



## 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 20071

**Owner Name:** SUNG BING TR

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

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

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

**Project Location:** SEC Dolores & 5th

**APN #:** 010135021000      **BLOCK/LOT:** 56/W 28' OF 2 AND 4

**Applicant:** Lisa Foreman - GM & Co-Owner

**Project Description:** Design Review (DR 20-071) application to repaint the former Friar Tucks building for the new Le Souffle restaurant located at the southeast corner of 5th Avenue and Dolores Street in the Service Commercial (SC) Zoning District.

**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

DR 20-071 (Le Souffle)  
SEC of 5<sup>th</sup> & Dolores  
Block/Lot: 56/21  
APN: 010-135-021

**PROJECT DESCRIPTION**

Design Review (DR 20-071) application to repaint the former Friar Tucks building for the new Le Souffle restaurant located at the southeast corner of 5<sup>th</sup> Avenue and Dolores Street in the Service Commercial (SC) Zoning District.

**FINDINGS OF FACT:**

1. The project site is located at the southeast corner of 5<sup>th</sup> Avenue and Dolores Street in the Service Commercial (SC) Zoning District. The lot is currently developed with a single-story commercial building that is being remodeled to replace the former Friar Tucks restaurant with Le Souffle.
2. On March 5, 2020, the Community Planning & Building Department received a Design Review application for the repainting of the single-story commercial building that is to be occupied by Le Souffle.
3. Pursuant to CMC Section 17.14.010 (Purpose), the purpose of the Service Commercial (SC) Zoning District is, *"To provide an appropriate location for services, offices, residential and limited retail activities that primarily serve local needs. This district is intended to provide a distinct transition between the more intense activities in the CC district and the less intense activities in the districts on its periphery. Mixed uses of commercial and residential activities are appropriate throughout this district."*
4. 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 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 20-071) authorizes the repainting of the former Friar Tucks building located at the southeast corner of 5<sup>th</sup> Avenue and Dolores Street in the Service Commercial Zoning District. The approved color scheme is “Paris Gray” for the body color and “Graphite” for the trim.
2. **Codes and Ordinances.** The project shall be carried out in conformance with all requirements of the Service Commercial Zoning 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.

**SPECIAL CONDITIONS:**

1. The natural wood soffit located below roof eaves shall remain unpainted. The soffit may be sealed with a clear coat to preserve and protect the wood.

\*Acknowledgement and acceptance of conditions of approval.

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

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

\_\_\_\_\_  
Date

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

The Exterior Paint Colors are attached and the exterior light will be replaced.



Graphite



Paris Gray

**CARMEL-BY-THE-SEA  
PLANNING DEPARTMENT  
APPROVED**

Permit #: DR 20-071 (Le Souffle)

Date Approved: 05.04.2020\*

Planner: M. Waffle

\*Exterior Paint Colors Only

**RECEIVED**

03.05.2020

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



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PERMITS

**BUILDING PERMIT FORM**

1. PROJECT INFORMATION

2. APPLICANT INFORMATION

3. PROJECT DESCRIPTION

4. EXISTING CONDITIONS

5. PROPOSED WORK

6. REGULATORY AGENCIES

7. COMMENTS

8. SIGNATURES

9. FEES

10. NOTES



Fine Jewelry by Marjane