



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 22054

Owner Name: LA PLAYA CARMEL HOTEL LLC

Case Planner: Marnie R. Waffle, AICP, Principal Planner

Date Posted: _____

Date Approved: 06/23/2022

Project Location: SWC Camino Real and 8th Avenue

APN #: 010264007000 **BLOCK/LOT:** O/ALL LOTS 1-12

Applicant: David P Hamblen, Architect

Project Description: Authorization. Approval of Design Review application DR 22-054 (La Playa Carmel) authorizes the installation of new condensing units, a screen wall, planter, and landscaping on the east side of Carmelo Street, south of 8th Avenue at the rear of the La Playa Carmel Hotel located at the southwest corner of Camino Real and 8th Avenue in the Multi-Family Residential (R-4) District as depicted in the plans prepared by Synectic Design stamped approved and on file in the Community Planning & Building Department 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.

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	Authorization. Approval of Design Review application DR 22-054 (La Playa Carmel) authorizes the installation of new condensing units, a screen wall, planter, and landscaping on the east side of Carmelo Street, south of 8 th Avenue at the rear of the La Playa Carmel Hotel located at the southwest corner of Camino Real and 8 th Avenue in the Multi-Family Residential (R-4) District as depicted in the plans prepared by Synectic Design 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 R-4 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 a period of 18 months from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	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 2 weeks of the City being notified. A cease work order may be issued 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 to the approved plans prior to final inspection.	✓
Landscape Conditions		
5.	Tree Removal. Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
6.	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. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	✓

7.	<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 mark all trees to be preserved. ● 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 to include 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 -- 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. 	✓
8.	<p>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</p>	✓

	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.	
9.	Cultural Resources. All new construction 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 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 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.	✓
10.	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)	✓
11.	Conditions of Approval. All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
SPECIAL CONDITIONS		
12.	Mechanical Equipment Noise. The fixed installation of mechanical equipment shall be located, shrouded, muffled, or otherwise treated to control noise and protect the use and enjoyment of neighboring properties and the public. All installations shall be limited to a noise emission standard of 60 db or three db above ambient, whichever is greater, as measured at the property boundary. Prior to the final inspection, the applicant shall engage a qualified professional to perform a sound measurement. Any sound reading that exceeds 60 db shall require further shrouding or muffling of noise.	✓
13.	Planning Final Inspection Required. Prior to the final building inspection, a final Planning inspection shall be scheduled with the project planner. To schedule the inspection, call (831) 620-2010 or (831) 620-2057.	✓

Acknowledgement and acceptance of conditions of approval:

 Property Owner Signature

 Printed Name

 Date

Once signed, please email to mwaffle@ci.carmel.ca.us.

This drawing is the property of Synectic Design Incorporated, 1111 W University Dr, Suite # 104, Tempe, AZ, 85281, 480.948.9766. This drawing is limited to the original use for which it was prepared. Changes, reproductions, or assigning to any third party of this drawing for any other use is not permitted without written consent of Synectic Design Incorporated. C 2019 6/7/2022 8:51:20 AM Autodesk Docs://4131 La Playa Renovation/4131 Central_Full Model 20.vt



