



CITY OF CARMEL-BY-THE-SEA Monthly Report

January 2021

Community Planning and Building Department

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Marnie R. Waffle, AICP, Senior Planner
SUBMITTED ON:	February 17, 2021
APPROVED BY:	Brandon Swanson, Community Planning & Building Director

JANUARY 2021 – DEPARTMENT ACTIVITY REPORT

I. PLANNING APPLICATIONS:

In January of 2021, **28** planning permit applications were received.

II. BUILDING PERMIT APPLICATIONS:

In January of 2021, **28** Building Permit applications were received.

III. CODE COMPLIANCE CASES:

In January of 2021, **9** new code compliance cases were initialized.

IV. ENCROACHMENT APPLICATIONS:

In January of 2021, **16** encroachment permit applications were received.

V. YEAR-TO-DATE TRENDS

Table 1 includes the January 2021 totals, for planning and building permit applications, encroachments and code compliance cases with a comparison to January 2020 totals. As shown in the table, in 2021 there was a **24% decrease** in planning permit applications, a **35% decrease** in building permit applications, **57% decrease** in code compliance cases, and a **41% decrease** in encroachment permit applications compared to the same period 2020.

Table 1. Permit Application Totals

	<u>Planning</u>	<u>Building</u>	<u>Code Compliance</u>	<u>Encroachments</u>
2020 Totals	37	43	21	27
2021 Totals	28	28	9	16
% Difference	-24%	-35%	-57%	-41%



Planning Permit Report

01/01/2021 - 01/31/2021

Permit #	Permit Type	Project Description	Address/Location	Date Received	Date Approved	Status
21031	Preliminary Site Assessment	1) Main Residence - Interior remodel, new addition. 2) Garage - To be demolished, rebuilt, relocated	Dolores 5 NW of 2nd	1/27/2021		Pending Assignment
21030	Business License	Consignment, Retail Ladies Clothing and Accessories	San Carlos 2 SW of 5th	1/29/2021		In Review
21029	Design Study	Replacement of an existing window with a new wood patio door and sidelights. The project also includes a new 24 S.F. fully permeable spaced IPE deck landing and step to grade at new door. All colors and materials to match existing.	Carmelo St. 4 SE of 2nd			Pending Assignment
21027	Design Study	Demolition of minor interior non-load bearing walls, remodel of existing kitchen and master bath. Remove glass patio doors on first and second floors and reinstall new glass patio doors. Removal of one kitchen door to be replaced by like-sized window in same location. Relocation of existing front entry door. All exterior work no visible from ROW	Monte Verde 6 SW of 10th	2/2/2021		Pending Assignment
21026	Business License	This business license BL 21-026 (Carmel's Barber Shop) authorizes use of a 300 square foot commercial business space offering the following goods and services. Primary Use: This use is classified as a barber shop (NAICS 812111): This U.S. industry comprises establishments known as barber shops or men's hair stylist shops primarily engaged in cutting, trimming, and styling men's and boys' hair; and/or shaving and trimming men's beards.	Lincoln bet 7th and 8th	1/29/2021	2/2/2021	Corrections Required
21025	Design Study	Proposed interior remodel, Proposed door and window changes, proposed landscape plan, repair existing guardrail and dry rot at balcony.	Monte Verde 3 SW of 12th Ave.	1/29/2021		Pending Assignment

