



## CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION

Erin Allen, Stefan Karapetkov, Michael LePage,  
Stephanie Locke

All meetings are held in the City Council Chambers  
East Side of Monte Verde Street  
Between Ocean and 7th Avenues

### **SPECIAL MEETING** **Wednesday, January 15, 2025**

**TOUR 3:00 PM**

**MEETING 4:00 PM**

**THIS MEETING WILL BE HELD VIA TELECONFERENCE AND IN PERSON AT CITY HALL. The public is welcome to attend the meeting in person or remotely via Zoom; however, the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible.**

**To attend in person, visit the City Council Chambers at City Hall located on Monte Verde Street between Ocean and Seventh Avenues. To view or listen to the meeting remotely, you may access the YouTube Live Stream at:**

**<https://www.youtube.com/@CityofCarmelbytheSea/streams>, or use the link below to view or listen to the meeting via Zoom teleconference:**

**[https://ci-carmel-ca-us.zoom.us/j/82946478920?](https://ci-carmel-ca-us.zoom.us/j/82946478920?pwd=ob73VmNuH5EWqj2Xgafm7OFsXbGSnY.1)**

**[pwd=ob73VmNuH5EWqj2Xgafm7OFsXbGSnY.1](https://ci-carmel-ca-us.zoom.us/j/82946478920?pwd=ob73VmNuH5EWqj2Xgafm7OFsXbGSnY.1). To attend Zoom webinar via telephone, dial +1 (669) 444-9171. Webinar ID: 829 4647 8920. Passcode: 001916.**

**HOW TO OFFER PUBLIC COMMENT:** Public comments may be given in person at the meeting, or using the Zoom teleconference module, provided that there is access to Zoom during the meeting. Zoom comments will be taken after the in-person comments. The public can also email comments to [bswanson@ci.carmel.ca.us](mailto:bswanson@ci.carmel.ca.us). Comments must be received at least 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be made part of the record.

### **CALL TO ORDER AND ROLL CALL - TOUR**

### **TOUR OF INSPECTION**

The Planning Commission will meet and convene the public hearing at the first location listed below on the Tour of Inspection. The public is welcome to join the Commission on its tour. The tour is intended only to give the Commission an opportunity to view project sites scheduled for a public hearing later that day. No deliberations on the merits of projects will take place during the Tour of Inspection. Following completion of the tour, the

Commission will recess and return to the Council Chambers to reconvene the public hearing at 4:00 p.m., or as soon thereafter as possible.\*

- A. **DS 24273 (Barretta):** Southeast corner of 10th and Junipero Avenues
- B. **DS 24326 (Smith):** Northeast corner of Torres Street and 1st Avenue
- C. **DS 24321 (Jensen):** Santa Lucia 2 northeast of Scenic Road
- D. **DS 24164 & VA 24263 (Brown):** Scenic Road 3 southeast of 12th Avenue

## **CALL TO ORDER AND ROLL CALL - CHAMBERS**

**PUBLIC APPEARANCES - Under the Brown Act, public comments for matters on the agenda must relate to that agenda item, and public comments for matters not on the agenda must relate to the subject matter jurisdiction of this legislative body. Hateful, violent, and threatening speech is impermissible public comment, as it disrupts the conduct of the public meeting. This is a warning that if a member of the public attending this meeting remotely violates the Brown Act by failing to comply with these requirements of the Brown Act meeting, that speaker will then be muted.**

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. Matters not appearing on the agenda will not receive action at this meeting and may be referred to staff. Persons are not required to provide their names, and it is helpful for speakers to state their names so they may be identified in the minutes of the meeting.

## **ANNOUNCEMENTS**

### **CONSENT AGENDA**

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Commission or the public may ask that any items be considered individually for purposes of Commission discussion and/ or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

- 1. December 11, 2024 Regular Meeting Minutes
- 2. Monthly Activity Report: December 2024

### **PUBLIC HEARINGS**

- 3. **Roofing Materials:** Discussion and policy direction from the Planning Commission on roofing materials, including but not limited to metal roofs.
- 4. **DS 24326 (Smith):** Consideration of a Track 1 Design Study Referral, DS 24326 (Smith), for the replacement of an existing wood shake roof with a new metal roof on an existing single-family residence located on the northeast corner of Torres Street and 1st Avenue in the Single-Family Residential (R-1) District. APN: 009-131-006-000
- 5. **DS 24273 (Barretta):** Consideration of a Track One Design Study Referral, DS 24273 (Barretta) for the replacement of the wood shake roof of a two-story single-family residence and detached garage with a vertical standing seam Sheffield dark bronze metal roof on the two-story single-family residence and tar and gravel on the detached garage located on the southeast corner of Junipero Avenue and 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-072-018-000.

6. **DS 24321 (Jensen):** Consideration of a Track One Design Study Referral, DS 24321 (Jensen) for the replacement of the wood shake roof of a two-story single-family residence with a vertical standing seam metal roof located on Santa Lucia Avenue 2 NE of Scenic Road in the Single-Family Residential (R-1) District. APN: 010-293-013-000.
7. **DS 24164/VA 24263 (Brown):** Consideration of a Combined Concept and Final Design Study (DS 24164), and associated Coastal Development Permit for substantial alterations to an existing single-family residence, and Variance (VA 24263) for modifications to maximum site coverage regulations located at Scenic Road 3 southeast of 12th Avenue located in the Single Family Residential (R-1) Zoning District, Beach and Riparian (BR) Overlay, and Park (P) Overlay. APN: 010-292-011
8. **DS 22-057 (Lim):** Consideration of a combined Concept and Final Design Study for the demolition of an existing 1,053 square-foot, one-story single-family residence, inclusive of a 205 square-foot detached garage, and the construction of a 1,794 square-foot, two-story single-family residence, inclusive of a 286 square-foot attached garage, in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. APN: 010-225-003-000.

## **DIRECTORS REPORT**

### **FUTURE AGENDA ITEMS**

9. Next Regular Meeting: February 11, 2025

### **ADJOURNMENT**

#### **CORRESPONDENCE**

10. **PUBLIC CORRESPONDENCE:** Public Hearings and/or other items appearing on the Agenda
11. **PUBLIC CORRESPONDENCE:** Additional items not associated with Public Hearings and/or other items appearing on the Agenda

This agenda was posted at City Hall, Monte Verde Street between Ocean Avenue and 7th Avenue, Harrison Memorial Library, located on the NE corner of Ocean Avenue and Lincoln Street, the Carmel-by-the-Sea Post Office, 5th Avenue between Dolores Street and San Carlos Street, and the City's webpage <http://www.ci.carmel.ca.us> in accordance with applicable legal requirements.

#### **SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA**

Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this agenda, received after the posting of the agenda will be available at City Hall located on Monte Verde Street between Ocean and Seventh Avenues during regular business hours.

#### **SPECIAL NOTICES TO PUBLIC**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 831-620-2000 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting (28CFR 35.102-35.104 ADA Title II).



Attachment 1: December 11, 2024 Regular Meeting Minutes

**REGULAR MEETING**  
**Wednesday, December 11, 2024**

**TOUR 2:30 PM**  
**MEETING 4:00 PM**

**CALL TO ORDER AND ROLL CALL - TOUR**

The following Commission members were present for the tour: Erin Allen, Michael LePage, and Stephanie Locke.

The following Commission members were absent: Stefan Karapetkov.

**TOUR OF INSPECTION**

- Item A: DS 22-331 (Collins):** San Carlos Street 3 southeast of 1st Avenue
- Item B: DS 22-057 (Lim):** North Casanova Street 2 southeast of Palou Avenue
- Item C: DS 24203 (Faia):** Northeast corner of Torres Street and 2nd Avenue
- Item D: DS 23-124 (Rieken-Yoo):** Santa Fe Street 4 southeast of 2nd Avenue
- Item E: DS 24089 & LM 24151 (Britton):** Santa Fe Street 2 southwest of Mountain View Avenue

**CALL TO ORDER AND ROLL CALL – CHAMBERS**

The following Commission members were present: Erin Allen, Michael LePage, and Stephanie Locke.

The following Commission members were absent: Stefan Karapetkov.

**PUBLIC APPEARANCES**

The following members of the public appeared before the Commission: None.

**ANNOUNCEMENTS**

Brandon Swanson, Acting Director of Community Planning and Building recognized and commended former Commissioner Delves for his service on the commission and presented him with a certificate. The Commissioners echoed the sentiments of Director Swanson.

**CONSENT AGENDA**

- Item 1:** Adoption of the 2025 Planning Commission Meeting Calendar

**Item 2:** November 13, 2024 Regular Meeting Minutes

**Item 3:** Monthly Activity Report: October 2024

**Item 4:** Monthly Activity Report: November 2024

**Item 5: UP 24292 (Mad Dogs & Englishmen):** Consideration of a Use Permit, UP 24292 (Mad Dogs & Englishmen), for the establishment of a new Specialty Restaurant specializing in the use of coffee sales located at the southwest corner of Ocean Avenue and Mission Street in the Central Commercial (CC) District. APN: 010-141-001.

**Item 1:** Adoption of the 2025 Planning Commission Meeting Calendar was pulled for discussion.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: None.

The meeting was closed for public comment.

**It was moved by Chair LePage and seconded by Commissioner Allen to approve the Consent Agenda.**

**The motion passed by the following roll call vote:**

**AYES:** Commission Member(s): Allen, LePage, Locke  
**NOES:** Commission Member(s): None.  
**ABSTAINED:** Commission Member(s): None.  
**ABSENT:** Commission Member(s): Karapetkov

Marnie Waffle, Principal Planner, suggested alternative meeting dates for the February 2024 meeting.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: None.

The meeting was closed for public comment.

**It was moved by Chair LePage and seconded by Commissioner Allen to approve Consent Agenda Item 1, the 2025 Planner Commission Meeting Calendar, with a change to the February 2025 meeting date from Wednesday, February 19, 2025 to Tuesday, February 11, 2025.**

**The motion passed by the following roll call vote:**

**AYES:** Commission Member(s): Allen, LePage, Locke  
**NOES:** Commission Member(s): None.  
**ABSTAINED:** Commission Member(s): None.  
**ABSENT:** Commission Member(s): Karapetkov

## **PUBLIC HEARINGS**

**At the request of the applicant, Item 11: DS 23-124 (Rieken-Yoo) was moved to be discussed first.**

**Item 11: DS 23-124 (Rieken-Yoo):** Consideration of a Final Design Study, DS 23-124 (Rieken-Yoo), for the demolition of an existing 1,028-square-foot two-story, single-family residence and construction of a new 1,694-square-foot two-story, single-family

residence, a 206-square-foot attached garage, and associated site improvements located on Santa Fe Street 4 southeast of 2nd Avenue in the Single-Family Residential (R-1) District. APN: 010-028-015-000

Marnie Waffle, Principal Planner, presented the staff report and addressed questions of the Commission.

Adam Jeselnick, Architect representing the Applicant, spoke on the item and addressed questions of the Commission.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: None.

Chair LePage closed the meeting for public comment.

**It was moved by Chair LePage and seconded by Commissioner Allen to adopt a Resolution approving a Design Study for the demolition of a 1,028-square-foot two-story residence and construction of a 1,694-square-foot two-story residence, a 206- square-foot attached garage, and associated site improvements located on Santa Fe Street 4 southeast of 2nd Avenue; APN 010-028-015-000.**

**The motion passed by the following roll call vote:**

**AYES: Commission Member(s): Allen, LePage, Locke**  
**NOES: Commission Member(s): None.**  
**ABSTAINED: Commission Member(s): None.**  
**ABSENT: Commission Member(s): Karapetkov**

**Item 6:** Historic Context Statement Update

Katherine Wallace, Associate Planner, presented the staff report and addressed questions of the Commission.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: None.

Chair LePage closed the meeting for public comment.

**It was moved by Commissioner Locke and seconded by Commissioner Allen to adopt a Resolution recommending City Council adoption of the updated City of Carmel-by-the-Sea Historic Context Statement.**

**The motion passed by the following roll call vote:**

**AYES: Commission Member(s): Allen, LePage, Locke**  
**NOES: Commission Member(s): None.**  
**ABSTAINED: Commission Member(s): None.**  
**ABSENT: Commission Member(s): Karapetkov**

**Item 7: DS 24273 (Barretta):** Consideration of a Track One Design Study Referral, DS 24273 (Barretta) for the replacement of the wood shake roof of a two-story single-family residence and detached garage with a vertical standing seam metal roof on the two-story single-family residence and tar and gravel on the detached garage located on the southeast corner of Junipero Avenue and 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-072-018-000. \*RECOMMEND CONTINUANCE TO A DATE UNCERTAIN\*



Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: None.

Chair LePage closed the meeting for public comment.

**It was moved by Chair LePage and seconded by Commissioner Locke to continue to a date uncertain Item 7: DS 24273 (Barretta): Consideration of a Track One Design Study Referral, DS 24273 (Barretta) for the replacement of the wood shake roof of a two-story single-family residence and detached garage with a vertical standing seam metal roof on the two-story single-family residence and tar and gravel on the detached garage located on the southeast corner of Junipero Avenue and 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-072-018-000.**

**The motion passed by the following roll call vote:**

**AYES:** Commission Member(s): Allen, LePage, Locke  
**NOES:** Commission Member(s): None.  
**ABSTAINED:** Commission Member(s): None.  
**ABSENT:** Commission Member(s): Karapetkov

**Item 8: UP 24288 (The Big Squeezy):** Consideration of a Use Permit to allow for the establishment of a Specialty Restaurant, "The Big Squeezy by the Sea". The restaurant would specialize in the preparation and sale of smoothies, smoothie bowls, and cold pressed juices.

Jacob Olander, Associate Planner, presented the staff report and addressed questions of the Commission.

Sally Larsen, Applicant, spoke on the item and addressed questions of the Commission.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Ken Spilfogel, Neil Kruse.

Chair LePage closed the meeting for public comment.

The Commission provided direction to the applicant and City staff.

**It was moved by Chair LePage and seconded by Commissioner Locke to continue to a date uncertain a Use Permit for the establishment of a new Specialty Restaurant, "The Big Squeezy by the Sea", with 14 indoor seats located on Lincoln Street 3 southwest of Ocean Avenue (Building A; Suite #2) in the Central Commercial (CC) District. APN: 010-191-001-000**

**The motion passed by the following roll call vote:**

**AYES:** Commission Member(s): Allen, LePage, Locke  
**NOES:** Commission Member(s): None.  
**ABSTAINED:** Commission Member(s): None.  
**ABSENT:** Commission Member(s): Karapetkov

**Item 9: UP 24307 (Carmel Creperie) and UP 24305 (Carmel Square):** Consideration of a Use Permit to allow for the establishment of a Specialty Restaurant, "Carmel Creperie". The restaurant would specialize in the preparation and sale of crepes, smoothies, coffee, and pastries.

Jacob Olander, Associate Planner, presented the staff report and addressed questions of the Commission.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Ken Spilfogel

Chair LePage closed the meeting for public comment.

**It was moved by Chair LePage and seconded by Commissioner Locke to adopt a Resolution approving a Use Permit for the establishment of a new Specialty Restaurant located on San Carlos Street between Ocean Avenue and 7th Avenue (Carmel Square) in the Central Commercial (CC) District. APN: 010-141-005-000.**

**The motion passed by the following roll call vote:**

**AYES: Commission Member(s): Allen, LePage, Locke**  
**NOES: Commission Member(s): None.**  
**ABSTAINED: Commission Member(s): None.**  
**ABSENT: Commission Member(s): Karapetkov**

**It was moved by Chair LePage and seconded by Commissioner Locke to adopt a Resolution approving a Use Permit Amendment to transfer of 8 indoor seats from Barmel Supper Club (UP 12-14 (Mundaka)), reducing the total number of exterior seats at Barmel Supper Club from 46 to 38, to a new Specialty Restaurant (UP 24307 (Carmel Creperie)) both located on San Carlos Street between Ocean Avenue and 7th Avenue (Carmel Square) in the Central Commercial (CC) District. APN: 010-141-005-000.**

**The motion passed by the following roll call vote:**

**AYES: Commission Member(s): Allen, LePage, Locke**  
**NOES: Commission Member(s): None.**  
**ABSTAINED: Commission Member(s): None.**  
**ABSENT: Commission Member(s): Karapetkov**

**Item 10: DS 24203, 24216, 24217 (Faia):** Consideration of amending Condition of Approval No. 30 of a Track One Design Study Referral, DS 24203, 24216, 24217 (Faia) relating to the orientation of the proposed standing seam metal roof on an existing 2235-square foot two-story single-family residence located on the Northeast corner of Torres Street and 2nd Avenue in the Single-Family Residential (R-1) District. APN: 010-101-021, 010-101-020, & 010-101-012.

Brandon Swanson, Acting Director of Community Planning and Building, presented the staff report and addressed questions of the Commission.

Daniela de Sola, Architect representing the Applicant, and Brandy Faia, the homeowner, spoke on the item and addressed questions of the Commission.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Neil Kruse.

Chair LePage closed the meeting for public comment.

The Commission requested City staff return to the Commission with research on which types of roofs allow a building to retain insurance coverage.

**It was moved by Chair LePage and seconded by Commissioner Allen to have the Applicant work with City staff on the selection of an appropriate Class A roofing material not to include a standing seam metal roof.**

**The motion passed by the following roll call vote:**

**AYES:** Commission Member(s): Allen, LePage, Locke  
**NOES:** Commission Member(s): None.  
**ABSTAINED:** Commission Member(s): None.  
**ABSENT:** Commission Member(s): Karapetkov

**Item 12: DS 24089 & LM 24151 (Britton):** Consideration of a Final Design Study, DS 24089 (Britton), Lot Merger, LM 24151 (Britton), and associated Coastal Development Permit for the demolition of an existing single-family residence and the construction of a new 3,178 square-foot, one-story single-family residence, inclusive of a 462 square-foot attached garage, located at Santa Fe Street 2 southwest of Mountain View Avenue in the Single-Family Residential (R-1) District. APN: 010-082-002-000.

Evan Kort, Senior Planner, presented the staff report and addressed questions of the Commission.

Greg Holdren, Architect representing the Applicant, spoke on the item and addressed questions of the Commission.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Neil Kruse, Anonymous Neighbor

Chair LePage closed the meeting for public comment.

Greg Holdren, Architect representing the Applicant, addressed questions of the public.

**It was moved by Chair LePage and seconded by Commissioner Locke to adopt a Resolution accepting a Concept Design Study for the demolition of an existing single-family residence and the construction of a new 3,178-square-foot, one-story single-family residence, inclusive of a 462-square-foot attached garage, located at Santa Fe Street 2 southwest of Mountain View Avenue in the Single-Family Residential (R-1) District. APN: 010-082-002-000 with the addition of a condition specifying the use of English laurel as a privacy measure.**

**The motion passed by the following roll call vote:**

**AYES:** Commission Member(s): Allen, LePage, Locke  
**NOES:** Commission Member(s): None.  
**ABSTAINED:** Commission Member(s): None.  
**ABSENT:** Commission Member(s): Karapetkov

**Item 13: DS 22-057 (Lim):** Consideration of a combined Concept and Final Design Study for the demolition of an existing 1,053 square-foot, one-story single-family residence, inclusive of a 205 square-foot detached garage, and the construction of a 1,793 square-foot, two-story single-family residence, inclusive of a 288 square-foot attached garage, in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. APN: 010-225-003-000.

Evan Kort, Senior Planner, presented the staff report and addressed questions of the Commission.

Angie Phares, Designer representing the Applicant, spoke on the item and addressed questions of the Commission.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Mike McCall, Gwen McCall, Neil Kruse

Chair LePage closed the meeting for public comment.

Angie Phares, Designer representing the Applicant, addressed questions of the public and gave closing comments.

**It was moved by Chair LePage and seconded by Commissioner Locke to continue to a date uncertain a combined Concept and Final Design Study for the demolition of an existing 1,053 square-foot, one-story single-family residence, inclusive of a 205 square-foot detached garage, and the construction of a 1,793 square-foot, two-story single-family residence, inclusive of a 288 square-foot attached garage, in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. APN: 010-225-003-000.**

**The motion passed by the following roll call vote:**

**AYES: Commission Member(s): Allen, LePage, Locke**  
**NOES: Commission Member(s): None.**  
**ABSTAINED: Commission Member(s): Karapetkov**

**Item 14: DS 22-331 (Collins):** Receive a presentation and conduct a Preliminary Review of a Design Study Application, DS 22-331 (Collins), for the demolition of an existing single-family residence and construction of a new two-story single-family residence located at San Carlos Street 3 southeast of 1st Avenue in the Single-Family Residential (R-1) District. APN: 010-121-013

Evan Kort, Senior Planner, presented the staff report and addressed questions of the Commission.

Claudio Ortiz, Architect representing the Applicant, spoke on the item and addressed questions of the Commission.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Martin Wellington, Hongxia Liu, Neil Kruse

Chair LePage closed the meeting for public comment.

Claudio Ortiz, Architect representing the Applicant, gave closing comments.

The Commission commended the Architect on adapting to comments received by the Commission and the public at previous meetings and gave direction to the Architect to proceed with the project.

## **DIRECTORS REPORT**

Brandon Swanson, Acting Director of Community Planning and Building, gave a report and answered questions of the Commission.

- **Staffing Update:** A new Director of Community Planning and Building should start early 2025.
- **ADU Ordinance:** The ADU Ordinance will be available to the public before the City Hall Winter Closure. A community meeting will be scheduled for January 2025.
- **Upcoming Items:** In January, City staff will bring information on metal roofs to the Commission for discussion.

## **FUTURE AGENDA ITEMS**

**Item 15:** Next Regular Meeting: January 8, 2025 \*Tentative Cancellation\*

**Item 16:** Special Meeting: January 15, 2025 \*Tentative\*

The January 8, 2025 Planning Commission meeting was canceled and a special Planning Commission meeting was scheduled for January 15, 2025.

**ADJOURNMENT**

**7:38 PM**

APPROVED:

ATTEST:

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Michael LePage, Chair

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Shelby Gorman, Recording Secretary

APPROVED:

ATTEST:

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Michael LePage, Chair

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Margi Perotti, Recording Secretary





# CITY OF CARMEL-BY-THE-SEA Monthly Report

## Community Planning and Building Department

TO:	Planning Commissioners
SUBMITTED BY:	Shelby Gorman, Administrative Coordinator
SUBMITTED ON:	December 1, 2024
APPROVED BY:	Brandon Swanson, Assistant City Administrator & Acting Director of Community Planning and Building

### DECEMBER 2024 – DEPARTMENT ACTIVITY REPORT

#### I. PLANNING PERMIT APPLICATIONS:

In December 2024, **13** planning permit applications were received.

#### II. BUSINESS LICENSE APPLICATIONS:

In December 2024, **5** business license applications were received.

#### III. BUILDING PERMIT APPLICATIONS:

In December 2024, **47** building permit applications were received.

#### IV. CODE COMPLIANCE CASES:

In December 2024, **10** new code compliance cases were created.

#### V. TRANSIENT RENTAL COMPLIANCE CASES:

In December 2024, **1** new transient rental compliance case was created.

#### VI. ENCROACHMENT PERMIT APPLICATIONS:

In December 2024, **16** encroachment permit applications were received.

#### VII. TREE PERMIT APPLICATIONS:

In December 2024, **26** tree permit applications were received.



Table 1 includes the following December 2024 totals:

- Planning Permit Applications
- Business License Applications
- Building Permit Applications
- Code Compliance Cases
- Transient Rental Cases
- Encroachment Permit Applications
- Tree Permit Applications

December 2024 totals are provided alongside December 2023 totals for comparison. Compared to the same time period in the year 2023, Table 1 denotes percentage changes in the year 2024.

**Table 1**  
**Permit Application Totals and YTD Percentage Changes**

	PLANNING	BUSINESS LICENSES	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACHMENTS	TREE REMOVAL & PRUNING
2023 YTD Totals	391	74	600	241	36	283	380
2024 YTD Totals	378	61	515	176	19	254	388
YTD % Difference	- 3.32%	- 17.57%	- 14.17%	- 26.97%	-47.22%	- 10.25%	+2.11%



# Planning Permit Report

12/01/2024 - 12/31/2024

Permit #	Permit Type	Permit Identifier	Track	Project Description	Address/Location	Date Received	Date Approved	Status
24377	Design Study	DS 24377 (Rachleff)	One	Relocate Seating Area and Firepit from South to North side. Revise Design of Wood Gate at Scenic. Change Paving Specification/Manufacturer. Add Detail for House Name Sign.	Scenic 3 NE 13th; Appeal Jurisdiction	12/20/2024		Pending Assignment
24376	Historic Evaluation	HE 24376 (Banks)		HISTORIC EVAL - INITIAL. Proposed project: Replace two (2) exterior windows.	Monte Verde 4 SE of 7th	12/23/2024		Pending Assignment
24375	Reasonable Accommodation	RA 24375 (Westphal)		ASSOCIATED Design Study application DS 23-282 (Westphal). City owned tree that collapsed onto the property destroying the garage, and a small existing pergola, and damaging the walkway and roof of the main home has caused the need for this work. Project Scope = replace existing hardscaping with like kind material and to ensure a non hazardous path of travel that is safe to travel using mobility aids, and to replace the destroyed pergola. No increase in impermeable area.	SW Corner of Santa Fe & Mountain View			Pending Assignment
24374	Authorized Work	AW 24374 (Alfait)		Removal of a broken concrete path between the front entry gate and the edge of the roadway in the public right-of-way.	Torres Street 2 SW of 10th Avenue	12/16/2024	12/17/2024	Approved

24373	Temporary Use Permit	TUP 24373 (Barmel Supper Club)		<p>Authorization. Approval of a request for extended hours of operation at Barmel Supper Club, located in Carmel Square on the east side of San Carlos north of 7th Avenue, subject to the following conditions and restrictions:</p> <p>1) The extended hours of operation are limited to the Barmel Supper Club restaurant.  2) The restaurant is permitted to extend its hours of operation from 11:00 P.M. on December 31, 2024, to 1:00 A.M. on January 1, 2025.  3) No patrons shall be seated after midnight on January 1st.  4) All patrons shall leave the restaurant and adjacent premises no later than 1:15 A.M.  5) The restaurant shall be fully closed and vacated no later than 1:30 A.M.  6) This approval does not include any live music.  7) All noise shall be fully contained within the restaurant at all times. Any noise perceptible at the property line shall be deemed a violation of this approval.  8) Private on-site security shall remain on duty until all guests have left the property.  9) Private on-site security shall perform crowd control to ensure free and clear passage of the public sidewalk along San Carlos Street.  10) At no time shall the posted occupancy load of Barmel Supper Club be exceeded.</p>	San Carlos 2 NE of 7th	12/13/2024	12/20/2024	Approved
24372	Design Study	DS 24372 (Martin)	One	ASSOCIATED PERMIT DS 22-213 (MARTIN). Remodel 180sf Kitchen & 38sf Closet, Replace Bath Fixtures; Replace 2 Kitchen Windows West Side, Replace Window NE Corner; 8sf of Siding for Window Replacement; Replace 5 Interior Doors With Hard Core Doors (1 is Pocket), Expand LR Doorway from 30" to 50"; Level & Replace Flooring Throughout; Add 2 New Skylights in Kitchen 7sf; Vault 408sf Kichen, LR Ceiling to (E) Pitch; Add Fire Sprinklers.	2nd Ave 3 SE of Carpenter	12/12/2024		In Review
24371	Design Study	DS 24371 (Petrula)	Streamlined	Replace master bedroom window that is leaking with in-kind replacement; repair cracked stucco where water is entering; and apply caulking to outside windows if needed.	Santa Rita 3 SW of 2nd	12/10/2024	12/16/2024	In Review
24370	Design Study	DS 24370 (Lawrence)	One	Replace (e) wood stairs & deck on north side of house with new composite wood deck in stairs.	Camino Del Monte 2 SW of Junipero	12/11/2024		In Review
24369	Design Review	DR 24369 (Esperanza Carmel - Hoq's)	One	Remodel and improvements to the Hog's Breath building & courtyard, Eastwood Building, and Hog's Breath bar building.	San Carlos 3 SW of 5th	12/9/2024		In Review
24368	Sign	SI 24368 (Lobos Lodge)		NEW SIGN: "Lobos Lodge, Carmel by the Sea." Install two non-illuminated sand-blasted signs.	NW Corner of Ocean & Monte Verde	12/6/2024		In Review

24367	Sign	SI 24367 (Cypress Grove Winery) PENDING BUS		NEW SIGNS: One (1) above door and one (1) directory sign near street.	SW Corner of 7th & San Carlos, Unit #4	12/4/2024		In Review
24366		VOID -		VOID - CREATED IN ERROR				
24365	Preliminary Site Assessment	PSA 24365 (DCV		Demo (e) SFR and build new SFR, two-story with detached garage and ADU.	Camino Real 2 SW of 7th			In Review

Total Records: 13

1/2/2025



# Business License Report

12/01/2024 - 12/31/2024

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
24061	New Business	JPMorgan Chase Bank National	Banking	NW Corner of San Carlos & 6th	12/19/2024		
24060	Ownership Change	Carmel Fireplace Inn	Transient Hotel Rentals	SW corner of San Carlos St. and 4th Ave.	12/18/2024		In Review
24059	New Business	Tira Nanza	Tasting room, wine	NW Corner of Mission & 7th	12/19/2024		In Review
24058	Ownership Change	Cypress Grove Winery	Wine tasting and sales	SW Corner of San Carlos & 7th	12/19/2024		In Review
24057	New Business	Malbon Golf	Sale of golf apparel and accessories	San Carlos 3 NE of 6th	12/12/2024		In Review

Total Records: 5

1/2/2025



# Building Permit Report

12/01/2024 - 12/31/2024

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
240561			Furnace and duct replacement	17,845	Mechanical	NW corner of 5th and Santa Fe
240560			PGE panel upgrade. 100 amps to 200 amps.	2,500	Electrical	5855 junipero st
240559			Bathroom Remodel	35,000	Building	SW Corner Mountain View & Vizcaino
240558			Replace additional 75' of sewer drain to tie into manhole.	8,672	Plumbing	Dolores 2 NE of First
240557			minor tenant improvements, 100 sq. ft.	60,000	Building	Ground floor, Mission & 7th
240556			Minor revision to existing building permit. Electrical and window change.	7,500	BP Revision	8th Avenue 2 N/E Santa Fe St
240555	12/20/2024		Install four sconce lights in living room with new romex. Install exterior light fixture above garage door, and replace two existing exterior lights.	0	Electrical	SW Corner of Mission & 11th
240554	12/20/2024	12/20/2024	Install new electrical meter, 125 amp upgrade.	1,000	Electrical	Sterling Way 2 SE of Perry Newberry
240553	12/20/2024		Replace the missing panes from the existing louvered windows on the front facing side of the building. Repair or replace brackets that hold the window panes as necessary. Use silicone caulking to aid in the holding of windows in place.	0	Exempt Work	San Carlos 2 NE of 7th
240552	12/19/2024	12/19/2024	Removal of unpermitted electrical installation	100	Electrical	SE Corner Ocean and Mission (Carmel Plaza)
240551	12/20/2024		Construction and addition of two new bay windows.	18,000	Building	Guadalupe 5 NW of 6th
240550	12/18/2024	12/18/2024	Replace 26k BTU furnace	10,099	Mechanical	Lincoln 5 SE of 12th
240549	12/18/2024		Construction of a new back yard trellis	6,000	Building	North Camino Real 2 NE of 4th
240548	12/18/2024		Install external 240V/50AMP receptacle for EV charger	750	Building	Camino Real 6 NE of 4th
240547	12/17/2024		Roof-mnt PV and ESS. 14 PV mods, 5.447kW AC. 1 BT, 11.5kW, 13.5kWh.	46,957	Electrical	Dolores Street 3NW of 13th
240546	12/17/2024	12/17/2024	Remove existing 100amp main panel and install new 200 amp panel on adjacent corner of house.	4,150	Electrical	SW Corner of Camino Real & 10th

240545	12/17/2024		(Front only) Remove compo roof, re-roof Owens Corning Duration Max Granite color (similar to current style/color)	13,987	Roofing	SW Corner Ocean & Dolores
240544	12/17/2024		Convert portion of first floor commercial space to residential and provide an ADA compliant restroom. Convert remainder of second floor to incorporate two residential units.	500,000	Building	SAN CARLOS 2 NW of 8TH ST
240543	12/17/2024		Construction of 10' wide motorized sliding metal gate at the driveway. New metal pathway gate, new stone columns at the new gates and replacement of existing wood fence as necessary.	250,000	Building	Scenic 2 NW of 8th
240542	12/17/2024	12/17/2024	Replace Existing Furnace with Bryant 926TC36060 Forced Air furnace in-kind.	8,022	Mechanical	10th 2 SE of Mission
240541			Revision to Permit BP 23-519 to include: Replace all existing windows and add three additional windows to the existing kitchen. Replace single door at existing kitchen with a pair of French doors. All new kitchen cabinets and appliances in existing kitchen. Expand interior openings into kitchen, removing wall between kitchen and dining room. Replace the main entry door and provide a new "eyebrow" roof eave over entry door. Relocated previously approved fireplace to south living room wall. Add a high window to the primary closet. Modify the upper terrace railing to match existing entry gates. Add corbels under the cantilevered area of upper-level terrace and primary bedroom. Dormer massing increased by 3" all around for framing. Existing living room roof structural framing to be replaced, no change in existing height. Replace existing 110 sf glued dg walkway/pathway with new mulch in public-right-away, per PERM 23-272. Remove existing 12 sf fan shaped landing with brick edging and replace with mulch in public-right-away, per PERM 23-272. Revised exterior paint colors. No other changes to previously approved plans.	20,000	BP Revision	Carmelo St. 2NE of 8th Avenue
240540	12/16/2024	12/16/2024	Polish/buff living room floor and apply sealer to flooring. Replace rotten/damaged deck boards. Prep, prime, and pain kitchen, living room, and deck boards.	0	Exempt Work	2928 Franciscan Way
240539	12/16/2024		Interior cosmetic tenant improvements. New flooring, new lighting, new kitchenette, new bathroom floor, new toilet and sink, new plaster coat and interior paint.	12,000	Building	Lincoln 3 NE of 8th
240538	12/16/2024		Install floor sink, counters, and dividing wall. Upgrade electrical and install new outlets.	35,000	Building	Carmel Plaza Suite 119
240537	12/16/2024	12/16/2024	Tear off existing roof and install new CertainTeed Presidential TL in color "Country Grey".	63,000	Roofing	NW Corner of Mission & 4th

240536	12/13/2024		DEMOLITION OF AN EXISTING INCOMPLETE SUBTERRANEAN PARKING STRUCTURE	329,029	Demolition	SW Corner of Dolores & 5th
240535	12/13/2024		Wall heater replacement in existing location.	2,818	Mechanical	SW Corner of Santa Rita and 2nd
240534	12/11/2024	12/11/2024	Remove and replace a 80K BTU furnace.	9,715	Mechanical	7th 2 SE of Forest
240533	12/10/2024		(1) PW3 11.5 kW/13.5 kWh, (1) 200A Backup switch installed at Meter	25,775	Electrical	Casanova 3 SE of 8th
240532	12/10/2024		Demolition of an existing 832 square foot single-story single-family residence. Construction of a new 1,799-square-foot, two-story single-family residence with a 200-square-foot attached garage in the front setback.	626,800	Building	Casanova 2 NW of 9th
240531	12/10/2024	12/10/2024	Remove and replace heating system.	8,000	Mechanical	Sterling 2 SE of Perry Newberry
240530				0		
240529	12/9/2024		Run dedicated gas line from meter to new fireplace insert. Run approx 20' of 1/2" galvanize pipe. Install kindler valve.	1,600	Plumbing	NE Corner Santa Fe and 1st
240528	12/9/2024		Remodel of existing bar, alteration to existing bar for accessible wheel chair space, removal of nonstructural soffit over bar, new LED down lights and LED linear strip lighting.	7,400	Building	San Carlos 3 SW of 5th
240527	12/9/2024		Remodel of existing office, new exterior doors to new exterior deck, new cabinetry, wood flooring, painting, and lighting.	62,400	Building	San Carlos 3 SW of 5th
240526	12/9/2024	12/9/2024	Replace leaking gas line for "Forever Carmel" store - approx 12' 3/4" coated steel pipe - remove and replace 2 sidewalk squares - Encroachment will be obtained by Perkins Excavation - picture uploaded - 2 sidewalk squares on the right	4,900	Plumbing	SW corner Ocean & San Carlos
240525	12/6/2024	12/6/2024	Remove and replace boiler.	15,580	Mechanical	Monte Verde 2 SW of 9th
240524	12/5/2024	12/5/2024	Remove and replace a 60k btu furnace and reduct 9 registers	21,377	Mechanical	Lobos 5 NE of 4th
240523	12/5/2024		New balcony addition and wood screening element at Building A.	7,500	Building	NE Corner of San Antonio & 13th
240522			New Garage	0	Building	
240521	12/5/2024	12/5/2024	Remove existing wood shake roof and tar and gravel roof. Install new Landmark 50 year TL roof and torch down roofing in color "Weathered Wood".	25,000	Roofing	Santa Fe 2 NE of 8th
240520	12/3/2024		Interior remodel to single family residence including relocation of powder room, improvements to bathrooms, laundry room, kitchen, wine room, update finishes and update electrical.	500,000	Building	Scenic Road 4 SE of 8th
240519	12/3/2024	12/3/2024	Remove and replace carpet, sand and refinish hardwood flooring and interior painting.	0	Exempt Work	Sterling Way 2 SE of Perry Newberry



240518	10/3/2024	10/3/2024	Replace an existing damaged fence with a new grape stake fence in two sides of the property. North and East (side and rear) fences to be replaced.	0	Exempt Work	Monte Verde 2 SW of 8th
240517	12/2/2024	12/4/2024	Exploratory Demo Permit: 3x3 hole in drywall rear wall, to determine internal wall structure of wall required to be converted to 1hr fire rating. 2nd 3 x 3 hole in drywall - existing kitchen exit door currently walled in - to determine what is necessary to reopen and reactivate the exit door.	1,000	Demolition	Dolores 2 NW of 6th
240516	12/2/2024	12/4/2024	Remove existing comp shingle roof and replace with a new CertainTeed Landmark TL shingles roof in color "Shenandoah"	24,000	Roofing	NW Corner of San Carlos & 13th
240515	12/2/2024	12/2/2024	Remove existing composition shingle roof. Install new Presidential Shake TL roofing in color "Autumn Blend" and new gutters.	15,000	Roofing	SW Corner of Torres & 9th

Total Records: 47

1/2/2025



# Code Compliance Report

12/01/2024 - 12/31/2024

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
24192	12/20/2024	Open	SE Corner of Casanova & 7th	Remodel construction with out proper permit in what appeared to be 2 lower rooms and one upstairs room at the Southern portion of the property. Property manager refused entry so full extent of violations could not be confirmed. However while trying to make contact with the site superintendent could clearly see work including but not limited to framing, insulation and drywall. All work requires proper permits and inspection. See Stop Work Order and Site Inspection Report attached.	12/20/2024	
24191	12/18/2024	Open	Carmel Plaza		12/18/2024	
24190	12/16/2024	Open	Lincoln 4 NW of Santa Lucia	Unpermitted exterior changes	12/16/2024	
24189	12/3/2024	Closed	"The Nest" - Junipero 6 SE of 10th / Junipero 6 NE of 11th	RV parked too long in public ROW	12/3/2024	12/11/2024
24188	12/10/2024	Open	Junipero 3 NE of 12th	Piles of trash in public right-of-way	12/10/2024	
24187	12/9/2024	Open	San Carlos	Exterior signage / no business license	12/9/2024	
24186	12/10/2024	Open			1/1/1900	1/1/1900
24185	12/9/2024					
24182	12/3/2024	Open	SW Corner of Santa Fe & Mountain View	Extensive site coverage demolition that is not part of the project scope of DS 23282 (Westphal).	12/3/2024	
24181	12/2/2024	1st NOV sent	GUADALUPE ST 5 NE of 5TH AVENUE	Garbage, furniture, appliances, construction debris, gardening tools and debris, Green Waste receptacles in view of public right-of-way	12/2/2024	

Total Records: 10

1/2/2025



# Transient Rental Report

01/01/2024 - 12/31/2024

Case #	Street	Status	Date Received	Last Status Date	Date Closed
24183	Torres	Closed	11/11/2024	12/10/2024	12/10/2024
24172	Junipero	Closed	9/21/2024	10/4/2024	10/4/2024
24164	Casanova	Closed	8/31/2024	10/4/2024	10/4/2024
24161	Monte Verde	Closed	9/9/2024	9/20/2024	9/20/2024
24159	Junipero	Closed	9/4/2024	9/20/2024	9/20/2024
24114	Torres	Closed	8/14/2024	10/28/2024	10/28/2024
24113	Mission	Closed	8/12/2024	9/6/2024	9/6/2024
24096	Torres	Closed	6/20/2024	6/21/2024	7/19/2024
24076	Monte Verde	Closed	4/19/2024	5/22/2024	5/22/2024
24069	Torres	Closed	3/8/2024	5/3/2024	5/3/2024
24067	Carmelo	Closed	2/26/2024	3/22/2024	3/22/2024
24051	Rio	Closed	2/8/2024	3/5/2024	3/5/2024
24049	8th	Closed	2/2/2024	2/20/2024	2/20/2024
24047	Lopez	Closed	1/29/2024	5/6/2024	6/5/2024
24046	2nd	Closed	1/30/2024	2/6/2024	6/12/2024
24045	Lobos	Closed	1/29/2024	3/6/2024	4/6/2024
24029	7th	Closed	1/16/2024	2/26/2024	2/26/2024
24028	Forest	Closed	1/16/2024	2/9/2024	2/9/2024
24027	Scenic	Closed	1/15/2024	2/8/2024	2/8/2024

Total Records: 19

1/6/2025



# Encroachment Permit Report

12/01/2024 - 12/31/2024

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
240254	Temp Ench		OVERLASHING 14 POLES	1 Casanova St		
240253	Temp Ench		Replace 75' of sewer pipe and connect to city wye	Dolores 2 NE of First		
240252	Temp Ench	12/20/2024	This project proposes to access ex. pole #1, pole #2 for splicing & power supply on 4TH AVE. (JB2022310)	N Carmelo & 4th / Lincoln & 4th		In Review
240251	Temp Ench	12/20/2024	4'x4' asphalt patch for CalAm Job #1527.	SE Corner of Dolores & 2nd	1/2/2025	Issued
240250	Temp Ench	12/20/2024	PG&E to replace pole, overhead service, enclosure, and install anchor and underground service. PG&E to trench/backfill for enclosure replacement.	Dolores 2 SE of 9th		In Review
240249	Temp Ench	12/16/2024	Close one lane of traffic to replace 75' of sewer line.	Dolores 2 NE of 1st	12/18/2024	Issued
240248	Temp Ench	12/16/2024	Tie-in to splice case on existing utility pole on east side of San Carlos and overpull fiber cable north on San Carlos and east on 6th through nine (9) existing vaults.	San Carlos St from 7th to 6th, and 6th from San Carlos to Mission		In Review
240247	Temp Ench	12/12/2024	Excavate a 4'x3' pit in the asphalt to repair water leak damages.	Crespi 129' North of Flanders	12/13/2024	Issued
240246	Temp Ench	12/11/2024	Remove old and aged plant material and restore grade, Justin walked the area with me and thought it would be a good idea.	Santa Fe 3NE of 5th Ave		In Review
240245	Temp Ench	12/9/2024	Removing and replacing two squares of concrete to facilitate gas line repair.  CONDITION: New concrete color to match existing sidewalk color.	SW Corner of Ocean & San Carlos	12/10/2024	Issued
240244	Temp Ench	12/6/2024	PG&E to install underground service, replace pole, and replace overhead transformer. PM# 35436539	NW Corner of San Carlos & 10th		In Review

240243	Driveway	12/5/2024	Repair lower part of driveway by regarding and re-aligning, approximately 102 sf of pavers. Create 17' of 6" concrete footing to keep pavers in place. Lay 120sf total of asphalt.  CONDITIONS: (1) The concrete header to support the pavers will need to color match the existing pavers. Not gray concrete. (2) Stone borders along the planters and public right-of-way are unpermitted and shall be removed prior to permit final.	San Carlos 2 NE of Vista	12/12/2024	Approved
240242	Temp Ench	12/3/2024	PG&E to replace poles, overhead service, underground service, and overhead transformer. PG&E to install overhead transformer, anchor, riser, cutouts and overhead fault indicator.	Santa Fe 4 SE of Ocean	12/6/2024	Issued
240241	Temp Ench	12/2/2024	PG&E to install service cable, overhead transformer, and secondary enclosure. PM# 35581733.	Casanova 4 SW of 13th	12/5/2024	Issued
240240	Temp Ench	12/2/2024	Block off two parking spaces for loading and unloading of materials. Install cones and pedestrian control.	Ocean 2 NE of Dolores	12/4/2024	Issued
240239	Temp Ench	12/2/2024	Temporarily close sidewalk for two hours every morning until work is complete. CONDITION: "SIDEWALK CLOSED" SIGNS SHALL BE PLACED AT THE PROJECT LOCATION.	NW Corner of San Carlos & 6th	12/2/2024	Issued

Total Records: 16

1/2/2025



# Tree Permit Report

12/01/2024 - 12/31/2024

Permit #	Permit Date	Permit Type	Location of Property	Description	Status	Approved Date
24363	12/2/2024	Tree Evaluation	Guadalupe 4 NW of 3 rd	EVALUATION: 1 Pine & 1 Oak REMOVAL: hopefully	Denied	
24364	12/2/2024	Tree Removal/Pruning	NW Corner of Santa Rita & 4th	EVALUATION: One HUGE pine tree, one #1 City owned pine-red marked REMOVAL: one #2 Dead city owned pine tree (Leaning towards house- Top heavy)	In Review	
24365	12/3/2024	Tree Removal/Pruning	Camino Real 11 NE of 4th	QTY 1, 28" Diameter Oak	Approved	12/3/2024
24366	12/4/2024	Tree Removal/Pruning	Santa Rita 4 NW of 1st	1 Mature Monterey Cypress- 6 to 7 limbs 3"-7" diam.	In Review	
24367	12/4/2024	Tree Removal/Pruning	Camino Real 3 NE of 13th	One (which may turn into removal), medium/large, Coast Live Oak	Approved	12/5/2024
24368	12/5/2024	Tree Removal/Pruning	Casanova 4 NE of Santa Lucia	REMOVAL: Please refer to attached tree hazard evaluation form	Approved	12/5/2024
24369	12/5/2024	Tree Removal/Pruning	Torres 3 SE of Mountain View	One 7" Oak limb over garage, One 6" Oak limb over LR and fireplace	Approved	12/9/2024
24370	12/6/2024	Tree Removal/Pruning	Camino Real 3 SW of 4th	REMOVE: 1 Acacia Tree, 14' over hanging roof	Approved	12/6/2024
24371	12/9/2024	Tree Removal/Pruning	Santa Rita St 1 NE of 2nd Ave	Tree pruning	In Review	
24372	12/9/2024	Tree Removal/Pruning	Carpenter 4 NW of 3rd	1 Tall Oak	Approved	12/13/2024
24373	12/9/2024	Tree Removal/Pruning	Lopesz 3NW of 4th	Removed diseased half of live oak	In Review	
24374	12/9/2024	Tree Removal/Pruning	Scenic 2 NE of 11th	REMOVAL: One Cypress, 50' Crown Span, Height 60'	Approved	12/10/2024
24375	12/9/2024	Tree Removal/Pruning	Monte Verde 2 NW of 7th	1 Tree 20 Foot Unknown Species	Approved	12/11/2024
24376	12/11/2024	Tree Evaluation	San Carlos St and 4th Avenue	Evaluate trees on our property to know if any are protected or if all are able to be removed.	In Review	

24377	12/11/2024	Tree Removal/Pruning	Camino Real street approx. in front of 3NW of 8th	City tree in street island is dead and threatening power lines	Approved	12/13/2024
24378	12/12/2024	Tree Removal/Pruning	Mission 3NW Santa Lucia	Tree removal and pruning	Approved	12/12/2024
24379	12/13/2024	Tree Removal/Pruning	Casanova 2 SW of 2nd, Carmel	Casanova 2 SW of 2nd, Carmel	In Review	
24380	12/13/2024	Tree Removal/Pruning	San Antonio 6 SW of 8th	Stress and Dying Monterey Cypress in front of the house	In Review	
24381	12/13/2024	Tree Evaluation	2900 Franciscan Way	EVALUATION: Tree #'s 1-7 PRUNING: Tree #'s 1-7 REMOVAL: 1,2,6,7 (if determined to be dangerous and at end of life)	Approved	12/17/2024
24382	12/16/2024	Tree Evaluation	Backyard Crespi 6 SE of Mountain View	Evaluate existing trees	In Review	
24383	12/17/2024	Tree Removal/Pruning	Lincoln 2 SW of 9th Ave	Tree Removal	In Review	
24384	12/17/2024	Tree Removal/Pruning	2960 Santa Lucia Ave	Tree Removal	In Review	
24385	12/17/2024	Tree Removal/Pruning	2900 Franciscan Way	EVALUATION: Tree #'s 1-7 PRUNING: Tree #'s 1-7 REMOVAL: 1,2,6,7 (if determined to be dangerous and at end of life)	Approved	12/17/2024
24386	12/17/2024	Tree Evaluation	SE Corner of Lincoln and 13th	EVALUATION: 1 pine tree,	In Review	
24387	12/17/2024	Tree Removal/Pruning	Second House on Torres Street Southeast of 8th Avenue	Evaluate and Remove Monterey Pine on City Property	In Review	
24388	12/19/2024	Tree Removal/Pruning	Ocean 4 NE Guadalupe	REMOVAL: It's a large pine tree approximately 3feet in diameter and 18feet tall	In Review	

Total Records: 26

1/2/2025



# CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION Staff Report

January 15, 2025  
PUBLIC HEARINGS

<b>TO:</b>	Chair LePage and Planning Commissioners
<b>SUBMITTED BY:</b>	Jacob Olander, Associate Planner
<b>APPROVED BY:</b>	Brandon Swanson, Assistant City Administrator/Acting Community Planning and Building Director
<b>SUBJECT:</b>	<b>Roofing Materials:</b> Discussion and policy direction from the Planning Commission on roofing materials, including but not limited to metal roofs.

**Application:** N/A

**APN:** N/A

**Block:** N/A

**Lot:** N/A

**Location:** N/A

**Applicant:** N/A

**Property Owner:** N/A

## Executive Summary:

In recent years, applicants have been submitting more alternate roof materials for sites due to concerns over fire safety and fire insurance. Applicants have proposed PVC for flat roofs, green roofs, metal roofs, and composition shingle roofs as alternate materials to the traditional wood shake roof. Staff is presenting discussion topics for the Planning Commission. The goal is for the Planning Commission to provide direction to staff on how to proceed with a roofing materials policy that would be brought back to the Planning Commission for future approval.

## Recommendation:

N/A

## Background and Project Description:

In recent years, more applicants have been proposing alternate roofing materials that deviate from the Carmel-by-the-Sea Design Guidelines (Residential Design Guideline 9.8 states that Metal, plastic, and glass roofs are inappropriate in all neighborhoods). One of the main stated reasons is concerns over fire safety and risk of losing home insurance. Applicants have proposed PVC roofing for flat roofs, green roofs, metal roofs, and comp shingle roofs as alternate materials to the traditional wood shake roof. When a deviation from the Design Guidelines is proposed, the Carmel Municipal Code section 17.58.060.D states



that “the Director, Historic Preservation Board, or the Planning Commission shall adopt specific findings based on information in the record to show how the deviation from the design guidelines achieves all of the applicable design objectives of CMC [17.58.010](#)”. The Planning Commission has approved some metal roofs for projects based on the fit with the architecture and the neighborhood character, when they have been able to find that the deviation complied with CMC 17.58.060.D. Similarly, the Planning Commission has approved composite shingle roofs for projects.

Some residents have expressed concerns about metal roofs and high contrast composite shingle roofs. These residents have stated that the metal roofs are inappropriate for all neighborhoods and believe that they are eroding the village character of Carmel-by-the-Sea. These residents have also expressed their distaste with the abundance of high contrast color schemes for black composite shingle roofs. The Planning Commission has previously set precedents for the staff to approve earth tone metal roofs and composite shingle roofs. Some residents have continued to voice their concerns over earth tone metal roofs, leading staff to refer all metal roofs to the Planning Commission once again.

For this discussion, Staff has provided topics for the Planning Commission and residents to provide insight and direction. This agenda item is for discussion only and no action is being taken in this meeting. The intent is for Staff to receive feedback and then draft a policy to bring to the Planning Commission at a future date on how to proceed with application for roof materials alternate to wood shake or earth tone composite shingle roof. An example of directions from the Planning Commission can be to bring all alternate roof material projects to the Commission for review or to create criteria for when staff can approve/deny the applications administratively.

### **Staff Analysis:**

#### Roofing Related Regulations:

1. Residential Design Guideline 9.8 states that Metal, plastic, and glass roofs are inappropriate in all neighborhoods.
2. Carmel Municipal Code section 17.58.060.D states that “the Director, Historic Preservation Board, or the Planning Commission shall adopt specific findings based on information in the record to show how the proposed deviation from the design guidelines achieves all of the applicable design objectives of CMC [17.58.010](#)”.

The following are intended as ‘jumping off points’ for the Commission to consider what might be included in criteria for approving alternate roof materials at a staff level or at the Planning Commission. These are only suggestions meant to facilitate a policy discussion during the meeting.

#### POSSIBLE Metal Roof Staff-Level Approval Criteria:

1. The roof fits the architectural style of the subject site;
2. There are equal to or less than 5 metal roofs within 500’ radius around the subject site;
3. The SRI is 25 or less;
4. The color is earth tone;
5. The style is not vertical standing seam roof;

POSSIBLE Alternate Roof Material Staff-Level Approval Criteria:

1. Green roofs if they fit the architectural style;
2. Green roofs if they are drought resistant;
3. Dark composite shingle roofs if they are not highly contrasting with the siding;
4. PVC roofs if they are on garages or single stories;
5. PVC roofs if they are not visible from any neighboring property or the public right of way;
6. PVC roofs on flat sections of commercial buildings;

POSSIBLE Alternate Roof Material Referral to PC Criteria:

1. Metal roofs with SRI above 25;
2. Non-earth tone metal roofs;
3. Black or grey composite shingle roofs;
4. PVC roofs on second stories of residential buildings;
5. Non-drought-resistant green roofs;
6. Plastic roofs;

***Other Project Components:***

Staff recommends, pursuant to CEQA regulations, that the Application be found “not a project” pursuant to section 15378 of the CEQA Guidelines.



# CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION Staff Report

January 15, 2025  
PUBLIC HEARINGS

**TO:** Chair LePage and Planning Commissioners

**SUBMITTED BY:** Katherine Wallace, Associate Planner

**APPROVED BY:** Brandon Swanson, Acting Community Planning & Building Director

**SUBJECT:** **DS 24326 (Smith):** Consideration of a Track 1 Design Study Referral, DS 24326 (Smith), for the replacement of an existing wood shake roof with a new metal roof on an existing single-family residence located on the northeast corner of Torres Street and 1st Avenue in the Single-Family Residential (R-1) District. APN: 009-131-006-000

**Application:** DS 24326 (Smith)

**APN:** 009-131-006-000

**Block:** 6

**Lot:** 8

**Location:** Northeast corner of Torres Street and 1st Avenue

**Applicant:** Kurt Jensen, Agent

**Property Owner:** Nathan Smith

## Executive Summary:

The project involves reroofing a two-story single-family residence located at the northeast corner of Torres Street and 1<sup>st</sup> Avenue. The applicant is proposing a new vertical standing seam metal roof in "Black" for the pitched gable portion of the main residence, to replace the existing wood shake roof. Staff is recommending a condition to change the proposed material to something other than standing seam metal. The low-sloped tar portion of the roof is proposed to remain tar. The 4,000 square-foot lot also features a detached garage with a wood shake roof proposed to be retained.

On November 19, 2024, the property was determined to be ineligible for the Carmel Historic Inventory. No trees on the property or right-of-way are proposed to be removed.

## Recommendation:

Adopt a Resolution (Attachment 1) approving a Track One Design Study Referral for the replacement of the wood shake roof on the pitched gable portion of the two-story single-family residence. Conditions are recommended requiring the applicant to find an alternate material to the vertical standing seam metal that is proposed. The project is located at the northeast corner of Torres Street and 1<sup>st</sup> Avenue in the Single-Family Residential (R-1) District. APN: 009-131-006-000.

## Background and Project Description:

The property is comprised of a 4,000-square-foot lot at the northeast corner of Torres Street and 1<sup>st</sup> Avenue. The residence was constructed at an unknown date and moved to its present location in 1940. As required prior to the approval of exterior changes, the property has been reviewed for historic significance. It was determined to be ineligible for the Carmel Historic Inventory on November 19, 2024, due to a lack of association with important events, people, or themes in the Historic Context Statement, and the loss of integrity due to alterations and additions. The property was repainted in a black and white color scheme (white with black trim) at an unknown date without an Exempt Work permit.

The applicant is proposing to replace the existing wood shake roof on the pitched gable portion of the residence with a vertical standing seam metal roof by Custom Bilt Metals. The proposed product is color "Black" and has an SRI of 23. The applicant is concerned about the fire risk of the existing wood shake roof.

## Staff Analysis:

The following is an analysis of the project's consistency with the Residential Design Guidelines.

**Roofing:** *Residential Design Guideline 9.8 states that metal, plastic, and glass roofs are inappropriate in all neighborhoods.*

**Staff Response:** The proposed roof for the pitched gable portion of the main residence is proposed to be a 13" or 17" wide .032" thick vertical standing seam metal roof panel with 1" tall seams. The applicant is proposing the color "Black" which has an SRI below 25. The majority of the surrounding homes in the neighborhood have wood shake, composite shingle roofs, tar and gravel ballast, or terracotta shingles. Staff conducted an informal field survey of metal roofs in the immediate vicinity (the subject block and blocks south, southwest, and west, see Figure below) and located two existing roofs: a red metal roof at the southwest corner of Santa Fe and 1<sup>st</sup> and a green metal roof at Torres 5 SW of 1<sup>st</sup>. Additionally, the Commission recently approved a metal roof (non-vertical standing seam; style to be determined) at the northeast corner of Torres and 2<sup>nd</sup> Avenue.



The proposed vertical standing seam metal roof would add more diversity in roofing material to the neighborhood. The Planning Commission has approved metal roofs with a matte finish and a low SRI in the past. However, due to Design Guideline 9.8, and recent Planning Commission guidance on metal roofs, Special Condition of Approval #19 would require the applicant to submit an updated proposal with an alternate material for the roofing. If the Planning Commission finds the metal roof as proposed to be appropriate, Special Condition of Approval #19 can be struck from the Resolution. If the Planning Commission finds an alternative metal roof material/design to be appropriate for this site, Special Condition of Approval #19 allows the Applicant to work with staff on an updated proposal that responds to Commission comments and could be approved at a Staff level.

### ***Other Project Components:***

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include minor alterations to private structures involving negligible or no expansion of existing or former use. The existing use is a single-family residence on a 4,000-square-foot building site. The project involves the reroofing of a two-story single-family residence and detached garage. The project will not change or expand the existing use of the property as a single-family residence.

