



# CITY OF CARMEL-BY-THE-SEA

## Monthly Report

April 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: May 15, 2020

APPROVED BY: Chip Rerig, City Administrator

#### APRIL 2020 – DEPARTMENT ACTIVITY REPORT

##### I. PLANNING APPLICATIONS:

In April of 2020, **13** planning permit applications were received.

##### II. BUILDING PERMIT APPLICATIONS:

In April of 2020, **33** Building Permit applications were received.

##### III. CODE COMPLIANCE CASES:

In April of 2020, **20** new code compliance cases were initialized.

##### IV. ENCROACHMENT APPLICATIONS:

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

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

Table 1 includes the April 2020 totals, for planning and building permit applications, encroachments and code compliance cases with a comparison to April 2019 totals. As shown in the table, in 2020 there was a **40% decrease** in planning permit applications, a **28% decrease** in building permit applications, **37% decrease** in code compliance cases, and a **19% 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	172	223	147	72
2020 Totals	103	161	93	89
% Difference	-40%	-28%	-37%	19%



## Planning Permit Report

4/1/2020 - 04/30/2020

Permit #	Permit Type	Project Description	Address/Location	Date Received	Date Approved	Status
20104	Preliminary Site Assessment	Remodel 25962 Ridgewood with additional square feet.	25962 Ridgewood	4/29/2020		In Review
20103	Business License	<p>This business license BL 20-103 (Monterey Symphony) authorizes use of a 1335 square foot commercial space offering the following goods and services.</p> <p>a. Primary Use: This use is classified as a Business Office (NAICS 711320):</p> <p>i. This industry comprises promoters primarily engaged in organizing, promoting, and/or managing live performing arts productions, sports events, and similar events, such as state fairs, county fairs, agricultural fairs, concerts, and festivals, in facilities that are managed and operated by others.</p> <p>b. Ancillary Use: The Ancillary Use shall be classified as a Ticket Office (NAICS 561599):</p> <p>i. Ancillary ticket sales for Monterey Symphony performances are permitted.</p>	Hampton Court - 7th & San Carlos	4/29/2020	5/5/2020	Approved
20102	Design Review	the front of the jewelry store of made of oak wood that is badly weathered. we want to sand the store front wood and stain it to a medium brown/walnut color.	Ocean Avenue between San Carlos & Mission N. side	4/29/2020		In Review
20101	Business License	Home Business License: Jennings LLC dba: Health Up	Torres, 4 NW of 5th	4/29/2020		Approved
20100	Design Study	Major remodel of the existing single family house with 6000 sq ft of lot size and 2560 sq ft building including 200 sq ft of a single car garage.	Monte Verde, 2 NE of Santa Lucia	4/27/2020		In Review

20099	Sign	Sign: Alvarado Street Brewery & Bistro	Carmel Plaza, NEC of Mission & 7th Ave, Suite #112	4/23/2020	5/12/2020	Approved
20098	Business License	Business Name change from: Yeast of Eden Brewery & Restaurant to: Alvarado Street Brewery and Bistro	Carmel Plaza, NEC of Mission & 7th Ave, Suite #112	4/23/2020		Approved
20097	Design Study	Add 130 sq. ft to lower existing 275 sq ft apartment and 150 sq ft to existing (827 sq ft) main house on upper floor. New foundations, framing and roof construction, electrical will comply with current 2016 building codes and be designed by engineers.	SWC Dolores & 3rd	4/15/2020		In Review
20096	Design Study	Proposed interior & exterior remodel of (partial roof over master bedroom, masterbath and new roof over garage) and to the existing single family residence.	Carmelo Street, 5 NW of Ocean Avenue	4/14/2020		In Review
20095	Authorized Work	Authorization for Essential Work: Replacement of an existing 6' tall horizontal board interior rear and side yard fence that collapsed, with new 6' tall prefab wood fence panels with lattice on top. The fence posts shall be offset from the base of trees. Fence panels along the street will be replaced at a later time. This permit also authorizes the homeowner to paint his residence ('Dried Chive' color paint chip). The homeowner, Mr. Thinh Vu, lives in the residence full time. Mr. Vu states that he and a family member will do all work on the fence and painting the residence. Per the requirements of the Shelter in Place Order, property owners may conduct work on their own property; however, the owner is not permitted to hire a contractor or professional painter to do any portion of the work. 811 Ticket #: X006501567. Contact: Thinh Vu. Phone # (831) 295-1349.	26000 Junipero Street	3/18/2020	4/10/2020	Approved
20094	Business License	This business license authorizes use of an office space located in the ServiceCommercial (SC) Zoning District providing business and professional services including real estate brokerage. Primary Use: This use is classified as an Office of a Real Estate Agent or Broker (NAICS531210): Engaged in acting as agents and/or brokers in one or more of the following:(1)selling real estate for others; (2) buying real estate for others; and (3) renting realestate for others.	SEC San Carlos & 7th	4/8/2020	4/24/2020	Approved
20093	Design Review	Complete construction of a new accessible restroom located within mission quadrangle. the foundation (concrete slab) was already installed a few years back along with infrastructure during the Quadrangle Renovation project. Refer to DR 14-38.	3080 Rio Road	4/3/2020		In Review
20092	Design Study	1) The installation of three new steel and glass French Doors with arched tops on the rear east elevation of the residence. 2) The replacement of the existing wood bay window on the front west elevation, immediately south of the entry, with a new unclad wood window in the same footprint. 3) The addition of a new steel and glass casement	NEC Scenic & 8th	4/1/2020	5/7/2020	Approved