21024	Design Review	Remodel existing house, replace ADU, add on-site parking	Scenic Road 6 SE of Ocean Avenue			In Review
21023	Landscape Plan Check/Inspection	Landscape renovation in the front yard. Removing old existing vegetation in the front yard, amending the soil and planting a new tree, adding some stepping stones, installing drip irrigation and new plant material as indicated on the drawing	Crespi Ave, 8 SE of Mountain View			In Review
21022	Historic Evaluation	Add second floor	Ocean 3 NE of Guadalupe	1/26/2021		In Review
21021	Historic Evaluation	Remove 2 fireplaces and interior wall, new gas fireplace, new panoramic door	Lincoln 3 NW of 3rd	2/2/2021		Pending Assignment
21020	Business License	This business license authorizes the change in ownership from Old Mill Properties LLC (BL 19-090) to Brevet Partners LLC of a legally established short term rental unit. The rental unit, Unit #1, may be rented for a period of time that is less than 30 days. The number of units shall not be increased unless a separate application is submitted to the City.	San Carlos 3 SE of 7th	1/25/2021	1/26/2021	Approved
21019	Design Review	Int. Remodel of 38 guest rooms and lobby; relocate 4 existing guest rooms to bldg B; Exterior improvements including energy efficient window & Doors, New balconies & enhanced wall treatments; enclose trash area; add multi-purpose room, covered parking and storage space; site improvements including new courtyards, trellis, reconfigure parking spaces and new paths of travel.	San Carlos and 5th			Pending Assignment
21018	Design Study	Construction of a new two story single family dwelling with a lower level basement and attached one car garage. Proposing 556 sq. ft. of hardscape.	Mission 3 N/E of 10th, Carmel	1/19/2021		In Review
21017	Business License	This business license authorizes use of an 800 square foot, first floor commercial space offering the following goods and services: a. Primary Use: The Primary Use shall be classified as Retail - Home Furnishings and Decor (NAICS 442299): Engaged in the retail sale of new home furnishings. Under this classification the sale of fine art is prohibited. b. Ancillary Use: One Ancillary Use is authorized with this approval, classified as Furniture Store (NAICS 442110): Primarily engaged in retailing new furniture. The Ancillary use shall be limited to no more than 10 percent of the floor area of the established primary use, and 10 percent of the window display area(s).	Dolores 5 SE of 5th	1/19/2021	1/27/2021	Approved

21016	Historic Evaluation	Historic Evaluation	Ocean 4 NE Guadalupe	1/15/2021		Open
21015	Preliminary Site Assessment	Development of new single family residence on a vacant lot	NWC 5th and Carpenter	1/19/2021		In Review
21014	Business License	This business license BL 21-014 (Carmel Belle) authorizes an ownership change of an approximately 2,300 square foot business offering the following goods and services. a. Primary Use: This use is classified as a Full-Line Restaurant (NAICS 722511): i. This U.S. industry comprises establishments primarily engaged in providing food services to patrons who order and are served while seated (i.e., waiter/waitress service) and pay after eating. These establishments may provide this type of food service to patrons in combination with selling alcoholic beverages, or providing carryout services.	San Carlos bet Ocean and 7th	1/14/2021	1/20/2021	Approved
21013	Design Study	Remodel and minor addition to single family dwelling	Lobos Street, 2 SE of 3rd Avenue	1/14/2021		In Review
21012	Use Permit	Extend hours of operation to 7:00 am to 9:00 p.m. 7 days per week	Ocean Avenue & Mission Street dbh Carmel Plaza	1/21/2021		In Review
21011	Historic Evaluation	Staff historic evaluation in association with DS 20-083 (Carmel Presbyterian)	Junipero, 2 SE of Ocean Avenue	10/2/2020	1/19/2021	Approved
21009	Preliminary Site Assessment	Second Story Addition	NE Corner Carpenter and 4th	1/13/2021		In Review
21008	Design Review	Remodel of the Carmel Lodge	San Carlos and 5th			In Review
21007	Historic Evaluation	Historical Evaluation	San Carlos, 3 SE of 5th Avenue	12/8/2020		In Review
21005	Design Review	The replacement of 7 original, divided-light, steel windows with new Sierra Pacific, divided-light, wood clad with aluminum windows. The grid of the divided light windows will be simulated divided light with a 7/8" "Contemporary Wood" style grid with both interior and exterior grills and an interior spacer to imitate true divided light grid windows. All new windows will be installed in the same footprint as the original windows, with	San Carlos, 3 SE of 5th Avenue	12/8/2020	1/25/2021	In Review

		no changes in window location or size. The four windows on the front east upper-floor deck will be terra-cotta in color and the three windows on the north side elevation will be tan colored, both to match existing.				
21004	Design Study	Demo rear portion of E SFR & Rebuild as two story addition. Demo carport and rebuild 1 car garage	Mission 3 SW of Rio Road	2/2/2021		In Review
21003	Sign	Sign for new Real Estate Office	NW Corner of Ocean & Dolores	1/5/2021	1/28/2021	Approved
21002	Business License	This business license authorizes use of an existing office space located in the Central Commercial (CC) Zoning District providing the following goods and services: 2. Primary Use: This use is classified as an Office of a Real Estate Agent or Broker (NAICS 531210): 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 real estate for others.	NW Corner of Ocean and Dolores	1/5/2021	1/12/2021	Approved
21001	Design Review	Replace existing Living Room Window, combine existing Nook and Dining Window into one new Kitchen Window, remove one side window and move side door	Perry Newberry Way			In Review

