



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

February 8, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	DR 16-384 (Fountain): Consideration of a Design Review, Use Permits, and associated Coastal Development Permit for application DR 16-384 (Fountain) for the construction of a 1,600-square-foot, mixed-use building with a 1,499-square-foot basement and a 595-square-foot car pit on a vacant lot located on 8th Avenue 2 northwest of Junipero Street in the Residential & Limited Commercial (RC) District. APN 010-087-020

Application: DR 16-384 (Fountain)

APN: 010-087-020

Block:89

Lot:26

Location: 8th Avenue 2 northwest of Junipero Street

Applicant:Eric Miller Architects, Inc.

Property Owner: Thomas Fountain

Executive Summary:

The project is the construction of a 1,600-square-foot mixed-use building with a 1,499-square-foot basement and 595-square-foot car pit on a vacant 2,000-square-foot lot. The main level is proposed for office use, and the upper level is for residential use. Two underground levels provide a total of four off-street parking spaces and a mechanical and elevator equipment room. One 4-inch Coast live oak tree in the public right-of-way is proposed to be relocated to accommodate the new driveway.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Design Review, Use Permit, and associated Coastal Development Permit for the construction of a 1,600-square-foot mixed-use building with a 1,499-square-foot basement and a 595-square-foot car pit on a vacant 2,000-square-foot lot located on 8th Avenue 2 northwest of Junipero Street in the Residential & Limited Commercial (R-C) District.

Background and Project Description:

The project site is a vacant 2,000-square-foot lot located between the City-owned Scout House and a

Single-Family dwelling on the north side of 8th Avenue between Mission Street and Junipero Street.

In 2016, the applicant submitted a Design Review application DR 16-384 (Fountain) to develop the lot with two apartments and a 3-car garage in the basement. On January 11, 2017, the Planning Commission reviewed the project and directed the applicant to do the following:

- 1) Revise the south elevation to comply with the building height requirement;
- 2) Provide an affordable housing unit;
- 3) Differentiate the stone cladding from the adjacent residence (to the east); and,
- 4) Consider installing a pathway along the property frontage.

On April 12, 2017, the applicant returned to the Planning Commission with a 1,600-square-foot mixed-use project with 760 square feet of office space on the first floor and an 840-square-foot residential unit on the second floor. Additionally, the project included a 1,765-square-foot subgrade parking garage. The Planning Commission directed the applicant to obtain an encroachment permit for the driveway retaining walls.

On April 18, 2017, the applicant submitted a Permanent Encroachment application EN 17-043 (Fountain), including a request for a right-of-way abandonment of 1,103 square feet of right-of-way on the north side of 8th Avenue. On February 6, 2018, the City Council reviewed the request and expressed support for the proposal with certain conditions, including the construction of a new public sidewalk on the north side of 8th Avenue.

On May 10, 2018, the applicant went before the Forest and Beach Commission to obtain approval for the removal of 13 public trees to facilitate the construction of a sidewalk on the north side of 8th Avenue. The Forest and Beach Commission denied the tree removal request, and the applicant appealed the denial to the City Council.

On April 2, 2019, the City Council considered the appeal of the Forest & Beach Commission's denial of the tree removal request and the Permanent Encroachment application and directed staff to work with the applicant on an at-grade design for the driveway that did not require retaining walls to encroach into the public right-of-way. The item was continued to a date uncertain.

Based on the direction provided by the City Council, the applicant has redesigned the project and is seeking Design Review approval from the Planning Commission without the need for driveway retaining walls that encroach into the public right-of-way. The applicant replaced one of the two residential units with offices and is no longer required to provide an affordable housing unit. Additionally, the applicant is no longer requesting a right-of-way abandonment. Last, the applicant is not proposing to remove any public trees. One 4-inch Coast live oak is proposed to be relocated to accommodate the location of the new driveway.

Staff Analysis:

Development Standards and Design Guidelines

The following is an analysis of the consistency of the project with adopted land use and development standards.

Land Use: The project site is located in the Residential and Limited Commercial (RC) District. The purpose of the RC District is "To provide an appropriate location for permanent and transient residential

uses, service and office uses, and limited retail uses that do not adversely impact the residential neighborhood. This district is intended to provide a transition and buffer between the more intense activities in the CC and SC districts and the less intense activities in the R-1 and R-4 districts.”

Residential uses of up to 22 dwelling units per acre (du/acre) are permitted by right. The project proposes one residential unit on a 2,000-square-foot lot which results in a density of 22 dwelling units per acre.

Commercial uses permitted in the RC District include office and service uses. Office uses include governmental, business & professional, and medical & dental. Service uses include banks & financial institutions, computer services, personal services, and travel services. The project proposes three offices. The type of office and the number of businesses that will occupy the space is currently unknown. Future commercial uses are required to obtain a Business License from the City, at which time they will be evaluated for compliance with the RC zoning.

Parking Requirements: The minimum parking requirement for permanent residential uses in the RC District is 1.5 spaces per unit. In accordance with CMC Section 17.38.020.B (Fractional Spaces), when the minimum required parking results in a fractional space, one full space shall be provided for the fractional space. Therefore, the parking requirement for residential use is two spaces.

The minimum parking requirement for office and service uses is one parking space for every 600 square feet of commercial floor area or one space per business, whichever is greater. The commercial square footage is proposed to be 810 square feet and requires two parking spaces. If three businesses occupy the space, the required parking would be 3 spaces.

The total parking requirement for the project is 4-5 spaces, depending on the number of businesses that occupy the space. The applicant is proposing to provide four spaces in two parking levels through the use of a car pit and turntable. Condition of Approval No. 30 limits the number of businesses that can occupy the commercial space to a maximum of two. With the application of conditions of approval, the proposed project complies with minimum off-street parking requirements.

Building Coverage: Building coverage is defined as “The total ground area of a site occupied by any building or structure as measured from the outside of its surrounding external walls or supporting members. Building coverage includes exterior structures such as stairs, arcades, bridges, permanent structural elements protruding from buildings such as overhanging balconies, oriel windows, stories that overhang a ground-level story, and covered carports.

Excluded from building coverage are roof eaves extending less than 30 inches from the face of the building, awnings or covered entryways, and masonry walls not greater than six feet in height, such as wing-walls, planter walls, or grade-separation retaining walls. All site areas not counted as building coverage shall be considered open space.”

Staff Response: The project is allowed a building coverage of 70% of the lot size or 1,400 square feet. The applicant is proposing 1,333 square feet of building coverage. Open space areas include the front setback, the common courtyard, and a small recess in the building at the rear of the property. The proposed project complies with building coverage.

Building Height: CMC Section 17.14.150 (Building Height) states that “No building shall have more than two stories above grade. Additional underground floors, not defined as a story, may be authorized by a use permit approved by the Planning Commission when the use of these floors is expressly limited to the parking of vehicles, noncommercial storage, and mechanical equipment serving the building.”

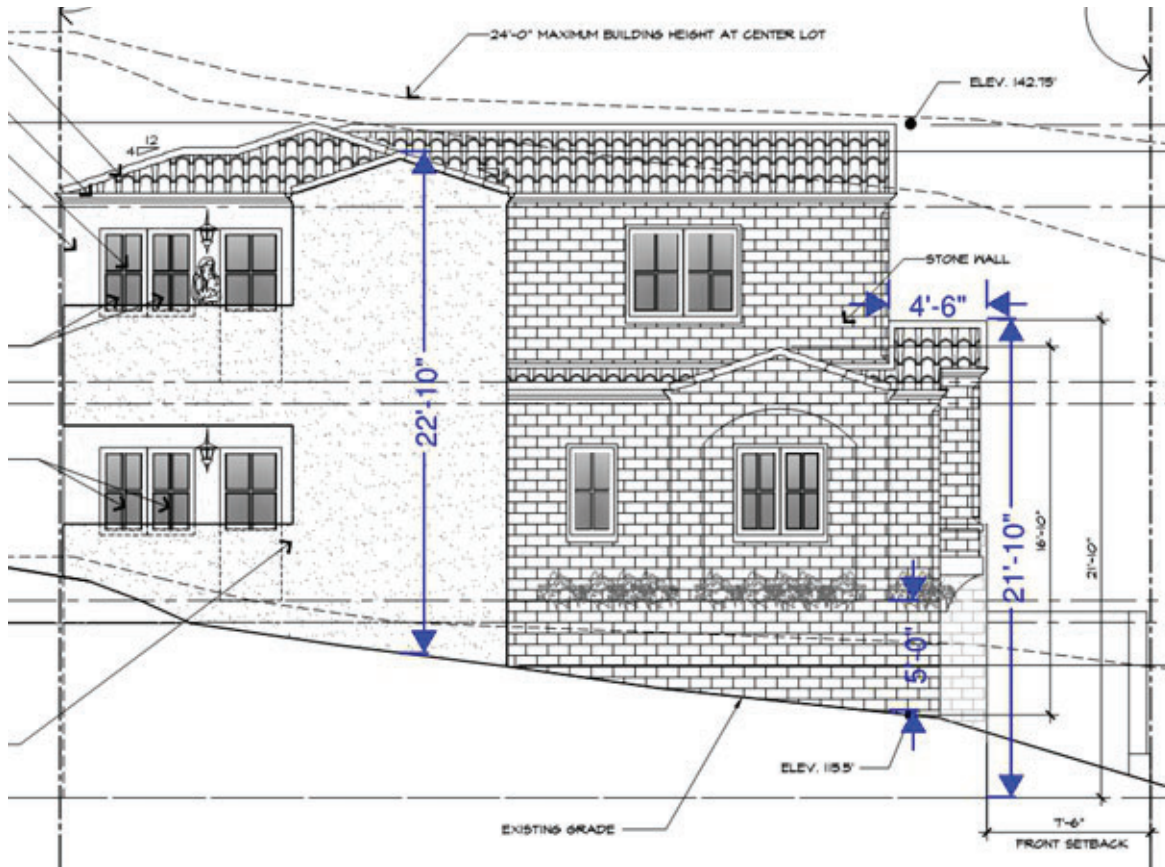
A Story is defined as “A space in a building between the upper surface of any floor and either the upper surface of the next floor above or, in the case of the topmost floor, the ceiling or roof above. Those portions of a subgrade or partially subgrade living space, space used for parking, underfloor space, or crawl space are counted as a story where the finished floor above such space is five feet or more above the final grade adjacent to any exterior wall around the perimeter of the building. Within All Commercial Zones, a basement or cellar is considered a story if the finished floor level directly above such basement or cellar is more than five feet above the surface of the ground adjacent to any portion of any exterior wall of such structure that faces on a public street, way, place, or park.”

Section 17.14.150 (Building Height) further states that “The allowable maximum building height shall be determined primarily by the design context established by the prevailing heights of nearby structures facing the same street or intersection and within the same pedestrian field of view (i.e., generally, within 100 feet to either side of, or across the street from the proposed structure).” And, “Building sites which face, abut or adjoin any property in the R-1 district shall be limited to a height of 24 feet.”

Building height is measured from the more restrictive of the existing or finished grade. Further, height is measured as the vertical distance between any point on the grade of a building site and the highest point of any structure directly above that point on grade (CMC Section 17.14.150).

