



# CITY OF CARMEL-BY-THE-SEA

## Monthly Report

November 2021

### Community Planning and Building Department

TO: Honorable Mayor and City Council Members

SUBMITTED BY: Margi Perotti, Administrative Coordinator

SUBMITTED ON: December 2, 2021

APPROVED BY: Brandon Swanson, Community Planning & Building Director

#### NOVEMBER 2021 – DEPARTMENT ACTIVITY REPORT

##### I. PLANNING APPLICATIONS:

In November of 2021, **35** planning permit applications were received.

##### II. BUILDING PERMIT APPLICATIONS:

In November of 2021, **31** Building Permit applications were received.

##### III. CODE COMPLIANCE CASES:

In November of 2021, **4** new code compliance cases were created.

##### IV. ENCROACHMENT APPLICATIONS:

In November of 2021, **26** encroachment permit applications were received.

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

Table 1 includes the November 2021 totals, for planning and building permit applications, encroachments and code compliance cases with a comparison to November 2020 totals. As shown in the table, in 2021 there was a **26% increase** in planning permit applications, a **6% decrease** in building permit applications, **55% decrease** in code compliance cases, and a **15% increase** 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	284	439	117	315
2021 Totals	365	415	53	363
% Difference	26%	-6%	-55%	16%



# Planning Permit Report

11/01/2021 - 11/30/2021

Permit #	Permit Type	Project Description	Address/Location	Date Received	Date Approved	Status
21414	Historic Evaluation	Tear off the existing Cemwood roof, comp roof system at pitch roof sections and at flat roof sections remove the one cap sheet roof system. Install lightweight class "A" fire rated Da Vinci "Multi-width" simulated slate roof system over synthetic roofing underlayment. At main pitched roof areas, install simulated slates in a straight course pattern at 7" exposure to the weather.	Junipero 1 SE of 11th	12/1/2021		In Review
21413	Design Study	Amend previous permits to make the following changes: Install previously approved window in primary bedroom; Replace three (e) windows due to hardware failure; Install new wood trellis along north elevation; extend height of (e) stone clad chimney's due to issues with fireplace flue not being long enough to function property & install new decorative copper chimney caps	SE Corner of Lincoln Street and 13th Avenue			In Review
21412	Preliminary Site Assessment	Build new 294 sf guest house over existing garage - 2nd floor deck already approved	Carpenter 4 NW of 6th			In Review
21411	Preliminary Site Assessment	Remodel & addition to an (e) single family home. Convert 563 SF lower level to new ADU and add 667 SF for a total of 1,230 SF. Add 555 SF to existing house to increase square footage to max. allowed 2,460 SF. Remodel (e) garage. Replace (e) rear yard deck. New driveway, hardscape and landscape	Casanova Street 4 SW of 4th Avenue			In Review
21410	Design Study	Repair/replace existing 25 year-old deck; increase deck area by 31 Sf (2 ft x 15.5 foot extension)	Dolores Street 4 NW of 2nd	12/1/2021		In Review

21409	Design Study	Replace front stairs; Rebuild side porch; Remodel rear Studio.	Monte Verde 2 NE of 9th	12/1/2021		In Review
21408	Design Study	Build a detached accessory structure to be used as home office	Casanova 4 SE of 12th			In Review
21407	Sign	New sign for business	Ocean Ave, 4 SW of Dolores , Unit C			In Review
21406	Preliminary Site Assessment	Rear Addition and Alterations to existing single family residence listed in the City's Historic Inventory	Mission 3 NE of 11th	11/30/2021		In Review
21405	Business License	Owner Change - Pangaea Grill	Ocean Avenue 5 NE of Lincoln	11/30/2021		In Review
21403	Notice of Exempt Work	Live music to perform at a holiday dinner on Sunday, December 5, 2021. This is to include amplified vocalist/guitarist to perform from 5:30 pm to 8:00 pm.	NW Corner of Mission & 6th	11/23/2021	11/29/2021	Approved
21402	Variance	Variance for fence/retaining wall height. See DS 21-274				In Review
21401	Historic Determination	Remodel addition to main house	Pine Ridge Way 3 NE of Forest			In Review
21400	Business License	1. This business license BL 21-400 (Zimmerman Gallery) authorizes use of a single artist art gallery offering the following goods and services.  a. Primary Use: This use is classified as an Art Gallery (NAICS 453920): i. This industry comprises establishments primarily engaged in retailing original and limited edition art works. Included in this industry are establishments primarily engaged in displaying works of art for retail sale in art galleries.	E side Dolores between Ocean and 7th	11/19/2021	11/30/2021	Approved
21399	Design Study	Authorization. Approval of Design Study (DS 21-399, Stepanek) authorizes a revisions to Design Study 17-294 (Stepanek) including replacement of two kitchen windows with two skylights, and removal of wood barge rafter	Guadalupe 4 NE of 3rd Avenue	11/22/2021	12/1/2021	Approved