Total Records: 28

2/5/2021



Building Permit Report

01/01/2021 - 01/31/2021

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
210028	1/29/2021	1/29/2021	Residential. Replace furnace with new 80% efficient Bryant 801SA036045. Contact: R&S Heating & Sheetmetal (831) 917-0096	6,813	Mechanical	Junipero 3 SW of 8th
210027	1/29/2021		Residential. Re-pipe supply lines, replace (e) accessible galvanized piping with PEC pipe with copper stub-outs. Install new water heater. Replace (e) ductwork using (e) air return and registers, install a new high-efficiency furnace. Replace (e) knob and tube wiring, update all outlets to tamper-resistant devices, add dedicated circuits as required by code. Remove 40 linear feet of ducting, register boots, and return to abate asbestos.	42,000	Building	Mission 3 NE of 11th
210026	1/29/2021		Residential. Remove (e) hot tar roof and replace with new 80 mil PVC membrane. 1,000 sf, 1 story house. Roof pitch 0:12. Contact: Premo Roofing Company (831) 443-3605	14,500	Roofing	Dolores 3 NW of 4th
210025	1/28/2021	1/28/2021	Residential. Upgrading electrical overhead service to an underground service. Upgrading electrical panel to 200 amps.	5,000	Electrical	Lincoln 3 SW of 13th
210024	1/29/2021		Residential. Addition of window and turn 1/2 bath into full bath (remodel). Contact: South Coast Construction (831) 512-6379	30,000	Building	NE Corner Monte Verde & 13th
210023	1/22/2021		Residential. Addition of a new ADU which includes the remodel of the (e) garage.	175,000	Building	Santa Fe 2 NW of 3rd
210022	1/22/2021		Residential. Interior remodel of subordinate unit. Convert storage area to bedroom with 48 sf addition.	15,000	Building	26011 Ridgewood Road
210021	1/22/2021		Residential. Installation of an outdoor fire pit and gas line. Contact: KS Masonry Inc (831) 601-9913	5,000	Building	NE Corner Guadalupe & 5th
210020	1/21/2021	1/21/2021	Residential. Support beam at (e) carport structure has dry rotted and broke in half. Carport is now deflecting down and needs to be replaced. EMERGENCY WORK AUTHORIZED. CONDITION: FULL BUILDING PERMIT AND PLAN SETS BE SUBMITTED BEFORE FINAL INSPECTION MAY BE PERFORMED. Contact: Millette Construction (831) 277-8101	0	Building	8th 2 SE of Monte Verde
210019	1/21/2021		Residential. Addition of deck. Contact: Lehman Design Studio (831) 747-4718	10,000	Building	Guadalupe 2 NE of 7th