Staff Response: The applicant proposes a mixed-use building that is no more than 24 feet tall and two stories above grade. The front (south) elevation includes an at-grade garage with commercial office space above. On the uphill (north) side of the lot, the residential unit has been set back 4'-6" in order to maintain two stories above grade. As described above, those portions of a partially subgrade space used for parking are counted as a story when the finished floor above the space is five feet or more above the final grade adjacent to the exterior wall. Based on this definition, once the finished floor above the garage is less than 5 feet above the adjacent grade, it is no longer considered a story. The residential unit has been set back in order to avoid creating a three-story structure under the strict definition of the code.





Previous designs that set the garage below grade to minimize its appearance required driveway retaining walls that encroached into the right-of-way, which was ultimately not approved by the City Council. Setting the driveway at grade eliminates the need for driveway retaining walls in the public right-of-way but also makes the garage more visually prominent. The single-car garage opening is proposed to be 10 feet wide, and the garage door is proposed to be wood. The scale and finish materials are consistent with a residential garage door.

With respect to building height and the surrounding design context, the two-story City-owned Scout House is located to the west of the project site, and a two-story single-family residence is located to the east. Single-family residences to the south of the project site are primarily two-story. To the north is a two-story hotel, The Hideaway. Staff finds that the height of the proposed mixed-use building is consistent with the surrounding design context despite the three-story appearance as viewed from the south.

Setbacks: CMC Section 17.14.160 (Setbacks in the RC and R-4 Districts) requires a front setback of 7'-6" for sites abutting or across the street from an R-1 district. A rear setback is not required. Sites abutting the RC district required a side yard setback of at least five feet along at least 50 percent of each side property line. The project's side property lines are 50 linear feet. Therefore, a 5-foot setback for at least 25 linear feet is required. Setbacks shall be used primarily for landscaping.

Staff Response: The front wall of the stairs leading to the common courtyard and the balcony projection above the garage maintain a 7'-6" setback to the front property line.

Along the east side yard, the building is setback more than 5 feet for 28'-8". Encroachments into the setback include portions of the stairs and retaining wall, a walkway, and an emergency exit well. Condition of Approval No. 31 requires the applicant to revise the design of the courtyard patio to include landscaping in the required side yard setback.

On the west side yard, the building is setback 5 feet for only 17 feet. Condition of Approval No. 32 requires the removal of the roof form that covers the landscape planter in order to achieve the minimum setback required. With the application of conditions of approval, the project meets minimum setback requirements.

Commercial Design Guidelines

CMC Section 17.14.100 (Design Review and the Basic Review Standard) states, "The basic standard of review in the Commercial Districts is whether the project constitutes an improvement over existing conditions – not whether the project just meets minimum standards." To assist in the design review process, the City Council adopted commercial design guidelines. The Guidelines focus on the architecture of building facades. Proposed projects need not strictly comply with every guideline to be approved, but deviations should be minor and reasonably related to good design principles and site conditions.

Guideline A.2 states that new buildings should not imitate the styles of the past but strive to achieve compatibility with the old. Guideline A.3 states that building forms should complement the rhythms established by other buildings in the immediate vicinity.

Roofing materials: CMC Section 17.14.220.B (Roofing Materials) states, "Roofing materials shall be selected that are consistent with the design character of the buildings on which they are placed. Roofing materials should be consistent in color and composition on each roof plane of the building and on the roofs of each building within a single complex or courtyard."

Staff Response: The applicant is proposing a clay tile roof throughout, consistent with the Mediterranean style of the building. The roof forms are pitched at a consistent 4:12 throughout. Copper gutters and downspouts are also proposed. Condition of Approval No. 33 requires the applicant to replace the copper gutters and downspouts with an alternative material.

Finish Materials: Commercial Design Guideline E, Materials, Textures, and Colors states, "Building materials and colors should respect the traditions already established in the commercial district. The use of richly detailed wood, tile, moldings, corbels, brick, and stone, as well as landscaping, is encouraged.

Staff Response: The wall cladding is primarily stone. The architectural elevations show some stucco portions on the west and north elevations however, the 3D color rendering shows just stone. The architectural elevations also include a call out for decorative wood planters and corbels however these are not shown on the 3D color rendering. The project includes wood windows and doors, a wood garage door, and a clay tile roof.

USE PERMITS

Underground Parking: CMC Section 17.14.150.A (Building Height) requires approval of a use permit by the Planning Commission for underground floors used expressly for parking vehicles, noncommercial storage, and mechanical equipment serving the building.

Staff Response: The project proposes a 1,499-square-foot partially subgrade parking area and a 595-square-foot car pit. At the subgrade parking level is three parking spaces, a light well for emergency egress, an elevator, a vestibule, a stairwell, and two laundry facilities. At the car pit level is one parking space, a light well for emergency egress, an elevator, a vestibule, a stairwell, and a mechanical/elevator equipment room. The car pit allows for two vehicles to be parked, one on top of the other.

Increase in Commercial Square Footage: Section 17.14.050.E requires approval of a Use Permit and Coastal Development Permit by the Planning Commission for any construction resulting in a net increase in

the amount of commercial floor area. The project includes the construction of 840 square feet of commercial space on a currently vacant lot. When considering approval of a Use Permit, the Commission must make the following findings:

A. That the proposed development has been found consistent with Chapter 17.30 CMC related to the demolition of structures;

Staff Response: The project site is currently vacant therefore, this provision does not apply.

B. That the proposed development has been found consistent with CMC 17.14.050(A), (E) and (F), related to the demolition and conversion of residential uses;

Staff Response: The project site is currently vacant therefore, this provision does not apply.

C. That the proposed development has been found consistent with CMC 17.50.040, Effects of Allocation, related to water consumption;

Staff Response: The property has a Malpas Water Entitlement, and the applicant is not seeking a water allocation from the City.

D. That parking will be provided to serve all new development on the site consistent with the provisions of Chapter 17.38 CMC, Off-Street Parking Requirements;

Staff Response: The project will provide four off-street parking spaces, which meet the requirements for two commercial businesses and one permanent residential unit.

E. That all existing nonconformities on the property have been identified, that the proposal would not increase, expand or create any nonconformities and that the proposal has been found consistent with Chapter 17.36 CMC, Nonconforming Uses and Buildings; and

Staff Response: The project site is currently vacant therefore, this provision does not apply.

F. That the approximate square foot areas devoted to residential space, commercial space, landscaping, and parking have been designated for guidance in reviewing any design plans that may be necessary and that such areas have been found consistent with Chapter 17.14 CMC, Commercial Zoning Districts.

Staff Response: The project plans indicated the proposed residential unit would be 760 square feet consisting of two bedrooms and two bathrooms. The proposed commercial space would be 840 square feet consisting of 3 offices and two bathrooms. A 1,499-square-foot basement would accommodate three parking spaces, including an accessible (ADA) parking space. A 595-square-foot car pit would be located below the basement and provide one additional parking space.

Outdoor space includes a walk-out balcony for office #1 and small patios for offices #2 and #3. A common courtyard is also proposed at the main level, and a partially enclosed entry lobby. On the second level, small patios, similar to those provided for the office units, are proposed for the two bedrooms. These patios provide emergency egress for the bedrooms.

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 15303 (Class 3) – New Construction or Conversion of Small Structures. The project includes the construction of a mixed-use building consisting of 840 square feet of future office uses and one residential unit and therefore qualifies for a Class 3 exemption. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact.

Attachment 1 - Resolution

Attachment 2 - Project Data Table

Attachment 3 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING DESIGN REVIEW DR 16-364 (FOUNTAIN) AND ASSOCIATED USE PERMITS AND COASTAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A MIXED-USE BUILDING ON A VACANT LOT AND ASSOCIATED SITE IMPROVEMENTS LOCATED ON 8TH AVENUE 2 NORTHWEST OF JUNIPERO STREET IN THE RESIDENTIAL AND LIMITED COMMERCIAL (RC) DISTRICT
APN 010-087-020

WHEREAS, Eric Miller Architects, Inc. ("Applicant") submitted an application on September 12, 2016, on behalf of Thomas Fountain ("Owner"), requesting approval of a Track 2 Design Review application DR 16-364 (Fountain) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located on 8th Avenue 2 northwest of Junipero Street in the Residential and Limited Commercial (RC) Zoning District (Block 89, Lot 26); and

WHEREAS, the Applicant is requesting to construct a mixed-use building on a vacant lot consisting of offices, one residential unit, and four on-site parking spaces; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.030 (Commercial Design Review), the City has established two commercial design review tracks for projects in the commercial districts; and

WHEREAS, a Commercial District Track Two Design Review is a discretionary review process for reviewing the construction of new buildings and requires a public hearing with the Planning Commission when the project also includes a use permit; and

WHEREAS, CMC Section 17.14.050.E requires a use permit for any construction resulting in a net increase in the amount of commercial floor area; and

WHEREAS, CMC Section 17.14.150.A requires approval of a use permit by the Planning Commission for underground floors used expressly for parking vehicles, noncommercial storage, and mechanical equipment serving the building; and

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

WHEREAS, a notice of the February 8, 2023, public hearing was published in the Carmel Pine Cone on January 27, 2023, 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 29, 2023, 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 February 3, 2023, 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 February 8, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, 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 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 15303 (Class 3) – New Construction or Conversion of Small Structures, 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 Review**:

FINDINGS REQUIRED FOR DESIGN REVIEW APPROVAL		
For each of the required findings listed below, the staff has indicated whether the project as proposed or with the addition of conditions supports the adoption of 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.		
CMC 17.58.060.B, FINDINGS FOR DESIGN REVIEW APPROVAL	YES	NO
Before approving an application for a design review in any district, the Planning Commission shall find that the design plans:		
1. Conform to the applicable policies of the General Plan and the Local Coastal Program;	✓	
2. Comply with all applicable provisions of this code; and	✓	
3. Are consistent with applicable adopted design review guidelines.	✓	

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 **Use Permits**:

FINDINGS REQUIRED FOR USE PERMIT APPROVAL		
For each of the required findings listed below, the staff has indicated whether the project as proposed or with the addition of conditions supports the adoption of 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.		
CMC 17.64.010, General Findings Required for All Use Permits	YES	NO
1. That the proposed use will not be in conflict with the City's General Plan.	✓	
2. That the proposed use will comply with all zoning standards applicable to the use and zoning district.	✓	
3. That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City or will be in conflict with the General Plan.	✓	
4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.	✓	
5. That the proposed use will not be injurious to public health, safety, or welfare.	✓	
6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.	✓	
7. That the proposed use will not generate adverse impacts affecting the health, safety, or welfare of neighboring properties or uses.	✓	
CMC 17.64.100, Increase in Commercial Floor Area, Commercial Spaces or Business.	YES	NO
A. That the proposed development has been found consistent with Chapter 17.30 CMC related to the demolition of structures;	N/A	

B. That the proposed development has been found consistent with CMC 17.14.050(A), (E), and (F), related to the demolition and conversion of residential uses;	N/A	
C. That the proposed development has been found consistent with CMC 17.50.040, Effects of Allocation, related to water consumption;	✓	
D. That parking will be provided to serve all new development on the site consistent with the provisions of Chapter 17.38 CMC, Off-Street Parking Requirements;	✓	
E. That all existing nonconformities on the property have been identified, that the proposal would not increase, expand or create any nonconformities and that the proposal has been found consistent with Chapter 17.36 CMC, Nonconforming Uses and Buildings; and	N/A	
F. That the approximate square foot areas devoted to residential space, commercial space, landscaping, and parking have been designated for guidance in reviewing any design plans that may be necessary and that such areas have been found consistent with Chapter 17.14 CMC, Commercial Zoning Districts.	✓	
CMC 17.14.150.A, Underground Floors Not Defined as a Story	YES	NO
The use of these floors is expressly limited to the parking of vehicles, noncommercial storage, and mechanical equipment serving the building.	✓	

