



CITY OF CARMEL-BY-THE-SEA

Planning Commission

July 8, 2015

**To:** Chair Goodhue and Planning Commissioners

**From:** Rob Mullane, AICP, Community Planning and Building Director RM

**Submitted by:** Marc Wiener, Senior Planner

**Subject:** Consideration of a Design Review (DR 14-38) application and associated Coastal Development Permit for alterations to the Carmel Mission located in the Single Family Residential (R-1), Park Overlay (P), Archaeological Significance Overlay (AS) and Beach and Riparian Overlay (BR) Zoning Districts

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**Recommendation:**

Approve the Design Review (DR 14-38) and associated Coastal Development Permit subject to the attached findings and conditions

**Application:** DR 14-38

**APN:** 009-531-003

**Block:** US

**Lot:** 38

**Location:** SW Corner of Rio Road and Lasuen Drive

**Applicant:** Brett Brenkwitz, architect

**Property Owner:** Dioceses of Monterey

**Background:**

The Carmel Mission is located at the southwest corner of Rio Road and Lasuen Drive. The Mission property is approximately 6 acres in size and includes the Carmel Mission, Junipero Serra School, Murphy Gymnasium, Gift Shop, the Bishop's residence and several other structures. Construction of the Mission Basilica was completed in 1797, but many of the buildings on the site, including the Downie Museum, Mora Chapel, the Blessed Sacrament Chapel, the Convento, and the Gift Shop, were constructed in the early to mid 1900's. The Carmel Mission is listed on the City's Inventory of Historic Resources and the Mission Basilica and the associated grounds are listed on the National Register of Historic Places.

In 2010, the City approved the seismic retrofit and structural support of the Mission Basilica that included the in-kind replacement of siding and roofing materials in certain areas of the building. The project also included the construction of an ADA-compliant restroom at the rear of the Basilica. Staff notes that the project was completed in 2013, and the applicant has indicated that the work was the first phase of a two-phase project.

The applicant has now submitted a proposal for Phase II of the project. The primary purpose of the proposed work is to update the existing infrastructure of the Carmel Mission. The City's Historic Preservation Consultant, Mr. Kent Seavey, reviewed the project's consistency with historic preservation standards and has drafted a report (Attachment C) which includes a project summary. The following is a list of the proposed alterations.

Front (East) Elevation Changes:

- Improvements to the parking lot to provide three new ADA parking spaces, improved drainage, and new paths of travel
- Reconstruction of the 1928-1938 arch over the entry gate
- Removal a portion of the non-historic plaster wall adjacent to the Gift Shop to provide a pedestrian entry with new wood gates
- Proposal to switch the Gift Shop entry door with an adjacent window in order to improve circulation
- Replacement of a window on the north elevation of the Gift Shop with a Dutch door
- Increase in the height of the porch in front of the Blessed Sacrament Chapel, which requires a new set of concrete stairs and planter boxes to serve as guardrails. The purpose of the alteration is to meet ADA requirements.

Basilica Forecourt and Downie Building:

- Minor grade alterations to the east portion of the Basilica Forecourt for the purpose of meeting ADA requirements, which include a ramp that connects the courtyard to the fountain, gardens, and Downie Orientation Center. The paving in the Forecourt will be replaced with aggregate earth-toned colored cement.
- Seismic retrofit of the Downie building and installation of an ADA family restroom on the west side of the building in an area currently used as a storage space
- Removal of an interior adobe wall in order to expand the interpretive space. The applicant is proposing to delineate the location of the original wall on floor to provide a guide for the potential future replacement of the wall.
- Installation of a new Carmel Mission site model at the front of the building

#### Mora Chapel

- Seismic retrofitting, cleaning, and conservation as necessary
- Installation of new exhibit panels and cases within the building
- Floor of the south facing loggia will have a new ADA accessible boardwalk
- New interpretive panels on the south side of the loggia in the voids between the support columns

#### Convento Museum Wing

- Seismic retrofitting, cleaning, and conservation as necessary
- Addition of new exhibit panels and display cases
- Several interior alterations that included new structural shear walls in the kitchen area and alterations to stairs. The existing floor plan is depicted on Sheet A-10 of the plan set and the proposed is depicted on Sheet A-11 for comparison.

#### Blessed Sacrament Chapel

- Seismic retrofitting, cleaning, and conservation as necessary
- Removal of a shed roof above the carriage gates on the west elevation (see Sheet A-20) to allow access for trucks
- Addition of a ADA access ramp on the west elevation

#### Main Quadrangle

- The replacement of the concrete in the Main Quadrangle with aggregate earth-toned concrete. This project component also includes the installation of drainage, sewage, storm water and other infrastructure improvements, including some additional planting areas.

#### New Restroom

- Addition of a new restroom at the southwest corner of the Main Quadrangle. The proposed restroom is 621 square feet in size, and includes a Spanish-style design with stucco siding and a clay-tile roof.

**Staff analysis:**

**CEQA:** The California Environmental Quality Act requires environmental review for alterations to historic resources that are not consistent with the Secretary's Standards. If the alterations are consistent with the standards, potential historic resource impacts under CEQA do not require further analysis. A Phase II Historic Evaluation was prepared for this project and concluded that the alterations would be consistent with the Secretary of the Interior's Standards.

On May 18, 2015, the Historic Resources Board (HRB) issued a Determination of Consistency with the Secretary's Standards, with special conditions, for the proposed alterations to the Carmel Mission. The HRB special conditions are included with the project conditions for the Planning Commission's consideration.

**Parking Lot Alterations:** The applicant is proposing improvements to the Carmel Mission parking lot in order to provide three new ADA parking spaces, improved drainage, and new paths of travel. Staff notes that portions of the Carmel Mission parking lot encroach onto the City Right-of-Way (ROW), and the parking lot modification will require the issuance of an Encroachment Permit by the City Council. Two options for improving the Carmel Mission parking lot are being proposed. A decision on which option would be constructed depends on the available funding for the project. The applicant is requesting that the City include in the approval the flexibility to proceed with either option; hence, both should be considered by the Commission.

Option 1: This option is depicted on Sheet C-1.1 of the plan set and includes three new ADA parking spaces located north of the main entry gate. The total number of parking spaces would be reduced from 53 to 48. There would be a net removal of 338 cubic yards of soil, primarily from the northern portion of the parking lot. The slope of the driveway entrance from Lasuen Drive would be slightly increased, and a new planter would be installed on the west side of this entrance, which partially encroaches into the City ROW. The purpose of the grading is to meet the ADA requirements for the three new ADA parking spaces and in order to install a new ADA-accessible pathway through the main entry gate to the Forecourt. Sheet A-5 of the plan set includes an elevation/section drawing that provides a depiction of the grade change, showing that the grade would be lowered a maximum of 2.8 feet. Option 1 includes a bus loading area with an associated Arrival Patio located north of the Gift Shop, as depicted on Sheet A-4 of the plan set.



Option 2: This option positions the three new ADA parking spaces in front of the Gift Shop area, as depicted on Sheet C-1.1A of the plan set. The total number of parking spaces would be reduced from 53 to 50. There would be a net fill of 50 cubic yards of soil, with approximately 70 cubic yards of soil removed from the southern portion of the parking lot. The grade of the driveway entrance from Lasuen Drive would be maintained at its existing slope. Staff notes that a new planter would still be installed in the area of the driveway entrance, but would encroach less into the City ROW. With Option 2 there would not be an ADA-accessible pathway through the main entrance gate to the Forecourt.

**City ROW Encroachment:** The applicant has established the property boundaries based on a survey that was prepared in 1994 by Central Coast Surveyors and was filed with Monterey County. Staff notes that there is a slight discrepancy between the survey and the parcel map with regard to the location of the northeast property line. The parcel map depicts the property line shifted approximately 10-15 feet farther west than what is shown on the survey. Staff is working with the applicant to establish the exact location of the property line prior to the City Council review of the Encroachment Permit. In either case, a portion of the parking spaces on the east side of the parking lot would be located on City property.

Staff notes that while the Planning Commission is responsible for making a decision on the Design Review and Coastal Development Permits, it is advisory to the City Council on the Encroachment Permit. The City is working with the County, TAMC, the Mission, and other stakeholders on a possible reconfiguration of Rio Road in the area adjacent to the Carmel Mission parking lot. The reconfiguration would be to improve safety and allow for improved multi-modal use. A portion of Rio Road in this area includes a 15-foot wide merge lane that could be replaced by expanding the planter on the northeast side of the parking lot. The City Council will consider this as part of the Encroachment Permit. A condition has been drafted requiring the applicant to apply for an Encroachment Permit.

**Exterior Lighting:** There is an existing light fixture on the front wall of the Gift Shop. In staff's opinion, the light fixture is out of the character with the building and could be replaced with a new fixture or removed. Staff notes that when the Carmel Mission was remodeled in 2013, the applicant installed several down lit security lights on the Mission Basilica and on the Blessed Sacrament Chapel. The light fixtures are Lithonia brand and consist of black aluminum. Photographs of the light fixtures are included as Attachment C. A condition has been drafted requiring the applicant to replace the light fixture on the Gift Shop with the Lithonia brand

fixture. Other possible improvements to lighting in this area should be evaluated as part of the Tour of Inspection.

***Archaeological Significance (AS) Overlay:*** The Carmel Mission is located in the Archaeological Significance (AS) Overlay Zoning District, which has been established to provide standards for reviewing projects that could impact archaeological resources. The applicant has submitted a Cultural Resources Evaluation (Attachment E) prepared by Dr. Robert Cartier, Principal Investigator for Archeological Resources Management. The report addresses project components that including grading, trenching, and other earth moving activities such as alterations to the parking lot, construction of a new restroom and associated sewer line, grading of the Basilica Forecourt, and a utility trench through the Mora Chapel.

The Cultural Resources Evaluation references previous archeological studies and reports that were done on the site, including borings that were done at the Carmel Mission and parking lot in 2014. It is notes that during the course of these investigations, prehistoric and historic subsurface cultural materials were encountered, including Native American burial remains, Span roof tile fragment, other structural materials, and dietary shell and bone. The report also notes that surface reconnaissance was done, and traces of faunal shell fragments were noted within soil exposures and landscaped areas of the proposed project areas. Dr. Robert Carrier recommends that archeological monitoring be carried out during all earthmoving activities for the proposed project. A condition has been drafted requiring that the site be monitored by a professional archaeologist and an appropriately-qualified Native American monitor.

***Environmental Review:*** The California Environmental Quality Act (CEQA) requires environmental review for alterations to historic resources that are not consistent with the Secretary of the Interior's Standards. If the alterations are consistent with the standards, potential historic resource impacts under CEQA do not require further analysis. On May 18, 2015, the Historic Resources Board (HRB) issued a Determination of Consistency with the Secretary's Standards, with special conditions, for the proposed alterations to the Carmel Mission.

The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The project includes improvements to the existing infrastructure that will enhance ADA accessibility and drainage, and includes the seismic retrofit of several buildings. The project also includes the construction of a new 621-square foot restroom in the Main Quadrangle. As discussed above, potential historic resource impacts and

archaeological impacts have been evaluated, and appropriate measures have been incorporated into the project design. The proposed project does not present any other unusual circumstances that would result in a potentially significant environmental impact and therefore qualifies for a Class 1 exemption.

**ATTACHMENTS:**

- Attachment A – Findings for Approval
- Attachment B – Conditions of Approval
- Attachment C – Kent Seavey Report
- Attachment D – Lighting Photographs
- Attachment E – Archeological Report
- Attachment F – Project Plans

## **Attachment A – Findings for Approval**

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR APPROVAL

DR 14-38

Diocese of Monterey

SW Corner of Rio Road and Lasuen Drive

Block US, Lot 38

APN: 009-531-003

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### **CONSIDERATION:**

Consideration of a Design Review (DR 14-38) application and associated Coastal Development Permit for alterations to the Carmel Mission located in the Single Family Residential (R-1), Park Overlay (P), Archaeological Significance Overlay (AS) and Beach and Riparian Overlay (BR) Zoning Districts

### **RECITALS:**

1. The Carmel Mission is located at the southwest corner of Rio Road and Lasuen Drive. The Mission property is approximately 6 acres in size and includes the Carmel Mission, Junipero Serra School, Murphy Gymnasium, Gift Shop, the Bishop's residence and several other structures.
2. The Carmel Mission is listed on the City's Inventory of Historic Resources and the Mission Basilica and the associated grounds are listed on the National Register of Historic Places.
3. The Carmel Mission is located in the Archaeological Significance (AS) Overlay Zoning District, which has been established to provide standards for reviewing projects that could impact archaeological resources. The applicant submitted a Cultural Resource Evaluation drafted by a professional archaeologist on June 15, 2015, which recommends monitoring of the site during construction. A condition has been drafted requiring that the site be monitored by a professional archaeologist and an appropriately qualified Native American monitor.
4. General Plan Policies 1-55 and 1-57 allow for quasi-public uses in the Residential (R-1) District and the expansion of existing structures on quasi-public sites on a limited basis. The project is consistent with the General Plan.
5. On December 26, 2014, the Diocese of Monterey submitted an application for alterations to the Carmel Mission to improve the infrastructure and ADA compliance of the site.

6. On May 18, 2015, the Historic Resources Board (HRB) issued a Determination of Consistency with the Secretary's Standards, with special conditions, for the proposed alterations to the Carmel Mission. The California Environmental Quality Act (CEQA) requires environmental review for alterations to historic resources that are not consistent with the Secretary of the Interior's Standards. If the alterations are consistent with the standards, potential historic resource impacts under CEQA do not require further analysis.
7. The application qualifies for a Class 1 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines. Class 3 exemptions include projects involving limited new construction projects and conversion of small structures.

**FINDINGS FOR DECISION:**

1. The approval of this Design Review is not in conflict with the General Plan and will comply with all applicable zoning standards.
2. The proposed alterations to the Carmel Mission are consistent with the Secretary of the Interior's Standards for the Rehabilitation of historic resources.
3. The proposed project will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, street capacity and fire protection.
4. The proposed project will not be injurious to public health, safety or welfare and provides adequate ingress and egress.
5. With the approval of this project the Carmel Mission will maintain its compatibility with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.

## Attachment B – Conditions of Approval

DR 14-38 (Carmel Mission)

July 8, 2015

Conditions of Approval

Page 1

Conditions of Approval		
No.	Standard Conditions	
1.	<p><b>Authorization:</b> This approval of Design Review (DR 14-38) authorizes the following alterations to the Carmel Mission:</p> <p><u>Front (East) Elevation Changes:</u></p> <ul style="list-style-type: none"><li>• Improvements to the parking lot to provide three new ADA parking spaces, improved drainage, and new paths of travel</li><li>• Reconstruction of the 1928-1938 arch over the entry gate</li><li>• Removal a portion of the non-historic plaster wall adjacent to the Gift Shop to provide a pedestrian entry with new wood gates</li><li>• Proposal to switch the Gift Shop entry door with an adjacent window in order to improve circulation</li><li>• Replacement of a window on the north elevation of the Gift Shop with a Dutch door</li><li>• Increase the height of the porch in front of the Blessed Sacrament Chapel, which requires a new set of concrete stairs and planter boxes to serve as guardrails. The purpose of the alteration is to meet ADA requirements.</li></ul> <p><u>Basilica Fourecourt and Downie Building:</u></p> <ul style="list-style-type: none"><li>• Minor grade alterations to the east portion of the Basilica Forecourt for the purpose of meeting ADA requirements, which include a ramp that connects the courtyard to the fountain, gardens, and Downie Orientation Center. The paving in the Fourecourt will be replaced with aggregate earth-toned colored cement.</li><li>• Seismic retrofit of the Downie building and installation of an ADA family restroom on the west side of the building in an area currently used as a storage space</li><li>• Removal of an interior adobe wall in order to expand the interpretive space. The applicant is proposing to delineate the location of the original wall on floor to provide a guide for the potential future replacement of the wall.</li><li>• Installation of a new Carmel Mission site model at the front of the building</li></ul>	✓

	<p><u>Mora Chapel</u></p> <ul style="list-style-type: none"> <li>• Seismic retrofitting, cleaning, and conservation as necessary</li> <li>• Installation of new exhibit panels and cases within the building</li> <li>• Floor of the south facing Loggia will have a new ADA accessible boardwalk</li> <li>• New interpretive panels on the south side of the Loggia in the voids between the support columns</li> </ul> <p><u>Convento Museum Wing</u></p> <ul style="list-style-type: none"> <li>• Seismic retrofitting, cleaning, and conservation as necessary</li> <li>• Addition of new exhibit panels and display cases</li> <li>• Several interior alterations that included new structural shear walls in the kitchen area and alterations to stairs. The existing floor plan is depicted on Sheet A-10 of the plan set and the proposed is depicted on Sheet A-11 for comparison.</li> </ul> <p><u>Blessed Sacrament Chapel</u></p> <ul style="list-style-type: none"> <li>• Seismic retrofitting, cleaning, and conservation as necessary</li> <li>• Removal of a shed roof above the carriage gates on the west elevation (see Sheet A-20) to allow access for trucks</li> <li>• Addition of a ADA access ramp on the west elevation</li> </ul>	
2.	The project shall be constructed in conformance with all requirements of the local zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	All new landscaping, if proposed, shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach	✓

	Commission or the Planning Commission.	
5.	Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
6.	All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	✓
7.	The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes on the site. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
8.	The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
9.	A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✓
10.	The applicant shall include a storm water drainage plan with the working drawings that are submitted for building permit review. The drainage plan shall include applicable Best Management Practices and retain all drainage on site	✓



	through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that cannot be maintained on site, may be directed into the City's storm drain system after passing through a silt trap to reduce sediment from entering the storm drain. Drainage shall not be directed to adjacent private property.	
	<b>HRB Special Conditions</b>	
11.	The paving in the Forecourt and quadrangle shall consist of aggregate earth-tone colored cement, to include brick work to match existing site conditions.	✓
12.	Within the Downie Building, the applicant shall delineate the location of the original wall on floor to provide a guide for the potential future replacement of the wall. In addition, the property owner shall maintain a photographic record of this wall.	✓
13.	The tiles in the Mora Chapel shall be replaced in kind and salvaged and re-used when possible.	✓
14.	The new east-elevation wood door shall be differentiated from the adjacent main entry gate.	✓
15.	Prior to the beginning of construction, the applicant shall convene a pre-construction meeting to include the contractor and the Project Planner to ensure compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.	✓
16.	Prior to the issuance of a building permit, the final construction documents shall include a materials list and a plan with elevation keynotes that clearly identify the methodology and extent of the proposed salvage and reuse of existing building materials including all exterior walls. This "salvage and reuse plan" shall clearly indicate that materials shall be: 1) preserved, 2) repaired when preservation is not possible, and 3) replaced in-kind only when absolutely necessary.	✓
	<b>Planning Commission Special Condition</b>	
17.	The applicant shall apply for an encroachment permit for the proposed alterations to the city-owned portions of the parking lot.	✓
18.	Prior to final inspection, the applicant shall remove or replace the exterior light on the front wall of the Gift Shop with a new Lithonia brand fixture that is consistent with the design of the other fixtures located at the front of the Carmel Mission. The construction drawings include a note regarding the change in light fixture.	✓
19.	During all earth-disturbing activities, the site shall be monitored by a professional archaeologist and an appropriately qualified Native American monitor. All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notify the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for	✓

	significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	
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\*Acknowledgement and acceptance of conditions of approval.

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

***Once signed, please return to the Community Planning and Building Department.***

CULTURAL RESOURCE EVALUATION FOR THE PROPOSED  
PROPOSED PARKING LOT AND OTHER IMPROVEMENTS  
AT THE CARMEL MISSION

RECEIVED

JUN 15 2015

City of Carmel-by-the-Sea  
Planning & Building Dept.

FOR

MR. BRETT BRENK WITZ  
FRANKS, BRENK WITZ & ASSOCIATES  
PO BOX 597  
APTOS, CA 95001

BY

*Archaeological Resource Management*  
*Dr. Robert Cartier, Principal Investigator*  
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June 15, 2015

## ADMONITION

Certain information contained in this report is not intended for general public distribution. Portions of this report locate significant archaeological sites in the region of the project area, and indiscriminate distribution of these data could result in the desecration and destruction of invaluable cultural resources. In order to ensure the security of the critical data in this report, certain maps and passages may be deleted in copies not delivered directly into the hands of environmental personnel and qualified archaeologists.

THE PRINCIPAL INVESTIGATOR

## **ABSTRACT**

This cultural resource evaluation was carried out for the proposed parking lot and additional improvements including a restroom and associated sewer line, re-grading of the forecourt, and utility trenching through the Mora Chapel at the Carmel Mission in the City of Carmel-by-the-Sea. The research included an archival search in the State records and a surface survey of the property. Archival research reveals that the Carmel Mission property is a recorded site; CA-MNT-18H. During surface reconnaissance, traces of faunal shell fragments were noted within soil exposures in landscaped areas. Thus it is recommended that archaeological monitoring be carried out during all earthmoving activities for the proposed project.

## **REQUEST FOR CULTURAL RESOURCE EVALUATION**

The archaeological evaluation was carried out to determine the presence or absence of any significant cultural resources. Archaeological services were requested in June of 2015 in order to provide an evaluation that would investigate the possible presence of cultural resources. This study meets the requirements of CEQA (California Environmental Quality Act).

