



## NOTICE OF APPROVAL

The Department of Community Planning & Building of the City of Carmel-by-the-Sea has approved a Project pursuant to the City's Municipal Code. Persons interested in the project may review additional materials available at the Department of Community Planning & Building located at City Hall on Monte Verde Street between Ocean and 7<sup>th</sup> Avenues, phone number 831-620-2010.

The decision to approve this project may be appealed within 10 days from the date of this by filing a written appeal with the Department of Community Planning & Building.

**Planning Case #:** Design Review 19461

**Owner Name:** PEPE RICHARD & SANDRA PEPE TRS

**Case Planner:** Marnie R. Waffle, AICP, Senior Planner

**Date Posted:** \_\_\_\_\_

**Date Approved:** 5/4/2020

**Project Location:** Ocean Avenue between Dolores & Lincoln

**APN #:** 010147020000      **BLOCK/LOT:** 75/5

**Applicant:** Rich Pepe

**Project Description:** Design Review (DR 19-461) application to repaint the Carmel Bakery building located on the south side of Ocean Avenue between Lincoln and Dolores Streets in the Central Commercial (CC) Zoning District and Downtown Conservation District Overlay.

**Can this project be appealed to the Coastal Commission?** Yes  No

*Upon completion of the 10 calendar-day appeal period, please return this form, along with the Affidavit of Posting, to the case planner noted above.*

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS & CONDITIONS FOR DESIGN REVIEW APPROVAL  
(NON-HISTORIC RESOURCES)

DR 19-461 (Carmel Bakery)  
Ocean Ave, between Lincoln & Dolores  
Block/Lot: 75/5  
APN: 010-147-020

**PROJECT DESCRIPTION**

Design Review (DR 19-461) application to repaint the Carmel Bakery building located on the south side of Ocean Avenue between Lincoln and Dolores Streets in the Central Commercial (CC) Zoning District and Downtown Conservation District Overlay.

**FINDINGS OF FACT:**

1. The project site is located on the south side of Ocean Avenue between Lincoln and Dolores Streets in the Central Commercial (CC) Zoning District. The lot is currently developed with a two-story commercial building that contains the Carmel Bakery on the ground floor.
2. On November 4, 2019, the Community Planning & Building Department received a Design Review application and on March 6, 2020 the applicant provided a color palette for the repainting of the Carmel Bakery building.
3. Pursuant to CMC Section 17.14.010 (Purpose), the purpose of the Central Commercial (CC) Zoning District is, *"To provide an appropriate location for a broad range of retail, residential and service uses. Uses which generate high pedestrian traffic and which do not have large space requirements are appropriate in this district. Residential uses are appropriate on the second floor of structures."*
4. Pursuant to CMC Section 17.20.260 (Purpose), the purpose of the Downtown Conservation District Overlay is to protect the historic resources and the general design context that surrounds them.
5. The project qualifies for a Class 1 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. Class 1 exemptions include minor alterations of existing private structures involving no expansion of the existing use. The project scope is limited to repainting the exterior of an existing commercial building.

**FINDINGS FOR NON-HISTORIC PROPERTIES LOCATED IN THE DOWNTOWN CONSERVATION DISTRICT:**

1. All proposed new development shall not exceed the greater of the base floor area ratio requirements identified in CMC [17.14.140](#) or the existing floor area of the site.
2. The proposed development is consistent with the established design context of the conservation district and will not adversely affect any historic resources on the project site or on adjacent sites.

**FINDINGS FOR DESIGN REVIEW APPROVAL (CMC 17.58.060.B):**

1. The project, as conditioned, conforms to the applicable policies of the General Plan and the Local Coastal Program.
2. The project, as conditioned, complies with all applicable provisions of Title 17.
3. The project, as conditioned, is consistent with applicable Commercial Design Guidelines.

**CONDITIONS OF APPROVAL:**

1. **Authorization.** This approval of Design Review (DR 19-461) authorizes the repainting of the Carmel Bakery building located on the south side of Ocean Avenue between Lincoln and Dolores Streets in the Central Commercial Zoning District and Downtown Conservation District as depicted on the color board prepared by The Wecker Group dated received by Community Planning & Building on March 6, 2020, unless modified by the conditions of approval contained herein.
2. **Codes and Ordinances.** The project shall be carried out in conformance with all requirements of the Central Commercial Zoning District and Downtown Conservation District. All adopted design guidelines and applicable Municipal Code regulations shall be adhered to in carrying out the project. Any changes to the approved color palette or any additional modifications to the building are subject to review and approval by the Community Planning & Building Department.
3. **Permit Validity.** This approval shall be valid for a period of 18 months from the date of action.
4. **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

proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.