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**:

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS		
For each of the required findings listed below, the staff has indicated whether the project as proposed or with the addition of conditions supports the adoption of 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.		
CMC 17.64.010.B, COASTAL DEVELOPMENT PERMITS	YES	NO
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. The project, if located between the first public road and the sea, is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	N/A	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the Design Review application DR 16-384 (Fountain) and associated Use Permits and Coastal Development Permit for the construction of a 1,600-square-foot mixed-use building with a 1,499-square-foot basement and 595-square-foot car pit on a vacant 2,000-square-foot lot and associated site improvements located on 8th Avenue 2 northwest of Junipero Street

in the Residential and Limited Commercial (RC) District (APN 010-087-020), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	Authorization. This approval of Design Review application DR 16-364 (Fountain), associated Use Permits, and Coastal Development Permit authorize the construction of a 1,600-square-foot mixed-use building with a 1,499-square-foot basement and 595-square-foot car pit on a vacant 2,000-square-foot lot located on 8 th Avenue 2 northwest of Junipero Street in the Residential and Limited Commercial (RC) District as depicted in the plans prepared by Eric Miller Architects, Inc. approved by the Planning Commission on February 8, 2023, stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.	✓
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the RC 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 at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	Permit Validity. This approval shall be valid for 18 months from the date of approval unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	Water Use. 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 not available for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and approval by the Planning Commission.	✓
5.	Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing: <ul style="list-style-type: none"> • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof height and plate height are in conformance with the approved plans prior to the roof sheathing inspection. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to the footing/foundation inspection and the roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.	✓
6.	Service Laterals. 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 when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	
7.	Modifications. 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.	✓
8.	Exterior Revisions to Planning Approval Form. 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 that are not listed on this form shall not be deemed approved upon issuance of a building permit.	✓
9.	Conflicts Between Planning Approvals and Construction Plans. 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 that are 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.	✓
10.	Exterior Lighting (CMC 15.36.070). <ol style="list-style-type: none"> 1. All light fixtures shall not be directed toward the public right-of-way. 2. Lighting intensity shall not exceed eight-candle foot power at a point two feet beyond the storefront windows as measured in a vertical or horizontal plane three feet above the ground or public walking surface. 	✓

	3. Lighting intensity within the interior of the store space shall not exceed 30-candle foot power at any point visible from the public right-of-way as measured in a vertical or horizontal plane three feet above the floor or walking surface.	
11.	Indemnification. 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 shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
12.	Driveway. 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 as needed 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.	✓
13.	Hazardous Materials Waste Survey. 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.	✓
14.	Cultural Resources. 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 as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
15.	Truck Haul Route. 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.	
16.	USA North 811. 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)	✓
17.	Conditions of Approval. 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.	✓
LANDSCAPE CONDITIONS		
18.	<p>Landscape Plan Required. Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & 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> <p>1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City’s recommended tree density standards unless otherwise approved by the City based on on-site conditions.</p> <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>	✓
19.	Tree Planting Requirements. Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings, if applicable. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure 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 & Beach Commission.	✓
20.	Tree Removal Prohibited. 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.	✓
21.	<p>Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.</p> <ul style="list-style-type: none"> • Prior to grading, excavation, or construction, the developer shall clearly tag or 	✓

	<p>mark all trees to be preserved.</p> <ul style="list-style-type: none"> • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • 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. • 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. • The 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. • 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. • 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. 	
<p>22.</p>	<p>Foundation Work Near Significant Trees. 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>	<p>✓</p>

ENVIRONMENTAL COMPLIANCE CONDITIONS		
23.	Drainage Plan. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & 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 must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.	✓
24.	BMP Tracking Form. 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.	✓
25.	Semi-Permeable Surfaces. 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.	✓
26.	Erosion and Sediment Control Plan. 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.	✓
27.	Erosion Control in the Right-of-Way. Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" located in the Forest Management Plan. The Public Works Director, or their designee, may waive this requirement.	✓
SPECIAL CONDITIONS		
28.	Condition of Approval Acknowledgement. Prior to the issuance of a building permit, the Applicant shall include a signed copy of the Condition of Approval Acknowledgment form in the construction drawings. The Condition of Approval Acknowledgement form, available from the Community Planning and Building Department, shall be signed by ALL parties prior to the issuance of a building permit.	✓
29.	Residential Density. The project is limited to one residential unit. Conversion of the office space to a residential unit increases the residential density and requires that one of the residential units be deed restricted as an affordable unit.	✓
30.	Number of Commercial Businesses. The commercial office space shall be limited to no more than two separate businesses unless it can be demonstrated that the project complies with the off-street parking requirements in Carmel Municipal Code Chapter 17.38.	✓

31.	Courtyard Patio Redesign. Prior to the issuance of a building permit, the applicant shall submit a revised courtyard patio plan for review and approval by the Planning Division that includes landscaping in the required side yard setback.	✓
32.	West Elevation Roof Element. Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, eliminating the roof feature over the west side yard landscape planter.	✓
33.	Copper Gutters & Downspouts Not Permitted. 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 alternative material for the gutters and downspouts.	✓
34.	Business Signage. Business signs for the commercial office space are subject to review and approval under a separate sign permit by the Planning Division.	✓

Acknowledgment and acceptance of conditions of approval:

Property Owner Signature

Printed Name

Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of February 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary

PROJECT DATA FOR A 2,000-SQUARE-FOOT SITE IN THE RESIDENTIAL AND LIMITED COMMERCIAL (RC) DISTRICT			
Site Considerations	Allowed	Existing	Proposed
Maximum Building Site Area	32,000 SF	2,000 SF	2,000 SF
Building Coverage	1,400 SF (70%)	Vacant	1,333 SF (67%)
Floor Area Ratio	1,600 (80%)	Vacant	1,600 (80%)
Building Height	2-stories above grade; 24' maximum	N/A	21'-10" South (front) 22'-10" West (side) 22'-7" North (rear) 22'-4" East (side)
Setbacks*	Minimum Required	Existing	Proposed
Front	7'-6"	N/A	7'-6"
Side Yard	5' for 50%	N/A	0'
Rear	0'	N/A	0'

*Setbacks required by this section shall be used primarily for landscaping.

FOUNTAIN - MIXED USE BUILDING

Attachment 3

8th Avenue, 2 NW of Junipero Carmel by the Sea, California

GENERAL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SPECIFICATIONS FROM THE CITY OF CARMEL. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED BY THE ARCHITECT AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THEREIN.
- THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY. TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER DESIGN AND TIMELY COMPLETION OF THE WORK.
- ALL UTILITIES SHOWN ON THESE PLANS AND SPECIFICATIONS TO REMAIN ARE TO BE MAINTAINED AND PROTECTED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SPECIFICATIONS FROM THE CITY OF CARMEL AND THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SPECIFICATIONS FROM THE CITY OF CARMEL AND THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SPECIFICATIONS FROM THE CITY OF CARMEL AND THE ARCHITECT.
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OWNERSHIP NOTES

- OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:
- THE ARCHITECT AND ALL CONSULTANTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SPECIFICATIONS FROM THE CITY OF CARMEL AND THE ARCHITECT. THE ARCHITECT AND ALL CONSULTANTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SPECIFICATIONS FROM THE CITY OF CARMEL AND THE ARCHITECT. THE ARCHITECT AND ALL CONSULTANTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SPECIFICATIONS FROM THE CITY OF CARMEL AND THE ARCHITECT.
 - THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT AND ALL CONSULTANTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SPECIFICATIONS FROM THE CITY OF CARMEL AND THE ARCHITECT. THE ARCHITECT AND ALL CONSULTANTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SPECIFICATIONS FROM THE CITY OF CARMEL AND THE ARCHITECT.
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 - IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHOM THIS DRAWING WAS PREPARED SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SPECIFICATIONS FROM THE CITY OF CARMEL AND THE ARCHITECT. THE ARCHITECT AND ALL CONSULTANTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SPECIFICATIONS FROM THE CITY OF CARMEL AND THE ARCHITECT.
- TREE REMOVAL
- REMOVE 2-4" MULTITRUNK ACACIA TREE # NORTHWEST CORNER OF THE PROPERTY
 - RELOCATE 4" OAK TREE ALONG THE PROPOSED DRIVEWAY ENTRY OF THE PROPERTY
 - TO 5'W CORNER IN FRONT OF THE PROPERTY
- NOTE:
NO NEW LANDSCAPE IS PROPOSED. NATURAL SOIL COVERAGE TO REMAIN.

PROJECT DATA

ADDRESS: 211 HOFFMAN AVENUE, MONTEREY, CA 93940
 PROJECT DESCRIPTION: PROPOSED ONE UNIT RESIDENTIAL + COMMERCIAL WITH 4 CAR GARAGE AT BASEMENT.
 LOT SIZE: 2,000.0 SF.
 ZONING: R2
 A.P.N.: 010-097-000-000
 OCCUPANCY GROUP: R2 (FOR RESIDENTIAL) U1 (FOR GARAGE)
 TYPE OF CONSTRUCTION: (1-4/3 / F56)
 SETBACK: FRONT - 15'
 SIDE - 5 FEET FROM EXISTING 50% OF EXISTING FRONT LOT PROPERTY LINE
 BUILDING HEIGHT - 24'0"

PARKING PROVIDED: 4

FLOOR AREA RATIO	ALLOWED RATIO
BASEMENT FLOOR AREA	1,600 SF. = 80%
MAIN FLOOR	840 SF.
UPPER FLOOR	760 SF.
TOTAL	1,600 SF. = 80%

BUILDING COVERAGE	ALLOWED	PROPOSED
BASEMENT FLOOR AREA	1,600 SF. = 10%	1,350 SF. = 66.25%
CARPIT FLOOR AREA	NOT COUNTED TOWARDS FLOOR AREA RATIO	944.5 SF.
GARBIT	NOT COUNTED TOWARDS FLOOR AREA RATIO	944.5 SF.

OPEN SPACES	AREA
COURTYARD PATIO	90 SF.
COURTYARD ENTRY	45 SF.
DRIVEWAY PATIERS	124 SF.
SITE / RETAINING WALLS	68 SF.
PLANTERS	110 SF.
TOTAL:	437 SF.