210018	1/19/2021	1/26/2021	Residential. Tear off (e) comp shingle roof and install new CertainTeed Class A Landmark Pro Composition Shingles. Contact: Scudder Roofing (831) 373-7212	30,915	Building	SE Corner Casanova & 2nd
210017	1/15/2021	1/15/2021	Commercial. Repair of broken water pipe. APPROVED FOR EMERGENCY WORK. CONDITION: SINGLE LINE DIAGRAM TO BE SUBMITTED PRIOR TO PROJECT FINAL. Contact: JT's Plumbing (831) 632-0139	1,161	Plumbing	8th 2 SW of Monte Verde
210016	1/14/2021	1/20/2021	Residential. Replace (e) wall heaters with two radiant floor heating systems. Contact: Peninsula Hydrolics, Inc (831) 899-0600	38,681	Mechanical	Casanova 8 SE of 12th
210015	1/14/2021		Residential. Retroactive permit to legalize installation of toilet and shower into an existing room. Contact: Braddock and Logan (925) 736-4000	5,500	Plumbing	SW Corner San Antonio & 13th
210014	1/14/2021		Residential. Install 4 Tesla Powerwalls, two gateways and 1 125-amp subpanel. Contact: Scudder Solar (831) 364-1500	52,850	Electrical	Scenic 7 NW of 8th
210013	1/13/2021	1/13/2021	Residential. Remove & replace 50 gal water heater, Bradford white BRG250L6N. Contact: A&R Plumbing (831) 394-7221	3,000	Plumbing	Camino Real 4 NW of Ocean
210012	1/12/2021	1/12/2021	Residential. Upgrade electrical meter panel on exterior of house. Contact: CB Electric (831) 392-7644	3,500	Electrical	Mission 3 NE of 11th
210011	1/12/2021	1/12/2021	Residential. Remodel kitchen - install new white shaker cabinets, stone counters and appliances. No electrical, plumbing, or structural work to be done under this notice. Contact: Masterwork Builders (831) 229-8628	0	Exempt Work	Lopez 5 NE of 4th
210010	1/12/2021	1/13/2021	Residential. Tear off (e) comp roof system down to original sheathing. Install new CertainTeed Landmark TL shingles. Contact: Scudder Roofing (831) 373-7212	19,265	Roofing	Carmelo 4 NE of 12th
210009	1/8/2021	1/11/2021	Residential. Replace (e) windows with in-kind windows. All windows to remain same size. Contact: Draper Construction (831) 521-5375	0	Building	SE Corner Forest & 8th
210008	1/7/2021	1/8/2021	Residential. Tear off (e) composition roofing and install a new GAF Timberline Ultra HD Composition roofing system. Contact: Knox Roofing (831) 461-0634	14,000	Roofing	4th 3 SE of Torres
210007	1/6/2021		Residential. Addition of bathroom sink and toilet.	5,500	Plumbing	SW Corner San Antonio & 13th
210006	1/6/2021	1/7/2021	Residential. Remove shakes and install plywood and CertainTeed landmark TL shingles color Moire Black. Contact: D Cooper Roofing (831) 455-9168	18,700	Roofing	5013 Lobos
210005	1/5/2021	1/6/2021	Residential. Remove (e) shingles and install new 72 lb capsheet, 30lb felt paper and cedar wood shingles. Contact: Coast Custom Roofing (831) 578-9436	50,000	Roofing	Carmelo 3 NE of Santa Lucia

210004	1/5/2021	1/5/2021	Residential. Remove & replace 60k BTU 95% high efficiency furnace in crawl space of home. Contact: Wilson's Plumbing (831) 375-4591	6,000	Mechanical	NW Corner of Camino Real & 11th
210003	1/4/2021	1/11/2021	Residential. Tear off existing roof replace with comp roof. Contact: Wolfy's Roofing (831) 262-5521	28,000	Roofing	Monte Verde 2 NW of 10th
210002	1/4/2021	1/4/2021	Residential. Replace (e) stone patio in same footprint/coverage. (e) patio is uneven and unsafe, creating tripping hazards. Patio is in the rear of the property. Replace (e) baserock and reuse and reset individual stones in concrete with gaps to create level and safe patio. No change to site coverage ratios.	0	Exempt Work	Casanova 2 NE of 7th
210001	1/4/2021	1/7/2021	Commercial. New eco-grip kitchen flooring, replace (e) walk-in cooler and freezer, replace (e) kitchen cooking equipment, replace (e) refrigeration compressors, replace some refrigeration doors and gasket seals, replace (e) wine refrigerators with new ones. Contact: Draper Constriction (831) 521-6375	0	Exempt Work	NE Corner Monte Verde & 7th

Total Records: 28

2/5/2021



Code Compliance Report

01/01/2021 - 01/31/2021

Case #	Case Type:	Status	Location	Problem Description	Date Received	Date Closed
21009	Building Violation	Open	Junipero 3 SW of 8th	Furnace replacement without permit	1/29/2021	1/1/1900
21008	Public Nuisance	Open	Torres SW of 8th	Garage Sale Violations	1/29/2021	
21007	Building Violation	Open		Furnace replacement without permit, water heater change out with permit, piping and plumbing work without permit, rewiring of entire house without permit.	1/22/2021	
21006	Planning Violation	Open	6th SE of Dolores	Parklet Construction	1/21/2021	
21005	Skin Care Complaint	Open	Ocean NE of Dolores	Soliciting sales outside of business	1/14/2021	1/1/1900
21004	Planning Violation	Open	Forest 2 SW of 7th	Fence height	1/13/2021	
21003	Skin Care Complaint	Closed	Ocean NE of Dolores	Soliciting sales outside of business	1/8/2021	1/9/2021
21002	Building Violation	Closed	San Antonio SE of 4th	Construction activity	1/8/2021	1/8/2021
21001	Planning Violation	Open	SEC Junipero and 8th	Fence replacement without planning approval. Grape stake fencing was being replaced with 1 x 6 fencing.	1/6/2021	