## **QUALIFICATIONS OF ARCHAEOLOGICAL RESOURCE MANAGEMENT**

Archaeological Resource Management has been specifically engaged in cultural resource management projects in central California since 1977. The firm is owned and supervised by Dr. Robert Cartier, the Principal Investigator. Dr. Cartier has a Ph.D. in anthropology, and is certified by the Register of Professional Archaeologists (RPA) for conducting cultural resource investigations as well as other specialized work in archaeology and history. He also fulfills the standards set forth by the Secretary of the Interior for inclusion as a historian and architectural historian and is certified as such on the State of California referral lists.

## **LOCATION AND DESCRIPTION OF THE SUBJECT AREA**

The project area is located at the Carmel Mission, Carmel-by-the-Sea. On the USGS 7.5 minute quadrangle of Monterey, CA, the Universal Transverse Mercator Grid (UTMG) center point of the project area is 10S 5 96 799mE/40 44 482mN. The elevation is approximately 41 feet MSL and the nearest source of fresh water is the Carmel River, which runs approximately 800 feet south of the proposed project area.

The proposed project consists of the construction of a parking lot and additional improvements including a restroom and associated sewer line, regrading of the forecourt, and utility trench through the Mora Chapel; this will include the necessary grading excavation, trenching, and other earthmoving activities.

## METHODOLOGY

The methodology used in this investigation consists of an archival search, a surface reconnaissance, an evaluation of the potential significance of the property according to the California Register of Historic Resources (CRHR), and a written report of the findings with appropriate recommendations. The archival research is conducted by transferring the study location to a state archaeological office which maintains all records of archaeological investigations. This is done in order to learn if any archaeological sites or surveys have been recorded within a half mile of the subject area. Each archival search with the State is given a file number for verification. The surface reconnaissance portion of the evaluation is done to determine if traces of historic or prehistoric materials exist within the study area. This survey is conducted by a field archaeologist who examines exposed soils for cultural material. The archaeologist is looking for early ceramics, Native American cooking debris, and artifacts of stone, bone, and shell. For historic cultural resources, the field evaluation also considers older structures, distinctive architecture, and subsurface historic trash deposits of potentially significant antiquity. A report is written containing the archival information, record search number, the survey findings, and appropriate recommendations. A copy of this evaluation is sent to the State archaeological office by requirements of State procedure.

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Most Native American prehistoric sites are eligible due to their age, scientific potential, and/or burial remains.

The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of

Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR. The Carmel Mission is an historic and archaeological site listed on the CRHR as well as the National Register of Historic Places (NRHP).

## **ARCHIVAL BACKGROUND**

The proposed project is located within the boundaries of a previously recorded site; CA-MNT-18H. This site is described as the Carmel Mission and includes both prehistoric and historic components. Previous archaeological studies and reports were completed for this site by Archaeological Resource Management, including an "Archaeological Monitoring Report for an Augering Program Carried out as Part of the Hydrology Study at Mission Carmel" in March 2010, an "Archaeological Monitoring Report for the Carmel Mission Hydrology Excavation" in May 2010, a "Cultural Resource Evaluation of the Proposed Restroom Facility and Serra Memorial Wall at the Carmel Mission" in December of 2010, "Archaeological Monitoring for the Restroom Facility at the Carmel Mission" in January of 2013, "Archaeological Monitoring Report for the Underground Utilities Project at Carmel Mission" in July of 2013, "Archaeological Monitoring for Hydrology Test Pits" at the Carmel Mission in September of 2014, "Archaeological Monitoring for Piezometer Borings at the Carmel Mission" in September of 2014, and "Archaeological Monitoring for Parking Lot Augering at the Carmel Mission" in October of 2014. During the course of these investigations, prehistoric and historic subsurface cultural materials were encountered, including Native American burial remains, Spanish roof tile fragments, other structural materials, and dietary shell and bone.

## **SURFACE RECONNAISSANCE**

A "general surface reconnaissance" was conducted by a field archaeologist at the project area. A "controlled intuitive reconnaissance" was performed in places where burrowing animals and other activities had revealed subsurface stratigraphy and soil contents. The project boundaries were well established in the field by detailed project maps. Access to the proposed project area was good; all areas were accessible for a walking survey. Soil visibility was poor; the majority of the surface area was obscured by hardtop surfaces. However, soils in landscaping areas were exposed and examined as part of the surface reconnaissance. Rock types noted included small amounts of native gravel, as well as imported decorative rockwork around the planters. Traces of faunal shell, including small fragments of *Haliotis* (abalone) and *Mytilus* (mussel) shell were noted within the proposed project areas.

## **CONCLUSION AND RECOMMENDATIONS**

This cultural resource evaluation was carried out for the proposed parking lot and additional improvements including a restroom and associated sewer line, re-grading of the forecourt, and utility trenching through the Mora Chapel at the Carmel Mission in the City of Carmel-by-the-Sea. The research included an archival search in the State records and a surface survey of the property. Archival research reveals that the Carmel

Mission property is a recorded site; CA-MNT-18H. During surface reconnaissance, traces of faunal shell fragments were noted within soil exposures in landscaped areas. Thus it is recommended that archaeological monitoring be carried out during all earthmoving activities for the proposed project.

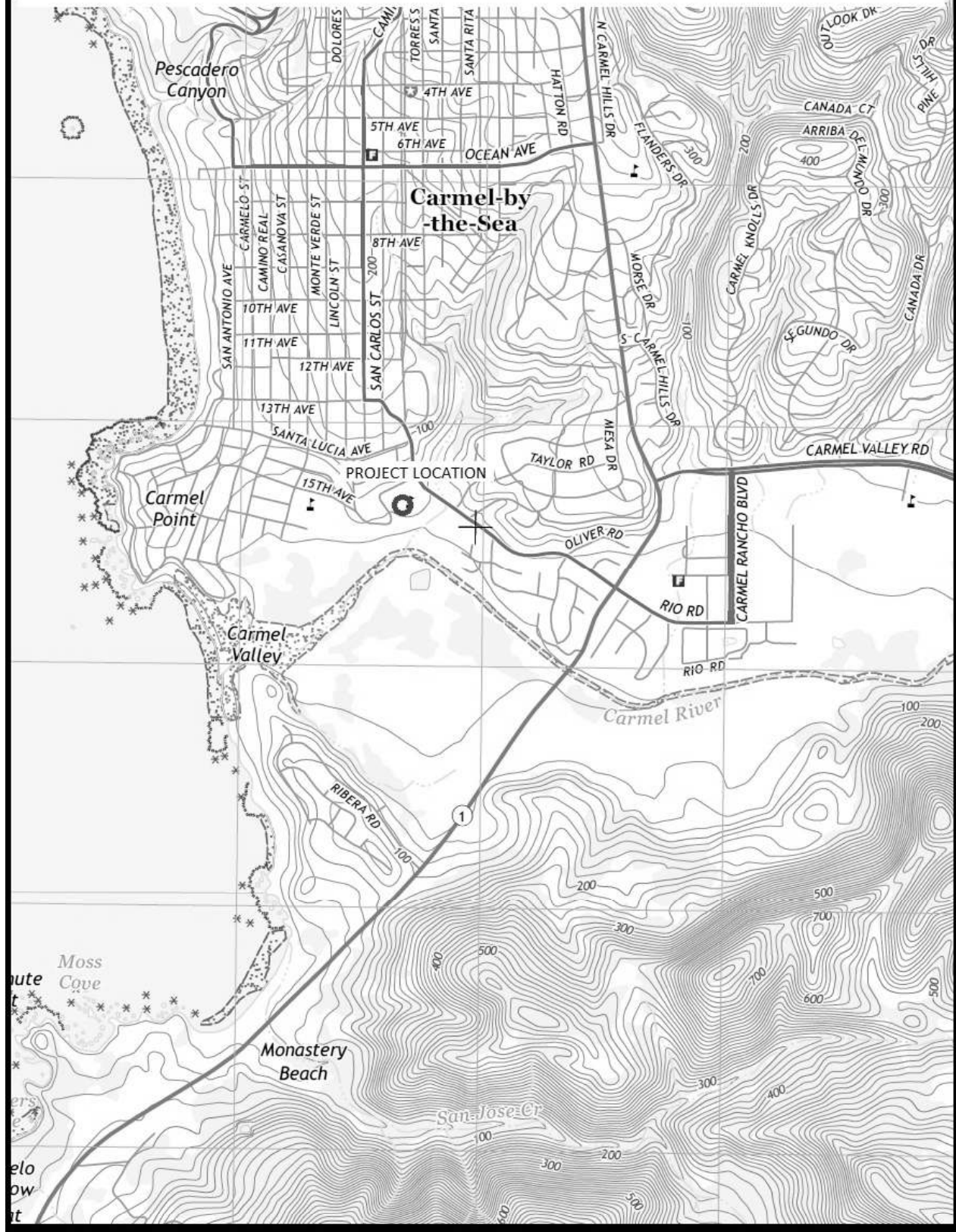
## **LITERATURE CITED AND CONSULTED**

Cartier, R.

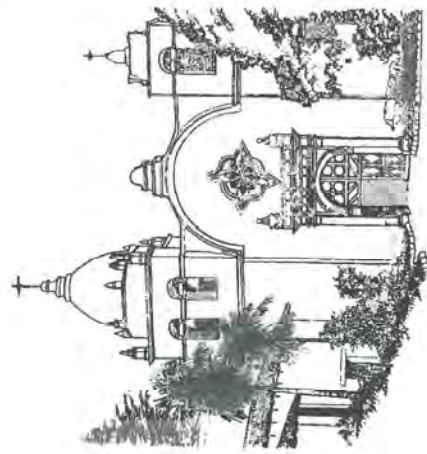
- 2010a Archaeological Monitoring Report for an Augering Program Carried out as Part of the Hydrology Study at Mission Carmel. Report on-file at Archaeological Resource Management.
- 2010b Archaeological Monitoring Report for the Carmel Mission Hydrology Excavation. Report on-file at Archaeological Resource Management.
- 2010c Cultural Resource Evaluation of the Proposed Restroom Facility and Serra Memorial Wall at the Carmel Mission. Report on-file at Archaeological Resource Management.
- 2013a Archaeological Monitoring for the Restroom Facility at the Carmel Mission. Report on-file at Archaeological Resource Management.
- 2013b Archaeological Monitoring Report for the Underground Utilities Project at Carmel Mission. Report on-file at Archaeological Resource Management.
- 2014a Archaeological Monitoring for Hydrology Test Pits. Report on-file at Archaeological Resource Management.
- 2014b Archaeological Monitoring for Piezometer Borings at the Carmel Mission. Report on-file at Archaeological Resource Management.
- 2014c Archaeological Monitoring for Parking Lot Augering at the Carmel Mission. Report on-file at Archaeological Resource Management.



# CARMEL MISSION PARKING LOT PROJECT LOCATION MAP



# CARMEL MISSION



RECEIVED  
MAY 14 2015  
City of Carmel-by-the-Sea  
Planning & Building Dept

## PHASE 2 MASTER PLAN

SCHEMATIC DESIGN PACKAGE INCLUDING  
THE CONVENTO AND MORA CHAPEL, GIFT STORE,  
DOWNIE ORIENTATION CENTER, ENTRY ARCH,  
BLESSED SACRAMENT CHAPEL, ORCHARD HOUSE  
COMPLEX, & OUTDOOR SPACES.

CARMEL, CA. 93942

		CARMEL MISSION PHASE 2 MASTER PLAN	
TITLE SHEET		DATE: 3-21-15 REVISIONS: A 5-18-15	
SHEET NO. A-1		SHEET INDEX	
1		NTS	
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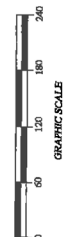
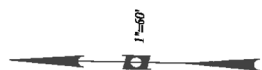
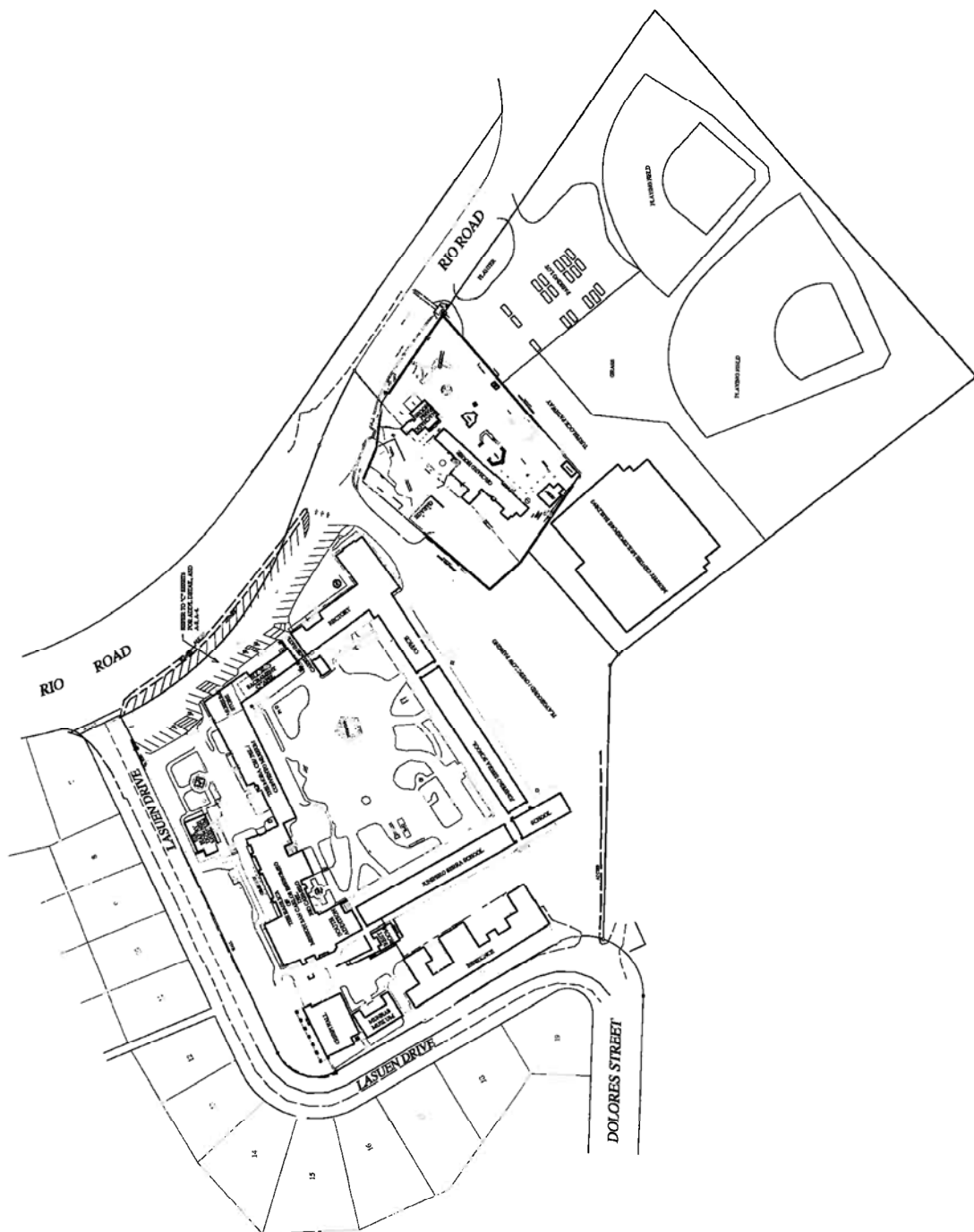
CARMEL MISSION  
PHASE 2 MASTER PLAN

EXISTING OVERALL SITE PLAN

DATE: 3-21-15  
REVISION:

SCALE: 1"=50'  
SHEET NO.

A-2  
OF 41 SHEETS





SITE PLAN  
SHOWING PEDESTRIAN TRAFFIC  
FLOW DURING CONSTRUCTION

DATE: 3-21-15

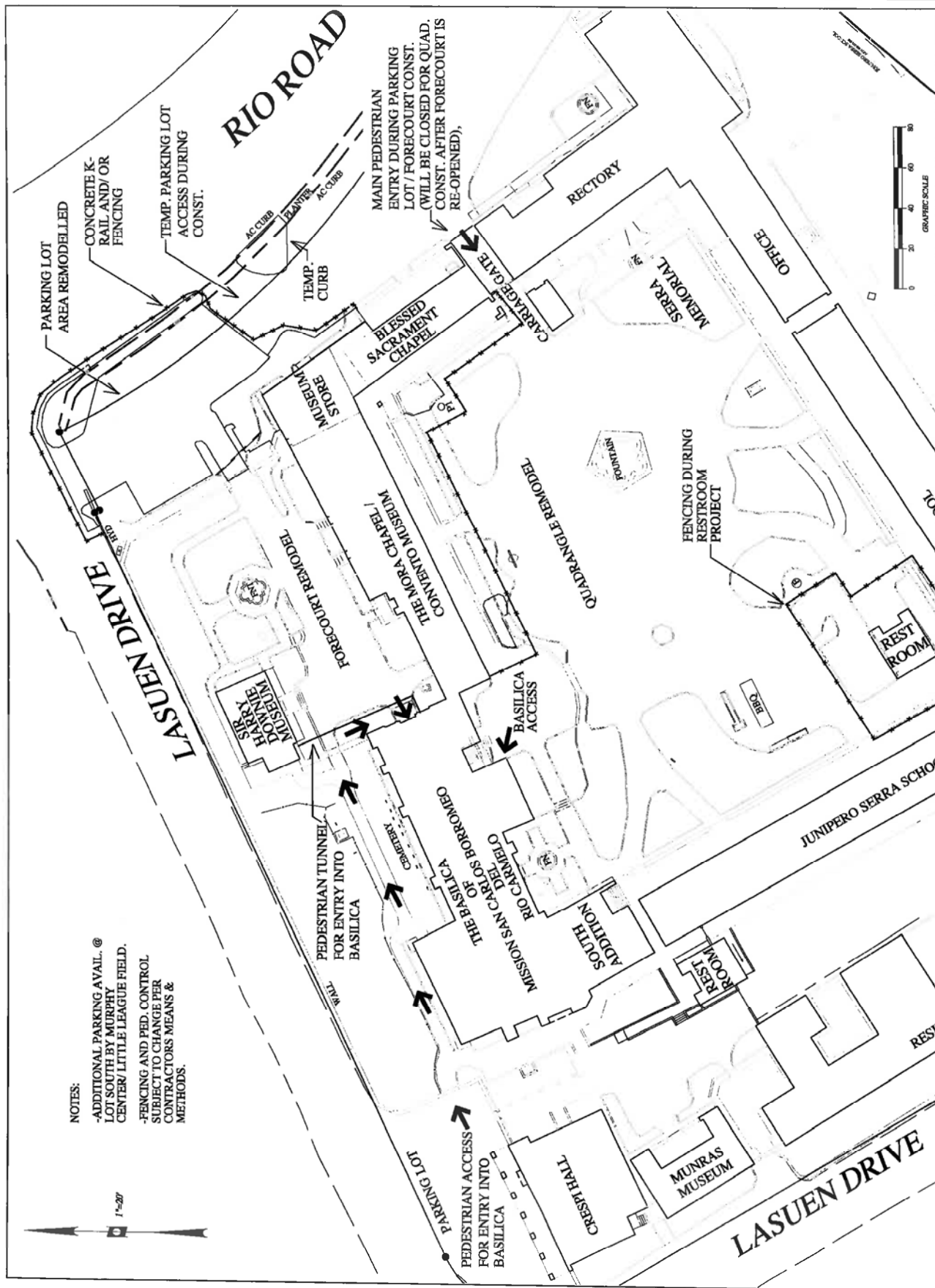
REVISION:

SCALE: 1"=20'

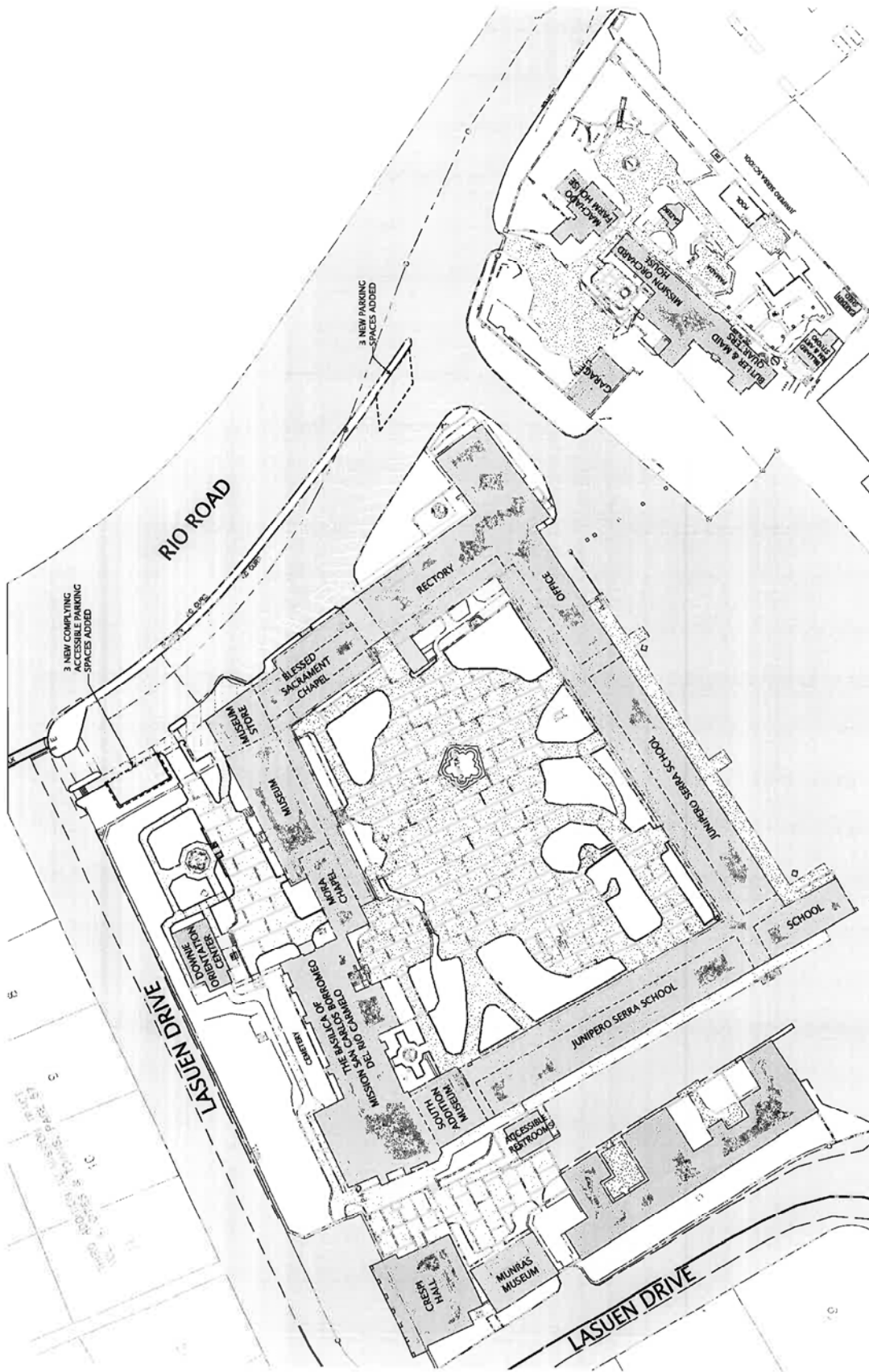
SHEET NO.