		<p>window at the south portion of the interior courtyard. 4) Remove an original south-facing door at the kitchen and center the new window on the wall. 6) Re-location of existing sconce light fixtures to the street-facing side of the residence and the installation of new shielded, down-facing FX Luminaire light fixtures at the rear and interior sides of the residence (12 fixtures total), per the revised, approved electrical plan.</p>				

Total Records: 13

5/15/2020



## Building Permit Report

04/01/2020 - 04/30/2020

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
200162	4/30/2020		Residential. Re-water proof leaking second story deck	10,000	Building	Camino Real 7 NE 4th
200161	4/30/2020	4/30/2020	Residential. Work is authorized to continue under the Monterey County SIP Order pursuant to Section 13(f)(vi)(8). Work authorized is as following: Identify the cause of the leaking plumbing line and repair. Work is to be completed on or before 5/7/2020. Contact: Runnoe Construction (831) 521-8820	2,000	Plumbing	26366 Scenic Road
200160	4/29/2020	5/4/2020	Residential. Tear off (e) wood shake roof and install (n) Presidential TL Comp and 30# felt over OSB layer. Contact: Riparetti Roofing (831) 393-0100	13,757	Roofing	Torres 2 SE of 1st
200159	4/28/2020	5/8/2020	Residential. Chimney remove & replace per engineer's report. Remove & replace electrical insulation and plaster boards. Contact: PRS Inc (831) 375-4777	150,000	Building	San Antonio 2 NW of 2nd
200158	4/28/2020	5/8/2020	Repair damage from flooded basement, 18" sheetrock, base boards, floors, removed by Servpro. Contact: M3Builders (831) 224-9201	20,000	Building	NE Corner Scenic and Santa Lucia
200157	4/27/2020	4/27/2020	Residential. Broken stucco on east side of home. Repair roughly 4'sq patch of stucco. Contact: Mark Bayne (831) 238-0129	0	Exempt Work	Santa Rita & 5th
200156	4/21/2020	4/21/2020	Residential. Work is authorized to continue under the Monterey County SIP order per Section 13(f)(vi)(7). Description of authorized work is as follows: Installation of irrigation piping in driveway only. No irrigation work that is not essential to stabilizing the driveway is authorized. Completion of backfill and plantings in the driveway only as required to reduce erosion and off-site siltation. No other landscaping work is authorized under this approval other than that which is	0	Exempt Work	Carmelo 2 NW of 7th

