use is classified as a Interior Design Service (NAICS 541410): i. This industry comprises establishments primarily engaged in planning, designing, and administering projects in interior spaces to meet the physical and aesthetic needs of people using them, taking into consideration building codes, health and safety regulations, traffic patterns and floor planning, mechanical and electrical needs, and interior fittings and furniture. Interior designers and interior design consultants work in areas, such as hospitality design, health care design, institutional design, commercial and corporate design, and residential design. This industry also includes interior decorating consultants engaged exclusively in providing aesthetic services associated with interior spaces.	San Carlos between 5th & 6th	3/4/2020	3/11/2020	Approved
20068	Sign	Installation of new sign for Synergy One Lending	Dolores 2 SW of 7th, Unit D	3/3/2020	3/13/2020	Approved



## Planning Permit Report

03/01/2020 - 03/31/2020

Permit #	Permit Type	Project Description	Address/ Location	Date Received	Date Approved	Status
20067	Design Study	A Building Permit Revision to your existing Building Permit (BP 18-008) must first be submitted and Approved by the Building Department before construction may begin on any portion of the scope of these new revisions. This Planning Approval is for the following revisions: 1) New landscaping and irrigation, as reviewed and approved by the City Forester on the revised plans. 2) Eleven new 194-lumen, shielded and down-facing landscape lights spaced 10' apart, two step lights mounted on the inside of the stone columns at 18" from the grade or lower. 3) Two new 4' high stone columns at the front entrance. 4) A new gas fire pit in the southeast rear patio. 5) Per the Planning Commission approved plans, a new 6' tall wall (measured to the lower side) and 18" high planter at the southeast corner of the property. The original material was approved to be stone; however, staff is approving a stucco finish to match the residence. 6) New 4' high grape stake fence along 13th Ave. and along Lincoln Street. The fence shall also be 4' in height in the front 15' of the east side fence line (facing 13th) and 4' in height in the side 5' of the south fence line. Behind the front 15' and side 5', the fence will rise to 6' in height along the south and east interior sides.	SE corner of Lincoln & 13th	3/2/2020	4/7/2020	Approved

Total Records: 25

4/8/2020



## Building Permit Report

03/01/2020 - 03/31/2020

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
200129	3/31/2020	3/31/2020	Residential. Tear off (e) roof and install CertainTeed Presidential shingles over 15 lb. felt & OSB plywood. Also install base, 2 plys & cap sheet at two flat areas.	19,000	Building	Palou 4 NE of Casanova
200128	3/30/2020		Residential. Replace section of hot & cold water lines.	2,500	Plumbing	Junipero 7 SW of 8th
200127	3/26/2020		Residential. Basic dry rot repair, by sistering on a PT 2x8 to the inside of the outer joist. No modifications to the handrail. We would only need to re-connect the bottom of the 2 balusters. Walking surface is 9'6" above grade.	845	Building	Monte Verde 4 NW Palou
200125	3/24/2020		Commercial. Repair existing stairs and install new handrails.	50,000	Building	SW Corner of San Carlos & 7th
200124	3/23/2020		Residential. Interior remodel, addition of two closets & fireplace.	15,000	Building	Guadalupe 4 NW of 6th
200123	3/20/2020		Residential. Construction of a new detached accessory garage 10 feet by 20 feet	24,750	Building	Carpenter 4 SE of 1st
200122	3/18/2020		Residential. kitchen Remodel and New Skylight in Bathroom	2,000	Building	2nd 2 NW of Lincoln
200121	3/17/2020		Residential. Full house remodel/113 SF deck addition/new metal roof/fenestration changes/new finishes throughout	225,000	Building	Dolores 2 NW of 4th
200120	3/17/2020	3/17/2020	Residential. Remove and replace existing 40-gallon water heater.	2,000	Plumbing	Perry Newberry 3 NW of 5th



## Building Permit Report

03/01/2020 - 03/31/2020

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
200119	3/16/2020		The project will be a complete interior & exterior renovation with upgrades to the electrical, plumbing & heating system. Demolish the existing exterior deck and build a larger deck with a better outdoor seating. Remodel the kitchen, master bath room, all guest bath rooms, all guest bed rooms and laundry room. Install new hardwood floors, floor tile, granite counter tops, granite back splashes, plumbing fixtures and new cabinetry. Replace all windows and doors and apply Carmel stone to the exterior entry surround	400,000	Building	Lincoln 4 SW of 9th
200118	3/16/2020		Residential. Addition of new 366 sf ADU in rear yard.	110,000	Building	26040 Ridgewood Road
200117	3/13/2020	3/17/2020	Residential. Replace (e) 200 amp panel with (n) 200 amp panel. Install 50amp electric vehicle charging station.	2,410	Electrical	San Antonio 3 SW of 11th
200116	3/12/2020		Residential. Plumbing additions and modifications associated with BP 20-113.	800,000	Plumbing	SW Corner Carpenter & 6th
200115	3/12/2020		Residential. Mechanical additions and modifications associated with BP 20-113.	800,000	Mechanical	SW Corner Carpenter & 6th
200114	3/12/2020		Residential. Electrical additions and modifications associated with BP 20-113.	800,000	Electrical	SW Corner Carpenter & 6th
200113	3/12/2020		Residential. Construct (N) 1800 sf two-story SFR with (N) driveway, site walls, and landscaping on vacant lot.	800,000	Building	SW Corner Carpenter & 6th



