



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 7th 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 20371

Owner Name: COMPAGNO CATHERINE V TR &

Case Planner: Evan Kort, Associate Planner

Date Posted: _____

Date Approved: 12/31/2020

Project Location: Mission between 4th and 5th

APN #: 010097010000 **BLOCK/LOT:** 49/ALL LOTS 14 AND 16

Applicant: Judith Lalor

Project Description: 1. This approval of Design Review (DR 20-371) authorizes the painting of the existing door, windows, and awnings "Charcoal Smoke" by Glidden, as well as modifications to the outdoor seating area including the addition of new screening barriers and landscaping, and the addition of new umbrellas and patio heaters. The project shall be consistent with project plans approved by the Community Planning & Building Department on December 31, 2020 unless modified by the Conditions of Approval.

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.

AUTHORIZATION:

1. This approval of Design Review (DR 20-371) authorizes the painting of the existing door, windows, and awnings "Charcoal Smoke" by Glidden, as well as modifications to the outdoor seating area including the addition of new screening barriers and landscaping, and the addition of new umbrellas and patio heaters. The project shall be consistent with project plans approved by the Community Planning & Building Department on December 31, 2020 unless modified by the Conditions of Approval herein.

SPECIAL CONDITIONS:

1. The project shall be constructed in conformance with all requirements of the Central Commercial (CC) 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 design review approval.
2. This approval shall be valid for a period of one year.
3. The applicant shall submit in writing to the Community Planning and Building Department any proposed changes to the approved project plans prior to incorporating changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.
4. This approval is subject to a 10-calendar day noticing and appeal period.
5. A building permit is not required, however, the applicant shall obtain a notice of authorized work from the Community Planning & Building Department prior to commencing work and once the appeal period has passed.
6. These Conditions of Approval shall be signed and returned to the Community Planning and Building Department prior to the issuance of a Notice of Authorized Work.
7. The use of the outdoor seating area shall comply with all provisions of the associated Use Permit, UP 13-1. Modifications to the outdoor seating area shall require a new Design Review Application or Use Permit Amendment, as appropriate.
8. The area in which the seating is proposed shall be fully contained on private property and shall not interfere with automobile or pedestrian traffic on any public right-of-way

or through any intra-block walkway.

9. Consistent with UP 13-1, the outdoor seating shall not impede public access to the courtyard and other businesses. Outdoor seating shall be limited to a maximum of 23 seats and no more than eight tables. The tables shall be located adjacent to the north side of the restaurant/building along Mission Street.
10. Consistent with UP 13-1, the outdoor seating area shall be approximately 300 square feet. Any expansion of this area shall require a Use Permit Amendment.
11. No portion of the approved umbrellas and heater may not extend beyond the boundary of the outdoor seating area. Heaters and umbrellas shall be sited in a manner as to not impede pedestrian accessibility within the intra-block walkway.
12. Approval of this application does not permit an increase in water use on the project site without adequate supply.
13. The applicant agrees, at the applicant's 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