		out-lookers and corbels located on Guadalupe 4 NE of 3rd Avenue in the Single-Family Residential (R-1) District as depicted in the plans and documents prepared by Jaroslav (Jerry) Stepanek stamped approved and on file in the Community Planning & Building Department.				
21398	Historic Evaluation	Laundry and foyer addition, bathroom reconfigurations, minor modifications to existing deck, windows replaced and revised.	Camino Del Monte 4 NW of San Carlos			In Review
21397	Design Study	addition of gas fire pit into existing patio area 20 Reset stepping stones of walkway from front fence	25983 Mission Street	11/22/2021		In Review
21396	Notice of Exempt Work	Authorization for live music to be played during anniversary dinner on Wednesday, November 10th from 5:30 pm to 6:30 pm. Authorization to include amplified acoustic music.	NW Corner of Mission & 6th	11/9/2021	11/9/2021	Approved
21395	Design Study	Replace two existing windows and install one new window.	Guadalupe, 5 SW of Ocean Ave.			In Review
21394	Business License	Home Occupation Business License	SWC of 4th and Perry Newberry	11/8/2021	11/22/2021	Approved
21393	Design Study	Install Synthetic grass, Install rain Garden	Forest Road 2nd Southwest of 7th Avenue	11/5/2021	11/12/2021	Approved
21392	Design Study	1. This approval of Design Study, DS 21-392 (Gilbert) authorizes reorganization and reduction of existing non-conforming site coverage including the addition of a 226 square foot New England Stone Patio located at the front of the property inside the front perimeter fence. The project includes the removal of 256 square feet of existing decking at the rear of the residence to allow for the addition of the 226 square foot patio –the resulting site changes would result in 558 square feet of site coverage improvements	3rd Avenue 2 SE of Lincoln Street	11/4/2021	11/19/2021	Approved

		(588 square feet existing). The installation of a new French drain is also proposed. The work shall be consistent with the plan set dated received on November 3, 2021 on file with the city, except as modified by these conditions of approval.				
21391	Design Study	Paint siding and trim, Replace tile roofing with treated cedar shakes, Vault ceilings in some rooms, Add two skylights, replace or add five windows and two exterior doors, create a 376 sq ft addition in the existing crawlspace	Santa Rita 2 SW of 1st			Pending Assignment
21390	Bench Dedication	New Bench on Scenic	Scenic Road, P-16			In Review
21389	Bench Dedication	New Bench on Scenic	P 12	11/9/2021		In Review
21388	Bench Dedication	New Bench P-5	Scenic Bench	11/8/2021		In Review
21387	Bench Dedication	Adopt existing bench in Devendorf Park	See photo in the northeast corner of park.			In Review
21386	Bench Dedication	New Bench P-15	Scenic Road P-15			In Review
21385	Bench Dedication	New Bench on Scenic	P5 OR P6	10/27/2021		In Review
21384	Bench Dedication	New Bench P-8	P-8	11/8/2021		In Review
21383	Bench Dedication	New Bench - Location P-7	P-7	11/10/2021		In Review
21382	Bench Dedication	New Bench - P6	P6			In Review
21381	Bench Dedication	New Bench for David L Wolfe, Denise C. Gove, Cheri M. Gove	P3	10/22/2021		In Review
21380	Sign	New Sign Near front door on San Carlos. Replace Menu box that is rotting in the same location.	NEC of San Carlos and 5th Avenue			In Review

21379	Design Study	Replace existing wood railing with wrought iron railing, replace asphalt with concrete pavers	Junipero 3 SE of 2nd Avenue	11/4/2021		In Review