PROJECT TEAM

OWNER: THOMAS FOUNTAIN, 1001 WOODLAND AVENUE, SUITE 200, MONTEREY, CA 93940, PH: 831-384-8741
 ARCHITECT: ERIC MILLER ARCHITECTS, INC., 211 HOFFMAN AVENUE, MONTEREY, CA 93940, PH: 831-384-8741, CONTACT: LITEN VU
 CIVIL: MARIANNE BRESCHNIG, 1001 WOODLAND AVENUE, SUITE 200, MONTEREY, CA 93940, PH: 831-384-8741
 ARCHITECTOLOGIST: ARCHITECTOLOGICAL CONSULTING, P.O. BOX 2311, MONTEREY, CA 93940, PH: 831-422-4812, CONTACT: GARY S. BRESCHNIG

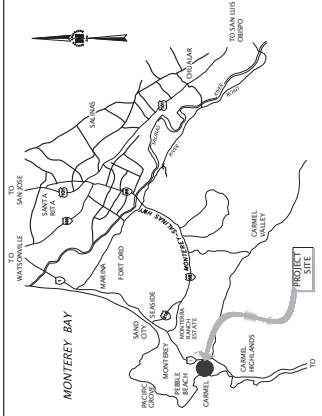
SHEET INDEX

ARCHITECTURAL:
 A-01 COVER SHEET
 A-10 PROPOSED SITE PLAN
 A-20 LOWER BASEMENT PLAN
 A-21 MAIN BASEMENT PLAN
 A-22 UPPER FLOOR PLAN
 A-23 ROOF PLAN
 A-31 SOUTH ELEVATION
 A-32 EAST ELEVATION
 A-33 WEST ELEVATION
 A-34 NORTH ELEVATION
 A-35 BUILDING SECTION
 A-51 STREET ELEVATION
 A-52 3D RENDERING
 A-71 MATERIALS SAMPLE

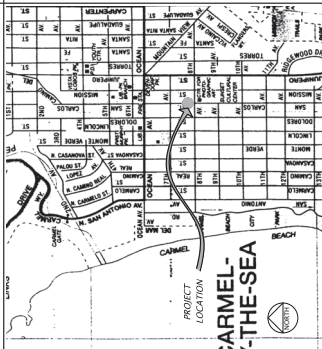
CONSULTANT:

ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE, MONTEREY, CA 93940
 PHONE: (831) 372-0410 • FAX: (831) 372-7400 • WEB: www.ericmillerarchitects.com

VICINITY MAP



LOCATION MAP



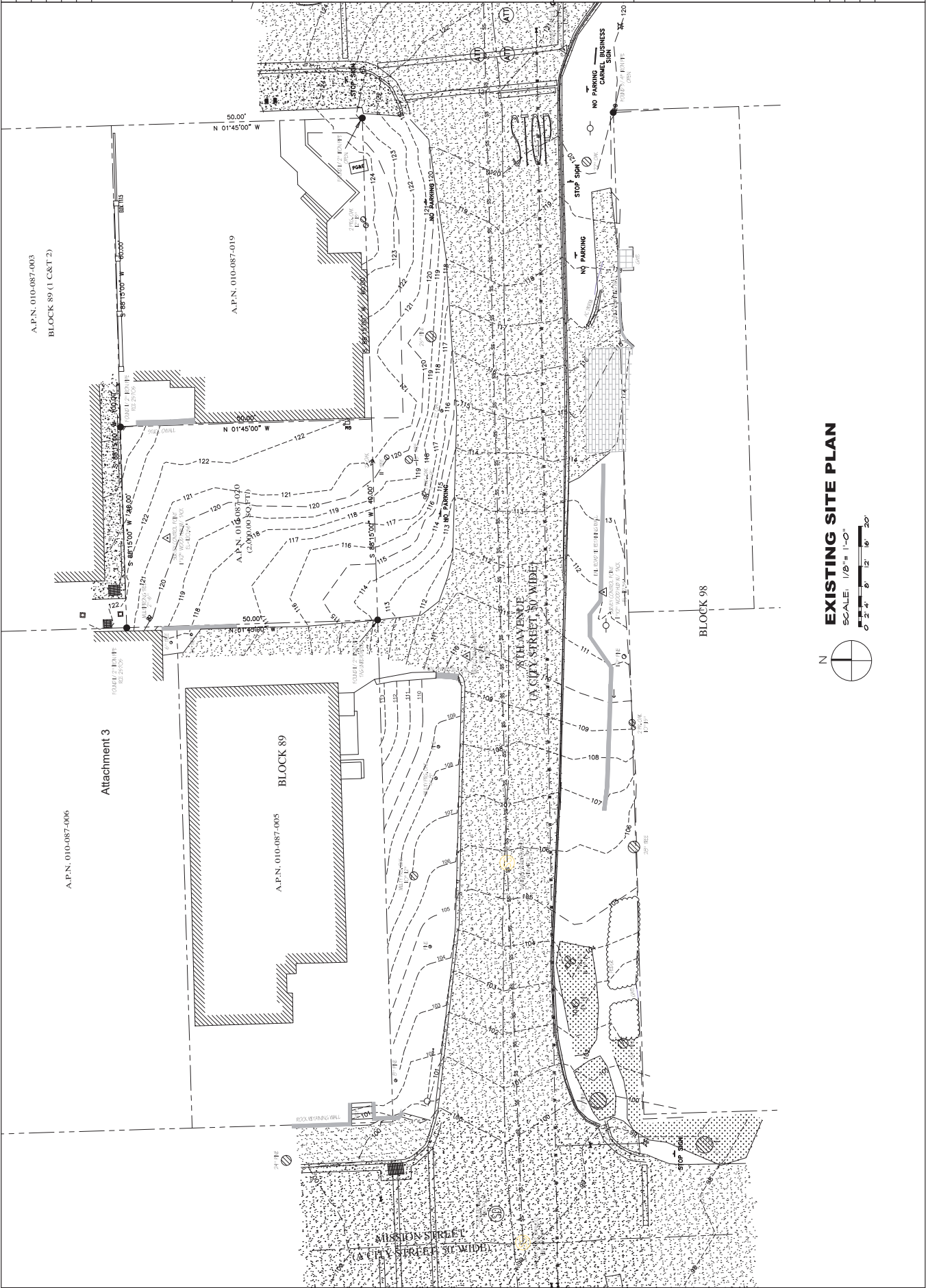
COVER SHEET

JOB NAME: Fountain - Mixed Use Building
 JOB NUMBER: 1526
 DATE: 10/18/22
 SCALE: NTS.
 DRAWN: DK
 PROJECT: 8th Avenue, 2 NW of Junipero, Carmel By The Sea, CA
 A.P.N.: 010-097-000-000

A-0.1

SHEET 11 OF

REVISION	No.



EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



0' 2' 4' 8' 12' 16' 20'

A.P.N. 010-087-003
BLOCK 89 (1 C&T2)

A.P.N. 010-087-019

Attachment 3

A.P.N. 010-087-006

A.P.N. 010-087-005
BLOCK 89

BLOCK 98

18TH AVENUE
(A CITY STREET 30' WIDE)

MISSION STREET
(A CITY STREET 30' WIDE)

REVISION	No.

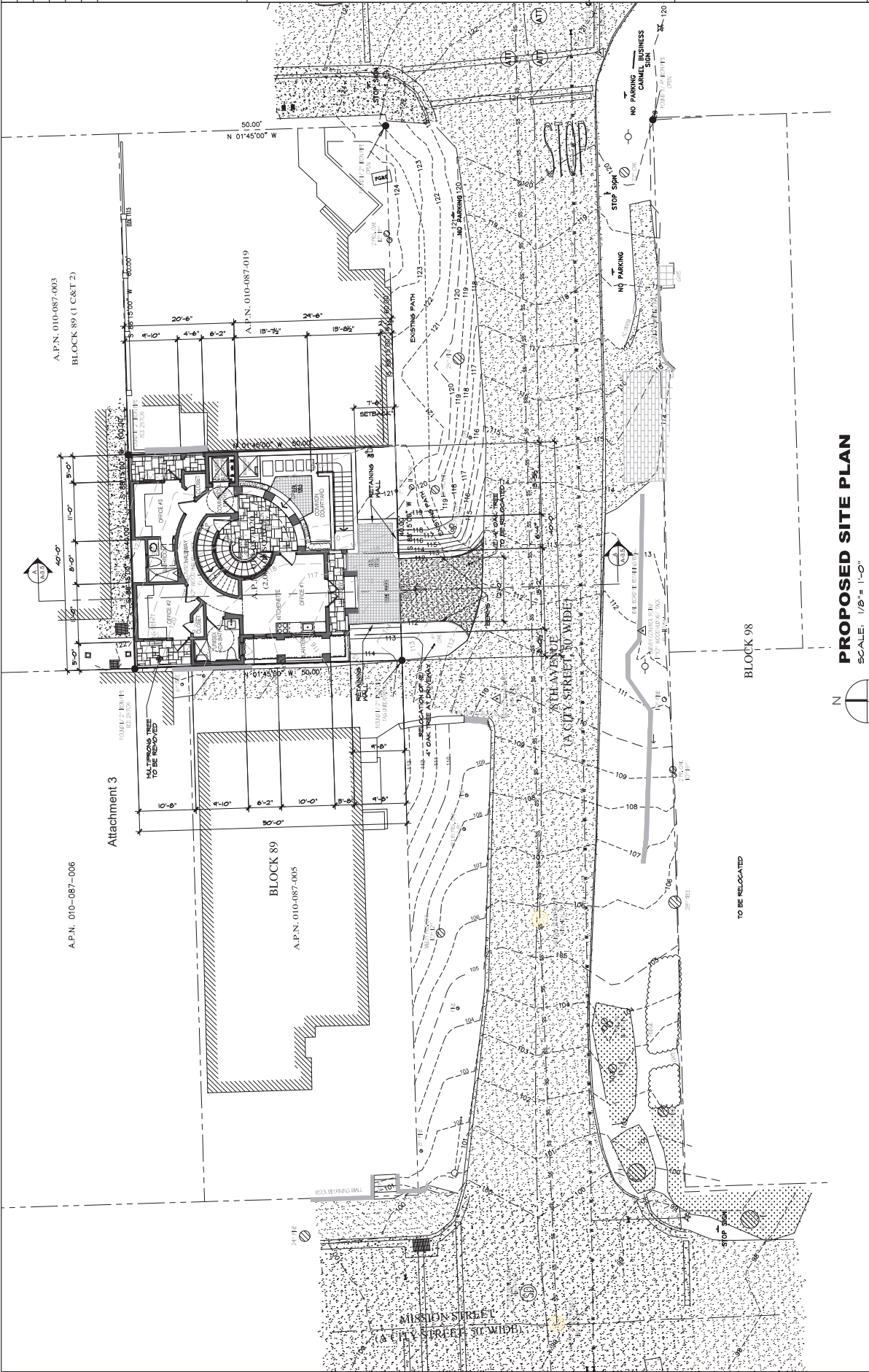
CONSULTANT:

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

PROPOSED SITE PLAN
 JOB NAME: Fountain - Mixed Use Building
 8th Avenue 2 NW of Impero
 Carmel By The Sea, CA
 A.P.N.: 010-087-020-000