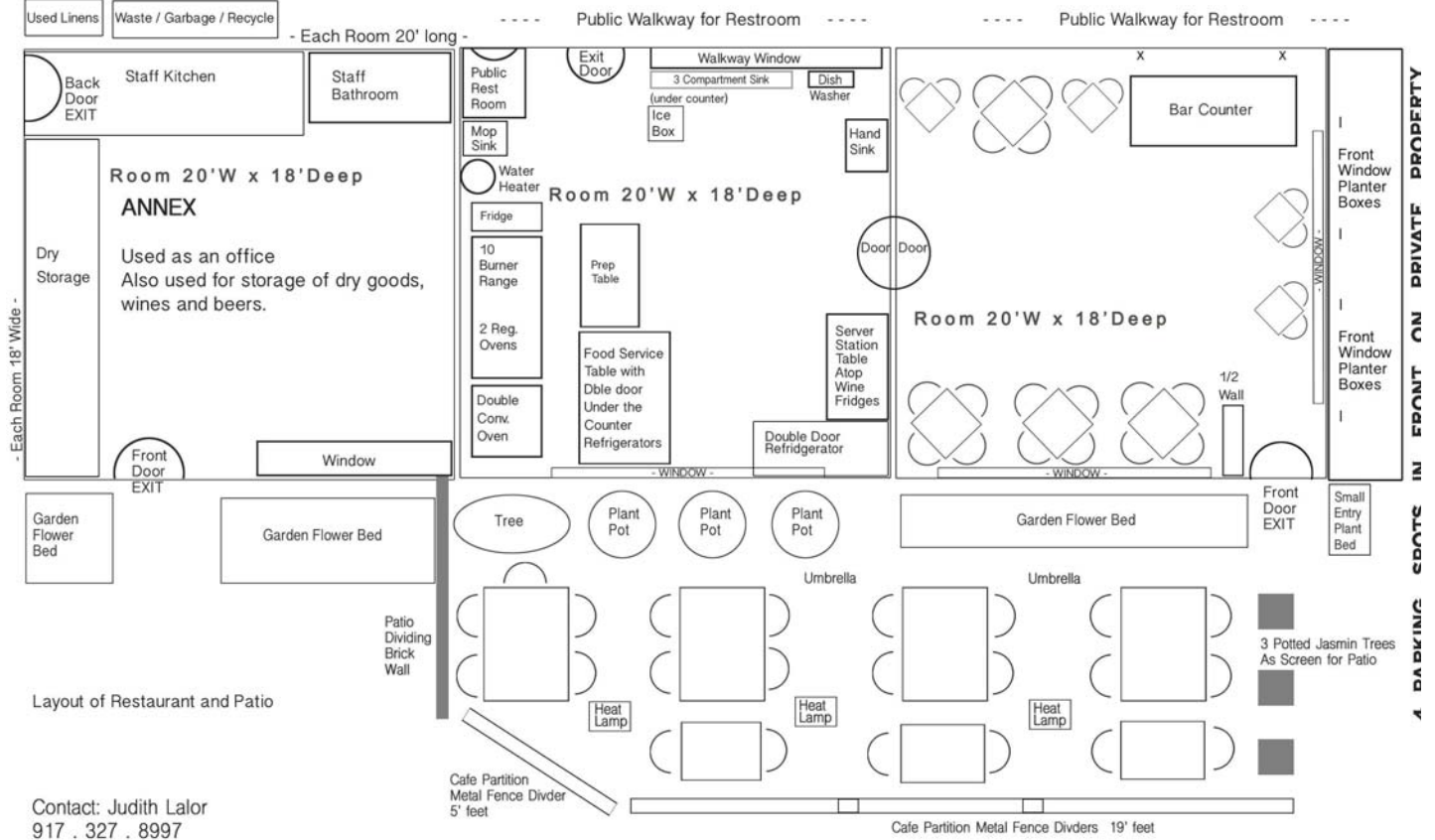
Date

Once signed, please return to the Community Planning and Building Department.

GRACE GARDENS INC. VILLAGE GEM RESTAURANT

Mission St. Btw 4 & 5 Ave.
Carmel-by-the-Sea CA. 93921

Village Court
Zone: Block 49 : Lot 14
Use Permit UP 13-1
North American Industrial Classification Systems (NAICS) - 722110 Full Service Restaurant.
Number of Seats Dining Room : 24 : Number of Seats Outdoor Patio : 23



Approved

December 31, 2020

**Community
Planning & Building**

THE VILLAGE GEM RESTAURANT

Mission St. Btw 4 + 5 Avenue, Carmel-by-the-Sea.

GRACE GARDENS INC.

December 2020

Paint Scheme

Permit to paint exterior window frame and awning in neutral forest green paint color.