The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 - Draft Resolution

Attachment 2 - Project Plans

Attachment 3 - Applicant Correspondence

**CITY OF CARMEL-BY-THE-SEA  
PLANNING COMMISSION**

**PLANNING COMMISSION RESOLUTION NO. 2025-XXX-PC**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A TRACK 1 DESIGN STUDY REFERRAL TO REMOVE THE EXISTING WOOD SHAKE ROOF AND INSTALL A NEW ROOF ON THE PITCHED GABLE PORTION OF AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE LOCATED AT THE NORTHEAST CORNER OF TORRES STREET AND 1<sup>ST</sup> AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT, APN 009-131-006-000**

WHEREAS, on October 24, 2024, Kurt Jensen (“Applicant”) submitted an application on behalf of Nathan R Smith & Rebecca McLaury Trust (“Owner”) requesting approval of Track 1 Design Study application DS 24326 (Smith) described herein as (“Application”); and

WHEREAS, the Application has been submitted for a 4,000-square-foot located at the northeast corner of Torres Street and 1<sup>st</sup> Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is requesting approval of the replacement of an existing wood shake roof on the pitched gable portion of a two-story single-family residence with a vertical standing seam metal roof by Custom Bilt Metals in color “Black” with an SRI of 23; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), changes in exterior materials of structures are subject to a Track One Design Review and may be approved by the Director if the project complies with the Zoning Ordinance and all applicable residential design guidelines; and

WHEREAS, in accordance with CMC 17.58.030.A.3 the Director shall refer for action by the Planning Commission any application for a project that does not comply with applicable adopted design guidelines and design criteria; and

WHEREAS, on or before January 3, 2025, a notice of public hearing was published in the Carmel Pine Cone for the January 15, 2025 Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before January 5, 2025, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before January 10, 2025, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on January 15, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Applications, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.*, the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Class 1) – Existing Facilities and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel -By-The-Sea does hereby make the following findings and determinations regarding the Design Study:

<b>FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL</b>		
For each of the required findings listed below, the staff has indicated whether the application supports adopting the findings, either as proposed or with conditions. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
<b>CMC 17.58.060.B, Findings for Design Review Approval</b>	<b>YES</b>	<b>NO</b>
1. The project conforms to the applicable policies of the General Plan and the Local Coastal Program.	✓	
2. The project complies with all applicable provisions of the Carmel Municipal Code.	✓	
3. The project is consistent with the applicable adopted design review guidelines.	✓	
<b>CMC 17.58.060.C, Additional Findings for Design Study Approval</b>	<b>YES</b>	<b>NO</b>
1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits, variances, or exceptions consistent with the Zoning Ordinance.	N/A	N/A
2. The project contributes to neighborhood character, including the type of forest resources present, the character of the street, the response to local topography, and the treatment of open space resources such as setbacks and landscaping.	✓	
3. The project is compatible with and sensitive to the natural features and built environment of the site and of the surrounding area. The project respects the constraints of the site and avoids excessive grading, cuts and fills. Construction on steep slopes is minimized to the extent feasible and abrupt changes in grade is minimized or mitigated.	N/A	N/A



4. The project maintains the City’s principles of modesty and simplicity and preserves the City’s tradition of simple homes set amidst a forest landscape. The project uses simple building forms and simple roof forms without complexity that would attract undue attention to the site.	✓	
5. The project does not present excess visual mass or bulk to public view or to adjoining properties. The project relates to a human scale in form, elements, and in the detailing of doors, windows, roofs, and walkways.	✓	
6. Project details and materials (e.g., windows, doors, chimneys, roofs, and stonework) are fully integrated and consistent throughout the design. Building materials are used in a manner that is visually consistent with the proposed architecture. All fenestration is appropriate in size and consistent with a human scale.	✓	
7. The project is consistent with the City’s design objectives for protection and enhancement of the urbanized forest and open space resources. Open space is distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites.	N/A	N/A
8. All demolitions, remodels, and substantial alterations are consistent with the following findings: a. The design uses simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages consistent with the City’s design objectives. b. The mass of the building relates to the context of other homes in the vicinity that are in conformance with the City’s design guidelines related to mass and scale. c. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. d. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All moderately significant trees have been protected to the maximum extent feasible. All buildings and structures will be set back at least six feet from significant trees.	N/A	N/A

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Carmel-by-the-Sea does hereby **APPROVE WITH CONDITIONS** Design Study (DS 24326, Smith) for the replacement of the wood shake roof on the pitched gable portion of a two-story single-family residence with a metal roof at the northeast corner of Torres Street and 1<sup>st</sup> Avenue in the Single-Family Residential (R-1) Zoning District, APN 009-131-006-000 subject to the following Conditions of Approval:

<b>CONDITIONS OF APPROVAL</b>	
<b>No.</b>	<b>Standard Conditions</b>
1.	<p><b>Authorization.</b> The approval of Design Study (DS 24326, Smith) for the reroof of the existing two-story single-family residence at the northeast corner of Torres Street and 1<sup>st</sup> Avenue in the Single-Family Residential (R-1) Zoning District, APN 009-131-006-000, includes:</p> <ol style="list-style-type: none"> <li>1. Removal of the wood shake roof from the pitched gable main house</li> <li>2. Installation of a new vertical standing seam metal roof on the main house</li> </ol>

	<p>3. Retention of existing tar roof on the low-sloped portion of the main house and the wood shake roof on the detached garage</p> <p>as depicted in the project plans submitted by Kurt Jensen as approved by City of Carmel-by-the-Sea Planning Commission on January 15, 2025, unless modified by the conditions of approval contained herein.</p>
2.	<p><b>Codes and Ordinances.</b> The project shall be constructed in conformance with all requirements of the R-1 zoning district. 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 when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.</p>
3.	<p><b>Permit Validity.</b> In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is affected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.</p>
4.	<p><b>Fire Sprinklers - Residential.</b> Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).</p>
5.	<p><b>Modifications.</b> The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.</p>
6.	<p><b>Exterior Revisions to Planning Approval Form.</b> All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.</p>
7.	<p><b>Conflicts Between Planning Approvals and Construction Plans.</b> It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning &amp; Building Director or their designee.</p>

	When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
8.	<b>Indemnification.</b> 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 proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and 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 resolving all such actions by the parties hereto.
9.	<b>Hazardous Materials Waste Survey.</b> Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
10.	<b>Cultural Resources.</b> Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & 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 the 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 the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
11.	<b>Truck Haul Route.</b> Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
12.	<b>USA North 811.</b> Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
13.	<b>Conditions of Approval.</b> Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
<b>Landscape Conditions</b>	

14.	<b>Tree Removal Prohibited.</b> Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
15.	<p><b>Tree Protection Measures.</b> Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.</p> <ul style="list-style-type: none"> <li>• Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.</li> <li>• Excavation within 6 feet of a tree trunk is not permitted.</li> <li>• No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree.</li> <li>• Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels.</li> <li>• Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing.</li> <li>• Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots.</li> <li>• If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.</li> <li>• If roots larger than 2 inches 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, and mitigation measures have been put in place.</li> </ul>
<b>Special Conditions</b>	
16.	<b>Conditions of Approval Acknowledgement.</b> Prior to the issuance of a building permit, a completed <b>Conditions of Approval Acknowledgment</b> form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
17.	<b>Copper Gutters &amp; Downspouts Not Permitted.</b> Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying the materials for the gutters and downspouts.
18.	<b>Construction Management Plan.</b> Prior to the issuance of a building permit, the Applicant shall

	submit a Construction Management Plan for review and approval by the Community Planning & Building Director.
19.	<b>Roofing Material.</b> Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternate roofing material that complies with the City's codes and guidelines as specified by the Planning Commission.

Acknowledgment and acceptance of conditions of approval:

_____	_____	_____
Property Owner Signature	Printed Name	Date
_____	_____	_____
Applicant Signature	Printed Name	Date

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 15<sup>th</sup> day of January, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

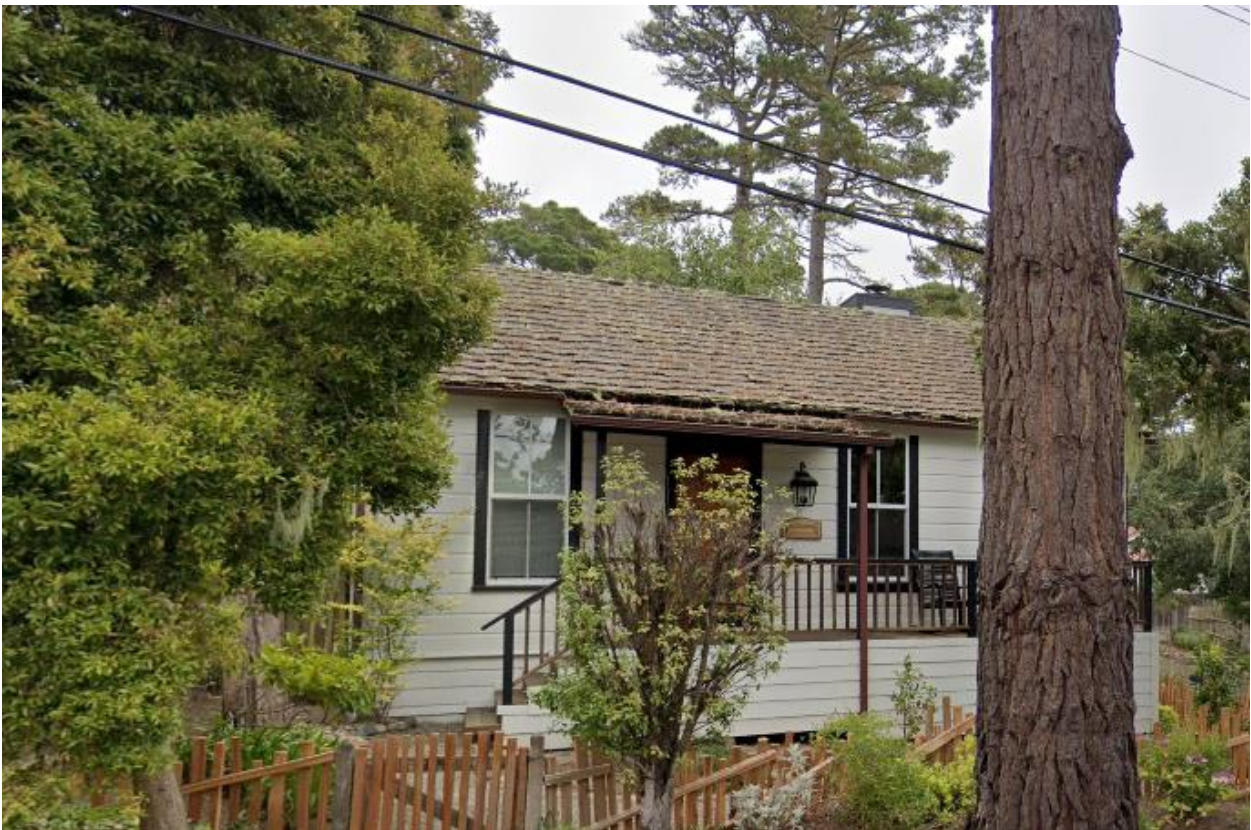
\_\_\_\_\_  
Michael LePage  
Chair

\_\_\_\_\_  
Shelby Gorman  
Planning Commission Secretary





View from Torres looking east.



View from Torres looking east.



View from 1<sup>st</sup> looking northeast. Note: only the pitched gable portion of the roof (highlighted) is proposed to be a metal standing seam roof.

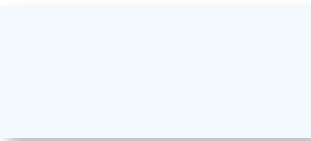


View from 1<sup>st</sup> looking north.



# COOL ROOF COLORS

## STANDARD COLORS



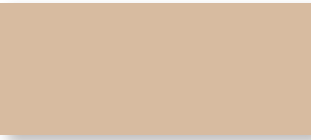
**Regal White**  
SR-71.61 E-.86 SRI-87



**Parchment**  
SR-54.10 E-.86 SRI-63



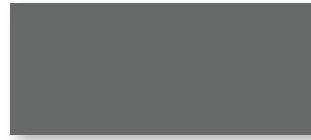
**Sierra Tan**  
SR-48.01 E-.87 SRI-55



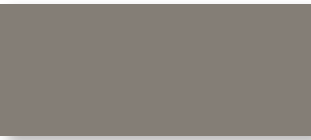
**Sand Beige**  
SR-56.20 E-.85 SRI-65



**Old Towne Gray**  
SR-40.31 E-.85 SRI-44



**Storm Gray**  
SR-29.68 E-.84 SRI-29



**Zinc Gray**  
SR-33.24 E-.85 SRI-34



**Weathered Copper**  
SR-33.50 E-.85 SRI-34



**Musket**  
SR-30.10 E-.85 SRI-30



**Midnight Bronze**  
SR-28.90 E-.84 SRI-28



**Redi-Mix Red**  
SR-40.80 E-.84 SRI-44



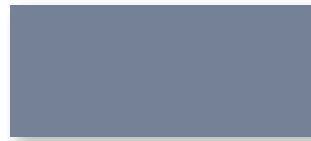
**Colonial Red**  
SR-36.60 E-.86 SRI-39



**Burgundy**  
SR-29.58 E-.86 SRI-30



**Terra Cotta**  
SR-39.37 E-.87 SRI-43



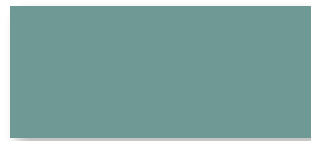
**Smokey Blue**  
SR-34.57 E-.84 SRI-35



**Tahoe Blue**  
SR-29.98 E-.84 SRI-29



**Regal Blue**  
SR-26.50 E-.84 SRI-25



**Marine Green**  
SR-34.70 E-.85 SRI-36



**Patina Green**  
SR-41.90 E-.85 SRI-46



**Hemlock Green**  
SR-31.20 E-.84 SRI-31



**Leafy Green**  
SR-29.40 E-.85 SRI-29



**Forest Green**  
SR-27.99 E-.84 SRI-27



**Moss Green**  
SR-29.50 E-.83 SRI-28

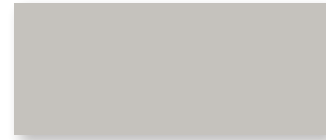


**Black**  
SR-25.00 E-.85 SRI-23

## PREMIUM COLORS



**Antique Patina**  
SR-33.15 E-.84 SRI-36



**Silver Ultramet**  
SR-41.13 E-.85 SRI-43



**Copper Ultramet**  
SR-44.20 E-.88 SRI-50



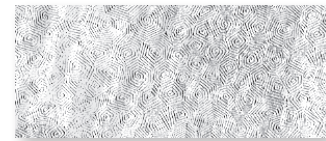
**Pre-Weathered Galvalume**  
SR-28.62 E-.87 SRI-27



**Champagne**  
SR-36 E-.83 SRI-37

Premium colors are batch sensitive and directional in nature. Oil canning is not a cause for rejection. Custom colors available, subject to minimums. Contact a representative for profile, color, gauge & material availability.

## NATURAL METALS



**Zincalume® Plus**



**Copper**

SR = Solar Reflectance Value E = Thermal Emittance Value SRI = Solar Reflectance Index  
Colors shown are approximate, please select from painted metal samples.

Bare and natural metal are covered by a separate performance warranty.

## SAVE MONEY — AND HELP SAVE THE ENVIRONMENT. HOW COOL IS THAT?

When you install a Custom-Bilt Metals roof with Cool Roof coating, you can save a significant amount of energy that adds up quickly. Even our darker colors meet ENERGY STAR® requirements, so you don't have to sacrifice design to have an energy efficient roof. As a result, you can save up to 20%\* on the cost of cooling your home or business.

Cool Roof coatings contain a full 70% PVDF (Polyvinylidene fluoride) or Kynar 500® or Hylar® 5000 or Fluorpon®\*\*. When applied to our specially prepared metal roofing products, Cool Roof colors possess outstanding color stability, fire resistance, chalk resistance and durability.

Choose Custom-Bilt Metals Cool Roof for all the right reasons — design flexibility, energy efficiency and cost savings. There's no other cool roof system that makes better sense.

Test	ASTM†	Performance
<b>PHYSICAL PROPERTIES AND DURABILITY</b>		
Film Thickness	D-1005, D-4138, D-1400	0.15 – 0.30 mil primer 0.7 – 0.9 mil topcoat
60° Specular Gloss	D-523	5-10
IR Reflectivity	E-903-96 E-1918-97 (Standard test method using portable Reflectometer)	0.25 (25%) minimum
Emissivity	C-1371-98 E-408-71	0.80 (80%) minimum
Pencil Hardness	D-3363	HB minimum
Flexibility, T-Bend	D-4145	1 – T aluminum 2 – T coated steel‡
Adhesion	D-3359	No adhesion loss
Reverse Impact	D-2794	No cracking or loss of adhesion
Abrasion, Falling Sand	D-968	65 – 85 1/mil
Mortar Resistance	C-267	No effect
Detergent Resistance, 3% Detergent, 100°F (72 hrs.)	D-2248	No effect
<b>ATMOSPHERIC AND POLLUTANT RESISTANCE</b>		
Acid Pollutants	D-1308 10% Muriatic Acid, (15 min.) 20% Muriatic Acid, (15 min.) AAMA 621 / AAMA 2605	No effect No effect <5 units color change
Acid Rain Test	Kesternich	15 cycles minimum, no objectionable color change
Alkali Resistance, 5% @ (72 hrs.)	20% Sodium Hydroxide (1 hr.)	No effect
Salt Spray Resistance 5% @ 95°F	B-117	Passes 3,000 hrs. – aluminum Passes 1,000 hrs. – coated steel‡
Humidity Resistance 100% @ 100°F	D-2247	Passes 3,000 hrs. – aluminum Passes 1,000 hrs. – coated steel‡
<b>WEATHERING</b>		
South Florida Exposure	D-2244	Less than 5 units color change
UV Exposure	D-4587	Passes 3,000 hrs.
Chalk Resistance	D-4214	Rating of 8 min.
Weatherometer	D-6695	



Bandon Dunes Golf Resort



Kauai, Hawaii

\* Oak Ridge National Laboratory (ORNL).

\*\* Kynar 500® is a registered trademark of Arkema, Inc., Hylar® 5000 is a registered trademark of Solvay Solexis, and Fluorpon® is a registered trademark of The Valspar Corporation

† All tests performed to the latest ASTM revision.

‡ Performances on G-90 Hot-Dipped Galvanized, Galvalume and other approved zinc/aluminum coated steel.

Reflectance values measured using a D&S Solar Reflectometer, values may vary between instruments and method.

Warranties of the product are exclusive as set forth in the applicable contract documents. Please see our website for warranty details.



# TITAN® STANDING SEAM METAL ROOFING PANEL **SLZ-1000**

**ENERGY EFFICIENCY WITH STYLE & DURABILITY**



METAL ROOFING FOR RESIDENTIAL AND  
COMMERCIAL APPLICATIONS.



Featuring the **TITAN® Cool Roof** Reflective Paint  
System. Available in over 25 **ULTRA-Cool®** colors

Call 1-800-826-7813 [www.custombiltmetals.com](http://www.custombiltmetals.com)

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METALS**®

**LAST-TIME®** Brand Products  
Since 1974



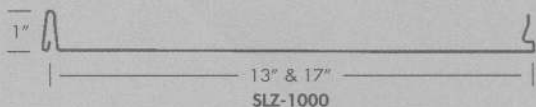
# SLZ-1000

# TITAN® STANDING SEAM PANEL

	Seam Height	Standard Panel Widths	Minimum Slope	Curved Panel Option	Seam Sealant Option	Weather Tightness Warranty	Spaced Purlin Application	RATED UL 580-Class 90	TESTED ASTM E-1592	TESTED ASTM E-1680, E-1646
CB-2000 Mechanical Seam	2 inch	14", 18"	1/2" in 12"	●	●	●	●	●	●	●
CB-150 Mechanical Seam	1 1/2"	12", 16"	1" in 12"	●	●	●	●	●	●	●
CB-100 Mechanical Seam	1 inch	13", 17"	1" in 12"	○	○	○	○	○	○	○
SL-1750 Snap Lock	1 3/4"	14", 18"	3" in 12"	○	●	●	●	●	●	●
SL-100 Snap Lock	1 inch	12", 16"	3" in 12"	○	○	○	○	○	●	○
SLZ-1000 Snap Lock	1 inch	13", 17"	3" in 12"	○	○	○	○	○	●	○
CS-100 Cap Seam	1 inch	14 1/2", 18 1/2"	3" in 12"	●	○	○	○	●	○	●
WS-100 Wall & Soffit	1 inch	12"	NA	○	○	○	○	NA	NA	○

Product availability varies in each location.

● YES ○ NO



### MATERIALS:

Prefinished or Bare Zincalume/Galvalume or G-90 Galvanized Steel in 24 & 26 gauge  
Copper-1.6oz. or 20oz.(non-standard)  
Prefinished Aluminum in .032 Thickness.

### PAINT AND COLOR:

Titan Cool Roof Reflective Paint utilizing BASF and Kynar 500 technology in 25 colors. See architectural color selection chart, and request an actual metal sample for final paint and color selection.

### SPECIFICATIONS:

Self-locking standing seams 1" high with a panel width of 13" or 17" (Other widths available as non-standard).

### RECOMMENED OPTIONS:

Stiffening ribs or striations



SLZ-1000 AFTER LOCKING

### COMPARE PANEL FEATURES

The adjacent chart allows you to compare the various features, options and benefits of different standing seam metal panel systems. Select the seam height, panel width, options, locking system, gauge and engineering suited best for your job.

### CLASSIC STYLING

Standing Seam metal roofing is one of the oldest and most practical roofing solutions. It's classic look enhances the roofline of virtually all architecture styles. It produces dramatic shadow lines that run continuously from ridge to eave accenting the pitch and plane of every roof angle. Panels may be roll formed at your jobsite or in our factories.

### LAST-TIME DURABILITY.

The SLZ-1000 is available in 25 colors featuring TITAN® COOL ROOF Reflective paint system. This system offers an incredible 35 year no fade warranty.

### TITAN® COOL ROOF

Our reflective paint features BASF® and KYNAR® 500 reflective pigmentation technology to deliver highly efficient cooling performance. Testing data supports reflectivity of up to 60% of the heat from the sun and energy savings of up to 20%. Now you can have darker roof colors and still enjoy energy savings.

For complete guide specifications and installation details, visit our website.

[www.custombiltmetals.com](http://www.custombiltmetals.com)

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LAST-TIME® Brand Products  
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### CUSTOM-BILT METALS LOCATIONS

Kent, WA (253) 872-7330	Phoenix, AZ (602) 484-7015	New Orleans, LA (504) 838-9344
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W. Sacramento, CA (916) 372-3706	Spokane, WA (509) 533-1703	Emporia, KS (620) 342-0000
Portland, OR (503) 256-3328	Honolulu, HI (808) 845-1806	Mesquite, TX (214) 664-4161



**CALL 1-800-826-7813**  
for the closest sales representative.

To contact our Corporate Office in Chino, CA Call: (909) 664-1500

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From: kurt jensen kurt@coastalrs.com  
Subject: TGFU.R25992 - Roofing Systems I UL Product IQ  
Date: October 15, 2024 at 1:34 PM  
To: Kurt Jensen kurt@coastalrs.com

<https://iq.ulprospector.com/en/profile?e=3893968>

## Roofing Systems

### Company

Polyglass USA Inc

1111 W Newport Center Dr

Deerfield Beach, FL 33442 United States

R25992

### OTHER SYSTEMS

#### Class A

1. Deleted	
2. Deck: NC	Incline: Unlimited

**Insulation:** — Any UL Classified polyisocyanurate, any thickness.

**Base Sheet:** — One ply "Polystick MTS", "Polystick MTS Plus" "Polystick MU-X", "Polystick MX", "Polystick XFR", "Polystick® IR-Xe", or "PolyVap SA G" self-adhered or "PolyAnchor HV" or "Elastobase V" or "PolyAnchor UDL 40" mechanically fastened.

**Surfacing:** — Any UL Listed or Classified copper panels or UL Listed or Classified steel standing seam panels, stone coated shingles, 26 gauge minimum.

3. Deck: C-15/32 or spaced sheathing	Incline: Unlimited	Impact: 4
--------------------------------------	--------------------	-----------

**Base Sheet (optional):** — Minimum one ply Type 15 or Type 30 asphalt saturated felt or Type G1 or Type G2 asphalt saturated glass mat, or "PolyAnchor HV" or "Elastobase V" or "PolyAnchor UDL 40" mechanically fastened, or "Polystick XFR", "Polystick MTS", "Polystick MTS Plus", "Polystick MU-X", "Polystick MX", "Polystick® IR-Xe", or "PolyVap SA G" self-adhered.

**Underlayment:** — One ply "Polystick XFR" self-adhered.

**Insulation (optional):** — "Polytherm" or "Polytherm-H" or any UL Classified polyisocyanurate, perlite, wood fiber or polyisocyanurate/perlite board, any thickness mechanically fastened or adhered with any UL Classified insulation adhesive.

**Ply Sheet (optional):** — Minimum one ply Type 15 or Type 30 asphalt saturated felt or Type G1 or Type G2 asphalt saturated glass mat or "PolyAnchor HV" or "Elastobase V" or "PolyAnchor UDL 40" mechanically fastened or "Polystick XFR", "Polystick MTS", "Polystick MTS Plus", "Polystick MU-X", "Polystick MX", "Polystick® IR-Xe", or "PolyVap SA G" self-adhered.

**Surfacing:** — Any UL Listed or Classified copper panels or UL Listed or Classified steel standing seam panels, stone coated shingles, 26 gauge minimum.

4. Deck: C-15/32 or spaced sheathing

Incline: Unlimited

**Base Sheet (optional):** — Minimum one ply Type 15 or Type 30 asphalt saturated felt or Type G1 or Type G2 asphalt saturated glass mat or "PolyAnchor HV" or "Elastobase V" or "PolyAnchor UDL 40" mechanically fastened or "Polystick MTS", "Polystick MTS Plus", "Polystick MU-X", "Polystick MX", "Polystick® IR-Xe", or "PolyVap SA G" self-adhered.

**Underlayment:** — Two plies "Polystick XFR" self-adhered.

**Insulation (optional):** — "Polytherm" or "Polytherm-H" or any UL Classified polyisocyanurate, perlite, wood fiber or polyisocyanurate/perlite board, any thickness mechanically fastened or adhered with any UL Classified insulation adhesive.

**Ply Sheet (optional):** — Minimum one ply Type 15 or Type 30 asphalt saturated felt or Type G1 or Type G2 asphalt saturated glass mat or "PolyAnchor HV" or "Elastobase V" or "PolyAnchor UDL 40" mechanically fastened or "Polystick XFR", "Polystick MTS", "Polystick MTS Plus", "Polystick MU-X", "Polystick MX", "Polystick® IR-Xe", or "PolyVap SA G" self-adhered.

**Surfacing:** — Any UL Classified minimum 0.032 inches thick aluminum panels, mechanically fastened.

Last Updated on 2024-02-20

# POLYSTICK® XFR

## FIRE RESISTANT SELF-ADHERED ROOF UNDERLAYMENT

### PRODUCT DESCRIPTION

Polystick XFR is a dual purpose fire resistant and self-adhered waterproofing underlayment. Utilizing ADESO® dual-compound self-adhered technology, Polystick XFR features a SBS (elastomeric) modified bitumen upper compound and an aggressive self-adhesive compound on the bottom. Polyglass' patent pending Burn-Shield Technology™ provides superior fire resistance.

Polystick XFR features a slip-resistant film surface which can be exposed up to 180 days. With a temperature resistance of up to 265°F, Polystick XFR is ideally suited for high temperature roof covering systems such as steel and copper roofing, where fire resistance is required or desired.

Can be installed as part of a multi-ply underlayment system when used as a secondary layer above Polystick MTS PLUS.

### TYPICAL APPLICATIONS

- Over combustible decks and under metal roof coverings to achieve class A fire ratings.\*\*
- Specifically designed as underlayment for high temperature applications.
- Approved for application under metal roof panels, asphalt shingles, mechanically attached tiles.
- Can be used as part of a multi-ply underlayment system.

### FEATURES AND BENEFITS

- Flame spread and penetration resistance.
- 180 days exposure.
- Approved up to 265°F.
- Fiberglass reinforced for added strength and dimensional stability.

### TECHNICAL DESCRIPTION\*

Physical Properties	ASTM Method	ASTM Value	Typical Performance
Maximum Load, min	ASTM D5147	35 lbf/in [4.4 kN/m]	69 lbf/in [12 kN/m] MD 40 lbf/in [7 kN/m] XMD
Elongation at break, min of modified bitumen portion	ASTM D5147	10%	50% MD 60% XMD
Tear Resistance, min	ASTM D5147	20 lbf [89 N]	157 lbf [700 N] MD 79 lbf [350 N] XMD
Thermal Stability, max	ASTM D1970	0.1 in [3 mm]	pass
Adhesion to Plywood [min at 40°F]	ASTM D1970	2.0 lbf/ft	15 lbf/ft
Adhesion to Plywood [min at 75°F]	ASTM D1970	12.0 lbf/ft	25.0 lbf/ft
Waterproof integrity of Lap Seam	ASTM D1970	pass	pass
Flexibility at -29°C [-20°F]	ASTM D5147	pass	pass
Sealability around Nail	ASTM D5147	pass	pass
Slip Resistance	ASTM D1970	pass	pass

\*The properties in this table are "as manufactured" unless otherwise noted

### UL CLASS A RATING LAYER REQUIREMENTS (UNDER METAL)\*\*

**Deck:** Plywood (15/32), spaced sheathing or 7/16" OSB

**Anchor Sheet (optional):** Polyglass G2 Base or ASTM D226 (II) 30# Felt

**Insulation (optional):** Polytherm Polyiso

**Second Ply (optional):** Polystick MTS PLUS

**Underlayment:** Polystick XFR

**Roof Covering:** UL Listed copper or steel standing seam, 26 gauge minimum

\*\* Unlimited Slope. Refer to published UL product listings (TGFU.R14571) for specific fire rated assemblies.



### PRODUCT DATA\*\*\*

Coverage (Approx)..... 150 sq ft (13.7 m<sup>2</sup>)  
 Weight (Approx) ..... 75 lbs (34 kg)  
 Thickness (Nominal) ..... 80 mils (2.0 mm)  
 Roll Size ..... 49' x 39 3/8" (15 m x 1 m)  
 Rolls/Pallet..... 20

\*\*\*All values are nominal at time of manufacturing

### APPLICABLE STANDARDS

- ASTM D1970
- ASTM E2178 - Air Barrier
- UL Classified



### PRODUCT CODES

- PSXFR



www.polyglass.us

# POLYSTICK® XFR

## FIRE RESISTANT SELF-ADHERED ROOF UNDERLAYMENT

### APPLICATION INSTRUCTIONS

- Polystick XFR may be applied directly to the roof deck where allowable by Code, or to various approved substrates such as ASTM D226 type roofing felts and Polytherm insulation. For additional substrate requirements and information refer to Polyglass published "Suitable Substrates for Self-Adhered (SA) Membranes."
- Do not apply directly on to existing shingles or other roof coverings.
- Apply only when the substrate is dry and project related temperatures (air, roof deck, membrane) are 40° F and rising.
- Cut the Polystick XFR to a suitable, workable length prior to placement.
- Lay the material flat in place, starting at the lowest point. Overlap seams 3" at black side lap area and a minimum 6" at end laps.
- Peel half of the release film from the roll and apply firm, even pressure from the center to the outer edge. Remove the backing from the remaining half of the roll and apply pressure.
- Be sure to follow all local building code recommendations and requirements with regards to the width of ice dam materials.
- If full roof coverage application is desired, proper venting of the structure is recommended. Consult a design professional for proper venting requirements. Applications involving non-ventilated attics or sheathing with radiant barriers, an anchor sheet is recommended to allow venting and prevent the creation of a double vapor barrier condition.
- In steep slope applications where back nailing may be recommended, be sure that all nails are covered by the overlapping next sheet.
- Polystick XFR must be covered within 180 days of installation or unless otherwise limited by the Authority Having Jurisdiction.

### MANUFACTURING FACILITIES

- Fernley, NV
- Hazleton, PA
- Waco, TX
- Winter Haven, FL

### CORPORATE HEADQUARTERS

Polyglass U.S.A., Inc.  
1111 West Newport Center Drive  
Deerfield Beach, FL 33442  
www.polyglass.us

General Line: (888) 410-1375  
(954) 233-1330

Customer Service: (800) 222-9782  
Technical Service: (866) 802-8017

**Questions?** [technical@polyglass.com](mailto:technical@polyglass.com)

**Product Disclaimer:** Unless otherwise incorporated into or part of a supplemental manufacturer's warranty, Polyglass warrants its product(s) against manufacturing defects in its product that directly results in leakage for a period of 5 years.

Refer to safety data sheet (SDS) for specific data and handling of our products. All data furnished refers to standard production and is given in good faith within the applicable manufacturing and testing tolerances.

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[www.polyglass.us](http://www.polyglass.us)



**Nathan Smith**



Katherine Wallace, AICP  
Associate Planner  
City of Carmel-by-the-Sea  
831-620-2032

**Subject:** Metal Roof at Torres and 1st

Dear Ms. Wallace,

As a professional firefighter with more than 15 years of experience in fire suppression and prevention, I write to you regarding the critical role that roofing materials play in mitigating fire risk, particularly in areas prone to wildfires. While Class A composite shingles meet minimum fire resistance standards, metal roofs provide demonstrably superior protection, making them the safer and more resilient choice for fire-prone regions.

### **Advantages of Metal Roofs in Fire Protection**

1. **Non-Combustibility:**

Metal roofs are entirely non-combustible, meaning they will not ignite even under extreme heat or when exposed to flying embers. In contrast, while Class A composite shingles resist ignition, they still contain petroleum-based materials that can degrade under intense heat or prolonged ember exposure.

2. **Resistance to Embers and Flame Spread:**

Wildfires often spread through wind-driven embers landing on roofs. Metal roofing panels form a continuous, seamless barrier that prevents embers from penetrating or igniting roofing material. Composite shingles, despite their Class A rating, can have gaps or vulnerabilities that embers can exploit, especially as they age.

3. **Longevity and Consistency in Fire Resistance:**

Metal roofs maintain their fire-resistant properties for decades, while composite shingles may lose effectiveness over time due to weathering, warping, or degradation. Metal roofs are also less likely to suffer damage from other hazards like hail and falling tree limbs, which could compromise fire resistance.

4. **Reduction of Secondary Risks:**

During structure fires, metal roofs do not contribute to flame spread or produce toxic smoke, unlike composite shingles, which can release harmful fumes when burning. This not only protects the structure but also ensures greater safety for firefighters and nearby residents.

5. **Durability Against Wind and Heat:**

Metal roofs are highly resistant to high winds, which are often associated with wildfires. Their heat-reflective properties also reduce the chances of adjacent vegetation igniting from radiant heat.

As we face increasing wildfire threats due to climate change and urban expansion into wildland areas, it is imperative that we are open to considering alternative and superior building materials. This will continue to support your purpose of favoring the general interest over the special interest in order to give durability to the Carmel experience and our special quality of living.

Thank you for your attention to this critical matter. I would be happy to provide additional insights or collaborate on strategies to improve fire safety in our region.

Sincerely,

Nathan Smith  
Fire Captain/Paramedic



# CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION Staff Report

January 15, 2025  
PUBLIC HEARINGS

<b>TO:</b>	Chair LePage and Planning Commissioners
<b>SUBMITTED BY:</b>	Jacob Olander, Associate Planner
<b>APPROVED BY:</b>	Brandon Swanson, Assistant City Administrator/Acting Community Planning and Building Director
<b>SUBJECT:</b>	<b>DS 24273 (Barretta):</b> Consideration of a Track One Design Study Referral, DS 24273 (Barretta) for the replacement of the wood shake roof of a two-story single-family residence and detached garage with a vertical standing seam Sheffield dark bronze metal roof on the two-story single-family residence and tar and gravel on the detached garage located on the southeast corner of Junipero Avenue and 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-072-018-000.

**Application:** DS 24273 (Barretta)

**APN:** 010-072-018-000

**Block:** 119

**Lot:** 2

**Location:** SE Corner of Junipero & 10th

**Applicant:** Robert Torres

**Property Owner:** Russell Barretta

## Executive Summary:

The project involves reroofing a two-story single-family residence and detached garage on a 4,000-square-foot parcels. The applicant is proposing a new vertical standing seam Sheffield dark bronze metal roof on the main residence and a tar and gravel roof on the detached garage to replace the existing wood shake roof. Staff is recommending a condition to change the proposed material to something other than standing seam metal. On September 25, 2024, the property was determined to be ineligible for the Carmel Historic Inventory. No trees on the property or right-of-way are proposed to be removed.

## Recommendation:

Adopt a Resolution (Attachment 1) approving a Track One Design Study Referral for the replacement of the wood shake roof of a two-story single-family residence and detached garage with a vertical standing seam Sheffield dark bronze metal roof on the two-story single-family residence and tar and gravel on the detached garage. A condition is recommended requiring the applicant to find an alternate material other than the vertical standing seam metal that is proposed. The subject site is located on the southeast corner of Junipero Avenue and 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-072-018-

### Background and Project Description:

The residence was designed by Coast County Construction Company. Coast County Construction Company is not currently listed in Carmel's Historic Context Statement. On September 9, 2024, the property was reviewed for historic significance. It was determined to be ineligible for the Carmel Historic Inventory on September 25, 2024, due to a lack of association with important events, people, builders, designers, or architects in the Historic Context Statement and the loss of integrity due to alterations. The property is comprised of a 4,000-square-foot lots at the southeast corner of Junipero Avenue and 10th Avenue.

The applicant is proposing to replace the existing roofs of the two-story single-family residence and detached garage. The applicant is proposing a vertical standing seam Sheffield dark bronze metal roof for the main residence and a tar and gravel roof for the detached garage. The existing roof is wood shake that needs to be replaced because it is deteriorating. The applicant submitted pictures of plants growing in the decomposing wood shake roof on the main residence (see figure 1 below). The project was on track to be on the agenda for the December 11, 2024 Planning Commission meeting, but it was recommended for continuance to a future date because the applicant was unable to complete the public noticing in time to be placed on the December agenda.



Figure 1

### Staff Analysis:

The following is an analysis of the project's consistency with the Residential Design Guidelines.

**Roofing:** Residential Design Guideline 9.8 states that Metal, plastic, and glass roofs are inappropriate in all neighborhoods.

**Staff Response:** The applicant is proposing to replace the existing wood shake roof with a vertical standing seam Sheffield dark bronze metal roof on the main residence and a tar and gravel roof on the detached garage. The new roof for the main resident is proposed to be a 16" wide .040 Aluminum Kynar painted

mechanically standing seam metal roof panels. The applicant is proposing a metal roof in the dark bronze color way, which has an SRI of 24. The majority of the surrounding homes in the neighborhood have wood shake or composite shingle roofs. There are several roofs in the neighborhood with gravel ballast or terracotta shingles. Staff surveyed the area and there is only one other property with a metal roof within 300' of the subject site. The proposed vertical standing seam Sheffield dark bronze metal roof would add more diversity in roofing material to the neighborhood. The Planning Commission has approved metal roofs with a matte finish and a low SRI in the past. Special Condition of Approval #23 requires the applicant to submit an updated proposal with an alternate material for the roofing. If the Planning Commission believes the metal roof would be appropriate, Special Condition of Approval #23 can be struck from the Resolution. If the Planning Commission finds an alternate roof material/design to be appropriate for the subject site, Special Condition of Approval #19 allows the Applicant to work with staff on an updated proposal that responds to Commission comments and could be approved at a Staff level.

### ***Other Project Components:***

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include minor alterations to private structures involving negligible or no expansion of existing or former use. The existing use is a single-family residence on a 4,000-square-foot building site. The project involves the reroofing of a two-story single-family residence and detached garage. The project will not change or expand the existing use of the property as a single-family residence.

The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution

Attachment 2 - Project Plans

**CITY OF CARMEL-BY-THE-SEA  
PLANNING COMMISSION**

**PLANNING COMMISSION RESOLUTION NO. 2025-XXX-PC**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A TRACK 1 DESIGN STUDY REFERRAL TO REMOVE THE EXISTING WOOD SHAKE ROOF AND INSTALL A NEW ROOF ON AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE AND REPLACE THE EXISTING WOOD SHAKE ROOF OF THE DETACHED GARAGE WITH A TAR AND GRAVEL ROOF LOCATED AT THE SOUTHEAST CORNER OF JUNIPERO AVENUE AND 10<sup>TH</sup> AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT, APN 010-072-018-000.**

WHEREAS, on September 9, 2024, Robert Torres (“Applicant”) submitted an application on behalf of Russell Barretta (“Owners”) requesting approval of Track 1 Design Study application DS 24273 (Barretta) described herein as (“Application”); and

WHEREAS, the Application has been submitted for a 4,000-square-foot located at the southeast corner of Junipero Avenue and 10<sup>th</sup> Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is requesting approval of the Design Study for the replacement of the wood shake roof of a two-story single-family residence and detached garage with a vertical standing seam metal roof on the two-story single-family residence and tar and gravel on the detached garage; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), changes in exterior materials of structures are subject to a Track One Design Review and may be approved by the Director if the project complies with the Zoning Ordinance and all applicable residential design guidelines; and

WHEREAS, in accordance with CMC 17.58.030.A.3 the Director shall refer for action by the Planning Commission any application for a project that does not comply with applicable adopted design guidelines and design criteria; and

WHEREAS, on November 29, 2024, a notice of public hearing was published in the Carmel Pine Cone for the December 11, 2024, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before December 1, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before December 6, 2024, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on December 11, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Applications, including, without limitation, the information

WHEREAS, on December 11, 2024, the Planning Commission continued the project to a future date; and

WHEREAS, on January 3, 2025, a notice of public hearing was published in the Carmel Pine Cone for the January 15, 2025, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before January 5, 2025, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before January 10, 2025, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on January 15, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Applications, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.*, the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Class 1) – Existing Facilities and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel -By-The-Sea does hereby make the following findings and determinations regarding the Design Study:

<b>FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL</b>		
For each of the required findings listed below, the staff has indicated whether the application supports adopting the findings, either as proposed or with conditions. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
<b>CMC 17.58.060.B, Findings for Design Review Approval</b>	<b>YES</b>	<b>NO</b>
1. The project conforms to the applicable policies of the General Plan and the Local Coastal Program.	✓	
2. The project complies with all applicable provisions of the Carmel Municipal Code.	✓	
3. The project is consistent with the applicable adopted design review guidelines.	✓	
<b>CMC 17.58.060.C, Additional Findings for Design Study Approval</b>	<b>YES</b>	<b>NO</b>
1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits, variances, or exceptions consistent with the Zoning Ordinance.	N/A	N/A
2. The project contributes to neighborhood character, including the type of forest resources present, the character of the street, the response to local topography, and the treatment of open space resources such as setbacks and landscaping.	✓	
3. The project is compatible with and sensitive to the natural features and built environment of the site and of the surrounding area. The project respects the constraints of the site and avoids excessive grading, cuts and fills. Construction on steep slopes is minimized to the extent feasible and abrupt changes in grade is minimized or mitigated.	N/A	N/A
4. The project maintains the City's principles of modesty and simplicity and preserves the City's tradition of simple homes set amidst a forest landscape. The project uses simple building forms and simple roof forms without complexity that would attract undue attention to the site.	✓	
5. The project does not present excess visual mass or bulk to public view or to adjoining properties. The project relates to a human scale in form, elements, and in the detailing of doors, windows, roofs, and walkways.	✓	
6. Project details and materials (e.g., windows, doors, chimneys, roofs, and stonework) are fully integrated and consistent throughout the design. Building materials are used in a manner that is visually consistent with the proposed architecture. All fenestration is appropriate in size and consistent with a human scale.	✓	
7. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources. Open space is distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites.	N/A	N/A
8. All demolitions, remodels, and substantial alterations are consistent with the following findings:	N/A	N/A
a. The design uses simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages consistent with the City's design objectives.		
b. The mass of the building relates to the context of other homes in the vicinity that are in conformance with the City's design guidelines related to mass and scale.		



c. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood.		
d. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All moderately significant trees have been protected to the maximum extent feasible. All buildings and structures will be set back at least six feet from significant trees.		

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Carmel-by-the-Sea does hereby **APPROVE WITH CONDITIONS** Design Studies (DS 24273, Barretta) for the replacement of the wood shake roof of a two-story single-family residence and detached garage with a new roof on the two-story single-family residence and tar and gravel on the detached garage at the southeast corner of Junipero Avenue and 10<sup>th</sup> Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-072-018-000, subject to the following Conditions of Approval:

<b>CONDITIONS OF APPROVAL</b>	
<b>No.</b>	<b>Standard Conditions</b>
1.	<p><b>Authorization.</b> The approval of Design Studies (DS 24273, Barretta) for the reroof of an existing two-story single-family residence located at the southeast corner of Junipero Avenue and 10<sup>th</sup> Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-072-018-000, the work includes;</p> <ol style="list-style-type: none"> <li>1. Removal of the wood shake roof from the main house and detached garage</li> <li>2. Installation of a new roof on the main house;</li> <li>3. Construction of a tar and gravel roof on the detach garage.</li> </ol> <p>as depicted in the plans, specifications, and pictures submitted by Robert Torres (plans prepared by Carver Schicketanz Architects), as approved by City of Carmel-by-the-Sea Planning Commission on January 15, 2025 unless modified by the conditions of approval contained herein.</p>
2.	<p><b>Codes and Ordinances.</b> The project shall be constructed in conformance with all requirements of the R-1 zoning district. 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 when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.</p>
3.	<p><b>Permit Validity.</b> In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is affected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.</p>

4.	<b>Fire Sprinklers - Residential.</b> Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
5.	<b>Modifications.</b> The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
6.	<b>Exterior Revisions to Planning Approval Form.</b> All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
7.	<b>Conflicts Between Planning Approvals and Construction Plans.</b> It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee.  When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
8.	<b>Indemnification.</b> 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 proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and 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 resolving all such actions by the parties hereto.

9.	<b>Hazardous Materials Waste Survey.</b> Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
10.	<b>Cultural Resources.</b> Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & 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 the 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 the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
11.	<b>Truck Haul Route.</b> Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
12.	<b>USA North 811.</b> Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
13.	<b>Conditions of Approval.</b> Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
<b>Landscape Conditions</b>	
14.	<b>Tree Removal Prohibited.</b> Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
15.	<p><b>Tree Protection Measures.</b> Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.</p> <ul style="list-style-type: none"> <li>• Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.</li> <li>• Excavation within 6 feet of a tree trunk is not permitted.</li> <li>• No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree.</li> <li>• Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels.</li> <li>• Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized,</li> </ul>

	<p>modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing.</p> <ul style="list-style-type: none"> <li>• Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots.</li> <li>• If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.</li> <li>• If roots larger than 2 inches 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, and mitigation measures have been put in place.</li> </ul>
<b>Environmental Compliance Conditions</b>	
16.	<p><b>Drainage Plan.</b> Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning &amp; Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.</p>
17.	<p><b>BMP Tracking Form.</b> Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning &amp; Building and Public Works Departments a completed BMP Tracking form.</p>
18.	<p><b>Semi-Permeable Surfaces.</b> Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning &amp; Building and Public Works Departments cross-section details for all semi-permeable surfaces.</p>
19.	<p><b>Erosion and Sediment Control Plan.</b> Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning &amp; Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.</p>
<b>Special Conditions</b>	
20.	<p><b>Conditions of Approval Acknowledgement.</b> Prior to the issuance of a building permit, a completed <b>Conditions of Approval Acknowledgment</b> form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.</p>
21.	<p><b>Copper Gutters &amp; Downspouts Not Permitted.</b> Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying the materials for the gutters and downspouts.</p>

22.	<b>Construction Management Plan.</b> Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.
23.	<b>Roofing Material.</b> Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternate roofing material that complies with the City's codes and guidelines as specific by the Planning Commission.

Acknowledgment and acceptance of conditions of approval:

_____	_____	_____
Property Owner Signature	Printed Name	Date
_____	_____	_____
Applicant Signature	Printed Name	Date

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 15<sup>th</sup> day of January, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

\_\_\_\_\_  
Michael LePage  
Chair

\_\_\_\_\_  
Leah Young  
Planning Commission Secretary



Attachment 2



Attachment 2



Attachment 2





Attachment 2



It's all good

**BOWEN RESIDENCE**

3816 CORNER OF  
14TH AVENUE  
CARMEL, CA 95021

**Carver Schickel Architects**  
A PROFESSIONAL CORPORATION  
PO BOX 2824, CARMEL, CA 95021, USA  
T 831.424.2394 F 831.424.0388 CARVER@SCHICKEL.COM

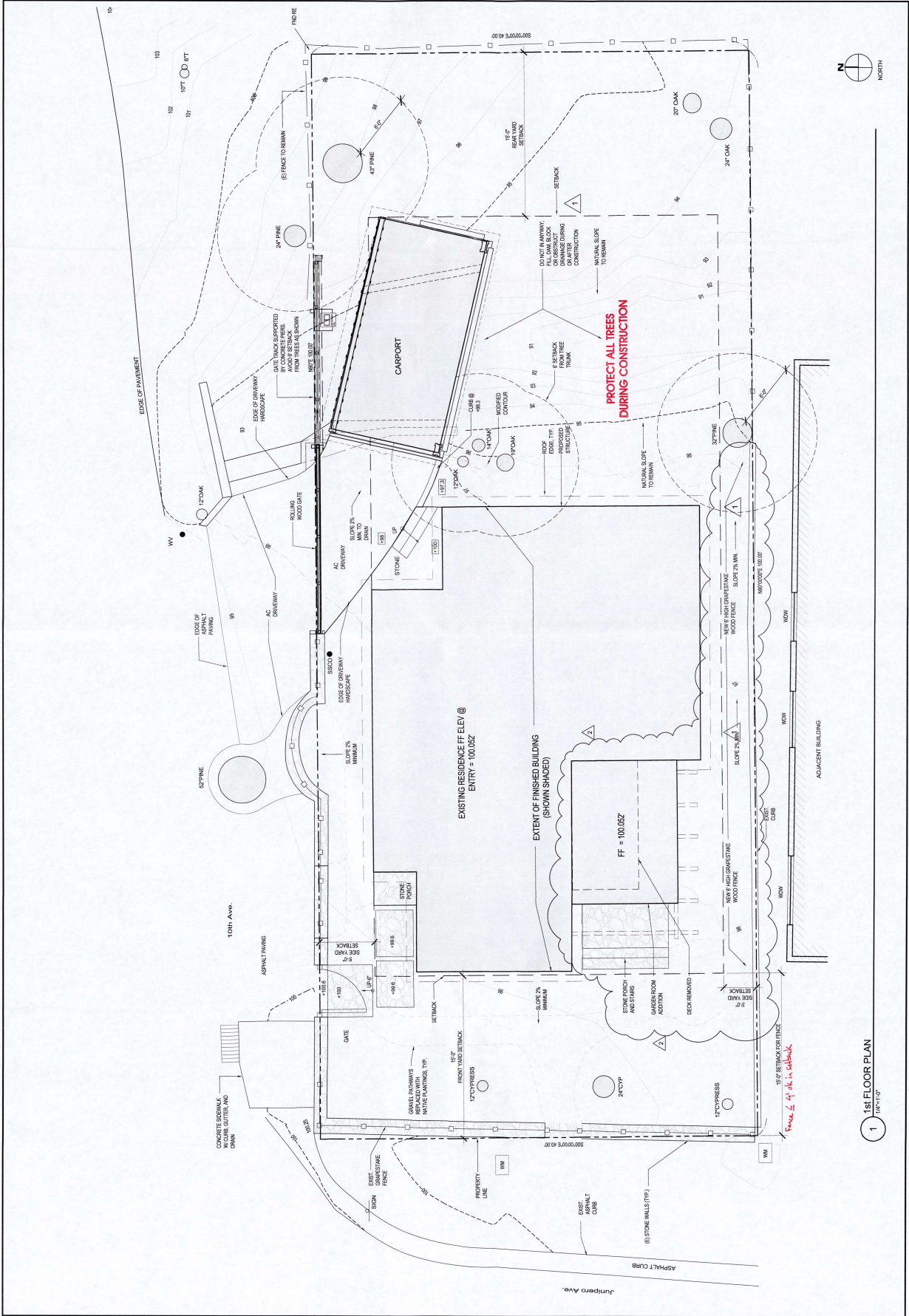
REVISIONS DATE  
1 1/2" X 1/4" SCALE  
DATE: 07/14

ARCHITECTURAL  
SITE PLAN

Scale: 1/4"=1'-0"  
JOB: 0714

A1.1

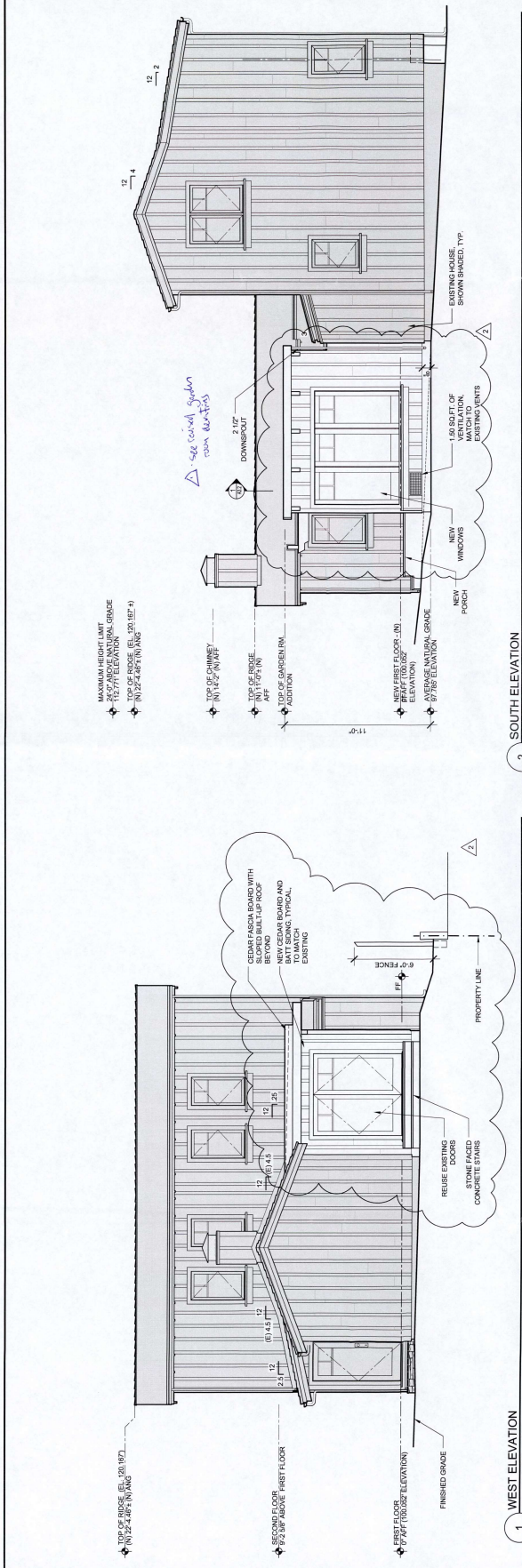
04/27/08



1 1st FLOOR PLAN  
1/4"=1'-0"

Use of these plans and specifications shall be limited to the project for which they were prepared and published hereon in any way, in whole or in part, is prohibited. The user and specifier assume the risk and responsibility for any errors, omissions, or omissions in these plans and specifications. The user and specifier shall be held harmless by the architect and publisher for any errors, omissions, or omissions in these plans and specifications. The user and specifier shall be held harmless by the architect and publisher for any errors, omissions, or omissions in these plans and specifications. The user and specifier shall be held harmless by the architect and publisher for any errors, omissions, or omissions in these plans and specifications.





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[www.scudderroofing.com](http://www.scudderroofing.com)  
3342 Paul Davis Dr., Marina, CA 93933 • Lic #445118 • Owner, Pete Scudder

**Contractor's State License #445118**

**Exhibit A – Proposal and Specifications**

Proposal For: Junipero and 10<sup>th</sup> Street  
Carmel Ca

Submitted To: Russell Barretta  
russellbarretta@outlook.com  
925 588 3965

From: Javier Heredia  
[Javier@scudderroofing.com](mailto:Javier@scudderroofing.com)  
Office: (831) 384-1500 | Cell (831) 901-3150  
Fax: (831) 883-2453

Bid Date: August 13<sup>th</sup> 2024

**Scope of work**

Scudder Roofing will furnish all the required materials, which we guarantee will be as specified, and we will perform all the labor necessary to complete the new roofing work as follows.

**General Specifications:**

- Property owner(s) will be listed as additionally insured and receive a copy of Scudder Roofing's current Workman's Compensation and General Liability insurance forms before work is scheduled to start.
- Scudder Roofing will coordinate and facilitate a pre-construction meeting at the job site before the commencement of work. The pre-construction meeting will be attended by Javier Heredia (Project Consultant), Abel Mendoza (Safety Superintendent), the project foreman and the owner/agent. The purpose of the meeting is to introduce the owner/agent to the project foreman and discuss the project details and assure all expectations are met.
- A portable toilet will be provided on-site throughout the construction process.
- All roof installation procedures and other related work installed by Scudder Roofing will be performed by current Cal-OSHA safety recommendations and requirements.
- The work area will be cleaned daily. Upon completion of the work described below, a final clean-up will be performed and all job-related debris will be removed.
- All work performed by Scudder Roofing will be by local building codes, manufactures recommendations, and guidelines set by the (NRCA) National Roofing Contractors Association

August 13<sup>th</sup> 2024

Scudder Roofing Company

Attachment 2  
Junipero and 10<sup>th</sup> Street**Main House and detached carport:****Property Protection**

Protect existing plants, flower beds/landscaping, driveways, patio decks, skylights, and doorways using a combination of scaffolding, visqueen plastic, plywood and protection boards as required. Some of the materials used for protection may be left in place until all work on that particular area of the house is complete. Other materials such as deck coverings and walkway coverings will be cleaned on a daily basis.

**Preparation work**

At all pitched steep roof decks, tear off the **one** detectable existing shake roof system and tar and gravel roof system. Remove any felt paper and/or underlayment's at the roof deck down to the original sheeting and remove the debris from the premises.

Remove all roof pipe and vent flashings, transition step flashings, and chimney saddle flashings and counter flashings. Dispose of all debris on a daily basis. \*Salvage and protect the existing gutter system and copper flashings at tar and gravel roof area.

After the existing roofing materials have been removed, Scudder Roofing will inspect the roof deck before the installation of the new roofing materials, remove the fasteners from any open beam ceiling rooms and perimeter of the home rather than drive them flush to eliminate the fasteners from penetrating the roof deck and shining the underside of the decking. Remove or drive flush any remaining roof fasteners in the attic and clean the roof deck to allow for a smooth surface for the installation of the new roofing materials.

At the end of each working day the perimeter of the working area and the driveway will be swept with a magnetic sweep to ensure that all fasteners have been removed from the project site.

**16" wide .040 Aluminum Kynar painted mechanically standing seam metal roof panels**

- **Underlayment:** Over the existing substrate provide and install one layer of PolyStick XFR fire rated self-adhered high-temperature membrane.
- **Metal roof panels:** Provide and install .040 Aluminum standard color Kynar painted **16" wide mechanically Seamed metal panels** according to manufacturer's recommendations.
- The roof panels will be secured in place using **Stainless Steel** metal clips and **Stainless steel** screws.
- Fabricate and install custom chimney saddle flashings and corner saddle flashings and skylight saddle flashings.
- Custom fabricate and install new **Stainless Steel "T"** drip edge metal flashing at eave lines to separate with copper gutters.
- All metal panels will be cut and hooked into the new "T" edge flashing.
- Fabricate and install gable trim, zee closures, offset cleats, starter cleats, and Valley flashings.
- At all horizontal ridge lines saw cut the existing sheeting 1" on each side and custom fabricate and install new ridge vent with stainless steel perforated metal flashing to promote adequate exhaust ventilation.
- Supply and install all new Plumbing pipe boots and hooded vents.
- Fabricate new cylinder metal cones at all plumbing pipe boots match the roof system to match the new roof system.
- All metal trim to be fastened using stainless steel pop rivets and sealed with double-sided butyl tape.
- Color to be owner's choice of manufacturer's standard colors.
- At flat roof area supply and install a new 4ply tar and gravel roof system, one mechanically fastened base sheet and 3 hot moped ply's and flood coat a new pea gravel surface.
- **Clean-up/ final inspection:** Clean all debris and remove from premises. Perform final job walk inspection with owner or owner's agent upon completion.

August 13<sup>th</sup> 2024

Scudder Roofing Company

Junipero and 10<sup>th</sup> street Attachment 2



**Oil canning**

The appearance of waves in the panel or "oil canning" occurs in many properly installed metal roof systems, Scudder Roofing recommends that the owner of the roof system make themselves aware of the possibility of "oil canning" prior to the installation of any metal roof system. Manufactures do not recognize "oil canning" as a reason for rejection.

**Note:** \*If determined, premium color or alternate substrate is required a change order or revised proposal will be submitted for price increase.

**Guarantee**

Ten (10)-year guarantee on workmanship provided by Scudder Roofing Company. The product manufacturer selected by the owner will provide a material warranty where applicable.

**Exclusions**

- |   |                           |
|---|---------------------------|
| Stucco Work                                     | New Plywood               |
| Dry rot repairs                                 | Chimney caps              |
| Plumbing and heating work                       | underground drain systems |
| Interior cover-up                               | Gutter system             |
| Intake Venting                                  | Insulation                |
| Permit cost/design review cost* see permit note |                           |

**Note:** if interior cover-up is required a project improvement order will take effect.

**Note:** \*\*Any damaged or rotted wood that is discovered and requires replacement, a project improvement order will take effect

**Note:** If an additional roof(s) and or insulation is discovered (other than the detectable roof system per original bid) and these additional roof(s) or insulation is to be removed an additional work order (change order) will result to remove and dispose of any additional roof(s) or insulation. This additional cost will be added to the original contract price and will be billed accordingly .

**Safety note**

Work includes set up of worker and pedestrian safety systems including but not limited to toe boards and harnesses at roof level and scaffolding and/or other safety systems at ground level. All roof installation procedures and other related work installed by Scudder Roofing will be performed in accordance with current Cal-OSHA safety recommendations and requirements.

**Permit note:**

Complete and submit the Level 1 study paper work that Carmel requires as well as the permit application for approval not later than August 26<sup>th</sup>. Due to fluctuating permit rates among the independent city and county jurisdictions the cost of construction permits cannot be accurately determined prior to the application and issue of the reroof/construction permit. Scudder Roofing will upon request apply for and include the proper permits for this reroof project and submit a change order in the actual amount of the permit upon issue.



August 13<sup>th</sup> 2024

Scudder Roofing Company

Junipero and 10<sup>th</sup> Street Attachment 2

**Price note**

Prices include all materials, labor, clean up, licenses, and insurance (PL, PD, and Workman’s Compensation) required to complete the job. Any damaged or rotted wood discovered during reroofing, or roof sheathing alterations or improvements, which must be replaced or repaired, is charged at an additional rate of \$130.00 per hour and materials will be charged at cost plus 40% gross margin. Please note that any sheathing repairs performed will be done solely for purposes of roof installation and does not guarantee that the house will pass all future structural pest control reports. Bid subject to change if not accepted within thirty (30) days

**Acceptance of Proposal**

**Initial Options Elected**

**Base bid:**

**.040 Aluminum 16” wide Kynar painted mechanically seamed metal roof panels...Total \$58,891.00**

DS  
RB

**Acceptance of proposal**

The above prices, specifications and conditions are satisfactory and are hereby accepted. This proposal is only valid when signed by an officer of Scudder Roofing. Scudder Roofing has the right of refusal on this project prior to officer’s signature. **THIS PROPOSAL IS CONTINGENT UPON PARTIES’ REVIEW AND FULLY EXECUTED HOME IMPROVEMENT CONTRACT AS REQUIRED BY CALIFORNIA LAW.**

Accepted: DocuSigned by:  
Russell Barretta Russell Barretta Date 8/13/2024  
(sign and print name)

Authorized Signature: \_\_\_\_\_ Date \_\_\_\_\_  
**Jennifer Scudder, President/CEO**

Note: Upon acceptance of proposal, please include Assessor’s Parcel Number with returned contract. This is **required** for issuance of permits if outside incorporated areas.

Assessor’s Parcel # \_\_\_\_\_

We would like to thank you in advance for this opportunity to review and propose a bid for your project. We are striving for 100% customer satisfaction and have worked very diligently to make sure this proposal is suited to meet your needs for now, and in the future. Please call me if you have any questions. We look forward to working with you.

Sincerely,

***Javier Heredia***

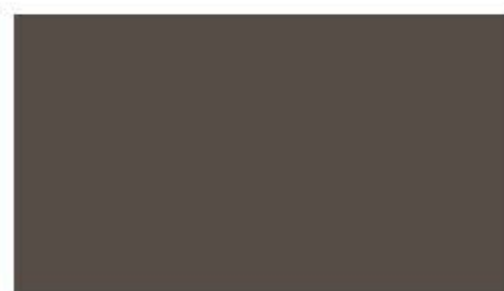
## 24-gauge PVDF Energy-Efficient Roof, Wall, & Trim Colors – COOLR<sup>®</sup>



Ash Gray



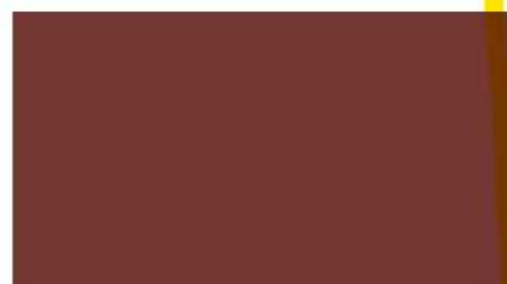
Burgundy



Burnished Slate



Charcoal Gray



Colonial Red



Dark Bronze



### Learn About the Color Visualizer



The **Sheffield Metals Color Visualizer** allows you to create detailed digital mock-ups of roofing, wall, and trim projects. You can choose from one of the sample pictures provided in the tool, or **upload a photo of of your actual home, business, or building**. From there, select from a wide variety of Sheffield Metals' product options, including seam types, profiles, thicknesses, and colors, and apply each one to the defined roof, wall, and trim areas of the photo.