### A-2.1

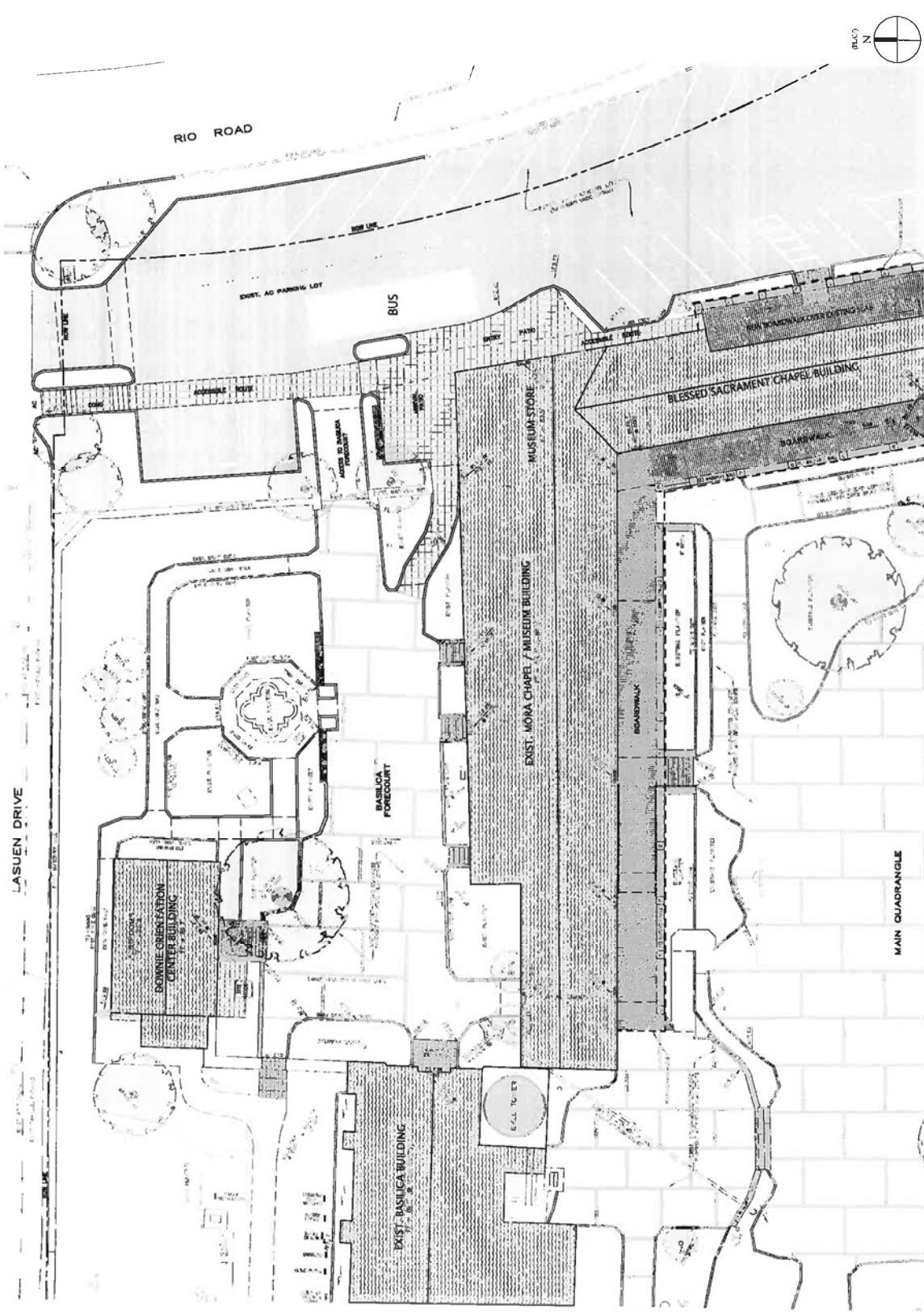
#### Subjects





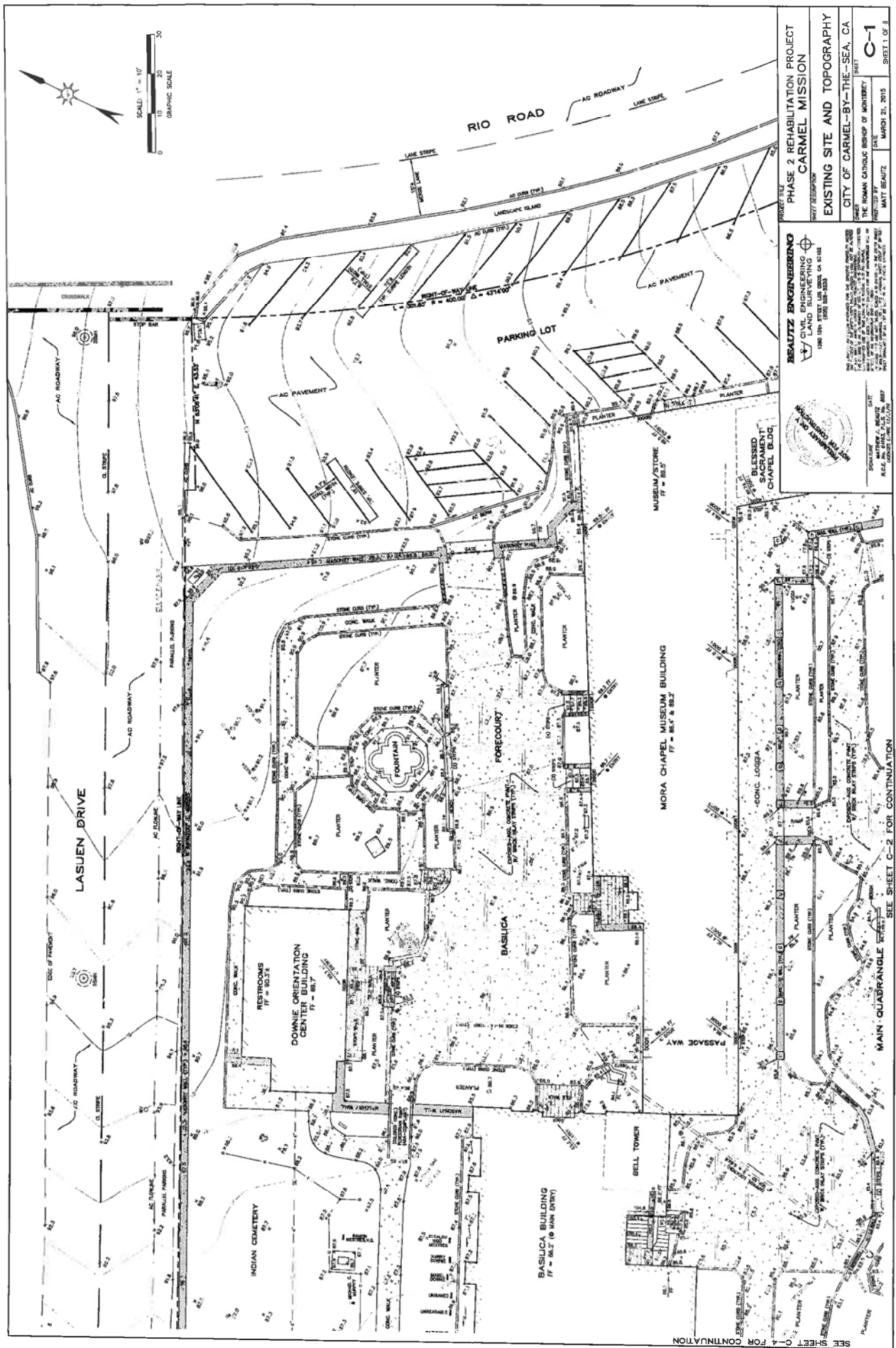




SHEET NO. <b>A-3</b> OF 4 SHEETS	DATE: 9-21-15 SCALE: 1" = 30'	CARMEL MISSION PHASE 2 MASTER PLAN	OVERALL SITE PLAN	<b>DANIEL QUAN DESIGN</b> Integrative Planning Exhibition Design 4300 San Jose Ave. - Oakland, CA 94612 - 415.502.2111	<b>ARCHITECTURAL RESOURCES GROUP</b> Architecture, Planning & Construction, Inc. 1000 California Street, Suite 1000 San Francisco, CA 94109	 P.O. Box 597 Aptos, CA 95001 (831) 662-8800
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 <p>THE FRANK R. JONES ASSOCIATES, INC. P.O. Box 597 Arcata, CA 95521 (831) 963-8800</p>	 <p>ARCHITECTURAL RESOURCES GROUP, INC. Architectural, Planning &amp; Construction, Inc. 1000 S. Main Street, Suite 200 Arcata, CA 95521 (831) 963-8800</p>	<p><b>DANIEL QUAN DESIGN</b> Interpretive Planning Exhibition Design 1000 S. Main Street, Suite 200 Arcata, CA 95521 (831) 963-8800</p>	<p>DETAIL SITE PLAN</p>	<p>CARMEL MISSION PHASE 2 MASTER PLAN</p>	<p>SHEET NO. <b>A-4</b> OF 4 SHEETS</p> <p>DATE: 8-21-15 SCALE: Not To Scale</p>
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**BEAUTZ ENGINEERING**  
 LAND SURVEYING  
 1000 10th Street, San Jose, CA 95128  
 (408) 283-3333

**PHASE 2 REHABILITATION PROJECT**  
**CARMEL MISSION**  
**EXISTING SITE AND TOPOGRAPHY**  
**CITY OF CARMEL-BY-THE-SEA, CA**

DATE: MARCH 21, 2013  
 DRAWN BY: MATT BEAUTZ  
 CHECKED BY: MATT BEAUTZ  
 SCALE: 1" = 10'

**C-1**  
 SHEET 1 OF 3

SEE SHEET C-2 FOR CONTINUATION

SEE SHEET C-2 FOR CONTINUATION

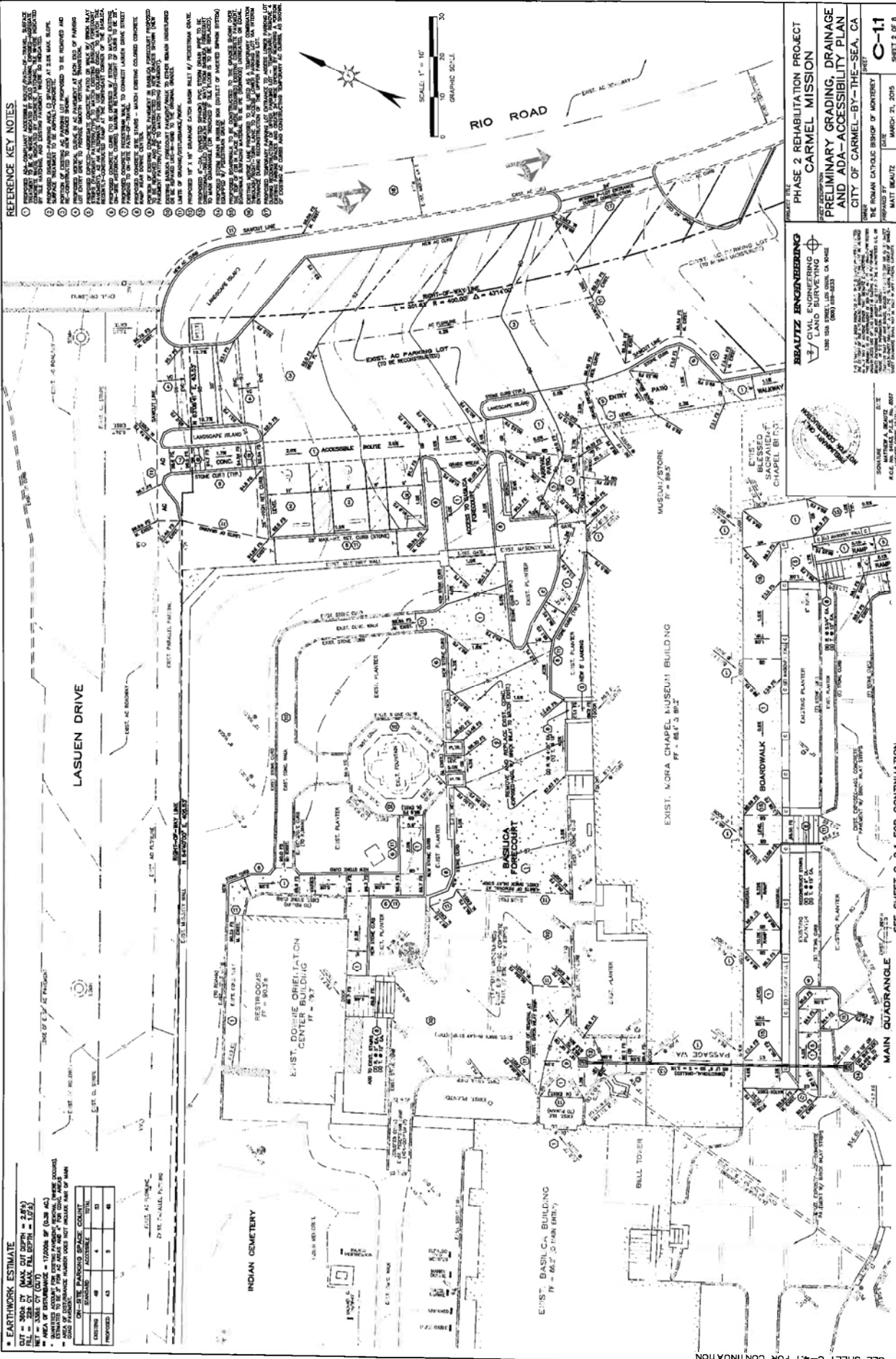
# REFERENCE KEY NOTES

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## EARTHWORK ESTIMATE

CUT = 3004 CY MAX CUT DEPTH = 3.84'  
 FILL = 228 CY MAX FILL DEPTH = 1.93'  
 TOTAL = 3282 CY TOTAL  
 PERCENT OF CUTS = 91.5% (3004 CY)  
 PERCENT OF FILLS = 8.5% (228 CY)  
 QUANTITIES ABOVE ARE FOR THE APPROXIMATE GRADES SHOWN. THESE QUANTITIES DO NOT INCLUDE THE VOLUMES OF EXISTING MATERIAL TO BE REMOVED OR THE VOLUMES OF MATERIAL TO BE IMPORTED TO FILL THE EXISTING MATERIAL.

ON-SITE PARKING SPACE COUNT	
STANDARD	ACCESSIBLE
48	4
43	5
PROPOSED	TOTAL
91	9



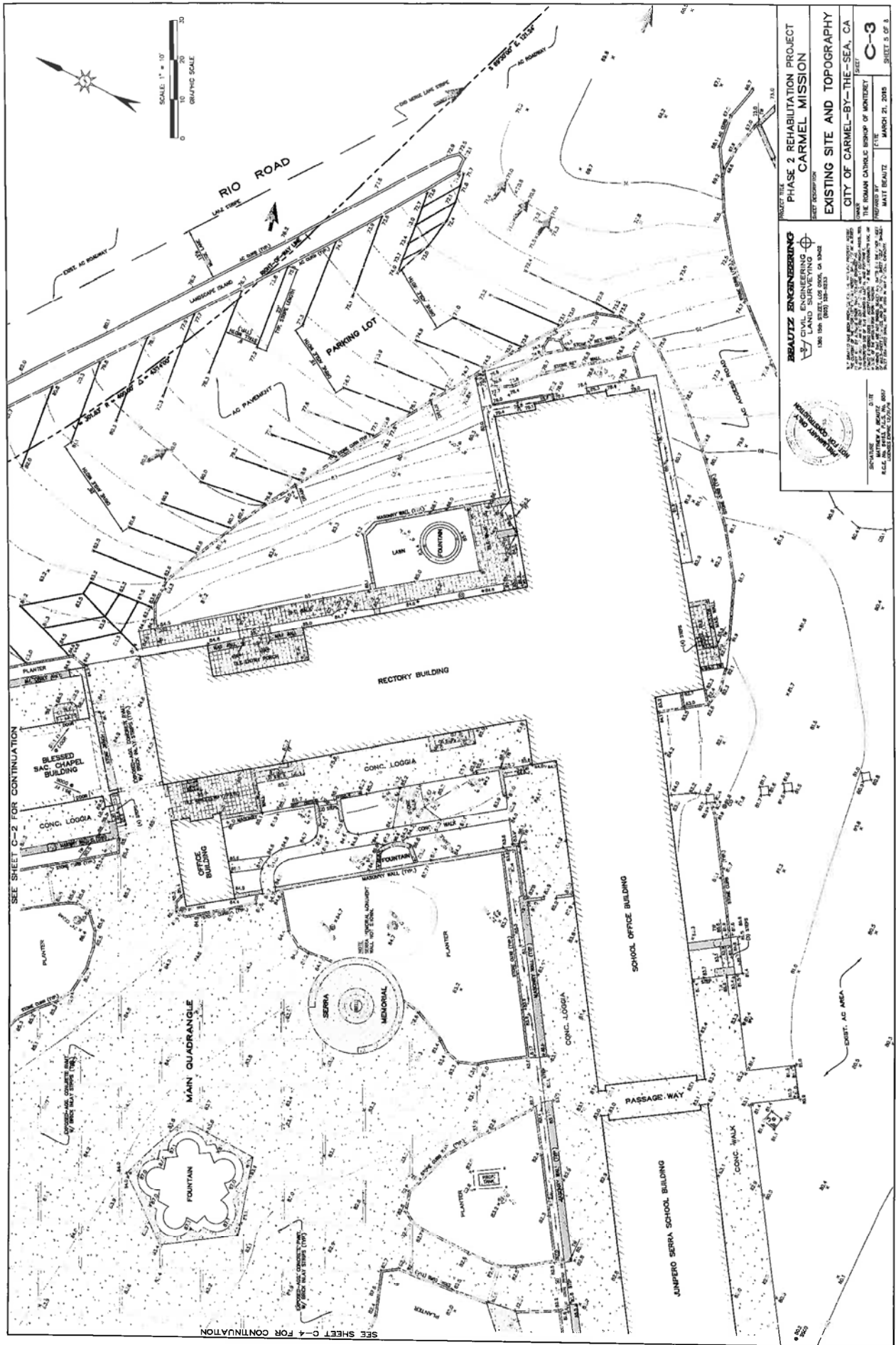
**PHASE 2 REHABILITATION PROJECT**  
**CARMEL MISSION**  
**PRELIMINARY GRADING, DRAINAGE**  
**AND ADA-ACCESSIBILITY PLAN**  
 CITY OF CARMEL-BY-THE-SEA, CA  
 THE ROMAN CATHOLIC BISHOP OF MONTEREY  
 SHEET C-1.1  
 DATE: MARCH 21, 2015  
 PREPARED BY: MATT BAUTZ

**REBAUTZ ENGINEERING**  
 CIVIL AND SURVEYING  
 1300 10th STREET, LOS ANGELES, CA 90015  
 (213) 698-8833  
 (213) 698-8834  
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SEE SHEET C-4.1 FOR CONTINUATION  
 SEE SHEET C-2.1 FOR CONTINUATION