HOW TO PAINT

PAINT COLORS

PAINT PRODUCTS

BUY PAINT



Charcoal Smoke
PPG1033-7

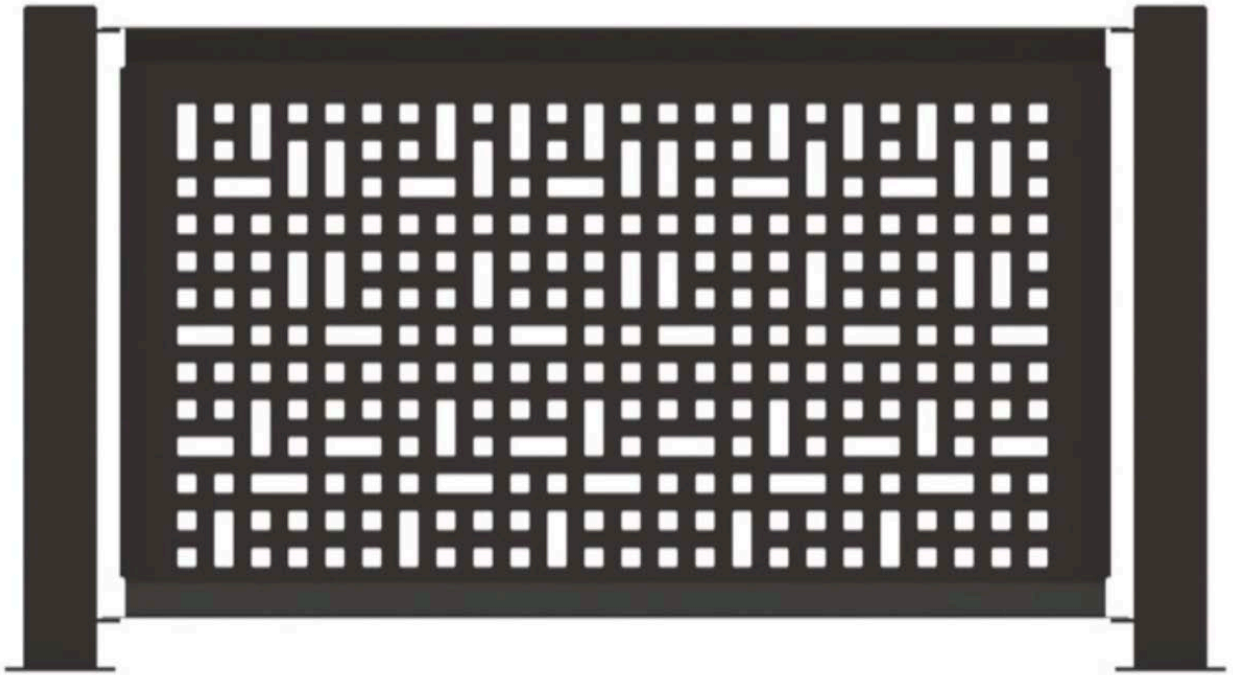
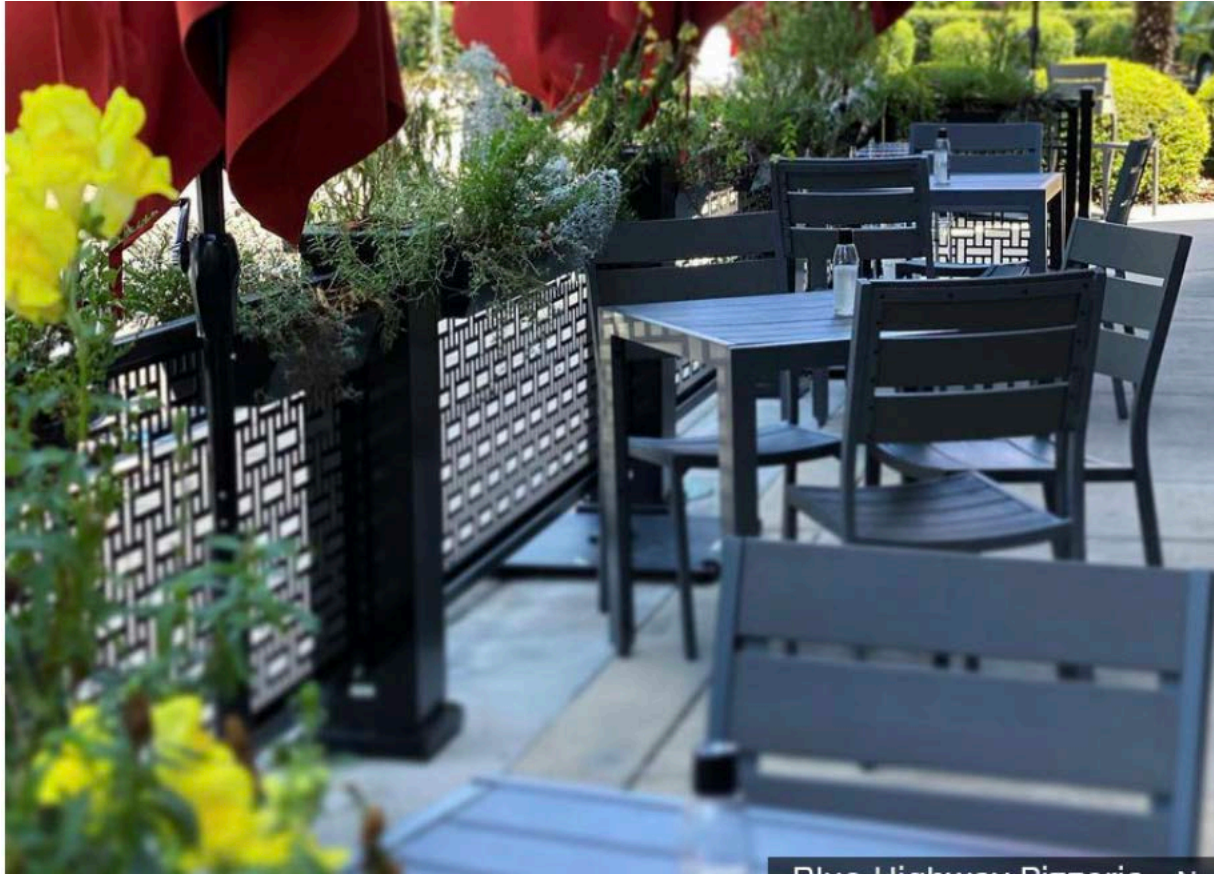
Charcoal Smoke