Best of all, the Color Visualizer is 100% free and designed for everyone to use, including homeowners, property owners, contractors, architects, manufacturers, and any other industry

# ENGINEERED METAL ROOFING SYSTEMS

## SMI 2.0" Mechanical Seam Standing Seam

### Panel Information:

Panel Type:	Standing Seam
Panel Seam:	Mechanical
Panel Width:	18" (Steel) / 16" (Aluminum)
Seam Height:	2.0"
Panel Material:	22 GA - 24 GA Min, .040
Panel Surface:	Smooth / Embossed Optional
Panel Clip:	Required Per Engineering
Minimum Slope:	2/12
Substrate:	Open Framing*, Plywood, B-Deck, B-Deck w/ISO

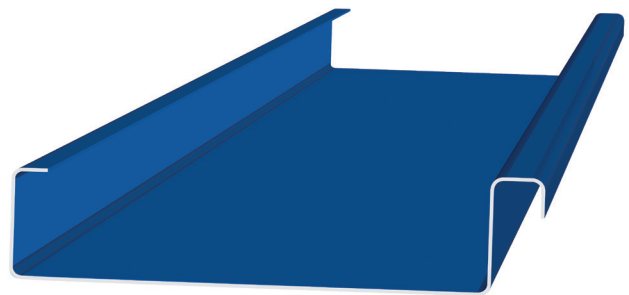
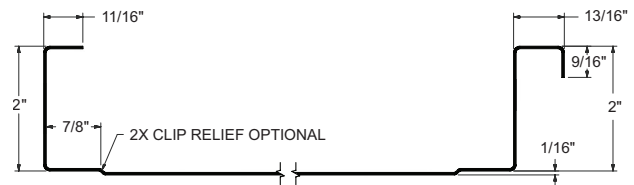


### Panel Testing:

Uplift Resistance:	ASTM E 1592*, UL 580, UL 1897, UL 90
Air Infiltration:	ASTM E 1680
Wind Driven Rain:	TAS 100
Water Penetration:	ASTM E 1646
Water Submersion:	ASTM E 2140
Foot Traffic:	FM 4471*
Hail Rating:	Class 4 Impact UL 2218
Fire Rating:	UL Class A
Texas Department of Insurance Approval:	RC-383*, RC-384*, RC-385*, RC-390*
FBC HVHZ & Non-HVHZ Approval:	FL18316

### Panel Notes:

- With this panel engineering, you may opt to use heavier gauge coil and narrower width panels. Clip spacing will not change.
- For slopes lower than a 2/12 roof pitch, contact SMI Technical Department for further installation requirements.
- This panel uses a 24" coil (Steel) / 22" coil (Aluminum).
- This panel uses 5-13/16" of material to form the panel.
- Divide the coil width by the panel width to determine your roof multiplier. Take the square footage of the roof and multiply that by the roof multiplier to determine the amount of coil needed to manufacture the panels. This does not include estimated waste.
- Clip Relief, Bead Ribs, Striations, and Pencil Ribs do not affect the engineering or function.
- This panel is approved for Weathertight Warranties.



\* Available in steel only.



## Background and Project Description:

The residence was designed by the Architect Mark Mills. Mark Mills is listed in Carmel's Historic Context Statement. On November 26, 2024, the property was reviewed for historic significance. It was determined to be ineligible for the Carmel Historic Inventory on December 23, 2024, due to a lack of association with important events, people, or architecture in the Historic Context Statement and the loss of integrity due to alterations. The property is comprised of a 7,409-square-foot lot located on Santa Lucia Avenue 2 NE of Scenic Road.

The applicant is proposing to replace the existing roof of the two-story single-family residence. The applicant is proposing a vertical standing seam Sheffield medium bronze metal roof. The existing roof is wood shake that needs to be replaced because it is weathered and old.

## Staff Analysis:

The following is an analysis of the project's consistency with the Residential Design Guidelines.

**Roofing:** Residential Design Guideline 9.8 states that Metal, plastic, and glass roofs are inappropriate in all neighborhoods.

**Staff Response:** The applicant is proposing to replace the existing wood shake roof with a vertical standing seam Sheffield medium bronze metal roof. The applicant is proposing a metal roof in the medium bronze color way, which has an SRI of 31. The majority of the surrounding homes in the neighborhood have wood shake, tile, or composite shingle roofs. Staff conducted an informal field survey of the area, and there are three other properties with a metal roof within 500' of the subject site (all of which are in Monterey County's Jurisdiction). The proposed vertical standing seam metal roof would add more diversity in roofing material to the neighborhood. The Planning Commission has approved metal roofs with a matte finish and a low SRI in the past. The proposed Special Condition of Approval #20 would require the applicant to submit an updated proposal with an alternate material for the roofing. If the Planning Commission believes the metal roof would be appropriate, Special Condition of Approval #23 can be struck from the Resolution or amended to require the applicant to choose a color of roof with a lower SRI. If the Planning Commission finds an alternative metal roof material/design to be appropriate for this site Special Condition of Approval #20 allows the Applicant to work with staff on an updated proposal that responds to Commission comments and could be approved at a Staff level.

## Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include minor alterations to private structures involving negligible or no expansion of existing or former use. The existing use is a single-family residence on a 7,409-square-foot building site. The project involves the reroofing of a two-story single-family residence. The project will not change or expand the existing use of the property as a single-family residence.

The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution

Attachment 2 - Project Plans

Attachment 3 - Neighbor Correspondence

Attachment 4 - Neighbor Correspondence

Attachment 5 - Neighbor Correspondence

**CITY OF CARMEL-BY-THE-SEA  
PLANNING COMMISSION**

**PLANNING COMMISSION RESOLUTION NO. 2025-XXX-PC**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A TRACK 1 DESIGN STUDY REFERRAL TO REMOVE THE EXISTING WOOD SHAKE ROOF AND INSTALL A NEW ROOF ON AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE LOCATED SANTA LUCIA AVENUE 2 NORTHEAST OF SCENIC ROAD IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT, APN 010-293-013-000.**

WHEREAS, on October 21, 2024, Matt Hanner (“Applicant”) submitted an application on behalf of John Jensen Trust (“Owners”) requesting approval of Track 1 Design Study application DS 24321 (Jensen) described herein as (“Application”); and

WHEREAS, the Application has been submitted for a 7,409-square-foot located on Santa Lucia Avenue 2 NE of Scenic Road in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is requesting approval of the Design Study for the replacement of the wood shake roof of a two-story single-family residence with a vertical standing seam metal roof; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), changes in exterior materials of structures are subject to a Track One Design Review and may be approved by the Director if the project complies with the Zoning Ordinance and all applicable residential design guidelines; and

WHEREAS, in accordance with CMC 17.58.030.A.3 the Director shall refer for action by the Planning Commission any application for a project that does not comply with applicable adopted design guidelines and design criteria; and

WHEREAS, on January 3, 2025, a notice of public hearing was published in the Carmel Pine Cone for the January 15, 2025, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before January 5, 2025, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before January 10, 2025, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on January 15, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Applications, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.*, the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Class 1) – Existing Facilities and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel -By-The-Sea does hereby make the following findings and determinations regarding the Design Study:

<b>FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL</b>		
For each of the required findings listed below, the staff has indicated whether the application supports adopting the findings, either as proposed or with conditions. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
<b>CMC 17.58.060.B, Findings for Design Review Approval</b>	<b>YES</b>	<b>NO</b>
1. The project conforms to the applicable policies of the General Plan and the Local Coastal Program.	✓	
2. The project complies with all applicable provisions of the Carmel Municipal Code.	✓	
3. The project is consistent with the applicable adopted design review guidelines.	✓	
<b>CMC 17.58.060.C, Additional Findings for Design Study Approval</b>	<b>YES</b>	<b>NO</b>
1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits, variances, or exceptions consistent with the Zoning Ordinance.	N/A	N/A
2. The project contributes to neighborhood character, including the type of forest resources present, the character of the street, the response to local topography, and the treatment of open space resources such as setbacks and landscaping.	✓	
3. The project is compatible with and sensitive to the natural features and built environment of the site and of the surrounding area. The project respects the constraints of the site and avoids excessive grading, cuts and fills. Construction on steep slopes is minimized to the extent feasible and abrupt changes in grade is minimized or mitigated.	N/A	N/A



<p>4. The project maintains the City’s principles of modesty and simplicity and preserves the City’s tradition of simple homes set amidst a forest landscape. The project uses simple building forms and simple roof forms without complexity that would attract undue attention to the site.</p>	✓	
<p>5. The project does not present excess visual mass or bulk to public view or to adjoining properties. The project relates to a human scale in form, elements, and in the detailing of doors, windows, roofs, and walkways.</p>	✓	
<p>6. Project details and materials (e.g., windows, doors, chimneys, roofs, and stonework) are fully integrated and consistent throughout the design. Building materials are used in a manner that is visually consistent with the proposed architecture. All fenestration is appropriate in size and consistent with a human scale.</p>	✓	
<p>7. The project is consistent with the City’s design objectives for protection and enhancement of the urbanized forest and open space resources. Open space is distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites.</p>	N/A	N/A
<p>8. All demolitions, remodels, and substantial alterations are consistent with the following findings:</p> <p>a. The design uses simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages consistent with the City’s design objectives.</p> <p>b. The mass of the building relates to the context of other homes in the vicinity that are in conformance with the City’s design guidelines related to mass and scale.</p> <p>c. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood.</p> <p>d. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All moderately significant trees have been protected to the maximum extent feasible. All buildings and structures will be set back at least six feet from significant trees.</p>	N/A	N/A

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Carmel-by-the-Sea does hereby **APPROVE WITH CONDITIONS** Design Studies (DS 24321, Jensen) for the replacement of the wood shake roof of a two-story single-family residence with a new roof and replace existing copper gutters with medium bronze noncopper gutters located on Santa Lucia Avenue 2 NE of Scenic Road in the Single-Family Residential (R-1) Zoning District, APN 010-293-013-000, subject to the following Conditions of Approval:

<b>CONDITIONS OF APPROVAL</b>	
<b>No.</b>	<b>Standard Conditions</b>
1.	<p><b>Authorization.</b> The approval of a Design Study (DS 24321, Jensen) for the reroof of an existing two-story single-family residence located at the southeast corner of Junipero Avenue and 10<sup>th</sup> Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-293-013-000, the work includes;</p> <ol style="list-style-type: none"> <li>1. Removal of the wood shake roof from the main house;</li> <li>2. Installation of a new roof on the main house;</li> <li>3. Replace existing copper gutters with medium bronze noncopper gutters;</li> </ol> <p>as depicted in the specifications and pictures submitted by Matt Hanner as approved by City of Carmel-by-the-Sea Planning Commission on January 15, 2025 unless modified by the conditions of approval contained herein.</p>
2.	<p><b>Codes and Ordinances.</b> The project shall be constructed in conformance with all requirements of the R-1 zoning district. 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 when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.</p>
3.	<p><b>Permit Validity.</b> In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is affected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.</p>
4.	<p><b>Fire Sprinklers - Residential.</b> Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).</p>
5.	<p><b>Modifications.</b> The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.</p>
6.	<p><b>Exterior Revisions to Planning Approval Form.</b> All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.</p>

7.	<p><b>Conflicts Between Planning Approvals and Construction Plans.</b> It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning &amp; Building Director or their designee.</p> <p>When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City’s attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.</p>
8.	<p><b>Indemnification.</b> 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 proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and 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 resolving all such actions by the parties hereto.</p>
9.	<p><b>Hazardous Materials Waste Survey.</b> Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.</p>
10.	<p><b>Truck Haul Route.</b> Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning &amp; Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.</p>
11.	<p><b>Conditions of Approval.</b> Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.</p>
<b>Landscape Conditions</b>	
12.	<p><b>Tree Removal Prohibited.</b> Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.</p>
13.	<p><b>Tree Protection Measures.</b> Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.</p> <ul style="list-style-type: none"> <li>• Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.</li> </ul>

	<ul style="list-style-type: none"> <li>• Excavation within 6 feet of a tree trunk is not permitted.</li> <li>• No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree.</li> <li>• Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels.</li> <li>• Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing.</li> <li>• Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots.</li> <li>• If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.</li> <li>• If roots larger than 2 inches 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, and mitigation measures have been put in place.</li> </ul>
<b>Environmental Compliance Conditions</b>	
14.	<p><b>Drainage Plan.</b> Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning &amp; Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.</p>
15.	<p><b>BMP Tracking Form.</b> Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning &amp; Building and Public Works Departments a completed BMP Tracking form.</p>
16.	<p><b>Semi-Permeable Surfaces.</b> Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning &amp; Building and Public Works Departments cross-section details for all semi-permeable surfaces.</p>
17.	<p><b>Erosion and Sediment Control Plan.</b> Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning &amp; Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details</p>

	for erosion and sediment control BMPs, material staging areas, and stabilized access.
<b>Special Conditions</b>	
18.	<b>Conditions of Approval Acknowledgement.</b> Prior to the issuance of a building permit, a completed <b>Conditions of Approval Acknowledgment</b> form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
19.	<b>Construction Management Plan.</b> Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.
20.	<b>Roofing Material.</b> Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternate roofing material that complies with the City's code and guidelines as specified by the Planning Commission.

Acknowledgment and acceptance of conditions of approval:

Property Owner Signature	Printed Name	Date
Applicant Signature	Printed Name	Date

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 15<sup>th</sup> day of January, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

\_\_\_\_\_  
 Michael LePage  
 Chair

\_\_\_\_\_  
 Shelby Gorman  
 Planning Commission Secretary

Proposed standing seam metal roof and gutter and downspout color.  
Sheffield Metals Medium Bronze









# general\_planning\_application\_2019\_0

Final Audit Report

2024-10-18

Created:	2024-10-18
By:	Matt Hanner (matth@carmelbuilding.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAiwhxzM8IEMmqts6h-IRTruLznRGBVmV9

## "general\_planning\_application\_2019\_0" History

-  Document created by Matt Hanner (matth@carmelbuilding.com)  
2024-10-18 - 3:33:31 PM GMT
-  Document emailed to missy@jdjensen.com for signature  
2024-10-18 - 3:33:56 PM GMT
-  Email viewed by missy@jdjensen.com  
2024-10-18 - 4:20:19 PM GMT
-  Signer missy@jdjensen.com entered name at signing as Mary U Jensen  
2024-10-18 - 4:21:22 PM GMT
-  Document e-signed by Mary U Jensen (missy@jdjensen.com)  
Signature Date: 2024-10-18 - 4:21:24 PM GMT - Time Source: server
-  Agreement completed.  
2024-10-18 - 4:21:24 PM GMT









## **Jensen roof application**

---

**Carolyn Ticknor** [REDACTED]

Wed, Jan 1, 2025 at 5:19 PM

To: jolander@ci.carmel.ca.us, bswanson@ci.carmel.ca.us, sgorman@ci.carmel.ca.us

To the Carmel Planning Commission,

We are a neighbor adjacent to the Jensen property, and their roof is prominent in our view as our property sits directly behind theirs. We are supportive of their application to install a metal roof. Importantly, it lowers fire risk. Also, it achieves architectural harmony for their home.

Best regards, Don and Carolyn Ticknor

[REDACTED]  
Carmel-by-the-Sea, CA 93921

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**January 15, 2025 Planning Commision agenda - Jensen roof replacement.**

---

**Micarl Hill** [REDACTED]

Mon, Jan 6, 2025 at 12:32 PM

To: [sgorman@ci.carmel.ca.us](mailto:sgorman@ci.carmel.ca.us), [jolander@ci.carmel.ca.us](mailto:jolander@ci.carmel.ca.us), [bswanson@ci.carmel.ca.us](mailto:bswanson@ci.carmel.ca.us)

Cc: Jensen JD [REDACTED], missy Jensen [REDACTED], Matt Hanner [REDACTED]

January 6, 2025

To:

Shelby Gorman, Administrative Coordinator, [sgorman@ci.carmel.ca.us](mailto:sgorman@ci.carmel.ca.us)Jacob Olander, Associate Planner, [jolander@ci.carmel.ca.us](mailto:jolander@ci.carmel.ca.us)Brandon Swanson, Assistant City Administrator & Acting Director of Community Planning and Building, [bswanson@ci.carmel.ca.us](mailto:bswanson@ci.carmel.ca.us)

Dear Carmel-By-the-Sea planning commission members.

I write in support of J.D and Missy Jensen's request to replace their wood shingle roof with a new Aluminum pre-painted Bronze Color roof that will fit in beautifully in the neighborhood. This will be on your January 15, 2025 planning commission agenda and I plan to be present while they are on holiday. They will be represented by their architect as well as their General Contractor, Carmel Building & Design.

I would like to share two things.

1. Our home was built 13 years ago, coincidentally by Carmel Building & Design. From our understanding our home was the first metal roof approved in Carmel-By-The-Sea. Back then the concern was how metal roofs change over time and look rusty and/or change color. This is not accurate, and our home should serve as proof as our roof looks precisely as it did when built. **(see attached 2 pictures)**
2. When we met Police Chief Paul Tomasi last month we asked him, "what keeps you up at night?" he answered us swiftly with one word "Fire!" and he zeroed in on the wooden shingle roofs as a concern.

Please approve this responsible neighbor's metal roof and help Carmel continue to have aesthetically appealing architecture being mindful of the potential of fire.

Thank you very much for all you do for Carmel.

Micarl & Laureen Hill

[REDACTED]

Carmel-By-The-Sea, CA 93921

[REDACTED]



January 3, 2025

TO: Jacob Olander, Carmel Associate Planner

FROM: Mike Ginn, owns and resides at [REDACTED].

WHAT: My stated approval of a new metal roof as in Proposed Action DS 24321 (Jensen)

Jacob, and others in position to vote on Proposed Action DS 24321 (Jensen),

I live across the street, on the southern side of Santa Lucia. I look at the roof in question daily. I thank the owners for keeping their house in good shape, the new roof just the newest evidence of that. I support their plan to install a metal roof and have no objections.

Let me know if you need anything else from me, with regards to my support of the plan.

Mike Ginn

[REDACTED]



## CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION Staff Report

January 15, 2025  
PUBLIC HEARINGS

<b>TO:</b>	Chair LePage and Planning Commissioners
<b>SUBMITTED BY:</b>	Evan Kort, Senior Planner
<b>APPROVED BY:</b>	Brandon Swanson, Assistant City Administrator/Acting Community Planning and Building Director
<b>SUBJECT:</b>	<b>DS 24164/VA 24263 (Brown):</b> Consideration of a Combined Concept and Final Design Study (DS 24164), and associated Coastal Development Permit for substantial alterations to an existing single-family residence, and Variance (VA 24263) for modifications to maximum site coverage regulations located at Scenic Road 3 southeast of 12th Avenue located in the Single Family Residential (R-1) Zoning District, Beach and Riparian (BR) Overlay, and Park (P) Overlay. APN: 010-292-011

**Application:** DS 24164/VA 24263 (Brown)

**APN:** 010-292-011

**Block:** A5

**Lot:** 2

**Location:** Scenic Road 3 southeast of 12th Avenue

**Applicant:** Eric Miller Architects INC

**Property Owner:** BROWN STEVE & ANDERSON DONNA

### Executive Summary:

The applicant is requesting approval of a Track 2 Design Study for a substantial alteration to an existing single family residence that is currently non-conforming to floor area and site coverage. While there is no increase in height or floor area, the exterior appearance of the residence is substantially changing, and therefore the project qualifies as a Track 2 Design Study. The proposed project also requires the Planning Commission to consider a Variance for site coverage.

### Recommendation:

Adopt a Resolution (Attachment 1) approving a Combined Concept and Final Design Study (DS 24164), and associated Coastal Development Permit for substantial alterations to an existing single-family residence, and Variance (VA 24263) for modifications to maximum site coverage regulations located at Scenic Road 3 southeast of 12th Avenue located in the Single Family Residential (R-1) Zoning District, Beach and Riparian (BR) Overlay, and Park (P) Overlay. APN: 010-292-011

### Background and Project Description:

The project site is a 5,762 square-foot lot developed with a 3,693 square-foot single-family residence, inclusive of a 483 square foot attached garage. The site is non-conforming in respect to floor area as it exceeds the maximum allowable for the building site (2,390 square feet allowed) and height as the existing building exceeds the height limit for the zone district (located within the Beach Overlay; 18' height limit. Current building is approximately 24'6" tall).

The existing structures are finished primarily with horizontal wood siding. The applicant is proposing to substantially alter the residence by replacing the existing exterior wood siding with stucco and stone elements; adding a new 461 square foot view deck off of the 2<sup>nd</sup> level; replacing windows and doors throughout; reroofing the residence; and making additional associated site modifications and repairs throughout.

While the scope of work does not propose any increase in floor area or height, as is typical with a Track 2 project that usually reviewed by the Planning Commission, the project is considered a substantial alteration which qualifies for Track 2 processing in accordance with CMC 17.58.040.B.1. An associated Variance for site coverage (discussed below) also requires approval by the Planning Commission.

A substantial alteration is defined as "any visual change, exterior design modification or addition to a building, structure, or site design, including but not limited to changes in architectural style or details, or changes in exterior materials, paving or decks that does not meet the definition of a demolition or a rebuild, or does not comply with adopted design objectives and/or design guidelines or does not qualify for track one design review." As the project consists of a significant visual change to the exterior design that results in a change in architectural style, the project is considered to be a substantial alteration and therefore subject to the Track 2 process including adoption of

the applicable findings for approval.

**Staff Analysis:**

**Forest Character:** Residential Design Guidelines 1.1 through 1.4 encourages preserving significant trees and minimizing impacts on established trees; protecting the root systems of all trees to be preserved; and, maintaining a forested image on the site.

The site contains one cypress. A Preliminary Site Assessment was not required for the project based on the scope of work so the significance of the right-of-way trees was not evaluated prior to application submittal (CMC 17.58.040.B.2.a), however, the city forester did conduct a site visit and evaluated the tree and determined the tree is a significant tree.

CMC 17.48.110.A.3 requires that *“All compaction of soils, construction of building walls, or placement of impermeable surfaces must be setback a minimum of six feet from all significant trees. Grading ruts and fills around significant trees shall be limited to areas outside the root projection zone... Cutting and filling around the base of trees shall be done only after consultation with the City Forester, and then only to the extent authorized by the City Forester...”*

It was determined that all new grading and walls needed to be at least 6 feet from the tree and any excavation within the larger root zone (Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater) needs to be performed with pneumatic excavator, hydrovac at low pressure, or other method approved by the city forester that does not sever roots in accordance with the city’s standard tree preservation practices (Condition of Approval #25).

As such, the proposed site plan will need to be slightly modified such that the proposed new retaining walls and grading areas are located out of the tree protection zone to ensure protection of the significant cypress tree. Conditions of Approval #25 and #34 have been included which require the plans be revised such that the new walls and areas of cut and fill are revised so they are located at least six (6) feet away from the significant cypress tree (as shown in Figure 1 and 2, below).





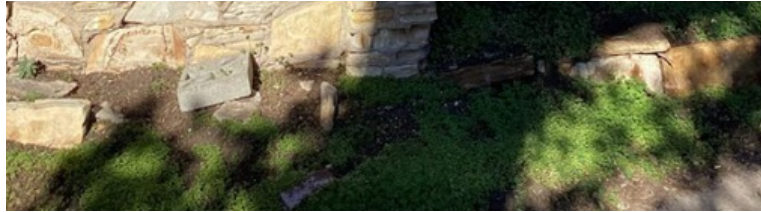


Figure 1. Trunk area of subject cypress and partial existing site area.

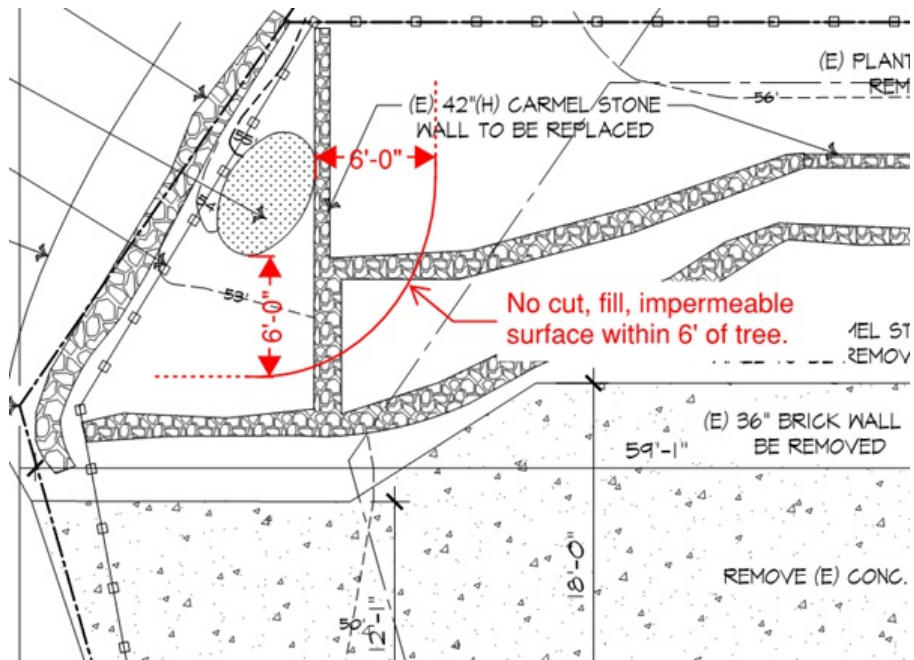
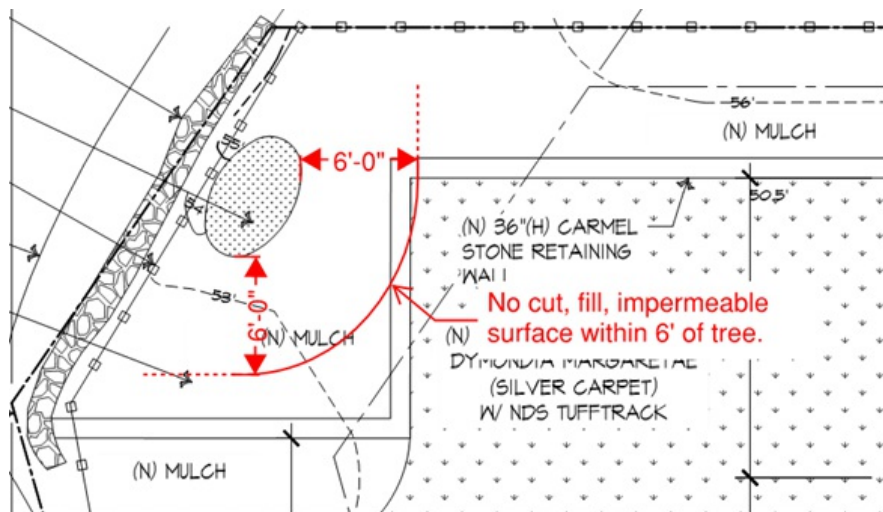


Figure 2a. Partial existing site plan with annotations.



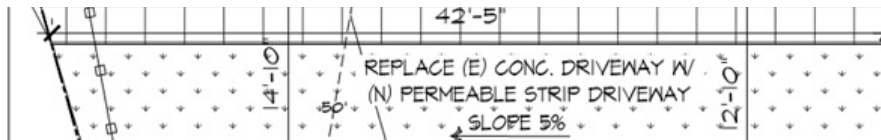


Figure 2b. Partial proposed site plan with annotations.

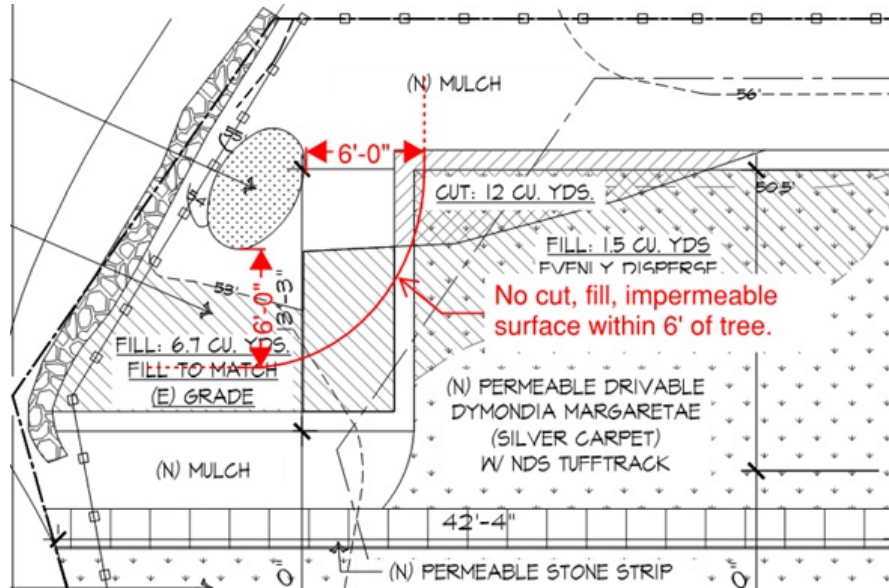


Figure 2c. Partial proposed grading plan with annotations.

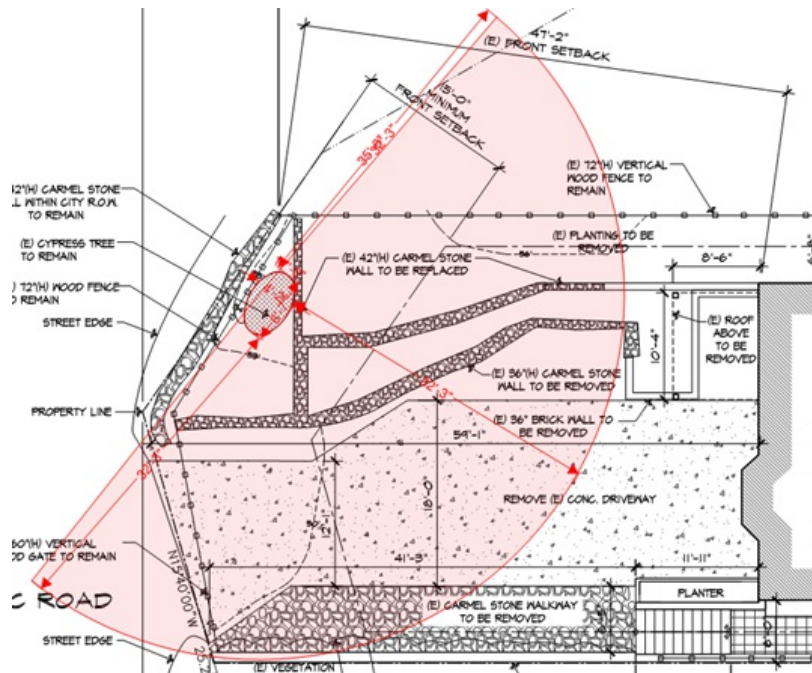


Figure 2d. Approximate area of structural root zone (SRZ). Excavation within SRZ shall be performed with pneumatic excavator, hydrovac at low pressure, or other method approved by the city forester that does not sever roots (refer to CoA #25). SRZ based on average diameter of ellipse.

In general, a tree density of 4 upper and 3 lower canopy tree is recommended for sites between 4,001-6,000 square feet, however, the characteristics of the surrounding neighborhood and protection of significant public views, scenic routes and corridors may warrant fewer trees or only lower canopy trees in some areas (CMC 17.48.080.A.2).

CMC 17.34.090, Landscape Standards for Overlay Districts, requires the following for properties located within the Beach Overlay as well as the Park Overlay:

1. *New native trees or other significant native vegetation shall be planted between the buildings on the site and the adjoining parklands when such vegetation would enhance the visual resources of the park by screening the buildings from public view, and when there is adequate space available to make such landscaping practical.*
2. *At least 75 percent of all landscaped areas on the property visible from the park shall be planted with drought-tolerant and/or native species. Areas of the site adjacent to parklands shall be landscaped and designed to establish a natural transition to the parkland vegetation. Trees approved for removal shall be replaced by two or more native specimen trees listed in the forest management plan preferably on-site or, if necessary, in the adjoining park as determined by the City Forester. Invasive species shall be removed if currently established.*

Condition of Approval #22 requires, in part, that, *“the project shall meet the City’s recommended tree density standards unless otherwise approved by the City based on on-site conditions.”* Staff recommends the project be approved with this condition, however, the applicant may work with Planning and Forestry staff to reduce the total number of trees or plant only lower canopy trees through development of the final landscape plan.

The landscape plan has yet to be reviewed by the City Forester (discussion provided in landscape section), however, Condition of Approval #22 has been included requiring Forster review for consistency with CMC 17.34.090 prior to Building Permit issuance.

As conditioned the project meets the Residential Design Guidelines pertaining to Forest Character.

**Privacy and Views:** Residential Design Guidelines 5.1 through 5.3 encourages designs that preserve reasonable privacy for adjacent properties and maintain view opportunities to natural features.

Staff has not identified any adverse view impacts associated with the project. There is no change to the building’s massing and therefore there is no change or impact to views as a result of the proposed project.

Staff recommends the Planning Commission assess the story poles at the Tour of Inspection to determine whether the proposed view deck would result in a privacy impact. The proposed window replacements and alterations do not appear to impact the privacy of adjacent neighbors, however, the addition of the deck may create impacts to the adjacent neighbors immediately to the north and south. The majority of the new view deck will be screened from the northern and southern neighbors by existing landscaping, however, there are portions of the deck with a direct line of site to the adjacent properties (refer to Figure 3, below). At the time of writing this report, staff has not received any written correspondence regarding any element of the project.

**Concept Finding #5.** *The project is consistent with the City’s objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.*

**Residential Design Guideline 5.1.** *Organize functions on a site to preserve reasonable privacy for adjacent properties.*

- *Position a building to screen active areas of adjacent properties when feasible.*
- *Locate windows and balconies such that they avoid overlooking active indoor and outdoor use areas of adjacent properties.*
- *Preserve significant trees that will help to screen views into adjacent properties.*
- *Screen patios, terraces and service areas*





**Figure 3a.** View toward northern neighbor from proposed deck (approximately).





**Figure 3b.** View toward southern neighbor from proposed deck (approximately).



**Figure 3c.** Proposed view deck from as seen from existing driveway. **Red Box** at left side of figure indicates location from where Figures 3a and 3b were taken.

Should the Commission find that there is no privacy impact, the project would meet the Residential Design Guidelines pertaining to privacy and Concept Finding #5. Should the Commission find that there is a privacy impact, the finding would be the project is inconsistent with the Residential Design Guidelines pertaining to privacy and therefore inconsistent with Concept Finding #5.

As drafted, the Resolution includes a finding for approval without modification, however, the Commission could find that there are adverse privacy impacts and either continue the project with direction or provide direction for modification through Conditions of Approval.

**Mass/Bulk and Building/Roof Form:** Residential Design Guidelines 7.1 through 7.7 encourages a building's mass to relate to the context of other homes nearby; minimize the mass of a building as seen from the public way or adjacent properties; and, relate to a human scale in its basic forms. Residential Design Guidelines 8.1 through 8.5 encourages traditional building forms; using restraint with variations in building planes; using simple roof forms that are in proportion to the scale of the building; and, roof eave lines that are low in scale. Guideline 8.3 states to *"limit the number of subordinate attachments, such as dormers, to avoid cluttered design."*

With the exception of the added deck and elimination of a bay window on the west (front) elevation, the building maintains the existing building and roof form. No changes are proposed to building or roof form.

**Finish Details:** The existing building materials are proposed to be removed completely and the building will be re-sided throughout. The building will be finished with a combination of Fond Du Lac Country Squire stone, smooth finished stucco in an "inspire" color – which is a light taupe or warm gray-beige with a slightly warm undertone. The roofing material is proposed to be a charcoal black presidential shake roof and the new windows are proposed to aluminum bronze windows. The applicant is proposing to use a glass safety rail system for all

guardrails.

Staff recommends the Planning Commission consider the following:

Roof color/material:

Residential Design Guideline 9.8 states (emphasis added in **bold**), "*Roof materials should be consistent with the architectural style of the building and with the context of the neighborhood. Composition shingles that **convey a color and texture similar to that of wood shingles** may be considered on some architectural styles of recent eras.*" The following [CertainTeed Presidential] colors have been found to be inconsistent with this guideline: Charcoal Black; Shadow Gray.

As such, staff has included Condition of Approval #38 which requires the applicant to work with staff to select an alternative roofing color.

Windows:

The window notes on sheet sheet 5c state "all windows shall comply with the following (u.o.n)" (unless otherwise noted). Item #2 on the window notes states, "wood clad windows with stain grade interiors...", however, elsewhere the plans indicate the windows are proposed to be "metal" (aluminum) casements and manufactured by "Awake".

Residential Design Guideline 9.11 states:

*Window styles and materials should be consistent with the architecture of the building. Window styles and materials should be uniform throughout a building*

- *Divided light windows are encouraged. Divided light windows should appear to be true divided light, including use of internal and external mullion and muntin bars on insulated windows. Removable or "snap-in", or internal-only mullion and muntin bars, are unacceptable.*
- *Materials other than authentic, unclad wood are appropriate only when it can be demonstrated that the proposed material is more appropriate to the architecture.*
- *High gloss finishes should be avoided.*
- *Fenestration on historic buildings should retain the historic integrity of the resource. When feasible, original windows should be restored rather than replaced.*

Staff has not included any additional Conditions of Approval in respect to windows, but recommends the Commission have a discussion regarding the appropriateness of the window material and appearance, specifically whether the proposed undivided aluminum windows are appropriate and consistent with the architecture of the building, or whether windows with divisions and/or unclad wood (or aluminum clad wood, or another material) windows are more appropriate for the structure.





**Figure 4.** Materials and rendering.

**Site Coverage/Landscaping/Fencing:** The applicant is proposing to remove all of the site coverage improvements (which are currently a non-conforming amount) and is requesting approval of a Variance to replace the site coverage with an amount of 1,017 square feet (526 sf allowed; 756 sf allowed with permeability bonus), 261 square feet above what would otherwise be permitted –analysis below.

The majority of the proposed site coverage is comprised of semi-permeable materials including the new driveway, new/replaced walk ways, and the new view deck constructed of spaced decking (827 square feet total). The impermeable site coverage primarily consists of the new/replaced stairs and landings, as well as a new light well (190 square feet total).

In accordance with CMC 17.52.070.A, the Planning Commission may grant a variance for maximum site coverage and minimum open space regulations only when the findings listed in CMC 17.64.210 can be supported. The applicant has prepared a response to these findings (refer to Attachment 2) and have been noted below. Staff concurs with the applicant’s statements and is supportive of the variance, and has provided additional comment below, were applicable.

Variance: The following special findings are required for approval of a variance.

**A. That due to special physical circumstances applicable to the property, the strict application of the Zoning Ordinance will deprive the property of privileges enjoyed by other properties in the vicinity which were developed under the same limitations of the Zoning Ordinance;**

Applicant’s Response: The topography of this site slopes from Scenic Road at an elevation height of approximately 49.9 to a rear elevation height of approximately 60.1. In response to a ten-foot difference in elevation, the existing house has two levels with the garage accessed at the lower level and the living space accessed at the upper level. The side yards and back of the house are at a higher topographic elevation which is conducive to a reverse floor plan and main entrance on the upper level. Accessibility to the main entrance of the house requires a long pathway with stairs along the side of the house to a side entrance, a feature shared by multiple properties along Scenic Road. The stairs and landings for an elevation difference of 10 feet requires a significant length to access the main entrance. To not allow additional site coverage to safely access the main entrance would be a hardship for the owners.

**B. That the variance will not constitute a grant of special privilege inconsistent with limitations on other property in the vicinity and within the same zone;**

Applicant’s Response: The granting of a safe pathway to the main entrance at the site of the house is a necessity, not a special privilege. All residences have a safe accessible means of entry into their residence, many with a side entrance similar to this property.

**C. That the variance will not be detrimental to adjacent property or injurious to public health, safety or welfare;**

Applicant’s Response: This request for a variance will maintain the existing topography which safely transitions to the adjacent property. The new stairs, landings and pathways will continue the natural slope of the topography along the side of the building to provide a safe means of ingress and egress for the residence. The existing vegetation provides adequate privacy for all site improvements requested.

Staff Response: Granting the variance will not be detrimental to adjacent properties, or injurious to public health, safety or welfare. The applicant shall still be required to comply with the applicable requirements of the underlying zoning district, overlays, and standard conditions of approval including but not limited to site drainage and storm water retention, landscaping, and tree planting/forest enhancement. The variance would only grant additional site coverage provided the additional coverage still allows for required site features (drainage, landscaping, trees, etc) to be maintained on-site first.

**D. That the condition or situation of the property for which the variance is sought is not so general or recurrent in nature as to make reasonable or practical the formulation of a general regulation to address such condition or situation;**

Applicant’s Response: The change in topography in the side yard setbacks deems it necessary to have stairs and pathways for safe access as a specific hardship to this property. This condition is due to an oddly shaped front property line and narrow width requiring a garage and off-street parking.

**E. That the situation or condition for which the variance is sought was not the result of actions of the existing or any**

***E. That the situation or condition for which the variance is sought was not the result of actions of the existing or any prior owner of the property; and***

Applicant's Response: The request for a variance is the result of a drastic change in topography from the front property line to the rear property line. The garage requirements at the lowest grade elevation require a width such that the side of the house is required for accessibility on the sloping topography of the natural site.

***F. That granting the variance will not be in conflict with the General Plan, or the general zoning objectives of the district within which the affected property lies.***

Applicant's Response: The granting of this variance is in response to an unusual condition due to the grade change naturally occurring on this property. For safety of owner and public access, the elevation change of ten feet requires appropriate stairs and pathways. The side entrance and access to the entry are compliant with the general zoning objectives for not having a grand entry.

Staff Response: As conditioned, the project will not be in conflict with the General Plan or zoning objectives of the R-1 zoning district or associated overlay districts. The project shall still comply will all other applicable standards with only an additional allowance for site coverage permitted.

Landscaping:

The applicant has also included a landscape plan, however, the landscape plan is substantially incomplete and either notes that landscaping is proposed to remain or the site will be mulched.

CMC 17.20.160, Permit Standards, states: "*The following standards shall be used by decision-making bodies in approving or denying a coastal development permit in the beach and riparian overlay district... No building permit for any development, as defined in Chapter 17.70 CMC, including but not limited to new construction, additions, exterior alterations or change in land use shall be approved unless a coastal development permit is approved taking into consideration all of the following as may be appropriate to the scope of the project.*" Specifically, subsection B.5 states: "*When any construction activity is proposed on a site in the park overlay district, the site design shall include a landscaping plan in accordance with Chapter 17.34 CMC, Landscaping.*"

CMC 17.34.090, Landscape Standards for Overlay Districts, requires the following for properties located within the Beach Overlay as well as the Park Overlay:

- 1. New native trees or other significant native vegetation shall be planted between the buildings on the site and the adjoining parklands when such vegetation would enhance the visual resources of the park by screening the buildings from public view, and when there is adequate space available to make such landscaping practical.*
- 2. At least 75 percent of all landscaped areas on the property visible from the park shall be planted with drought-tolerant and/or native species. Areas of the site adjacent to parklands shall be landscaped and designed to establish a natural transition to the parkland vegetation. Trees approved for removal shall be replaced by two or more native specimen trees listed in the forest management plan preferably on-site or, if necessary, in the adjoining park as determined by the City Forester. Invasive species shall be removed if currently established.*

The "park" as described above, refers to Carmel Beach and the adjacent Scenic Pathway, both of which are zoned P-2, Improved Parklands.

Condition of Approval #22 is included requiring the city forester review the landscape plan which meets the standards of CMC 17.34.090 prior to building permit issuance.

Lastly, the existing non-conforming fence and gate along the west and north property lines will be maintained, however, Condition of Approval #37 required correction of the non-conforming sections of the fence if removed or altered.

***Alteration of Non-Conforming Buildings:*** As previously described, the existing residence is non-conforming. CMC 17.36, Nonconforming Uses and Buildings, outlines the standards for nonconforming uses and buildings. It is the purpose of this chapter to regulate nonconforming buildings and nonconforming uses and to provide for the elimination of nonconformity, where its elimination will not have a detrimental effect on the City's unique charm and the overall village character of the City (CMC 17.36.010).

In accordance with CMC 17.36.030, "*A lawful nonconforming structure may be maintained, repaired, or altered as long as such maintenance, repair, or alteration does not increase the nonconformity and all work performed conforms to all of the requirements of this chapter.*" However, CMC 17.36.040.E continues to state, "*The substantial alteration of any nonconforming building or structure, that includes removal of any nonconforming building element or structural element, shall require correction of that specific nonconforming building element or structural element in conformance with all requirements for new construction. The removed nonconformity shall not be rebuilt or reestablished at that location on the site or elsewhere on the site.*"

Simply put: while this building exceeds the allowable floor area and height, it may be maintained, altered, and repaired, provided, there is no



additional floor area or height added to the site. Additionally, if any floor area is removed as a result of any of the alterations, or the building is reduced in height, those elements cannot be re-built in the same location or elsewhere on the site and the building will be required to be brought into compliance with the underlying zoning.

The applicant has provided a comprehensive demolition plan (refer to Attachment 3, Sheets 5a) illustrating the extent of the demolition work, thus maintaining the nonconformities in accordance with the zoning code. The applicant has also included a note on the cover sheet of the plans indicating an acknowledgement that the removal of any non-conformity shall require the correction of the nonconformity.

Special Condition of Approval #35 has been included stating, "All exterior demolition shall be in substantial compliance with the approved demolition plan as shown on Sheet 5a of the Design Study Plans Approved by the Planning Commission on January 15, 2025. Changes to the demolition plan shall be approved in writing by the Community Planning and Building Department prior to commencement of any additional demolition work. If during construction the exterior demolition exceeds what has been approved, a cease work order may be issued any time at the discretion of the Director of Community Planning and Building and with revised plans submitted to the Department of Community Planning and Building that correct the non-conformities in respect to the buildings floor area."

**Other Project Components:**

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include, alterations to existing private structures involving negligible or no expansion of the existing or former use such as additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the existing floor area or 2,500 square feet, whichever is less. The project consists of interior and exterior alterations to an existing single-family residence. There is no proposed increase in floor area. The project does not change the existing or former use of the property as a single-family residence and the project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the CEQA Guidelines.

- Attachment 1 - Resolution
- Attachment 2 - Variance Letter
- Attachment 3 - Project Plans

**PLANNING COMMISSION**

**PLANNING COMMISSION RESOLUTION NO. 2025-XXX-PC**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA COMBINED CONCEPT AND FINAL DESIGN STUDY (DS 24164), AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR SUBSTANTIAL ALTERATIONS TO AN EXISTING SINGLE-FAMILY RESIDENCE, AND VARIANCE (VA 24263) FOR MODIFICATIONS TO MAXIMUM SITE COVERAGE REGULATIONS LOCATED AT SCENIC ROAD 3 SOUTHEAST OF 12TH AVENUE LOCATED IN THE SINGLE FAMILY RESIDENTIAL (R-1) ZONING DISTRICT, BEACH AND RIPARIAN (BR) OVERLAY, AND PARK (P) OVERLAY. APN: 010-292-011**

WHEREAS, June 2, 2022, Carla Hashimoto, of Eric Miller Architects INC, (“Applicant”) submitted an application on behalf of BROWN STEVE & ANDERSON DONNA (“Owner”) requesting approval of Track 2 Design Study application (DS 24164, Brown) and Variance (VA 24263) described herein as (“Application”); and

WHEREAS, the Application has been submitted for a 5,762 square-foot lot located at Scenic Road 3 SE 12th Avenue located in the Single Family Residential (R-1) Zoning District, Beach and Riparian (BR) Overlay, and Park (P) Overlay; and

WHEREAS, the Applicant is requesting a substantial alteration to an existing two story single family residence; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), the construction of new dwellings, rebuilds, and substantial alterations requires approval of a Residential Track Two Design Study by the Planning Commission; and

WHEREAS, in accordance with CMC 17.52.070.A, the Planning Commission may grant a variance for maximum site coverage and minimum open space regulations when the findings listed in CMC 17.64.210 can be supported; and

WHEREAS, the project is requires a Coastal Development Permit in accordance with CMC 17.52.100.D (Limits on Exemptions for Single-Family Residences and other Improvements) as the project is for located within the Beach and Riparian Overlay District; and

WHEREAS, in accordance with CMC Section 17.58.040.B.2, the Director may authorize concept review and final details review to occur at the same meeting; and

WHEREAS, the project was scheduled by the Director for a Combined Concept and Final details review at a public hearing taking place on January 15, 2024; and

WHEREAS, on January 3, 2025, a notice of the public hearing scheduled for January 15, 2025, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before January 5, 2025, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before January 3, 2025, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on January 15, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the combined Concept and Final Design Study, Variance, and associated Coastal Development Permit, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the final design of the project; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at the hearing date including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent judgement to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Class 1) – Existing Facilities and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Carmel -By-The-Sea does hereby make the following findings and determinations regarding the **Concept Design Study**:

<b>FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE</b>		
For each of the required design study findings listed below, staff has indicated whether the concept plans submitted support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.		
<b>CMC Section 17.64.080.A – Concept Phase Approval Findings</b>	<b>YES</b>	<b>NO</b>
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits or variances consistent with the Zoning Ordinance.	✓	
2. The project is consistent with the City’s design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project’s use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	

5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.	✓	

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Carmel -By-The-Sea does hereby make the following findings and determinations regarding the **Final Design Study**:

<b>FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL</b>		
For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
<b>CMC 17.64.080.A, Final Details Phase Approval</b>	<b>YES</b>	<b>NO</b>
1. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
2. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	
3. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✓	
4. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right-of-way. The design will reinforce a sense of visual continuity along the street.	✓	

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Variance**:

<b>FINDINGS REQUIRED FOR A VARIANCE (CMC 17.64.210):</b>	<b>YES</b>	<b>NO</b>
1. That due to special physical circumstances applicable to the property, the strict application of the Zoning Ordinance will deprive the property of privileges enjoyed by other properties in the vicinity which were developed under the same limitations of the Zoning Ordinance.	✓	
2. That the variance will not constitute a grant of special privilege inconsistent with limitations on other property in the vicinity and within the same zone.	✓	
3. That the variance will not be detrimental to adjacent property or injurious to public health, safety, or welfare.	✓	
4. That the condition or situation of the property for which the variance is sought is not so general or recurrent in nature as to make reasonable or practical the formulation of a general regulation to address such condition or situation.	✓	
5. That the situation or condition for which the variance is sought was not the result of actions of	✓	

the existing or any prior owner of the property.		
6. That granting the variance will not be in conflict with the General Plan, or the general zoning objectives of the district within which the affected property lies.	✓	

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Coastal Development Permit**:

<b>FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS</b>		
For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission’s decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
<b>CMC 17.64.010.B, Coastal Development Permits</b>	<b>YES</b>	<b>NO</b>
1. The project, as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.	✓	
2. If the project is located between the first public road and the sea, the project conforms with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections <a href="#">30200</a> of the Public Resources Code).	N/A	N/A
#2 Finding: The proposed development is not located between the first public road and the sea.		

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE a Combined Concept and Final Design Study (DS 24164), and associated Coastal Development Permit for substantial alterations to an existing single-family residence, and Variance (VA 24263) for modifications to maximum site coverage regulations located at Scenic Road 3 southeast of 12th Avenue located in the Single Family Residential (R-1) Zoning District, Beach and Riparian (BR) Overlay, and Park (P) Overlay (APN: 010-292-011), subject to the following Conditions of Approval:

<b>CONDITIONS OF APPROVAL</b>	
<b>No.</b>	<b>Standard Conditions</b>
1.	<p><b>Authorization.</b> This approval of Design Study (DS 24164, Brown), Variance (VA 24263), and associated Coastal Development Permit for substantial alterations to an existing single-family residence located at Scenic Road 3 southeast of 12th Avenue located in the Single Family Residential (R-1) Zoning District, Beach and Riparian (BR) Overlay, and Park (P) Overlay as depicted in the plans prepared by Eric Miller Architects approved by the Planning Commission on January 15, 2025, unless modified by the conditions of approval contained herein.</p> <p><b>Variance Authorization.</b> This approval of Variance (VA 24263) <b>authorizes 261 square feet of additional permeable/semi-permeable site coverage for the site</b> (i.e. 526 sf allowed; 756 sf allowed with permeability bonus + 261 sf additional provided permeability bonus requirements are met = 1,017 sf maximum). This Variance authorization does not waive or lessen the Conditions of Approval listed below and other requirements of the city’s zoning code, local coastal program conditions are applicable and enforceable as part of the project.</p> <p>This variance shall become null and void if the existing residential structure is voluntarily or involuntarily demolished (as defined in the Carmel Municipal Code). Any future redevelopment or reconstruction on the subject property shall comply with the current zoning standards in effect at the time of application unless a new variance is granted.</p>

2.	<p><b>Codes and Ordinances.</b> The project shall be constructed in conformance with all requirements of the R-1 zoning district and all applicable overlay districts. 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 when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.</p>
3.	<p><b>Permit Validity.</b> In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.</p>
4.	<p><b>Water Use.</b> Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.</p>
5.	<p><b>Setback and Height Certifications.</b> If requested by the Community Planning and Building Department, a State licensed surveyor shall survey and certify the following in writing:</p> <ul style="list-style-type: none"> <li>• The footing locations are in conformance with the approved plans prior to footing/foundation inspection;</li> <li>• The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness.</li> </ul> <p>Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.</p>
6.	<p><b>Service Laterals.</b> Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than \$200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).</p>
7.	<p><b>Fire Sprinklers - Residential.</b> Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).</p>
8.	<p><b>Modifications.</b> The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.</p>
9.	<p><b>Exterior Revisions to Planning Approval Form.</b> All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.</p>

10	<p><b>Conflicts Between Planning Approvals and Construction Plans.</b> It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning &amp; Building Director or their designee.</p> <p>When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City’s attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.</p>
11	<p><b>Exterior Lighting.</b> Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer’s specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing.</p> <p>Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface.</p> <p>Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.</p>
12	<p><b>Skylights &amp; Skylight Shades.</b> Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer’s specifications for all skylights and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.</p>
13	<p><b>Stone Facades (including chimneys).</b> Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning &amp; Building Director or their designee.</p>
14	<p><b>Asphalt Shingle Roofing.</b> Prior to the issuance of a building permit, the Applicant shall include the manufacturer’s specifications for the approved asphalt shingle roofing. The material shall convey color and texture similar to that of wood shingles.</p>
15	<p><b>Indemnification.</b> 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 proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and 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 resolving all such actions by the parties hereto.</p>

16	<p><b>Driveway.</b> Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.</p>
17	<p><b>Hazardous Materials Waste Survey.</b> Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.</p>
18	<p><b>Cultural Resources.</b> Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning &amp; 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 the 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 the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.</p>
19	<p><b>Truck Haul Route.</b> Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning &amp; Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.</p>
20	<p><b>USA North 811.</b> Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)</p>
21	<p><b>Conditions of Approval.</b> Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.</p>
<b>Landscape Conditions</b>	
22	<p><b>Landscape Plan Required.</b> Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning &amp; Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following:</p> <ol style="list-style-type: none"> <li>1) Meeting the landscape requirements for the Beach Overlay (CMC 17.20.160.B.5);</li> <li>2) All new landscaping shall be 75% drought-tolerant;</li> <li>3) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and</li> <li>4) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions.</li> </ol> <p>The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.</p>
23	<p><b>Tree Planting Requirements.</b> Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure</p>



	<p>their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest &amp; Beach Commission.</p>
24	<p><b>Tree Removal Prohibited.</b> Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.</p>
25	<p><b>Tree Protection Measures.</b> Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.</p> <ul style="list-style-type: none"> <li>• Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.</li> <li>• Excavation within 6 feet of a tree trunk is not permitted.</li> <li>• No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree.</li> <li>• Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels.</li> <li>• Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing.</li> <li>• Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots.</li> <li>• If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.</li> <li>• If roots larger than 2 inches 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, and mitigation measures have been put in place.</li> </ul>
26	<p><b>Foundation Work Near Significant Trees.</b> 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. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.</p>
<b>Environmental Compliance Conditions</b>	
27	<p><b>Drainage Plan.</b> Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning &amp; Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced</p>

	impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
28	<b>BMP Tracking Form.</b> Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
29	<b>Semi-Permeable Surfaces.</b> Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
30	<b>Erosion and Sediment Control Plan.</b> Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
<b>Special Conditions</b>	
31	<b>Conditions of Approval Acknowledgement.</b> Prior to the issuance of a building permit revision, a completed <b>Conditions of Approval Acknowledgment</b> form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
32	<b>Copper Gutters &amp; Downspouts Not Permitted.</b> Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying a the material for the gutters and downspouts. Copper gutters and downspouts shall not be permitted.
33	<b>Construction Management Plan.</b> Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director and Director of Public Works.
34	<p><b>Plan Modification for Tree Protection.</b> Prior to building permit issuance, the plans shall be revised throughout such that the new walls and areas of cut and fill are revised so they are located at least six (6) feet away from the significant cypress tree.</p> <p>Additionally, a Tree Protection Plan shall be included in the plan showing a six (6) foot tree protection zone and the structural root zone (SRZ), described in Condition of Approval (CoA) #25. A note shall be included on the cover page, site plan, and Tree Protection Plan stating: <i>“All compaction of soils, construction of building walls, or placement of impermeable surfaces must be setback a minimum of six feet from all significant trees. Grading, ruts, and fills around significant trees shall be limited to areas outside the structural root zone. Cutting and filling around the base of trees shall be done only after consultation with the City Forester, and then only to the extent authorized by the City Forester. City Forester: (831)620-2073”</i></p>
35	<b>Demolition and Nonconformities.</b> All exterior demolition shall be in substantial compliance with the approved demolition plan as shown on Sheet 5a of the Design Study Plans Approved by the Planning Commission on January 15, 2025. Changes to the demolition plan shall be approved in writing by the Community Planning and Building Department prior to commencement of any additional demolition work. If during construction the exterior demolition exceeds what has been approved, a cease work order may be issued any time at the discretion of the Director of Community Planning and Building and with revised plans submitted to the Department of Community Planning and Building that correct the non-nonconformities in respect to the buildings floor area and building height.
36	<b>Removal of Existing Site Coverage.</b> All site coverage not shown on the approved (proposed) site plan shall be removed from the site prior to final inspection. Questions regarding the inclusion or exclusion of site coverage of site coverage shall be directed to the Community and Planning Department (831-620-2010).

	Areas where site coverage have been removed may be landscaped with new landscaping shown on the proposed landscape plan (refer to CoA #22), mulched, or left in a natural state except when conflict with CMC 17.34.090 would exist (see CoA #22, #1).
37	<b>Non-conforming fences/gates.</b> If the non-conforming fences and driveway gate proposed to remain located within the front setback (i.e fences exceeding 4’ tall) are removed, new proposed fences within the front setback shall comply with the height standards outlined in Table 17.10-G. New fences and driveway gates and similar associated features shall require approval from the Community Planning and Building Department as appropriate.
38	<b>Roof Color.</b> Prior to building permit issuance, the applicant shall work with Planning Staff to select an alternative roof color that complies with the Residential Design Guidelines, as provided in CoA #14.

Acknowledgement and acceptance of conditions of approval.

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Signature

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

\_\_\_\_\_  
Date

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 15<sup>th</sup> day of January, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

\_\_\_\_\_  
Michael LePage  
Chair

\_\_\_\_\_  
Shelby Gorman  
Planning Commission Secretary



ERIC MILLER  
ARCHITECTS

December 16, 2024

Mr. Evan Kort, Associate Planner  
City of Carmel-by-the-Sea Community Planning and Building Department  
PO Drawer CC, Carmel-by-the-Sea, CA 93921

re: DS 24164/VA (Brown)

Dear Mr. Kort,

This is a request for variance on the Brown application DS 24164/VA, Scenic 3 SE 12<sup>th</sup> Avenue, APN 010-292-011.

The project is requesting a new second floor view deck replacing a covered patio and existing site coverage, replacement and reduction of site coverage, and replacement of retaining walls. The findings requested for approval of the variance (CMC 17.64.210) are:

- A. *That due to special physical circumstances applicable to the property, the strict application of the Zoning Ordinance will deprive the property of privileges enjoyed by other properties in the vicinity which were developed under the same limitations of the Zoning Ordinance.*

The topography of this site slopes from Scenic Road at an elevation height of approximately 49.9 to a rear elevation height of approximately 60.1. In response to a ten-foot difference in elevation, the existing house has two levels with the garage accessed at the lower level and the living space accessed at the upper level. The side yards and back of the house are at a higher topographic elevation which is conducive to a reverse floor plan and main entrance on the upper level. Accessibility to the main entrance of the house requires a long pathway with stairs along the side of the house to a side entrance, a feature shared by multiple properties along Scenic Road. The stairs and landings for an elevation difference of 10 feet requires a significant length to access the main entrance. To not allow additional site coverage to safely access the main entrance would be a hardship for the owners.

- B. *That the variance will not constitute a grant of special privilege inconsistent with limitations of other property in the vicinity and within the same zone.*

The granting of a safe pathway to the main entrance at the site of the house is a necessity, not a special privilege. All residences have a safe accessible means of entry into their residence, many with a side entrance similar to this property.

- C. *That the variance will not be detrimental to adjacent property or injurious to public health, safety or welfare.*

This request for a variance will maintain the existing topography which safely transitions to the adjacent property. The new stairs, landings and pathways will continue the natural slope of the topography along the side of the building to provide a safe means of ingress and egress for the residence. The existing vegetation provides adequate privacy for all site improvements requested.

- D. *That the condition or situation of the property for which the variance is sought is not so general or recurrent in nature as to make reasonable or practical the formulation of a general regulation to address such condition or situation.*

The change in topography in the side yard setbacks deems it necessary to have stairs and pathways for safe access as a specific hardship to this property. This condition is due to an oddly shaped front property line and narrow width requiring a garage and offstreet parking.

- E. *That the situation or condition for which the variance is sought was not the result of actions of the existing or any prior owner of the property.*

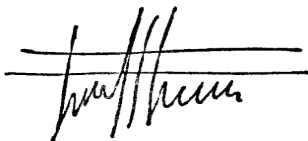
The request for a variance is the result of a drastic change in topography from the front property line to the rear property line. The garage requirements at the lowest grade elevation require a width such that the side of the house is required for accessibility on the sloping topography of the natural site.

- F. *That granting the variance will not be in conflict with the General Plan, or the general zoning objectives of the district within which the affected property lies.*

The granting of this variance is in response to an unusual condition due to the grade change naturally occurring on this property. For safety of owner and public access, the elevation change of ten feet requires appropriate stairs and pathways. The side entrance and access to the entry are compliant with the general zoning objectives for not having a grand entry.

With these property improvements having minimal or no impact on the neighborhood in response to the sloping property, we request consideration for approval of requested variances.

Sincerely,



Eric Miller  
Eric Miller Architects, Inc.

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# BROWN RESIDENCE

## SCENIC ROAD 3 SE OF 12TH AVENUE CARMEL-BY-THE-SEA, CA 93921



Attachment 3

REVISION	No.