**Total Records: 35**

**12/2/2021**



# Building Permit Report

11/01/2021 - 11/30/2021

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
210473	11/29/2021		Build new patio in front of residence and remove a portion of (e) deck at the rear of house. Contact: Greener Bay Landscaping (831) 601-8477	20f,000	Building	3rd 2 SE of Lincoln
210472	11/29/2021		Replace bathtub with shower in one bathroom. Contact: Scott Anderson (510) 589-3650	3,000	Plumbing	NE Corner of Mission & 4th, Unit "E"
210471	11/29/2021		Install residential EV charging station with disconnect. Contact: Craft Electric (831) 915-3488	2,580	Electrical	SE Corner of Torres & 1st
210470	11/24/2021	11/29/2021	Installation of 50 amp GFI disconnect for new hot tub on existing slab. Contact: DiMaggio Electric (831) 277-1057	1,200	Electrical	Crespi 7 SE of Mountain View
210469	11/23/2021		Garage Conversion to Bedroom, Add Detached Garage	500,000	Building	Carpenter 2 SW of 4th
210468	11/18/2021		Installation of 18KW Generac generator & 100 amp transfer switch. Contact: Consumer Electric (831) 373-1600	18,000	Electrical	NE Corner of San Antonio & 7th
210467	11/16/2021	11/17/2021	Replace existing furnace with new Bryant 801SA36045 like for like. Contact: R & S Heating & Sheet metal (831) 641-0508	4,200	Mechanical	SE Corner of Flanders and Vizcaino
210466	11/16/2021	11/16/2021	Replace furnace with new Bryant 801sa36045 like for like. Contact: R&S Heating & Sheet metal (831) 641-0508	4,000	Mechanical	Flanders 2 SE of Vizcaino
210465	11/16/2021	11/17/2021	Tear off (e) wood shingle system and install new Ceritigrade #1 class B fire treated 16" cedar shingles. Assembly to meet class "A" requirements. Contact: Scudder Roofing (831) 373-7212	60,622	Roofing	Carmelo 4 NE of 4th

210464	11/16/2021		Tear off (e) BUR system and install new 2-ply Bituthene 4000 waterproofing. Approximately 400 square feet in color Black. Contact: Scudder Roofing (831) 373-7212	13,992	Roofing	2nd 2 NE of Dolores
210463	11/16/2021		Remove comp roof system at pitched roof areas and remove cap sheet at flat area. Install new DaVinci simulated slate at pitched areas and new self-adhered cap sheet to flat area. Contact: Scudder Roofing (831) 373-7212	51,668	Roofing	SE Corner Junipero & 11th
210462	11/16/2021	11/19/2021	Replace bathroom toilet, shower head, bathroom sink, cabinet and faucet. No movement of plumbing lines. Replace flooring, towel racks, paint, and replace broken thermostat in same location. Contact: Whitton Construction (831) 277-4553	4,000	Plumbing	2928 Franciscan Way
210461	11/16/2021	11/16/2021	Upgrades to downstairs living space to include: remove carpet and linoleum flooring and replace with vinyl flooring, remove blinds and replace with curtains, pain interior. Contact: Whitton Construction (831) 277-4553	0	Exempt Work	2928 Franciscan Way
210460	11/15/2021	11/17/2021	Install new gas piping from meter to brick fireplace. CONDITION: Approval of this permit does not constitute approval of a new fireplace installation. Fireplace shall be applied for prior to installation. Contact: Wilson's Plumbing (831) 375-4591	3,000	Plumbing	Camino Del Monte 2 SW of Junipero
210459	11/15/2021		Replace (e) back deck with a (n) deck with an additional 31sf.	16,000	Building	Dolores 4 NW of 2nd
210458	11/15/2021	11/18/2021	Guest house only - Remove existing tar and cap sheet and replace with a new standing seam metal roof, Custom-Bilt Metals n color Midnight Bronze. Contact: Dority Roofing (831) 375-8158	20,565	Roofing	NW Corner of Forest and Mountain View
210457	11/15/2021		Installing irrigation for new plants	1,000	Electrical	Santa Rita 6 SE of Ocean
210456				0	Building	