PPG1033-7

A dramatic neutral paint color, this forestry green paint color is an excellent color for stunning base cabinets in your kitchen. Also, a stunning exterior trim color or accent wall color. Paired with earth toned golds, creates a lovely environment.



Contact Judith Lalor : 917 . 327 . 8997. judithlalor@yahoo.com







VILLAGE GEM RESTAURANT

MISSION ST BTW. 4 + 5 AVE CARMEL

Indoor Tables and Chairs
Seating for 24 indoors



Chairs

Commercial Bent Wood Cafe Seating
Steamed Bent Wood Chair with Cane Back
Design Specs: 34 3/4" h x 21 1/2" d x 16" w
Polished Lacquer Wood Finish
Upholstered seating.

<https://www.decormorehospitality.com/Bent-Wood-Hair-Pin-Dining-Chair-p/80-106-psr.htm>

02 Black Walnut Butcher Block Tabletops: Quick Ship



Table Tops

American Black Walnut Butcher Block Species

Beautiful Black Walnut wood is shown in natural wood beauty. Restaurant Dining Table Tops Conversion Varnish with clear semi-gloss protective coat is applied to protect tabletops Commercial Hospitality Dining Tables Eased Edge. 1-1/2 inch Thick. Indoor Use.

<https://www.decormorehospitality.com/Black-Walnut-Butcher-Block-Tabletops-Quick-Ship-p/02-amer-bk-walnut-t20-.htm?CartID=6>

02 FSQB Square Black Tabletop Bases



Everyday Low Special Price \$89.00

Monthly Pay Like Rent: \$09.00
Special Money Back Price

Choose your options...