CONSULTANT:

ARCHITECT

**ERIC MILLER ARCHITECTS, INC.**

211 HOFFMAN AVENUE MONTEREY, CA 93940  
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

### PROJECT DATA

**LOT DATA :**  
 LOT AREA : 5,762 SQ. FT.  
 A.P.N. : 010-242-011-000  
 ZONING : R-1

ZONING	R-1
MAX. FLOOR AREA ALLOWED :	2,390 SQ. FT.
MAX. SITE COV. ALLOWED :	526 SQ. FT.
526 SQ. FT. + 230 SF = 756 SF (50% PERMEABLE)	

**FLOOR AREA CALCULATION:**

BUILDING SITE AREA x 0.45 - (SQ. FT. OVER 4,000 X 0.02)	1,000
5,764 x (0.45 - (1,764 X 0.02))	1,000
5,764 x .33472 = 2,390 SQ. FT.	

**EXISTING FLOOR AREA:**

BASEMENT / LEVEL 1 = LIVING SPACE	1015 SF.
GARAGE	483 SF.
MECHANICAL	145 SF.
LEVEL 2 = LIVING SPACE	2050 SF.
<b>EXISTING FLOOR AREA:</b>	<b>3,693 SF. TO REMAIN</b>

**EXISTING SITE COVERAGE:**

IMPERVIOUS:	
DRIVEWAY	444 SF.
PATIOS	421 SF.
WALKWAYS & STAIRS	836 SF.
LIGHT WELL	17 SF.
PLANTER WALLS	13 SF.
<b>TOTAL EXISTING SITE COVERAGE:</b>	<b>2,236 SF. 39%</b>

**PROPOSED SITE COVERAGE:**

IMPERVIOUS:	
LIGHT WELL	17 SF.
STAIRS & LANDINGS	173 SF.
<b>TOTAL IMPERVIOUS SITE COVERAGE:</b>	<b>190 SF. 3%</b>

**PERVIOUS:**

STRIP DRIVEWAY	167 SF.
WALKWAYS	199 SF.
VIEW DECK - 2ND LEVEL	461 SF.
<b>TOTAL PERVIOUS SITE COVERAGE:</b>	<b>827 SF. 14%</b>

VARIANCE REQUEST = 1,017 SF - 756 SF = 261 SF VARIANCE

<b>TOTAL PROPOSED SITE COVERAGE:</b>	<b>1,017 SF. 17.7%</b>
<b>SITE COVERAGE REDUCTION:</b>	<b>1,219 SF. 21.2%</b>

### SETBACKS

R-1	MINIMUM	EXISTING TO REMAIN (NON-CONFORMING)	PROPOSED
FRONT	15'-0"	47'-2"	31'-6"
NORTH SIDE	3'-0"	5'-1"	
SOUTH SIDE	3'-0"	2'-10"	
COMPOSITE SIDE	25% OF LOT WIDTH (9' 5" MIN)	NORTH: 5'-1" SOUTH: 2'-10"	
COMPOSITE SIDE	25% OF LOT WIDTH (10' 6" MIN)	NORTH: 5'-4" SOUTH: 6'-0"	
COMPOSITE SIDE	25% OF LOT WIDTH (10' 10" MIN)	NORTH: 6'-8" SOUTH: 6'-0"	
REAR	3'-0"	1'-7"	

### BUILDING HEIGHT

	MAXIMUM	EXISTING TO REMAIN (NON-CONFORMING)
ONE STORY PLATE HT.	12'-0"	9'-0"
2ND STORY PLATE HT.	18'-0"	19'-0"
MAX ROOF HT.	18'-0"	24'-6"

**TREE REMOVAL:**  
NO TREES ARE TO BE REMOVED

**EXISTING WALLS TO BE RECONSTRUCTED**  
56 LF. / 455 LF. = 12%

### PROJECT INFORMATION

**OWNER:** STEVEN BROWN  
 3526 88TH AVENUE NE  
 CIRCLE PINES, MN 55014  
 PH: 612-554-3523

**PROJECT ADDRESS:** SCENIC ROAD 3 SE OF 12TH AVENUE  
 CARMEL-BY-THE-SEA, CA 93923

**ARCHITECT:** ERIC MILLER ARCHITECTS, INC.  
 211 HOFFMAN AVENUE  
 MONTEREY, CA 93940  
 PH: 831-372-0410

**PROJECT DESCRIPTION:**  
 EXTERIOR REMODEL OF A 2-STORY RESIDENTIAL SINGLE FAMILY RESIDENCE. NEW ELEMENTS INCLUDE A VIEW DECK, NEW EXTERIOR MATERIALS, AND NEW WINDOWS AND DOORS. SITE IMPROVEMENTS CONSIST OF REDUCING SITE COVERAGE AND REPLACING DAMAGED SITE WALLS.

**NOTE:**  
 THE EXISTING STRUCTURE IS NON-CONFORMING. THE REMOVAL OF ANY NON-CONFORMITY SHALL REQUIRE THE CORRECTION OF THE NON-CONFORMITY AND THAT SPECIFIC NON-CONFORMITY MAY NOT BE REBUILT IN THE SAME LOCATION OR ELSEWHERE ON SITE. (CMC 17.36.040.D, CMC 17.36.040.E, CMC 17.10.020 - DEMOLITION)

### SHEET INDEX

**ARCHITECTURAL**

1	TITLE SHEET
2	TOPOGRAPHIC SURVEY
3a	EXISTING SITE PLAN
3b	PROPOSED SITE PLAN
4a	LANDSCAPE & DRAINAGE PLAN
4b	CONSTRUCTION BEST MANAGEMENT PRACTICES
4c	CONSTRUCTION MANAGEMENT PLAN
5a	EXISTING UPPER & LOWER FLOOR PLANS
5b	PROPOSED UPPER & LOWER FLOOR PLANS
5c	WINDOW & DOOR SCHEDULE
6	EXISTING & PROPOSED FRONT AND REAR ELEVATIONS
7a	EXISTING & PROPOSED SIDE ELEVATIONS
7b	EXISTING & PROPOSED SIDE ELEVATIONS
8	EXISTING & PROPOSED STREETSCAPE ELEVATIONS
9	EXISTING & PROPOSED ROOF PLAN
10a	EXISTING FENCE / GATE ELEVATION
10b	PROPOSED LANDSCAPE & LIGHTING PLAN
11	FINISH MATERIALS
12	RENDERINGS

TITLE SHEET

JOB NAME: **BROWN REMODEL**  
 Scenic 3 SE of 12th Avenue  
 Carmel-By-The-Sea, CA 93921  
 A.P.N. 010-242-011-000

DATE: JAN. 6, 2025

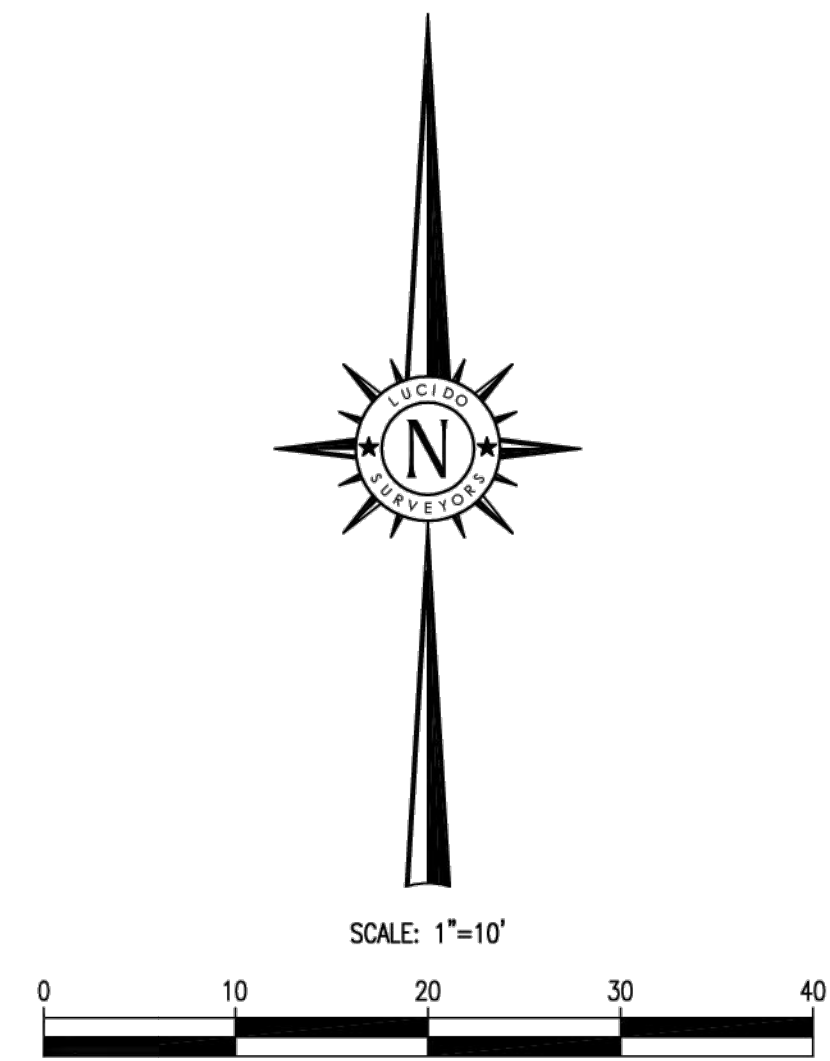
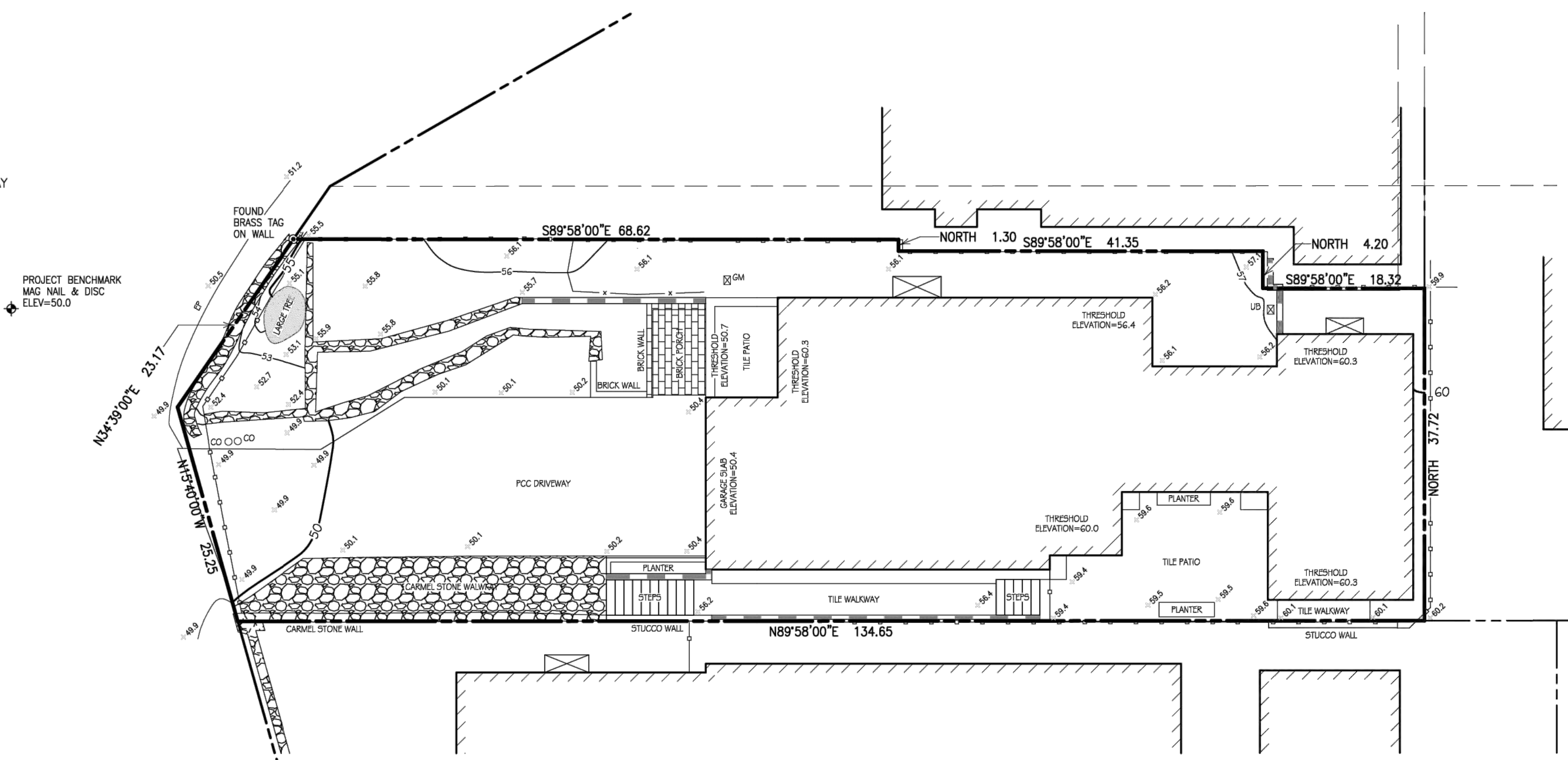
SCALE: N.T.S.

DRAWN: KJL

JOB N 2403

**LEGEND:**

- |      |                              |       |                              |
|------|------------------------------|-------|------------------------------|
| —●—  | RECORD BOUNDARY              | —○—   | WOOD FENCE                   |
| —●—  | RECORD RIGHT OF WAY          | —x—x— | WIRE FENCE                   |
| —●—  | RECORD LOT LINE              | —○—○— | CHAIN LINK FENCE             |
| —●—  | RECORD CENTERLINE            | —STB— | STREET SIGN                  |
| —●—  | RECORD EASEMENT LINE         | —SP—  | SIGN POST                    |
| —●—  | RECORD SETBACK               | —MB—  | MAIL BOX                     |
| —●—  | OLD RECORD LINE              | —B—   | BOLLARD                      |
| —●—  | PROJECT BENCHMARK            | —P—   | PILLAR                       |
| —50— | CONTOUR (MAJOR)              | —BW—  | BLOCK RETAINING WALL         |
| —40— | CONTOUR (MINOR)              | —RW—  | ROCK RETAINING WALL          |
| —GB— | GRADEBREAK                   | —SBW— | STACKED BLOCK WALL           |
| —EP— | EDGE OF PAVEMENT             | —BWP— | BRICK WALKWAY/PATIO          |
| —    | LIP OF GUTTER                | —CSW— | CARMEL STONE WALL OR WALKWAY |
| —    | FACE OF CURB                 | —PCC— | PCC WALKWAY/PATIO            |
| —    | BACK OF CURB                 |       |                              |
| —    | BACK OF SIDEWALK             |       |                              |
| —    | EDGE OF DRIVEWAY             |       |                              |
| —    | FLOWLINE                     |       |                              |
| —    | APPROXIMATE BUILDING OUTLINE |       |                              |
| —    | CHIMNEY                      |       |                              |
| —    | APPROXIMATE FLOOR ELEVATION  |       |                              |
| —    | DECK                         |       |                              |
| —    | CONC PAD                     |       |                              |
| —    | STEP                         |       |                              |
| —    | PLANTER                      |       |                              |
| —    | WATER LINE                   |       |                              |
| —    | WATER VALVE                  |       |                              |
| —    | WATER METER                  |       |                              |
| —    | FIRE HYDRANT                 |       |                              |
| —    | HOSE BIB                     |       |                              |
| —    | IRRIGATION CONTROL VALVE     |       |                              |
| —    | SANITARY SEWER LINE          |       |                              |
| —    | SANITARY SEWER MANHOLE       |       |                              |
| —    | SANITARY SEWER CLEAN-OUT     |       |                              |
| —    | STORM DRAIN                  |       |                              |
| —    | STORM DRAIN MANHOLE          |       |                              |
| —    | AREA DRAIN                   |       |                              |
| —    | STORM DRAIN CATCH BASIN      |       |                              |
| —    | ELECTRIC LINE                |       |                              |
| —    | UTILITY POLE                 |       |                              |
| —    | GUY WIRE                     |       |                              |
| —    | ELECTRIC VAULT               |       |                              |
| —    | UTILITY VAULT                |       |                              |
| —    | UTILITY BOX                  |       |                              |
| —    | ELECTRIC METER               |       |                              |
| —    | LAMP POST                    |       |                              |
| —    | GAS LINE                     |       |                              |
| —    | GAS METER                    |       |                              |
| —    | TELEPHONE LINE               |       |                              |
| —    | TELEPHONE STANDARD           |       |                              |
| —    | CABLE TELEVISION LINE        |       |                              |
| —    | CABLE TELEVISION BOX         |       |                              |
- 
- |        |                            |
|--------|----------------------------|
| AC     | ASPHALT CONCRETE           |
| CS     | CARMEL STONE               |
| CMF    | CORRUGATED METAL PIPE      |
| CONC   | CONCRETE SLAB              |
| DG     | DECOMPOSED GRANITE         |
| EX AGG | EXPOSED AGGREGATE          |
| HDPE   | HIGH DENSITY POLY ETHYLENE |
| PCC    | PORTLAND CEMENT CONCRETE   |
| PS     | PAVER STONE                |
| PVC    | POLY VINYL CHLORIDE        |
| RCP    | REINFORCED CONCRETE PIPE   |
| TE     | TRASH ENCLOSURE            |
- 
- |              |                         |
|--------------|-------------------------|
| —            | EDGE OF FOLIAGE         |
| —○12" T—     | TREE WITH SIZE AND TYPE |
| A            | ACACIA                  |
| C            | CYPRESS                 |
| Attachment 3 | OAK                     |
| P            | PINE                    |
| R            | REDWOOD                 |
| T            | TREE                    |
| —8.9—        | SPOT ELEVATION          |



**BENCHMARK:**  
ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A MAG NAIL & DISC SET IN THE PAVEMENT NEAR THE WESTERLY BOUNDARY CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON.

- NOTES:**
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS.
  - ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
  - DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
  - CONTOUR INTERVAL = ONE FOOT.
  - TREE TYPES (IF ANY) ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY. TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
  - POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS. IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
  - NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
  - THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN MARCH OF 2022.

**Area Calculations**

ITEM	SQUARE FEET
PARCEL	5,762
TILE PATIOS	363
TILE WALKWAY	24
STEPS	39
CARMEL STONE WALKWAY	245
CARMEL STONE WALLS	172
BRICK WALLS	18
BRICK PATIO	58
BLOCK WALLS	30
PCC DRIVEWAY	949

**TOPOGRAPHIC SITE SURVEY**  
OF  
**APN 010-292-011-000**  
ON  
**SCENIC ROAD IN CARMEL**  
Records of Monterey County  
PREPARED FOR  
**Steve Brown**

BY  
**LUCIDO SURVEYORS**  
Boundary and Construction Surveys · Topographic and Planimetric Mapping  
ALTA Surveys and GIS Database Management · Land Planning and Consulting

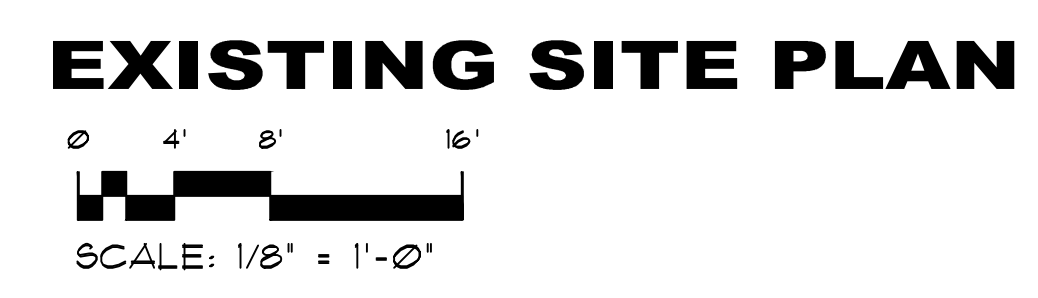
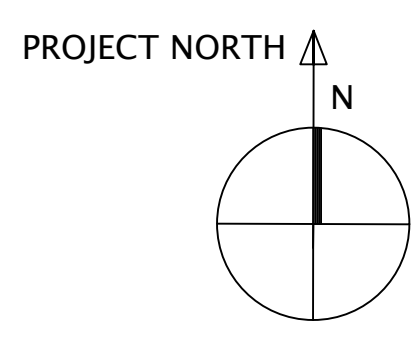
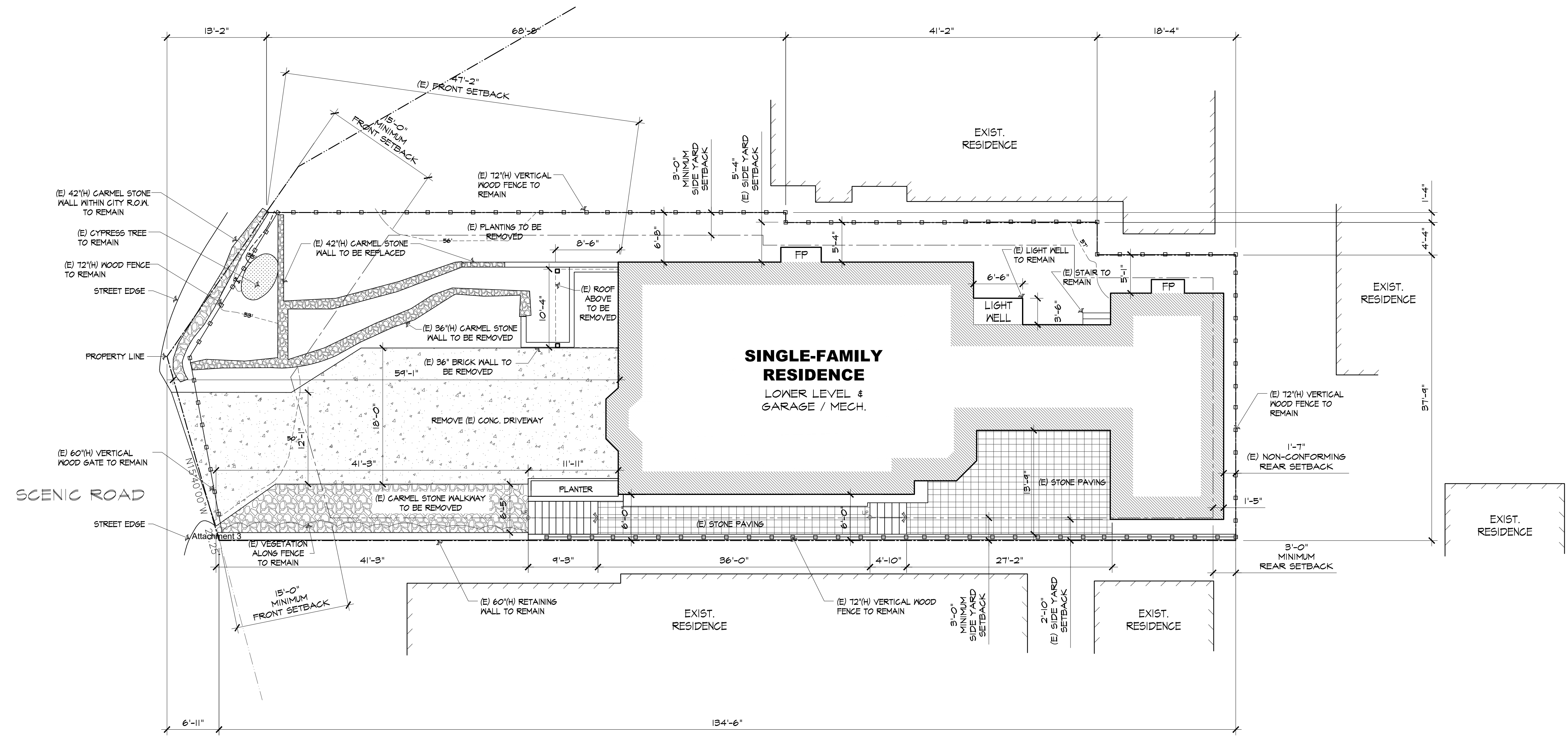
2 Saucito Avenue  
DEL REY OAKS, CALIFORNIA 93940  
info@lucidosurveyors.com  
(831) 620-5032

SCALE: 1"=10' PROJECT No. 2909 MARCH 2022  
CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

SHEET NO.  
**2**



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**EXISTING SITE PLAN**

LEGEND	
	(E) PERMEABLE PAVERS
	(E) CONCRETE DRIVEWAY
	(E) STONE PAVING

(E) SITE COVERAGE CALCULATIONS	
DRIVEWAY.....	949 SF
WALKWAYS & STAIRS.....	836 SF
PATIOS.....	421 SF
LIGHTWELL.....	17 SF
PLANTER WALLS.....	13 SF
<b>TOTAL SITE COVERAGE:</b>	<b>2,236 SF</b>

REVISION	No.

CONSULTANT:

ARCHITECT

**ERIC MILLER ARCHITECTS, INC.**

211 HOFFMAN AVENUE  
 MONTEREY, CA 93940  
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

EXISTING SITE PLAN

JOB NAME: **BROWN REMODEL**  
 Scenic S SE of 12th Avenue  
 Carmel-By-The-Sea, CA 93921  
 A.P.N. 010-292-011-000

DATE: JAN. 6, 2025

SCALE: 1/8" = 1'-0"

DRAWN: K.J.L.

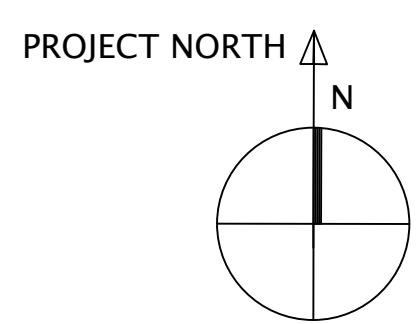
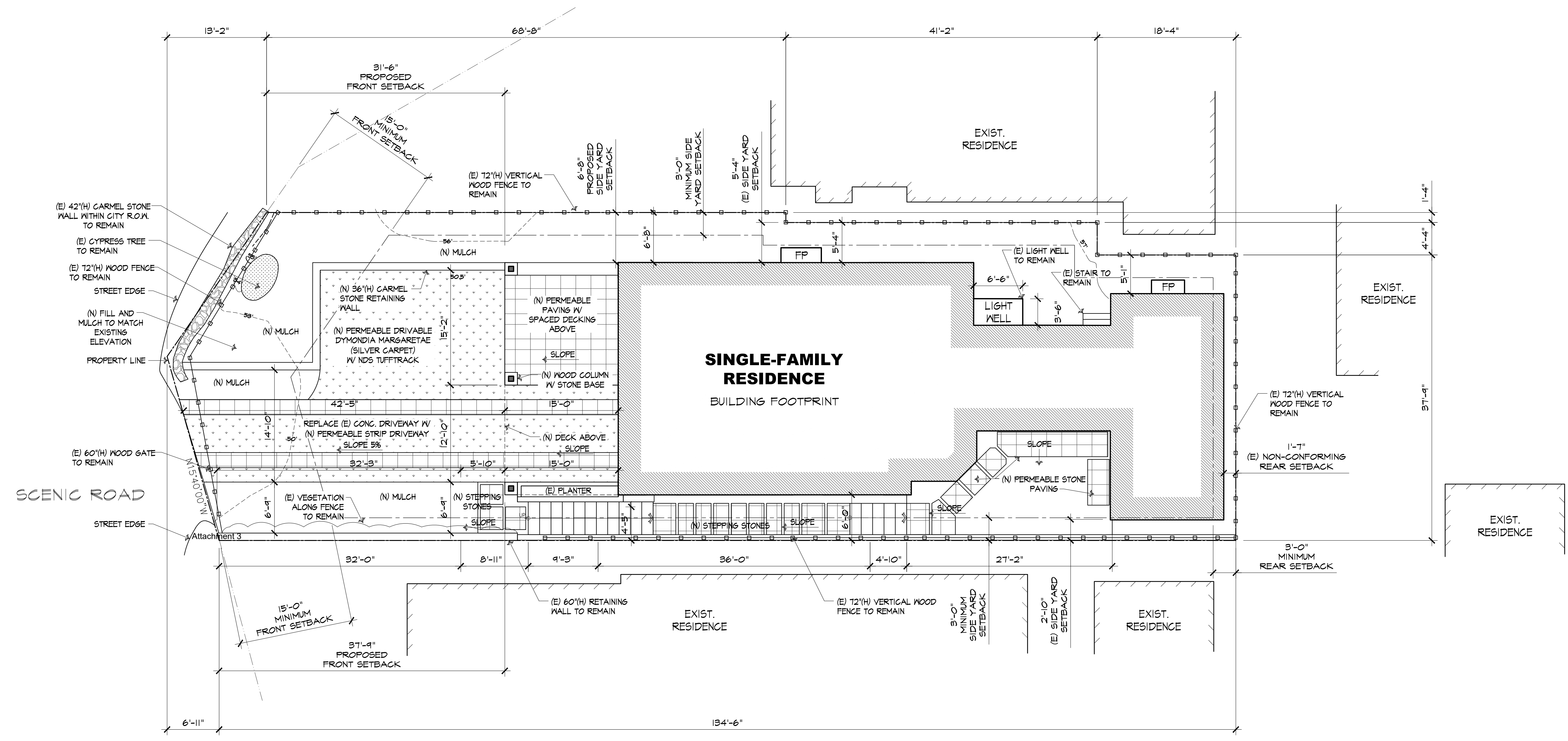
JOB N 2403

**3a**

SHEET OF



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LEGEND	
	(N) PERMEABLE SILVER CARPET
	(N) PERMEABLE STONE PAVING

(N) SITE COVERAGE CALCULATIONS	
STRIP DRIVEWAY.....	167 SF
WALKWAYS.....	199 SF
VIEW DECK - 2ND LEVEL.....	461 SF
SIDE STAIRS & LANDINGS.....	173 SF
LIGHTWELL.....	17 SF
<b>TOTAL SITE COVERAGE:</b>	<b>1,017 SF</b>

REVISION	No.

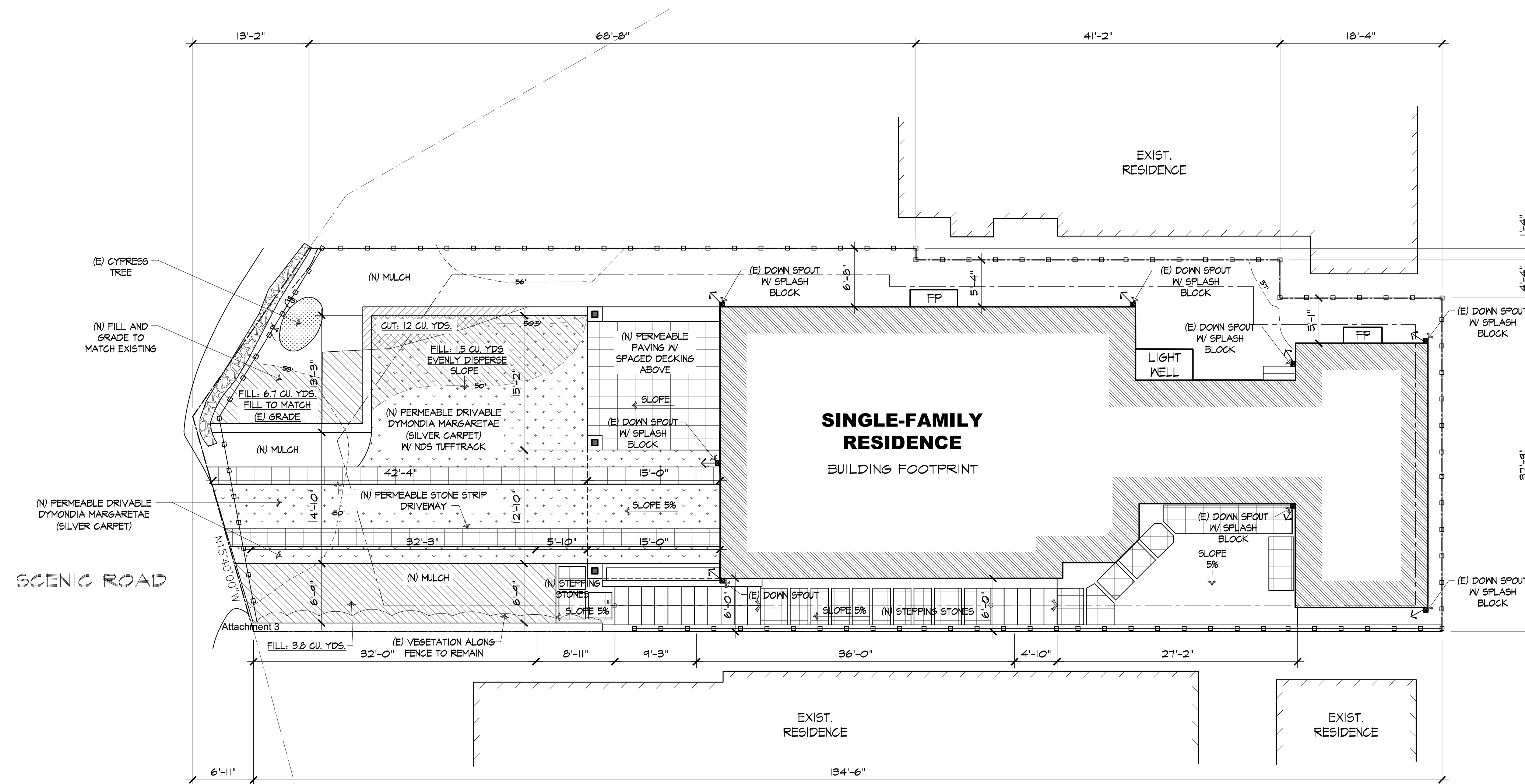
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 MONTEREY, CA 93940  
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ARCHITECT  
**BROWN REMODEL**  
 Scenic 3 SE of 12th Avenue  
 Carmel-By-The-Sea, CA 93921  
 A.P.N. 010-292-011-000

PROPOSED SITE PLAN  
 DATE: JAN. 6, 2025  
 SCALE: 1/8" = 1'-0"  
 DRAWN: K.J.L.  
 JOB N: 2403

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GENERAL NOTES:

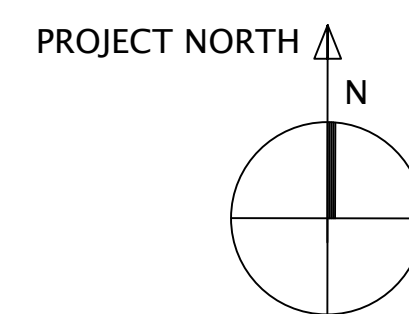
1. LANDSCAPING SHALL BE LIMITED TO USE OF NATIVE, DROUGHT-TOLERANT, NON-INVASIVE SPECIES W/ LOW-FLOW WATER CONSERVING IRRIGATION FIXTURES.
2. CONSTRUCTION SITE DOCUMENTS, EACH CONSTRUCTION PLAN SHALL PROVIDE THAT COPIES OF EACH SIGNED CDP AND THE APPROVED CONSTRUCTION PLAN BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITES AT ALL TIMES, AND THAT SUCH COPIES ARE AVAILABLE FOR PUBLIC REVIEW ON REQUEST.
3. ALL PATIOS TO BE CONSTRUCTED WITH PERMEABLE MATERIALS.
4. CUT AND FILL ARE TO BE USED ON SITE FOR (N) DRIVEABLE AND PLANTING AREAS.
5. ALL STORMWATER DRAINAGE TO REMAIN ON SITE.

LEGEND

- [Hatched Box] CUT = 12 CUBIC YARDS
- [Dotted Box] FILL = 12 CUBIC YARDS

PLANTS

DYMONDIA MARGARETAE (SILVER CARPET)



LANDSCAPE & DRAINAGE PLAN



REVISION	No.

CONSULTANT:

**ERIC MILLER ARCHITECTS, INC.**  
 211 HOFFMAN AVENUE MONTEREY, CA 93940  
 PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com

ARCHITECT

LANDSCAPE & DRAINAGE PLAN

JOB NAME: **BROWN REMODEL**  
 Scenic SE of 12th Avenue  
 Carmel-By-The-Sea, CA 93921  
 A.P.N. 010-292-011-000

DATE: JAN. 6, 2025

SCALE: 1/8" = 1'-0"

DRAWN: K.J.L.

JOB N 2403

4a

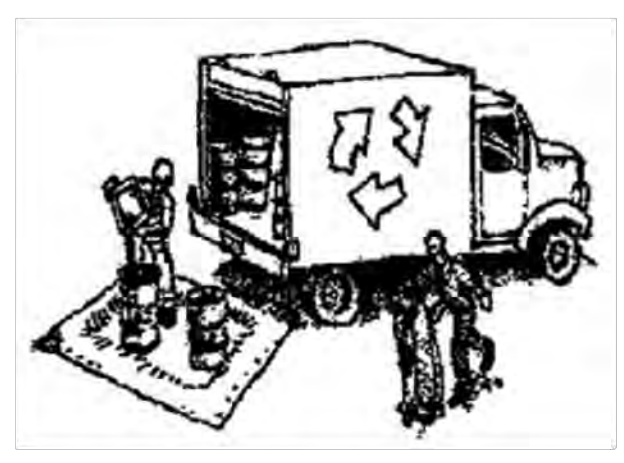
SHEET OF

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# CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.



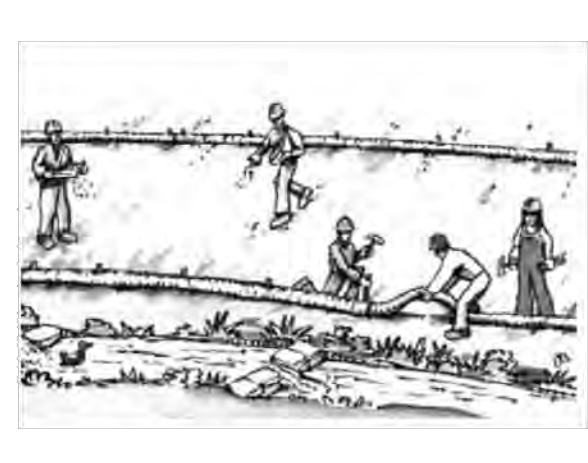
## MATERIALS & WASTE MANAGEMENT

- Non-Hazardous Materials**
- ❑ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
  - ❑ Use (but don't overuse) reclaimed water for dust control.
- Hazardous Materials**
- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
  - ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
  - ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
  - ❑ Arrange for appropriate disposal of all hazardous wastes.
- Construction Entrances and Perimeter**
- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Waste Management**
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.
  - ❑ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
  - ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
  - ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
  - ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).



## EQUIPMENT MANAGEMENT & SPILL CONTROL

- Maintenance and Parking**
- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
  - ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
  - ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
  - ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
  - ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
  - ❑ Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.
- Spill Prevention and Control**
- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
  - ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
  - ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management District's guidelines for accepting hazardous waste materials).
  - ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
  - ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
  - ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
  - ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.



## EARTHWORK & CONTAMINATED SOILS

- Erosion Control**
- ❑ Schedule grading and excavation work for dry weather only.
  - ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
  - ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Sediment Control**
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filler, berms, etc.
  - ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
  - ❑ Keep excavated soil on the site where it will not collect into the street.
  - ❑ Transfer excavated materials to dump trucks on the site, not in the street.
  - ❑ If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
    - Unusual soil conditions, discoloration, or odor
    - Abandoned underground tanks
    - Abandoned wells
    - Buried barrels, debris, or trash.



## PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
  - ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
  - ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
  - ❑ Do not use water to wash down fresh asphalt or concrete pavement.
- Sawcutting & Asphalt/Concrete Removal**
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
  - ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
  - ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
  - ❑ If sawcut slurry enters a catch basin, clean it up immediately.



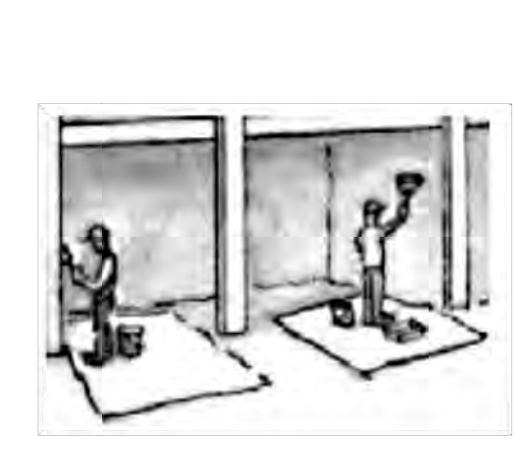
## CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



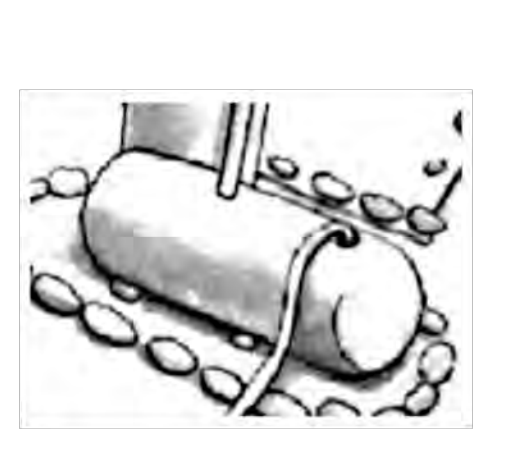
## LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



## PAINTING & PAINT REMOVAL

- Painting cleanup**
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
  - ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
  - ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.
- Paint Removal**
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
  - ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



## DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- ❑ Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

1. RUNOFF SILT FENCES, STRAW BATTLES, OR EQUIVALENT APPARATUS SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITES TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/OR SEDIMENT FROM DISCHARGING FROM THE CONSTRUCTION AREA AND/OR ENTERING INTO STORM DRAINS, DRAINAGES OR OTHERWISE OFFSITE. SPECIAL ATTENTION SHALL BE GIVEN TO APPROPRIATE FILTERING AND TREATING OF ALL RUNOFF, AND ALL DRAINAGE POINTS, INCLUDING STORM DRAINS, SHALL BE EQUIPPED WITH APPROPRIATE CONSTRUCTION-RELATED CONTAINMENT EQUIPMENT AND FILTRATION/TREATMENT MATERIALS. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY.

2. EQUIPMENT WASHING, REFUELING, AND/OR SERVICING SHALL TAKE PLACE AT AN APPROPRIATE LOCATION TO PREVENT LEAKS AND SPILLS OF HAZARDOUS MATERIALS AND PREFERABLY ON AN EXISTING HARD SURFACE AREA (E.G., A ROAD OR DRIVEWAY) AND AN AREA WHERE APPROPRIATE COLLECTION OF POTENTIALLY PROBLEMATIC WASHING, REFUELING, AND/OR SERVICING MATERIALS IS FACILITATED. ALL CONSTRUCTION EQUIPMENT SHALL BE INSPECTED AND MAINTAINED AT AN OFF-SITE LOCATION TO PREVENT LEAKS AND SPILLS OF HAZARDOUS MATERIALS AT THE PROJECT SITE.

3. BEST PRACTICES: THE CONSTRUCTION SITES SHALL MAINTAIN GOOD CONSTRUCTION HOUSEKEEPING CONTROLS AND PROCEDURES, INCLUDING TO CLEAN UP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY. KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOIL AND WASTES. DISPOSE OF ALL WASTES PROPERLY. PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER, AND TO REMOVE ALL CONSTRUCTION DEBRIS FROM THE SITES.

\* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

**STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!**

REVISION	No.

CONSULTANT:

ARCHITECT

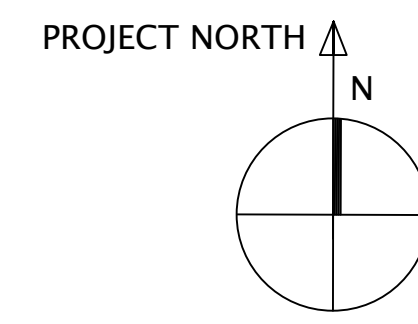
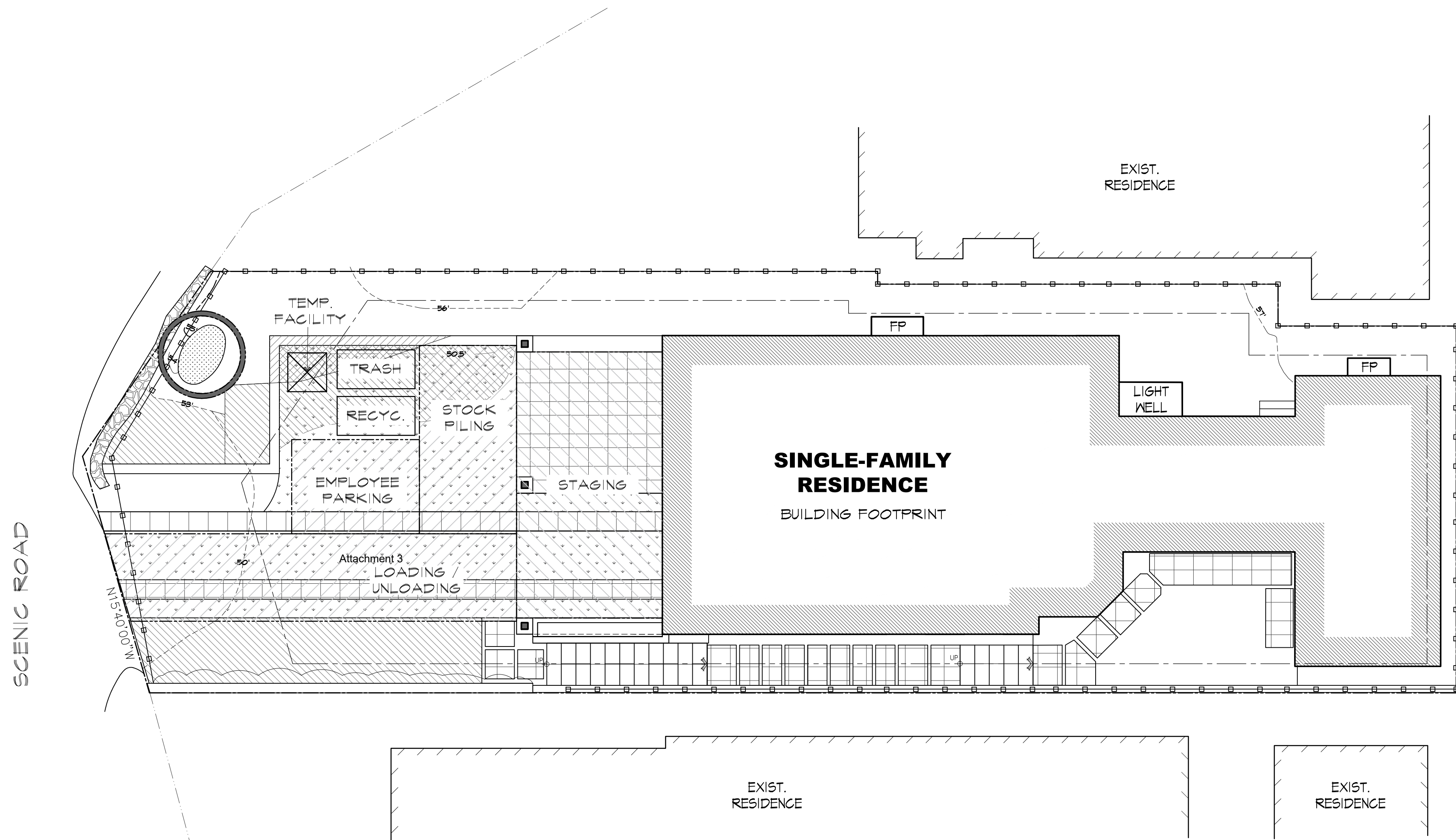
**ERIC MILLER ARCHITECTS, INC.**  
211 HOFFMAN AVENUE  
MONTEREY, CA 93940  
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

BMP

JOB NAME: **BROWN REMODEL**  
Scenic SE of 12th Avenue  
Carmel-By-The-Sea, CA 95021  
A.P.N. 010-292-011-000

DATE:	JAN. 6, 2025
SCALE:	AS NOTED
DRAWN:	K.L.
JOB N	2403

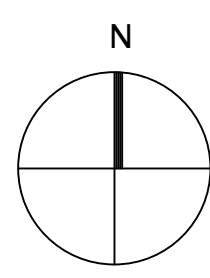
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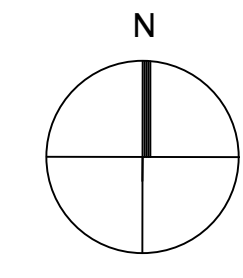
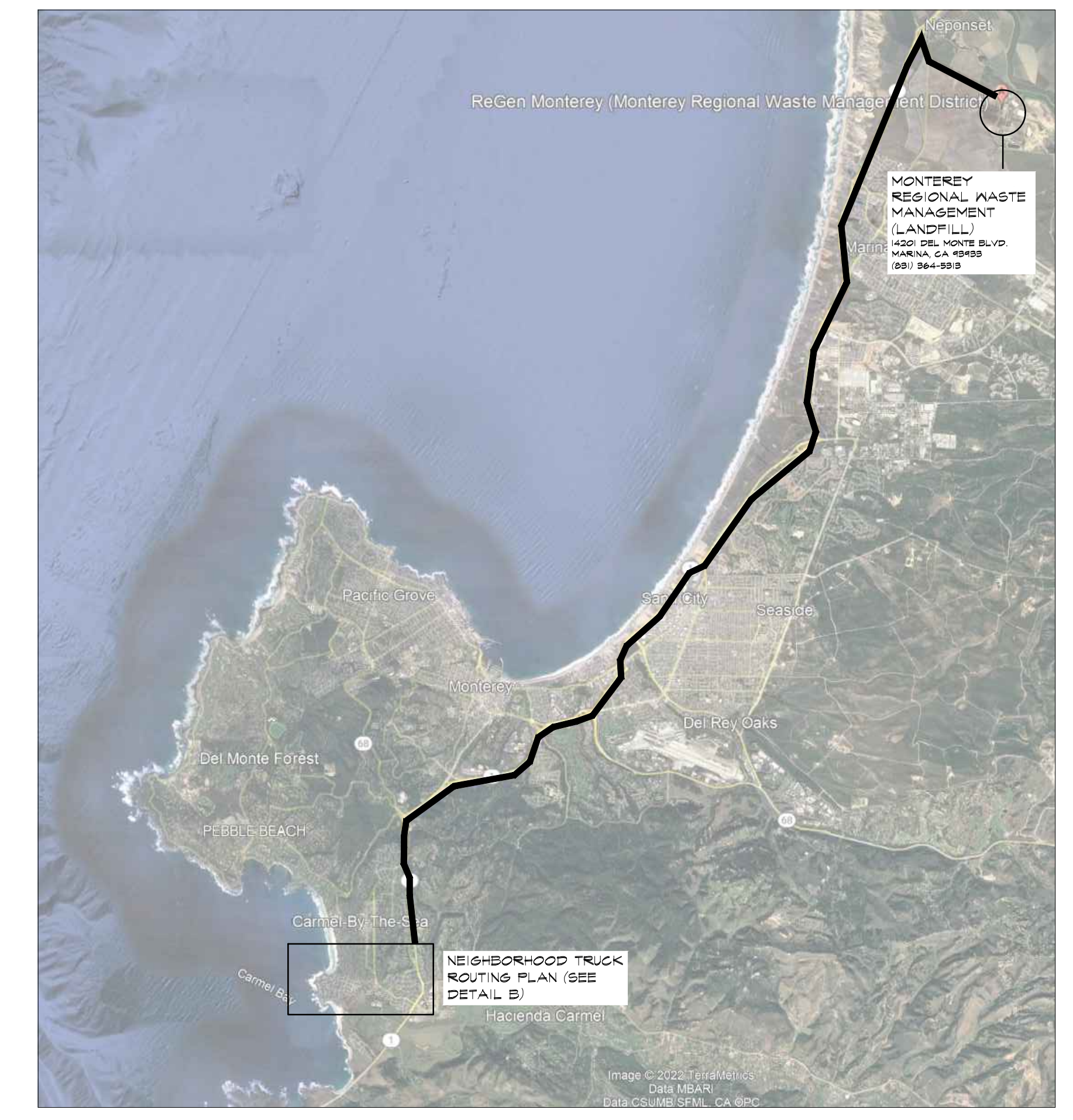
**CONSTRUCTION STAGING PLAN**



CONSTRUCTION MANAGEMENT SUMMARY			
CONSTRUCTION DATES	FEBRUARY 2025 - AUGUST 2025		
HOURS OF OPERATION	7:30 AM TO 4:00 PM. NOTE: ALL WORK MAY ONLY TAKE PLACE DURING DAYLIGHT HOURS (I.E. FROM ONE-HOUR BEFORE SUNRISE TO ONE-HOUR AFTER SUNSET), EXCEPT FOR INTERIOR WORK. NIGHTTIME WORK (OTHER THAN INTERIOR WORK) AND LIGHTING OF THE EXTERIOR WORK AREA ARE PROHIBITED.	ROUTES FOR VEHICLES (SEE MAPS)	FROM DRIVENWAY, CONTINUE ON SCENIC RD., TURN EAST ONTO 13TH AVE., TURN NORTH ONTO MONTE VERDE ST., TURN EAST ONTO 12TH AVE., TURN NORTH ONTO JUNIPERO ST. TO HIGHWAY 1.
VEHICLES	GRADING, 1 DAY	CONSTRUCTION METHODS	KEEP CONSTRUCTION AREAS CONTAINED ON SITE AND INCLUDE VERIFICATION THAT EQUIPMENT OPERATION & EQUIT. / MATERIAL STORAGE WILL NOT SIGNIFICANTLY DEGRADE ARCHAEOLOGICAL AND OTHER COASTAL RESOURCES DURING CONSTRUCTION TO THE MAXIMUM EXTENT FEASIBLE.  ALL SUCH AREAS WITHIN WHICH CONSTRUCTION ACTIVITIES AND/OR STAGING ARE TO TAKE PLACE SHALL BE MINIMIZED TO THE FULLEST EXTENT FEASIBLE IN ORDER TO HAVE THE LEAST IMPACT ON ARCHAEOLOGICAL AND OTHER COASTAL RESOURCES, INCLUDING BY USING STREET AREAS AND PREVIOUSLY DISTURBED AREAS FOR STAGING AND STORING CONSTRUCTION EQUIPMENT AND MATERIALS AS FEASIBLE.
FULL TIME ONSITE EMPLOYEES	2-3 AVERAGE		
INDIVIDUAL TREE PROTECTION	TREE TO BE PROTECTED. TREES IN CONSTRUCTION AREA TO REMAIN, WRAP TRUNKS, FENCING, AT DRIP LINE.	TREE PROTECTION FENCE	



**OVERALL TRUCK ROUTING PLAN**  
N.T.S.



**NEIGHBORHOOD TRUCK ROUTING PLAN (B)**  
N.T.S.

REVISION	No.

CONSULTANT:

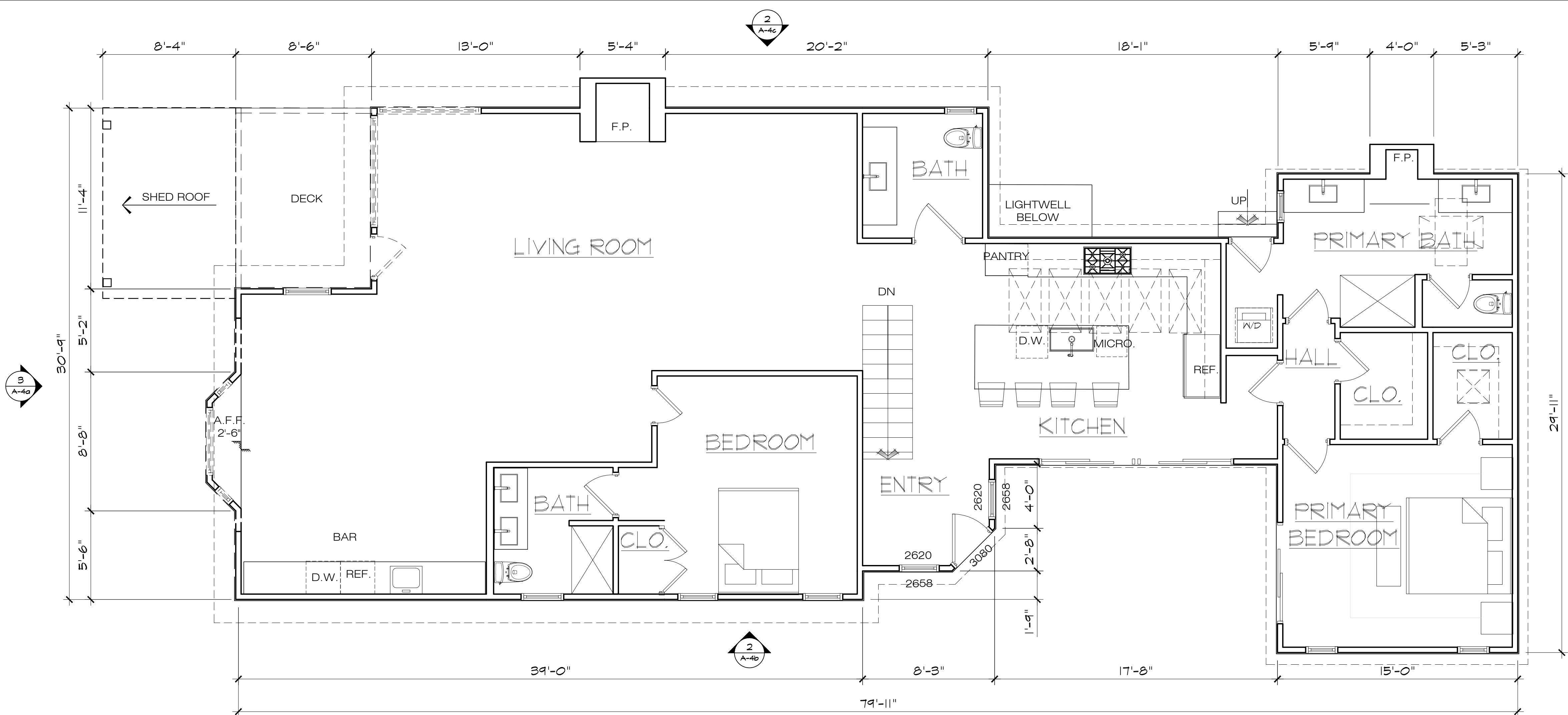
  
**ERIC MILLER ARCHITECTS, INC.**  
 211 HOFFMAN AVENUE  
 MONTEREY, CA 93940  
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ARCHITECT

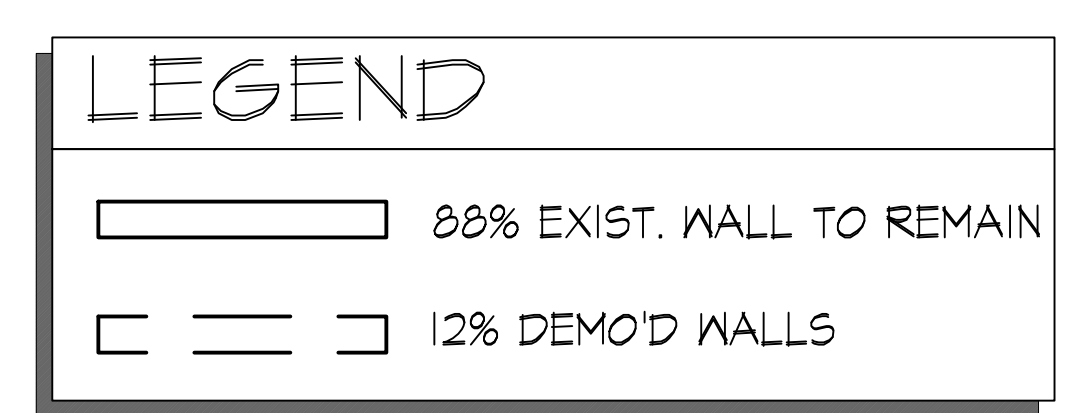
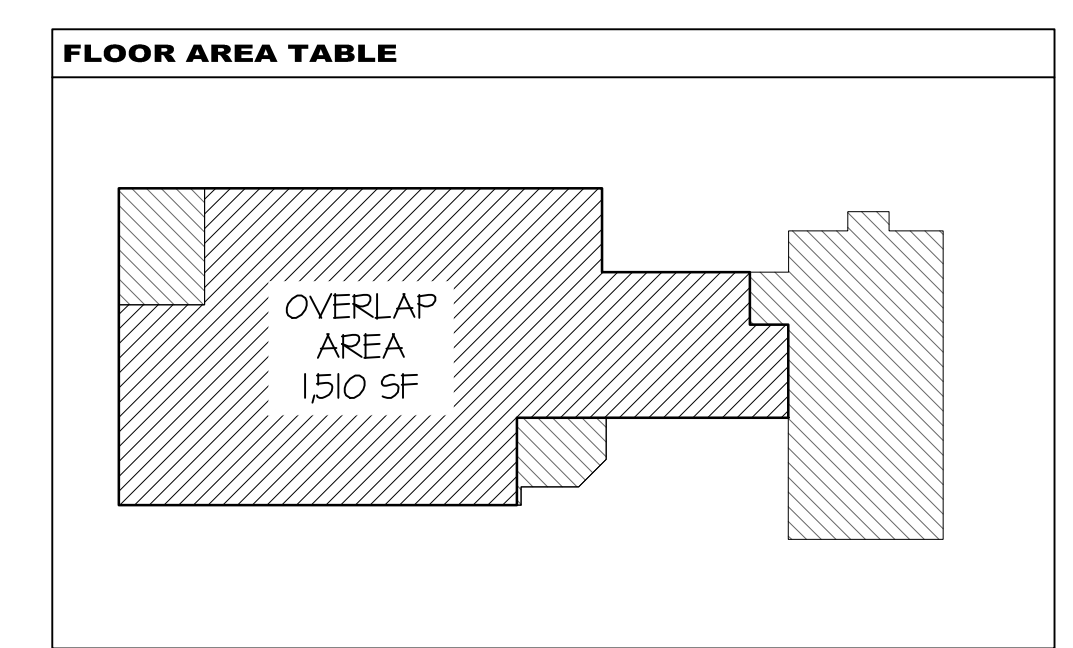
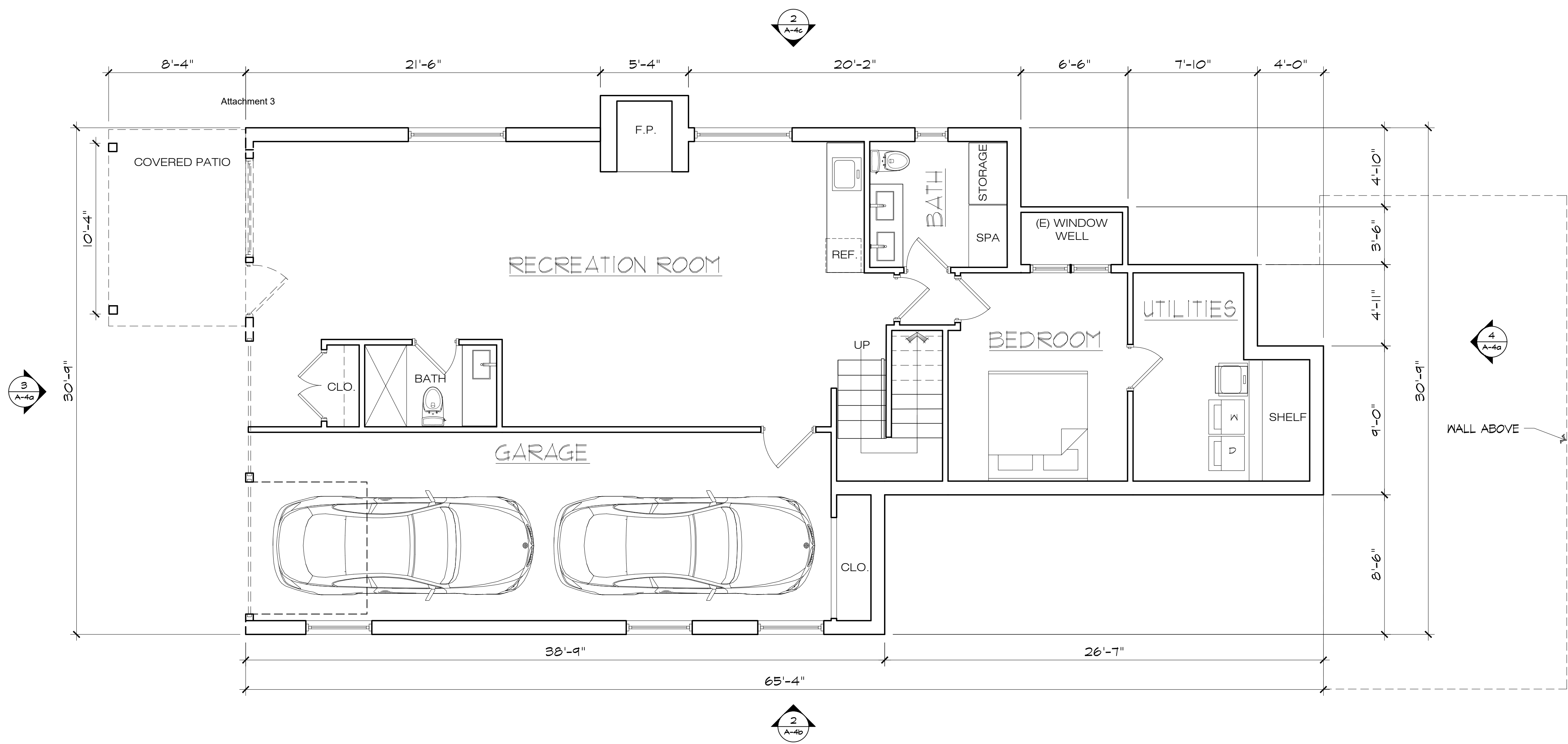
**CONSTRUCTION MANAGEMENT PLAN**  
 JOB NAME: **BROWN REMODEL**  
 Scenic 3 SE of 12th Avenue  
 Carmel-by-the-Sea, CA 93921  
 A.P.N. 010-292-011-000

DATE: JAN. 6, 2025  
 SCALE: 1/8" = 1'-0"  
 DRAWN: K.J.L.  
 JOB N: 2403

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**EXISTING UPPER LEVEL (PLAN AND DEMO)**  
 SCALE: 1/4" = 1'-0"  
 0 4' 8' 16'  
 N



**EXISTING LOWER LEVEL (PLAN AND DEMO)**  
 SCALE: 1/4" = 1'-0"  
 0 4' 8' 16'  
 N

REVISION	No.