210455	11/15/2021		Construct a new 12'x20' (240 SF) detached garage.	85,000	Building	Southwest Corner of Mission & First
210454	11/9/2021		Remodel to (E) SFR. Relocation of entry foyer with new entry steps/foyer addition. Expansion of (e) decks with new glass railing at front and cable railing at the courtyard deck. Replace (e) exterior wood siding with (n) horizontal wood sidings. Replace (e) asphalt shingles with (n) composition shingles.	240,000	Building	Dolores 3 NE of 2nd
210453	11/9/2021		Replace 7.5 ton condenser & air handler in-kind. Contact: Karen Dutt (480) 294-7623	30,000	Building	NE Corner of Ocean & San Carlos
210452	11/8/2021		Replace 70' of sewer drain line from cleanout to City Main. Install a new two way cleanout and backwater valve way.	19,137	Plumbing	MONTE VERDE 3 SW OF 2ND
210451	11/8/2021	11/8/2021	Replace (e) grape stake fence with a new 6' redwood fence to match the north and south side fencing. Replace approx 40' of fencing. Contact: Darla Harbaugh (419) 345-2286	0	Exempt Work	Santa Fe 4 SW of Ocean
210450	11/8/2021	12/1/2021	Repair of dry rot around door framing at rear door. Contact: Bob Puccinnili (831) 905-5377	8,000	Building	Santa Rita 2 NE of 6th
210449	11/5/2021	11/5/2021	Replace faulty fireplace insert unit with new Direct Vent gas Fireplace "Spark Modern Fires", Model 88E. Plumbing and Electrical connections are existing. Contact: Lewis Builders (831) 250-7168	2,000	Mechanical	NW Corner of Monte Verde & 7th
210448	11/2/2021	11/22/2021	Emergency work authorization. Gas leak in slab sub floor. Replace (e) gas line. Contact: Plumbing Werx (408) 646-3808	14,700	Building	Lopez 5 NE of 4th
210447	11/2/2021		Wiring automatic transfer switch for a new standby generator. Contact: CB Electric (831) 402-9437	2,000	Electrical	Lincoln 3 NE of Santa Lucia
210446	11/2/2021	11/2/2021	Repair wall damage to structure damaged in auto accident. Contact: Sal DeFranco (831) 601-1541	13,000	Building	Monte Verde 2 SW of 5th

210445	11/2/2021	11/2/2021	Demo of sheetrock to assess extent of water damage and mold remediation. Contact: Monterey Peninsula Restoration (831) 275-1901	8,000	Demolition	Camino Real 2 SW of Ocean
210444	11/1/2021		Development of New two Story single family dwelling with attached one car garage. New stone patio, driveway, and walkways set on sand. Grading 160 CU YD.	765,000	Building	Mission 5 NW of Santa Lucia
210443	11/1/2021	11/1/2021	Remove and replace brick walkway to level walking surface. No expansion or change in design. CONDITION: Any work beyond property line and in the Public ROW will require and Encroachment Permit. Contact: Inca Landscaping (831) 320-4420	0	Exempt Work	SE Corner of Ocean & San Carlos

Total Records: 31

12/2/2021



# Code Compliance Report

11/01/2021 - 11/30/2021

Case #	Case Type:	Status	Location	Problem Description	Date Received	Date Closed
21095	Business License Violation	Closed	Ocean NW of Dolores	Souvenirs display	11/4/2021	11/10/2021
21094	Short-term Rental	Open	Ocean 2 NW of Guadalupe	Transient Rental	11/17/2021	
21093	Lighting Violation	Open	1st NE of Lobos	Bright Exterior Lights	11/16/2021	1/1/1900
21090	Planning Violation	Open	NWC of Monte Verde and 13th	Fence height	10/27/2021	1/1/1900

Total Records: 4

12/2/2021



# Encroachment Permit Report

11/01/2021 - 11/30/2021

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
210278	Driveway	11/30/2021	New asphalt driveway. Contact: Coastal Paving & Excavating (831) 262-1425	SW Corner of Carmelo & 10th		In Review
210277	Temp Ench	11/29/2021	Saw cut 5'x5' sq, dig down to city sewer and install 6'x4' Y. Pipe burst new 4" sewer, backfill, compact, and repour. Contact: Mr. Rooter Plumbing (831) 277-0292	SE Corner of Torres & 1st	11/30/2021	Issued
210276	Temp Ench	11/23/2021	Applicant to trench and backfill all, PG&E to install electric underground service. PM# 35270643. Contact: PG&E (408) 478-1894	Casanova 5 SE of 12th	11/23/2021	Issued
210275	Temp Ench	11/23/2021	Replace sewer lateral using pipe bursting. 811# X132201324. Contact: Rooter King (831) 394-5315	25974 Mission St	11/23/2021	Issued
210274	Temp Ench	11/22/2021	Demolition of an (e) SFR and construction of a new 500sf guest house and pool. Contact: Hare Construction (831) 655-9507	Scenic 3 & 4 SE of 9th	11/23/2021	Issued
210273	Temp Ench	11/22/2021	Expose sewer lateral to install two way clean out and backwater valve. 811# X132500035. Contact: Rooter King (831) 394-5315	Carmelo 2 SW of 9th	11/22/2021	Issued
210272	Perm Ench	11/19/2021	Replace/Reissuance of existing encroachment permit for a fence that was issued by the City to relocate the sidewalk to the south side of 8th following the amendment of the original use permit for the house on the parcel.	NW Corner of Junipero & 8th		In Review
210271	Temp Ench	11/18/2021	Installation of fencing and dumpster, concrete truck and work truck parking, and site mobilization. Contact: Ausonio Construction (831) 970-5360	NE Corner of San Antonio & 13th	11/19/2021	Issued
210270	Perm Ench	11/18/2021	New concrete and AC paving for re-paving of (e) parking stalls in order to provide accessible spaces. New permeable pavers and concrete retaining walls	NE Corner of San Antonio & 13th		In Review