02-FSQB-SQUARE-BLACK-BASE

02

Base: Flat 17" SQ Black BAR [Add \$21.00]

SG

Black

Metal Color

Black 2

Table bases Restaurant Flat Square Metal Dining Base for Indoor, Outdoor use with Tabletops. Color: Black

<https://www.decormorehospitality.com/Square-Black-Dining-Tabletop-Bases-p/02-fsqb-square-black-base.htm>

VILLAGE GEM RESTAURANT

MISSION ST BTW. 4 + 5 AVE CARMEL

Outdoor Tables and Chairs
Seating for 23 Outdoors



Outdoor Dining Restaurant Cafe Furniture
High Density Laminate {HDL} newest Synthetic
Teak Material. Available: Matching Restaurant
Dining Tables which are high scratch resistant
Color: Mocha

<https://www.decormorehospitality.com/Teak-Wood-Weathered-Bistro-Dining-Chairs-p/02-al-519-sg-mocka.htm?CartID=3>



Outdoor Dining Restaurant Cafe Furniture
High Density Laminate {HDL} newest
Synthetic Teak Material. Available:
Dining Tables are high scratch resistant
Color: Mocha

<https://www.decormorehospitality.com/Teak-Faux-Outdoor-Tabletops-with-Metal-Edge-p/02-66-teak-colors-hdl.htm>

VILLAGE GEM RESTAURANT

MISSION ST BTW. 4 + 5 AVE CARMEL

Out door Heat Lamps (We have 3 of them).

https://www.ebay.com/i/174505895634?ul_noapp=true&var=425306549116

<http://vi.raptor.ebaydesc.com/ws/eBayISAPI.dll?ViewItemDescV4&item=124429370898&category=106402&pm=1&ds=0&t=1606360556000&ver=0>

AmazonBasics Commercial 46,000-BTU Patio Heater

The AmazonBasics commercial patio heater, produces an amazing output of 46,000 BTU's. Constructed of stainless steel & powder coated steel, this heavy duty unit features a piezo ignition system & wheels for easy mobility. This superior patio heater is perfect for the serious outdoor entertainer who appreciates fashionable design.

All-Season Warmth

The exceptionally powerful gas patio heater delivers soothing warmth that makes it easy to keep guests comfortable, even when temperatures begin to dip. The commercial patio heater offers the ultimate solution for anyone serious about year-round outdoor entertaining.

Sturdy Base

For secure placement and enhanced stability, the patio heater provides a base reservoir system, which can easily be filled with either water or sand, creating a low, heavy, and steady base weight.

Simple Start-Up Piezo Ignition System

To operate, the heater requires a standard 20-pound LP gas cylinder (not included). Then all it takes to light the heater is a simple push of the button thanks to its user-friendly, one-step, Piezo ignition system. A large variable-heat control knob allows for low or high heat settings and for turning the heater completely off at the end of the night. For enhanced safety and peace of mind, the heater also features a shut-off tilt valve that turns the heater off automatically if it gets tipped over.

Powerful 46,000 BTUs of Heat

The heavy-duty patio heater offers an impressive heat output of 46,000 BTUs. The unit heats a wide area with a range of up to 18 feet in diameter. The gas patio heater delivers quiet, soothing, consistent heat--with no smoke or open flames to worry about.

Wheels for Smooth Mobility

A wheel assembly with two smooth-rolling wheels comes included, making it easy to transport the outdoor heater from poolside to patio or from one side of the deck to the other. No matter what the location or event, friends and family will appreciate the chance to gather and mingle outdoors while wrapped in the wonderful warmth offered by this AmazonBasics stainless-steel commercial patio heater.