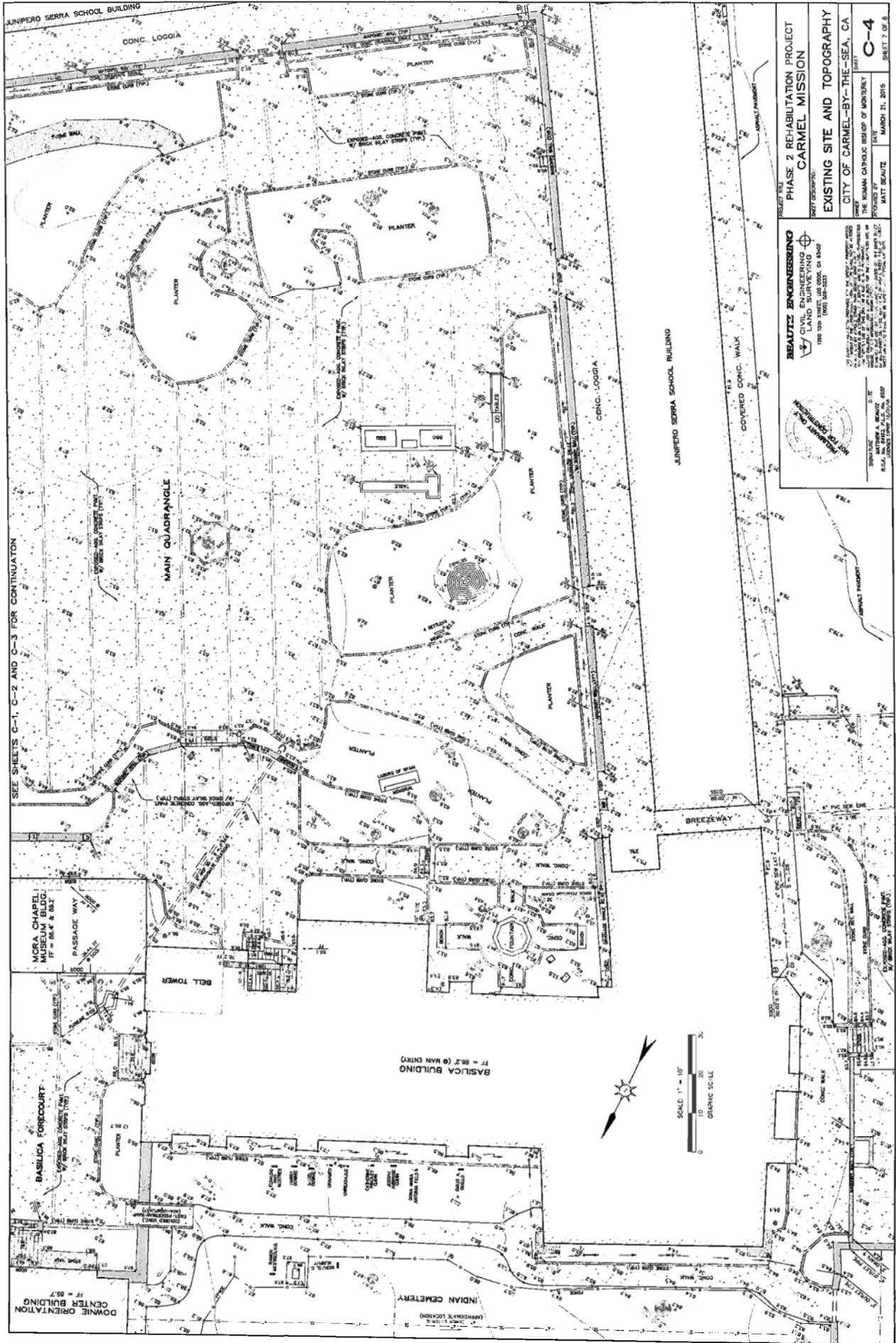






<b>BEAUTZ ENGINEERING</b> LAND SURVEYING 1000 S. GATEWAY AVENUE, SUITE 100 MONTEREY, CALIFORNIA 93940 (408) 255-8833		<b>PHASE 2 REHABILITATION PROJECT</b> <b>CARMEL MISSION</b> <b>EXISTING SITE AND TOPOGRAPHY</b> CITY OF CARMEL-BY-THE-SEA, CA THE ROMAN CATHOLIC BISHOP OF MONTEREY PREPARED BY: MATT BEAUTZ DATE: MARCH 21, 2018 SHEET 5 OF 5	
PROJECT NO. 18-001 DRAWING NO. 18-001-01 SCALE: 1" = 10' DATE: MARCH 21, 2018		CHECKED BY: MATT BEAUTZ DATE: MARCH 21, 2018	





SEE SHEETS C-1, C-2 AND C-3 FOR CONTINUATION

MORE CHAPPEL  
MUSEUM BLDG.  
FF = 86.4 & 86.1

BASILICA FORECOURT  
FF = 86.7

DOWNIE ORIENTATION  
CENTER BUILDING  
FF = 86.7

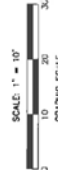
MAIN QUADRANGLE

BELL TOWER

BASILICA BUILDING  
FF = 86.2 (9 MAIN ENTRY)

INDIAN CEMETERY  
(APPROXIMATE LOCATION)

JUNIPERO SERRA SCHOOL BUILDING



<b>PHASE 2 REHABILITATION PROJECT</b> <b>CARMEL MISSION</b>	
<b>EXISTING SITE AND TOPOGRAPHY</b>	<b>CITY OF CARMEL-BY-SEA, CA</b>
<b>DESIGNED BY</b> BEAUTIZ ENGINEERING	<b>DATE</b> MARCH 21, 2015
<b>FOR</b> THE ROMAN CATHOLIC BISHOP OF MONTEREY	<b>PROJECT NO.</b> C-4
<b>FOUNDED BY</b> MATT BEAUTIZ	<b>SHEET</b> 7 OF 8

**BEAUTIZ ENGINEERING**  
 CIVIL ENGINEERING  
 LAND SURVEYING  
 1000 10th STREET, LOS ANGELES, CA 90015  
 (800) 848-3333

I, **MATTHEW A. BEAUTIZ**, a duly Licensed Professional Engineer, State of California, License No. 50507, do hereby certify that I am the author of the above described project, and that the same was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer, State of California, License No. 50507.

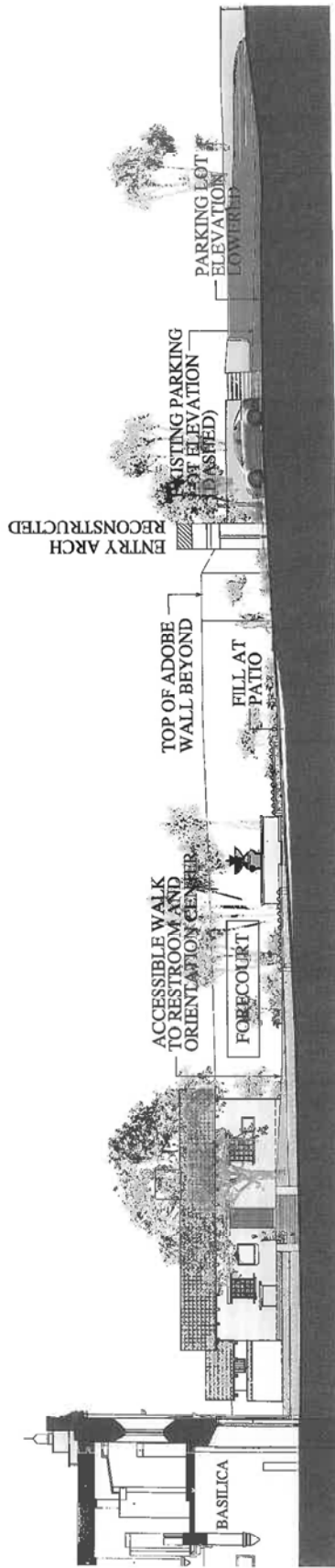
DATE: 3/21/15  
 SIGNATURE: MATTHEW A. BEAUTIZ  
 P.L.C. 50507



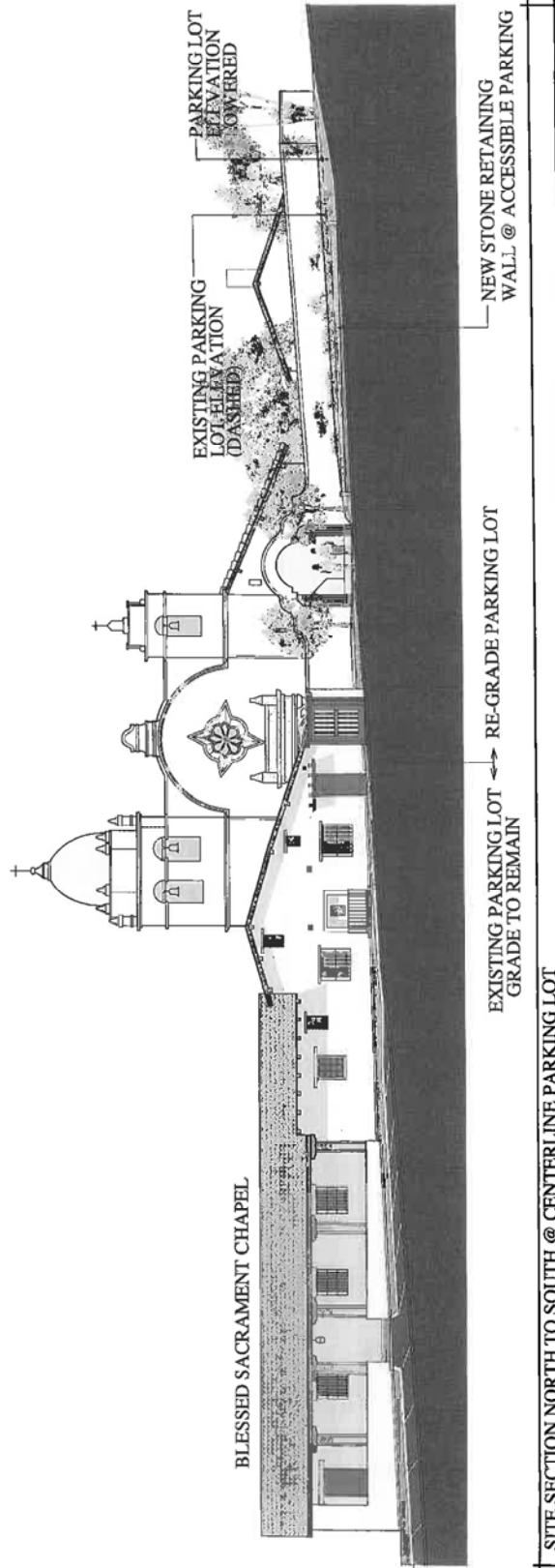










SITE SECTION EAST TO WEST @ CENTERLINE FORECOURT



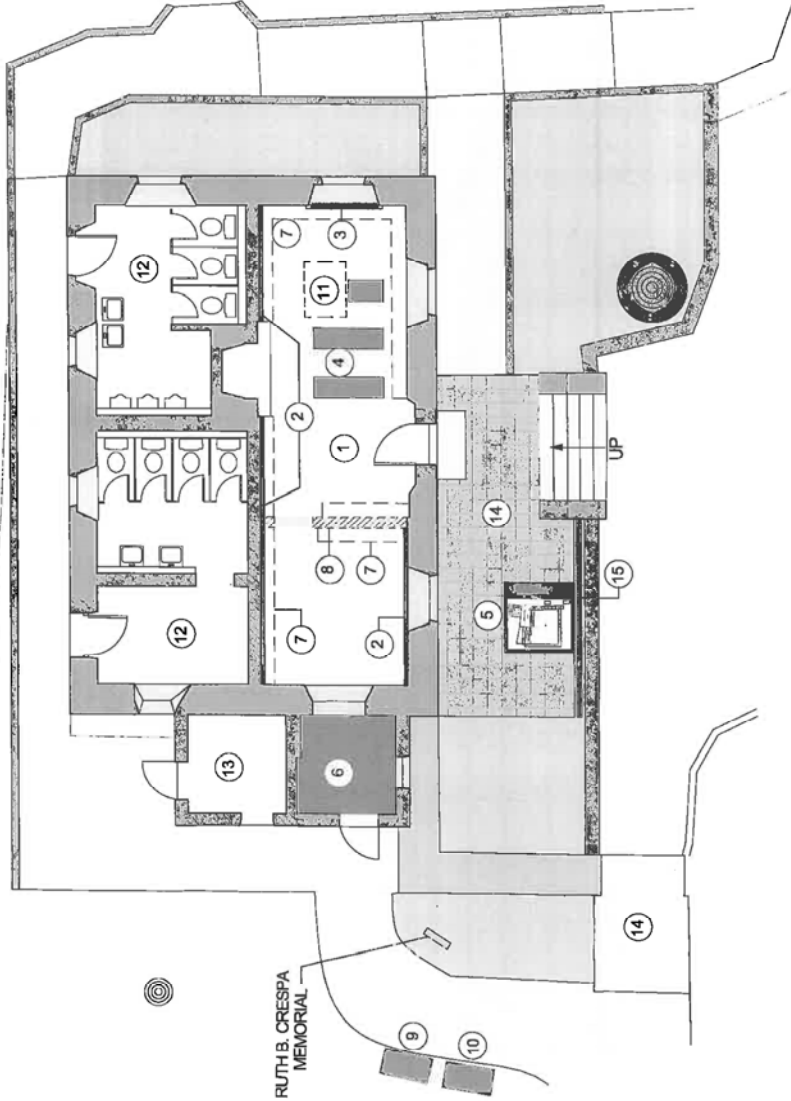
SITE SECTION NORTH TO SOUTH @ CENTERLINE PARKING LOT



 <p>P.O. Box 297 Agona, CA 95001 (916) 562-9000</p>	 <p>ARCHITECTURAL RESOURCES GROUP Architects, Planners &amp; Constructors, Inc. 1000 California Street, Suite 1000 San Francisco, CA 94109 (415) 774-1000</p>	<p><b>DANIEL QUAN DESIGN</b> Interpretive Planning Rehabilitation Design LORI QUAN - Owner - Carmel, CA 93911 • 562.081.1211</p>	<p>SITE SECTIONS</p> <p>CARMEL MISSION PHASE 2 MASTER PLAN</p> <p>DATE: 9-21-15 SCALE: 1/8"=1'-0"</p> <p>SHEET NO. <b>A-5</b> OF 41 SHEETS</p>
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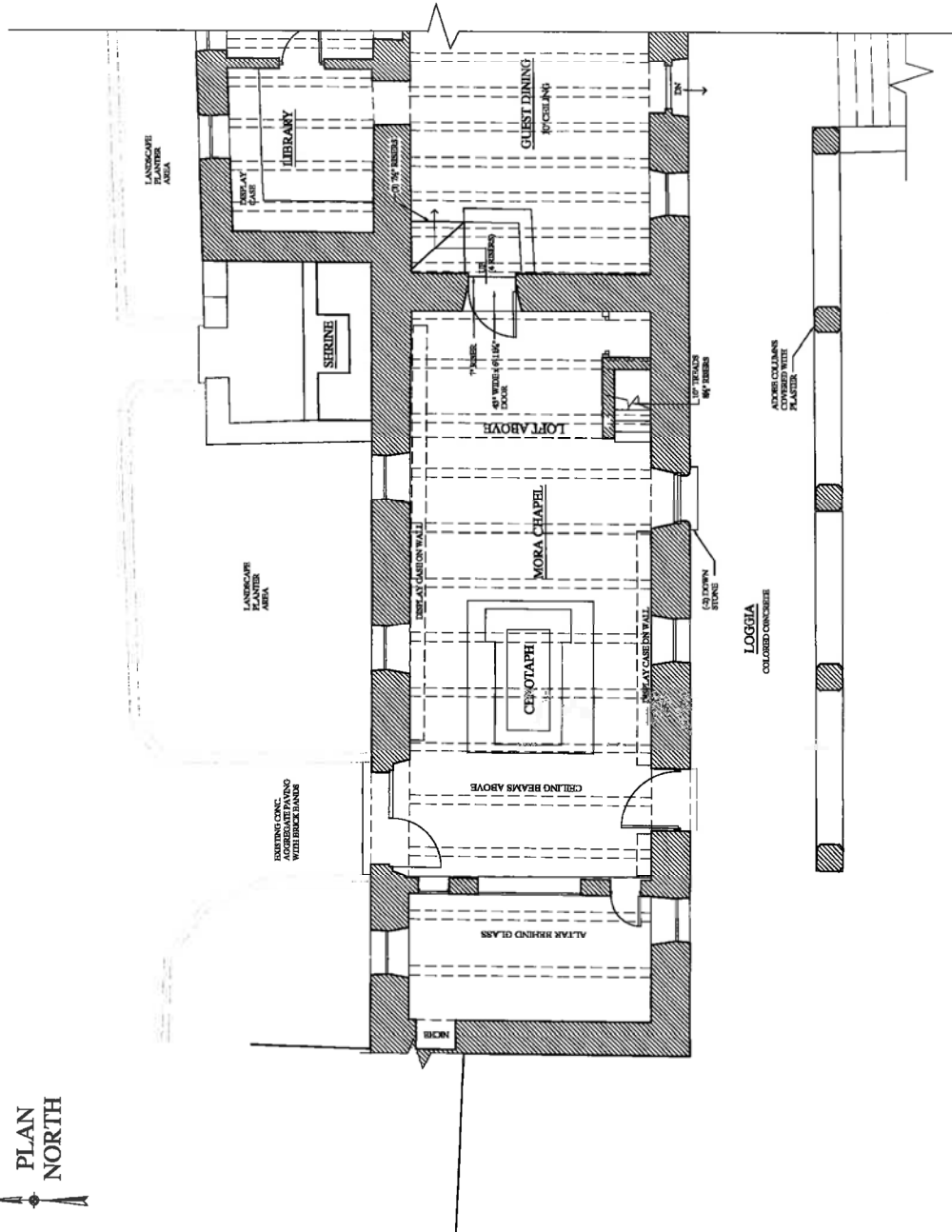




- 1 NEW INDOOR ORIENTATION SPACE
- 2 WALL MURAL: MISSION TIMELINE
- 3 65" LED MONITOR EMBEDDED IN PANEL COVERING WINDOW OPENING
- 4 BENCH SEATING FOR NINE
- 5 TOUCHABLE MODEL OF MISSION
- 6 EXISTING DOWNIE WORKSHOP DIORAMA W/ UPGRADES
- 7 REMOVE EXISTING DISPLAY CASES
- 8 REMOVE EXISTING WALL: ADD FLOOR TREATMENT TO MARK WALL LOCATION
- 9 WAYSIDE PANEL: MISSION INDIAN BURIALS
- 10 WAYSIDE PANEL: LOS CALIFORNOS BURIALS
- 11 ACCESSIBLE SEATING
- 12 ALL EXISTING PLUMBING FIXTURES UPGRADED TO LOW-FLOW
- 13 NEW ADA "FAMILY" RESTROOM
- 14 RAISE PATIO TO LEVEL OF THRESHOLD OF (E) BLDG.; NEW PAVING TO MATCH
- 15 NEW GUARDRAIL OR PLANT BED



 <p>ARCHITECTURAL RESOURCES GROUP P.O. Box 997 Agoura, CA 93001 (818) 662-8800</p>	 <p>DANIEL QUAN DESIGN Interpretive Planning Exhibition Design 10000 El Camino Drive • Chino Hills, CA 91709 • (909) 598-1212</p>	<p>DOWNIE ORIENTATION CENTER PLAN</p>	<p>CARMEL MISSION PHASE 2 MASTER PLAN</p> <p>DATE: 9-21-16 SCALE: 1/8" = 1'-0" SHEET NO. A-7 OF 41 SHEETS</p>
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P.O. Box 397  
Agua, CA 95001  
(831) 662-8800