DATE: 10/18/22
 SCALE: 1/8" = 1'-0"
 DRAWN: DM
 JOB NUMBER: 15226

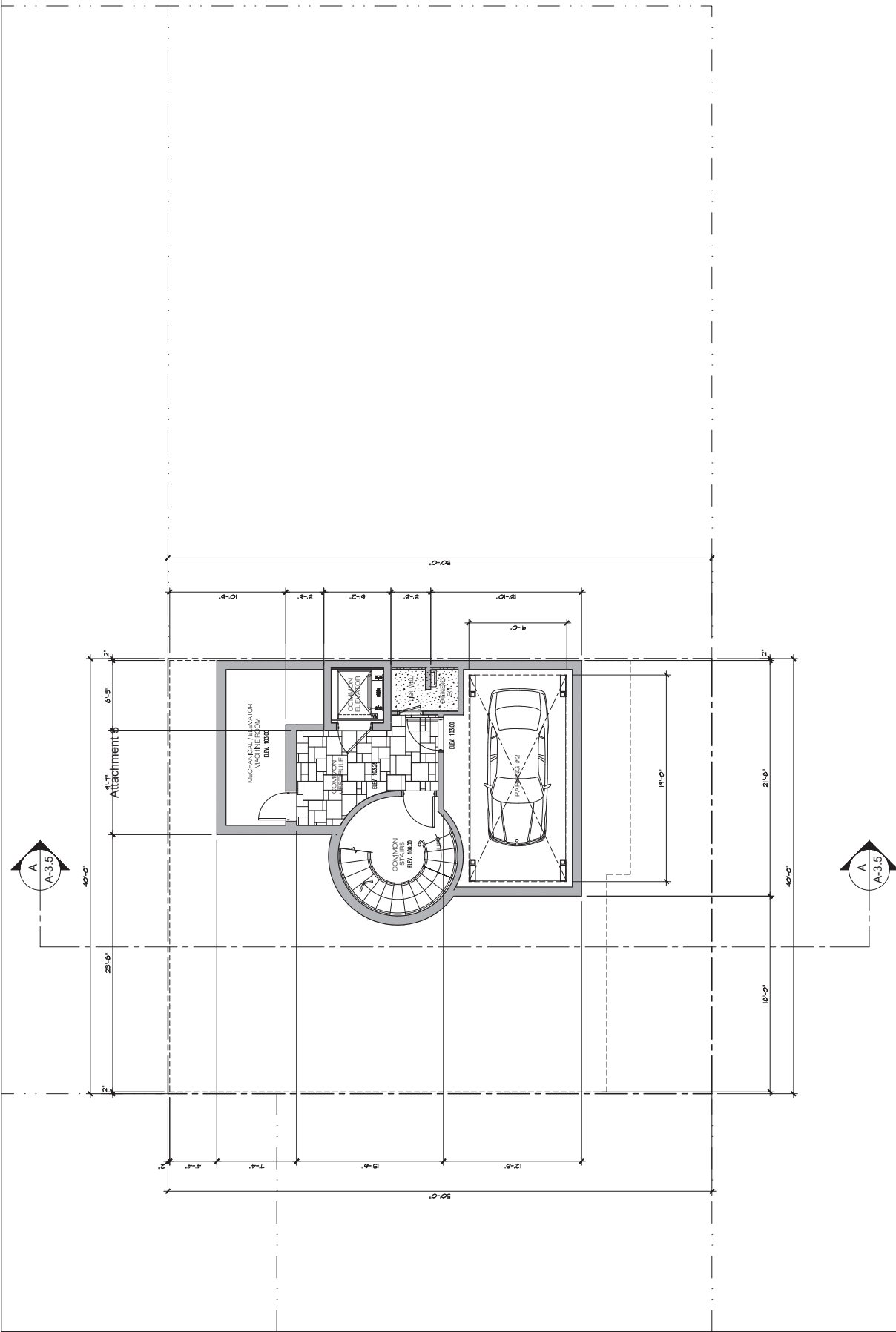
A-1.1
 SHEET OF



PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"
 0 2'-4" 8" 12" 16" 20"

NOTE:
 NO NEW LANDSCAPE IS PROPOSED; NATURAL SOIL COVERAGE TO REMAIN.

REVISION	No.



CARPIT FLOOR PLAN
 SCALE: 1/4" = 1'-0"



REVISION	No.

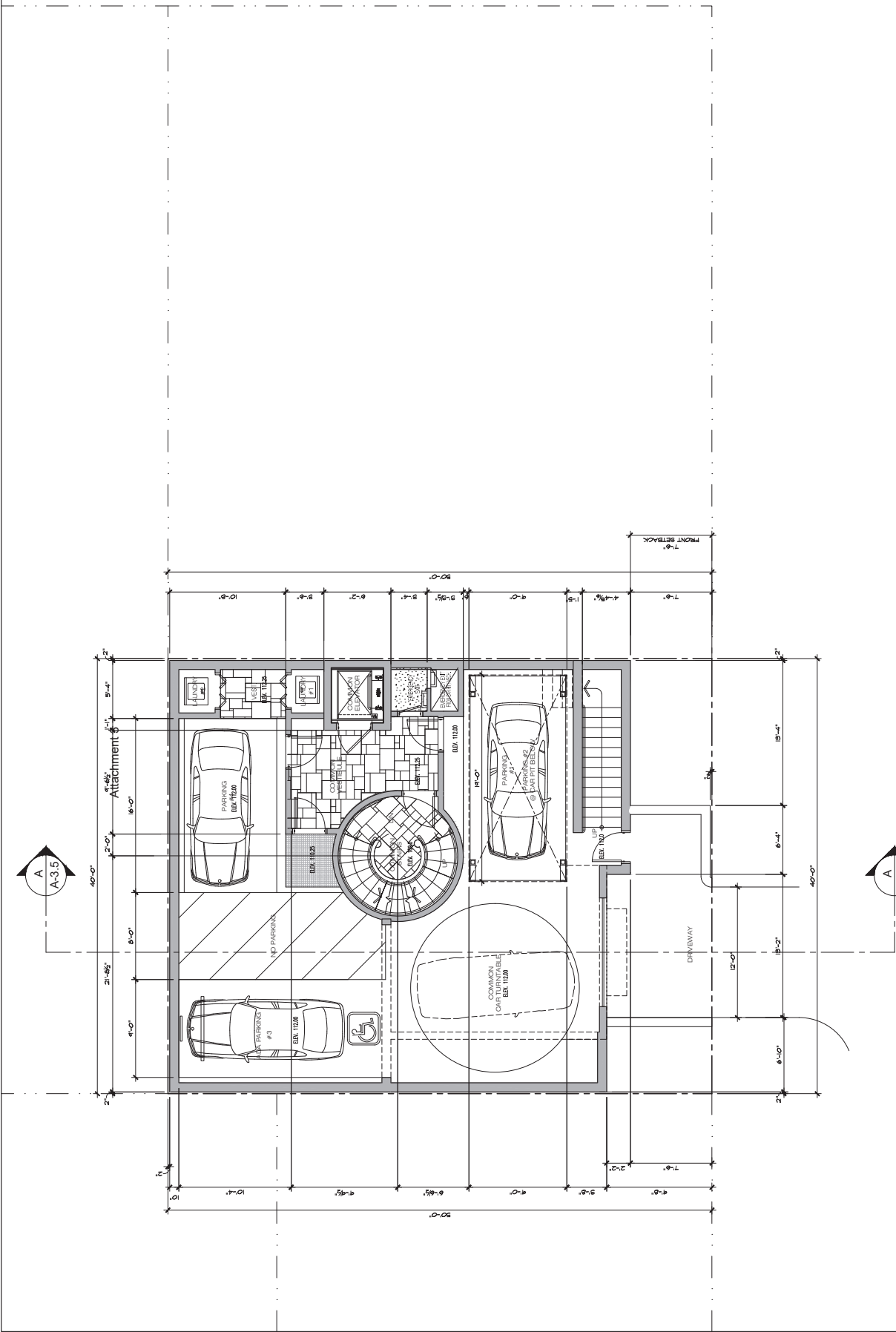
CONSULTANT:

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

BASEMENT FLOOR PLAN
 JOB NAME: Fountain - Mixed Use Building
 8th Avenue 2 NW of Impero
 Carmel By The Sea, CA
 A.P.N.: 010-087 020-000

DATE: 10/18/22
 SCALE: 1/4" = 1'-0"
 DRAWN: DM
 JOB NUMBER: 1526

A-2.1
 SHEET OF



BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"



REVISION	No.

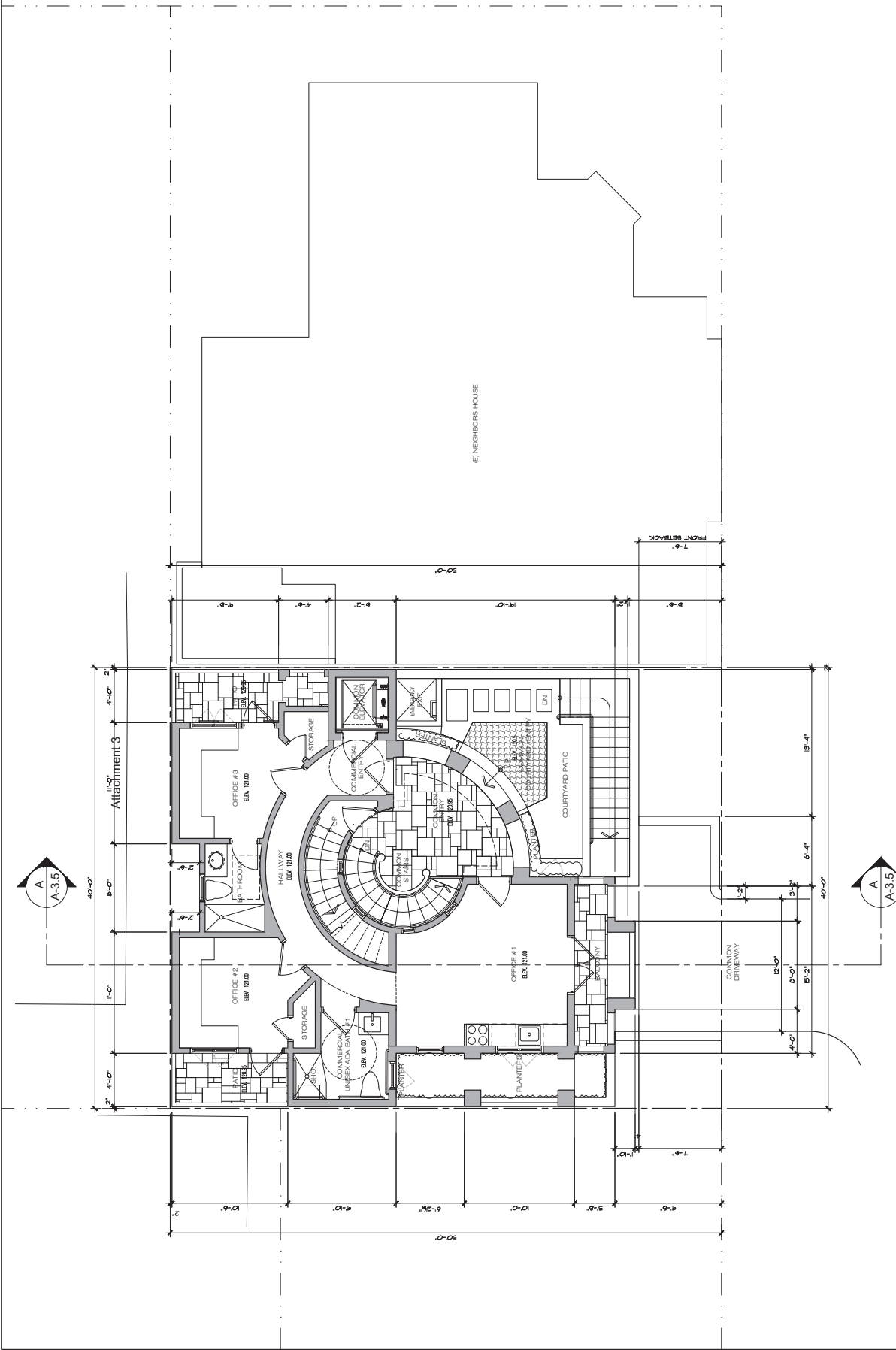
CONSULTANT:

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

JOB NAME: Fountain - Mixed Use Building
 8th Avenue 2 NW of Limero
 Carmel By The Sea, CA
 A.P.N.: 010-087 020-000

DATE: 10/18/22
 SCALE: 1/4" = 1'-0"
 DRAWN: DK
 JOB NUMBER: 1526

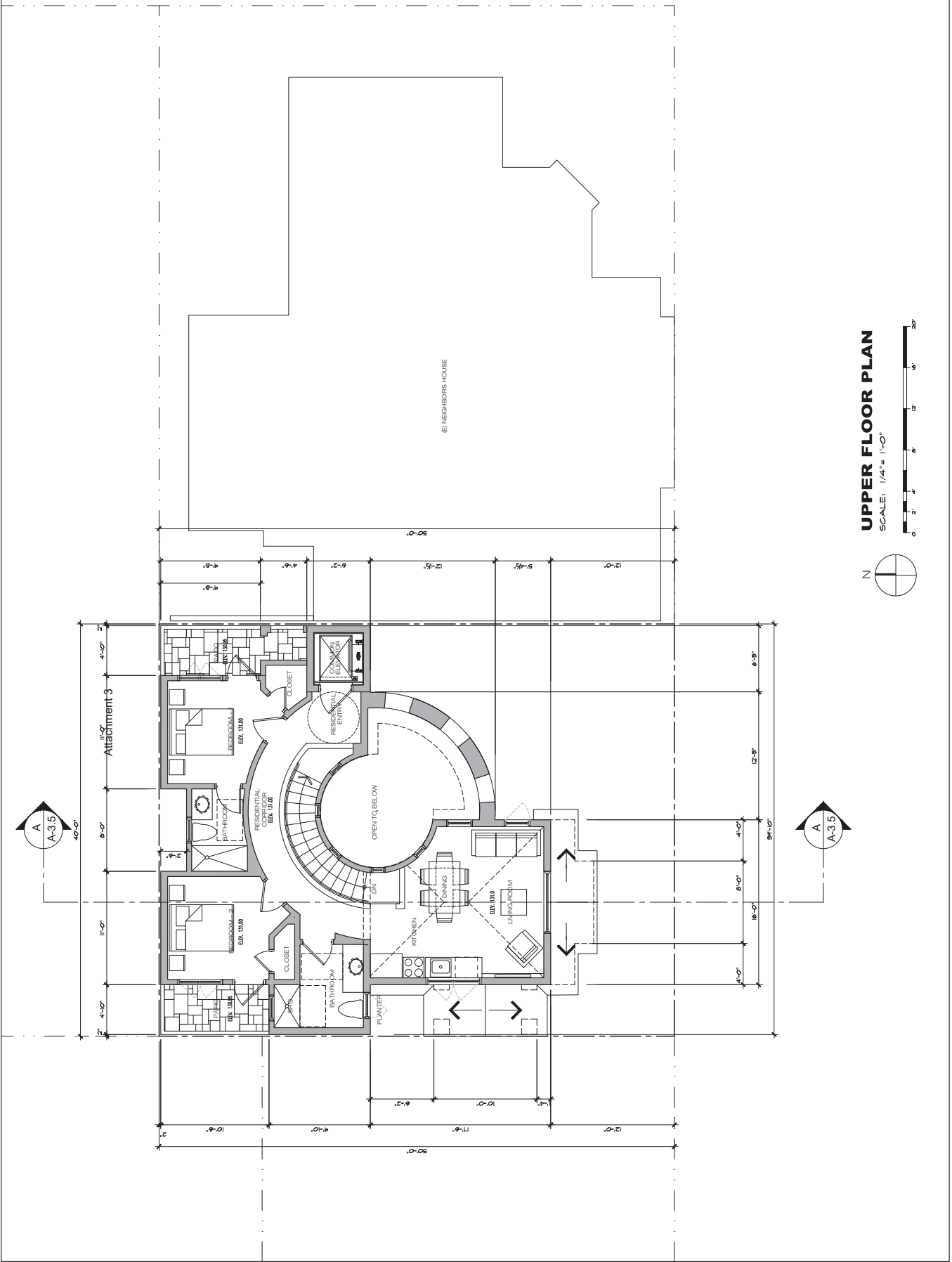
A-2.2
 SHEET OF



MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"

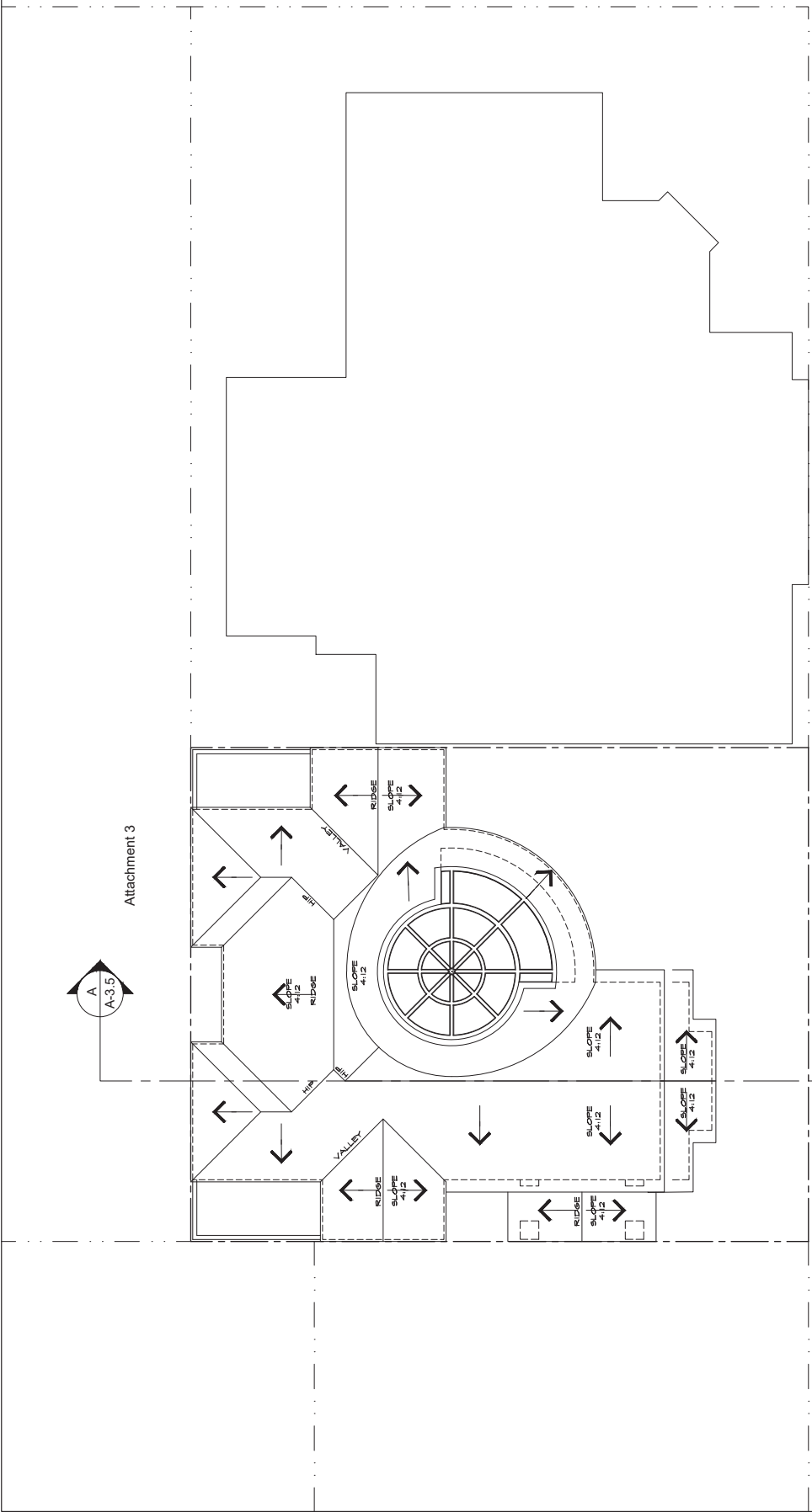


REVISION	No.



UPPER FLOOR PLAN
 SCALE: 1/4" = 1'-0"



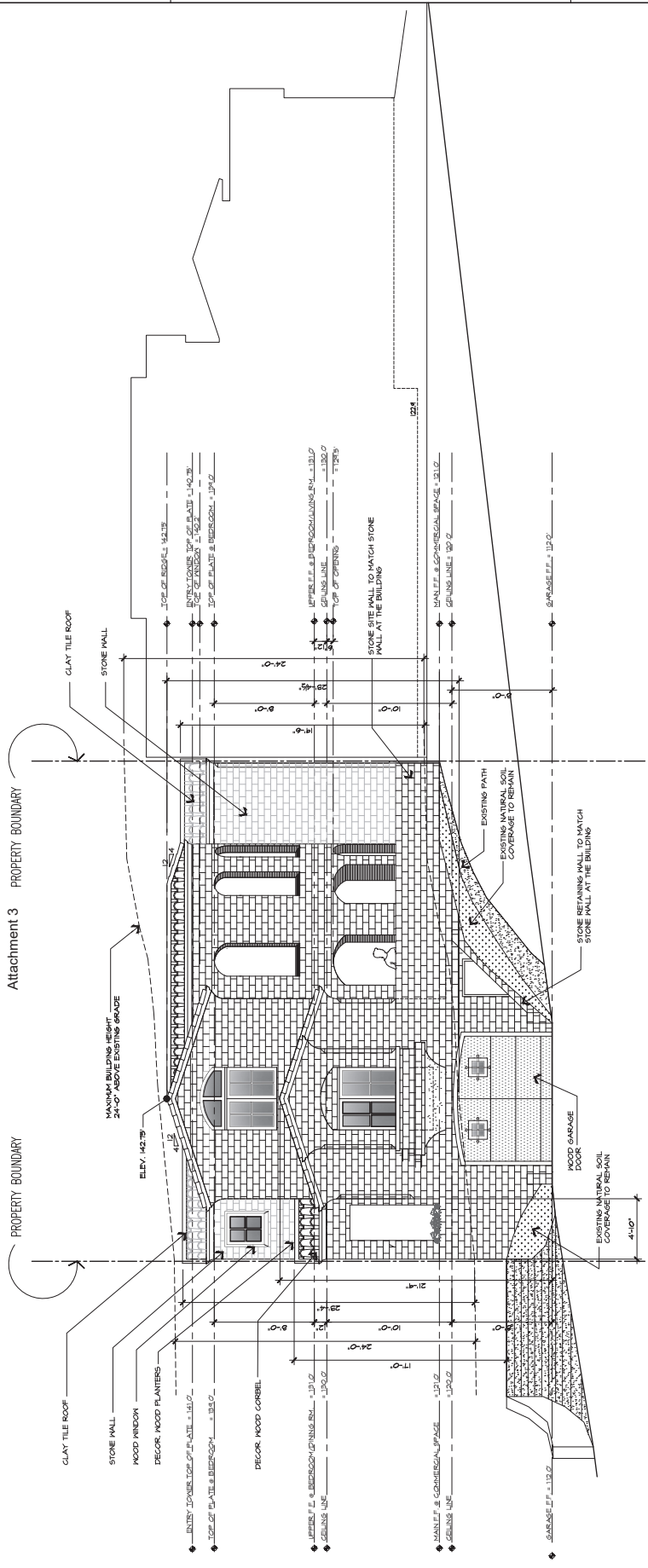


ROOF PLAN
 SCALE: 1/4" = 1'-0"



CONSULTANT:

REVISION	No.