CONSULTANT:

**ARCHITECT**  
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**EXISTING FLOOR PLAN**  
 JOB NAME: **BROWN REMODEL**  
 Scenic S SE of 12th Avenue  
 Carmel-By-The-Sea, CA 93921  
 A.P.N. 010-292-011-000

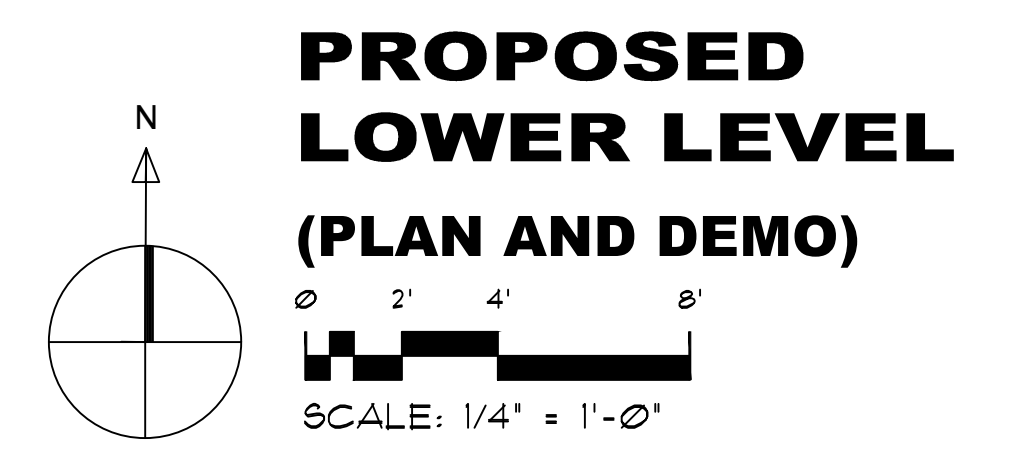
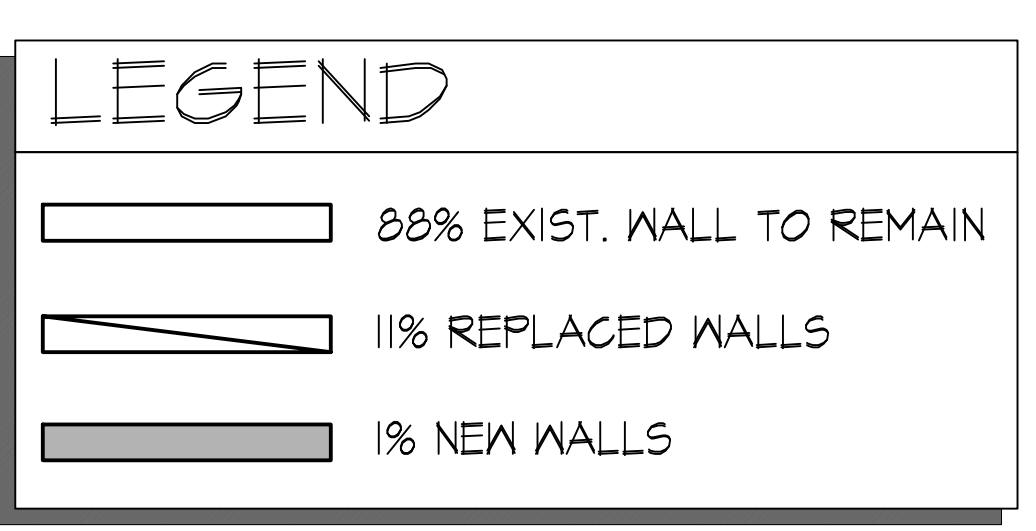
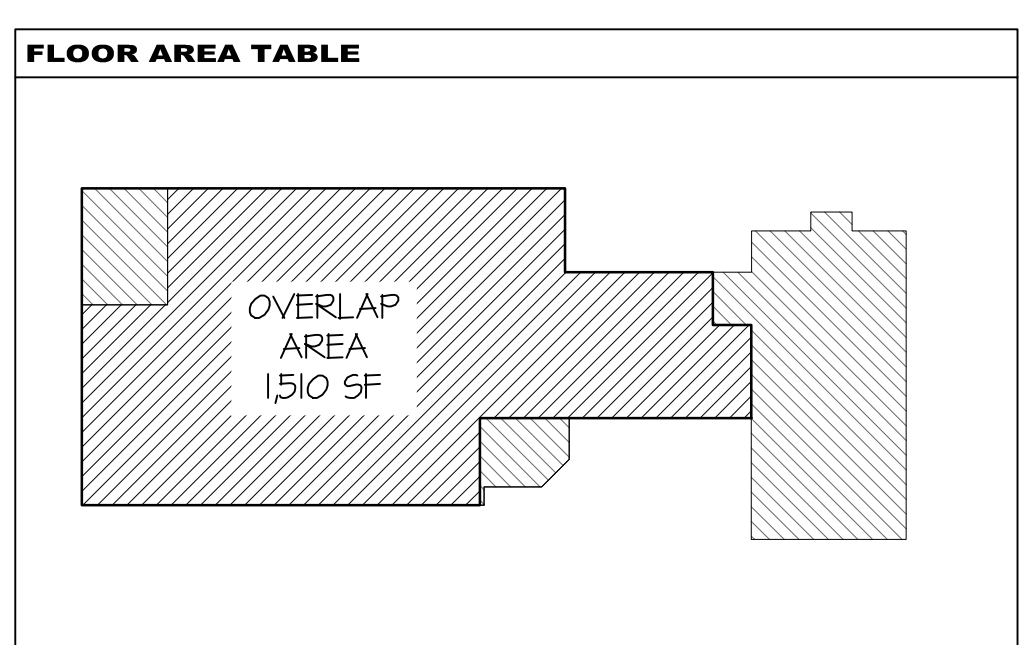
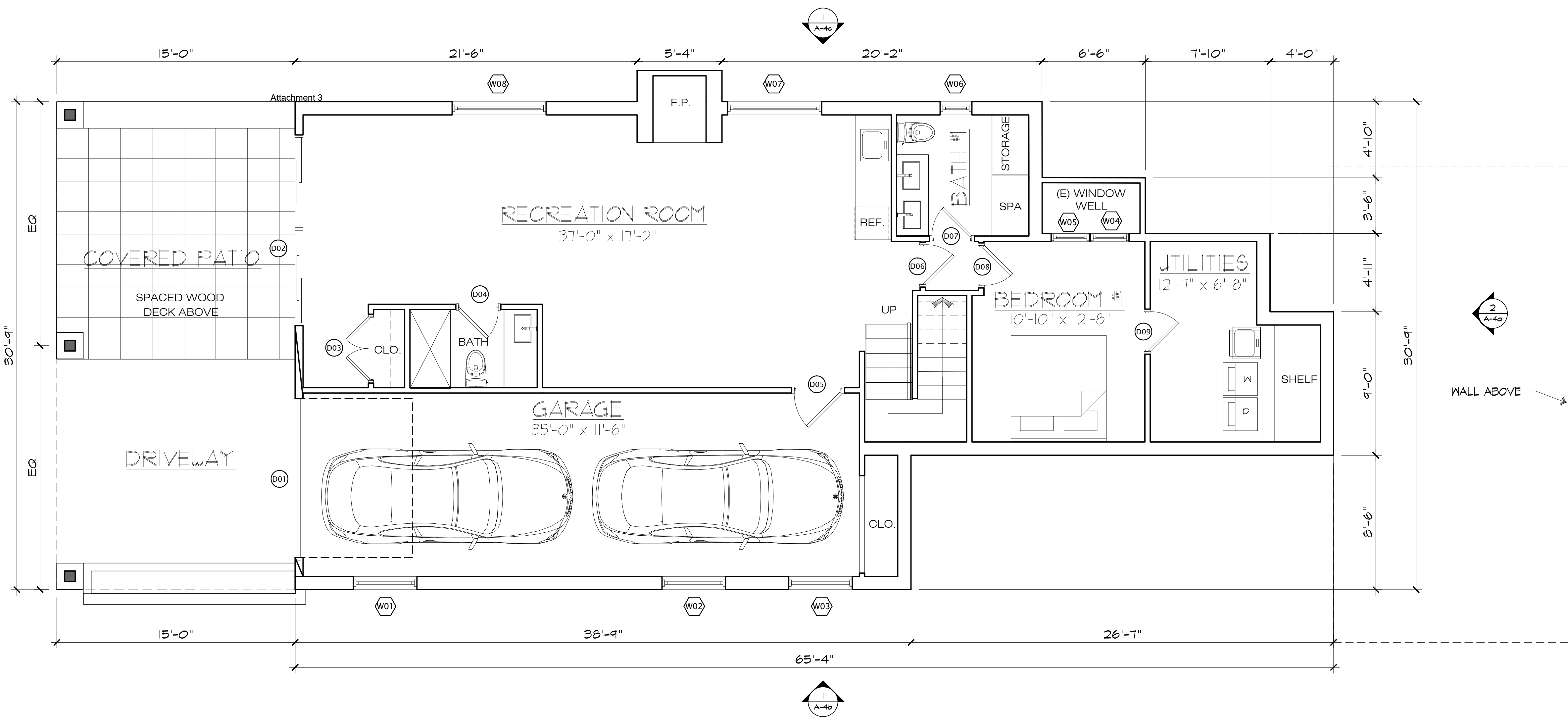
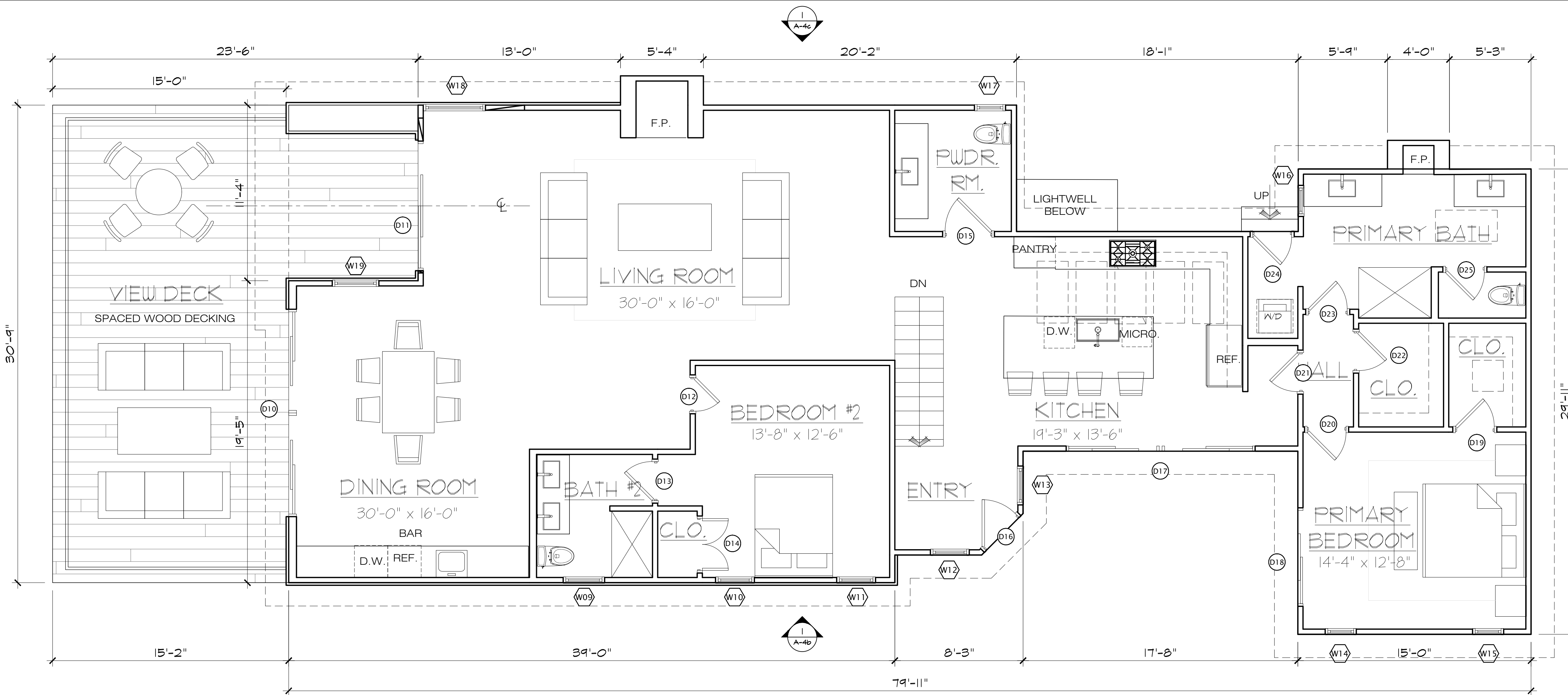
DATE: JAN. 6, 2025

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

DRAWN: K.J.L.

JOB N 2403

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CONSULTANT:

ARCHITECT

**ERIC MILLER ARCHITECTS, INC.**

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PROPOSED ROOF PLAN

JOB NAME: **BROWN REMODEL**  
 Scenic S SE of 12th Avenue  
 Carmel-By-The-Sea, CA 93921  
 A.P.N. 010-292-011-000

DATE: JAN. 6, 2025  
 SCALE: 1/4" = 1'-0"  
 DRAWN: K.J.L.  
 JOB N: 2403

**5b**  
SHEET OF

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### DOOR SCHEDULE

DOOR NO.	TYPE	W'-DOOR WIDTH	H'-DOOR HEIGHT	THKNS.	LOCATION	DOOR MATL.	FRAME MATL.	HEAD DETAIL	JAMB DETAIL	THRSHD. DETAIL	REMARKS
D1	A	10'-0"	8'-0"	2-1/4"	GARAGE	METAL	METAL	--	--	--	NEW GARAGE DOOR REPLACING EXISTING GARAGE DOOR. MANUFACTURER: CARRIAGE HOUSE - MODEL 3020; WOOD
D2	B	12'-0"	8'-0"	1-3/4"	COVERED PATIO	METAL	METAL	--	--	--	NEW DOUBLE SLIDER TO REPLACE EXISTING SINGLE SWING DOOR & WINDOW. MANUFACTURER: AWAKE - SERIES 905
D3	F	4'-0"	6'-8"	1-3/4"	RECREATION ROOM	METAL	METAL	--	--	--	EXISTING TO REMAIN
D4	E	2'-6"	6'-8"	1-3/4"	RECREATION ROOM	METAL	METAL	--	--	--	EXISTING TO REMAIN
D5	E	3'-0"	6'-8"	1-3/4"	RECREATION ROOM	METAL	METAL	--	--	--	EXISTING TO REMAIN
D6	E	2'-6"	6'-8"	1-3/4"	RECREATION ROOM	METAL	METAL	--	--	--	EXISTING TO REMAIN
D7	E	2'-6"	6'-8"	1-3/4"	BATH #1	METAL	METAL	--	--	--	EXISTING TO REMAIN
D8	E	2'-6"	6'-8"	1-3/4"	BEDROOM #1	METAL	METAL	--	--	--	EXISTING TO REMAIN
D9	E	2'-6"	6'-8"	1-3/4"	BEDROOM #1	METAL	METAL	--	--	--	EXISTING TO REMAIN
D10	B	14'-0"	8'-0"	1-3/4"	DINING ROOM	METAL	METAL	--	--	--	NEW DOUBLE SLIDER TO REPLACE EXISTING BAY WINDOWS MANUFACTURER: AWAKE - SERIES 905
D11	C	8'-0"	8'-0"	1-3/4"	LIVING ROOM	METAL	METAL	--	--	--	NEW SINGLE SLIDER TO REPLACE EXISTING SINGLE SWING DOOR & WINDOW. MANUFACTURER: AWAKE - SERIES 905
D12	D	2'-6"	6'-8"	1-3/4"	BEDROOM #2	METAL	METAL	--	--	--	EXISTING TO REMAIN
D13	D	2'-6"	6'-8"	1-3/4"	BEDROOM #2	METAL	METAL	--	--	--	EXISTING TO REMAIN
D14	F	4'-0"	8'-0"	1-3/4"	BEDROOM #2	METAL	METAL	--	--	--	EXISTING TO REMAIN
D15	E	3'-0"	6'-8"	1-3/4"	POWDER ROOM	METAL	METAL	--	--	--	EXISTING TO REMAIN
D16	F	3'-0"	8'-0"	1-3/4"	ENTRY	METAL	METAL	--	--	--	EXISTING TO REMAIN
D17	F	12'-0"	7'-6"	1-3/4"	KITCHEN	METAL	METAL	--	--	--	EXISTING TO REMAIN
D18	B	6'-0"	6'-8"	1-3/4"	PRIMARY BEDROOM	METAL	METAL	--	--	--	EXISTING TO REMAIN
D19	E	2'-10"	6'-8"	1-3/4"	PRIMARY BEDROOM	METAL	METAL	--	--	--	EXISTING TO REMAIN
D20	H	2'-10"	6'-8"	1-3/4"	PRIMARY BEDROOM	METAL	METAL	--	--	--	EXISTING TO REMAIN
D21	E	2'-10"	6'-8"	1-3/4"	HALL	METAL	METAL	--	--	--	EXISTING TO REMAIN
D22	B	2'-10"	6'-8"	1-3/4"	HALLWAY CLOSET	METAL	METAL	--	--	--	EXISTING TO REMAIN
D23	E	2'-10"	6'-8"	1-3/4"	PRIMARY BATH	METAL	METAL	--	--	--	EXISTING TO REMAIN
D24	E	2'-10"	6'-8"	1-3/4"	PRIMARY BATH	METAL	METAL	--	--	--	EXISTING TO REMAIN
D25	E	2'-10"	6'-8"	1-3/4"	PRIMARY BATH	METAL	METAL	--	--	--	EXISTING TO REMAIN

### WINDOW SCHEDULE

WINW NO.	TYPE	SIZE W' WIDTH	SIZE H' HEIGHT	HEAD HEIGHT	GLAZING	SAFETY GLAZING	OPERATING STYLE	FRAME MATL.	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	MULLION DETAIL	LOCATION	REMARKS
W1	A	4'-0"	3'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	GARAGE	EXISTING TO REMAIN
W2	A	4'-0"	3'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	GARAGE	EXISTING TO REMAIN
W3	A	4'-0"	3'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	GARAGE	EXISTING TO REMAIN
W4	A	2'-5"	5'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	BEDROOM #1	EXISTING TO REMAIN
W5	A	2'-5"	5'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	BEDROOM #1	EXISTING TO REMAIN
W6	A	2'-0"	4'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	BATH #1	EXISTING TO REMAIN
W7	A	5'-11"	4'-0"	EXIST. (V.I.F.)	DOUBLE	Attachment 3	CASEMENT	METAL	--	--	--	--	RECREATION ROOM	EXISTING TO REMAIN
W8	A	5'-11"	4'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	RECREATION ROOM	EXISTING TO REMAIN
W9	A	2'-8"	4'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	BATH #2	EXISTING TO REMAIN
W10	A	2'-6"	4'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	BEDROOM #2	EXISTING TO REMAIN
W11	A	2'-6"	4'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	BEDROOM #2	EXISTING TO REMAIN
W12	A	2'-6"	5'-8"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	ENTRY	EXISTING TO REMAIN
W13	A	2'-6"	5'-8"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	ENTRY	EXISTING TO REMAIN
W14	A	2'-0"	2'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	PRIMARY BEDROOM	EXISTING TO REMAIN
W15	A	2'-0"	2'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	PRIMARY BEDROOM	EXISTING TO REMAIN
W16	A	2'-0"	4'-8"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	4"	--	PRIMARY BATH	EXISTING TO REMAIN
W17	A	2'-0"	2'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	2"	--	POWDER ROOM	EXISTING TO REMAIN
W18	A	6'-6"	4'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	4"	--	LIVING ROOM	NEW WINDOW IN EXIST. OPENING (V.I.F.) MANUFACTURER: AWAKE WINDOW & DOOR CO.
W19	A	3'-0"	4'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	DINING ROOM	EXISTING TO REMAIN

### WINDOW NOTES

- ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING (U.O.N.):
- EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 24 INCHES IN HEIGHT, 20 INCHES IN WIDTH, 5.7 S.F. IN AREA, AND A SILL HEIGHT NOT MORE THAN 44" A.F.F. PER CRC SECTION R310.1.
  - WOOD CLAD WINDOWS WITH STAIN GRADE INTERIORS - COLORS TO BE SELECTED BY OWNER.
  - ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CRC SECTION R308.3. ALL SAFETY GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH CRC SECTION R308.4.
  - SEE WINDOW TYPES THIS SHEET FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CRC SEC. R309.1 AND EGRESS PER CRC SEC. R310.
  - ALL WINDOW GLAZING SHALL BE LOW-E, DOUBLE GLAZED U.O.N.
  - ALL EXTERIOR OPENINGS SHALL PROVIDE NATURAL LIGHTING, IN HABITABLE ROOMS, WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA PER CRC SEC. R309.1, AND NATURAL VENTILATION WITH AN AREA OF NOT LESS THAN 4% OF ROOM FLOOR AREA PER CRC SECTION 309.1.
  - TEMPERED SAFETY GLAZING:
    - IS REQUIRED WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING, OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE).
    - GLAZING GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM THE WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED).
    - GLAZING IN SHOWER AND TUB ENCLOSURES (LESS THAN 60" ABOVE STANDING SURFACE).
    - GLAZING ADJACENT TO STAIRWAYS, LANDINGS & RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
    - WINDOWS IN BATHROOMS ARE TEMPERED IF LESS THAN 60" HORIZONTAL OR VERTICAL FROM STANDING SURFACE OF TUB AND/OR SHOWER. [CRC SECTION 308.4.5]
  - ALL DOORS AND WINDOWS SHALL BE WARRANTED FOR USE IN A COASTAL ENVIRONMENT WITHIN ONE MILE OF THE COAST.
  - SEE PLANS, ELEVATIONS AND WINDOW DETAILS FOR ADDITIONAL INFORMATION.

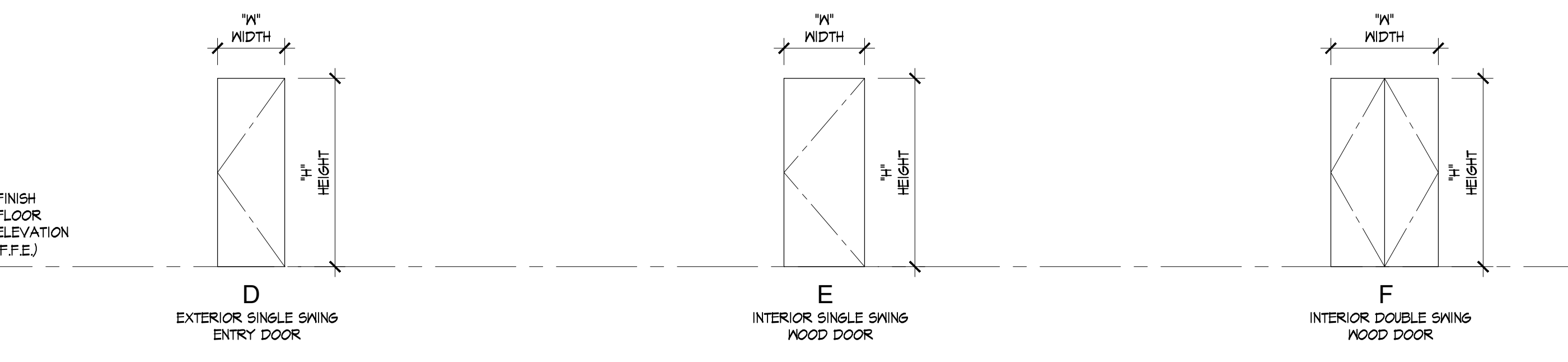
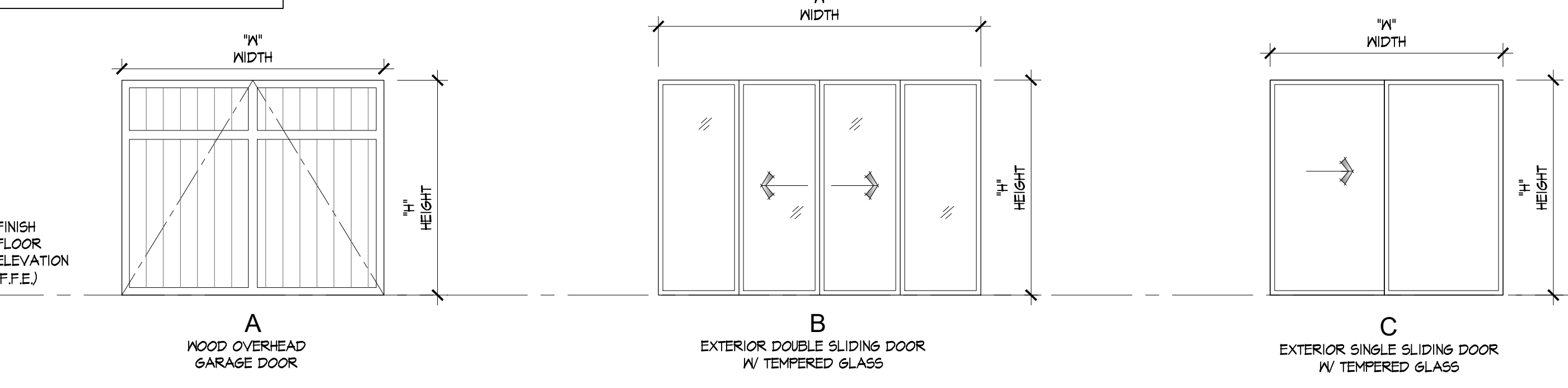
### DOOR NOTES

- ALL DOORS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED (U.O.N.):
- SHALL BE 2'-0" X 6'-8" MINIMUM.
  - SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
  - EXTERIOR THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 3/4" ABOVE FINISH FLOOR, EGRESS DOORS TO HAVE A MAX. HEIGHT OF 1/2" A.F.F.
  - PROVIDE (2) PAIR, 4-1/2" X 4-1/2" BUTTS ON ALL DOORS.
  - ALL HARDWARE TO BE ROCKY MOUNTAIN OR EQUIVALENT, SELECTED BY OWNER.
  - ALL EXTERIOR DOORS TO BE WEATHER-STRIPPED.
  - ALL FIRE-RATED DOORS SHALL HAVE FIRE-RESISTANCE RATING OF 20 MINUTES, PEMKO 588D (OR EQUIVALENT) SMOKE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING, AND SELF-LATCHING.
  - ALL WOOD DOORS SHALL BE SOLID CORE.
  - ALL DOOR GLAZING TO BE TEMPERED.
  - ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD PER CBC SECTION 11B4A.6.1 AND SHALL BE SAFETY GLAZING, PER CBC 2406.4.5.
  - REQUIRED NATURAL LIGHT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF ROOM FLOOR AREA.
  - REQUIRED NATURAL VENT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE AREA OF OPENINGS NOT LESS THAN 4% OF AREAS BEING VENTED.

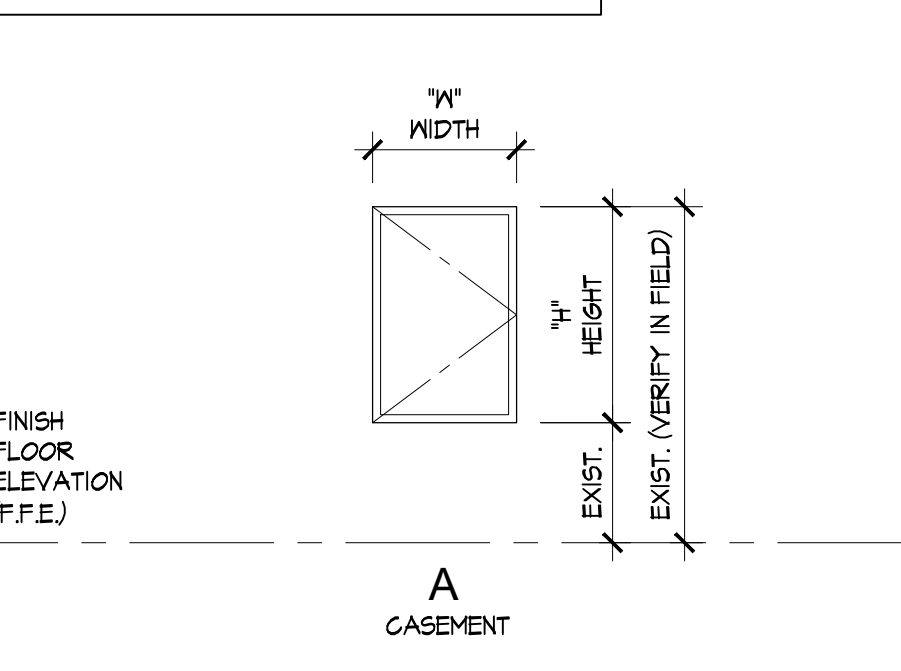
### MANUFACTURER

- DOOR MANUFACTURER SHALL BE AWAKE - SERIES 905.
- GARAGE DOOR MANUFACTURER SHALL BE CARRIAGE HOUSE - MODEL 3020; WOOD

### DOOR TYPES



### WINDOW TYPES



### MANUFACTURER

- WINDOW MANUFACTURER SHALL BE AWAKE WINDOW AND DOOR CO.

REVISION	No.

CONSULTANT:

ARCHITECT

**ERIC MILLER ARCHITECTS, INC.**

211 HOFFMAN AVENUE MONTEREY, CA 93940  
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

ARCHITECT

DOOR & WINDOW SCHEDULES

JOB NAME: **BROWN REMODEL**  
 Scenic 3 SE of 12th Avenue  
 Carmel-By-The-Sea, CA 95021  
 A.P.N. 010-242-011-000

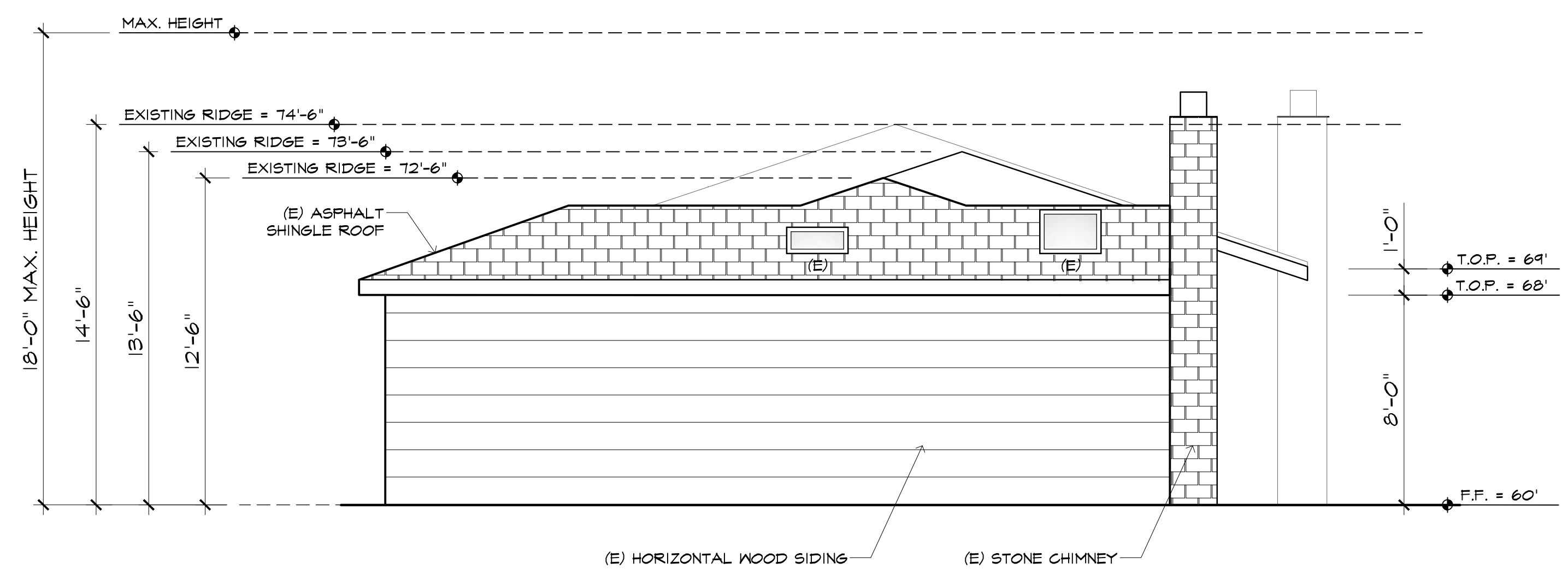
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SCALE: 1/4" = 1'-0"

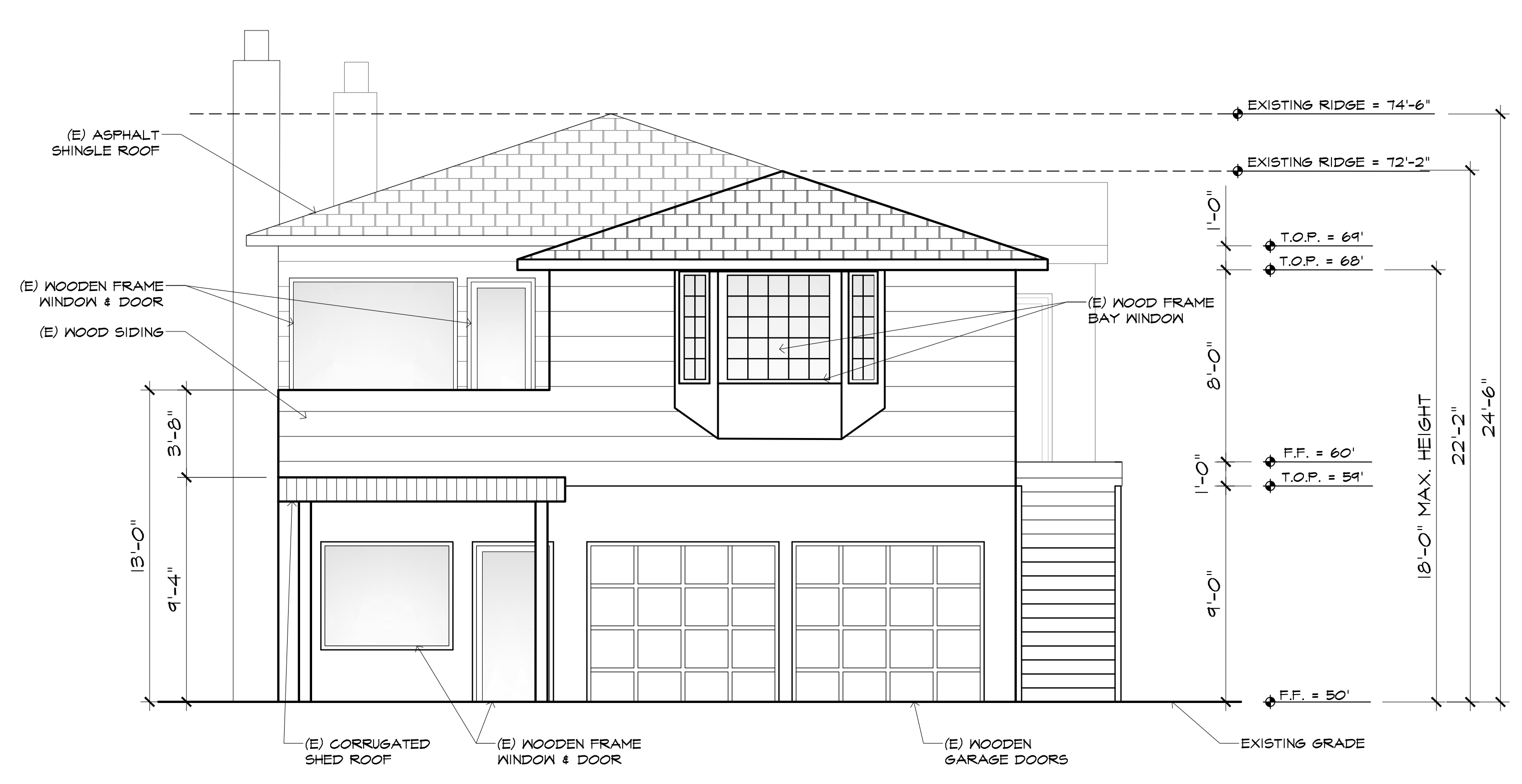
DRAWN: KJL

JOB N 2403

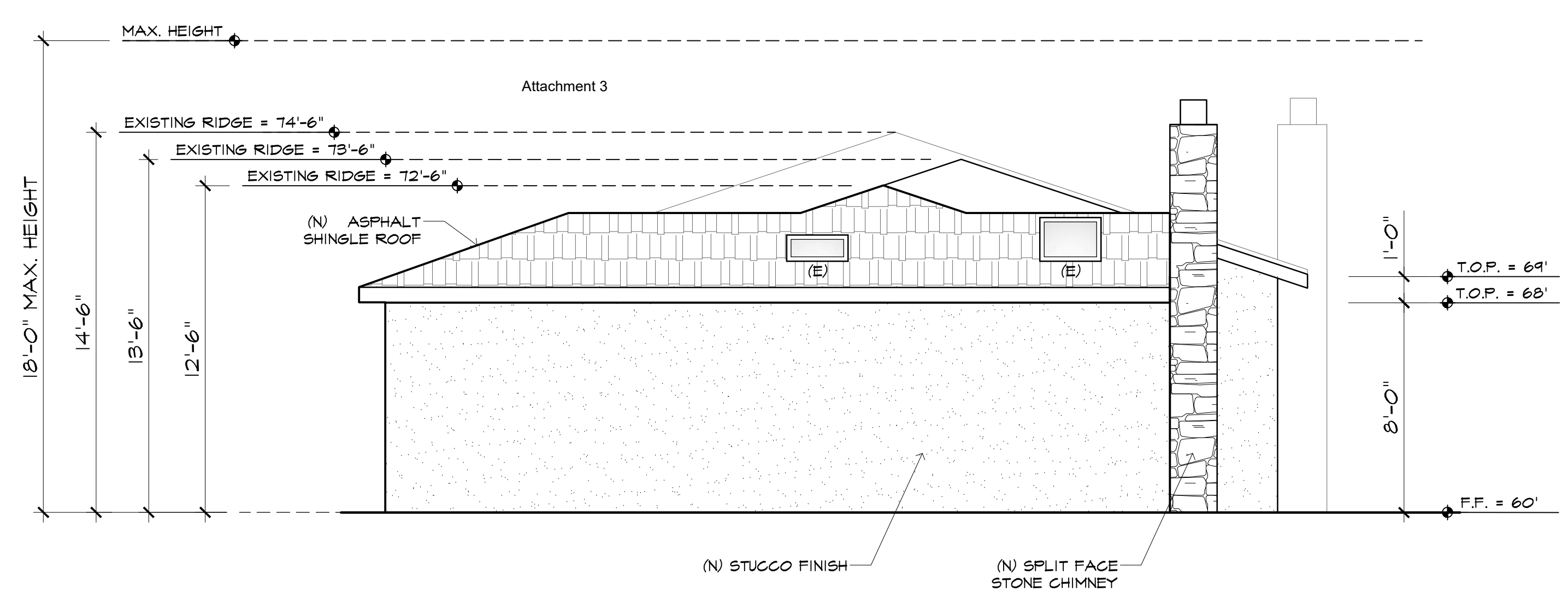
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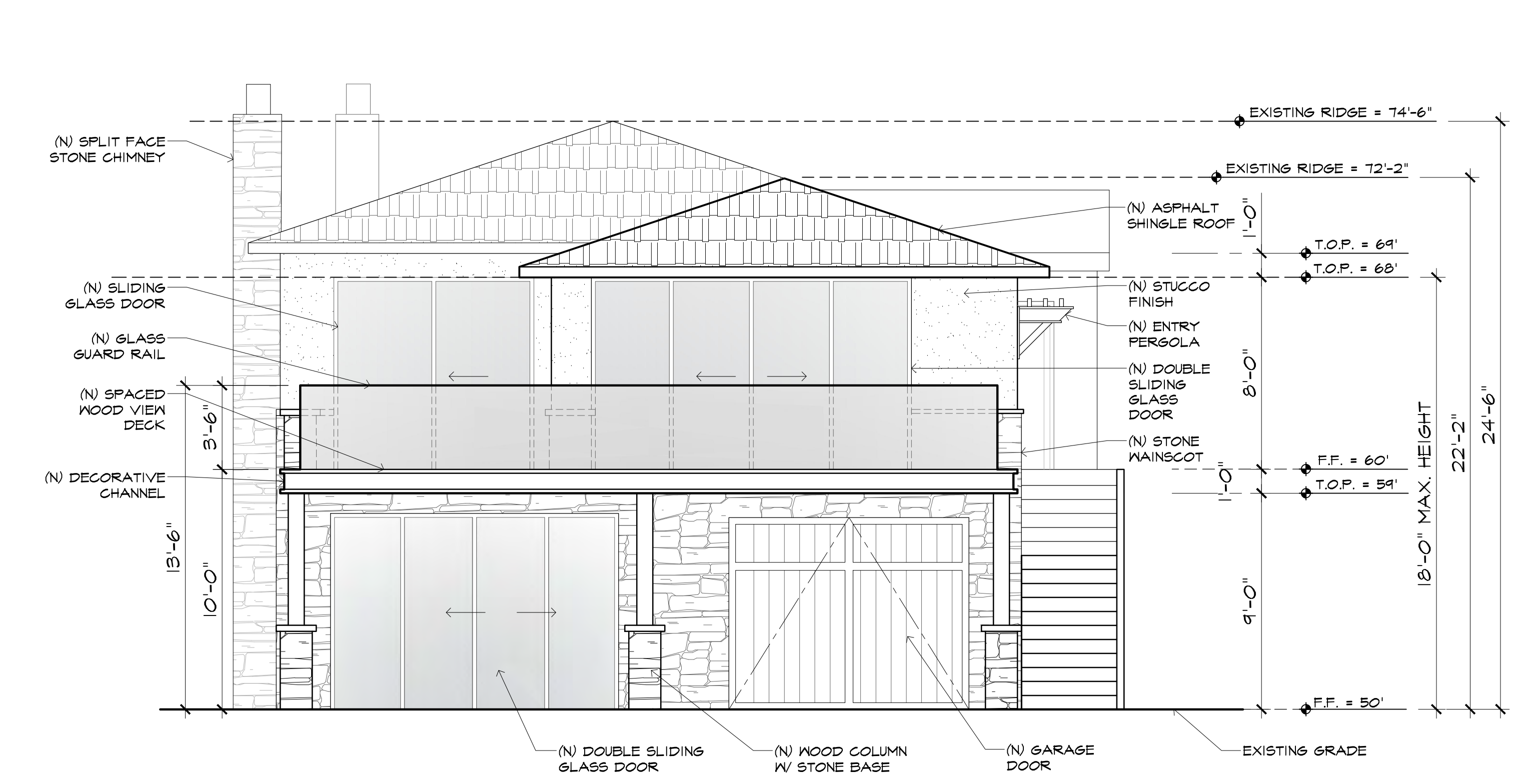
**4 EXISTING EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**3 EXISTING WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**2 PROPOSED EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**1 PROPOSED WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"

REVISION	No.

CONSULTANT:

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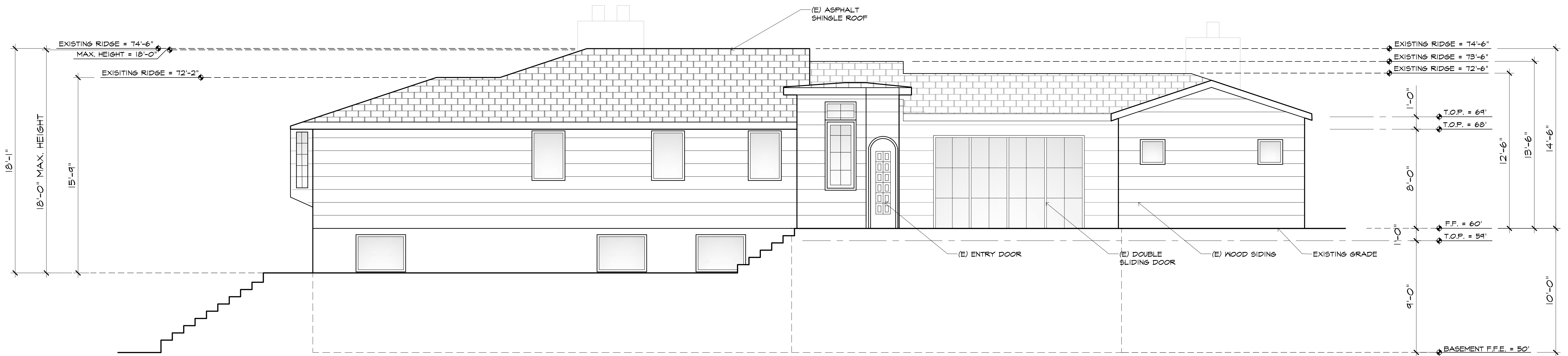
ARCHITECT

**BROWN REMODEL**  
 Scenic 3 SE of 12th Avenue  
 Carmel-By-The-Sea, CA 93921  
 A.P.N. 010-292-011-000

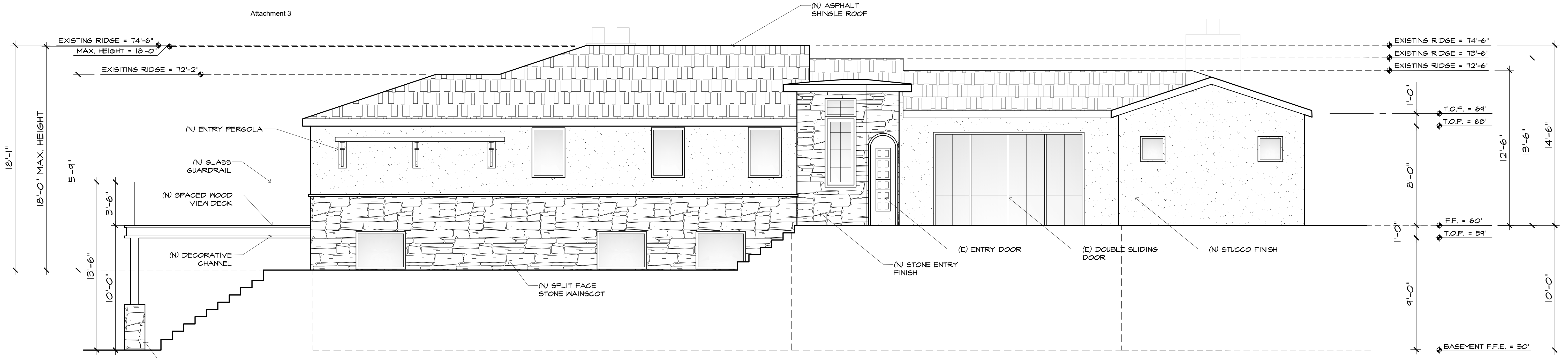
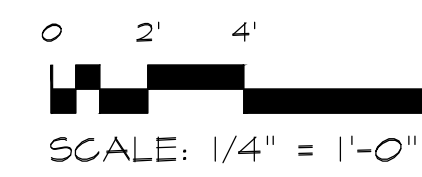
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 SCALE: 1/4" = 1'-0"  
 DRAWN: MMO, K.J.L.  
 JOB N: 2403



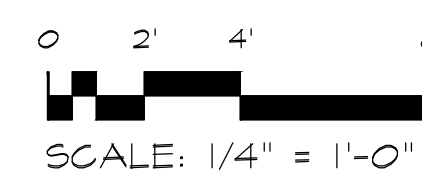
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2 EXISTING SOUTH ELEVATION



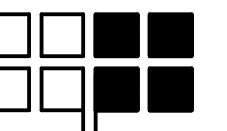
1 PROPOSED SOUTH ELEVATION



NOTE: EXISTING DOORS & WINDOWS TO REMAIN.

REVISION	No.

CONSULTANT:



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ARCHITECT

EXTERIOR ELEVATIONS

JOB NAME: **BROWN REMODEL**  
Scenic S.E. of 12th Avenue  
Carmel-By-The-Sea, CA 93921  
A.P.N. 010-292-011-000

DATE: JAN. 6, 2025

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

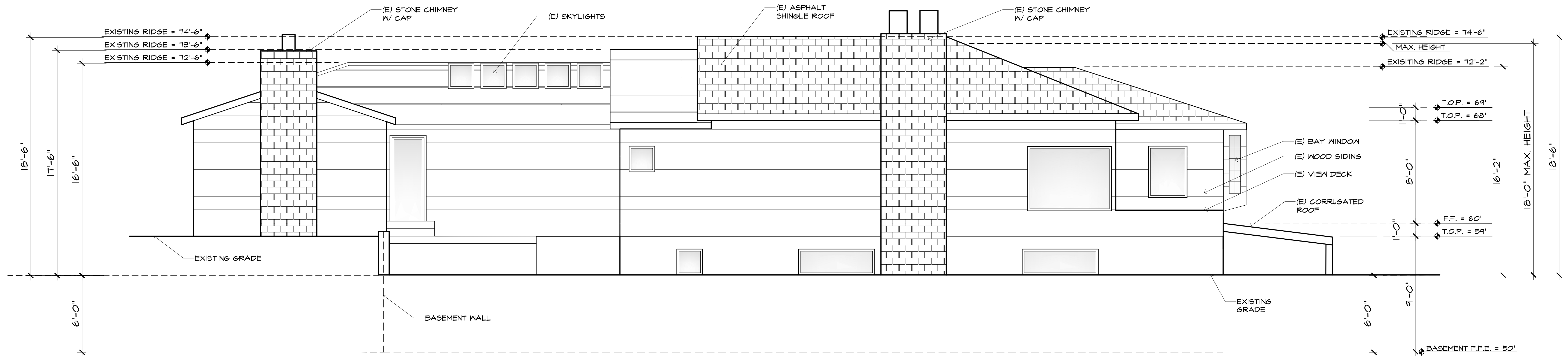
DRAWN: MMO, K.J.L.

JOB N: 2403

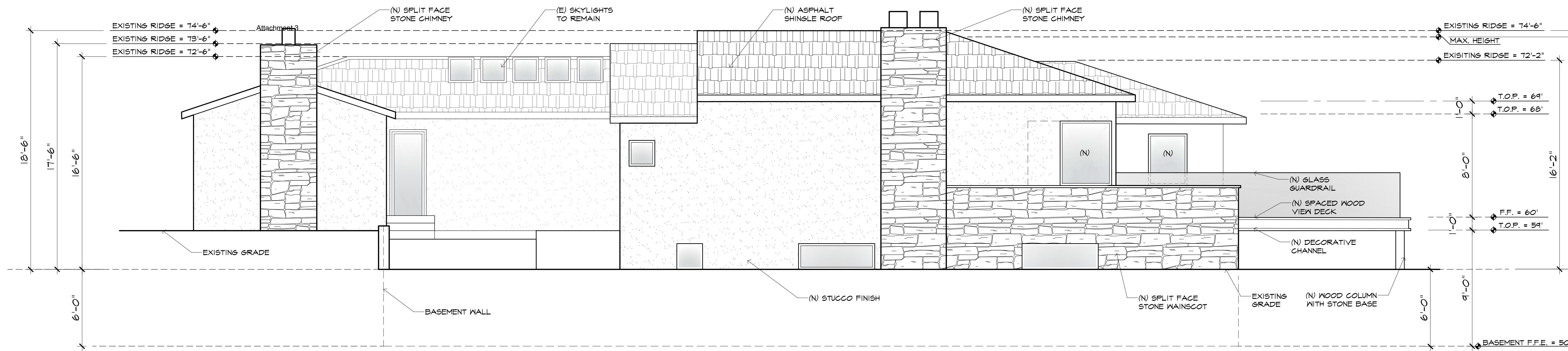
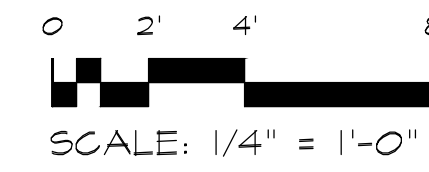
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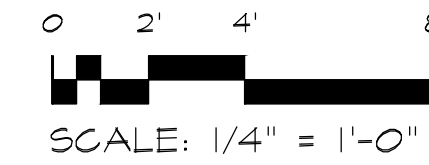
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2 EXISTING NORTH ELEVATION



1 PROPOSED NORTH ELEVATION



NOTE: EXISTING DOORS & WINDOWS TO REMAIN UNLESS OTHERWISE NOTED.

REVISION	No.

CONSULTANT:

**ERIC MILLER ARCHITECTS, INC.**  
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ARCHITECT

EXTERIOR ELEVATIONS

JOB NAME: **BROWN REMODEL**  
 Scenic S SE of 12th Avenue  
 Carmel-By-The-Sea, CA 93921  
 A.P.N. 010-292-011-000

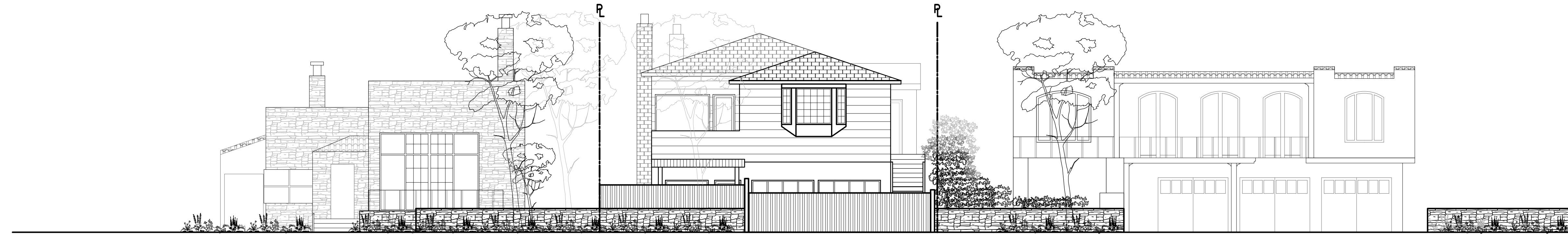
DATE: JAN. 6, 2025

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

DRAWN: MMO, K.J.L.

JOB N 2403

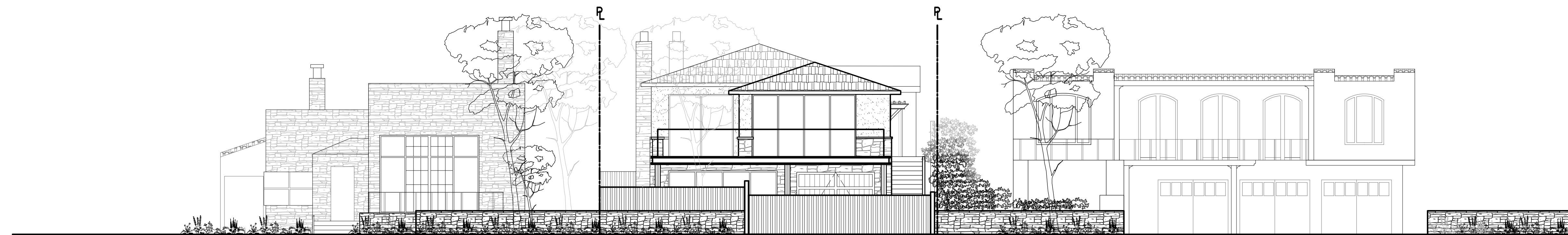
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2 EXISTING STREET ELEVATION

0 4' 8' 16'  
SCALE: 1/8" = 1'-0"

Attachment 3



1 PROPOSED STREET ELEVATION

0 4' 8' 16'  
SCALE: 1/8" = 1'-0"

REVISION	No.

CONSULTANT:

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STREET ELEVATIONS

JOB NAME: **BROWN REMODEL**  
 Scenic 3 SE of 12th Avenue  
 Carmel-By-The-Sea, CA 95021  
 A.P.N. 010-242-011-000

DATE: JAN. 6, 2025

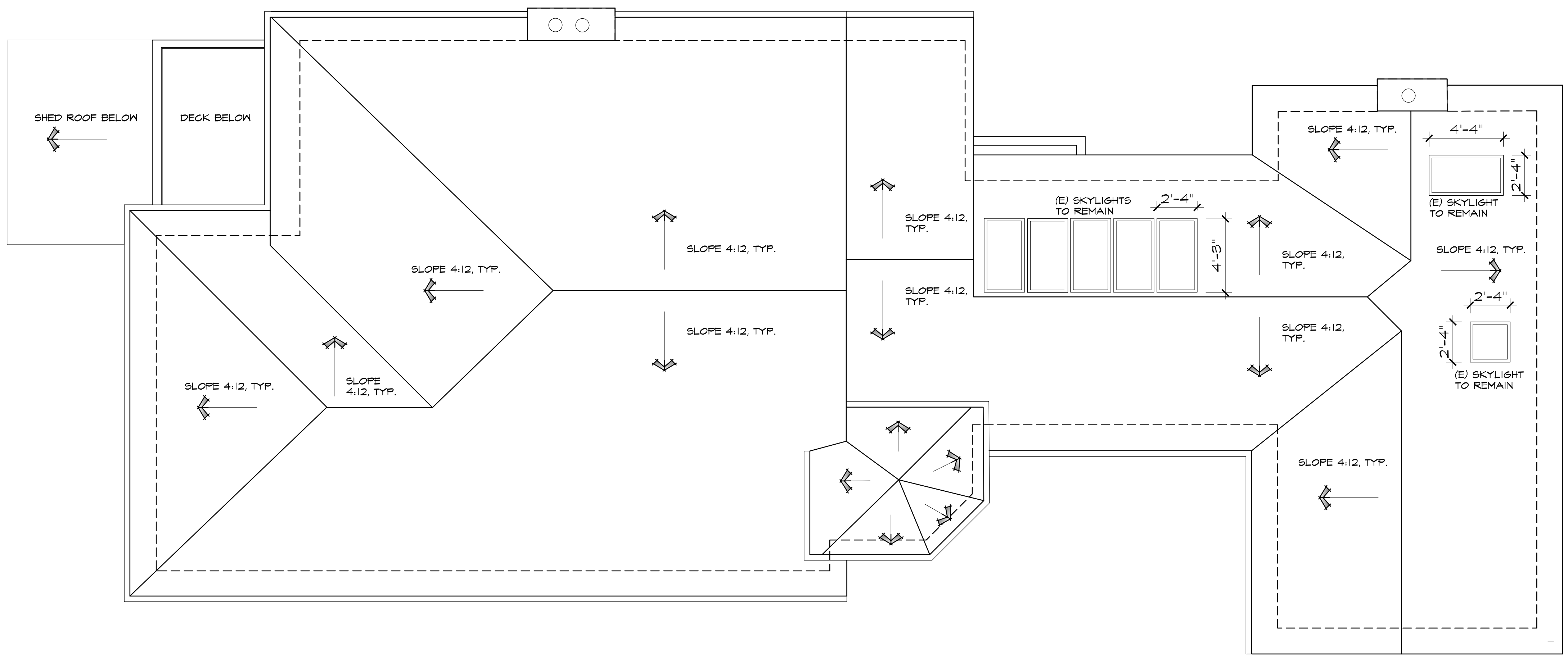
SCALE: 1/8"=1'-0"

DRAWN: MMO, KLL

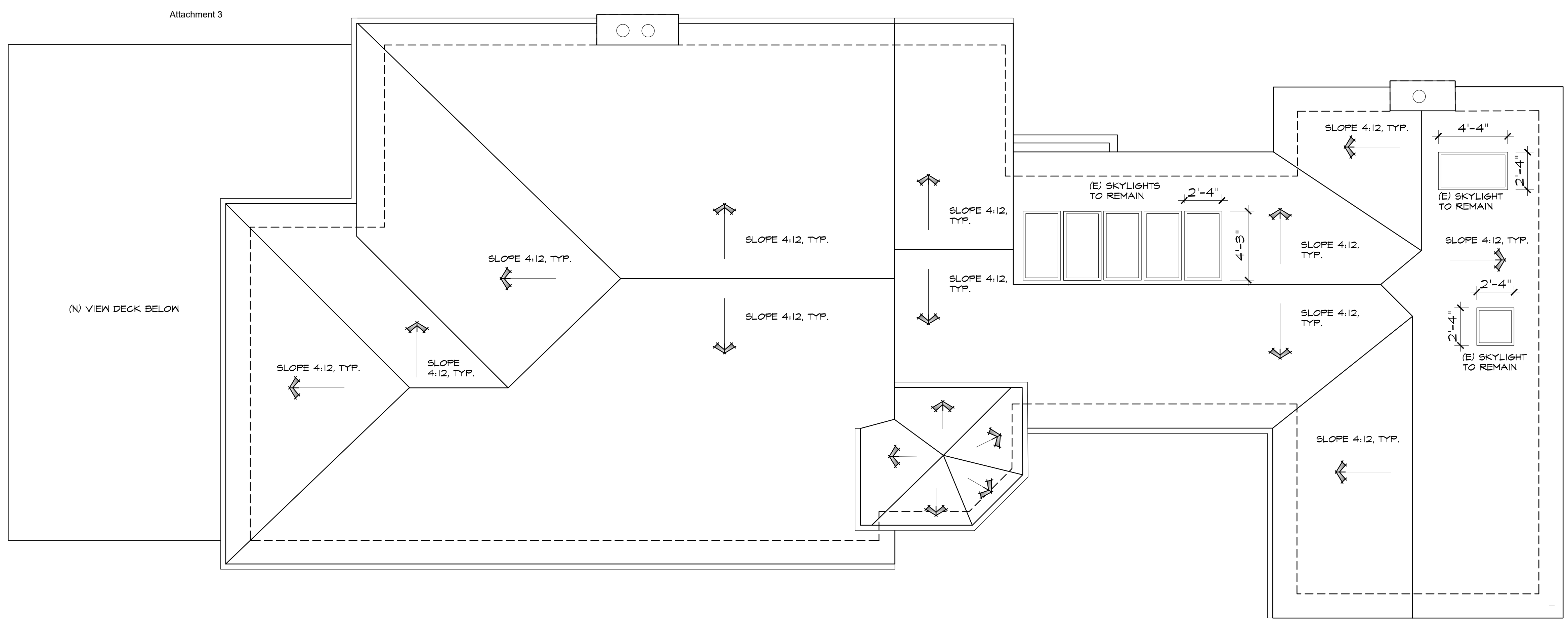
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N  
**EXISTING ROOF PLAN**  
 0 4' 8' 16'  
 SCALE: 1/4" = 1'-0"



N  
**PROPOSED ROOF PLAN**  
 0 4' 8' 16'  
 SCALE: 1/4" = 1'-0"

Attachment 3

REVISION	No.