			essential to stabilizing the driveway. No work shall take place after Monday, April 27, 2020. Contact: Karen Munro (408) 892-3796			
200155	4/28/2020	4/30/2020	Commercial. remove & replace existing asphalt shingle roofing material & underlayment with new Class A Fire Resistance asphalt shingles & underlayment. Repair dryrot rafter-tails and sheathing where occurs. Contact: Robert Estrella (831) 869-2470	63,000	Roofing	NE Corner Mission & 8th
200154	4/20/2020	4/20/2020	Residential. Tear of existing damaged wood shake roof down to the original sheathing. Install with new class A fire-rated Davinci multi width synthetic slate over one layer of Eco Chief Solarhide and self adhered waterproof membrane at all hips and ridge. Contact: Scudder Roofing (831) 384-1500	37,868	Roofing	Dolores 3 SE of 1st
200153	4/17/2020	4/17/2020	Residential. Work is authorized to take place under the Monterey County SIP order pursuant to Section 13(f)(vi)(7). The description of authorized work is as follows: Repair of the leak in the front window frame to prevent further water damage and infiltration, replacement of the failed gutters to prevent further water damage and infiltration, painting of the eaves under the gutters and the gutters themselves as part of the gutter installation operation. Work shall not be authorized to continue after April 23, 2020. Contact: Shelley Frisbie (650) 464-7414	3,000	Exempt Work	Santa Fe 3 SW of 5th
200152	4/17/2020	4/17/2020	Residential. Remove leaking water heater and install new Bradford White 50 gallon water heater. Work is authorized under County SIP order under Section f(vi)7. No work shall take place after 4/24/2020. Contact: A & R plumbing (831) 394-7221	2,000	Plumbing	Torres 2 SE of 10th
200151	4/15/2020	4/15/2020	Residential. Permit is authorized for construction under the County SIP Order section f(vi)7 for the waterproofing and emergency maintenance of a property from active water infiltration. Scope of work shall include: Excavation of foundation on the east and north sides of the home to allow waterproofing and foundation drain to be installed and stop leak. Conduct additional exploratory work to identify all building elements damaged by the leak and mold growth. Remediate mold to stop further spread. No work shall be authorized to take place after Tuesday, May 19, 2020 at 5:00 p.m. Contact: Gallagher and Barr, Inc (831) 293-8282	120,000	Building	Torres 3 NW of 10th
200150	4/13/2020	4/13/2020	Residential. Replace main electrical panel. Contact: CMA Electric (831) 238-1962	1,000	Electrical	Camino Real 2 SE of 2nd
200149	4/10/2020		Residential. Replace broken water heater so residents may have hot water. Contact: Brad's Plumbing (831) 917-4009	0	Plumbing	SW Corner Carpenter & 3rd

200148	4/10/2020	4/10/2020	Commercial. Remove small section of concrete where 2" gas line enters building. Replace a small section of pipe. Work is authorized to continue under the County SIP order due to being an active leak for a commercial and residential units. Contact: A & R Plumbing (831) 394-7221	2,000	Plumbing	Mission 3 SE of 5th
200147	4/9/2020	4/9/2020	Residential. Remove & replace tankless water heater under the house - Rinnai RUR199IN - 199K BTU. Contact: Smart72 Inc (844) 700-7272	8,156	Plumbing	Forest 2 SW of 7th
200146	4/9/2020	5/5/2020	Residential. Removal of Existing Master Bedroom Deck Paving, Existing Deck Floor Joists/Garage Ceiling Joists and Replace (2) Sill Plates for (2) Existing Framed Walls of Master Bedroom. Add New Sloped Deck Floor Joist Structure, New Waterproofing System and New Pedestal System for New 20mm x 24"x 24" Porcelain Tile Paving. Reuse Existing Iron Guardrail to Make Continuous Guardrail. Replace Existing Iron Handrailing to Match Existing. Reclad and Repair Exterior Walls as Necessary. Contact: DeFranco Construction (831) 601-1541	85,000	Building	NW Corner of Lincoln & 13th
200145	4/7/2020	4/7/2020	Residential. Tear off wood shake and torch down roofing. Install presidential TL shingles and torch down roofing. Contact: Lord Roofing (831) 917-7289	14,000	Building	2nd 2 SE of Dolores
200144	4/6/2020	4/8/2020	Residential. Remove & Replace FAU under the house - Day & Night G96CTN0601714A - 60k BTU.	8,156	Mechanical	Forest 2 SW of 7th
200143	4/6/2020	4/23/2020	Residential. This work is authorized to take place under the Monterey County SIP Order per Section 13(f)(vi)(6). The description of work is as follows: Installation of (1) energy storage system. Work shall be completed and site shut down by 5:00 p.m. Friday, May 1, 2020. Contact: Tesla (805) 821-1010	5,000	Electrical	26282 Atherton Drive
200142	4/6/2020	4/6/2020	Residential. Replace leaking water heater with Bradford White 50 gallon water heater. Contact: A&R Plumbing (831) 394-7221	1,500	Plumbing	Lopez 9 NE of 4th
200141	4/6/2020		Residential. Plumbing additions and modifications related to BP 20-138.	0	Plumbing	Vizcaino 10 SW of Mountain View
200140	4/6/2020		Residential. Mechanical additions and modifications related to BP 20-138.	0	Mechanical	Vizcaino 10 SW of Mountain View
200139	4/6/2020		Residential. Electrical additions and modifications related to BP 20-138.	0	Electrical	Vizcaino 10 SW of Mountain View