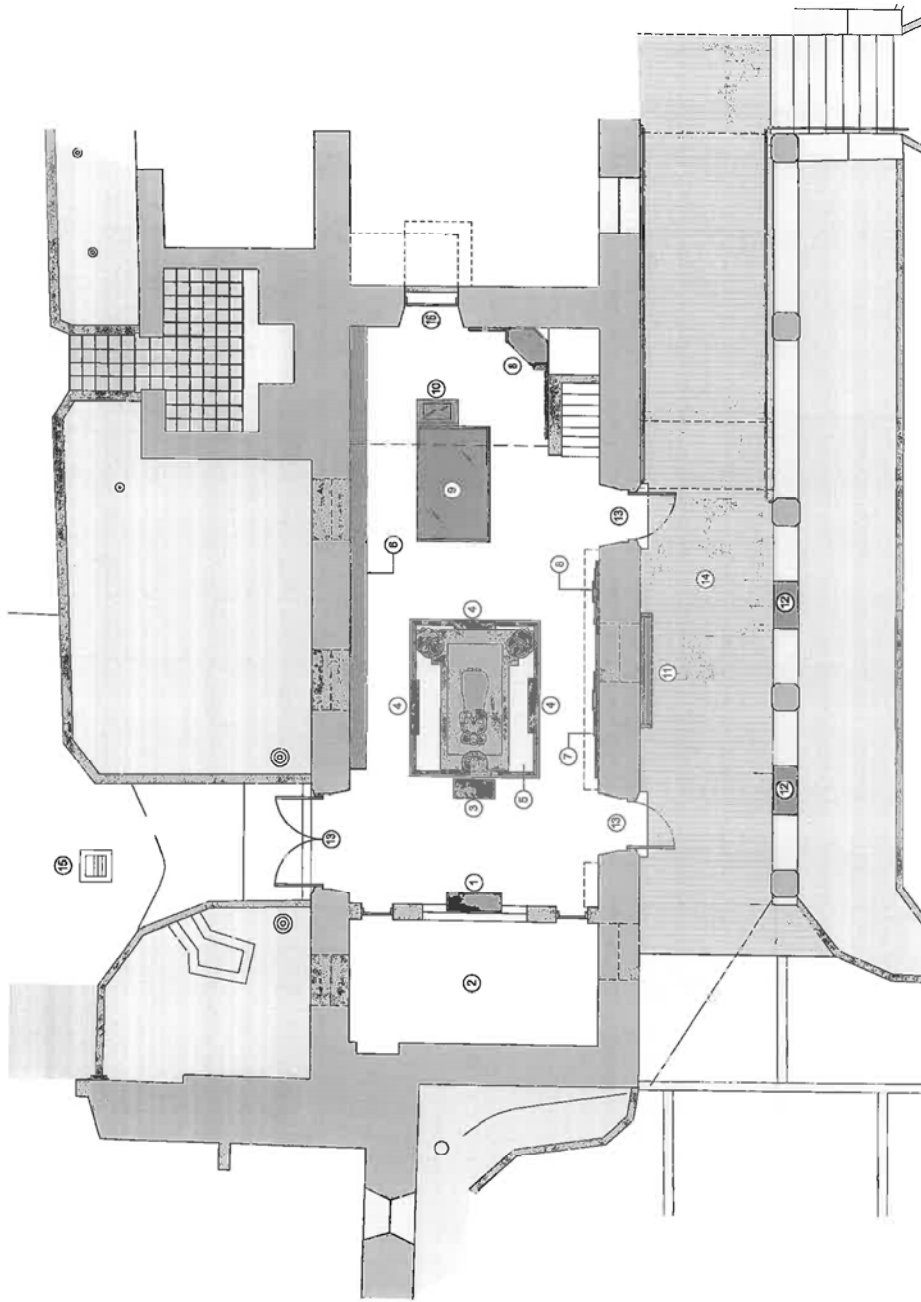
MORA CHAPEL PLAN- EXISTING

CARMEL MISSION PHASE 2  
MASTER PLAN

DATE: 3-21-15  
SCALE: 1/4"=1'-0"


REVISION:

SHEET NO.  
**A-8**  
OF 41 SHEETS



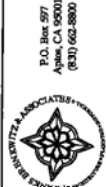
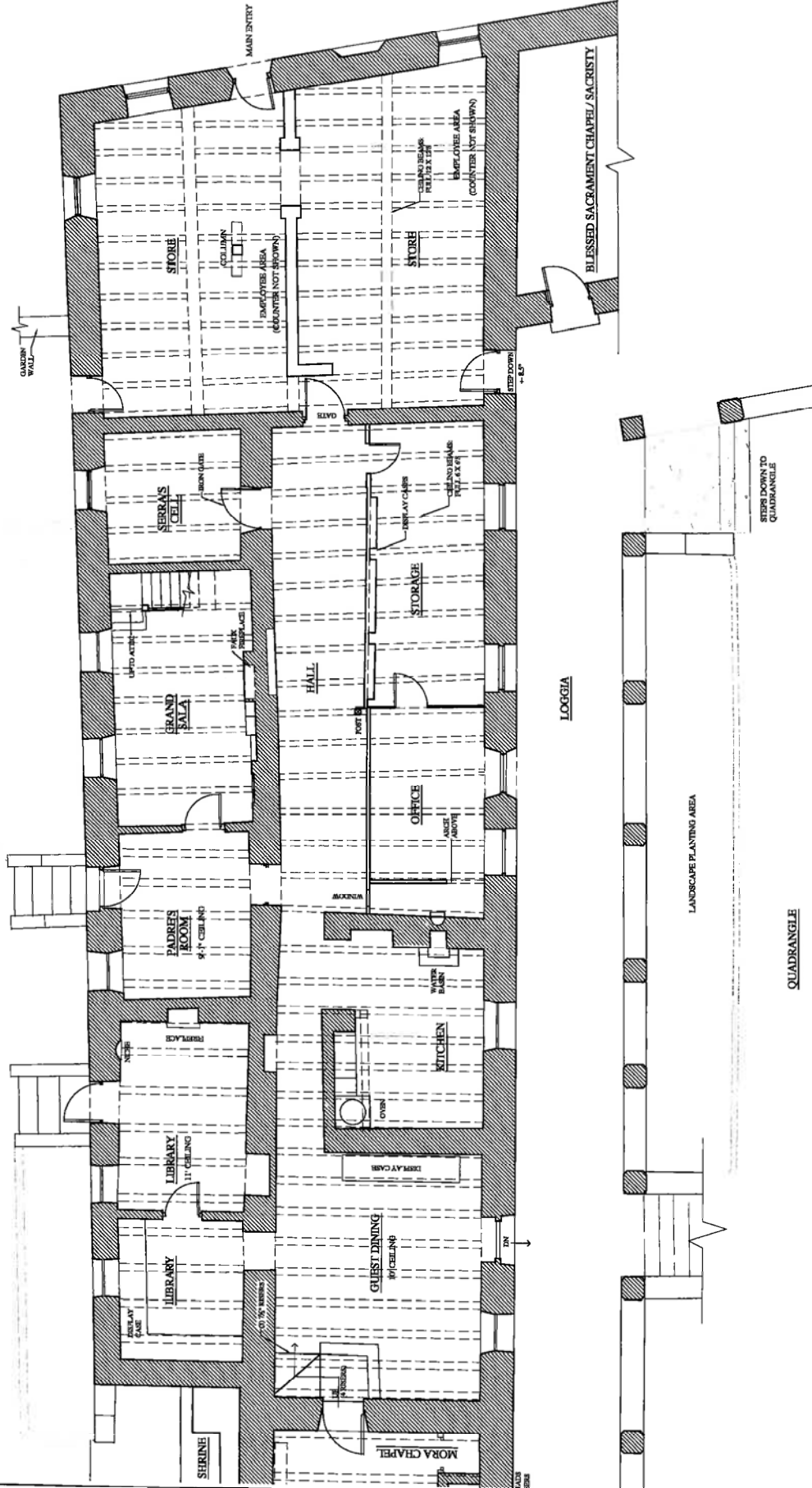
- 1 RELIGIOUS SYMBOLISM: ALTAR, AN ACTIVE PARISH
- 2 EXISTING ALTAR DISPLAY: CLEAN AND CONSERVE, AS NECESSARY
- 3 CENOTAPH: INTRODUCTION
- 4 CENOTAPH: SYMBOLISM INTERPRETATION: INTRO TO PARISHES
- 5 NEW GLASS RAILING
- 6 NEW REPLACEMENT CASES FOR ROTATING EXHIBITS
- 7 JO MORA: CHAPEL AND CENOTAPH
- 8 SIR HARRY DOWNIE: DRAWINGS, OBJECTS, RESTORATION STORY
- 9 DOWNIE'S MODEL OF SITE (RESTORED)
- 10 ANIMATED TIMELINE: CARMEL MISSION SITE DEVELOPMENT
- 11 PRE-MISSION INDIANS: INTRO, MAP, LIFEWAYS, TOUCHABLE OBJECTS, ENVIRONMENTAL SOUNDS
- 12 PRE-MISSION INDIANS: VILLAGE LIFE
- 13 EMERGENCY EXIT: MODIFY DOORS, REVERSE DOOR SWING
- 14 NEW ACCESSIBLE BOARDWALK RAMP
- 15 NEW DRAIN TO IMPROVE FORECOURT DRAINAGE
- 16 NEW WINDOW AT EXIST. DOOR



SHEET NO. <b>A-9</b> OF 4 SHEETS	DATE: 9-21-15 SCALE: NONE	CARMEL MISSION PHASE 2 MASTER PLAN		MORA CHAPEL PLAN		<b>DANIEL QUAN DESIGN</b> Integrative Planning Exhibition Design 6200 Elm at Chino • Chino, CA 91710 • 951.882.1271	<b>ARCHITECTURAL RESOURCES GROUP</b> Architects, Planners & Consultants, Inc. 10000 Wilshire Blvd., Suite 1000 Los Angeles, CA 90024	 P.O. Box 597 Agoura, CA 91301 (818) 662-8800
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FORECOURT



P.O. Box 597  
Aptos, CA 95001  
(831) 662-8800

CONVENTO MUSEUM FLOOR PLAN- EXISTING

CARMEL MISSION PHASE 2  
MASTER PLAN

DATE: 12-1-15

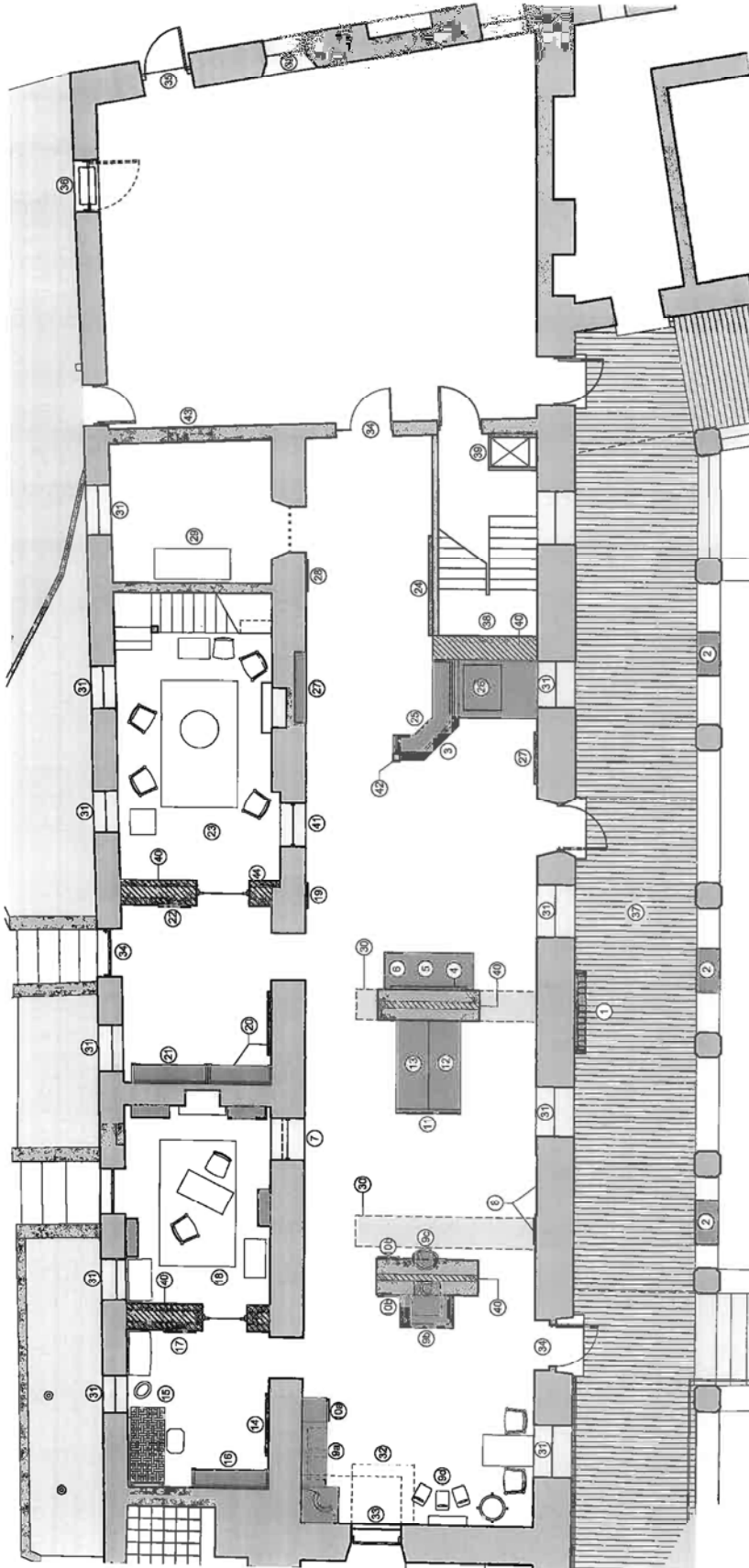
SCALE: 1/4"=1'-0"

REVISION:

SHEET NO.

A-10

OF 41 SHEETS

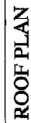


- 1 MISSION INDIANS CHANGED LIFEWAYS, ENVIRONMENTAL SOUND
- 2 MISSION INDIANS LIFE AT THE MISSION, WORK IN MISSION AND ON RANCHO, CHANGES OVER TIME
- 3 WELCOME TO CONVENTO MUSEUM
- 4 MISSION FOUNDING PAINTING
- 5 OAK LIMB IN LOW DISPLAY CASE
- 6 HISTORICAL CONTEXT: COLONIZATION, CHRISTIANITY, & EUROPEAN VIEW OF NEW WORLD
- 7 NEW WINDOW (AT EXISTING DISPLAY CASE)
- 8 ACROSS CONSTRUCTION (AT WALL WHERE PLASTER IS STRIPPED AWAY TO REVEAL ADGGE BROGS)
- 9 KITCHEN RE-CREATION: OVEN AND STOVE
- 10 KITCHEN RE-CREATION: WATER PURIFICATION BASIN
- 11 MISSION INDIANS: DAILY ROUTINE
- 12 ARTIFACT CASE: UTENSILS, TOOLS USED BY INDIANS
- 13 ARTIFACT CASE: ROLE OF MUSIC, MUSICAL INSTRUMENTS
- 14 PADRES: ALONE ON THE FRONTIER, DAILY ROUTINE
- 15 FURNISHINGS: BED, DRESSER, CHAMBER POT, ETC.
- 16 DISPLAY CASE FOR ROTATING EXHIBITS
- 17 LIBRARY INTERPRETATION
- 18 LIBRARY: HISTORICALLY FURNISHED, BOOKS CONSERVED AND PROTECTED
- 19 DIRECTIONAL SIGN
- 20 MISSION BUSINESS & THE OUTSIDE WORLD
- 21 LOS CALIFORNOS
- 22 SAA INTERPRETATION
- 23 SAA: HISTORICALLY FURNISHED
- 24 FR. SERRA LIFE STORY
- 25 DISPLAY CASE: FR. SERRA ARTIFACTS
- 26 CONFESSIONAL ON PLATFORM
- 27 PAINTING DISPLAY
- 28 SERRA CELL INTERPRETATION
- 29 SERRA CELL: HISTORICALLY FURNISHED
- 30 FLOOR MATERIAL CHANGE TO INDICATE FORMER WALL LOCATIONS
- 31 LV FILTERING TREATMENT AT WINDOW
- 32 DEMOLISH LOW WALLS, INFILL STAIRWELL, INFILL DOOR OPENING
- 33 RAISE (E) HEADER TO CREATE WINDOW W VIEW TO MORA CHAPEL
- 34 EXIT DOOR
- 35 SWAP LOCATION OF (E) WINDOW W TRELLIS WITH (N) DOOR
- 36 NEW TICKET WINDOW/DOOR W TRELLIS
- 37 NEW BOARDWALK RAMPS
- 38 NEW STAIRWELL TO ATTIC STORAGE (CONFIGURATION T.B.D.)
- 39 NEW DUMB WATER FOR STORE MERCHANDISE (CONFIGURATION T.B.D.)
- 40 NEW SHER WALL
- 41 NEW WINDOW INTO SAA
- 42 EXISTING POST
- 43 POTENTIAL NEW WINDOW AT SERRAS CELL

NOTE: THIS INTERIOR LAYOUT REPRESENTS ONE POSSIBLE SCENARIO. OTHER SOLUTIONS ARE CURRENTLY BEING EXPLORED.



 P.O. Box 597 Alhambra, CA 91801 (818) 662-8800	 <b>DANIEL QUAN DESIGN</b> Interpretive Planning Exhibition Design 4000 Center Blvd., Suite 100, San Diego, CA 92108-1111	<b>CONVENTO MUSEUM PLAN</b>		SHEET NO. <b>A-11</b> OF 41 SHEETS
		<b>CARMEL MISSION PHASE 2 MASTER PLAN</b>		DATE: 9-21-18 SCALE: 1/8" = 1'-0"



EAST ELEVATION

#### SOUTH ELEVATION



7455 Laurel Ave., Suite 200  
San Diego, CA 92121  
(619) 581-1234

CARMEL MISSION  
PHASE 2 MASTER PLAN

EXTERIOR RENDERINGS

DATE: 9-21-15

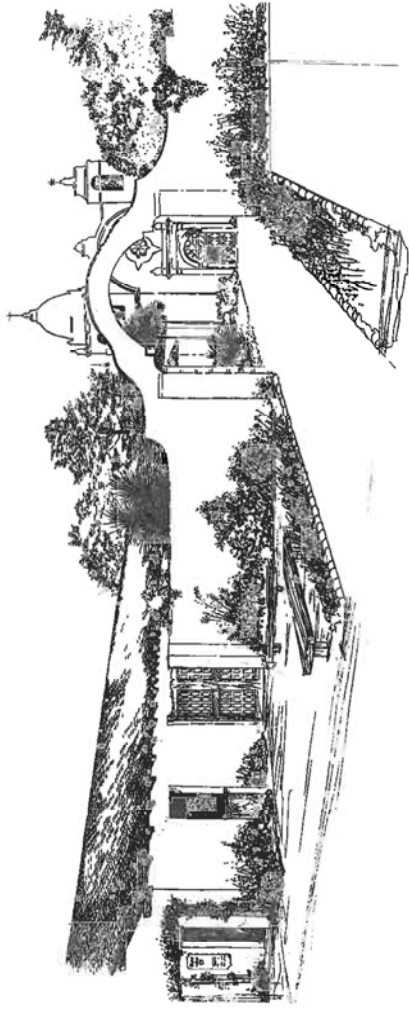
REVISION:

SCALE: NTS

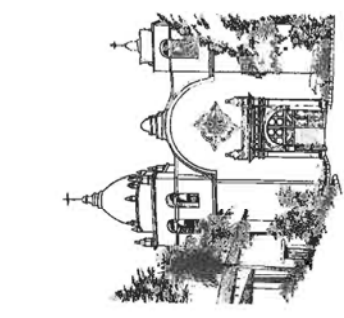
SHEET NO.

A-13

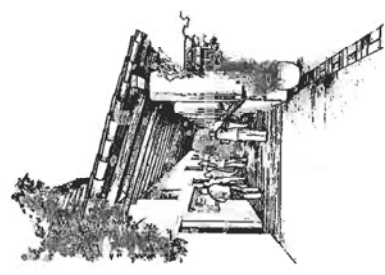
OF 41 SHEETS



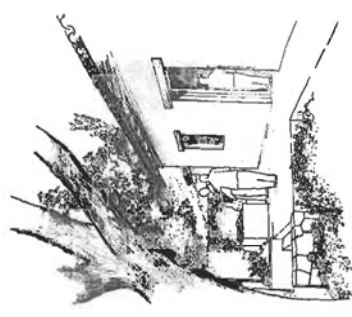
NEW ENTRY AND ARRIVAL PATIO / ENTRY ARCH REPLACED



CARMEL MISSION BASILICA  
FORECOURT REMODEL



SOUTH CONVENTO LOGGIA WITH  
BOARDWALK & INTERPRETIVE DISPLAYS



DOWNIE CENTER FROM FORECOURT  
SHOWING ENTRY & SITE MODEL





P.O. Box 307, Carmel, CA 95008  
(831) 923-1388

# CARMEL MISSION PHASE 2 MASTER PLAN

## ENTRY ARCH REPLACEMENT

DATE: 9-21-15  
REVISION:

SCALE: 1/2"=1'-0"  
SHEET NO.