			to provide new parking spaces. Existing brick steps and stone landscape walls to remain.			
210269	Temp Ench	11/17/2021	Replace 4" sewer line lateral in road using 8'x2' trench. Work to take place in parking stall. Contact: Hawk Plumbing (831) 277-8408	Torres 3 NW of 3rd	11/22/2021	Issued
210268	Driveway	11/16/2021	Install a 1,200 sf paver driveway.	SE Corner of Mission & 1st		In Review
210267	Temp Ench	11/16/2021	TCp for MH & SB access - splicing existing fiber cable with no excavation. ATT Job #A027CAN. Contact: AT&T (408) 635-8914	Junipero at 3rd, 4th, and 7th	11/17/2021	Issued
210266	Temp Ench	11/16/2021	Replace 85' of sewer drain line 9' deep using trenchless system. CONDITION: WORK IS LOCATED BEHIND THE PUBLIC WORKS YARD. ACCESS GATE OF YARD MUST BE KEPT CLEAR OF TRUCKS AND MATERIALS FOR ACCESS AT ALL TIMES. Contact: Chris Wilson Plumbing (831) 393-9321	Torres 3 SE of 4th	11/17/2021	Issued
210265	Driveway	11/16/2021	New 9'x9' Carmel stone driveway to merge into approx. 15' existing bark chip driveway. Contact: Maria Tarantino (614) 395-9142	San Carlos 2 NW of 2nd	11/17/2021	Issued
210264	Temp Ench	11/15/2021	Dig bell hole at street, replace sewer lateral. Contact: JD's Plumbing (831) 394-3100	SE Corner of Carmelo & 8th	11/15/2021	In Review
210263	Temp Ench	11/15/2021	10'x10' asphalt restoration for CalAm. Contact: Coastal Paving and Excavating (831) 262-1425	Dolores 2 NE of 2nd		In Review
210262	Temp Ench	11/10/2021	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	Carmelo 5 NE of Ocean	11/10/2021	Issued
210261	Temp Ench	11/10/2021	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	Mission 3 SE of Alta	11/10/2021	Issued
210260	Temp Ench	11/8/2021	Replace 70' of sewer drain line from clean out to branch on city main line. Also install a new two-way cleanout and backwater valve. Contact: Chris Wilson Plumbing & Heating (831) 393-9321	Monte Verde 3 SW of 2nd	11/10/2021	Issued
210259						

210258	Temp Ench	11/4/2021	Encroachment for trailer while work is taking place on job site. Duration to be 11/1/21 - 9/21/22. Contact: Nathan Barker (831) 706-5194	11th 2 NW of Dolores		In Review
210257	Temp Ench	11/3/2021	Replace sewer lateral using pipe bursting. 811# X130602549. Contact: Rooter King (831) 394-5315	Lincoln 3 SW of 10th	11/4/2021	Issued
210256	Temp Ench	11/3/2021	Replace sewer lateral using pipe bursting. 811# W130600271. Contact: Rooter King (831) 394-5315	SE Corner of San Antonio & 8th	11/4/2021	Issued
210255	Temp Ench	11/1/2021	73'x4' Asphalt patch for Cal Am job #1048. Contact: Coastal Paving and Excavating (831) 262-1425	NE Corner of Dolores & 9th	11/2/2021	Issued
210254	Temp Ench	11/1/2021	Storing of materials and equipment in ROW to prepare for foundation and shoring work. Encroachment authorized from 11/2/21 - 2/1/22. CONDITION: 16" OF CLEARANCE MUST BE PROVIDED AT FLOW LINE FOR RAINWATER DRAINAGE. Contact: Matthew DeMars (449) 832-1772	Mission 4 NE of 10th	11/2/2021	Issued
210253	Temp Ench	11/1/2021	Dig up work to clear blocked conduit. AT&T Job #A0269EF. Contact: AT&T (831) 424-2393	SE Corner Lincoln & 7th	11/1/2021	Issued

Total Records: 26

12/2/2021