VILLAGE GEM RESTAURANT

MISSION ST BTW. 4 + 5 AVE CARMEL

AmazonBasics Commercial 46,000-BTU Patio Heater



\$269.00

+ \$61.72 Shipping

Order details

Sold by **cwzsales** (89)

Order number: 05-06108-34114

+ Show

 Delivered on Monday, Nov 30, 2020



Amazon Basics Commercial, Propane 46,000 BTU, Outdoor Patio Heater with Wheels

Item price \$765.00

Quantity 3

Item number 124439648954

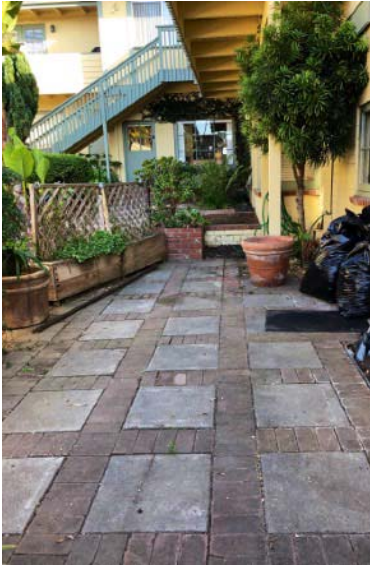
Shipping service USPS First Class

VILLAGE GEM RESTAURANT

MISSION ST BTW. 4 + 5 AVE CARMEL

Landscaping - Cleaning : Cleaned up flower beds and removed dead roots from previous years. Here are some before and after photos.

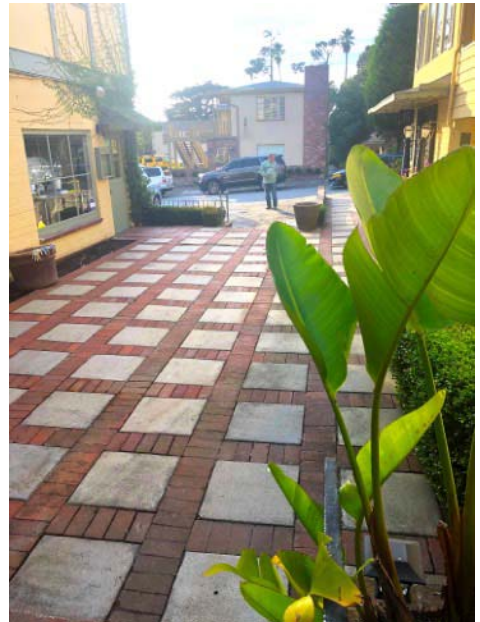
BEFORE



VILLAGE GEM RESTAURANT

MISSION ST BTW. 4 + 5 AVE CARMEL

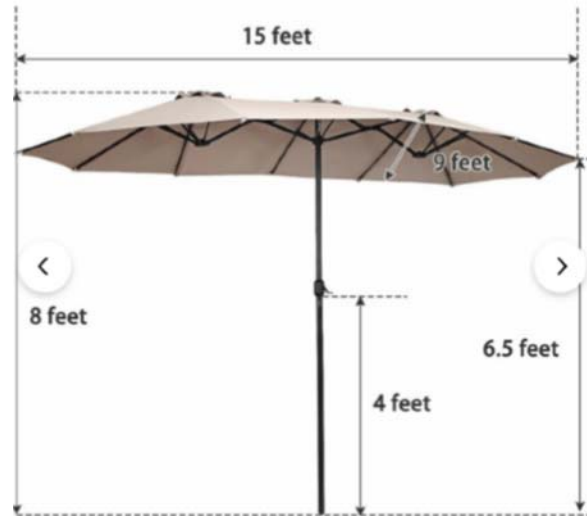
AFTER



VILLAGE GEM RESTAURANT

MISSION ST BTW. 4 + 5 AVE CARMEL

Umbrellas (We have two of them)



Specifications

Features

Canopy Material	Polyester
Canopy Shape	Rectangular
Canopy Durability	Weather Resistant; Water Resistant; Rust Resistant
Opening Mechanism	Crank Lift
Tilt	No
Adjustable Height	No
Pole Material	steel
Stand Included	No
Supplier Intended and Approved Use	Residential Use; Non Residential Use
Country of Origin	China

Assembly

Level of Assembly	Partial Assembly
Adult Assembly Required	Yes

Warranty

Commercial Warranty	Yes
Product Warranty	Yes
Warranty Length	90 Days
Full or Limited Warranty	Limited