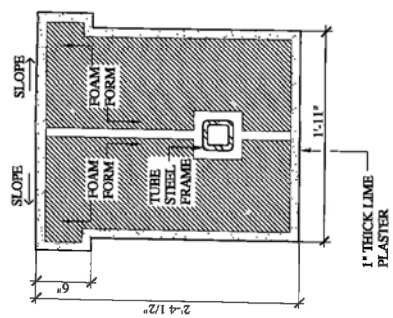
A-14  
OF 41 SHEETS

### NOTES

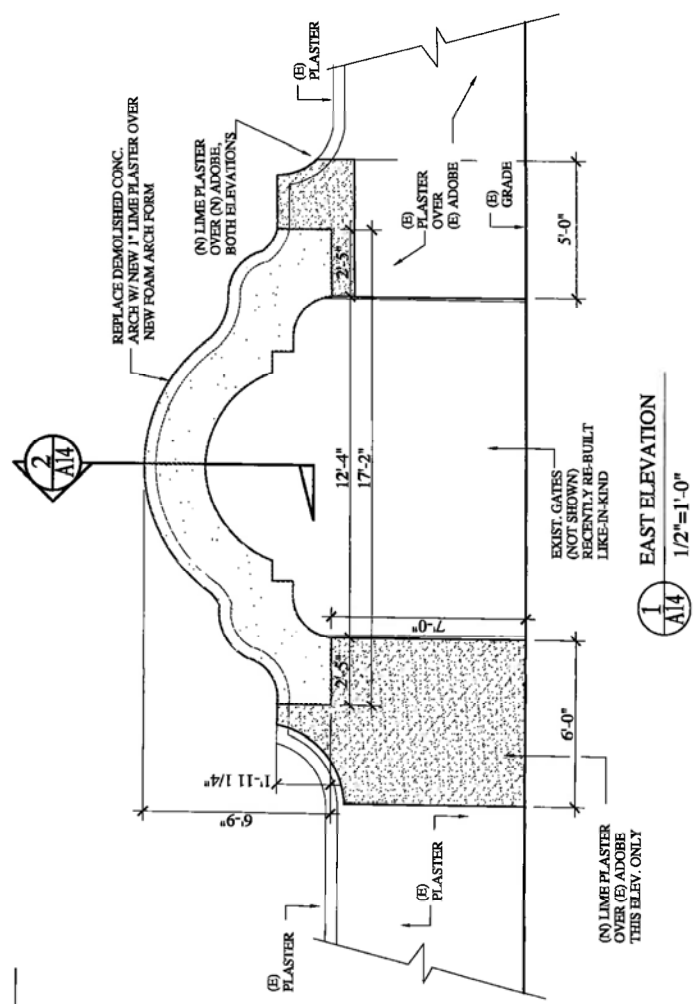
- EXISTING ENTRY ARCH WAS CONSTRUCTED OF ADOBES WITH PLASTER ON ADOBE WALLS, CIRCA 1928-1988.
- EXISTING ARCH WAS TILTING APPROX. 6° OUT-OF-PLUMB TOWARDS THE WEST AND POSED A TOPPLING HAZARD IN A SEISMIC EVENT. IT WAS DEMOLISHED IN THE FALL OF 2010.
- PRIOR TO DEMOLITION, THE ARCH PORTION TO BE REMOVED WAS PHOTOGRAPHED AND GRAPHICALLY DOCUMENTED.
- THE REPLACEMENT ARCH SHALL BE MADE OF LIGHTWEIGHT PLASTER-READY EXTERIOR FOAM REINFORCED WITH AN INTERNAL TUBE STEEL FRAME, AND THEN COATED WITH LIME PLASTER. OPTION: MAKE ARCH REMOVABLE FOR FORECOURT ACCESS.



3 HISTORIC (UNDATED) PHOTO  
FROM THE EAST



2 ARCH SECTION  
2"=1'-0"



1 EAST ELEVATION  
1/2"=1'-0"



VERANES CONSULTING ASSOCIATES, INC.  
1400 West 10th Street, Suite 100  
Brea, CA 92621  
(949) 851-1100

CARMEL MISSION  
PHASE 2 MASTER PLAN

DOWNIE ORIENTATION CENTER  
EXTERIOR ELEVATIONS

DATE: 3-21-15

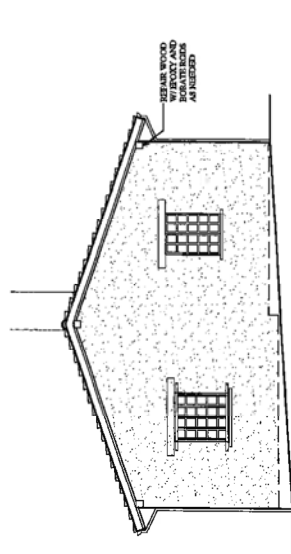
REVISION:

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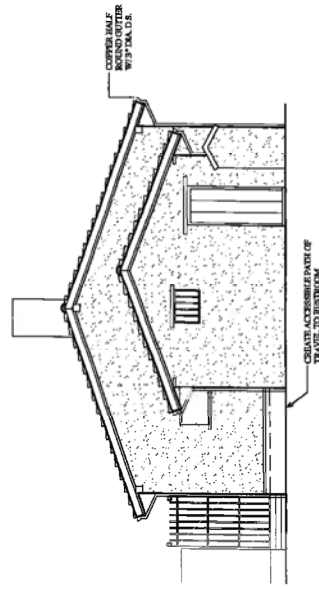
SHEET NO.

A-15

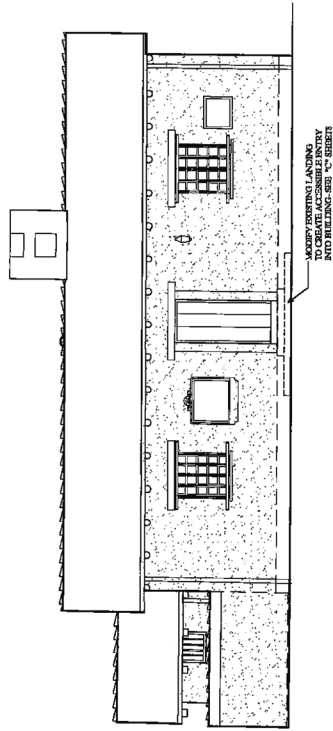
OF 11 SHEETS



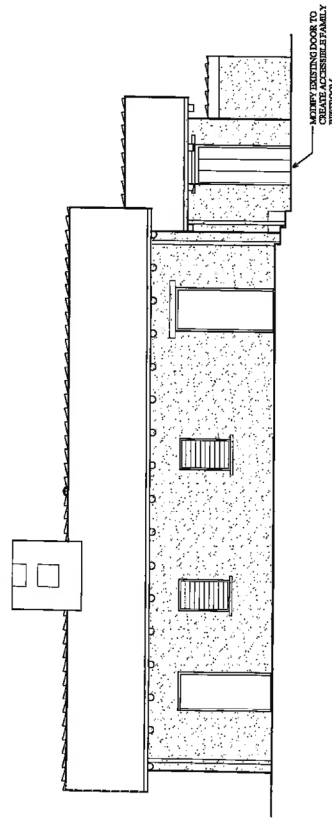
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

EXISTING GUTTERS

NORTH ELEVATION - EXISTING CONDITIONS

WINDOW TO BE REPLACED WITH NEW DOOR

GARDEN WALL

FORECOURT PAVING

MISSION TILE REMOVED AND REPLACED FOR SEISMIC RETROFIT

NEW COPPER HALF ROUND GUTTERS TO MATCH BASILICA (NOT SHOWN)

MAIN ENTRY W/ NEW TRELLIS

NEW DOOR TO REPLACE EXIST. WINDOW.

NEW GATE @ GARDEN WALL

NORTH ELEVATION - PROPOSED

NORTH CONVENTO  
EXTERIOR ELEVATIONS  
SHOWING CHANGES

CARMEL MISSION PHASE 2  
MASTER PLAN

P.O. Box 577  
Aptos, CA 95021  
(831) 652-8800



DATE: 12-15

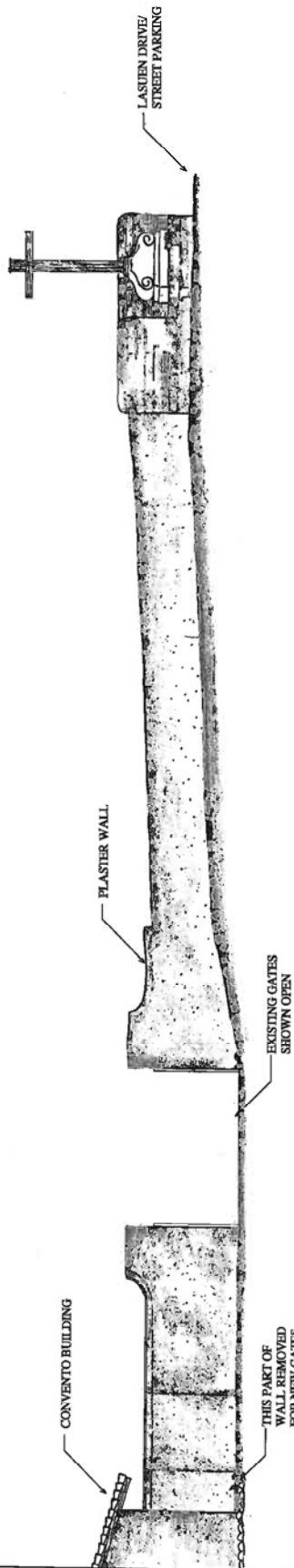
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REVISION:

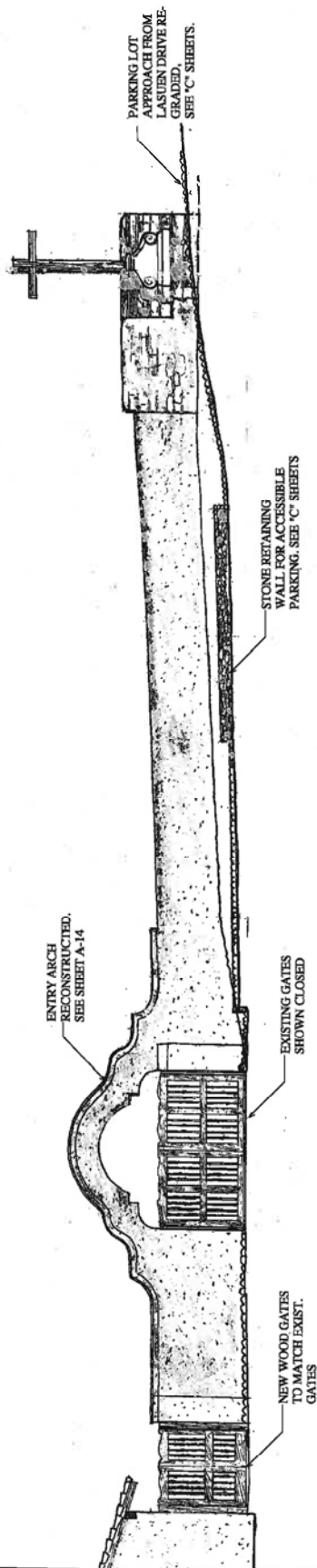
SHEET NO.

A-16

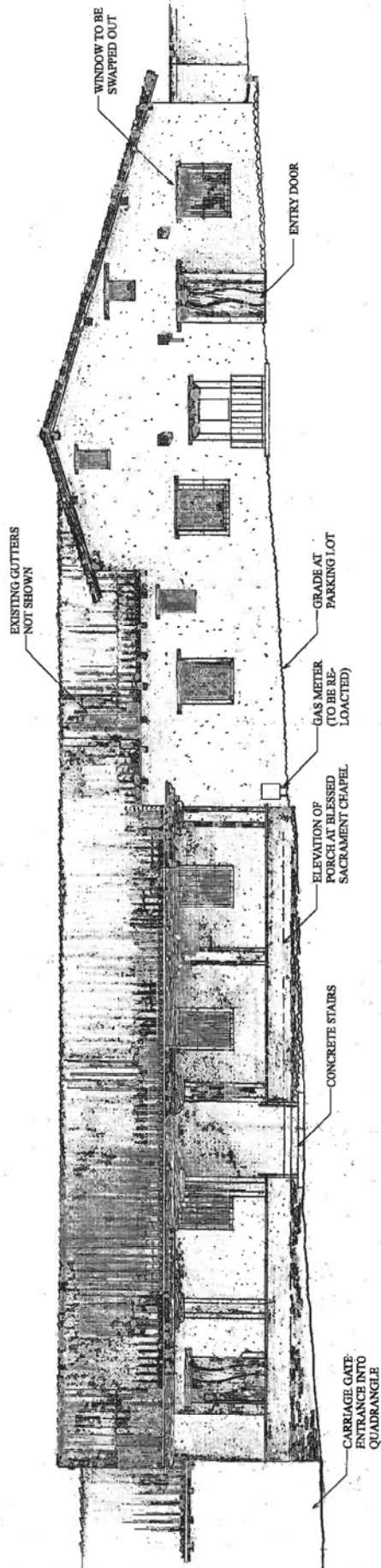
OF 41 SHEETS



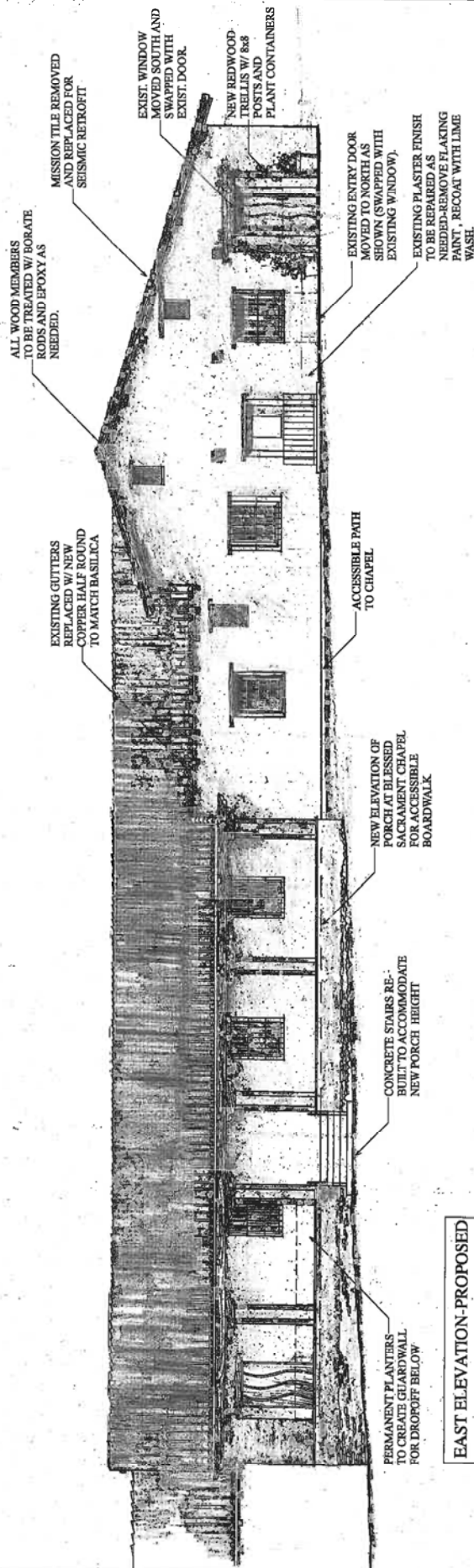
2 1/4"=1'-0" EXISTING ELEVATION



1 1/4"=1'-0" PROPOSED ELEVATION SHOWING CHANGES



EAST ELEVATION- EXISTING CONDITIONS



EAST ELEVATION-PROPOSED



P.O. Box 87  
April 2001  
(817) 662-8800

CONVENTO AND BLESSED SACRAMENT CHAPEL  
EXTERIOR ELEVATIONS  
SHOWING CHANGES

CARMEL MISSION PHASE 2  
MASTER PLAN

DATE: 3-21-15

SCALE: 1/4"=1'-0"

REVISION:

SHEET NO.

A-18

OF 41 SHEETS



CARMEL MISSION  
PHASE 2 MASTER PLAN

CARRIAGE GATE INTO QUADRANGLE  
EXTERIOR ELEVATIONS - SOUTH

DATE: 3-21-05

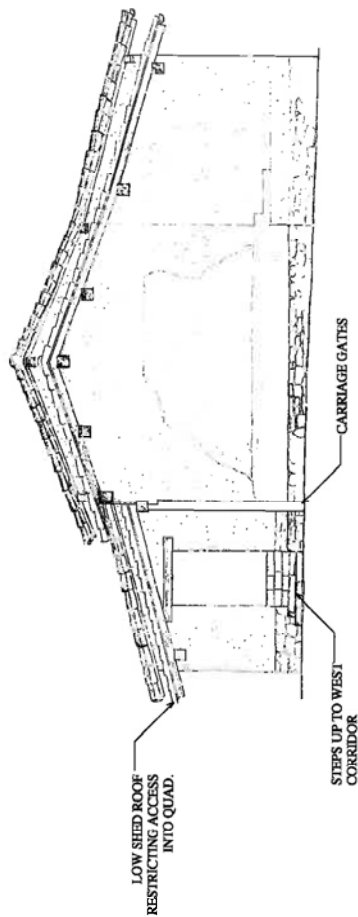
REVISION:

SCALE: 1/4"=1'-0"

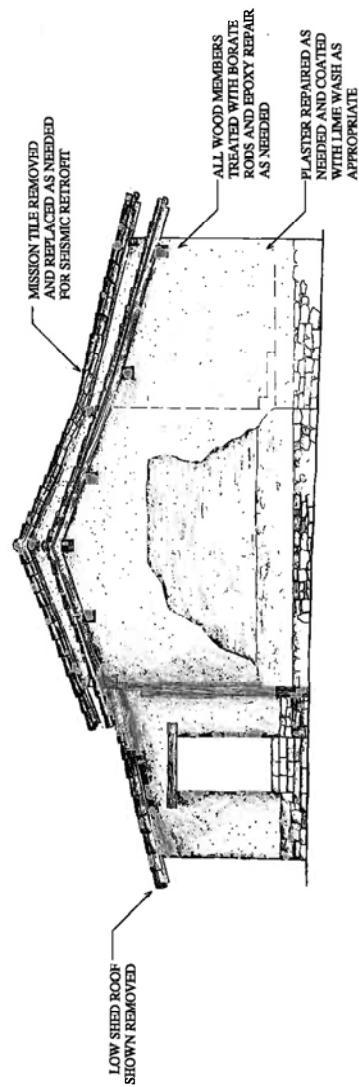
SHEET NO.