CONSULTANT:

**ARCHITECT**  
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**PROPOSED ROOF PLAN**  
 JOB NAME: **BROWN REMODEL**  
 Scenic S SE of 12th Avenue  
 Carmel-By-The-Sea, CA 93921  
 A.P.N. 010-292-011-000

DATE: JAN. 6, 2025

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

DRAWN: K.J.L.

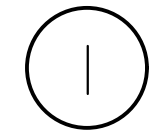
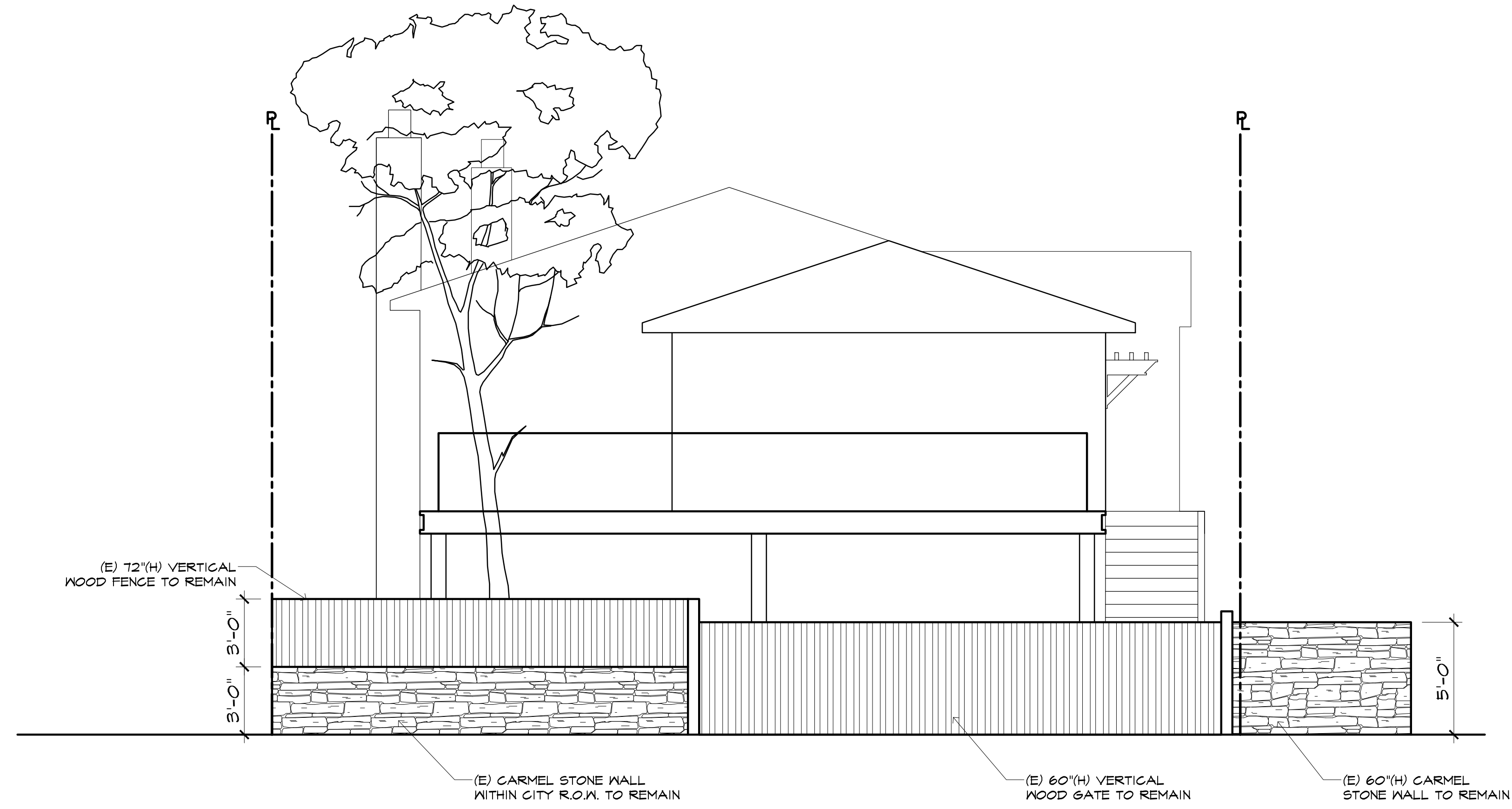
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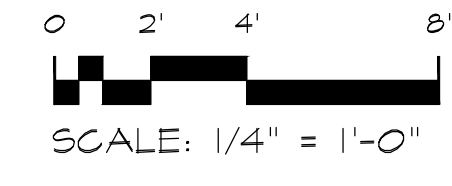
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Attachment 3



### EXISTING FENCE / GATE ELEVATION



REVISION	No.

CONSULTANT:

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FENCE / GATE ELEVATION

JOB NAME: **BROWN REMODEL**  
 Scenic S SE of 12th Avenue  
 Carmel-By-The-Sea, CA 93921  
 A.P.N. 010-292-011-000

DATE: JAN. 6, 2025

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

DRAWN: MMO, K.J.L.

JOB N 2403

10a

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### LIGHT FIXTURES

	WATERPROOF WALL MOUNT
	WATERPROOF WALL MOUNT W/ MOTION SENSOR
	EXTERIOR WATERPROOF PATH LIGHT
	RECESSED STEP LIGHT
	INCANDESCENT WATERPROOF SITE WALL LIGHT

- NOTES:**
- ALL EXTERIOR WALL SCONCES TO BE NO MORE THAN 25 WATTS (INCANDESCENT EQUIVALENT).
  - ALL PATH LIGHTING TO BE NO MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT).

### EXTERIOR WALL MOUNT LIGHT

EXTERIOR WALL MOUNT LIGHT FIXTURE SPECIFICATIONS:

**SODOR** - model: WS-W157  
dwellLED™ LED Outdoor



**WAC LIGHTING**  
Responsible Lighting™



**WS-W15708**

**PRODUCT DESCRIPTION**  
A Steamwork inspired approach to a traditional lantern design, Sodor is constructed with a solid die cast aluminum shade that provides fantastic glare cutoff and a weather resistant powder coated finish. The light engine is factory sealed for maximum protection against the harshest elements.

**FEATURES**

- Weather resistant powder coated finishes
- Heavy aluminum shade provides great glare cutoff
- Light engine is factory sealed for maximum protection from the elements
- Die cast aluminum construction
- No transformer or driver required
- Color Temp: 3000K
- CR190
- Dimming: 100% - 5% ELV
- Rated Life: 50,000 hours
- Input: 120V

**ORDER NUMBER**

	Watt	LED Lumens	Delivered Lumens	Finish	
8"	WS-W15708	2W	750	215	BZ Bronze
10"	WS-W15710	11.3W	1200	560	GH Graphite

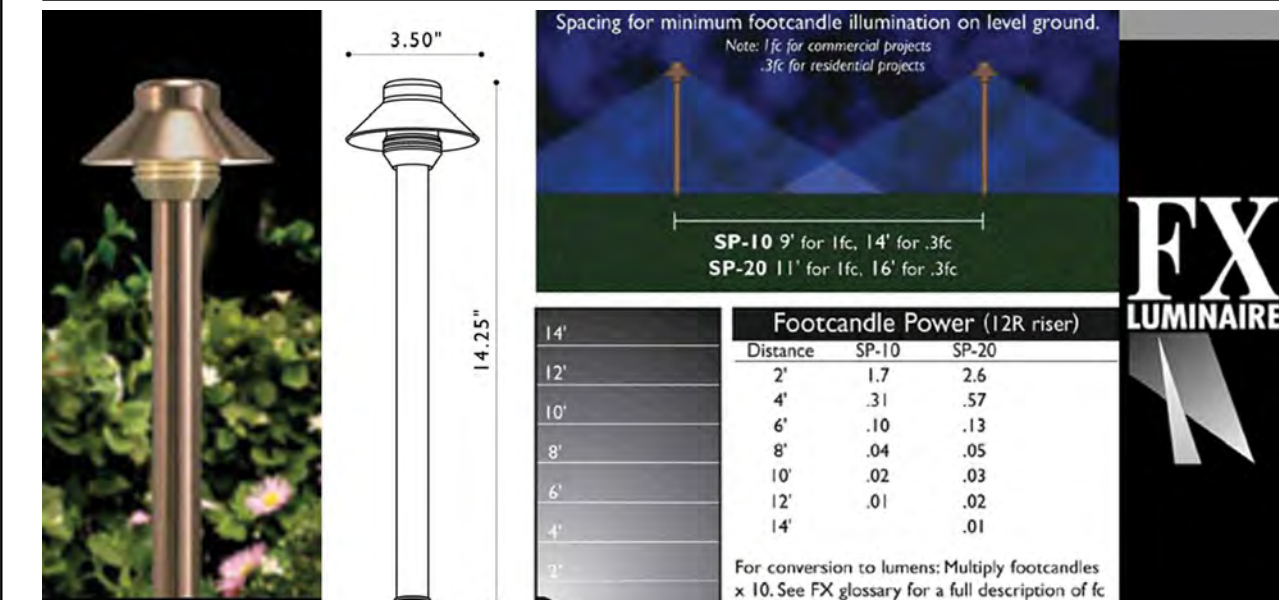
Example: WS-W15708-GH

**SPECIFICATIONS**  
Construction: Aluminum and White Diffuser Lens  
Light Source: High output LED  
Finish: Bronze (BZ), Graphite (GH)  
Standards: ETL & cETL wet location listed, IP 65, Dark Sky Friendly

**NOTE:**  
EXTERIOR LIGHTING SHALL BE LIMITED TO 375 LUMENS MAX. 25 WATTS INCANDESCENT EQUIVALENT MAX. ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING SHALL BE NO HIGHER THAN 10 FEET ABOVE GROUND.

### PATH LIGHT

**NOTE:**  
LANDSCAPE LIGHTING SHALL BE 10 FEET MIN. APART. 225 LUMENS MAX. - 15 WATT INCANDESCENT EQUIVALENT MAX.  
ALL LIGHTS NOT ATTACHED TO THE BUILDING ARE REQUIRED TO ADHERE TO THE LANDSCAPE LIGHTING STANDARD NO MORE THAN 10" ABOVE GROUND.



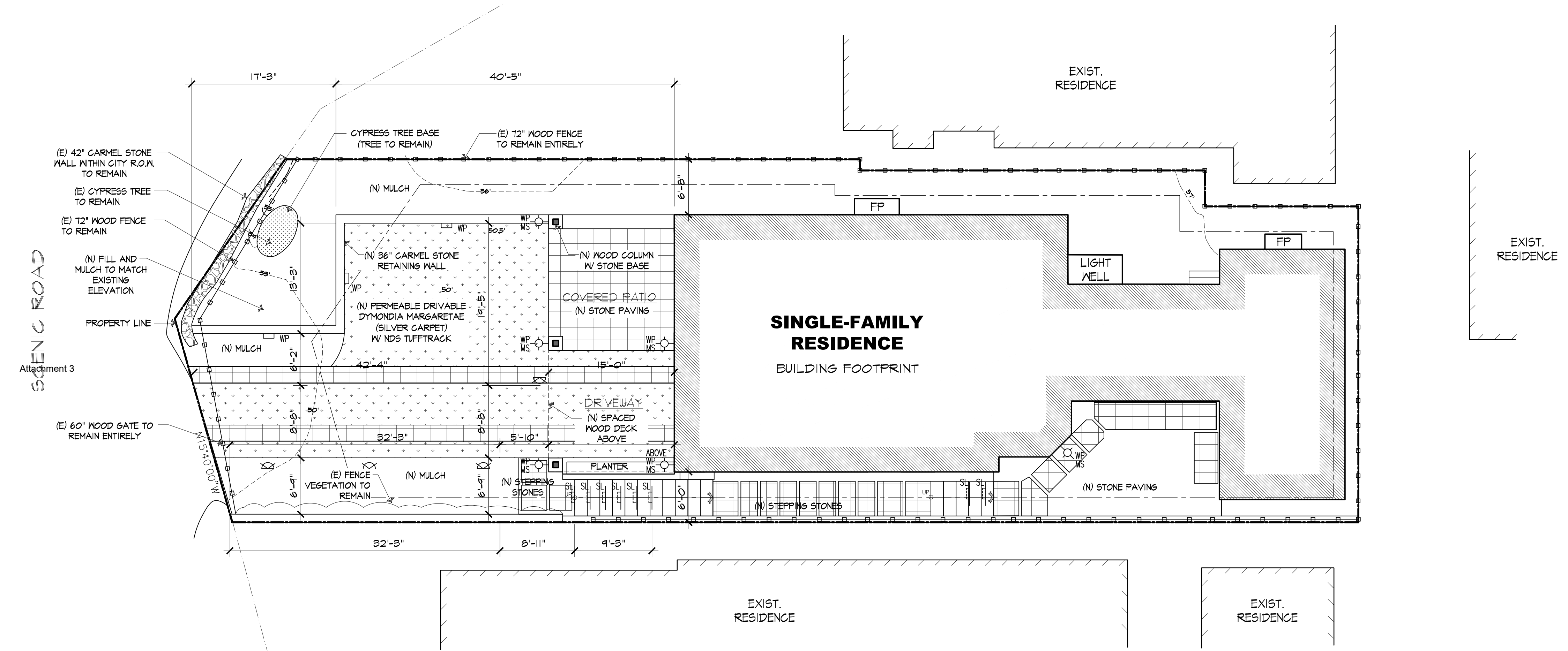
**Footcandle Power (12K riser)**

Distance	SP-10	SP-20
2'	1.7	2.6
4'	3.1	5.7
6'	1.6	1.9
8'	0.94	0.95
10'	0.62	0.63
12'	0.51	0.52
14'	0.41	0.41

For conversion to lumens: Multiply footcandle x 10. See FX glossary for a full description of FX and lumens.

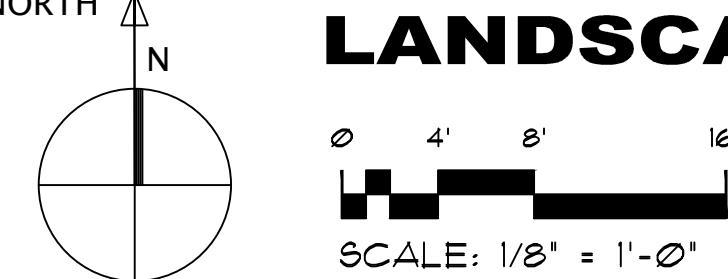
### TITLE 24 LIGHTING REQUIREMENTS:

- ALL LIGHTING SHALL BE HIGH EFFICACY. (2022 BUILDING ENERGY EFFICIENCY STANDARDS)
- BATHROOMS: SHALL HAVE AT LEAST ONE HIGH EFFICACY LIGHT AND ANY NON-HIGH EFFICACY LIGHTING SHALL BE CONTROLLED BY VACANCY SENSORS.
- ALL FIXTURES INSTALLED IN WET LOCATIONS SHALL BE MARKED, "SUITABLE FOR WET LOCATIONS." ALL FIXTURES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED, "SUITABLE FOR DAMP LOCATIONS." (PER 2022 CEC, Article 410-4)



**LANDSCAPE / LIGHTING PLAN**

PROJECT NORTH



SCALE: 1/8" = 1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT

**ERIC MILLER ARCHITECTS, INC.**

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PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

LANDSCAPE / LIGHTING PLAN

JOB NAME: **BROWN REMODEL**  
Scenic 3 SE of 12th Avenue  
Carmel-By-The-Sea, CA 95021  
A.P.N. 010-242-011-000

DATE: JAN. 6, 2025

SCALE: 1/8" = 1'-0"

DRAWN: KLL

JOB N 2403

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FINISH : FOGGY WHARF  
MANUFACTURER : TRESPA

11 SPACED DECKING



FINISH : GLASS  
MANUFACTURER : CUSTOM

8 DECK GUARD RAIL



COLOR: BRONZE  
MANUFACTURER : AWAKE 905 SERIES

5 WINDOW & DOORS



COLOR: CHARCOAL BLACK  
STYLE: PRESIDENTIAL SHAKE  
MANUFACTURER: CERTAINTED ROOFING

1 ASPHALT SHINGLE



TYPE: SILVER CARPET; DYMONDIA MARGARETAE  
W/ GRASS ROAD PAVER  
MANUFACTURER : NDS TUFFTRACK GRASS PAVER

12 DRIVABLE DYMONDIA



MODEL : TWO IF BY SEA  
LAMP: 3.5 LED  
MANUFACTURER : MODERN FORMS  
TITLE 24 & DARK SKY COMPLIANT

9 EXTERIOR WALL LIGHT



MODEL: 3020  
MATERIAL: WOOD  
MANUFACTURER : CARRIAGE HOUSE DOOR COMPANY

6 GARAGE DOOR SAMPLE



COLOR: VERONA  
MANUFACTURER: BASALITE - ITALIAN RENAISSANCE

2 DRIVE & WALKWAY PAVING

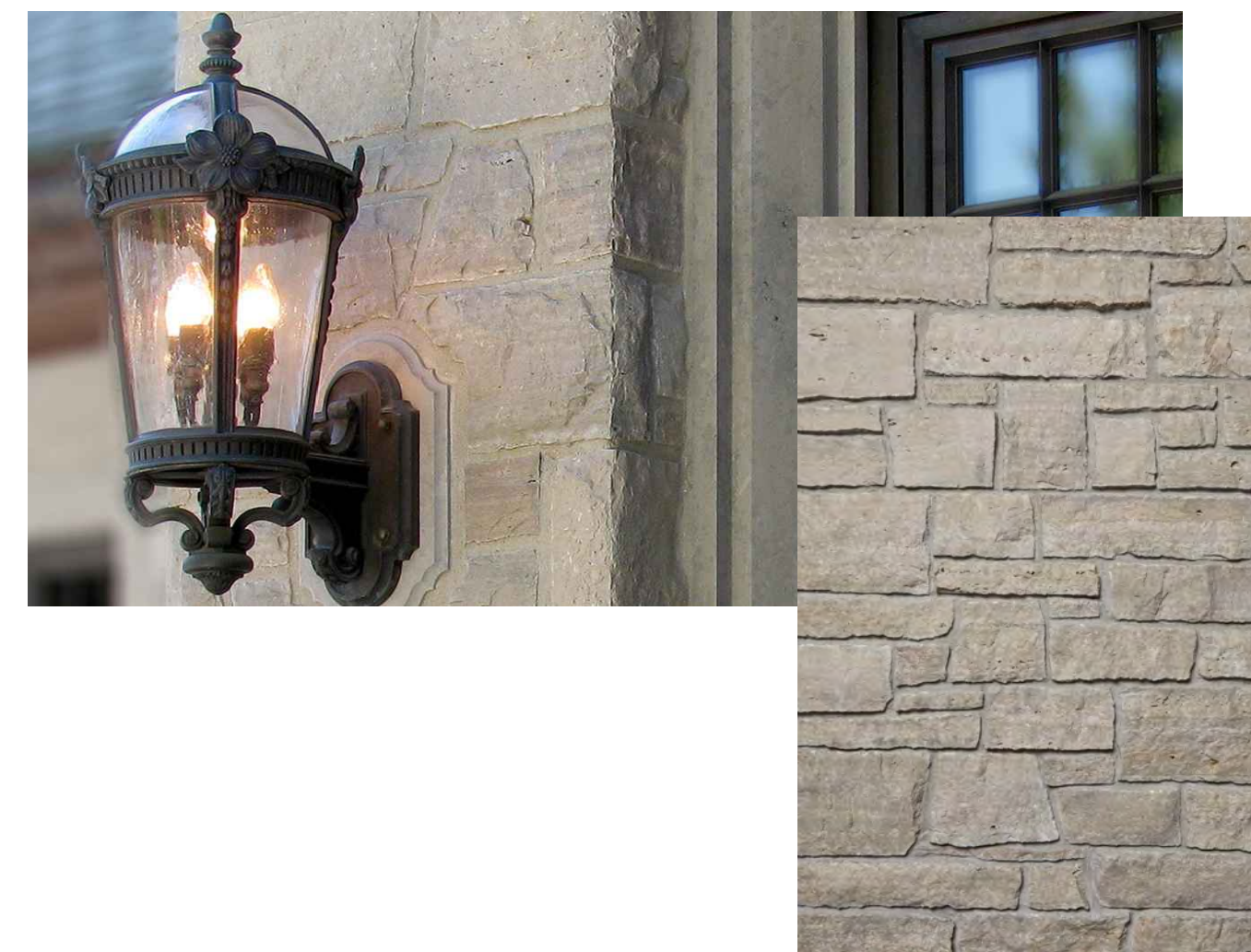


18" MAX. HT.  
15 WATT MAX. @ 10'  
MIN O.C.  
MANUFACTURER : FX LUMINAIRE



ELM  
ARCHITECTURAL  
LED STEP LIGHT  
MANUFACTURER : ALCON

10 SITE LIGHT



FOND DU LAC: COUNTRY SQUIRE, OVER GROUT W/ SMEAR

7 STONE WALL



MANUFACTURER: WESTERN BLENDED PRODUCTS  
COLOR: INSPIRE  
FINISH: SMOOTH

4 STUCCO

REVISION	No.

CONSULTANT:

ERIC MILLER ARCHITECTS, INC.  
 211 HOFFMAN AVENUE MONTEREY, CA 93940  
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

ARCHITECT

MATERIAL SAMPLE  
 JOB NAME: BROWN REMODEL  
 Scenic @ SE of 12th Avenue  
 Carmel-By-The-Sea, CA 95021  
 A.P.N. 010-242-011-000

DATE: JAN. 6, 2025

SCALE: N.T.S.

DRAWN: KJJ

JOB N 2403

Attachment 3



**FRONT PERSPECTIVE**



**SIDE PERSPECTIVE**

**FOR REFERENCE ONLY**

REVISION	No.

CONSULTANT:

ARCHITECT

**ERIC MILLER ARCHITECTS, INC.**

211 HOFFMAN AVENUE MONTEREY, CA 93940  
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

RENDERINGS

JOB NAME: **BROWN REMODEL**  
 Scenic @ SE of 12th Avenue  
 Carmel-By-The-Sea, CA 95021  
 A.P.N. 010-242-011-000

DATE: JAN. 6, 2025  
 SCALE: N.T.S.  
 DRAWN: K.J.L.  
 JOB N: 2403

12 SHEET OF





# CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION Staff Report

January 15, 2025  
PUBLIC HEARINGS

<b>TO:</b>	Chair LePage and Planning Commissioners
<b>SUBMITTED BY:</b>	Evan Kort, Senior Planner
<b>APPROVED BY:</b>	Brandon Swanson, Assistant City Administrator & Acting Community Planning and Building Director
<b>SUBJECT:</b>	<b>DS 22-057 (Lim):</b> Consideration of a combined Concept and Final Design Study for the demolition of an existing 1,053 square-foot, one-story single-family residence, inclusive of a 205 square-foot detached garage, and the construction of a 1,794 square-foot, two-story single-family residence, inclusive of a 286 square-foot attached garage, in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. APN: 010-225-003-000.

**Application:** DS 22-057 (Lim)

**APN:** APN: 010-225-003-000

**Block:** ii

**Lot:** 3

**Location:** North Casanova Street 2 southeast of Palou Avenue

**Applicant:** Angie Phares, Designer

**Property Owner:** LIM LIYOONG TR

## Executive Summary:

The applicant is requesting the Planning Commission adopt a resolution denying a Design Study for the demolition of an existing one story single-family residence and construction of a new two-story single-family residence. The project has previously been considered at the Commission's July 12, 2023, August 14, 2024, and December 11, 2024 hearings. The item was continued with direction to make changes to the project at all three previous hearings. The applicant has requested a formal denial of the project in lieu of continuation such that they can pursue an appeal of the project and consideration by the City Council.

## Recommendation:

Adopt a Resolution (Attachment 1) denying a Concept and Final Design Study for the demolition of an existing 1,053 square-foot, one-story single-family residence, inclusive of a 205 square-foot detached garage, and the construction of a 1,793 square-foot, two-story single-family residence, inclusive of a 288 square-foot attached garage, in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. APN: 010-225-003-000.

## Background and Project Description:

The project site is a 4,000 square-foot lot developed with a 1,053 square-foot one story residence with a 205 square foot attached garage.

The existing one story residence is finished primarily with board and batten siding with composition shingle gabled roof forms. The applicant is proposing to demolish the existing residence and garage and construct a new two-story 1,793 square foot residence inclusive of a 288 square foot attached garage.

The new residence is proposed to be a combination of stone and stucco with wood windows and doors and a composition shingle roof. A concept design was previously considered at the Commission's July 12, 2023, August 14, 2024, and December 11, 2024 hearings and all hearings were continued with direction to make changes to the project. The primary issues raised at the July 2023 hearing were in respect to privacy, views, light, and impacts to trees, and issued at the August 2024 hearing were in respect to carry over impacts from the July 2023 hearing primarily in respect to light and view impacts.

The December 2024 hearing was continued with direction to redesign the project as the Commission found the light and view impacts has not been adequately addressed. This hearing was also scheduled as a combined concept and final details hearing and there was no discussion or objection to the finish materials of the residence -all issues discussed were based around unresolved light and view impacts.

- July 12, 2023 Hearing
  - [Click Here for Staff Report](#)
  - [Click Here for Video](#)
- August 14, 2024 Hearing
  - [Click Here for Staff Report](#)
  - [Click Here for Video](#)
- December 11, 2024 Hearing
  - [Click here for Staff Report](#)
  - [Click here for Video](#)

In accordance with CMC 17.58.040.B.2, “[Residential Design Review] for track two projects is a three-phase process requiring: (a) preliminary site assessment, (b) design concept review, and (c) final details review. The application shall not be deemed complete until the preliminary site assessment has occurred and the City has received a complete application for design concept review.”

The associated preliminary site assessment has been completed (March 2022), and three concept hearings have been held to-date (July 2023, August 2024, December 2024). While a concept design has yet to be formally accepted through resolution, there is no provision in the code that expressly requires formal acceptance of a concept hearing prior to scheduling to a final details review -only that a concept hearing (in the majority of instances) needs to precede a final details hearing.

When a concept hearing is considered, the Commission may:

1. Accept the design concept as submitted;
2. Provisionally accept the design concept and provide direction to the applicant on plan revisions necessary to achieve compliance with the design guidelines and/or zoning standards; or
3. Continue design concept for preparation of a new design concept if it is substantially out of compliance with the zoning standards or the design guidelines (CMC 17.58.040).

At all the previous concept hearings, option #3, above, was the direction of the commission. Following the

December 2024 hearing, the applicant notified staff that they are unwilling to make the revisions directed by the Commission and have requested a denial of the project so that an appeal could have been filed (Attachment 2).

In accordance with CMC 17.58.040.B.2, *“Applicants unwilling to make the revisions directed by the [Planning Commission] in a provisionally accepted concept design or continued design concept may request denial of the project so that an appeal may be filed. A denial shall not be complete until findings are adopted.”*

Furthermore, as described in CMC 17.58.040.B.3, *“Any individual or entity aggrieved by the Commission’s decision to approve or deny a residential track two design study approval may file a written appeal pursuant to the requirements of Chapter 17.54 CMC, Appeals.”*

That is, a resolution for denial shall be adopted before the applicant may proceed with the appeal procedures established in the zoning code. This item has been agendaized so that the Commission can formally adopt findings for denial for the project to allow the applicant to proceed with the appeal process.

The project is located in the Beach and Riparian (BR) Overlay District (i.e. appeal jurisdiction) and therefore is appealable to the California Coastal Commission once all local appeals are exhausted. There is no appeal fee for appeals located in the appeal jurisdiction.

### **Staff Analysis:**

Staff has prepared a Resolution for denial (Attachment 1) for adoption based on the discussion of the Commission at the July 2023, August 2024, and December 2024 hearings. Should the Commission wish to make additional or modified findings, the Commission should provide direction accordingly. A detailed analysis is provided below.

#### **Concept Design Study Acceptance - CMC 17.64.080.A**

The analysis provided below is based on the discussions from the previous hearings. At the prior hearings and through multiple revisions to the plans, a number of issues had been resolved, however, as discussed at the December 11, 2024 hearing, the unresolved issue pertains to view and light impacts -concept finding #5. The specific impacts identified are those related to the northern neighbor (property).

*5. The project is consistent with the City’s objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.*

Finding: The plans submitted, or as recommended to be conditioned, do not support adoption of the finding #5, based on the analysis provided below.

Analysis: The proposed project does not obstruct any public view, as defined in CMC 17.10.010.J, which relates to significant coastal views as seen from the right-of-way. There are no known significant coastal views visible from the adjacent or surrounding rights-of-way.

The proposed project meets the city’s design objective for privacy, as defined in CMC 17.10.010.G. There are no second story windows on the northern elevation nor exterior balconies facing north. A small second story balcony is proposed to be located on the southern elevation, however, this overlooks the neighbor’s roof to the south. The southern balcony feature was not a topic of discussion at the previous three public

hearings nor has previously been an item of concern.

While solar access was previously a concern, the commission did not specifically address solar access at the December 11, 2024 hearing and the discussion was focused on and limited to impacts associated with views.

The proposed project does not meet the city's design objectives related to private views access (CMC 17.10.010.L).

***Private Views.*** *Designs should respect views enjoyed by neighboring parcels. This objective is intended to balance the private rights to views from all parcels that will be affected by a proposed building or addition. No single parcel should enjoy a greater right than other parcels except the natural advantages of each site's topography. Buildings which substantially eliminate an existing significant view enjoyed on another parcel should be avoided.*

***Analysis:*** The proposed project fails to respect the significant views enjoyed by the northern neighbor, as encouraged by the Residential Design Guidelines. The massing and placement of the structure obstructs the south-facing views from the northern neighbor's property, including views from their kitchen, dining room, and breakfast nook. The adjustments made to the building's height, width, and setbacks do not sufficiently address the elimination of an existing significant view.

#### **Coastal Development Permit - CMC 17.64.010.B**

By not meeting Finding #5, discussed above, the project does not meet the findings for approval of a Coastal Development Permit. CMC 17.64.010.B.1 requires that:

*All decisions on coastal development permits shall be accompanied by written findings: That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.*

**Finding & Analysis:** The project does not comply with the city's Local Coastal Program (LCP) as the project does not meet the required findings for Design Study Approval (CMC 17.64.080), specifically concept finding #5. The project fails to meet concept finding #5 as the project does not meet the design objectives outlined in CMC 17.10.010 and due to inconsistencies with the Residential Design Guidelines (pertaining to Views; Residential Design Guideline 5.0) – Local Coastal Program Implementation Plan Appendix C.

#### ***Other Project Components:***

Staff recommends the Planning Commission find the project Statutorily Exempt from the California Environmental Quality Act (CEQA). According to Section 15270 of CEQA, State CEQA guidelines, and local environmental regulations, CEQA does not apply to projects which a public agency rejects or disapproves.

Attachment 1 - Resolution

Attachment 2 - Applicant's Statement

Attachment 3 - Project Plans

**CITY OF CARMEL-BY-THE-SEA  
PLANNING COMMISSION**

**PLANNING COMMISSION RESOLUTION NO. 2025-XXX-PC**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA DENYING A COMBINED CONCEPT AND FINAL DESIGN STUDY FOR THE DEMOLITION OF AN EXISTING 1,053 SQUARE-FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE, INCLUSIVE OF A 205 SQUARE-FOOT DETACHED GARAGE, AND THE CONSTRUCTION OF A 1,793 SQUARE-FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE, INCLUSIVE OF A 288 SQUARE-FOOT ATTACHED GARAGE, IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, ARCHAEOLOGICAL SIGNIFICANCE (AS) OVERLAY, AND BEACH/RIPARIAN (BR) OVERLAY. APN: 010-225-003-000.**

WHEREAS, on March 2, 2022, Angie Phares, on behalf of Hastings Construction, Inc, (“Applicant”) submitted an application on behalf of Liyoong Lim (“Owner”) requesting approval of Track 2 Design Study application DS 22-057 (Lim) described herein as (“Application”); and

WHEREAS, the Application has been submitted for the property located on North Casanova 2 southeast of Palou Avenue in the Single-Family Residential (R-1) District, Archeological Significance (AS) Overlay District, and Beach and Riparian (BR) Overlay District; and

WHEREAS, the Applicant is proposing the demolition of an existing 1,053-square-foot, one-story single-family residence inclusive of a 205-square-foot detached garage and construction of a 1,793-square-foot, two-story single-family residence inclusive of a 288-square-foot attached garage; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), the construction of new dwellings, rebuilds, and substantial alterations requires approval of a Residential Track Two Design Study by the Planning Commission; and

WHEREAS, a Coastal Development Permit is required in accordance with CMC 17.52.090 (Coastal Development Permit Required); and

WHEREAS, CMC Section 17.58.040.B requires a design concept review by the Planning Commission at a public hearing before consideration of the final details review for project approval; and

WHEREAS, the project was initially scheduled for the July 12, 2023, the Planning Commission meeting for a Concept Design Study hearing; and

WHEREAS, the project was continued with direction to the Applicant to revise the project to address impacts to the northern neighbor; and

WHEREAS, the applicant made revisions to the plans based on the discussion at the July 12, 2023 hearing and requested the reconsideration of a Concept Hearing at an August 14, 2024 meeting; and

WHEREAS, the project was again continued with direction to the Applicant to revise the project to address impacts to the northern neighbor; and

WHEREAS, the applicant made revisions to the plans based on the discussion at the August 14, 2024 hearing and requested the reconsideration of a Combined Concept and Final Hearing at an December 11, 2024 meeting; and

WHEREAS, the project was again continued with direction to the Applicant to revise the project to address impacts to the northern neighbor; and

WHEREAS, the applicant was aggrieved by the decision and following the hearing, requested a denial of the application to pursue an appeal of the decision; and

WHEREAS, in accordance with CMC 17.58.040.B, *“Applicants unwilling to make the revisions directed by the PC in a provisionally accepted concept design or continued design concept may request denial of the project so that an appeal may be filed. A denial shall not be complete until findings are adopted;”* and

WHEREAS, this resolution includes findings for denial based on the continued discussion at the July 12, 2023, August 14, 2024, and December 11, 2024 meetings, and plans presented at the December 11, 2024 hearing; and

WHEREAS, on January 3, 2025, a notice of the public hearing scheduled for January 15, 2025, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before January 5, 2025, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before January 3, 2025, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on January 15, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Final Design Study, Lot Merger, and associated Coastal Development Permit, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, “CEQA”), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.*, the “CEQA Guidelines”) and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the Planning Commission found that pursuant to CEQA regulations, the Application is Statutorily Exempt from the California Environmental Quality Act (CEQA). According to Section 15270 of CEQA, State CEQA guidelines, and local environmental regulations, CEQA does not apply to projects which a public agency rejects or disapproves; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Commission at the hearing date, including, without limitation, the staff report and attachments submitted

by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Concept Design Study:

<b>FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE</b>		
For each of the required design study findings listed below, staff has indicated whether the concept plans submitted or as recommended to be conditioned support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.		
<b>CMC Section 17.64.080.A – Concept Phase Approval Findings</b>	<b>YES</b>	<b>NO</b>
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits or variances consistent with the Zoning Ordinance.	✓	
2. The project is consistent with the City’s design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project’s use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows, doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City’s objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.		✓
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.	✓	

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Final Design Study**:

<b>FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL</b>		
For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission’s decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
<b>CMC 17.64.080.A, Final Details Phase Approval</b>	<b>YES</b>	<b>NO</b>
1. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
2. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	
3. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✓	
4. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right-of-way. The design will reinforce a sense of visual continuity along the street.	✓	

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Coastal Development Permit**:

<b>FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS</b>		
For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission’s decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
<b>CMC 17.64.010.B, Coastal Development Permits</b>	<b>YES</b>	<b>NO</b>
1. The project, as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.		✓
2. If the project is located between the first public road and the sea, the project conforms with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections <a href="#">30200</a> of the Public Resources Code).	✓	
#2 Finding: The proposed development is located between the first public road and the sea, as identified on the “Post-LCP Certification Permit and Appeal Jurisdiction” map dated October 18, 2004, prepared by the California Coastal Commission. In accordance with CMC 17.20.180.B, <i>“Proposed development and new land uses located between the ocean and the first public road may be required to provide vertical (perpendicular) access from the public road to bluff and beach areas, and lateral access along the beach, shoreline and bluff tops, where the review authority first makes specific findings documenting the need for additional public access on and/or through the site, and the relationship of the required dedication to the impacts on existing access, or needs for additional access created by the project.”</i>		



The Coastal Access and Recreation Element of the General Plan/Land Use Plan finds, “Carmel is among a limited number of California coastal communities where nearly the entire shoreline from the first public road to the sea is open to the public and easily accessible. (LUP)”

There is no existing access (either acquired through use or legislative authorization) on or through the site, and this site would not contribute to the enhancement, improvement, or other public benefit (i.e. there is no need) for new dedication at this time of an accessway based on the site’s location and attributes. This requirement/finding may be reassessed in the future upon reconsideration of a new or amended Coastal Development Permit.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Carmel-by-the-Sea does hereby **DENY** a combined Concept and Final Design Study (DS 22-057) for the demolition of an existing 1,053 square-foot, one-story single-family residence, inclusive of a 205 square-foot detached garage, and the construction of a 1,793 square-foot, two-story single-family residence, inclusive of a 288 square-foot attached garage, in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay (APN: 010-225-003-000).

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11<sup>th</sup> day of December 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

\_\_\_\_\_  
Michael LePage  
Chair

\_\_\_\_\_  
Shelby Gorman  
Planning Commission Secretary



HASTINGS  
CONSTRUCTION  
INC.

December 18, 2024

City of Carmel-by-the-Sea  
Community Planning and Building

Project Address: N. Casanova 2 SE Palou  
APN: 010-225-003-000  
Owner: Ms. Liyoong Lim

Re: DS 22-057

Attn: Evan Kort, Senior Planner

Dear Mr. Kort,

On December 11<sup>th</sup>, 2024 this project was brought before the Planning Commission for consideration of a combined Concept and Final Design Study. A motion was made to continue the Final Design with direction to make modifications to reduce impacts to the northern neighbor.

We disagree with the motion. We are not willing to make any additional changes and would like to pursue an Appeal.

Kind Regards,

A handwritten signature in black ink, appearing to read "AP", with a large, sweeping flourish extending to the right.

Angie Phares  
Designer | Hastings Construction, Inc.

### GENERAL NOTES

CARMEL - THE SEA MUNICIPAL CODE 2022 CALIFORNIA RESIDENTIAL CODE (CRC) / CALIFORNIA MECHANICAL CODE (CMC) / CALIFORNIA PLUMBING CODE (CPC) / CALIFORNIA ELECTRICAL CODE (CEC) / CALIFORNIA FIRE CODE (CFC) / CALIFORNIA ENERGY CODE (CENC) / CALIFORNIA GREEN BUILDING CODE (CALGREEN)

THESE DRAWINGS ARE PREPARED OR SEEN BY A PROFESSIONAL LICENSED ARCHITECT OR REGISTERED CONTRACTOR

ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODE AND ORDINANCE REQUIREMENTS SET FORTH IN THE PERMITS AND ORDINANCES

ALL WRITTEN DIMENSIONS SHALL SUPERSEDE SCALED DIMENSIONS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER PRIOR TO ORDERING MATERIALS

CONTRACTOR IS RESPONSIBLE FOR COMPLETE FINAL DISPOSAL OF ALL CONSTRUCTION DEBRIS IN A MANNER CONSISTENT WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS

VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT THE SITE PRIOR TO CONSTRUCTION

CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO PERMIT ISSUANCE AND SHALL MAINTAIN THE PERMITS IN FULL FORCE AND EFFECT THROUGHOUT THE PROJECT. THE PERMITTING AGENCY SHALL BE A FINAL REVIEW INSPECTOR ON SITE

#### SETBACK HEIGHT CERTIFICATIONS

A STATE LICENSED SURVEYOR OR SHALL SURVEY AND CERTIFY THE FOLLOWING IN WRITING

- THE SETTING LOCATIONS OR CONFORMANCE WITH THE APPROVED PLANS PRIOR TO SETTING / FOUNDATION INSPECTION
- THE ROOF HEIGHT OR CONFORMANCE WITH THE APPROVED PLANS PRIOR TO ROOF SHEATHING INSPECTION
- WRITTEN CERTIFICATIONS PREPARED, SEALED, SIGNED, AND DATED BY THE SURVEYOR OR SHALL BE PROVIDED TO THE BUILDING INSPECTIONS AT THE TIME OF SPECIFIED INSPECTIONS

APPROXIMATE 13 2022 A  
 TYPICAL DRAIN CONSTRUCTION  
 M.C.C.

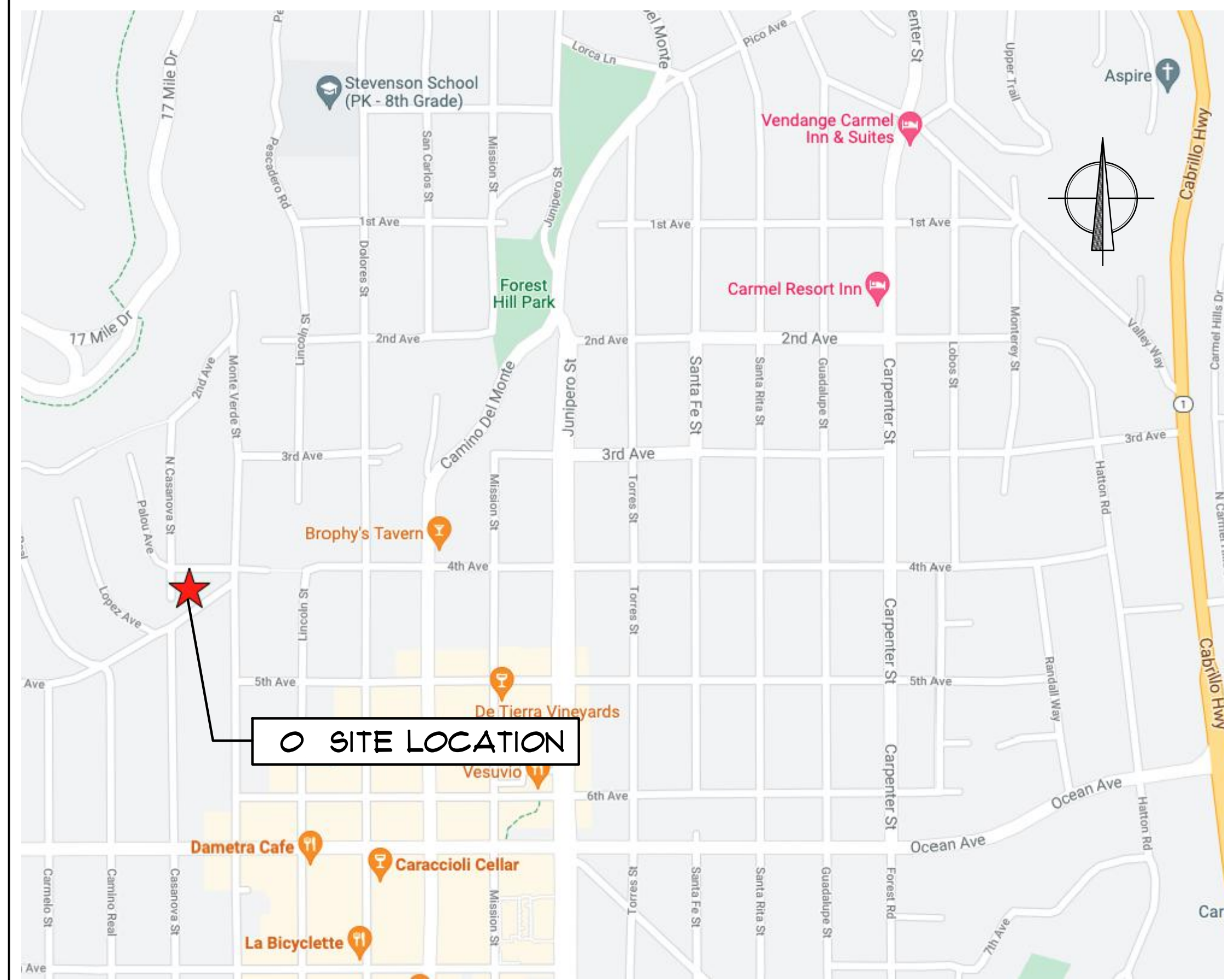
### SYMBOL KEY



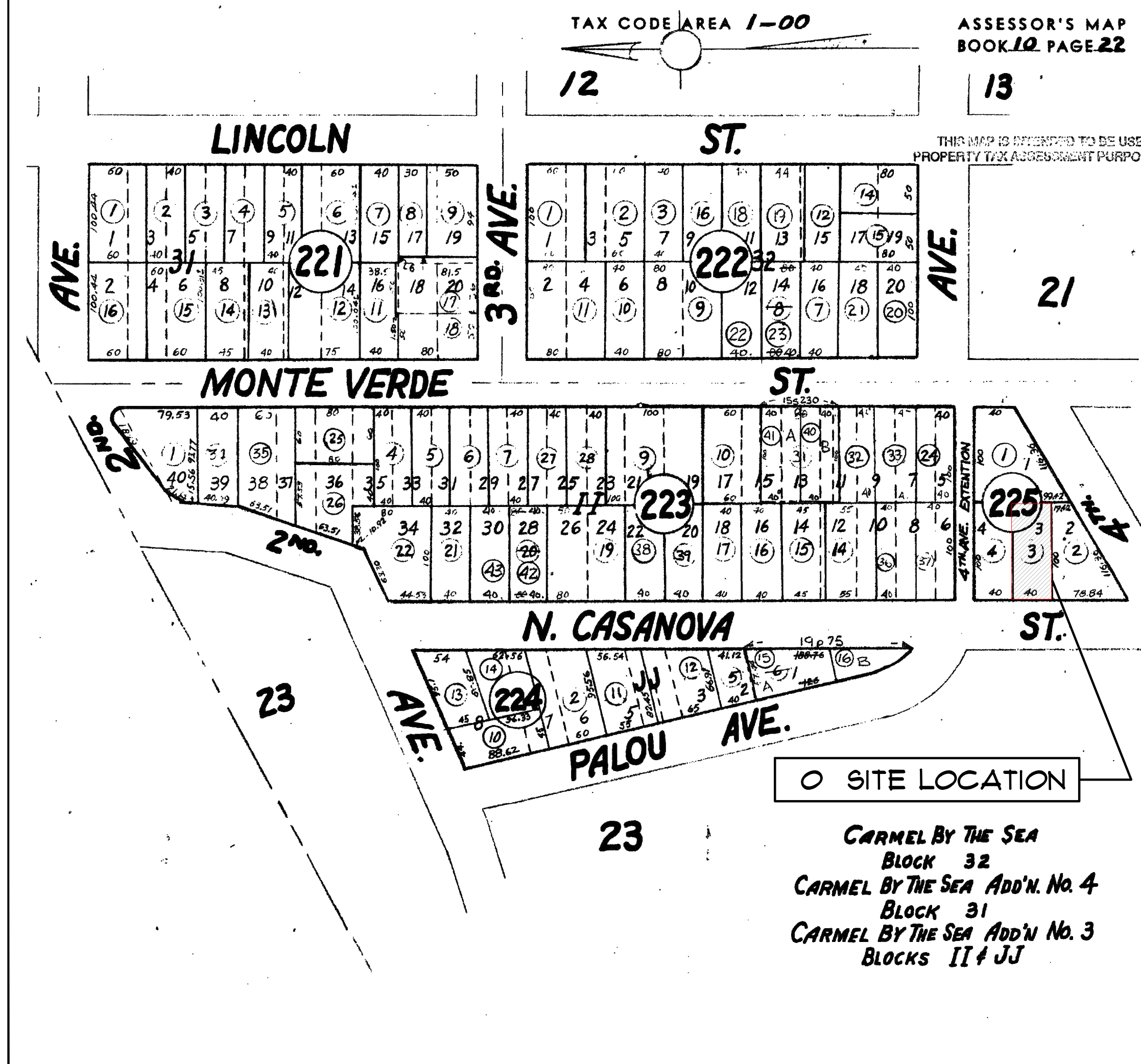
### ABBREVIATIONS

A.B.	ANCHOR BOLT	.O.C.	ACE O' CONCRETE	.O.S.	OUTSIDE ACE O' STUD	U.N.O.	UNLESS NOTED OTHERWISE
A.C.	ASPHALTIC CONCRETE	O.S.	ACE O' STUD	OPP.	OPPOSITE	VERT.	VERTICAL
A.C.F.	AIR CONDITIONING	R.D.R.	ROUGH DOOR	T.	TOOT OR EET		
ALUM.	ALUMINUM	TG.	TOOTHING	P.L.	PLATE		
APPROX.	APPROXIMATE	PLAS.	PLASTER	PROPR.	PROPERTY	ITH	INTERIOR
ARCH.	ARCHITECTURAL	GAU.	GAUZE	AINSCOT	AINSCOT	ATER CLOSET	ATER CLOSET
ANOD.	ANODIZED	GAIVAN.	GAIVANIZED IRON	OOD	OOD	INDO	INDOOR
ASPH.	ASPHALT	G.I.	GROUND INTERRUPTER	P.S.	POLE SHEEL	ITH OUT	ITH OUT
BD.	BOARD	GL.	GLASS	POINT	POINT	ATERPROOF	ATERPROOF
BDG.	BUILDING	GND.	GROUND	PAIR	PAIR	RETURN AIR	RETURN AIR
BLKGL.	BLOCKING	GYP. BD.	GYPSUM BOARD	R.A.	RADIUS	ROUND	ROUND
BM.	BEAM	H.C.	HOLLOW CORE	H.D.	HOLLOW DOOR	RECESSED	RECESSED
BOTT.	BOTTOM	HDR.	HEADER	H.D.D.	HARD DOOR	RE RIGERATOR	RE RIGERATOR
CAB.	CABINET	HORI.	HORIZONTAL	REN.	RENORCED ING	RESILIENT	RESILIENT
CEM.	CEMENT	HR.	HOUR	R.O.	ROOM	ROUGH OPENING	ROUGH OPENING
C.I.	CERAMIC TILE	H.B.	HOSE BIBB	R.C.	ROUGH OPENING	RE USED	RE USED
CL.	CAST IRON	HT.	HEIGHT	RE	RIGHT O' AY	RAIN. ATER LEADER	RAIN. ATER LEADER
CLB.	CLEAR	HC.	HANDICAP	R.	RED	SCHED.	SCHEDULE
CLST.	CLOSET	HVAC.	HEATING VENTILATION	R.D.	RED OOD	S.C.	SOLID CORE
COMP.	COMPOSITION	H.	HOT WATER	R.L.	RAIN. ATER LEADER	SECT.	SECTION
CONC.	CONCRETE	I.D.	INSIDE DIAMETER	S.C.	SCHEDULE	S.ECT.	SECTION
CLG.	CEILING	INS.	INSULATION	S.	SINGLE HING	S. UARE OOT EET	S. UARE OOT EET
C.M.U.	CONCRETE MASONRY UNIT	INT.	INTERIOR	S.	SINGLE HING	SIMILAR	SIMILAR
C.O.	CLEAN OUT	INT.	INTERIOR	S.	SINGLE HING	S.LD	SLIDER
COL.	COLUMN	INT.	INTERIOR	S.	SINGLE HING	S.LD. GL. DR.	SLIDING GLASS DOOR
CONN.	CONNECTION	INT.	INTERIOR	S.	SINGLE HING	SPEC.	SPECIFICATIONS
CONSTR.	CONSTRUCTION	INT.	INTERIOR	S.	SINGLE HING	S.	S UARE
CSMT.	CASEMENT	INT.	INTERIOR	S.	SINGLE HING	S. UARE EET	S. UARE EET
C.	COLD ATER	INT.	INTERIOR	S.	SINGLE HING	STD.	STANDARD
		INT.	INTERIOR	S.	SINGLE HING	STL.	STEEL
DBL.	DOUBLE	INT.	INTERIOR	S.	SINGLE HING	STOR.	STORAGE
DET.	DETAIL	INT.	INTERIOR	S.	SINGLE HING	STRUCT.	STRUCTURAL
D.O.	DOUGLAS IR	INT.	INTERIOR	S.	SINGLE HING	STR.	STRUCTURE
DIA.	DIAMETER	INT.	INTERIOR	S.	SINGLE HING	SYM.	SYMMETRICAL
DIM.	DIMENSION	INT.	INTERIOR	S.	SINGLE HING	TB.	TO ELBAR
D.S.	DOWN SPOUT	INT.	INTERIOR	S.	SINGLE HING	TEL.	TELEPHONE
DRY.	DRYER	INT.	INTERIOR	S.	SINGLE HING	TEMP.	TEMPERED
D.	DISH ASHER	INT.	INTERIOR	S.	SINGLE HING	THRESH.	THRESHOLD
D.G.	DRAINING	INT.	INTERIOR	S.	SINGLE HING	T.G.	TONGUE GROOVE
		INT.	INTERIOR	S.	SINGLE HING	T.O.	TOP O' OOTING
EA.	EACH	INT.	INTERIOR	S.	SINGLE HING	T.O.P.	TOP O' PLATE
ELEC.	ELECTRICAL	INT.	INTERIOR	S.	SINGLE HING	T.O.S.	TOP O' SLAB
ELEV.	ELEVATION	INT.	INTERIOR	S.	SINGLE HING	T.O.	TOP O' ALL
ENCL.	ENCLOSURE	INT.	INTERIOR	S.	SINGLE HING	T.P.	TOILET PAPER
E.UAL.	ELECTRICAL	INT.	INTERIOR	S.	SINGLE HING	TYP.	TYPICAL
EXH.	EXHAUST	INT.	INTERIOR	S.	SINGLE HING		
EXP.	EXPANSION	INT.	INTERIOR	S.	SINGLE HING		
EXIST. OR	EXISTING	INT.	INTERIOR	S.	SINGLE HING		
EXT.	EXTERIOR	INT.	INTERIOR	S.	SINGLE HING		
		INT.	INTERIOR	S.	SINGLE HING		
BRGL.	BERGLASS	INT.	INTERIOR	S.	SINGLE HING		
D.	DOWN DRAIN	INT.	INTERIOR	S.	SINGLE HING		
ND.	FOUNDATION	INT.	INTERIOR	S.	SINGLE HING		
INSH.	INSULATION	INT.	INTERIOR	S.	SINGLE HING		
INSH. GR.	INSULATION GRADE	INT.	INTERIOR	S.	SINGLE HING		
LR.	LOOR	INT.	INTERIOR	S.	SINGLE HING		
L.	LUORESCENT	INT.	INTERIOR	S.	SINGLE HING		

### VICINITY MAP



### APN MAP



### PROJECT CONTACTS

OWNER: M.L.L. N.C. 2 SE P C.S.S. CA 93923 0-390-05  
 SURVEYOR: C.S.S. L.S.E.S.G. M. CA 93900 31-55-23

RESIDENTIAL DESIGNER: A.P. H.C. 11 T.O. M. CA 93900 31-20-0920  
 ARCHAEOLOGIST: K.R. R.P.A. EMCP G. 01 A.S. M. CA 93900 31-9-199-21

### DRAWING INDEX

T1	T.S.	ARCHITECTURAL	
CIVIL	A1	P.R.S.P.	
T2	T.A.S.	A2	E.P.P.
T3	T.S.P.	A3	P.E.L.P.
		A4	P.U.L.P.
		A5	E.E.E.S.
		A6	E.E.L.S.
		A7	A.A.D.S.
		A8	S.D.S.
		A9	S.D.S.
		A10	D.S.
		A11	3DR
		A12	S.E.

### SCOPE OF WORK

D.C.  
 1.L

### PROJECT DATA TABLE

LOT DATA:	BUILDING CODE DATA:
P.A.: N.C. 2 SE P	O.: R-3 U
C.: -B-T-S, CA	C.T.: VB
APN: 010-225-003-000	S.: Y D S
R-1	

AREAS	
Existing Floor Area (Demo)	Proposed Floor Area
L.A.: 0.00 ACRES .000	E.L.A.: 1,031 S
G.A.: 205 S	U.L.A.: S
B.A.: 1,053 S	G.M.A.: 2 S
	B.A.: 1,93 S
	A.: 1,00 S
	B.: 1,319 S

SITE COVERAGES	
Existing Site Coverage Totals (Demo)	Proposed Site Coverage
P.C.: 1,209 S	C.: 121 S
I.C.: 9 S	B.: 5 S
	Total Impervious: 178 SF
	Total Permeable: 215 SF
	Total Site Coverage: 3.3 SF (Allowed 3.6 SF)

SETBACKS	
Allowed	Existing
R: 15 S: 10 C: .3	R: 1.2 N S: 13, 2.9, -11
	P: 31-3 N S: .5, -10
	R: 15-2 S S: ., -10-2
HEIGHT	
1 S R: 1 1 S P: 12	
2 S R: 2 2 S P: 1	
Existing	
1 S R: 11-10 1 S P: ., -9	
2 S R: N.A. 2 S P: N.A.	