\*Acknowledgement and acceptance of conditions of approval.


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

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

\_\_\_\_\_  
Date

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

**CARMEL BAKERY**  
 Ocean Ave. | Carmel  
**PAINT SCHEME**

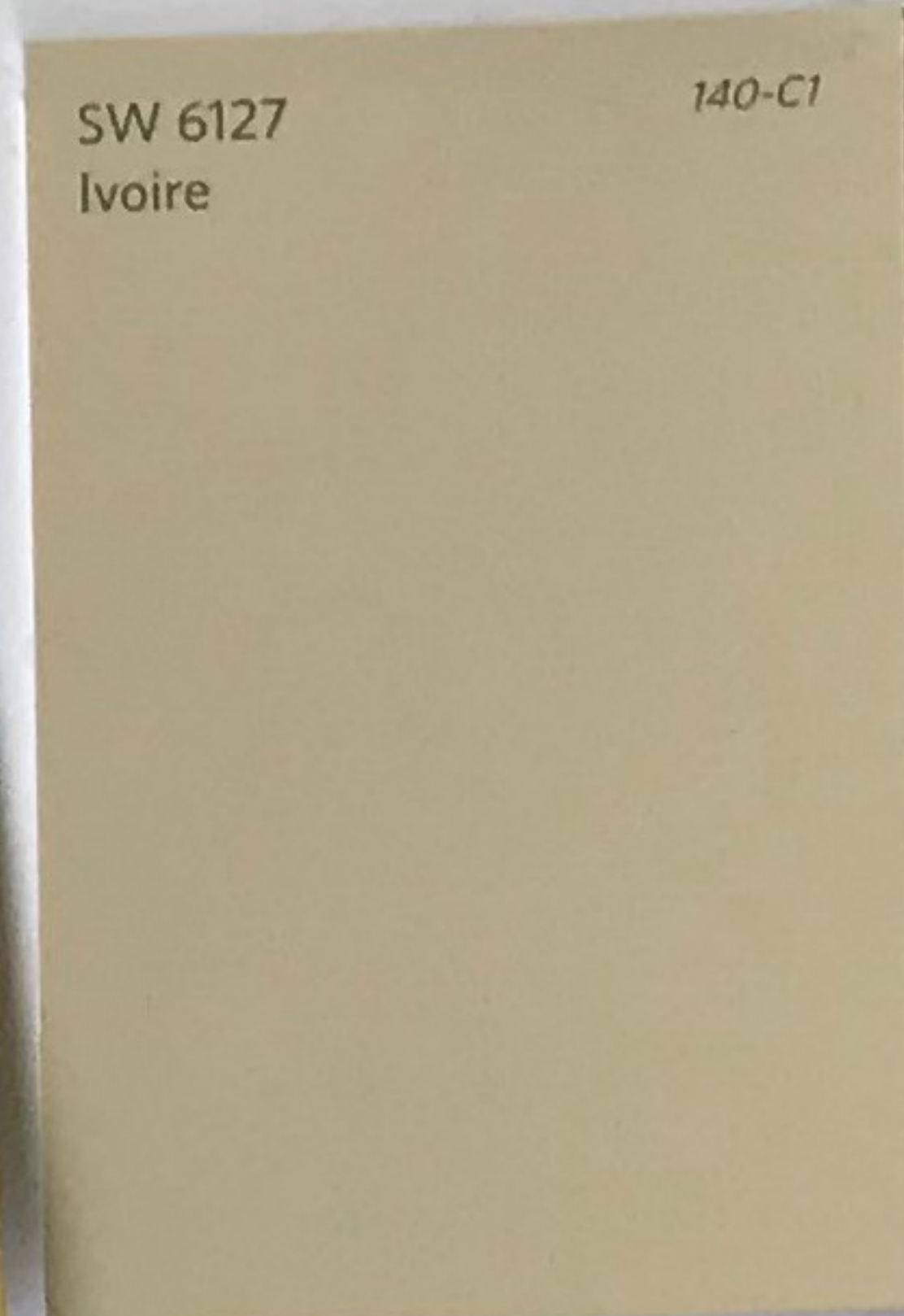
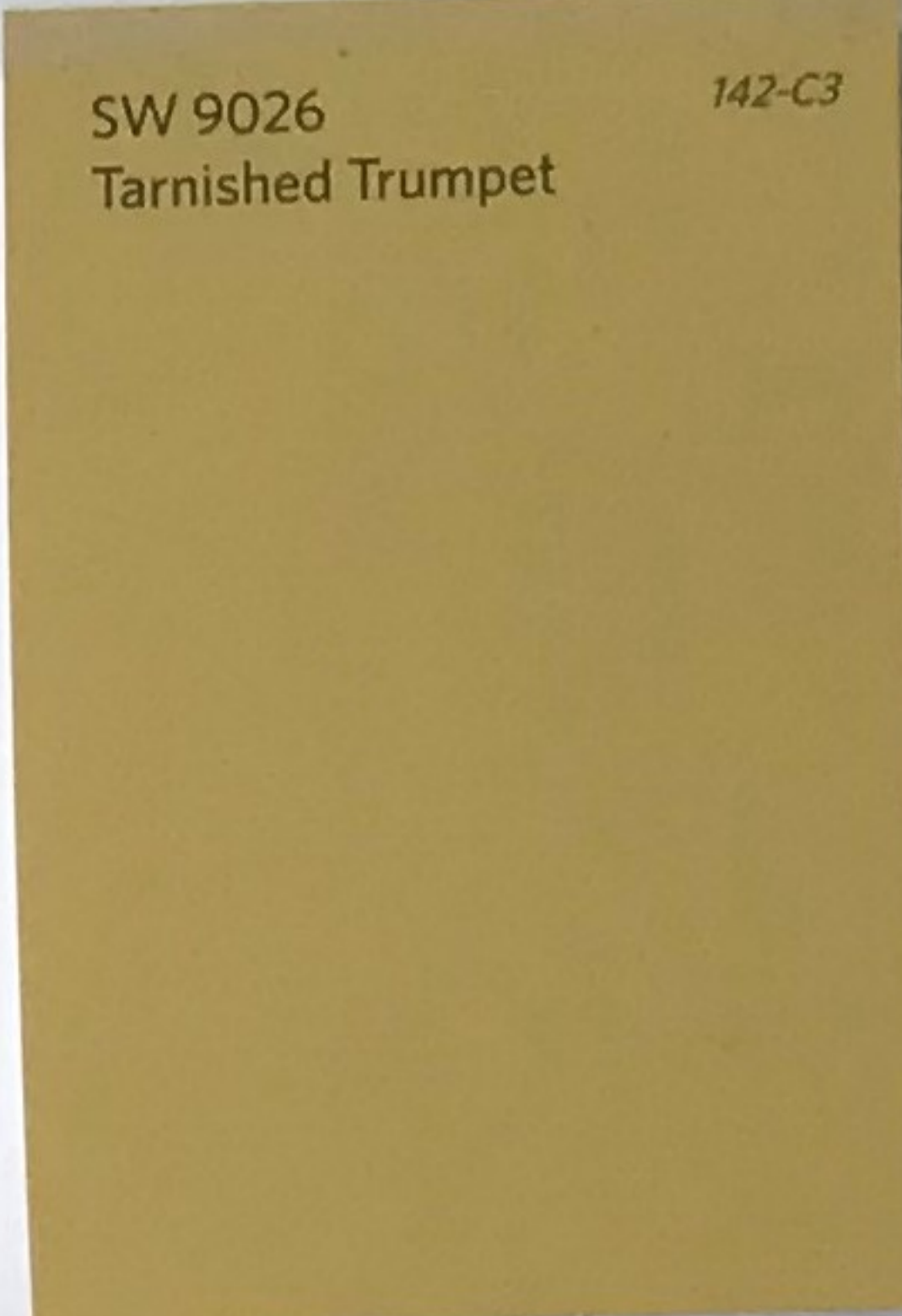
- SW 9026 Tarnished Trumpet 
- SW 6127 Ivoire 
- SW 6341 Red Cent 
- SW 6144 Dapper Tan 



**RECEIVED**

MAR 6 2020

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



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