A-19

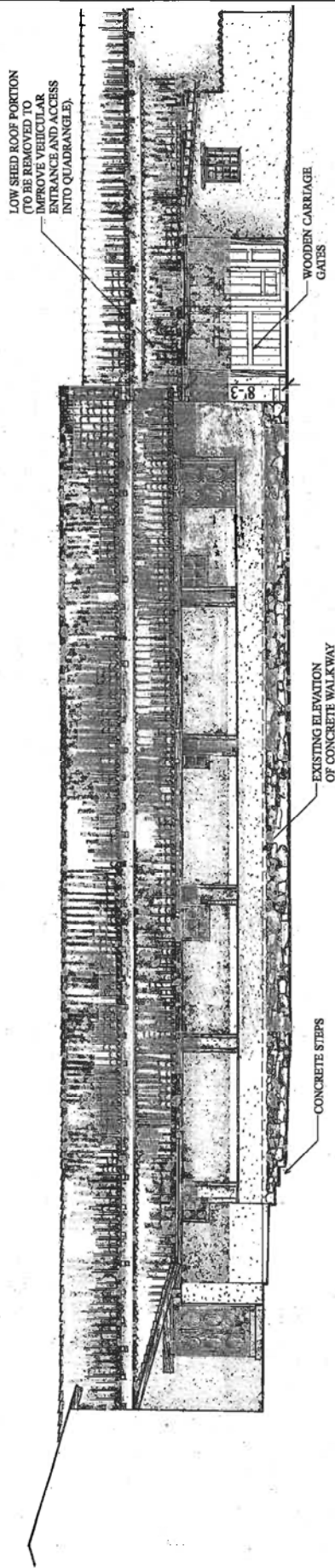
OF 41 SHEETS



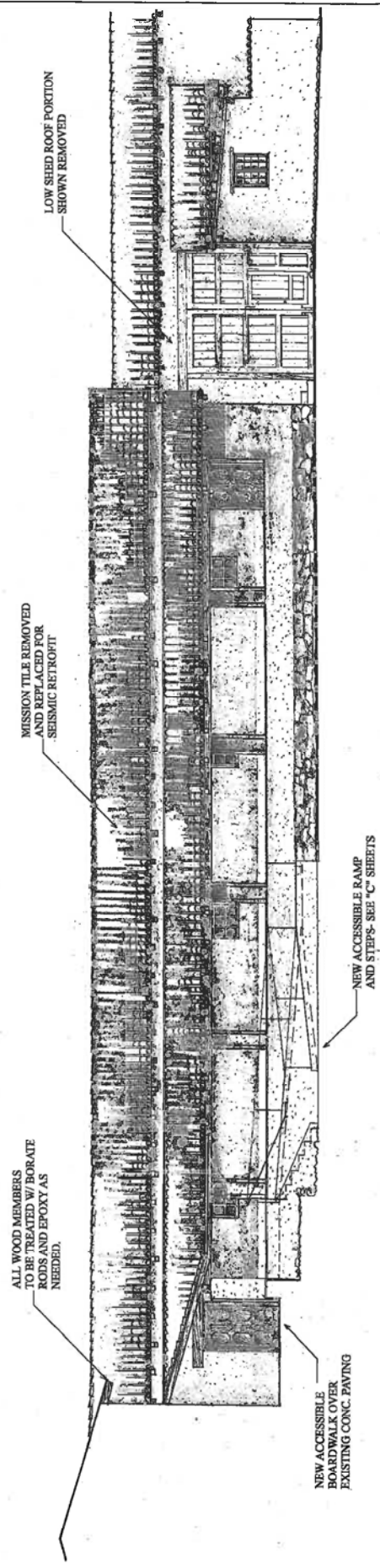
2 1/4"=1'-0" EXISTING ELEVATION




1 1/4"=1'-0" PROPOSED ELEVATION SHOWING CHANGES

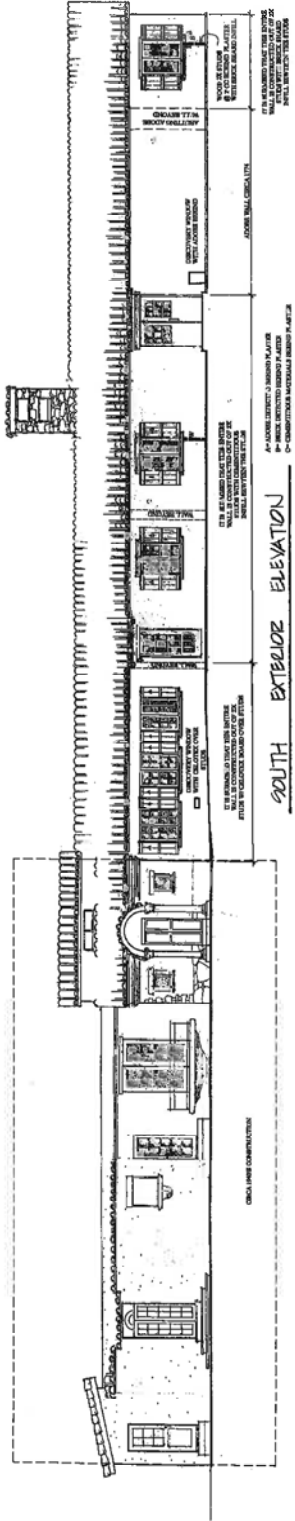


WEST ELEVATION- EXISTING CONDITIONS

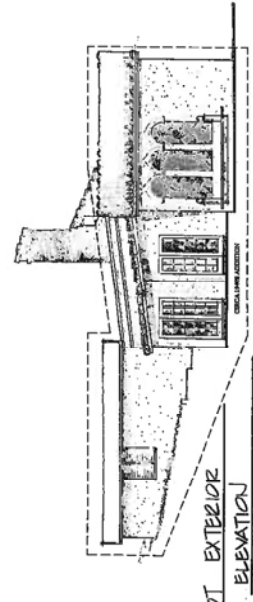


WEST ELEVATION-PROPOSED

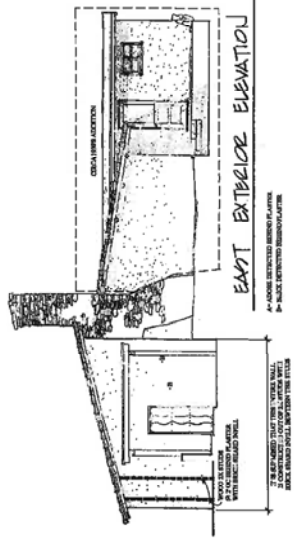
 <p>P.O. Box 977 Alameda, CA 94601 (415) 622-8800</p>	<p>CARRIAGE GATES AND BLESSED SACRAMENT CHAPEL WEST EXTERIOR ELEVATIONS SHOWING CHANGES</p>	<p>CARMEL MISSION PHASE 2 MASTER PLAN</p>	<p>DATE: 3-21-15 SCALE: 1/4"=1'-0"</p>	<p>REVISIONS: SHEET NO. <b>A-20</b> OF 41 SHEETS</p>
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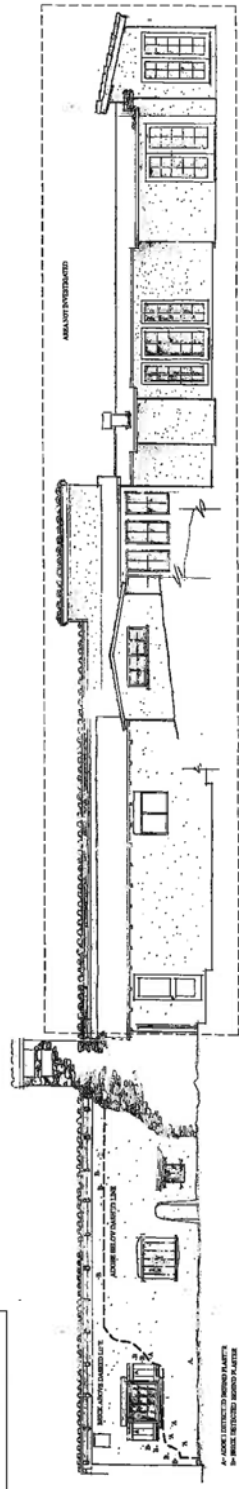
SOUTH EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION



NORTH EXTERIOR ELEVATION

PROJECT PRIORITIES:  
 -STABILIZE AND UPGRADE HISTORICAL PORTIONS  
 -UPGRADE DRAINAGE AND INFRASTRUCTURE  
 -PRESERVE AND RESTORE HISTORICAL CHURCH HOUSE  
 -WORK TO INCLUDE HISTORICAL CHURCH HOUSE  
 -ADDRESS ADJACENT MACHADO HOUSE AS WELL



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 Aptos, CA 95021  
 (831) 662-8800

CARMEL MISSION PHASE 2 MASTER PLAN

ORCHARD HOUSE EXISTING ELEVATIONS SHOWING CONST.  
 TYPE AT HISTORICAL PORTIONS AND TREATMENT

REVISION:

DATE: 3-21-15

SCALE: 3/16"=1'-0"

SHEET NO.

A-21

OF 41 SHEETS





## DOWNIE FLOOR PLAN W/ ENGINEERING

DATE: 3-21-15

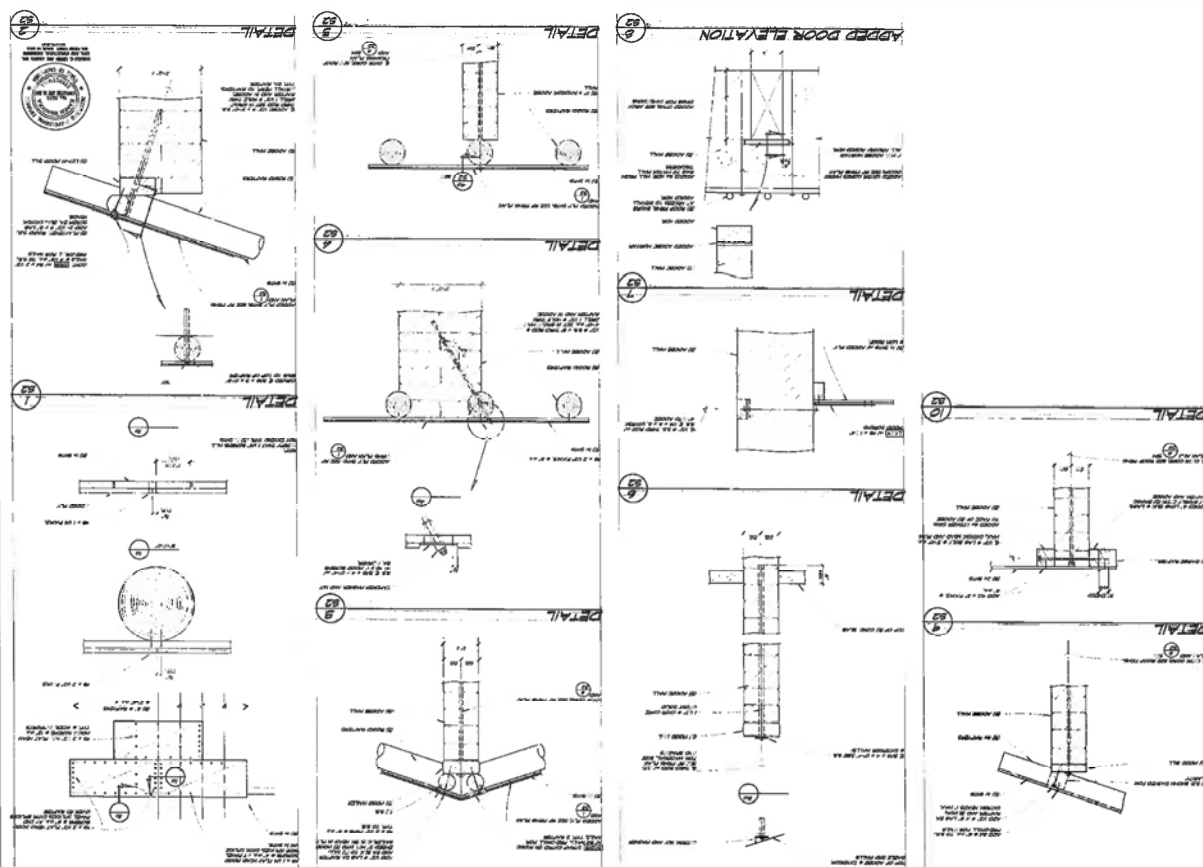
REVISION:

SCALE: NTSS

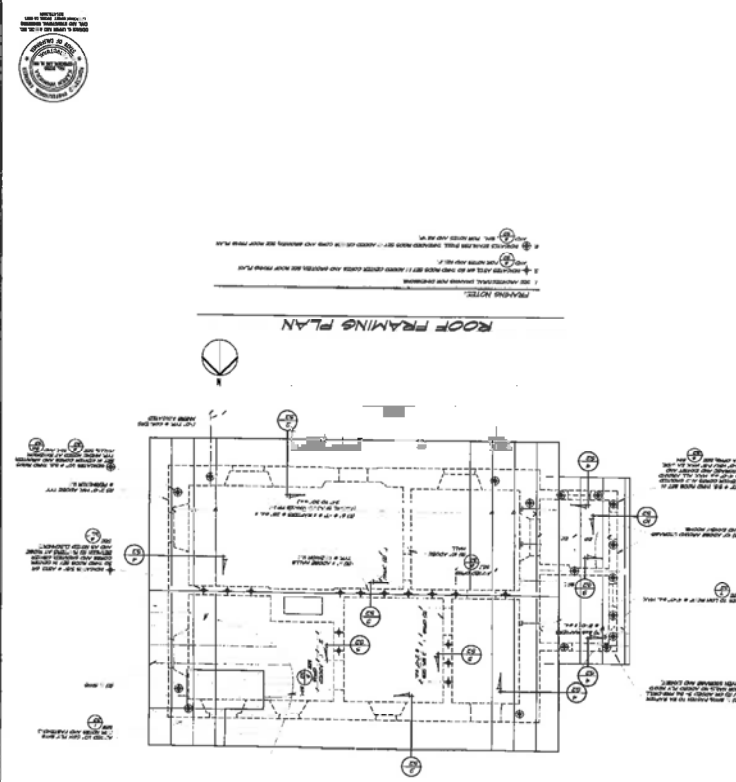
**SHEET NO.**

A-22

OF 41 SHEETS

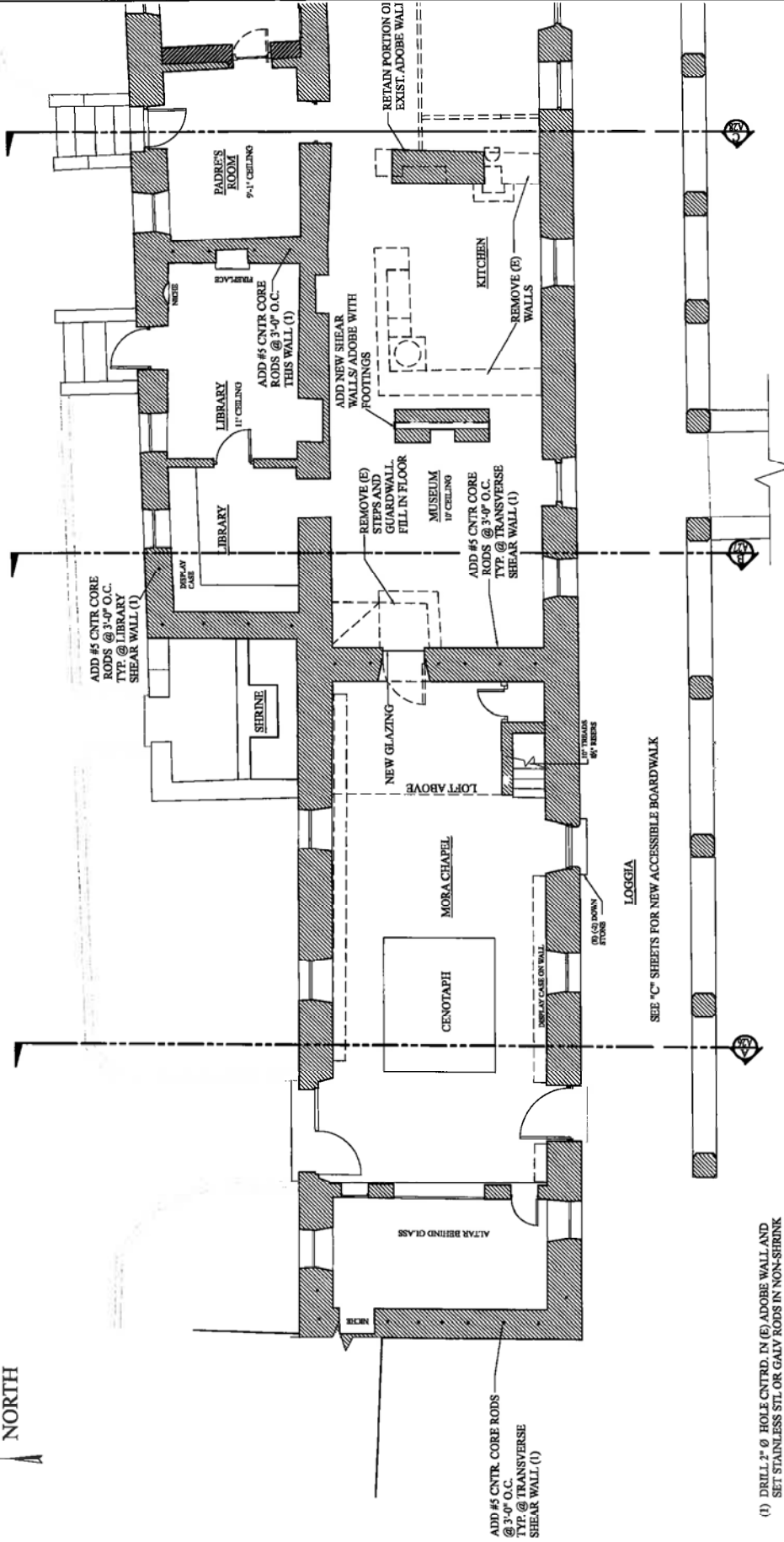


1	See Detail	DETAILS
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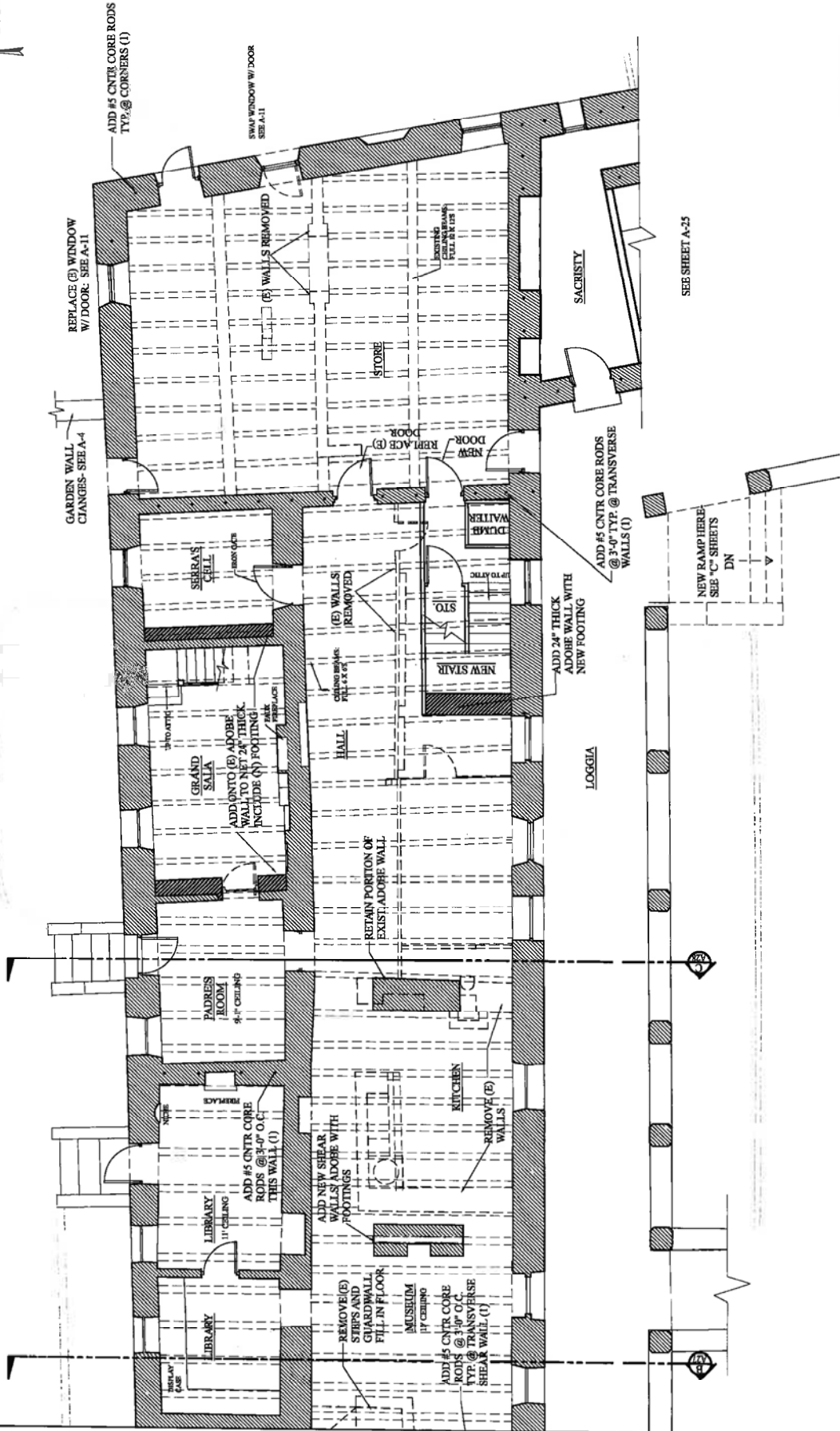
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$\frac{1}{x^{29}} = x^{-29}$	$\frac{d}{dx} x^{-29} = -29x^{-30}$	$= -\frac{29}{x^{30}}$
$\frac{1}{x^{30}} = x^{-30}$	$\frac{d}{dx} x^{-30} = -30x^{-31}$	$= -\frac{30}{x^{31}}$
$\frac{1}{x^{31}} = x^{-31}$	$\frac{d}{dx} x^{-31} = -31x^{-32}$	$= -\frac{31}{x^{32}}$
$\frac{1}{x^{32}} = x^{-32}$	$\frac{d}{dx} x^{-32} = -32x^{-33}$	$= -\frac{32}{x^{33}}$
$\frac{1}{x^{33}} = x^{-33}$	$\frac{d}{dx} x^{-33} = -33x^{-34}$	$= -\frac{33}{x^{34}}$
$\frac{1}{x^{34}} = x^{-34}$	$\frac{d}{dx} x^{-34} = -34x^{-35}$	$= -\frac{34}{x^{35}}$
$\frac{1}{x^{35}} = x^{-35}$	$\frac{d}{dx} x^{-35} = -35x^{-36}$	$= -\frac{35}{x^{36}}$
$\frac{1}{x^{36}} = x^{-36}$	$\frac{d}{dx} x^{-36} = -36x^{-37}$	$= -\frac{36}{x^{37}}$
$\frac{1}{x^{37}} = x^{-37}$	$\frac{d}{dx} x^{-37} = -37x^{-38}$	$= -\frac{37}{x^{38}}$
$\frac{1}{x^{38}} = x^{-38}$	$\frac{d}{dx} x^{-38} = -38x^{-39}$	$= -\frac{38}{x^{39}}$
$\frac{1}{x^{39}} = x^{-39}$	$\frac{d}{dx} x^{-39} = -39x^{-40}$	$= -\frac{39}{x^{40}}$
$\frac{1}{x^{40}} = x^{-40}$	$\frac{d}{dx} x^{-40} = -40x^{-41}$	$= -\frac{40}{x^{41}}$
$\frac{1}{x^{41}} = x^{-41}$	$\frac{d}{dx} x^{-41} = -41x^{-42}$	$= -\frac{41}{x^{42}}$
$\frac{1}{x^{42}} = x^{-42}$	$\frac{d}{dx} x^{-42} = -42x^{-43}$	$= -\frac{42}{x^{43}}$
$\frac{1}{x^{43}} = x^{-43}$	$\frac{d}{dx} x^{-43} = -43x^{-44}$	$= -\frac{43}{x^{44}}$
$\frac{1}{x^{44}} = x^{-44}$	$\frac{d}{dx} x^{-44} = -44x^{-45}$	$= -\frac{44}{x^{45}}$
$\frac{1}{x^{45}} = x^{-45}$	$\frac{d}{dx} x^{-45} = -45x^{-46}$	$= -\frac{45}{x^{46}}$
$\frac{1}{x^{46}} = x^{-46}$	$\frac{d}{dx} x^{-46} = -46x^{-47}$	$= -\frac{46}{x^{47}}$
$\frac{1}{x^{47}} = x^{-47}$	$\frac{d}{dx} x^{-47} = -47x^{-48}$	$= -\frac{47}{x^{48}}$
$\frac{1}{x^{48}} = x^{-48}$	$\frac{d}{dx} x^{-48} = -48x^{-49}$	$= -\frac{48}{x^{49}}$
$\frac{1}{x^{49}} = x^{-49}$	$\frac{d}{dx} x^{-49} = -49x^{-50}$	$= -\frac{49}{x^{50}}$
$\frac{1}{x^{50}} = x^{-50}$	$\frac{d}{dx} x^{-50} = -50x^{-51}$	$= -\frac{50}{x^{51}}$
$\frac{1}{x^{51}} = x^{-51}$	$\frac{d}{dx} x^{-51} = -51x^{-52}$	$= -\frac{51}{x^{52}}$
$\frac{1}{x^{52}} = x^{-52}$	$\frac{d}{dx} x^{-52} = -52x^{-53}$	$= -\frac{52}{x^{53}}$
$\frac{1}{x^{$		