200138	4/6/2020		Residential. Interior remodel of existing bathroom; no exterior changes	9,000	Building	Vizcaino 10 SW of Mountain View
200137	4/3/2020	4/3/2020	Residential. Replace leaking 40 gallon water heater with new Bradford White water heater. Contact: A & R Plumbing (831) 394-7221	2,000	Plumbing	Casnova 7 NE of Ocean
200136	4/3/2020		Residential. Mechanical additions and modifications associated with BP 20-133.	0	Mechanical	NE Corner Dolores & 12th
200135	4/3/2020		Residential. Plumbing additions and modifications associated with BP 20-133.	0	Plumbing	NE Corner Dolores & 12th
200134	4/3/2020		Residential. Electrical additions and modifications associated with BP 20-133.	0	Electrical	NE Corner Dolores & 12th
200133	4/3/2020		Residential. Kitchen remodel, guest and master bathroom remodel. New gas line for stove in kitchen, various changes to windows and doors. New 100 amp sub-panel.	16,000	Building	NE Corner Dolores & 12th
200132	4/3/2020	4/3/2020	Residential. Replace existing 75 gallon with new Bradford White water heater. Contact: A & R Plumbing (831) 384-7221	3,500	Plumbing	NW Corner Torres & 5th
200131	1/8/2020	3/27/2020	Residential. Construction of new 230 sf detached garage. THIS PERMIT IS FOR FOUNDATION WORK AND RECTIFYING OF TREE DAMAGE ISSUES ONLY. FULL CONSTRUCTION IS NOT AUTHORIZED. Contact: Rod Adams (510) 772-0859.	0	Building	Perry Newberry 2 SW 4th
200130	4/1/2020		Residential. Install 83 modules of PV; 4.85391 KW.	20,718	Electrical	Lincoln 3 SE of 1st

Total Records: 33

5/15/2020





## Code Compliance Report

04/01/2020 - 04/30/2020

Case #	Case Type:	Status	Location	Problem Description	Date Received	Date Closed
20094	Other	Closed	SE Corner of Dolores and 7th	Open non-essential business	4/27/2020	4/29/2020
20093	Building Violation	Closed	W Junipero bet 4th and 5th	Work without authorization	4/22/2020	4/22/2020
20092	Business License Violation	Open	Perry Newberry	Expired Business License	4/22/2020	
20091	Building Violation	Open	NEC Scenic and Santa Lucia	Construction 'hazard abatement' without required permits	4/24/2020	
20090	Building Violation	Open	Camino Real 7 NE of 4th	Demolition without permit	4/28/2020	
20089	Business License Violation	Open	NW Corner of Junipero and 6th	No business license	4/22/2020	
20088	Other	Closed	San Carlos NW of 7th	Open non-essential business	4/21/2020	4/22/2020
20087	Building Violation	Open	Santa Fe 5 NW of 5th	Construction/plumbing without permit. Denied Entry	4/23/2020	
20086	Other	Closed		Open non-essential business	4/21/2020	4/22/2020
20085	Short-term Rental	Open	Dolores and 1st	Residential short-term rental	4/20/2020	
20084	Planning/Building Violation	Closed	26174 Dolores	Work without authorization	4/15/2020	4/22/2020
20083	Building Violation	Closed	Monte Verde 3 NE of 6th	Work without authorization	4/15/2020	4/15/2020
20082	Short-term Rental	Open	Lobos 2 SE of 2nd	Residential short-term rental	4/16/2020	