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"
 0 2 4 6 8 10 12 14 16 18 20

REVISION	No.

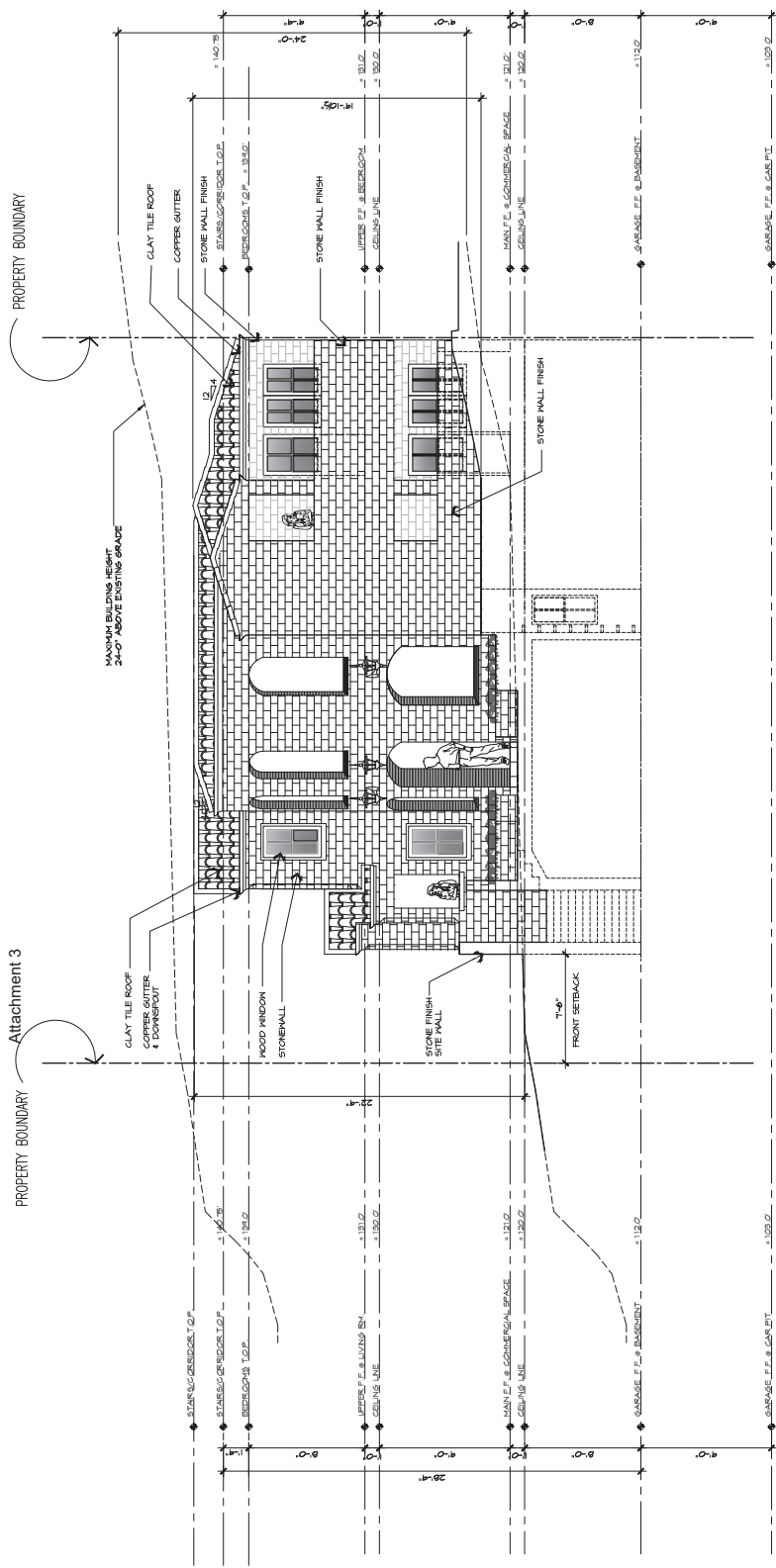
CONSULTANT:

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

JOB NAME: Fountain - Mixed Use Building
 8th Avenue, 2 NW of Impero
 Carmel By The Sea, CA
 A.P.N.: 010-087 020-000

DATE: 10/18/22
 SCALE: 1/4" = 1'-0"
 DRAWN: DM
 JOB NUMBER: 1526

A-3.2
 SHEET OF



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



REVISION	No.

CONSULTANT:

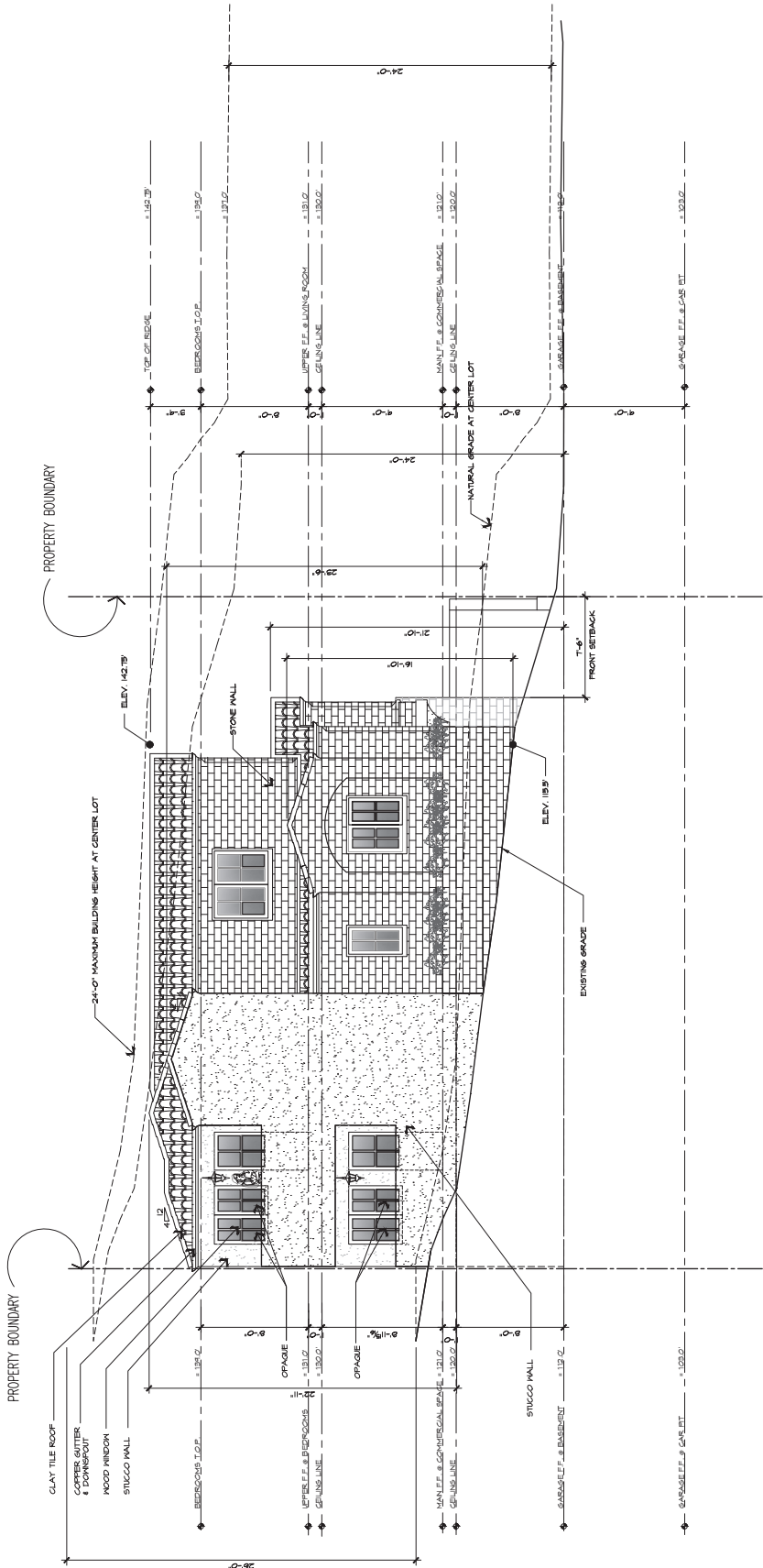
ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE, MONTEREY, CA 93944
 PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com

JOB NAME: Fountain - Mixed Use Building
 8th Avenue 2 NW of Limero
 Carmel By The Sea, CA
 A.P.N.: 010-087 020-000

DATE: 10/18/22
 SCALE: 1/4"=1'-0"
 DRAWN: DK
 JOB NUMBER: 15226

A-3.3
 SHEET OF

Attachment 3



WEST ELEVATION

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



REVISION	No.

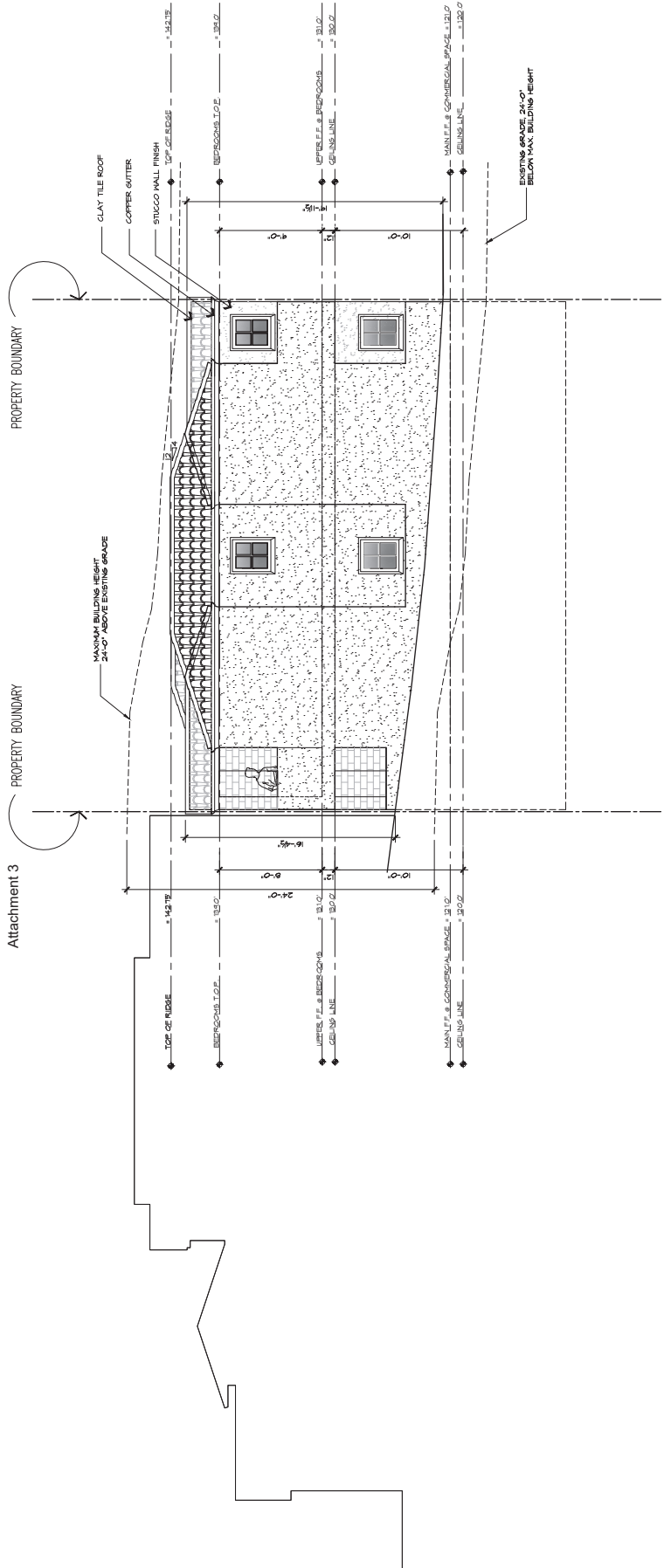
CONSULTANT:

ARCHITECT
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 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com

JOB NAME: **Fountain - Mixed Use Building**
 8th Avenue 2 NW of Imperial
 Carmel By The Sea, CA
 A.P.N.: 010-087 020-000

DATE: 10/18/22
 SCALE: 1/4" = 1'-0"
 DRAWN: DK
 JOB NUMBER: 1526

A-3.4
 SHEET OF



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

REVISION	No.