## Building Permit Report

03/01/2020 - 03/31/2020

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
200112	3/12/2020		Residential. Electrical additions and modifications associated with BP 20-111.	0	Electrical	SE Corner San Carlos & 11th
200111	3/12/2020		Residential. Addition of 65 sf second story deck at master suite. Addition of two new patio doors at the rear and one window on the south side of residence. Demolition of interior wall to create dining room space.	55,000	Building	SE Corner San Carlos & 11th
200110	3/11/2020		Residential. Kitchen remodel	60,000	Building	Carpenter 2 SE of 5th
200109	3/10/2020	3/10/2020	Residential. Remove hot tar roofing on main flat roof area and three smaller flat roof decks and replace with GacoFlex liquid urethane system. Assembly to meet class "A" fire retardant requirements.	39,000	Roofing	Lopez 3 NW of 4th
200108	3/10/2020	3/12/2020	Commercial. Install interior door between units 16 and adjacent storage space. Fill-in door connecting unit 17 and same adjacent storage space.	5,000	Building	NW Corner Mission & 10th
200107	3/9/2020	3/9/2020	Residential. Replacement of 1/2" gas line for dryer. Pipe to be galvanized and exposed.	500	Plumbing	NE Corner Ocean & Camino Real
200106	3/9/2020	3/9/2020	Residential. Repipe hot and cold water lines under house & in walls utilizing AquaPex Pipe.	5,000	Plumbing	Santa Rita 6 SE of Ocean
200105	3/9/2020		Residential. Addition of AC unit to existing forced air system. Bryant 189BNV037000 19 SEER.	6,900	Mechanical	Carpenter 4 SE of 1st
200104	3/6/2020	3/23/2020	Residential. Kitchen remodelling. Change locaton, open up, vault ceiling & new appliances.	95,000	Building	Scenic 7 SW of Ocean



## Building Permit Report

03/01/2020 - 03/31/2020

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
200103	3/6/2020	3/6/2020	Residential. Remove existing kitchen cabinets and replace with new kitchen cabinets. Base and overhead. All electrical and plumbing to remain in same positions. No wall or ceiling removal. No Structural work.	0	Exempt Work	24936 Valley Way
200102	3/6/2020	3/19/2020	Residential. Interior remodel of kitchen to include cabinetry, plumbing, and electrical work.	20,000	Building	Lobos 4 NE of 3rd
200101	3/5/2020	3/13/2020	Residential. Remodel of two bathrooms.	40,000	Building	Scenic 2 SE of Ocean
200100	3/5/2020	3/20/2020	Residential. Reconstruct fence and retaining wall between properties	8,500	Building	San Antonio 6 NE of 4th
200099	3/4/2020		Residential. Insulate entire house; new exterior doors and windows. Repair and remodel 2 baths; new lighting, new water heater and skylights	60,000	Building	Junipero 4 NW of 10th
200098	3/4/2020	3/4/2020	Residential. Repair & replace meter main & load center.	6,500	Electrical	Camino Real, 4 SE of 8th
200097	3/4/2020	3/4/2020	Wood shake roof to wood shake roof replacement over 2nd story bedroom only - tear off existing roof and install Class B heavy shakes over 30 lb. 22" felt and cap sheet.	4,000	Roofing	SW corner of 7th Ave. and Casanova St.
200096	3/3/2020	3/3/2020	Residential. Removing of two water heaters and drywall due to leaks in units. No electrical damage, no floor vent leaks.	3,500	Demolition	Mission 3 NW of 6th
200095	3/2/2020	3/11/2020	Residential. Plumbing additions and modifications associated with BP 20-093.	0	Plumbing	SE Corner Guadalupe & 4th



## Building Permit Report

03/01/2020 - 03/31/2020

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
200094	3/2/2020	3/11/2020	Residential. Electrical additions and modifications associated with BP 20-093.	0	Electrical	SE Corner Guadalupe & 4th
200093	3/2/2020	3/11/2020	Residential. Kitchen remodel and master bathroom remodel.	40,000	Building	SE Corner Guadalupe & 4th
200092	3/2/2020	3/11/2020	Residential. Remove existing meter. Install new 125 amp meter main combo, rewire outlets in living room, dining room, and three bedrooms. Install tamper-proof outlets.	12,200	Electrical	Santa Fe 3 NW of 2nd
200091	3/2/2020	3/17/2020	Residential. Install junction box for main power, run power to a 2 gang light switch box and 2 interior outlets and 1 exterior outlet. Install 1 motion detection LED light next to front door. Install 2 LED shop light fixtures inside interior.	1,510	Electrical	Dolores 2 SE of 10th
200090	3/2/2020	3/2/2020	Residential. Demolition and removal of fire damaged interior walls and roof areas. Insulation and sheetrock to be removed to assess full extent of damage.	5,000	Building	SW Corner San Antonio & 2nd
200089	3/2/2020	3/2/2020	Residential. Remove and replace wood shake roof from main residence and garage. New roof assembly to meet class "A" fire retardant requirements.	26,800	Roofing	Casanova 3 SE of 7th