TREE REMOVAL	
ne (1) Tree to be Removed	
T	S
R	U

Revision/Issue	Date
PSA 22-058 (LHM)	4/20/22
DS 22-051 (LHM) COMMENTS	10/24/22
DS 22-051 (LHM) HEARING	1/12/23
DS 22-051 (LHM) HEARING	8/14/24

HASTINGS CONSTRUCTION, INC.  
 11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940  
 (831) 650-0920 | DESIGN@HASTINGSCONSTRUCTION.COM  
 LIC#: 791539 CLASS: A/B

Drawing Title: TITLE SHEET  
 Job Title: LIM RESIDENCE  
 Project Address & APN: N. CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923  
 APN: 010-225-003-000 | LOT 3

Project: HC21001  
 Date: 9/17/2024  
 Drawn By: AAP  
 Scale: NTS

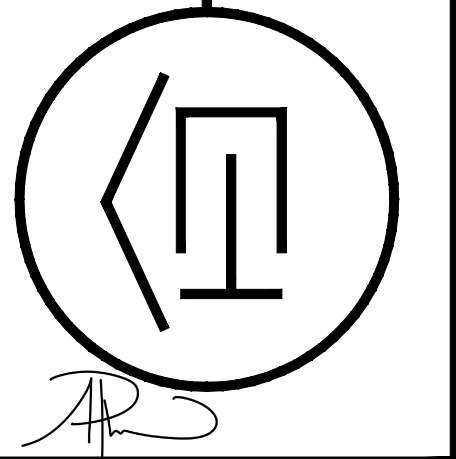
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Revision/Issue	Date
△ D8 22-091 (LH) HEARING	1/12/23
△ D8 22-091 (LH) HEARING	8/14/24

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 (831) 650-0920 | DESIGN@HASTINGSCONSTRUCTION.COM  
 LIC#: 791539 CLASS: A/B



APB

Drawing Title:  
**TREE SITE PLAN**

Job Title:  
**LIM RESIDENCE**

Project Address & APN:  
**CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923  
 APN: 010-225-003-000 | BLOCK 11, LOT 3**

Project:  
**HC21001**

Date:  
**9/17/2024**

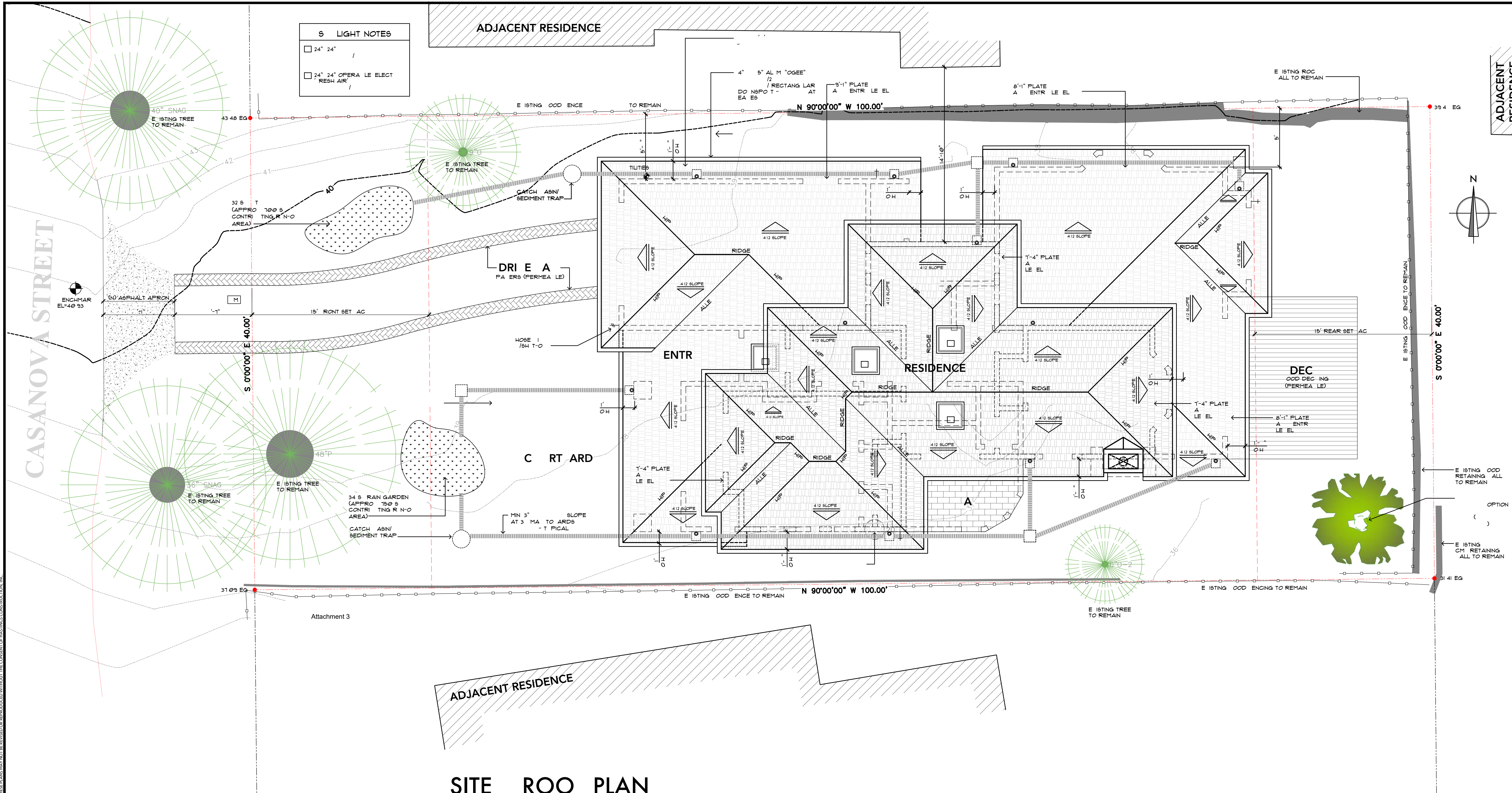
Drawn By:  
**AAP**

Scale:  
**1/4"=1'-0"**

Sheet  
**T3**



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**6 LIGHT NOTES**

□ 24" 24"	1
□ 24" 24" OPERA LE ELECT	1
□ 24" 24" OPERA LE ELECT	1

Revision/Issue	Date
△ P&A 22-058 (LHM)	4/20/22
△ D&S 22-051 (LHM) COMMENTS	10/24/22
△ D&S 22-051 (LHM) HEARING	1/12/23
△ D&S 22-051 (LHM) HEARING	8/12/24

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 LIC#: 791539 CLASS: A/B

## SITE ROOF PLAN

**ROOF PLAN NOTES**  
 ROOF SLOPE IS 4:12 NO ARROW INDICATE DIRECTION OF ROOF SLOPE  
 CLASS 'A' AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS  
 LIGHTS SHALL BE LOW PROFILE NON-GLARE DOUBLE PANED TEMPERED GLASS - ELECTRIC OR ELECTROLUMINESCENT  
 FLASHINGS SHALL BE INSTALLED AT ALL ROOF INTERSECTIONS WHERE THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS FLASHING SHALL BE INSTALLED TO DIRECT WATER AWAY FROM HERE THE FLASHING IS A SLOPED ROOF INTERSECTS WITH A VERTICAL WALL (PER R903.2)

**NOTES**  
 ALL IRRIGATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH CARMEL CITY ORDINANCE 11.11.01  
 STORM WATER DRAINAGE SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH CARMEL CITY ORDINANCE 11.11.01  
 (MP)  
 (ASHMAA) 5' P R G A

**LANDSCAPING GENERAL NOTES**  
 ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH CARMEL CITY ORDINANCE 11.11.01 AND 11.11.02  
 ALL NEW LANDSCAPING SHALL BE DROUGHT-TOLERANT  
 LANDSCAPED AREAS SHALL BE IRRIGATED A DRIP/SPRINKLER SYSTEM SET ON A TIMER  
 THE PROJECT SHALL MEET THE CITY'S RECOMMENDED TREE DENSITY STANDARDS UNLESS OTHERWISE APPROVED BY THE CITY BASED ON SITE CONDITIONS

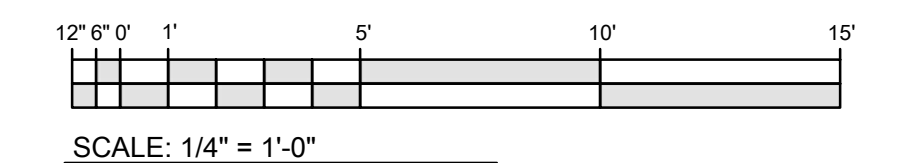
**TREE PROTECTION ONE (TP 1)**

TP	18
45	M
T	C
N	T
P	T
45	18
T	SR
SR	45
A	C
E	S
SR	P
25	

Drawing Title: **PROPOSED SITE ROOF PLANS**  
 Job Title: **LIM RESIDENCE**  
 Project Address & APN: **CASNANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923 APN: 010-225-003-000 | BLOCK 11, LOT 3**

Project: **HC21001**  
 Date: **9/17/2024**  
 Drawn By: **AAP**  
 Scale: **1/4" = 1'-0"**

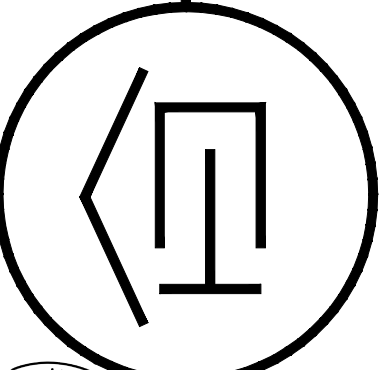
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Revision/Issue	Date
DS 22-057 (LHM) COMMENTS	10/24/22

**HASTINGS CONSTRUCTION, INC.**

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LIC#: 791539 CLASS: A/B



Drawing Title:  
**EXISTING LOOR PLAN**

Job Title:  
**LIM RESIDENCE**

Project Address & APN:  
**CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923  
APN: 010-225-003-000 | BLOCK II, LOT 3**

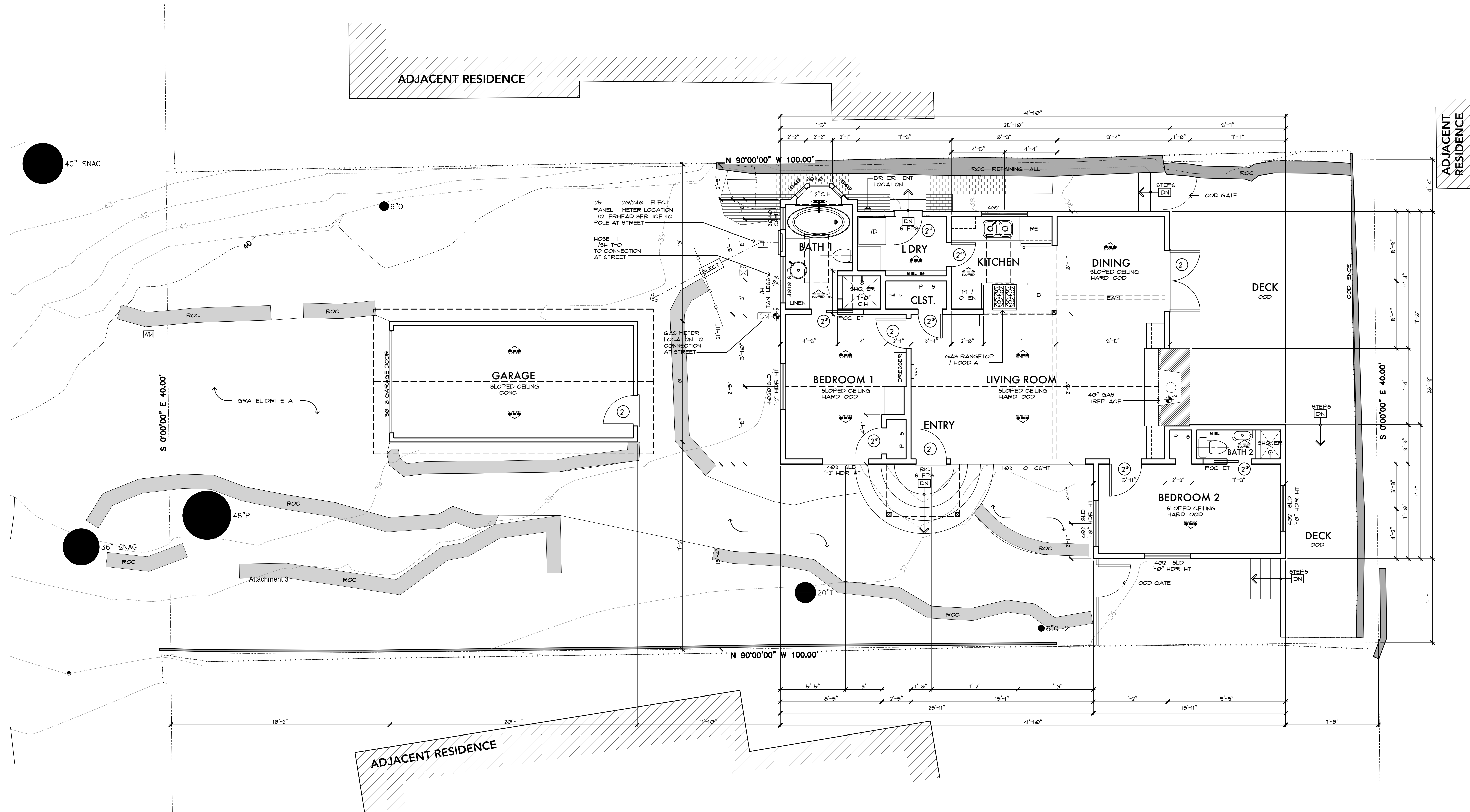
Project:  
**HC21001**

Date:  
**9/17/2024**

Drawn By:  
**AAP**

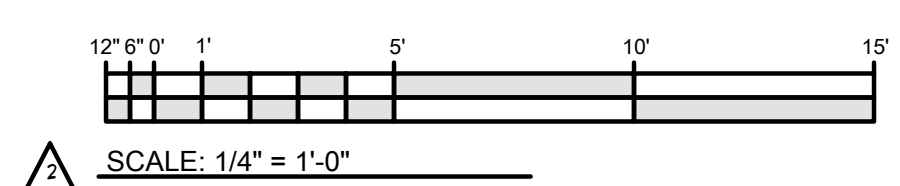
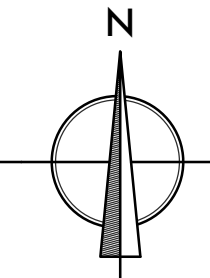
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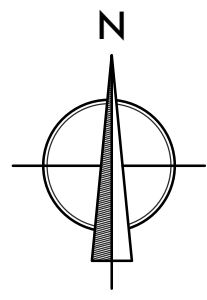


### EXISTING LOOR PLAN

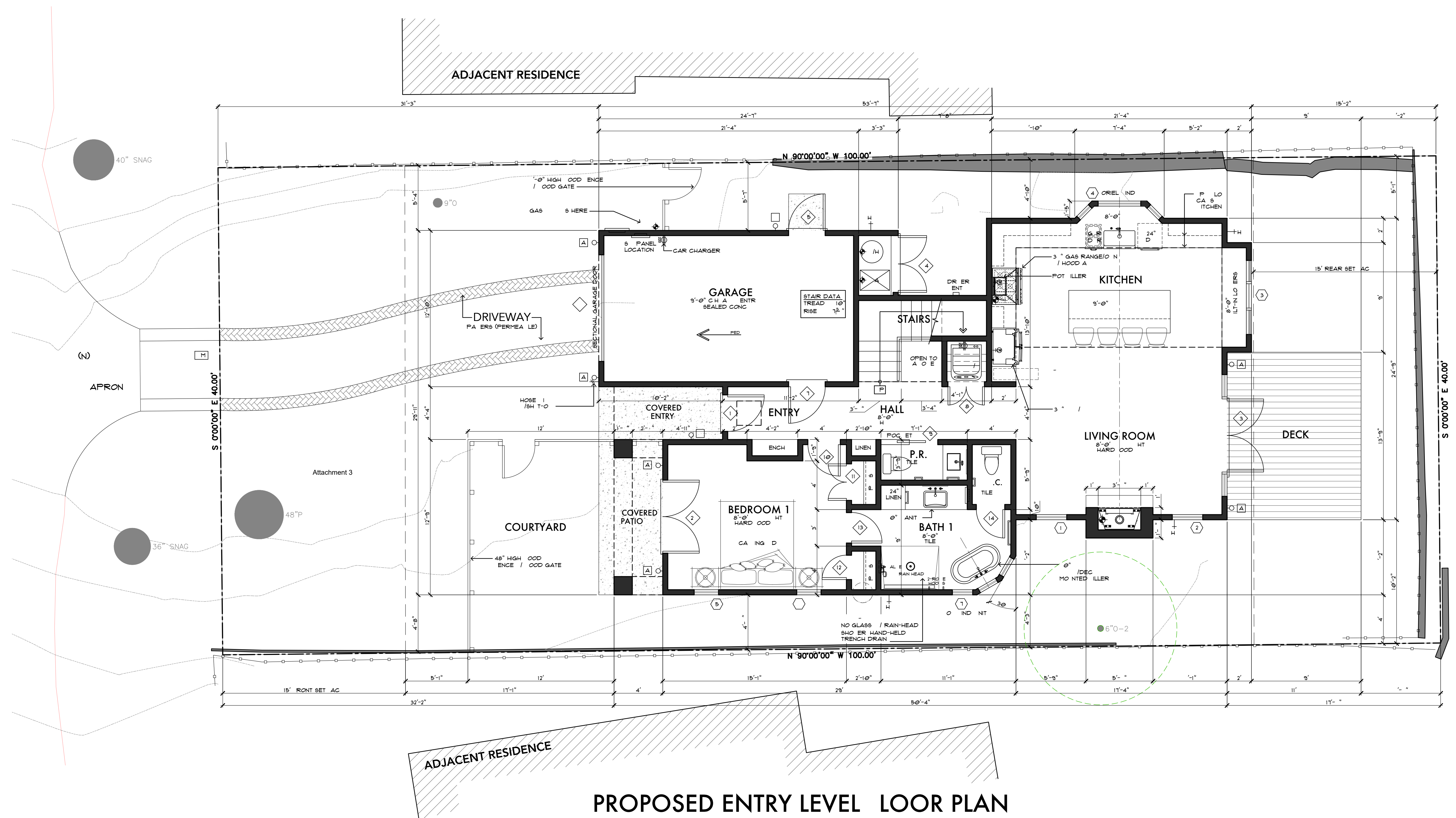
NOTE: All existing structures and site coverages (driveway, walkways, etc) are to be demolished. Existing fences shall remain.



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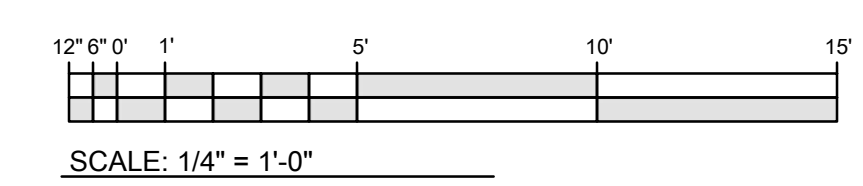


Revision/Issue	Date
△ P&A 22-058 (LHM)	4/20/22
△ DS 22-051 (LHM) COMMENTS	10/24/22
△ DS 22-051 (LHM) HEARING	1/12/23
△ DS 22-051 (LHM) HEARING	8/14/24



**PROPOSED ENTRY LEVEL LOOR PLAN**

	= NEW ALL
	= EXISTING ALL TO REMAIN (N/A)
	= EXISTING ALL ELEMENT TO BE REMOVED



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 LIC#: 791539 CLASS: A/B

Drawing Title:  
**PROPOSED ENTRY LEVEL LOOR PLAN**

Job Title:  
**LIM RESIDENCE**

Project Address & APN:  
**CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923  
 APN: 010-225-003-000 | BLOCK 11, LOT 3**

Project:  
**HC21001**

Date:  
**9/17/2024**

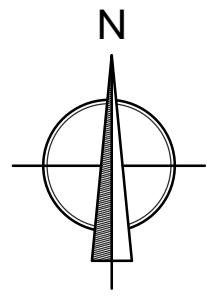
Drawn By:  
**AAP**

Scale:  
**1/4" = 1'-0"**

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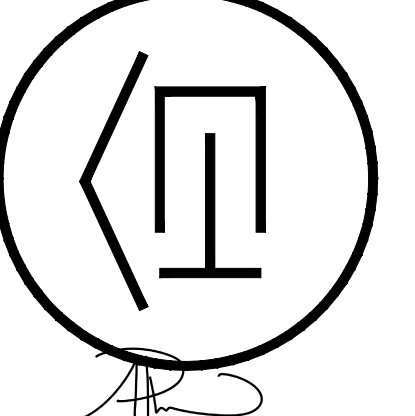




Revision/Issue	Date
△ P&A 22-058 (LHM)	4/20/22
△ DS 22-051 (LHM) COMMENTS	10/24/22
△ DS 22-051 (LHM) HEARING	1/12/23
△ DS 22-051 (LHM) HEARING	8/14/24

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(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM  
LIC#: 791539 CLASS: A/B



Drawing Title:  
**PROPOSED UPPER LEVEL FLOOR PLAN**

Job Title:  
**LIM RESIDENCE**

Project Address & APN:  
**CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923  
APN: 010-225-003-000 | BLOC. 11, LOT 3**

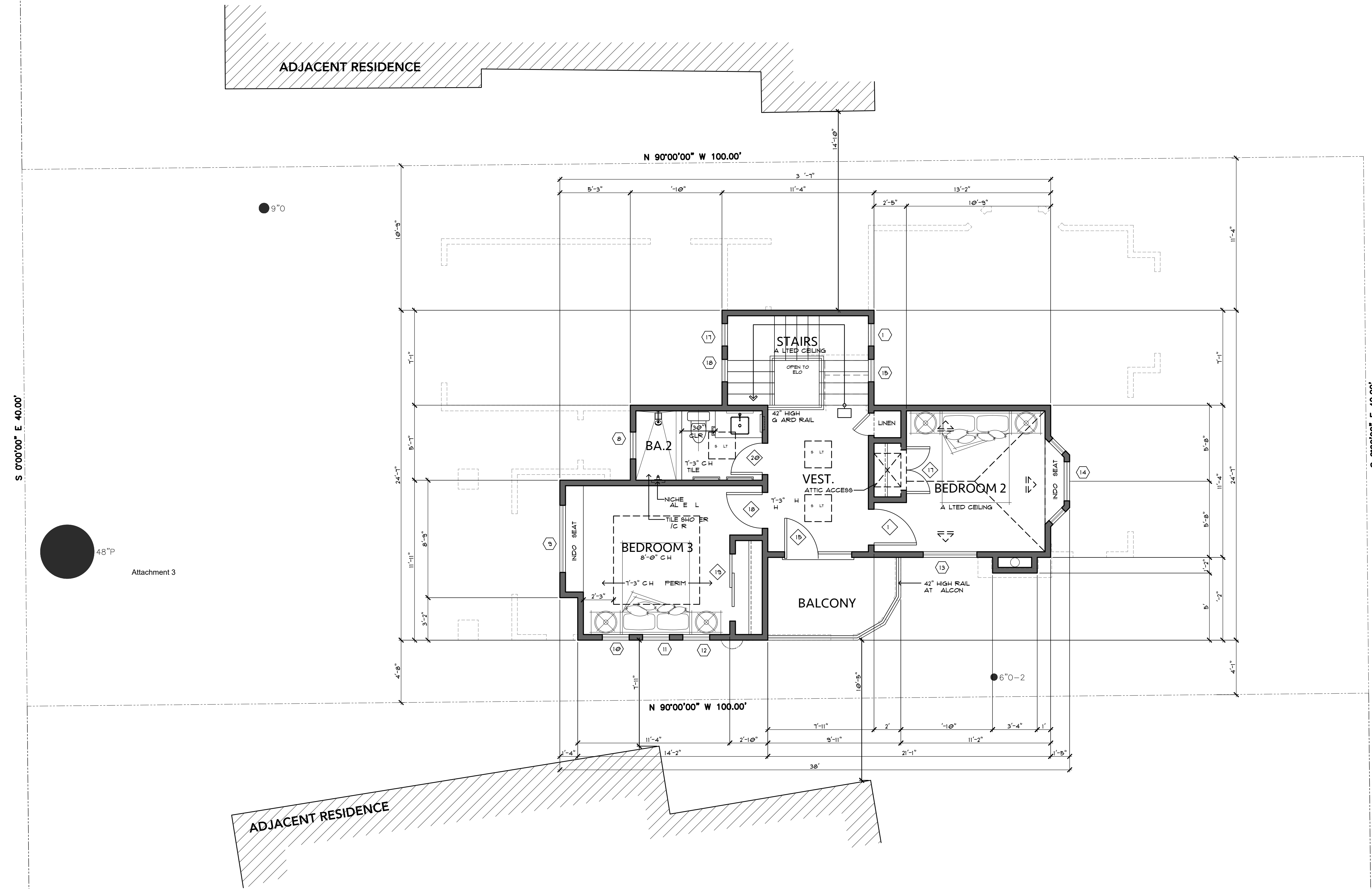
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**HC21001**

Date:  
**9/17/2024**

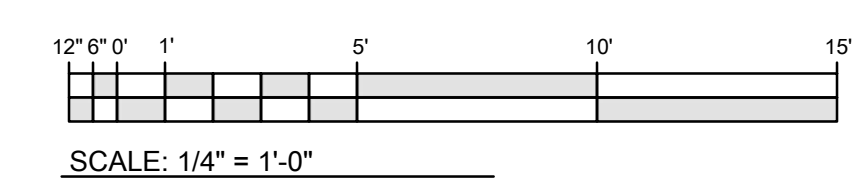
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**AAP**

Scale:  
**1/4" = 1'-0"**

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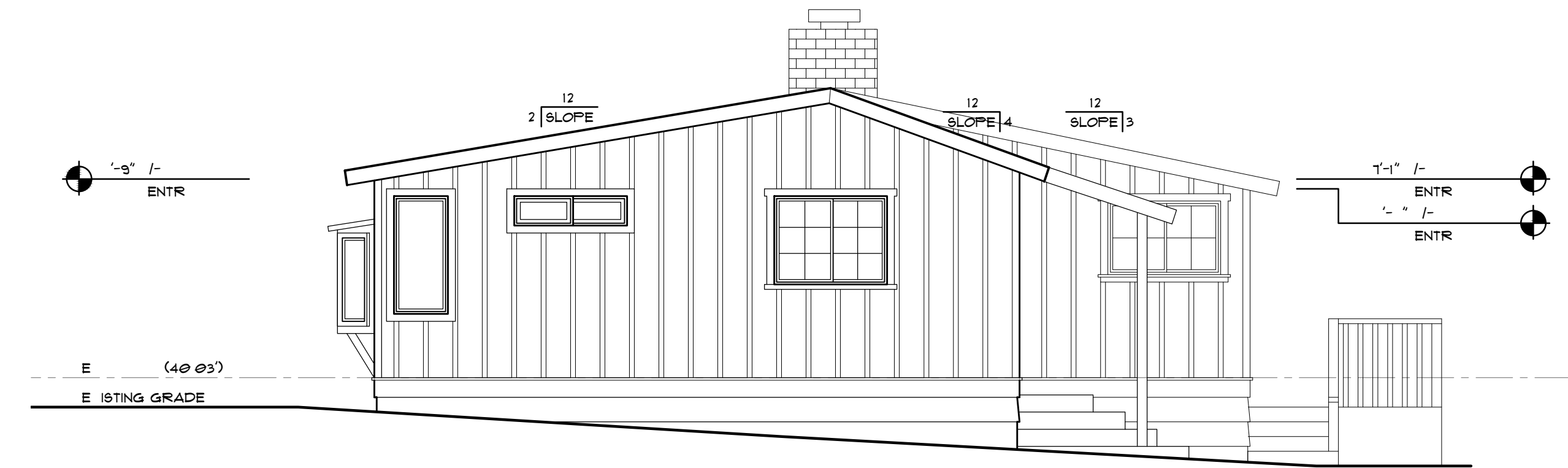
**PROPOSED UPPER LEVEL FLOOR PLAN**



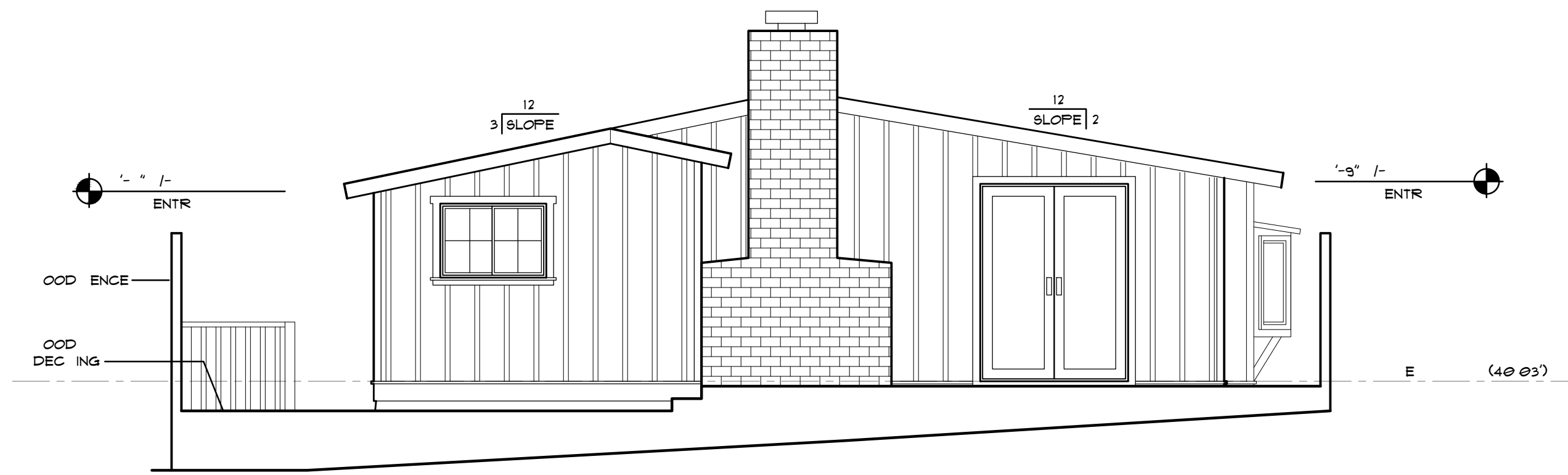
THESE PLANS ARE INTENDED ONLY FOR THE SITE FOR WHICH THEY WERE DESIGNED AND ARE PROPERTY OF HASTINGS CONSTRUCTION, INC. THESE PLANS MAY NOT BE REVISED OR REPRODUCED WITHOUT THE CONSENT OF HASTINGS CONSTRUCTION, INC.



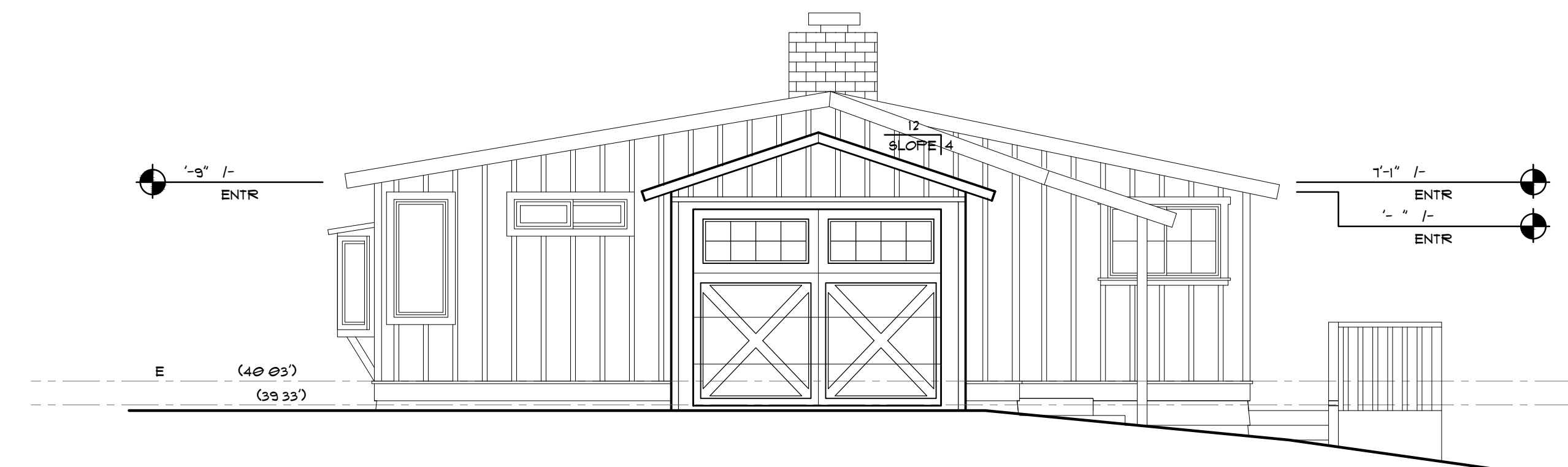
EXISTING SOUTH ELEVATION



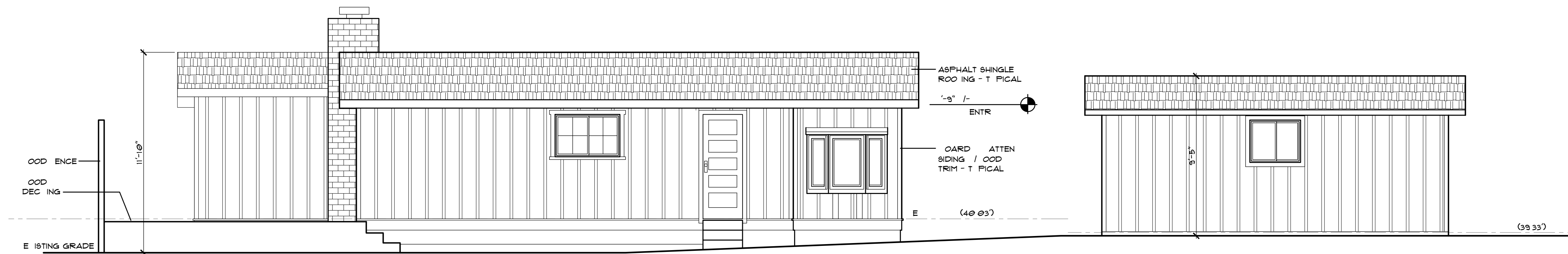
EXISTING EAST FRONT ELEVATION



EXISTING EAST ELEVATION



EXISTING EAST FRONT ELEVATION - ROM STREET



EXISTING NORTH ELEVATION

Revision/Issue	Date
2 D8 22-057 (LHM) COMMENTS	10/24/22

**HASTINGS CONSTRUCTION, INC.**

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(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM  
LIC#: 791539 CLASS: A/B

Project: EXISTING EXTERIOR ELEVATIONS

Job Title: LIM RESIDENCE

Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923

APN: 010-225-003-000 | BLOCK 11, LOT 3

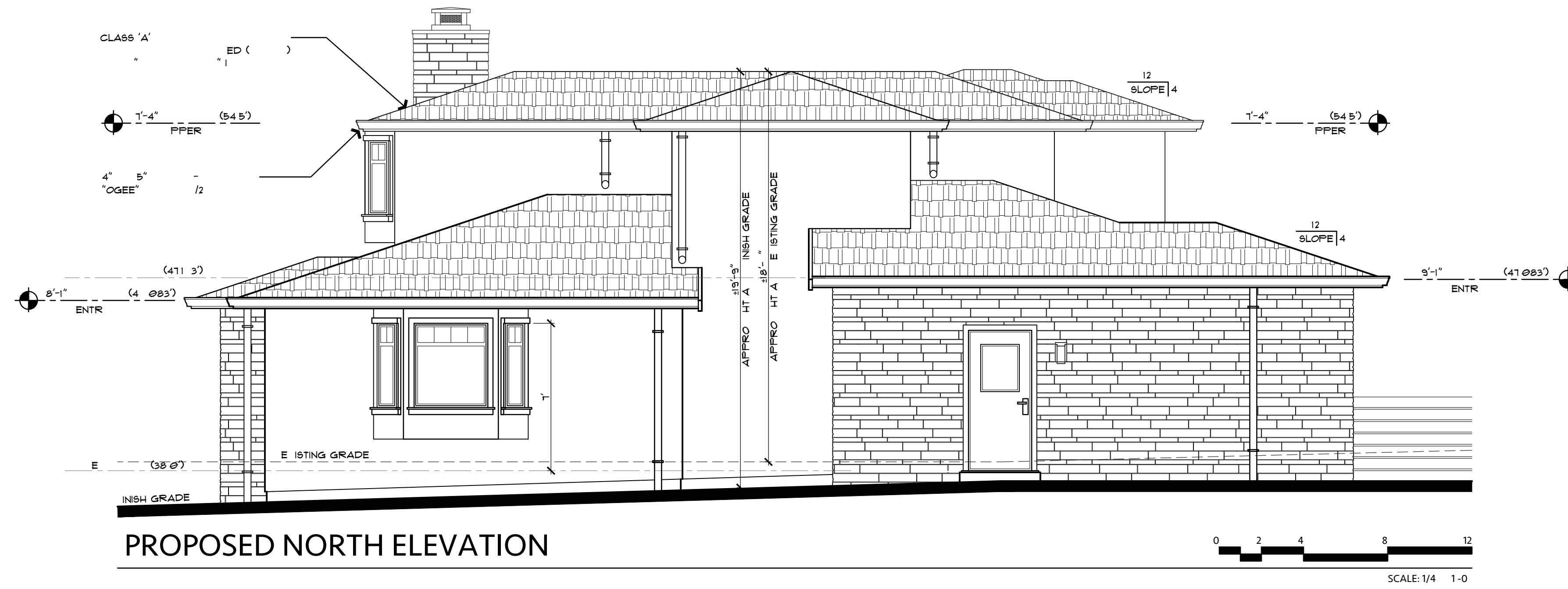
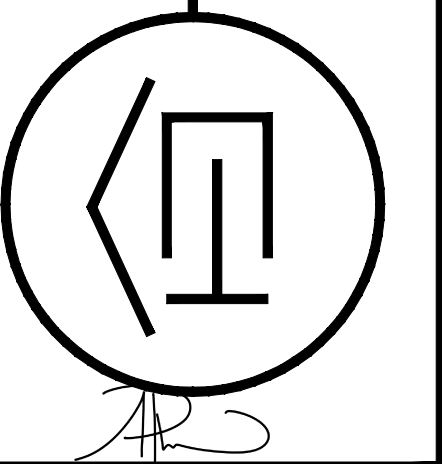
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Date: 9/17/2024	
Drawn By: AAP	
Scale: 1/4"=1'-0"	

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Revision/Issue	Date
△ P&A 22-058 (LHM)	4/20/22
△ D&S 22-051 (LHM) COMMENTS	10/24/22
△ D&S 22-051 (LHM) HEARING	7/2/23
△ D&S 22-051 (LHM) HEARING	8/14/24

**HASTINGS CONSTRUCTION, INC.**

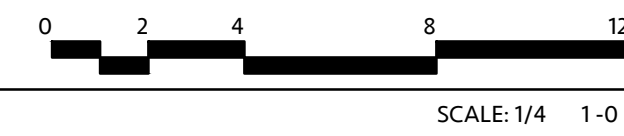
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940  
 (831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM  
 LIC#: 791539 CLASS: A/B



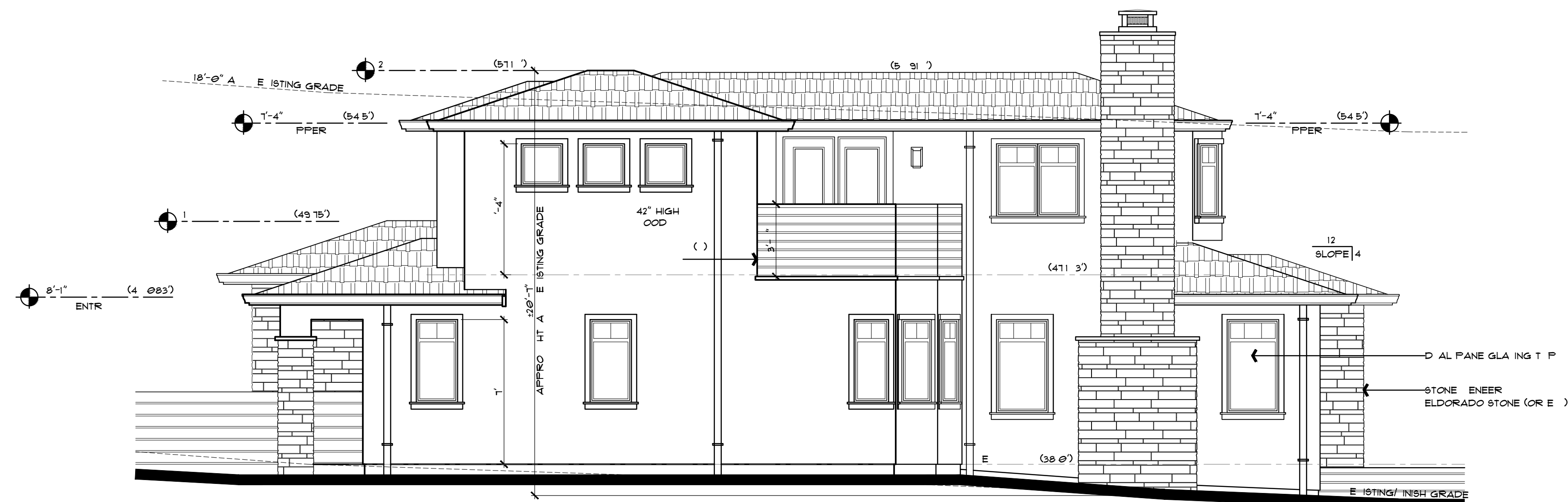
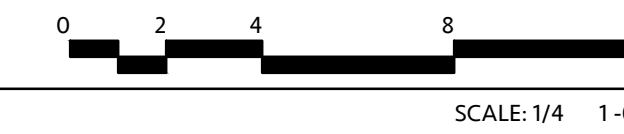
**PROPOSED NORTH ELEVATION**



**PROPOSED EAST ELEVATION  
ALTERNATE**



**PROPOSED WEST (FRONT) ELEVATION**



**PROPOSED SOUTH ELEVATION**



Drawing Title:  
**ALTERNATE PROPOSED EXTERIOR ELEVATIONS**

Job Title:

**LIM RESIDENCE**

Project Address & APN:

**CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923  
 APN: 010-225-003-000 | BLOCK 11, LOT 3**

Project:  
**HC210071**

Date:  
**9/17/2024**

Drawn By:  
**AAP**

Scale:  
**1/4"=1'-0"**

Sheet

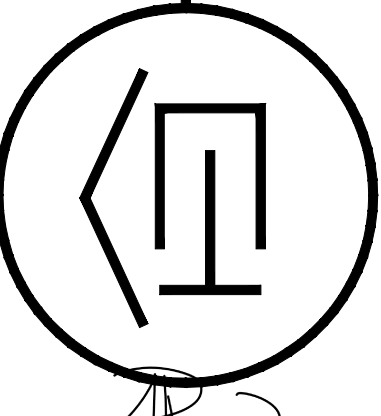
**A**

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Revision/Issue	Date
1 P&A 22-058 (LHM)	4/20/22
2 D&S 22-057 (LHM) COMMENTS	10/24/22
3 D&S 22-057 (LHM) HEARING	1/12/23

**HASTINGS CONSTRUCTION, INC.**

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(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM  
LIC#: 791539 CLASS: A/B

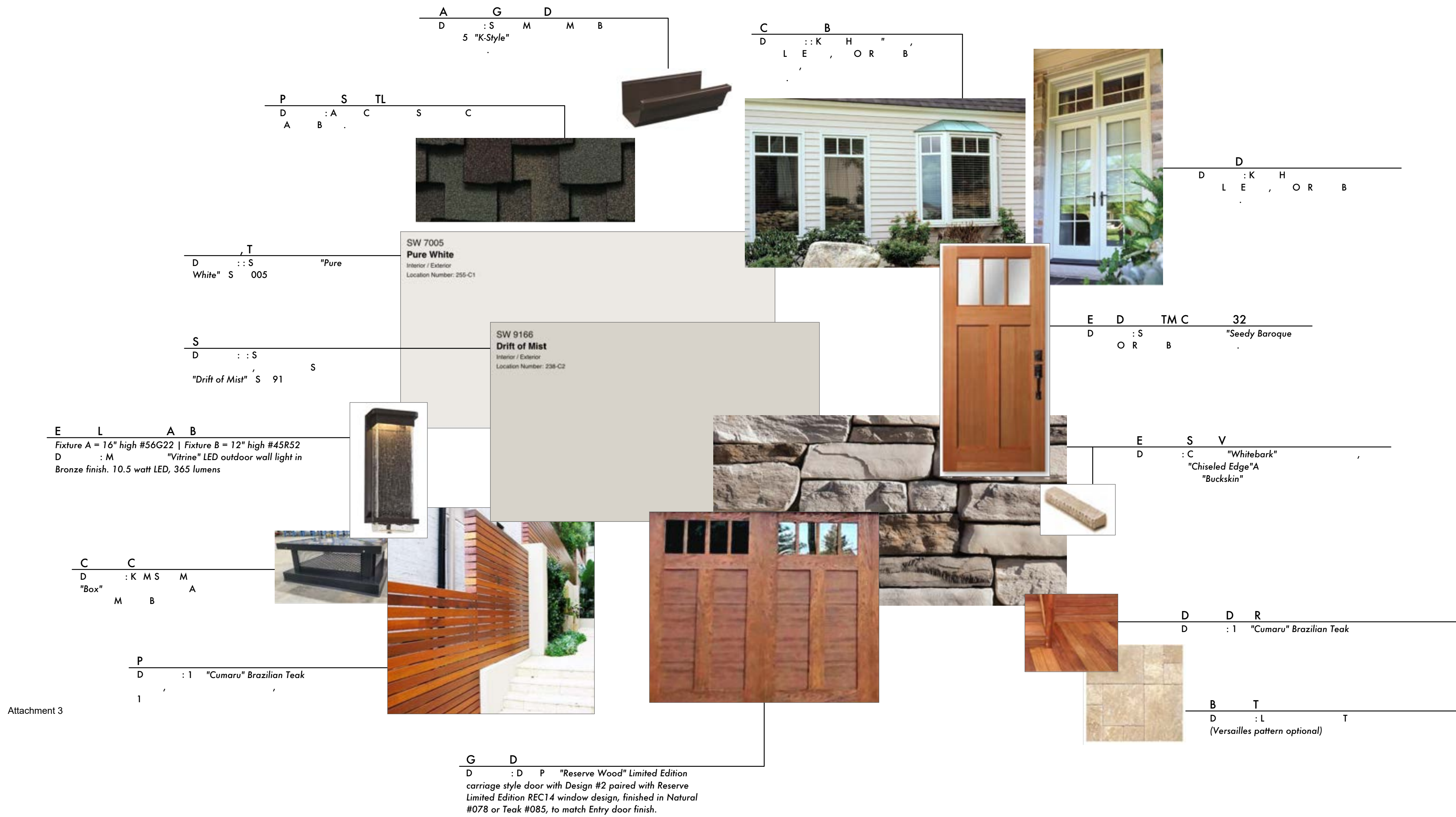


Drawing Title:  
**EXTERIOR FINISHES AND EXTERIOR LIGHTING SPECIFICATIONS**

Job Title:  
**LIM RESIDENCE**

Project Address & APN:  
**CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923  
APN: 010-225-003-000 | BLOCK 11, LOT 3**

Project: HC21001	Sheet
Date: 9/17/2024	<b>A</b>
Drawn By: AAP	
Scale: 1/4" = 1'-0"	



Attachment 3

## EXTERIOR FINISHES



**L A S**  
Modern Forms Vitrine 16" High Bronze LED Outdoor Wall Light

**Product Details**  
This bronze outdoor wall light has a mouth-blown seeded glass shade that adds a beautiful rain-washed effect.

**Additional Info:**  
Gorgeous glass and a rich oil-rubbed bronze finish make for a compelling combination in this outdoor LED wall light from Modern Forms. This light features absolutely beautiful seeded optic glass, mouth-blown for an incredible look flanking a front or back door. Perfect for indoor and outdoor settings in luxury homes and resorts. Supports smooth dimming with the addition of an electronic low voltage dimmer (not included).

**Specifications:**

- 16" high x 6 1/2" wide. Extends 4 1/2" from the wall.
- Backplate is 14 3/4" high x 6 1/2" wide x 3/4" deep. Glass is 14" high x 5 1/4" wide x 3" deep.
- Includes one dimmable 10.5 watt high-powered (replacable LED module: 365 lumen light output, comparable to a 35 watt incandescent. 3000K color temperature. 90 CR).
- Energy-efficient LED outdoor wall light from the Vitrine collection by Modern Forms.
- Bronze finish over aluminum construction. Clear hammered seeded mouth-blown optic glass.



**L B S**  
Modern Forms Vitrine 12" High Bronze LED Outdoor Wall Light

**Product Details**  
This bronze outdoor wall light has a mouth-blown seeded glass shade that adds a beautiful rain-washed effect.

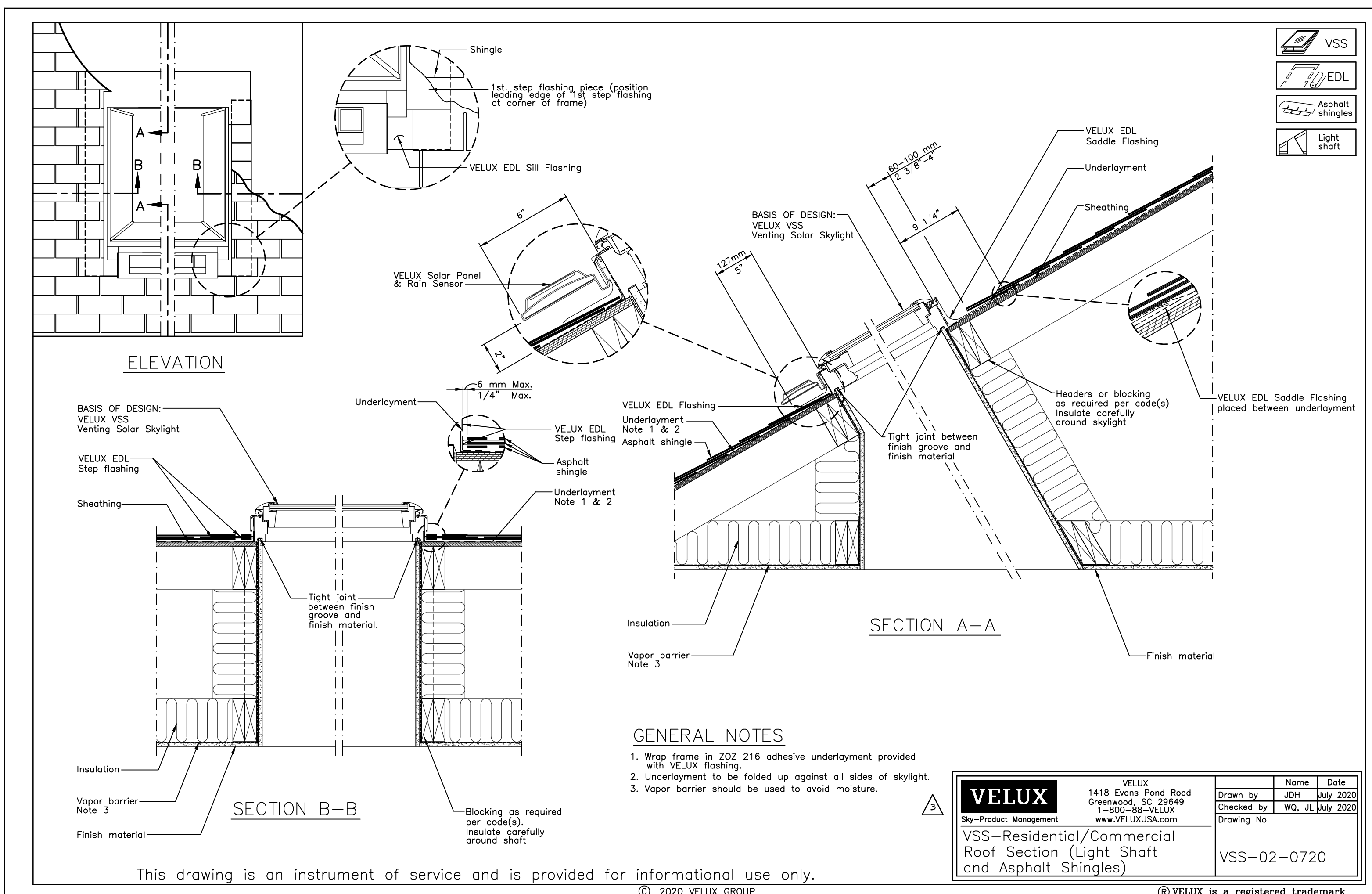
**Additional Info:**  
Gorgeous glass and a rich oil-rubbed bronze finish make for a compelling combination in this outdoor LED wall light from Modern Forms. This light features absolutely beautiful seeded optic glass, mouth-blown for an incredible look flanking a front or back door. Perfect for indoor and outdoor settings in luxury homes and resorts. Supports smooth dimming with the addition of an electronic low voltage dimmer (not included).

**Specifications:**

- 12" high x 6 1/2" wide. Extends 4" from the wall. Backplate is 10 3/4" high x 6 1/2" wide x 3/4" deep.
- 5 watt high-powered (replacable LED module, comparable to a 25 watt incandescent. 205 lumens. 3000K. 90 CR).

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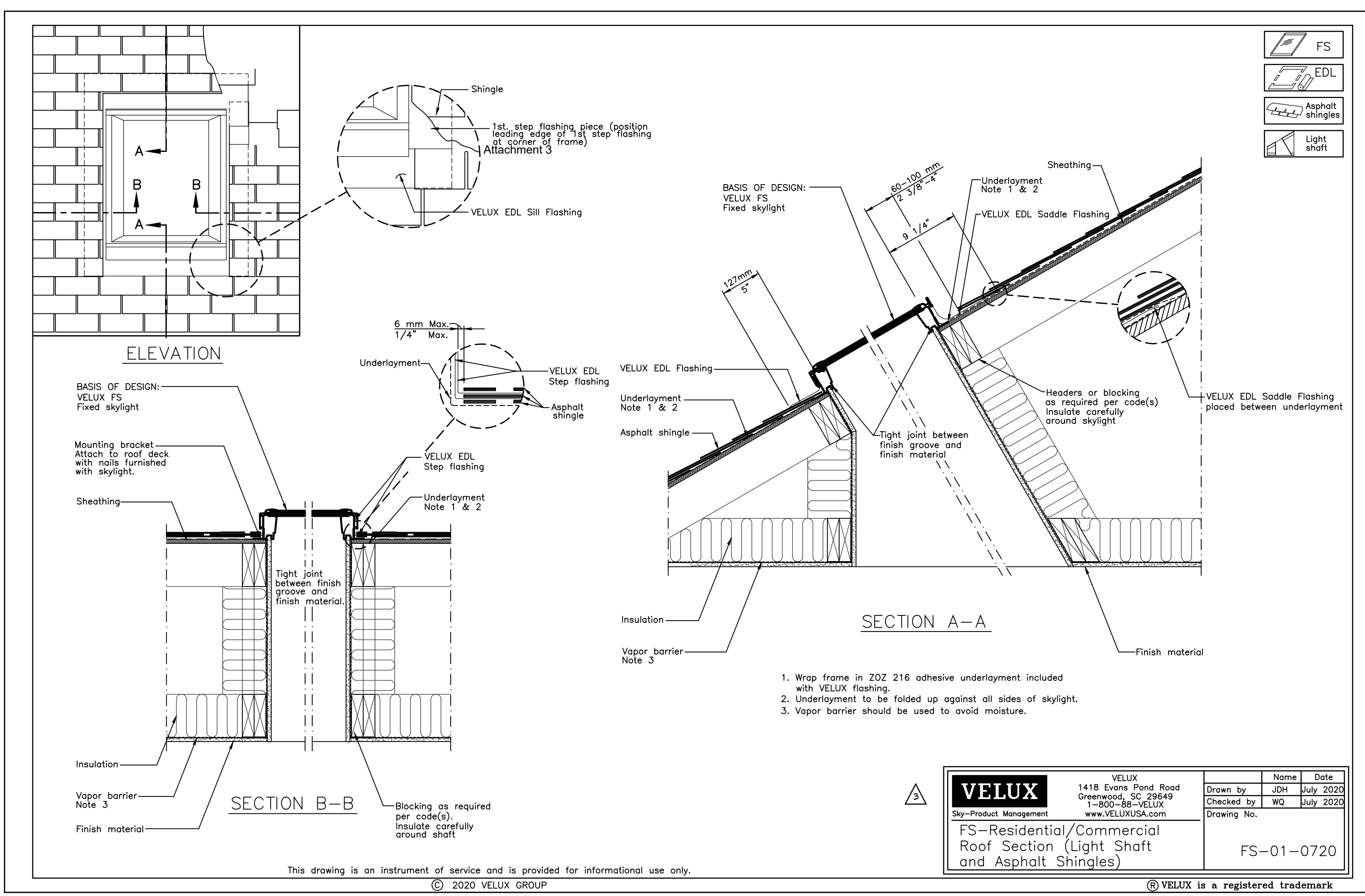




Revision/Issue	Date
3 DB 22-091 (LHM) HEARING	1/12/23

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Drawing Title:  
**SKYLIGHT DETAILS**

Job Title:  
**LIM RESIDENCE**

Project Address & APN:  
**CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923  
 APN: 010-225-003-000 | BLOCK 11, LOT 3**



- General Notes: (Cont.)**
4. Exterior finish shall be non-reflective
  5. Provide required electrical per manufacturers specs for mechanical operation and power operated shades
  6. Interior finish to be white
  7. Elec. Shade shall be installed

Project:  
**HC21001**

Date:  
**9/1/2024**

Drawn By:  
**AAP**

Scale:  
**1/4"=1'-0"**

Sheet  
**A9**

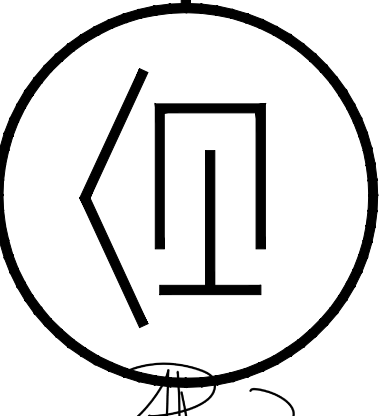
INDO SCHEDULE						
INDO S N M ER	INDO S (APPROX)			GLASSING NOTES	REMARKS	
	WIDTH	HEIGHT	HEIGHT			
1	2'-"	5'-"	8'-0"	CASEMENT		
2	2'-"	5'-"	8'-0"	CASEMENT		
3	1'-0"	5'-0"	8'-"	RENCH CASEMENT	TEMPERED	
4	1'-4"	5'-0"	8'-"	45 DEG A INDO	(2) CASEMENT NTS 1480 (1) PICT RE NIT 3 50 (SEE E TERIOR ELE ATIONS)	
5	2'-0"	4'-0"	1'-0"	CASEMENT		
6	2'-0"	4'-0"	1'-0"	CASEMENT		
7	5'-10"	4'-0"	1'-0"	30 DEG A INDO	(3) CASEMENT NTS 1850	
8	2'-0"	1'-8"	1'-4"	TEMPERED O SC RED		
9	5'-0"	3'-"	1'-4"	RENCH CASEMENT	EGRESS	
10	2'-0"	2'-0"	1'-4"	A NING		
11	2'-0"	2'-0"	1'-4"	A NING		
12	2'-0"	2'-0"	1'-4"	A NING		
13	4'-0"	3'-"	1'-4"	RENCH CASEMENT	TEMPERED EGRESS	
14	1'-0"	3'-"	1'-4"	45 DEG A INDO	(2) CASEMENT NTS 143 (1) CASEMENT NIT 303	
15	1'-8"	1'-"	1'-4"	TEMPERED		
16	1'-8"	1'-"	1'-4"	TEMPERED		
17	1'-8"	1'-"	1'-4"	TEMPERED		
18	1'-8"	1'-"	1'-4"	TEMPERED		

DOOR SCHEDULE									
DOOR N M ER	SIZE			INSH		HARD ARE	GLASSING	REMARKS	
	WIDTH	HEIGHT	THICK	INTERIOR	EXTERIOR				
1	3'-0"	1'-0"	1-3/4"	OOD IR INSH	OOD IR INSH	THRESHOLD LOC SET / DEAD OLT	"SEED ARO E"	ENTR DOOR T M COB 4 32 LAT PANEL / IR INSH AND "SEED ARO E" GLASSING HARD ARE 1 ISBT "A ALON" IN OLR ED RON E INSH /SMART E (OR E AL) LH S ING	
2	3'-0" PR	1'-0"	1-3/4"	PAINTED TO MATCH TRIM			TEMPERED	OL E HERITAGE O T5 ING RENCH DOOR PAIR /OL-R ED RON E HARD ARE (OR E AL)	
3	3'-0" PR	1'-0"	1-3/4"	PAINTED TO MATCH TRIM			TEMPERED	OL E HERITAGE O T5 ING RENCH DOOR PAIR /24" SIDELIGHTS AND 12" TRANSOM A O E /OL-R ED RON E HARD ARE (OR E AL)	
4	3'-0" PR	1'-8"	1-3/4"	OOD PRIMED	OOD	THRESHOLD E ED NO	N/A	O T5 ING / RON E HARD ARE (OR E AL) /OL-R ED	
5	3'-0" PR	1'-8"	1-3/4"	OOD IR INSH	OOD	THRESHOLD LOC SET / DEAD OLT	O SC RED TEMPERED	GARAGE MAN-DOOR T CO LAT PANEL / IR INSH AND O SC RED GLASSING HARD ARE 1 ISBT "ALSO" NO IN OLR ED RON E INSH (OR E AL - INSH TO MATCH ENTR DOOR) RH S ING	
6	8'-0"	8'-0"	PER MAN	OOD	OOD	N/A	CLEAR DS 18" D L T	SECTIONAL GARAGE DOOR CLOFLA "RESERVE OOD LIMITED EDITION" COLLECTION DESIGN 2 ITH REG14 INDO S (OR E AL - INSH TO MATCH ENTR DOOR)	
7	3'-0"	1'-0"	T D	OOD PRIMED		THRESHOLD E ED NO	N/A	INTERIOR GARAGE DOOR RH S ING	
8	1'-" PR	1'-0"	T D	OOD PRIMED	D MM /LATCH		N/A	- LO ERED	
9	2'-4"	1'-0"	T D	OOD PRIMED	P LL-PRI AC		N/A		
10	2'-8"	1'-0"	T D	OOD PRIMED	PRI AC		N/A	H S ING	
11	1'-" PR	1'-0"	T D	OOD PRIMED	D MM /LATCH		N/A		
12	2'-0"	1'-0"	T D	OOD PRIMED	D MM /LATCH		N/A	RRH S ING	
13	2'-"	1'-0"	T D	OOD PRIMED	PRI AC		N/A	RH S ING	
14	2'-4"	1'-0"	T D	OOD PRIMED	PRI AC		N/A	RRH S ING	
15	2'-"	1'-8"	PER MAN	PRIMED	PAINTED TO MATCH TRIM		TEMPERED	OL E HERITAGE INSH ING RENCH DOORS /OL-R ED RON E HARD ARE (OR E AL) LH S ING	
16	2'-8"	1'-8"	T D	OOD PRIMED	PRI AC		N/A	RH S ING	
17	1'-" PR	1'-8"	T D	OOD PRIMED	D MM /LATCH		N/A		
18	2'-8"	1'-8"	T D	OOD PRIMED	PRI AC		N/A	RH S ING	
19	5'-0"	1'-8"	T D	OOD PRIMED	L SH P LL		N/A	(2) PASS D	
20	2'-4"	1'-8"	T D	OOD PRIMED	PRI AC		N/A	LH S ING	

Revision/Issue	Date
PSA 22-058 (LHM)	4/20/22
DS 22-051 (LHM) HEARING	1/12/23
DS 22-051 (LHM) HEARING	8/14/24

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LIC#: 791539 CLASS: A/B



DOOR SCHEDULES

Drawing Title: **INDO S**

Job Title: **LIM RESIDENCE**

Project Address & APN: **CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923  
APN: 010-225-003-000 | BLOCK 11, LOT 3**

Project: **HC21001**

Date: **9/17/2024**

Drawn By: **AAP**

Scale: **1/4"=1'-0"**

A10

### TYPICAL DOORS INDO S Attachment 3 KOLBE HERITAGE SERIES



1323 S. 11th Avenue | Wausau, WI 54401-5998  
715.842.5666  
www.kolbewindows.com




1-1/8" Beveled Profile PDL Bars




Non-Adjustable Hinges - Oil Rubbed\*




Dallas Handles - Rustic Umber


### GARAGE DOOR CLOPAY



RESERVE™ WOOD collection  
LIMITED EDITION SERIES



D 2 REC 1




TRUE DIVIDED LITE


Large venting double hung sash makes for one of the finest units on the market. Available in both 1-3/8" and 1-3/4" thick and a variety of widths.

### GARAGE MAN-DOOR TYCO

TYCO FIR FLAT PANEL COMBO DOUGLAS FIR



Seedy Baroque  
Clear glass with a scattered look, baroque wash and asymmetrical curves.



Fir

### ENTRY DOOR T.M. COBB




4632 (Low-E IG) 

Fir shown in Flat Panel

Seedy Baroque  
Clear glass with a scattered look, baroque wash and asymmetrical curves.