20081	Other	Closed	3rd 2 NE of Monte Verde	Work without authorization	4/15/2020	4/15/2020
20080	Planning/Building Violation	Closed	Santa Fe 4 SW of 5th	Work without authorization	4/15/2020	4/15/2020
20079	Gas Leaf Blower Violation	Closed	NW Corner of Casanova and 13th	Gas Leaf Blower	4/13/2020	4/13/2020
20078	Right of way Violation	Open	Scenic 5 SE of 10th	Flagpoles in ROW	4/10/2020	
20077	Planning/Building Violation	Closed	SE Corner of Junipero and 5th	Work without authorization	4/10/2020	4/10/2020
20076	Building Violation	Open	SWC San Carlos and 7th	Plumbing repair and gypsum board replacement without permit	4/21/2020	
20074	Building Violation	Open	Camino Real 7 NE of 4th	Construction without permit	4/3/2020	

Total Records: 20

5/15/2020



## Encroachment Permit Report

04/01/2020 - 04/30/2020

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
200089	Temp Ench	4/29/2020	Sewer lateral replacement. Work must be completed on or before 5/4/2020. 811# X012100806. Contact: Rooter King Plumbing (831) 394-5315	7th 2 NW of Lincoln	4/30/2020	Approved
200088	Perm Ench	4/28/2020	Preparation and installation of 10' wide by 8'6" deep asphalt connector to proposed garage, repair existing asphalt damage.	Carpenter 4 SE of 1st		Closed
200087	Driveway	4/23/2020	Replacement of driveway. 811# W012500982. Contact: Juan Marquez (831) 718-7078	Vizcaino 10 SW of Mountain View		In Review
200086	Temp Ench	4/23/2020	PG&E to install new transformer on existing pole and underground cable for new service tie in. Applicant to trench and backfill all. PM 35158589. Contact: PG&E (559) 374-1576	Camino Real 3 NE of Ocean		In Review
200085	Temp Ench	4/21/2020	Asphalt restoration over emergency service renewal. Contact: Coastal Paving and Excavating (831) 809-8991	8th 2 SE of Dolores	4/27/2020	Approved
200084	Temp Ench	4/21/2020	Demolish and replace 3'x3' bellhole to install new meter box for CalAm. Contact: MPE (831) -383-9472	Dolores 4 NW of 7th	4/27/2020	Approved
200083	Temp Ench	4/21/2020	Demolish and replace 4'x4' bellhole to install new meter box for CalAm. Contact: MPE 831-383-9472	Mission 100' SW of Ocean	4/27/2020	Approved
200082	Temp Ench	4/21/2020	Emergency sewer lateral repair/ trenchless replacement. Contact: Easy Drain Plumbing 831-521-6882	Torres 4 SW of 1st	5/11/2020	Approved
200081	Temp Ench	4/15/2020	4'x4' asphalt patch for CalAm Water repair. Contact: Coastal Paving and Excavating (831) 809-8991	Intersection of Carpenter & 5th	4/27/2020	Approved
200080	Temp Ench	4/14/2020	Encroach into sidewalk to perform exterior painting	Ocean 2 SE of Lincoln		

200079	Temp Ench	4/9/2020	Encroach into Picadilly Park for shear wall at Cantinetta Luca. Work is deemed essential in nature due to the operation of the commercial space. Work on the residential unit on second floor is not permitted to continue. Conditions: Temporary encroachment into Piccadilly Park for 60' of scaffolding to repair the north wall of the Cantinetta Luca restaurant. No construction is permitted in the Park. All trees shall be protected. The cost to repair/replace any damaged park infrastructure (i.e. hardscape, landscaping, park furniture, etc.) shall be borne by the contractor, as determined by the Director of Public Works. Contact: Draper Construction (831) 521-6375	Dolores 3 SW of OCean		In Review
200078	Temp Ench	4/7/2020	Repair approx 10' of sewer lateral. Contact: Rooter King (831) 394-5315	8th 2 NW of Monte Verde		Approved
200077	Temp Ench	4/6/2020	Replace meter box for cal am in shoulder of road. 4'x4' asphalt patch. Contact: MPE (831) 383-9475. 811 #X0007000489	Dolores 130' SE of 8th	4/27/2020	Approved
200076	Temp Ench	4/6/2020	Demo and replace concrete patch in sidewalk for CalAm service. 4'x4' patch. Contact: MPE (831) 383-9472. 811# X006903551	Mission 180' NE of 6th	4/27/2020	Approved
200075	Temp Ench	4/1/2020	Replace drain pipe under sidewalk due to tree damage. Approx 10' to 12' of pipe replacement. Contact: Ramirez Plumbing (831) 601-9989	SW Corner Ocean & Mission	4/2/2020	Approved

Total Records: 15

5/15/2020