Total Records: 40

4/8/2020



## Code Compliance Report

03/01/2020 - 03/31/2020

Case #	Case Type:	Status	Location	Problem Description	Date Received	Date Closed
20073	Lighting Violation	Open	SW Corner of Dolores and 12th	Bright Exterior Light	3/25/2020	
20072	Short-term Rental	Open	2905 Franciscan	Short term rental	3/24/2020	
20071	Planning/Building Violation	Open	NEC Scenic & 8th	1. Opening walls beyond scope of work - over 50% - will now require sprinklers. 2. Permit expired. 3. Contractor of record no longer on project. 4. Failure to protect historic property from damage	3/24/2020	
20070	Business License Violation	Open	Santa Rita SW of Ocean	No business license	3/17/2020	
20069	Building Violation	Open	Camino Real 4 SW of 13th	Exterior change without permit	3/16/2020	
20068	Skin Care Complaint	Open	Ocean SE of Monte Verde	Soliciting sales outside of business	3/11/2020	
20067	Building Violation	Open	NW Corner of Forest Rd and 8th Ave	Collapsed retaining wall	3/9/2020	
20066	Short-term Rental	Open	SE Corner of Ocean and Del Mar	Non-compliant STR	3/11/2020	
20065	Building Violation	Open	Lincoln 5 NE 6th	Work Hours Violation x 2	3/9/2020	
20064	Sign Violation	Closed	Dolores SE of Ocean	Banners	3/5/2020	3/9/2020
20063	Right of way Violation	Open	Torres 3 NW of 10th	Dirt piles in ROW	3/5/2020	
20061	Skin Care Complaint	Closed	Ocean SE of Monte Verde	Aggressive/deceptive sales	3/3/2020	3/6/2020
20060	Property Maintenance	Open	Santa Rita 4 NE of 3rd	Derelect property	3/2/2020	

Total Records: 13

4/8/2020



## Encroachment Permit Report

03/01/2020 - 03/31/2020

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
200074	Temp Ench	3/30/2020	PG&E to install new anchor on an existing pole. PM 35131582.	4th between Dolores and Lincoln	4/2/2020	Approved
200073	Temp Ench	3/27/2020	Trench and Bellhole across Camino Real SW of 7th to install 55' of 1" PI gas service. PM 35112965.	Camino Real & 7th	3/30/2020	Approved
200072	Driveway	3/25/2020	Replace driveway on Casanova side with a nicer driveway based on pavers	Palou, 4 NE of Casanova		In Review
200071	Temp Ench	3/23/2020	15'x15' asphalt patch to repair water service.	Monte Verde 100' South of 3rd	3/26/2020	Approved
200070	Temp Ench	3/23/2020	Replace 40' section of 6" clay pipe. 811# X008301008-00X.	NW Corner Junipero & 2nd	3/26/2020	Approved
200069	Temp Ench	3/23/2020	Replace outside drop manhole connection with an inside drop.	NE Corner of Torres & 1st	3/26/2020	Approved
200068	Driveway	3/20/2020	Replace existing asphalt driveway with pavers	5010 Monterey St		In Review
200067	Temp Ench	3/16/2020	Install two way cleanout with SRV & BWV. Replace sewer lateral on property and in the street. 811# W007400028-00W.	SE Corner of Casanova & Palou	3/17/2020	Approved
200066	Temp Ench	3/12/2020	Replace 40' of sewer pipe with 3 in SDR 6' deep ex install a backwater valve.	Monte Verde 2 NE of 10th		In Review
200065	POD	3/9/2020	Placement of one pod for a 24 hour period beginning 3/16/20 and ending 3/17/20. Pod to be placed on Junipero south-west of Ocean Ave.	Carmel Plaza, SW Corner Ocean & Junipero	3/10/2020	Approved
200064	Temp Ench	3/9/2020	Dig two potholes - 7'x4' & 5'x4' to bore for service renew. If unable to bore, trench cut 2'x40' for service renewal.	Mission between 10th and 11th	3/9/2020	Approved
200063	Driveway	3/19/2020	Replace existing asphalt driveway with pavers.	5010 Monterey Street, Carmel, CA 93921		

200062	Temp Ench	3/3/2020	Remove construction demolition debris. Placement of dumpster in ROW.	NE Corner of Forest & 8th	3/3/2020	Approved
200061	Temp Ench	3/2/2020	Replace sewer lateral, install two-way cleanout with SRV and BWV.	Monte Verde 4 SW of 9th Avenue	3/3/2020	Approved
200060	Temp Ench	3/2/2020	Replace sewer lateral, install two-way cleanout with SRV and BWV.	San Antonio 2 NE of 12th Avenue	3/3/2020	Approved

Total Records: 15

4/8/2020