Fir

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△ FRONT ELEVATION - VIEW ROM CASANOVA ACING EAST



△ REAR ELEVATION - VIEW ACING EAST

Attachment 3

Revision/Issue	Date
△ D8 22-051 (LHM) COMMENTS	10/24/22
△ D8 22-051 (LHM) HEARING	7/12/23
△ D8 22-051 (LHM) HEARING	8/14/24

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LIC #: 791539 CLASS: A/B

Drawing Title:  
**PROPOSED FRONT ELEVATION - 3D RENDERING**

Job Title:  
**LIM RESIDENCE**

Project Address & APN:  
**CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923  
APN: 010-225-003-000 | BLOCK 11, LOT 3**

Project: <b>HC21001</b>	Sheet
Date: <b>9/18/2024</b>	<b>A11</b>
Drawn By: <b>AAP</b>	
Scale: <b>NTS</b>	

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Revision/Issue	Date
△ P&A 22-058 (LIM)	4/20/22
△ DS 22-051 (LIM) COMMENTS	10/24/22
△ DS 22-051 (LIM) HEARING	7/12/23
△ DS 22-051 (LIM) HEARING	8/14/24



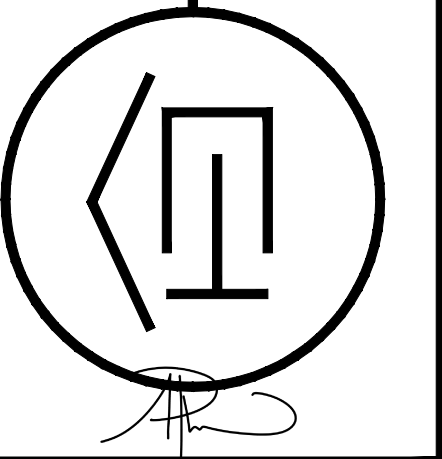
STREETScape - PROPOSED



STREETScape - EXISTING

HASTINGS CONSTRUCTION, INC.

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 (831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM  
 LIC#: 791539 CLASS: A/B



Drawing Title:  
**STREETScape ELEVATIONS**

Job Title:  
**LIM RESIDENCE**  
 Project Address & APN:

**CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923**  
**APN: 010-225-003-000 | BLOCK 11, LOT 3**

Project:  
**HC21001**  
 Date:  
**9/17/2024**  
 Drawn By:  
**AAP**  
 Scale:  
**1/8"=1'-0"**

Sheet  
**A12**



**CITY OF CARMEL-BY-THE-SEA  
PLANNING COMMISSION  
Staff Report**

January 15, 2025  
**CORRESPONDENCE**

<b>TO:</b>	Chair LePage and Planning Commissioners
<b>SUBMITTED BY:</b>	
<b>APPROVED BY:</b>	
<b>SUBJECT:</b>	PUBLIC CORRESPONDENCE: Public Hearings and/or other items appearing on the Agenda

**Application:**

**APN:**

**Block:**

**Lot:**

**Location:**

**Applicant:**

**Property Owner:**

**Executive Summary:**

**Recommendation:**

**Background and Project Description:**

**Staff Analysis:**

**Other Project Components:**

- Attachment 1: Roofing Materials - Email received 01-12-2025
- Attachment 2: Roofing Materials - Email received 01-15-2025
- Attachment 3: Roofing Materials - Handout distributed at meeting
- Attachment 4: Roofing Materials - Email received 01-16-2025

Attachment 5: Roofing Materials - Email received 01-17-2025  
Attachment 6: Roofing Materials - Email received 01-17-2025  
Attachment 7: Roofing Materials - Email received 01-22-2025  
Attachment 8: DS 24321 (Jensen) - Letter dated 01-01-2025  
Attachment 9: DS 24321 (Jensen) - Letter dated 01-03-2025  
Attachment 10: DS 24321 (Jensen) - Letter dated 01-06-2025  
Attachment 11: DS 24321 (Jensen) - Email received 01-12-2025  
Attachment 12: DS 24321 (Jensen) - Email received 01-12-2025  
Attachment 13: DS 24321 (Jensen) - Email received 01-12-2025  
Attachment 14: DS 24321 (Jensen) - Email received 01-13-2025  
Attachment 15: DS 24321 (Jensen) - Email received 01-13-2025  
Attachment 16: DS 24321 (Jensen) - Email received 01-13-2025  
Attachment 17: DS 24164/VA 24263 (Brown) - Email received 01-15-2025

----- Forwarded message -----

From: **Spencer Lucas** <REDACTED>

Date: Sun, Jan 12, 2025 at 9:02 PM

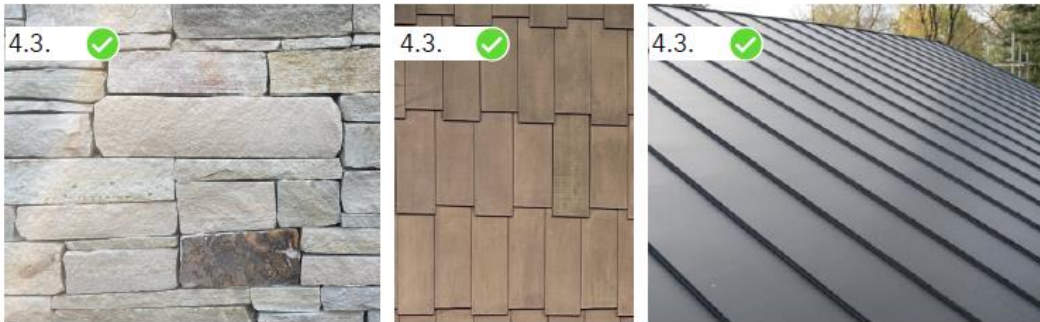
Subject: Planning Commission Meeting 1/15/2025 and metal roofs.

To: Jacob Oblander <[jolander@ci.carmel.ca.us](mailto:jolander@ci.carmel.ca.us)>, Brandon Swanson <[bswanson@ci.carmel.ca.us](mailto:bswanson@ci.carmel.ca.us)>

The new, proposed, unofficial, draft Design Guidelines discuss metal roofs in section 4.3 and 4.3.1. Attached is a screenshot of the relevant part of the document.

Regards,

Spencer Lucas  
Carmel Resident.



4.3. Use traditional, natural building materials.

4.3.1. Use the preferred materials traditionally used in Carmel, such as wood, stone, tile, brick, artistically-crafted concrete, and stucco for walls, patios, and decking, as well as wood shingles and shakes, clay, slate, and concrete tiles for roofs. Use metal roofs only if they are detailed simply, have narrow flat panels devoid of corrugations or striations, use genuine, field-installed, standing or flat seams, and are unreflective and either uncoated, like Cor-Ten steel, or of integrated earth-toned color.

ENHANCE SUBORDIN

Hello Jake,

I saw the AIA's notice of the PC hearing Wednesday. As a local architect, I might offer a perspective on metal roofs and the options listed in the agenda. I am unable to attend, but I'm hoping you can insert this email into the record. I find that there is often confusion about metal roofs, and I want to offer some clarification at the risk of providing facts people already know.

I found a few images on the web that may help explain. In my opinion, it may be time for Carmel to allow certain types of metal roofs, architecturally appropriate to the structure, without limiting to a certain number per block, etc, as there is good cause for a new architectural element to become a part of the Carmel-by-the-Sea vernacular.

1. The reluctance in some jurisdictions to allow metal roofs seems to be borne by an association with metal farm shed buildings, which are clearly out of character for Carmel-by-the-Sea, but I was surprised to see that "standing seam metal" roofs were possibly singled out as the one type to *disallow*. Most of the remaining common options are the ugly ones, such as corrugated metal or formed shingles. Metal shingles formed to mimic Spanish tiles or wood shakes, etc., should be disallowed as materials inconsistent with Carmel-by-the-Sea's determined use of "authentic materials". However, this is not to say all metal shingles are bad – see copper example below.

Standing seam example images:



2. Standing seam roofs can look great, as the photos show. I'd encourage giving Architectural Review some discretion over the choice of profile, distance between seams, etc. as that can be affected by scale of the roof, length of the pans, etc. Not all standing seam roof products look as good as these images, so careful judgement

is appropriate. I'd also encourage dark colors if Zinc or Copper actual materials are not used (not just coated to look like copper or zinc). Copper and Zinc will patina beautifully, whereas the coated colors remain the same for a long time. There are some rusting steels available for roofing, but I don't have an opinion about them to suggest they'd be appropriate or not.

3. Most of the time we think roofs need to be a "cool roof" in a light color. For energy conservation, metal roofs in dark colors actually perform well due to the "emissivity" of the metal, that is, the metal reflects radiant heat regardless of the color of the coating on it, and in our climate zone, trying to shed heat is less of a concern most of the time.
4. Zinc and copper are said to last much longer than the usual sheet steel or aluminum with high performance coatings. Copper and Zinc are sometimes applied in other interesting shapes and patterns, which may be very appropriate to Carmel-by-the-Sea. A sample copper photo:



There's a discussion of zinc roofs

at <https://www.westernstatesmetalroofing.com/blog/zinc-roofing-pros-cons>.

5. The elephant in the room: People are interested in metal because it doesn't burn. In the Wildland Urban Interface (WUI) area (throughout Carmel-by-the-Sea), a layer of gypsum roof sheathing board between the metal and the wood roof structure will generally be necessary to meet material test conditions, but that's easy enough to do. Metal alone doesn't protect the wood structure underneath if there's enough heat. It's notable that WUI requirements regarding eaves and attic/foundation venting may be at least as important in a wind-driven fire as the roofing material.

Finally, regarding plastic roofs, TPO or PVC single-ply membrane roofs are already common in Carmel-by-the-Sea, visible in Google Satellite view, on flat (mostly commercial) roofs that are out of view of the general public. It's an excellent and long-term roofing product, available in a few light colors, not just white, and can be installed to WUI standards. It would be very unproductive to disallow plastic roofing materials on those types of buildings, due to a lack of better materials in the marketplace.

Thanks,

-Doug

Douglas Roberts  
Principal Architect  
JHW Architects, Inc.  
299 Cannery Row, Ste H  
Monterey, CA 93940

1-15-25

### **UPDATE ON ROOFING MATERIALS**

Talked with a local insurance agent who does a lot of business in Carmel, and he said that there are a few insurance carriers left that will insure a house using Western Red Cedar Fire Resistant roofing. He said we might as well write off wood shingles and shakes for good.

Talked with a fairly big supplier of roofing, Western Roofing Supply. They said they are moving A LOT of standing seam roofing for residents, one of the most popular roofing choices today. I found it interesting that some of the "stamped metal" roofing projects (shake, shingle, tile designs) have a LIFETIME warrantee, as opposed to standing seem which seldom gets more than a 40 year warrantee. Apparently, fire treated shakes can cost up to \$1,000.00 a square (100 square feet). He only sells one or two of these roofs in a year.

I asked if it was possible to run a standing seam roof horizontally and he said "it's not designed for that"...it might work, but with the seams and 1" to 1 1/2" high, they will tend to hold a lot of water.

\*\*\*\*\*

## **ROOFING ALTERNATIVES**

### **SLOPED ROOFS**

CLAY TILE

SLATE

SYNTHETIC SLATE

SPANISH TILE

ASPHALT ROOFING

METAL ROOFING

CONCRETE TILES

GREEN ROOFS

FIBERGLASS MAT SHINGLES

RECYLED RUBBER

RUBBER SHINGLES

SOLAR SHINGLES

### **FLAT OR LOW SLOPE ROOFS**

HOT TAR AND GRAVEL

TORCH DOWN ROOFING

PVC



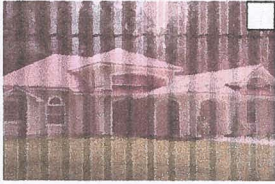
## METAL TILE ROOFING

Few roofs inspire like clay tile roofing. Metal tile roofing systems offer such an experience with the added steel benefits of being lightweight, walkable, and wind resistant.

Select up to 3 products to compare

Compare

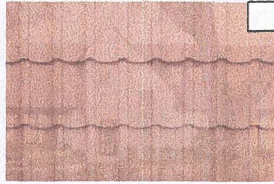
Clear



### STILE SPANISH TILE

Rounded metal tile system with a Spanish flair - provided in cut-to-the-foot sheets.

LEARN MORE



### COASTAL WAVE TILE

Pan and low-profile barrel tile metal roofing with a Northern European flair.

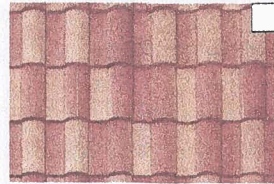
LEARN MORE



### DECRA VILLA

Hidden fastened Old-World Italian tile appearance with the performance of 26 gauge stone coated steel.

LEARN MORE



### BARREL VAULT

High-performance stone coated metal tile roofing with a high-barrel vaulted style.

LEARN MORE



### PACIFIC TILE

Meticulously engineered metal tile roofing with a Mediterranean flair.



### DECRA TILE

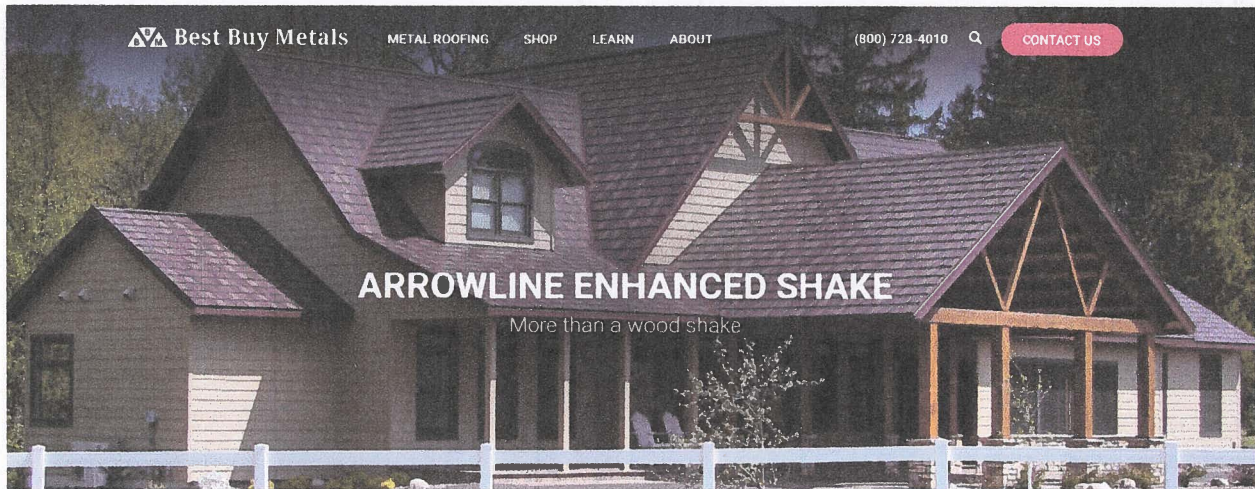
Over batten metal tile roofing with the performance of 26 gauge stone coated steel.



### ROSER CLEO TILE

Our most affordable stone coated metal tile roofing - a rugged stone blend appearance.

Contact Form





{{ <https://www.bestbuymetals.com/metal-shake-roofing/arrowline-enhanced-shake/> }}

## METAL SHINGLES

Metal shingles blur the line between the performance of steel and the appearance of classic or contemporary shingles.

Select up to 3 products to compare

Compare

Clear



### SENTRY SHINGLE

Low-profile metal shingle with graceful curves and a 4-way interlocking design.

LEARN MORE



### DECRA SHINGLE XD

Rich look of heavyweight architectural shingles, the strength of 28 gauge stone coated steel.

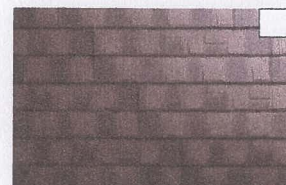
LEARN MORE



### COTTAGE SHINGLE

Unique, staggered lap metal shingle with rich, high-definition stone coated finish options.

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### GRANITE RIDGE

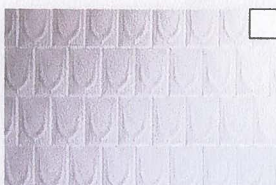
Our simplest stone coated metal shingle - the appearance of low-profile fiberglass shingles.

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### ROSER PIANO SHINGLE

Our most cost-effective stone coated metal shingle - a rugged stone blend appearance.



### VICTORIAN SHINGLE

Historic metal shingle inspired by 1800s Victorian era stamped and embossed designs.

Contact Form

{{ <https://www.bestbuymetals.com/product-category/metal-shingles/> }}

## FIBERGLASS MAT



HOME > NONWOVENS > FIBERGLASS MAT FOR ROOFING SHINGLES

### Fiberglass Mat for Roofing Shingles

Fiberglass mats provide excellent dimensional stability and great mechanical properties boosting the overall tear strength of roofing shingles. As fiberglass mat products are strong and thin at the same time, it makes the substrate an excellent candidate for asphalt coating, allows superior tape adhesion on the back side of a roofing shingle and improves wind uplift resistance.



{{ <https://www.jm.com/en/nonwovens/fiberglass-mat-for-roofing-shingles/> }}

## TORCH DOWN



### Flintlastic® GTA

CertainTeed's workhorse granulated, torch-applied, APP-modified cap sheet, Flintlastic® GTA, is a robust, quick melt, roofing membrane engineered for low-slope residential and commercial use.

Showing product availability in

Application Method (1)

Torch-Applied

Colors (7)



[Low-Slope Product Selection Guide](#)

[Low-Slope Roofing Applicator's Manual](#)

{{ <https://www.certainteed.com/products/commercial-roofing-products/flintlastic-gta> }}

### PVC ROOFS



Edmonds Low Slope PVC Roof - IB R...  
pinnacle Roofing Pros.com



Kirkland IB PVC Roof Project | IB Roof...  
pinnacle Roofing Pros.com



PVC Roofing - Roofing Contractor - O...  
orezonabuildingcompany.com



Seattle PVC Flat Roof | Pinnacle Roofing Prof  
pinnacle Roofing Pros.com



PVC Flat Roofing | Alkorplan Single Ply PVC ...  
metclad.ie



Everything you Need to Know Abo...  
tsparkconstruction.com



IB Roofing Systems PVC Roofing in ...  
larryhatqhtroofing.com



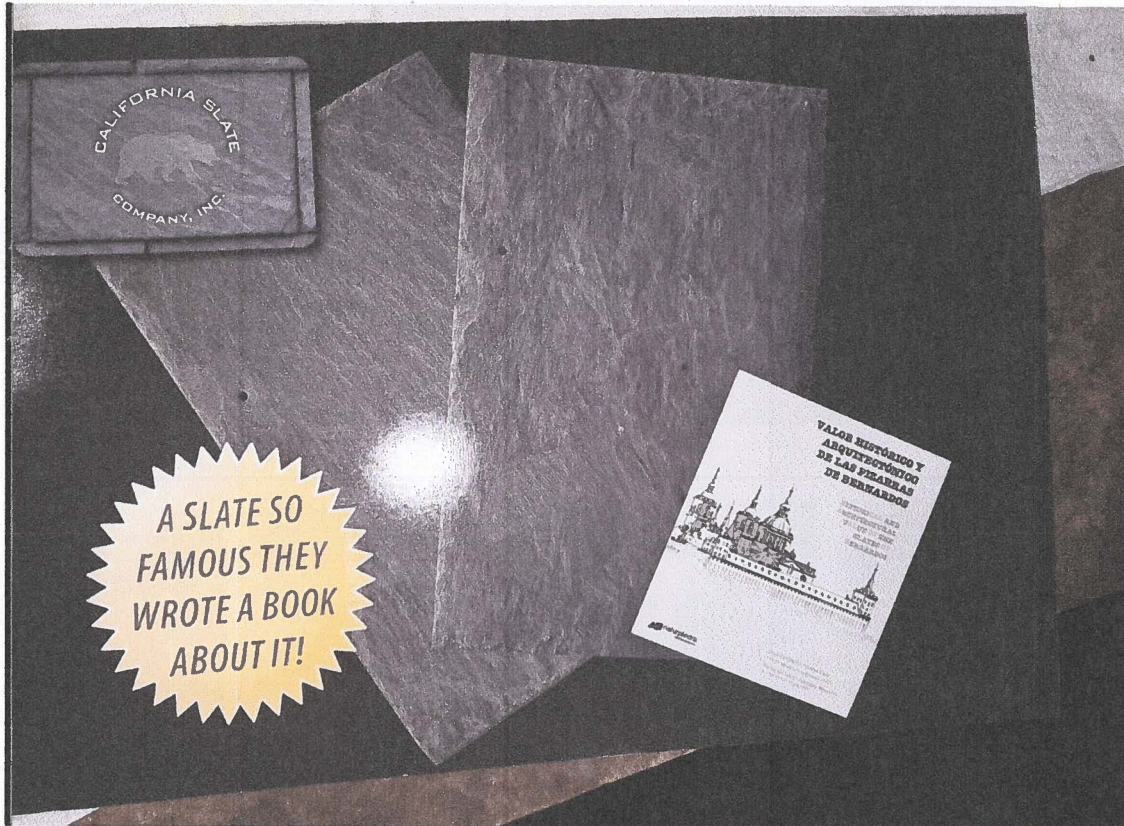
Project Gallery - Flat IB PVC Roofs...  
gonzalesroofing.com

### TORCH DOWN ROOFS



old tar and gravel roof

installed a granulated torch down  
membrane roof in Burnt Sienna



California Slate Company, Inc.  
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 San Francisco, CA 94114

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### Del Castillo Gray Slate

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- Now also available in Slate2 Lightweight Installation - 40% less weight
- Class A fire rated with highest density & waterproof test results possible
- Now available in America with a 100 year warranty
- Quarried continuously in Spain since 1590
- Graces historical buildings throughout Europe for centuries

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[Info@CalSlate.com](mailto:Info@CalSlate.com)



5 \* 999 \*\*\*\*\* ALL FOR AADC 950

Neal Kruse  
 Kruse Neal Owen Design  
 Or Current Business  
 PO Box 7239  
 Carmel By The Sea, CA 93921-7239

From: 'Tasha Witt' via cityclerk <[cityclerk@ci.carmel.ca.us](mailto:cityclerk@ci.carmel.ca.us)>

Date: Wed, Jan 15, 2025 at 10:18 PM

Subject: Re: Letter re metal roofs

To: Dale Byrne <[REDACTED]>

I couldn't make it to planning commission concerning metal roofs today. I'm curious about any decisions made concerning metal roofs by the planning commission as I have a light brown metal one and I really like it for fire safety and a look with minimal pitches coupled with warm wood and stone. Accents for Carmel. My entire home design was centered around a low sloping, minimal roof appearing one story from the street and approved by the PC.

We put a lot of expense on both our metal roof, plus custom gutters and beams to match it and went through design approval. A big concern would be if we ever had to replace our metal roof and new laws banned metal roofs by the city. I now fear a ban on metal roofs would affect any future repair needed to my roof. Is my approved metal roof "grandfathered in" for future "repairs"? If the city changes the rules, does it threaten our entire architectural design and money invested into our roof element and custom gutters and beams as a large architecture feature of our new home?"

Our house was able to be insured because we have fire sprinklers and a metal roof. I think it's a great concern to disallow people this choice. Metal roofs often look quite beautiful and we personally love ours!

Most likely I will not have to replace my roof as it should be good for 30 years...another plus of metal roofs, but the metal roof defensibility concerns us greatly.

Tasha and Dylan Witt  
[REDACTED]  
[REDACTED]

On Jan 15, 2025, at 1:57 PM, Dale Byrne <[REDACTED]> wrote:

I met with the woman at 5th & Torres this morning. What a mess.

Some of the metal alternatives are VERY expensive. In fact, all of the metal alternatives are expensive compared to traditional ones. Insurance companies are driving all this and it is only going to get worse now. Probably much worse.

Glad that the PC is taking this on today. Unfortunately, I have to be at an event at the Presidio tonight so won't be able to make it. Hope you do!

Dale Byrne

President & Chief Caring Officer, Carmel Cares

Project Manager, Carmel Gives

iPhone [REDACTED]

On Tuesday, January 14, 2025 at 11:14:20 AM PST, David O'Neil <[REDACTED]> wrote:

Hello friends,

I'm not personally against any type of roof, but the existing rules say absolutely no to metal roofs. We should change our rules, rather than just ignore them.

Here are some other options to shake or metal roofs:

1. Clay and Concrete Tiles: These materials are naturally fire-resistant and can add a classic aesthetic to a home. They have Class A fire ratings, providing excellent protection. However, they are heavy and may require additional structural support.
2. Slate Roofing: Slate is another non-combustible material with a Class A fire rating. It offers a sophisticated look and has a long lifespan, though it can also be quite heavy and expensive.
3. Asphalt Shingles: While not all asphalt shingles are equally fire-resistant, many are impregnated with fire-retardant chemical additives to achieve Class A ratings. Asphalt shingles are a common and economical choice for roofing.
4. Synthetic Roofing Products: These are made to mimic the look of natural materials like slate or wood but are composed of plastic and rubber. Many synthetic roofing options offer Class A fire ratings and can be lightweight and durable.

5. Fiber Cement Shingles: Made from a mixture of cement, sand, and cellulose fibers, these shingles are highly fire-resistant and have Class A fire ratings. They are often designed to look like wood shingles or shakes.

6. Stone-Coated Metal Roofing: While you mentioned metal roofs, stone-coated options blend the benefits of metal roofs with aesthetic granules for a textured, traditional look. They provide excellent fire resistance (Class A) and durability.

7. Concrete Roofing Tiles: These tiles are a robust and fireproof alternative, offering a range of styles while maintaining a Class A fire rating. They can be heavy but offer longevity and resistance to various weather conditions.

Thanks,  
David

On Jan 14, 2025, at 10:19 AM, Dale Byrne <[REDACTED]> wrote:

Insurance companies are already cancelling policies everywhere and are likely to redouble their efforts. I'm afraid that our State Farm policy will be cancelled any day now. The house we built on Bay View has had their insurance tell them they MUST remove their shake roof (brand new and very high quality) and replace it with some type of tiles. Probably \$80k.

I'm afraid that metal roofs are coming and the city already has approved many examples. It is a shame but the option is ugly asphalt shingles.

Seeing SoCal in ashes brings this discussion to a different level.

Dale

On Tuesday, January 14, 2025 at 10:02:05 AM PST, Tasha Witt <[REDACTED]> wrote:

David,



Absolutely not. I have a metal roof and I don't think it detracts from my neighborhood. It enhances the design. Most importantly, it is the most fire retardant and fire insurance covered us because of it. It is also the second most common element in the earth's core and a very sustainable material.

I strongly agree with undergrounding overhead wires for both aesthetic and safety reasons.

Tasha Witt

[REDACTED]

[REDACTED]

On Jan 13, 2025, at 6:01 PM, David O'Neil <[REDACTED]> wrote:

Dear Friends,

I was wondering if you would consider reading this letter and adding your name to the list of names that agree?

Thanks for your consideration.

Sincerely,

David

Dear Planning Commission and City Council,

We are reaching out to share our thoughts on the upcoming Planning Commission hearing on January 15th, particularly regarding agenda items 3, 4, 5, and 6 that focus on metal roofs. Design Guideline 9.8 explicitly states that "Metal, plastic, and glass roofs are inappropriate in all neighborhoods." This directive makes it clear that metal roofs do not belong in Carmel, but there are plenty of alternative materials that can meet fire safety standards while maintaining the town's distinct residential character.

Due to our already overcrowded area and minimal exit routes, it's also critical for the city to address the increased fire risks threatened by the State's required density through additional dwelling units (ADUs) and other residential projects in our already crowded village. Increasing the number of units will only heighten fire hazards.

Additionally, it would be wise to prioritize the under-grounding of electrical lines since overhead wires are often a significant cause of devastating fires. We need to send a clear message to state officials that we will not accept measures that harm our environment, threaten endangered species, and raise fire risks, especially since our whole municipality lies within the coastal zone.

The California Coastal Zone is safeguarded by regulations aimed at preventing overdevelopment and protecting its environmental and scenic values. The Coastal Act emphasizes the need to safeguard sensitive endangered species habitats, protected by the Federal Government, which we have tried to uphold within our city limits. Despite strict measures in place, we still face challenges in juggling development demands, climate change, and conservation efforts to protect Carmel's vital coastal resources.

Densification is clearly at odds with all these goals as well as with essential fire safety measures. Now is the time to raise our voices in Sacramento through a formal letter, followed by a press conference and media outreach, to openly discourage any actions that could compromise the safety and environmental well-being of our community. We must reject any blanket approach that does not take into account our small, fire-sensitive area which has limited evacuation routes—an issue that contributed to the tragic loss of life in recent fires in Lahaina.

Advocating for these measures is vital to preserving the unique character of Carmel while ensuring the safety of our residents, visitors and endangered species. Moreover, if we truly care about fire safety, we need to insist that PG&E, a private utility company, take on the responsibility of burying all overhead electrical lines instead of resorting to clearing our State and Federally protected forest. This should be non-negotiable. We could explore cost-sharing initiatives because many residents would be willing to contribute financially, especially if PG&E would eliminate bureaucratic challenges currently faced by private under-grounding projects.

Our top priority must always be public safety, but we must also follow our environmental protection laws.

CPA members:

Neal Kruse  
Karyl Hall  
Chuck Najarian  
Arlene Ichien, and  
Linda Smith  
Jackson Smith  
Lindamarie Rosier  
Memel Rosier  
Melanie Billig  
Harvey Billig

Begin forwarded message:

**From:** Karyl Hall <[REDACTED]>  
**Subject:** Letter re metal roofs  
**Date:** January 13, 2025 at 12:26:21 PM PST  
**To:** Neal Kruse <[REDACTED]>, Charles Najarian <[REDACTED]>  
**Cc:** Melanie&Harvey Billig <[REDACTED]>, Lindamarie Rosier  
<[REDACTED]>, Linda & Jackson Smith <[REDACTED]>

Here is the letter you are signing! If you know anyone else who might sign, please ask and let me know (ASAP today) to add their names. Chuck is handling getting the group from the Mission Street project. Thanks!! Karyl

Dear Planning Commission and City Council,

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Karyl Hall

Chuck Najarian  
Arlene Ichien, and  
Linda Smith  
Jackson Smith  
Lindamarie Rosier  
Memel Rosier  
Melanie Billig  
Harvey Billig

Yet to give approval:

Tom Morjig  
Margie Morjig  
John  
etc.

1.16.25

Dear Planning Commissioners,

I was at last night's meeting where metal roofs, and what roofs might be appropriate in the future, were discussed. I am a general contractor who has been working in Carmel for about 30 years. Here is some information on different kinds of roofs I have used in the area. I hope this is helpful.

#### 1. "Composition" shingles

- Asphalt composition – one of the most commonly used alternatives to wood shingles.
  - i. They are the least expensive at \$8 to \$12 per square foot, installed.
  - ii. They are petroleum-based and are a high embodied carbon product.
  - iii. They are fire resistant, not fireproof.
  - iv. Underlayment is regular roofer's felt (a.k.a. tarpaper).
- Plastic based composition – most "composition" shingles, other than asphalt composition, that are actually being used. Are mostly plastic with some wood flour and/or sawdust added.
  - i. Normally \$12 to \$20, installed.
  - ii. Petroleum based, high embodied energy.
  - iii. Less fire resistant than asphalt comp shingles. Would melt then catch fire.
  - iv. Underlayment (to create class A roof), is a fire-rated bitumen-based product <https://polyglass.us/product/polystick-xfr/>
- Other composition – there are other composition shingles. They could be cement-based, fiberglass-based, or a combination. There are also rubber shingles. The roofers I use avoid these products if possible because there have been a lot of product failures in the past. But there may be products of this type that I don't know about that may be suitable.

#### 2. Clay tiles

- Barrel tiles – there are a wide variety conventional clay barrel tiles. Price can range to very expensive for salvaged or very authentic looking aged tiles. Among the tiles in the "normal" range there is wide range in terms of how good they look and therefore how acceptable they might be for Carmel. Very heavy and therefore not viable on many older houses.
  - i. Normal price range is \$20 to \$40 per sq ft, installed.
  - ii. Medium embodied energy.
  - iii. Fireproof.
  - iv. Tarpaper underlayment
- Lightweight clay options – same parameters as barrel tiles but meant for structures that want a lighter roofing material
- Other shapes – Clay tiles also come in other shapes, some of which are not stamped to look like shakes or slates, and so may be considered "authentic" and therefore possibly suitable for Carmel. <https://ludowici.com/products/roof-tile/shingle/>

3. Concrete tiles – come in similar shapes to clay tiles. Heavy and so not suitable for some roofs. Heavier looking than analogous clay tiles and, in my experience, easier to break when walking on the roof.
  - i. Normal price range is \$15 to \$30 per sq ft, installed.
  - ii. High embodied energy.
  - iii. Fireproof.
  - iv. Tarpaper underlayment
4. Slate – natural product with low embodied energy and no nasty chemicals or petroleum. Very, very expensive.
  - i. Normal price range is \$150 to \$300 per sq ft, installed.
  - ii. Very low embodied energy.
  - iii. Fireproof.
  - iv. Tarpaper underlayment
5. Metal
  - Sheet steel (and aluminum) – most metal roofs are made of painted, galvanized steel (but aluminum is becoming more common, and is very close to the same cost). Standing seam is the standard for a high-end installation. Flat seam was discussed at the meeting but that seems counterintuitive to me. The idea of the standing seam is that the water would have to get all the way to the top to get in. On a flat seam you are putting the break between the panels down in the water. There are also corrugated varieties and Cor-ten, which might be worth investigating to add variety. Metals (and glass) have the highest embodied energy by volume of any of the materials normally used in residential construction. Aluminum has higher embodied energy (typically) than steel.
    - i. Normal price range is \$18 to \$28 per sq ft, installed.
    - ii. Very high embodied energy.
    - iii. Fireproof.
    - iv. Bitumen-based underlayment (at the meeting it was suggested that perhaps the underlayment was gypsum-based material such as Densglass <https://www.buildgp.com/product/densglass-sheathing> which would make the steel roof heavy. I have confirmed with my roofer this is not the case. But we still do use Densglass as substrate under wood siding in a WUI application.)
  - Stamped shingles – in the discussion at the meeting the concept of authenticity came up and, since many stamped metal shingles are stamped with a wood or slate pattern the takeaway was that this material may not be acceptable. Today I have seen some stamped metal shingles meant to look like old style metal shingles which may be acceptable. The second picture on this webpage (“Classical Look”) shows an example. <https://www.perfectsteelsolutions.com/stamped-metal-roof/>. Perhaps these could be considered.
    - i. Normal price range is \$15 to \$30 per sq ft, installed. (per my roofer. I don’t have any personal experience)
    - ii. Very high embodied energy.
    - iii. Fireproof.

- iv. Bitumen-based underlayment <https://polyglass.us/product/polystick-xfr/>
  - Zinc – I have never done a zinc roof but they are available here. Very common in other parts of the world. I am looking into pricing and availability. Unlike steel roofs which are galvanized then painted, zinc (like copper) is just the metal itself, which patinas in a natural way over time. This might be a good option but it likely produces a leachate much like copper.
6. Membrane roofs
- PVC – most new membrane roofs are PVC. In the world of sustainable construction PVC is one of those materials we try to avoid, it is sometimes called “the poison plastic”. But it is the least expensive of the common membrane roofs and can be ballasted (you can put gravel over it) to avoid the unsightly finished product. Costs \$8 to \$15 per sq ft, installed.
  - TPO – is regarded as a somewhat better sustainable option. My experience is that it is a bit more expensive, but I think it is just because it is less commonly used. When I have gotten quotes about 20% more than PVC. Can be ballasted like PVC.
  - Tar & Gravel – an old system for flat roofs that nobody in our area is still providing.
  - Roll Roofing – the same material as asphalt composition shingles but in roll form. Installed like tar and gravel. In the old days the cheapest possible roofing. No longer available in our area.
  - HDPM – a.k.a. “pond liner”, not commonly used in our area but is something you may hear about. Generally considered not as durable as PVC or TPO

Best regards, Rob

*Rob Nicely*

*Carmel Building & Design*

*Office: (831) 626-8606*

*Cell: (831) 595-7841*

[www.carmelbuilding.com](http://www.carmelbuilding.com)





Planning,

Last year we had a Class-A fire rated shake roof installed on our cottage. This involved fire-resistant shake and an underlayment material that prevents fire on the roof from penetrating to the cottage.

We investigated artificial shake but they were ugly and much more expensive.

Apparently there are various fireproof underlayment materials. Are they real? Will insurance companies notice? Perhaps the City should consider these.

Greg Small

To: [REDACTED]  
Subject: RE: PUBLIC COMMENT LETTER - INTENDED FOR PLANNING COMMISSION MEETING  
1-15-2025

City of Carmel-By-The-Sea

JAN 21 2025

Office of the City Clerk

From: [REDACTED] <[REDACTED]>  
Sent: Friday, January 17, 2025 8:17 PM  
To: 'nromero@ci.carmel.ca.us' <nromero@ci.carmel.ca.us>  
Subject: PUBLIC COMMENT LETTER - INTENDED FOR PLANNING COMMISSION MEETING 1-15-2025

Dear Nova:

This is the letter I commented on in the last Planning Commission meeting during public comment at the start of the meeting. I found out during the meeting, while checking email, that it had been blocked as a "suspicious email". You never received it.

I am now resending it to you with three additional signatures, in hopes it will go through this time.

Can you please confirm receipt of this letter?

This Public Comment letter and signatures should be distributed to the Planning Commission and City Council.

Thanks for your help !!

Neal Kruse  
Carmel Preservation Association

## PUBLIC COMMENT LETTER

Dear Planning Commission and City Council,

We are reaching out to share our thoughts on the upcoming Planning Commission hearing on January 15th, particularly regarding agenda items 3, 4, 5, and 6 that focus on metal roofs. Design Guideline 9.8 explicitly states that "Metal, plastic, and glass roofs are inappropriate in all neighborhoods." This directive makes it clear that metal roofs do not belong in Carmel, but there are plenty of alternative materials that can meet fire safety standards while maintaining the town's distinct residential character.

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Our top priority must always be public safety, but we must also follow our environmental protection laws.

## SIGNATURES

All below have read and agreed to the content of this letter.

### CPA members:

Neal Kruse  
Karyl Hall  
Chuck Najarian  
Arlene Ichien  
Linda Smith  
Jackson Smith  
Lindamarie Rosier  
Memel Rosier  
Melanie Billig  
Harvey Billig

### CBTS Residents:

Christopher Day  
Dana Beene  
Hongxia Jin  
Didier Diaz  
John Kratchmer  
Herb Beckett  
Leslie Beckett  
Roy Lambert

Renee Lambert  
Monty Galvin  
Tom Morjig  
Kimberly Edwards  
Mary Lounsbury  
Suzanne Presentin  
Ruth Jordan  
Kevin Jordan  
Mary Bell  
Diane Wilcox  
David Wheeler  
Kathleen Boyer

**Subject:** FW: PUBLIC COMMENT LETTER - INTENDED FOR PLANNING COMMISSION MEETING  
1-15-2025

---

**From:** System Administrator  
**Sent:** Friday, January 17, 2025 8:17 PM  
**To:** [REDACTED]  
**Subject:** Undeliverable: PUBLIC COMMENT LETTER - INTENDED FOR PLANNING COMMISSION MEETING 1-15-2025

Your message did not reach some or all of the intended recipients.

Subject: PUBLIC COMMENT LETTER - INTENDED FOR PLANNING COMMISSION MEETING 1-15-2025  
Sent: 1/17/2025 8:17 PM

The following recipient(s) cannot be reached:

'nromero@ci.carmel.ca.us' on 1/17/2025 8:17 PM  
554 6.6.0 Error sending message for delivery.

Kruse [REDACTED] on 1/17/2025 8:17 PM  
554 6.6.0 Error sending message for delivery.



## **Jensen roof application**

---

**Carolyn Ticknor** [REDACTED]

Wed, Jan 1, 2025 at 5:19 PM

To: jolander@ci.carmel.ca.us, bswanson@ci.carmel.ca.us, sgorman@ci.carmel.ca.us

To the Carmel Planning Commission,

We are a neighbor adjacent to the Jensen property, and their roof is prominent in our view as our property sits directly behind theirs. We are supportive of their application to install a metal roof. Importantly, it lowers fire risk. Also, it achieves architectural harmony for their home.

Best regards, Don and Carolyn Ticknor

[REDACTED]  
Carmel-by-the-Sea, CA 93921

January 3, 2025

TO: Jacob Olander, Carmel Associate Planner

FROM: Mike Ginn, owns and resides at [REDACTED].

WHAT: My stated approval of a new metal roof as in Proposed Action DS 24321 (Jensen)

Jacob, and others in position to vote on Proposed Action DS 24321 (Jensen),

I live across the street, on the southern side of Santa Lucia. I look at the roof in question daily. I thank the owners for keeping their house in good shape, the new roof just the newest evidence of that. I support their plan to install a metal roof and have no objections.

Let me know if you need anything else from me, with regards to my support of the plan.

Mike Ginn

[REDACTED]

---

**January 15, 2025 Planning Commision agenda - Jensen roof replacement.**

---

**Micarl Hill** [REDACTED]

Mon, Jan 6, 2025 at 12:32 PM

To: [sgorman@ci.carmel.ca.us](mailto:sgorman@ci.carmel.ca.us), [jolander@ci.carmel.ca.us](mailto:jolander@ci.carmel.ca.us), [bswanson@ci.carmel.ca.us](mailto:bswanson@ci.carmel.ca.us)

Cc: Jensen JD [REDACTED], missy Jensen [REDACTED], Matt Hanner [REDACTED]

January 6, 2025

To:

Shelby Gorman, Administrative Coordinator, [sgorman@ci.carmel.ca.us](mailto:sgorman@ci.carmel.ca.us)Jacob Olander, Associate Planner, [jolander@ci.carmel.ca.us](mailto:jolander@ci.carmel.ca.us)Brandon Swanson, Assistant City Administrator & Acting Director of Community Planning and Building, [bswanson@ci.carmel.ca.us](mailto:bswanson@ci.carmel.ca.us)

Dear Carmel-By-the-Sea planning commission members.

I write in support of J.D and Missy Jensen's request to replace their wood shingle roof with a new Aluminum pre-painted Bronze Color roof that will fit in beautifully in the neighborhood. This will be on your January 15, 2025 planning commission agenda and I plan to be present while they are on holiday. They will be represented by their architect as well as their General Contractor, Carmel Building & Design.

I would like to share two things.

1. Our home was built 13 years ago, coincidentally by Carmel Building & Design. From our understanding our home was the first metal roof approved in Carmel-By-The-Sea. Back then the concern was how metal roofs change over time and look rusty and/or change color. This is not accurate, and our home should serve as proof as our roof looks precisely as it did when built. **(see attached 2 pictures)**
2. When we met Police Chief Paul Tomasi last month we asked him, "what keeps you up at night?" he answered us swiftly with one word "Fire!" and he zeroed in on the wooden shingle roofs as a concern.

Please approve this responsible neighbor's metal roof and help Carmel continue to have aesthetically appealing architecture being mindful of the potential of fire.



Thank you very much for all you do for Carmel.

Micarl & Laureen Hill

[REDACTED]

Carmel-By-The-Sea, CA 93921

[REDACTED]



----- Forwarded message -----

From: <REDACTED>

Date: Sun, Jan 12, 2025 at 5:47 PM

Subject: DS 24321(Jensen)

To: Shelby Gorman <[sgorman@ci.carmel.ca.us](mailto:sgorman@ci.carmel.ca.us)>, Jacob Olander

<[jolander@ci.carmel.ca.us](mailto:jolander@ci.carmel.ca.us)>, Brandon Swanson <[bswanson@ci.carmel.ca.us](mailto:bswanson@ci.carmel.ca.us)>

**RE: Proposed Action: DS 24321 (Jensen): Consideration of a Track 1 Design Study Referral, DS 24321(Jensen), for the replacement of an existing wood shake roof with a new metal roof on an existing single-family residence located on Santa Lucia 2 NE of Scenic in the Single-Family Residential (R-1) District. APN: 010-293-013-000**

As long-term Carmel-by-the-Sea residents, we wholehearted endorse a metal roof replacement to the Jensen property located at Santa Lucia 2NE of Scenic, Design Study Referral, DS 24321 (Jensen).

In terms of fire deterrence, environmental responsibility and ecologically friendly material, metal roofs are superior to wood or synthetic compositions.

Regarding architectural style, the Jensen's home is aesthetically conducive to a metal roof. Its design by an associate of Frank Lloyd Wright is in a style corresponding to Carmel-by-the Sea's Mrs. Clinton Walker House/Cabin on the Rocks.

Additionally, the proposed bronze/brown color is in perfect harmony with all neighboring roofs.

The home is sited so that the roof is not a primary element seen from either Santa Lucia or Scenic Road, further mitigating any visual effect.

Please consider these imperatives as, with deference, we urge you to approve the metal roof replacement for the Jensen property.

Respectfully Submitted,  
Marguerite & John Krisher

----- Forwarded message -----

From: **Sarah Brown** <REDACTED>

Date: Sun, Jan 12, 2025 at 5:04 PM

Subject: Ref: Carmel Planning Commission Review of DS 24321 (Jensen)

To: Shelby Gorman <[sgorman@ci.carmel.ca.us](mailto:sgorman@ci.carmel.ca.us)>, Jacob Olander

<[jolander@ci.carmel.ca.us](mailto:jolander@ci.carmel.ca.us)>, Brandon Swanson <[bswanson@ci.carmel.ca.us](mailto:bswanson@ci.carmel.ca.us)>

Dear Planning Department Staff of Carmel-by-the-Sea,

I am writing in support of the above-referenced application for a new metal roof on the Jensen residence on Santa Lucia. I know the house and I believe a metal roof is appropriate for the architectural design of the structure. Also, having recently worked through an application for homeowner's insurance, I know fire-resistant roofing material is required by many insurance companies. A metal roof fulfills that requirement.

Sincerely,

Sarah Brown

Dolores Street, Carmel-by-the-Sea

----- Forwarded message -----

From: **Jim Messemer** <REDACTED>

Date: Sun, Jan 12, 2025 at 9:27 AM

Subject: Re: Jensen Roof

To: <[sgorman@ci.carmel.ca.us](mailto:sgorman@ci.carmel.ca.us)>, Brandon Swanson <[bswanson@ci.carmel.ca.us](mailto:bswanson@ci.carmel.ca.us)>, <[jolander@ci.carmel.ca.us](mailto:jolander@ci.carmel.ca.us)>

I am a neighbor of the Jensen's. They are thoughtful, considerate and outstanding members of the Carmel By The Sea community. I am writing to you today to support their desire to install a new metal roof on their home. In lieu of the fire tragedy in Los Angeles it appears their solution is getting ahead of the issues that are plaguing all of us in California. Here are a couple of thoughts for your consideration.

They do not want wood due to fires, and do not want synthetic materials due to chemical run off, and metal suits the style (see Frank Lloyd Wright house metal roof as the architect of that house are working with them and designed their roof in that style), they have selected a brown color closest to the colors of all roofs surrounding them. New roofs in the neighborhood are becoming more and more metal. I can point to the house next door (north) to our home that is presently under construction and has recently installed one. It is beautiful and accentuates our local charm. The Jensen's will as well.

Thank you in advance for your thoughtful consideration to support their request for approval.

Sincerely,

Jim Messemer  
Scenic Road

----- Forwarded message -----

From: **ALLYSON KAVNER** <REDACTED>

Date: Mon, Jan 13, 2025 at 9:22 AM

Subject: Public Hearing Notice Requirements Project Planner: Jacob Olander, Associate Planner DS 24321 (Jensen): Matt Hanner, Carmel Building & Design, Contractor Santa Lucia Avenue 2 northeast of Scenic Road Block A6; Lot 12 & 14 APN: 010-293-013-000

To: <[sgorman@ci.carmel.ca.us](mailto:sgorman@ci.carmel.ca.us)>, <[jolander@ci.carmel.ca.us](mailto:jolander@ci.carmel.ca.us)>, <[bswanson@ci.carmel.ca.us](mailto:bswanson@ci.carmel.ca.us)>

Cc: Missy Jensen <REDACTED>

I am writing in support of the application of J D and Missy Jensen who seek approval of their plan to replace their existing wood roof with a standing seam metal roof. I know the house well and believe that the intended material will be a beautiful and architecturally pleasing look in harmony with the neighboring homes/roofs. I urge the Planning Commission to give the Jensen's application an affirmative response.

Thank you for your consideration.

Respectfully,

Allyson Kavner

January 13,2025

RE: Metal roof for J.D. and Missy Jensen Residence/Santa Lucia Ave., Carmel-by-the-Sea

To Whom it May Concern:

I am writing to strongly support the request by the Jensens to install a new metal roof. The style, construction material and citing of their house lends itself perfectly to a fire retardant, environmentally sound metal roof. Because the house is cited perpendicular to Santa Lucia and has large trees in front, the viewshed from the street is very limited. Likewise, the visual exposure from Scenic Road is also very limited. The tragedy in Los Angeles should remind us of the importance of wise decisions that will impact and benefit the entire community.

Sincerely submitted,  
Sarah Bouchier

----- Forwarded message -----

From: **Don Goodhue** <REDACTED>  
Date: Mon, Jan 13, 2025 at 3:47 PM  
Subject: Jensen Residence Roofing Replacement  
To: <[sgorman@ci.carmel.ca.us](mailto:sgorman@ci.carmel.ca.us)>

Jacob Olander, Associate Planner, [jolander@ci.carmel.ca.us](mailto:jolander@ci.carmel.ca.us)  
Brandon Swanson, Acting Director of Community Planning and  
Building [bswanson@ci.carmel.ca.us](mailto:bswanson@ci.carmel.ca.us)

Dear Carmel-By-the Sea Planning Commission members and Chair LePage

I write in support of the Jensens' application for replacing their wooden roof with a standing seam metal roof.

Standing seam metal roofs have adorned many of Europe's and America's most admired and distinguished structures and fine residences for centuries. This traditional system represents an appropriate response to our current fire concerns. As the Jensen's architect and Contractor have detailed the design, it will provide provide a finely scaled, handsome appearance fitting for Carmel. It is no wonder that the neighbors all support the application.

I am certain that the Jensens and their consultants would be happy to discuss further refinements to the design. I urge you to allow them to proceed with this well thought-out submittal.

Sincerely,

Donald Goodhue FAIA Architect  
Former Chair, Carmel Planning Commission

January 13, 2025



January 14, 2025

To Whom it May Concern:

I am writing regarding DS 24164/VA 24263 (Brown). My property is located to the South of the Browns' property. I have some concerns about the project as currently proposed both in the proposed materials and in the site coverage.

I believe that the windows and doors should meet the design guidelines from the City and should be wood or aluminum clad wood. I'm concerned that metal windows are not appropriate. I also think that the roof should be a more natural color.

My largest concern is the front deck. As laid out it looks huge and out of scale with the house. The proximity of it to my sitting room also gives me privacy concerns.

I especially am opposed to granting the variance allowing for site coverage beyond what is allowed so that the deck can be built. The house is oversized which is allowed but now they want to be allowed to oversize the amount of site coverage they have as well. When I remodeled my house in 2007 I removed part of my existing house to allow for my modest front deck. I do not see any reason why the Planning Commission should grant a variance. The desire for a 15 foot deep x 30 foot 9 inch (558 sq. foot) deck should not be enough reason to grant a variance. If the deck and patio were shrunk down enough to comply with the coverage allowances, it could be brought into compliance with the allowable coverage and would also be much more in scale with the house and in keeping with the neighborhood character.

Sincerely,

A handwritten signature in black ink that reads "Dody Jernstedt". The signature is written in a cursive style with a large, looping initial "D".

Dody Jernstedt



# CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION Staff Report

January 15, 2025  
CORRESPONDENCE

<b>TO:</b>	Chair LePage and Planning Commissioners
<b>SUBMITTED BY:</b>	
<b>APPROVED BY:</b>	
<b>SUBJECT:</b>	PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings and/or other items appearing on the Agenda

**Application:**

**APN:**

**Block:**

**Lot:**

**Location:**

**Applicant:**

**Property Owner:**

**Executive Summary:**

**Recommendation:**

**Background and Project Description:**

**Staff Analysis:**

**Other Project Components:**

Attachment 1: Email dated 12-16-2024 from Chuck Najarian

Attachment 2: Email dated 09-01-2024 from Mike Cate

Attachment 3: Letter dated 01-02-2025 from Tom Morjig, John Jaramillo, and Chuck Najarian

Council Members, Commissioners, and City Attorney,

I watched the last Planning Commission hearing earlier this week and was very encouraged by the thoughtful and relevant comments made by the Chairman, the project applicant (architect), and the public, concerning a proposed home on San Carlos 3 southeast of First (Collins). The interaction between the project applicant, the public, and the Commissioners, as facilitated by the Chairman, was effective and informative. The Chairman's leadership created an atmosphere that encouraged positive public participation, kept the other Commissioners focused on what's important, ensured concerns of the public (residents) were considered, and more importantly, prioritized. He guided the Commission to a decision that everyone could see was fair and balanced. From my perspective, this was a very welcome event.

Yesterday's Forest and Beach Commission hearing was another matter, particularly regarding Pickleball play on the Forest Hill Park tennis courts. What I observed was the airing of adverse effects to residents adjacent to the tennis courts, including noise impacts that are inconsistent with the City's noise ordinance and Municipal Code, substantive parking impacts, and property devaluation (including related disclosures that would be required for selling any home near the tennis courts given pickleball use.) All this in a compact neighborhood, in large part elevated above the courts, creating a bowl surrounding pickleball play, amplifying the noises. The City Forester tried to inform the Commissioners of how this setting would not be conducive for sound wall mitigation, but his comments did not appear to be understood. Unfortunately, even more valuable staff time will now be required. The decision to limit play to three days a week, without mitigation beyond that, did not address the underlying problems and related impacts, it just limited them to certain days assuming they will be effectively enforced.

Essentially, this agenda item was an informal discussion and presentation of the potential for significant adverse impacts. In other words, it was the very thing that triggers the California Environmental Quality Act for any discretionary decision, even pickleball. Furthermore, an argument can be made that the noise decibel levels and frequency discussed at the hearing would also adversely impact wildlife, including birds, and perhaps even protected species. The noise of pickleball rackets hitting the pickleball appears similar to repeated and rapid small caliber gunfire in and around one of the most forested habitats in the village. This may adversely impacts wildlife, including birds, and should be analyzed.

The point being, the impacts informally aired at the hearing, and potential impacts to

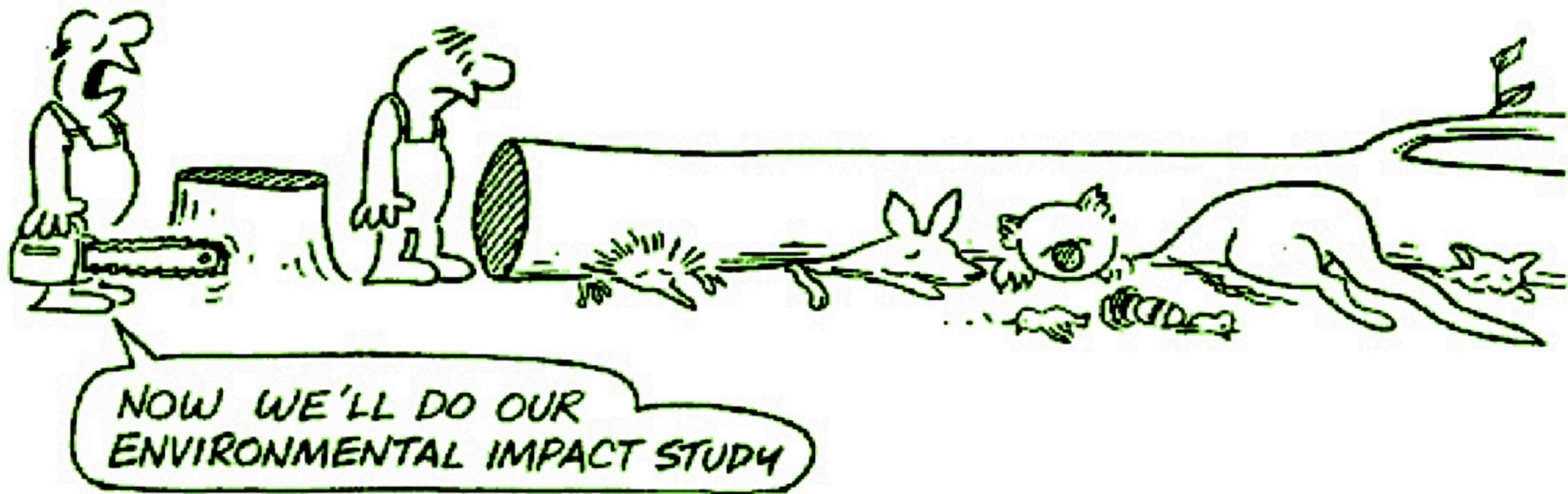
wildlife, should have been formally addressed in a CEQA Initial Study in the very beginning, which would have helped come to a legitimate decision about allowing pickleball, and if so, under what circumstances. It would also help determine if a Mitigated Negative Declaration or an EIR is required to further inform the Commissioners and residents. Instead, CEQA was ignored altogether in 2021, and again, yesterday.

It was noted that these adverse effects have been ongoing for over three years. It was also noted that the 2021 Forest and Beach Commission decision to approve Pickleball on one of the two courts was burdened with conflicts of interest because several Commissioners acknowledged openly that they played pickleball and even talked of scheduling a game. The Commissioners also acknowledged they would get complaints from the residents, but their reaction was “so be it.” A video clip of that flawed and illegal decision was played during public comment. The City is not obligated to allow for pickleball, but it is legally required to effectively consider impacts to residents and the environment, existing ordinances, regulations, and environmental statutes.

The cartoon below is applicable as to how the City has been considering CEQA in the recent past. Please note the third bullet. Effective monitoring has been lacking and is a key component of CEQA. Without it, as I articulated in my last email, you get adverse impacts, including the Pit, and the destruction of special status species at construction sites such as the Monterey Pines.

Sincerely,  
Chuck Najarian  
Carmel Resident

- Must include project alternatives
- Must analyze cumulative impacts
- Mitigation Monitoring and Reporting Program



**From:** Mike Cate <[mcate@sbcglobal.net](mailto:mcate@sbcglobal.net)>

**Subject:** disparaging rulings out of the city committees

**Date:** September 1, 2024 at 12:22:49 AM PDT

**To:** [bswanson@ci.carmel.ca.us](mailto:bswanson@ci.carmel.ca.us)

I am greatly dismayed at how both the planning commission, the historic resources board and the city council overwhelmingly cleared the Hofsas House and its owner from being dealt with as a historic resource in town.

I have my friends who own a 1950's flat roofed house (a beautiful example of simple 50's building in Carmel) who want to add a bathroom and to improve their garage who have to wait till November to get a permit to proceed because they are seen as a historic building. I see this as an unfair decision from local authorities who see the afore mentioned Hofsas House as not being a historic resource that should be preserved and who are also allowing the owners to proceed without having to develop an EIR before proceeding with that massive project. This is an unfair distribution of rules and regulations.

Regardless of how intensive a remodel of the Hofsas House would be I see this as an example of the city turning a blind eye to one project, a project being owned by someone who has been involved with city life and politics and whose family has been in business in town for nearly 80 years, only to drag another project by a homeowner who wants to tastefully improve their home through the long process of building and planning.

Small town politics weigh heavily here in my mind. Fairness becomes a flighty thing.

I was not sure who to direct my dismay to. I have sent previous letters to you and you have forwarded them to the appropriate places.

I have seen that preserving the character and feel of this town is a difficult and painful process and I'd like to think that everyone is treated the same way.

Thank you for your time Brandon.

Sincerely

Mike Cate

RECEIVED

Attachment 3

JAN 0 2 2025

BY:



January 2nd, 2025

Planning Commissioners,

The following is a follow-up letter to the November 7, 2024 letter which was endorsed by 62 residents from the immediate neighborhood and sent to the Planning Commission regarding the - Mission Street 2, 3, and 4 NE of First Avenue [DS 24207, DS2408, and DS2409 (Hermle-Collins)] project.

On November 7, 2024, the Forest Hill Park neighborhood submitted email comments concerning three proposed houses on Mission Street 2, 3, and 4NE of First Avenue. On November 12, 2024, a hard copy of the neighborhood's comments, with 62 signatures, referred to as the Letter (attached), was hand-carried and delivered to City Hall for distribution to the City Council, City attorney, and Planning Commission.

Unfortunately, the Planning Commission did not receive either the electronic or hard-copy version of the Letter. The Commission only became aware of the Letter during the November 13, 2024 hearing, after receiving public oral comments and after a member of the public asked a Commissioner during a break about receiving the Letter. Copies of the Letter were then hastily made and provided to the Commissioners before they resumed the hearing and considered a decision.

Inexplicably, the Staff was silent about the Letter in their presentation recommending approval of the third conceptual design. It remains unclear why the none of written comments were provided to the Commissioners before the hearing.

With consideration of the Letter, the Planning Commission ended up not approving the modern design proposed for the third of three side-by-side houses. Although two of the three designs had already received conceptual approval on October 9, 2024, that approval lacked the neighborhood's coordinated response that strenuously objected to the modern design proposed not only for the third house, but for all three. In rejecting the conceptual design of the third house, the Planning Commission directed the project applicant to "start over" and "reach out" to the neighborhood. That is consistent with the intent of the neighborhood's objections in the Letter applying to the modern design and location of all three houses. So, consistent with the Commission's directive and the neighborhood's objections, the neighborhood looks forward to working with the project applicant on meaningful changes that address the neighborhood's objections and concerns.

In addition, consistent with the attached November 12 Letter and public statements at the hearing about the California Environmental Quality Act (CEQA), we understand this directive means that the three proposed homes will be considered as one project under CEQA, and an Initial Study will be prepared by staff or the applicant's consultant to determine if a Mitigated Negative Declaration or an EIR should be prepared. Implementation of CEQA will ensure that direct, indirect, and cumulative impacts associated with past, present, and reasonably foreseeable future projects will be fully considered with public review and input in one or more open public forums to inform the Commission before it makes a final decision concerning the land use permit. In addition, consistent with our attached November 12 comments, we also assume the following:

-The conceptual design approval for two of the three homes on October 9, 2024 will be rescinded and reconsidered.



- The houses will be redesigned to all be one-story structures, in keeping with the existing houses they would replace, and to maintain the character of the neighborhood so that view sheds and the privacy of existing residences will be preserved.
- The design of the three proposed houses will be changed to be consistent with the traditional and historic neighborhood.
- Setback requirements will be enforced.
- Construction-related impacts, including the list of potential adverse construction effects listed in our attached November 12 Letter, will be fully identified and mitigated, and a workable compliance monitoring program will be established with public input.

Since we have not heard anything additional since the November 13, 2024 meeting by the Commission or from the developer, the residents who signed the attached November 7, 2024 Letter have asked us to get them an update from the Planning Commission on the action the Planning Commission has taken since that meeting.

We look forward to a new three-house project that is consistent with the neighborhood's architecture and character, responsive to the neighborhood's Letter and comments, effectively identifies all significant adverse impacts, and effectively mitigates or avoids them.

Sincerely,

-Tom Morjig, John Jaramillo, Chuck Najarian-

Tom Morjig at [REDACTED] or [REDACTED]  
John Jaramillo at [REDACTED] or [REDACTED]  
Chuck Najarian at [REDACTED] or [REDACTED]