CONSULTANT:

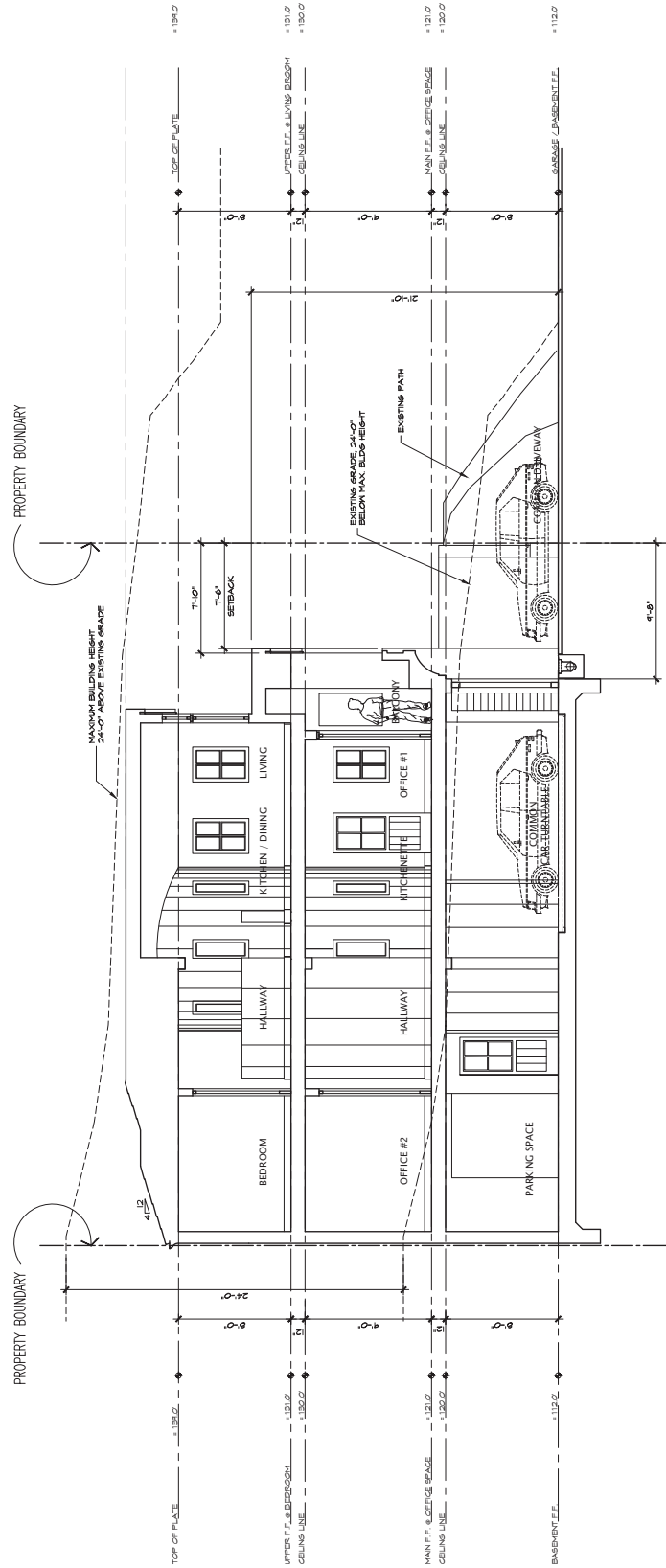
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE, MONTEREY, CA 93944
 PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com

JOB NAME: Fountain - Mixed Use Building
 8th Avenue, 2 NW of Impero
 Carmel By The Sea, CA
 A.P.N.: 010-087 020-000

DATE: 10/18/22
 SCALE: 1/4" = 1'-0"
 DRAWN: DM
 JOB NUMBER: 15226

A-3.5
 SHEET OF

Attachment 3



BUILDING SECTION 'A' - 'A'
 SCALE: 1/4" = 1'-0"



REVISION	No.

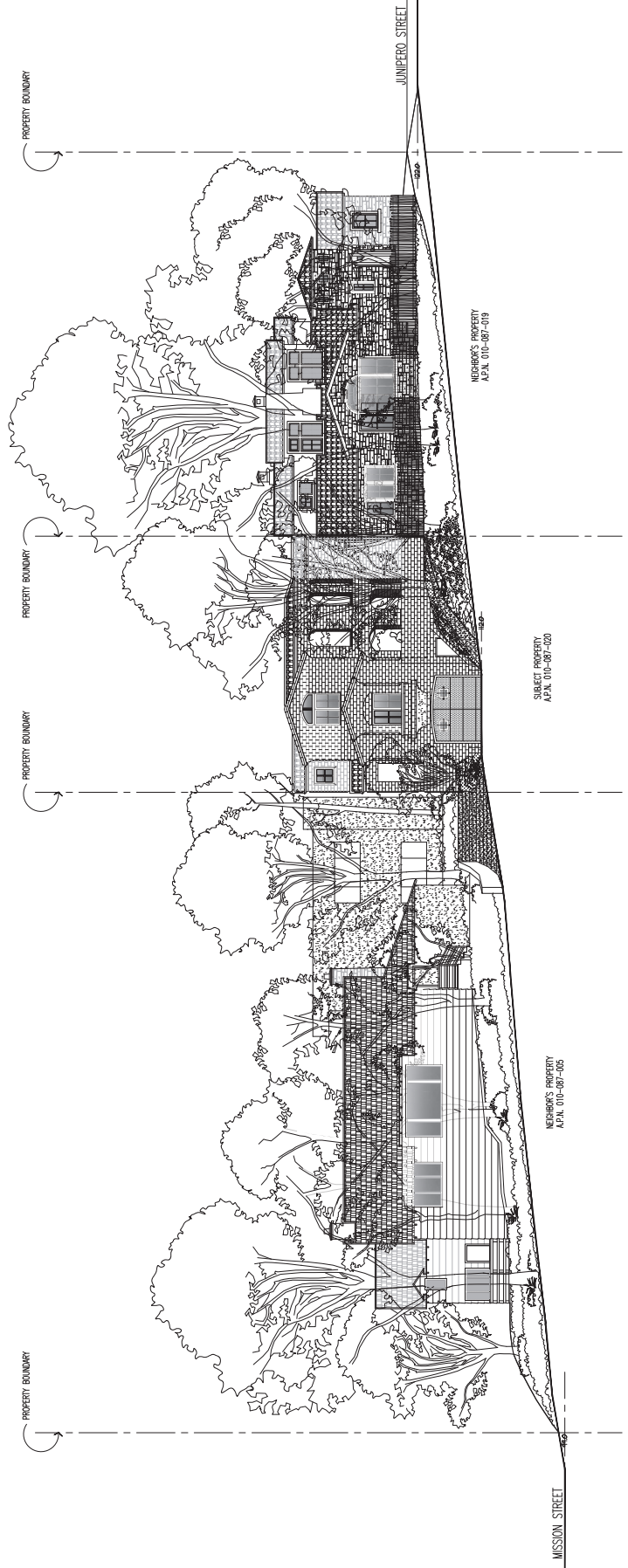
CONSULTANT:

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STREET ELEVATION
 JOB NAME: Fountain - Mixed Use Building
 2th Avenue, 2 NW of Junipero
 Carmel By The Sea, CA
 A.P.N. : 010-087 020-000

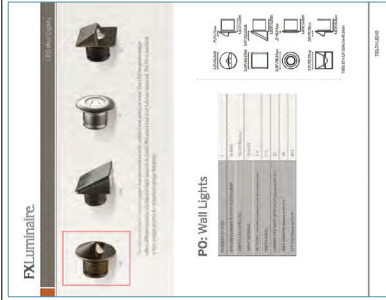
DATE: 10/18/22
 SCALE: 1/8" = 1'-0"
 DRAWN: DM
 JOB NUMBER: 15226

A-5.1
 SHEET OF



Attachment 3





⑩ **SITE WALL LIGHT**



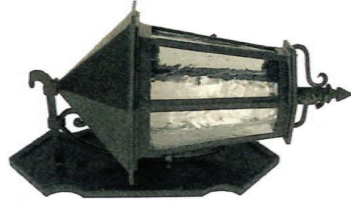
⑪ **DRAIN COVER**



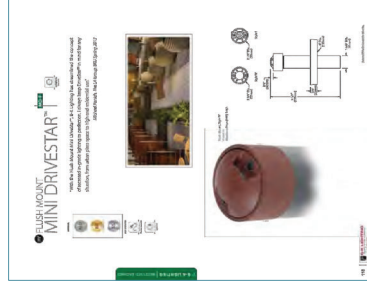
⑫ **TRENCH & AREA DRAIN**



⑦ **COPPER GUTTER & DOWNSPOUT**



⑧ **EXTERIOR WALL LIGHT**



⑨ **COURTYARD PATH LIGHT**



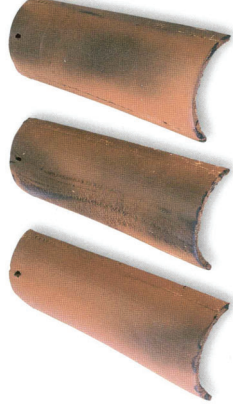
④ **WINDOW SAMPLE**



⑤ **WOOD GARAGE DOOR**



⑥ **INTERLOCKING PAVERS**



① **ROOF TILE SAMPLE**



② **STUCCO SAMPLE**



③ **STONE WALL SAMPLE**

REVISION	No.

CONSULTANT:



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 211 HOFFMAN AVENUE MONTEREY, CA 93940
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ARCHITECT

JOB NAME: Fountain - Mixed Use Building
 28th Avenue, 2 NW of Limpero
 Carmel By The Sea, CA
 A.P.N. : 010-087 020-000

DATE: 10/18/22
 SCALE: N.T.S.
 DRAWN: DM
 JOB NUMBER: 15-26

A-7.1
 SHEET OF