2	See Detail	REINFORCING PLAN
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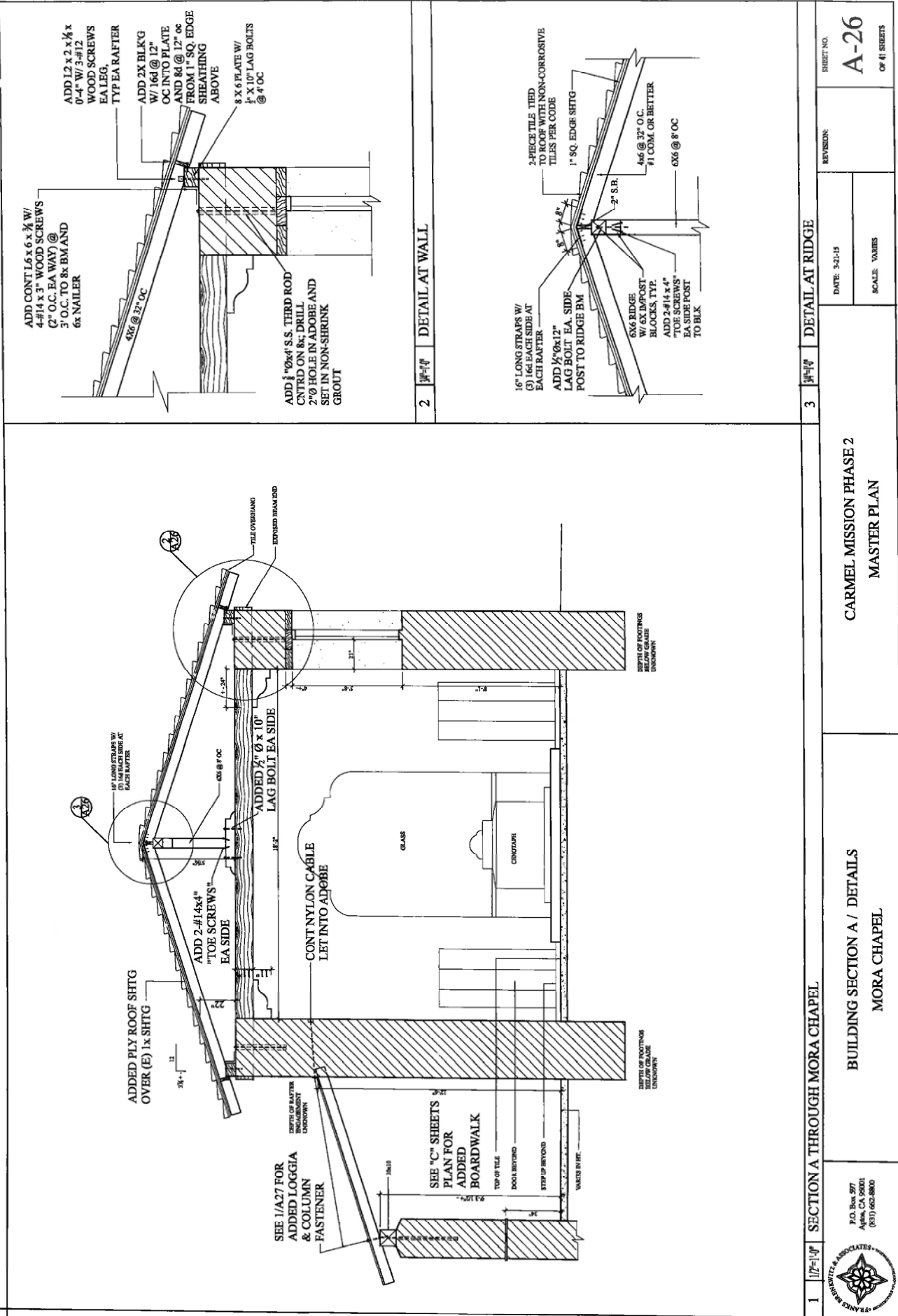
- (1) DRILL 2" Ø HOLE CNTRD. IN (E) ADOBE WALL AND SET STAINLESS STL OR GALV RODS IN NON-SHRINK GROUT (MASTERFLOW 928)
- UPGRADE ALL LIGHTING & HVAC AS NEEDED
- INTERIOR SPACES ARE SUBJECT TO CHANGE BASED ON MUSEUM DESIGN AND STRUCTURAL REQUIREMENTS.

	<p>FLOOR PLAN W/ ENGINEERING WEST CONVENTO WING</p>	<p>CARMEL MISSION PHASE 2 MASTER PLAN</p>	<p>DATE: 3-21-15 SCALE: 1/8"=1'-0"</p>	<p>SHEET NO. <b>A-23</b> OF 41 SHEETS</p>
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	FLOOR PLAN W/ ENGINEERING EAST CONVENTO WING		CARMEL MISSION PHASE 2 MASTER PLAN		REVISION:	SHEET NO.
	P.O. Box 597 Ayres, CA 95001 (925) 662-8800		DATE: 5-21-15 SCALE: 1/4"=1'-0"			A-24 OF 41 SHEETS

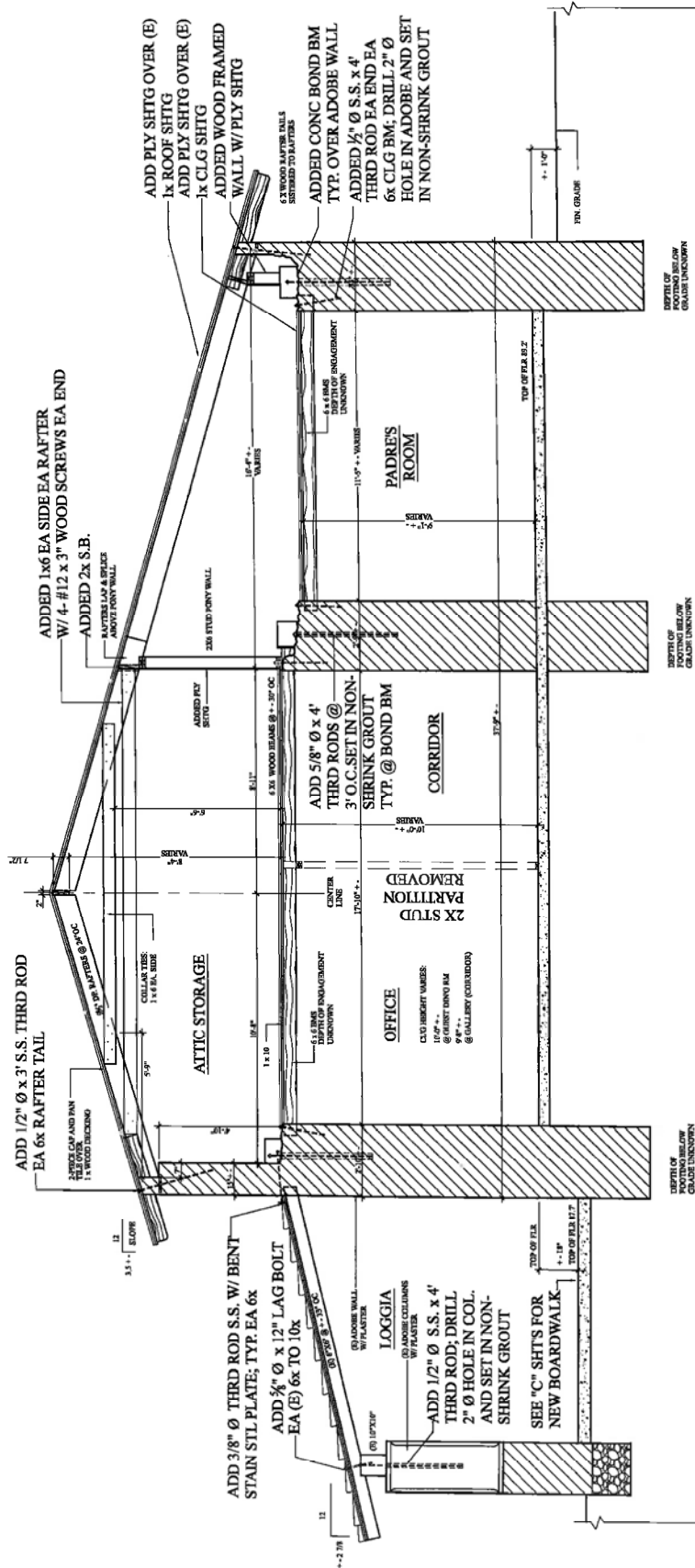




1	1/2"=1'-0"	SECTION A THROUGH MORA CHAPEL	BUILDING SECTION A / DETAILS		CARMEL MISSION PHASE 2	MASTER PLAN	REVISION:	SHEET NO.
			MORA CHAPEL					
2	3/4"=1'-0"	DETAIL AT WALL			DATE: 5-21-15	SCALE: VARIES		A-26
3	3/4"=1'-0"	DETAIL AT RIDGE						OF 41 SHEETS



1	17-17	SECTION B
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PHASE 2 MASTER PLAN

# CARMEL MISSION

## BUILDING SECTION C

DATE: 3-21-13

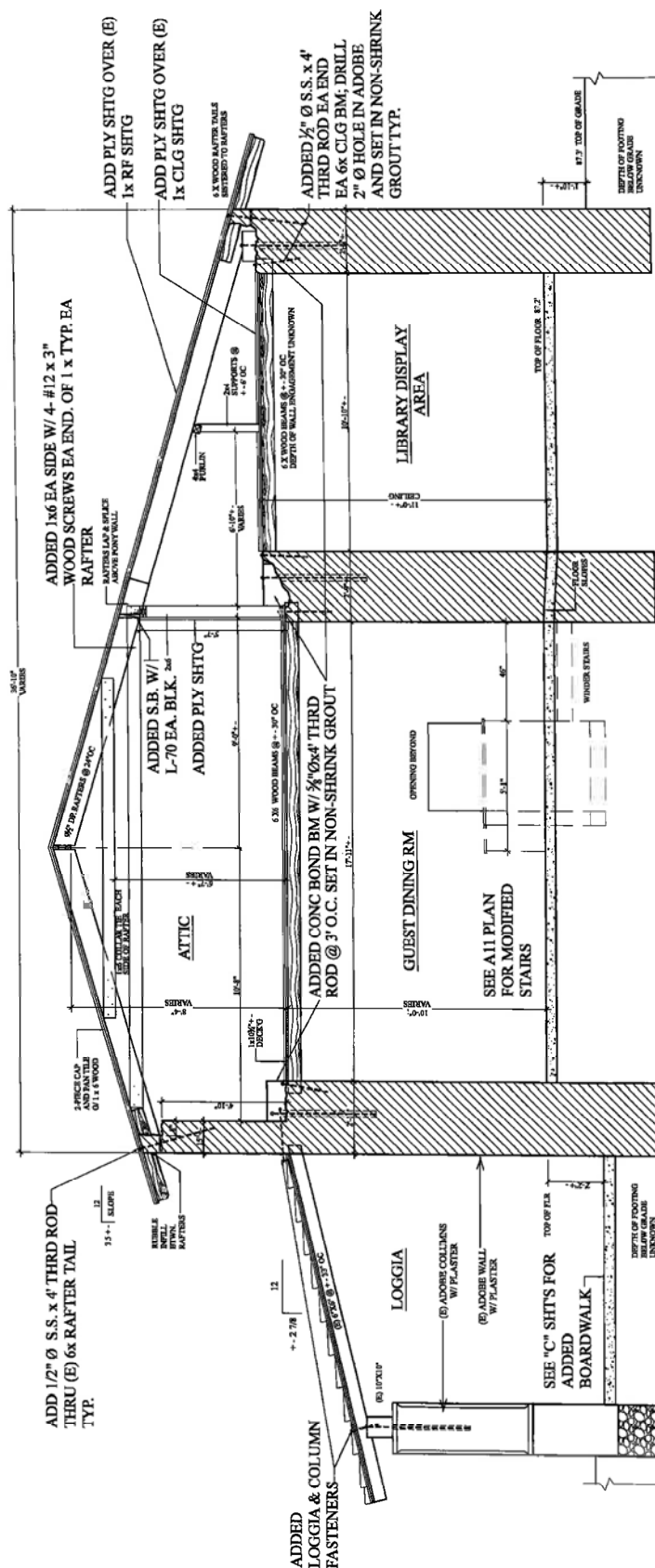
REVISION:

SCALE: 1/2"=1'-0"

SHEET NO.

A-28

OF 41 SHEETS





SECTION D  
BLESSED SACRAMENT

**CARMEL MISSION PHASE 2  
MASTER PLAN**

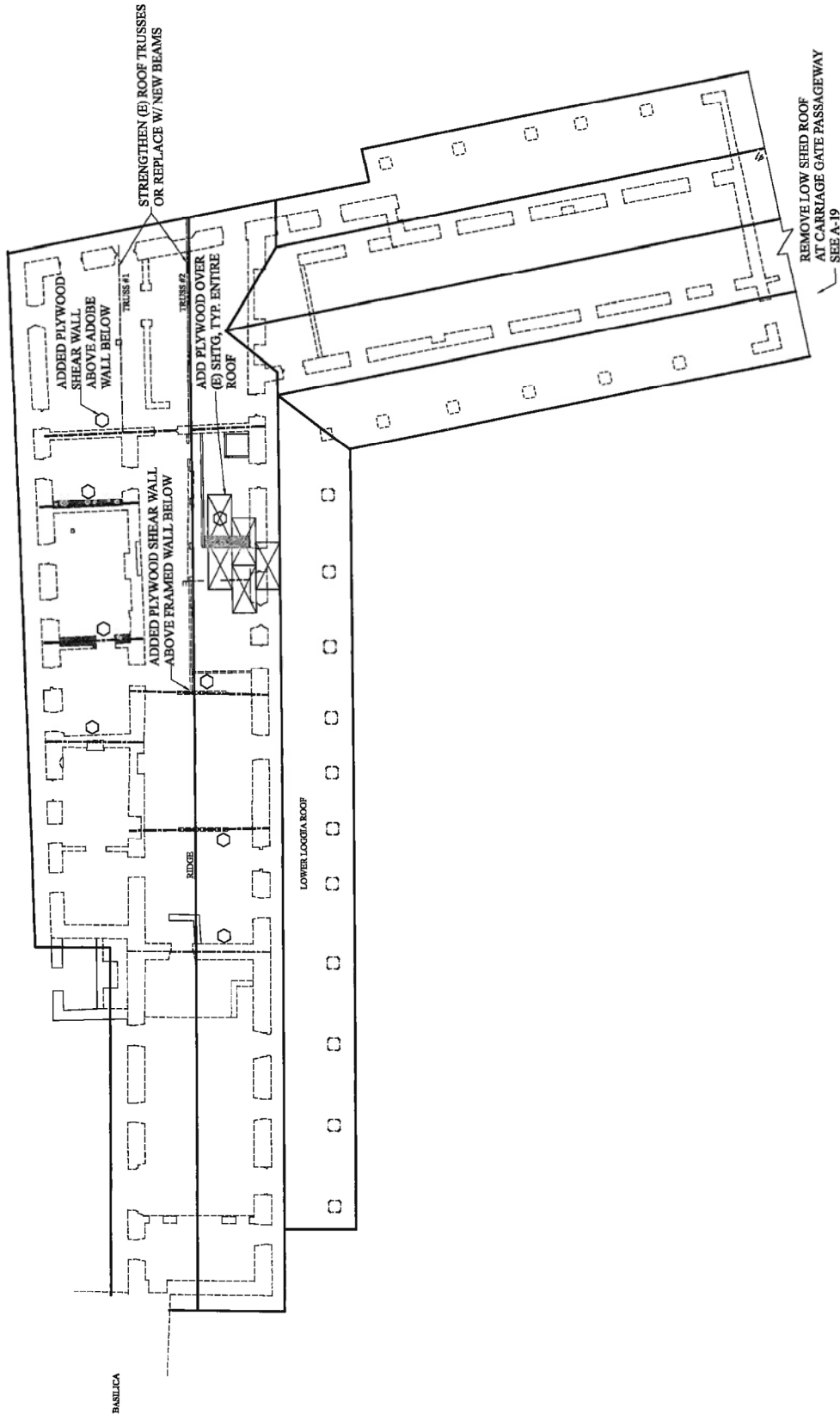
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REVISION:

SHEET NO.

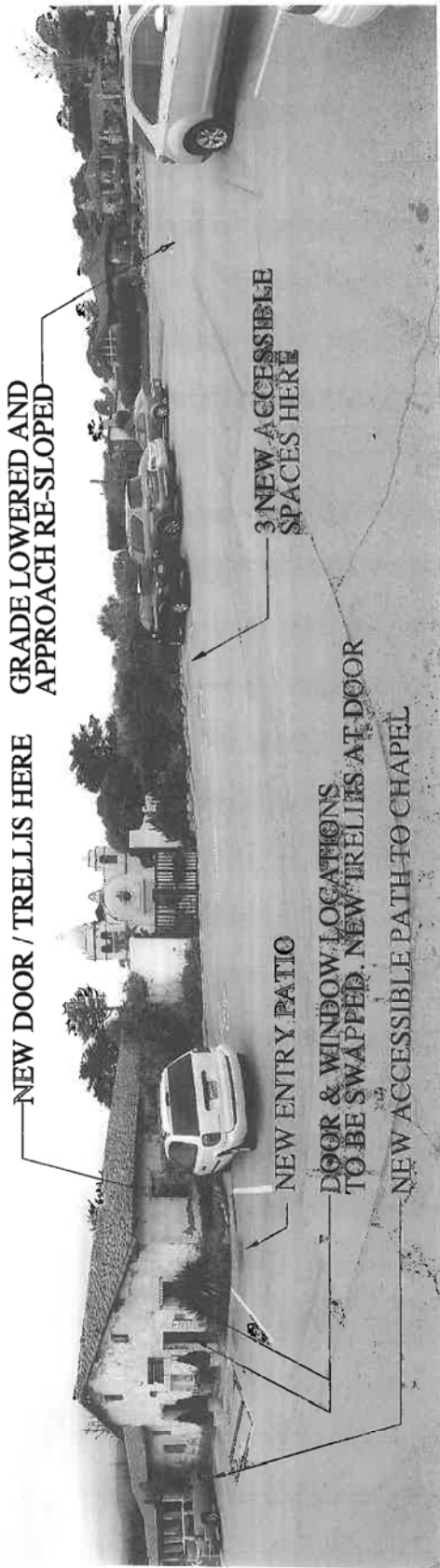
A-29  
OF 41 SHEETS





	CONVENTO AND BLESSED SACRAMENT CHAPEL ROOF PLAN W/ ENGINEERING		CARMEL MISSION PHASE 2 MASTER PLAN		DATE: 3-2-15 SCALE: 1/8"=1'-0"	REVISION:	SHEET NO. <b>A-30</b> OF 41 SHEETS

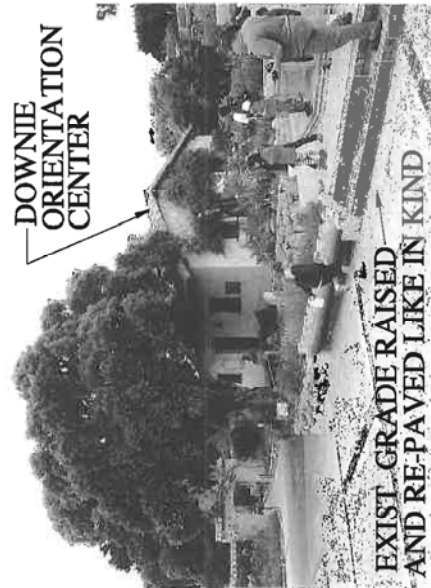




4 NTS PANORAMA OF EXIST. PARKING LOT / FRONT FACADE INDICATING CHANGES



3 NTS EXIST. FORECOURT/ENTRY ARCH LOOKING EAST  
EXISTING PROJECT PHOTOS SHOWING  
PROPOSED LOCATIONS FOR CHANGES



2 NTS EXIST. FORECOURT/DOWNIE MUSEUM LOOKING NW  
CARMEL MISSION PHASE 2  
MASTER PLAN



1 NTS SOUTH CONVENTO LOOKING WEST  
DATE: 1-21-15  
SCALE: NTS  
REVISION:  
SHEET NO. A-32  
OF 41 SHEETS