Total Records: 9

2/5/2021



Encroachment Permit Report

01/01/2021 - 01/31/2021

Permit #	Permit Date	Permit Type	Owner Name	Date Submitted	Project Description	Parcel #
210016	1/29/2021	Temp Ench	Beck & Carol Lutz	1/29/2021	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	010092005000
210015	1/26/2021	Driveway	John Souza	1/26/2021	Remove (e) pavers in driveway area. Removal of (e) tree roots from large tree that has been cut down. Reinstall pavers in driveway. Contact: Jim Young Masonry Inc (831) 601-6537	010029021000
210014	1/21/2021	Temp Ench	Art & Farah Chadwick	1/26/2021	PG & E Gas connection. Contact: Doble & Son Custom Homes, Inc (925) 922-3970	010312026000
210013	1/19/2021	Temp Ench	Pacific Gas & Electric	1/19/2021	PG&E to trench and backfill, PG&E to abandon gas service. PG&E to install new gas service. Applicant to trench and backfill for gas install. PM#35221866 & 35205893. Contact: PG&E (408) 478-1894	
210012	1/15/2021	Temp Ench	Dev Patel	1/15/2021	Replace sewer lateral using pipe bursting. CONDITION: FLAGGERS MUST BE USED TO DIRECT TRAFFIC AROUND JOB SITE. 811#W101500050. Contact: Rooter King (831) 394-5315	010135002000
210011	1/14/2021	Temp Ench	Josie Ybarra	1/14/2021	Digging for sewer line replacement. Perkins Grading and Underground (831) 236-1101	010106006000
210010	1/13/2021	Driveway	Carmel Presbyterian Church	1/13/2021	Replacement of driveway. Contact: Chad Brown (831) 392-7788	010084022000
210009	1/12/2021	Perm Ench	Cheryl & Paul Sallomi	1/12/2021	Construct new driveway to access garage, replace (e) wood retaining walls with stone walls, replace (e) brick steps with stone steps, install new flagstone entry walk, repour (e) sidewalk to conform to new drive, replace (e) light fixtures	010253021000

					with new LED lighting. Contact: Eric Miller Architects (831) 372-0410	
210008	1/12/2021	Perm Ench	Craig & Diana McCallister	1/12/2021	Move proposed fence/gate from the property line to the street so the gate is operable. The lot slopes away from the street so in order for a mechanized gate to work, it needs to be at street level. Contact: Masterwork Builders (831) 595-2541	010312014000
210007	1/11/2021	Temp Ench	Pacific Gas and Electric	1/11/2021	PG&E to trench and backfill all. PG&E to abandon gas service at main. PM #35219595. Contact: PG&E (408) 478-1894	
210006	1/11/2021	Temp Ench	Mark Garibaldi	1/11/2021	New curb for gutter and sidewalk. Contact: KS Masonry Inc (831) 601-9913	010268012000
210005	1/7/2021	Temp Ench	California American Water	1/7/2021	4'x10' Asphalt Patch at intersection. CalAm Job# 0643. Contact: Coastal Paving & Excavating (831) 809-8991	
210004	1/7/2021	Temp Ench	Cohen	1/7/2021	Gas trenching. Contact: Coastal Paving and Excavating (831) 809-8991	010091009000
210003	1/6/2021	Temp Ench	Jeffery Higginbotham	1/6/2021	Replace 45' of clay sewer drain line 7' deep in the middle of street using the trenchless system. Contact: Chris Wilson Plumbing & Heating (831) 393-9321	009161014000
210002	1/5/2021	Temp Ench	Liberi Family Trust	1/5/2021	Sewer lateral replacement, install SRV & BWV. 811# X100500112. Contact: Easy Drains Plumbing (831) 521-6882	010301020000
210001	1/4/2021	Temp Ench	Chinden Star, LLC	1/4/2021	Replace sewer lateral using pipe bursting. 811# W100400185. Contact: Rooter King (831) 394-5315	010088005000

Total Records: 16

2/5/2021