5 Condenser Location View 1
12" = 1'-0"

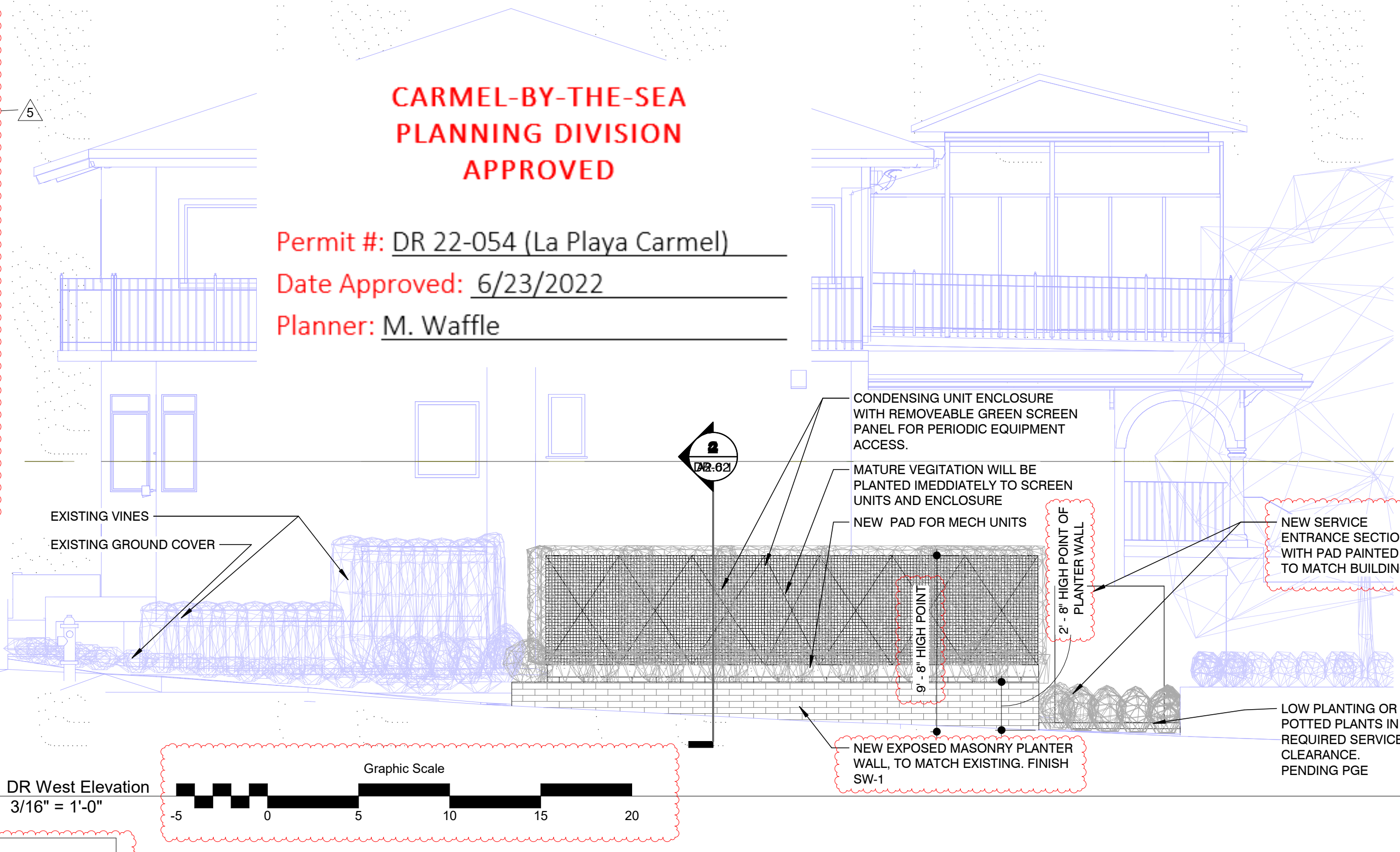
Environmental Noise	dBA
Jet engine at 100'	140
Pain Begins	125
Pneumatic chipper at ear	120
Chain saw at 3'	110
Power mower	107
Subway train at 200'	95
Walkman on 5'10	84
Level at which sustained exposure may result in hearing loss	80-90
City Traffic	85
Telephone dial tone	80
Chamber music, in a small auditorium	75-85
Vacuum cleaner	75
Normal conversation	60-70
Business Office	60-65
Household refrigerator	55
Suburban area at night	40
Whisper	25
Quiet natural area with no wind	20
Threshold of hearing	0

MAX DECIBEL LEVEL IS 60 MEASURED AT 1.5 METERS

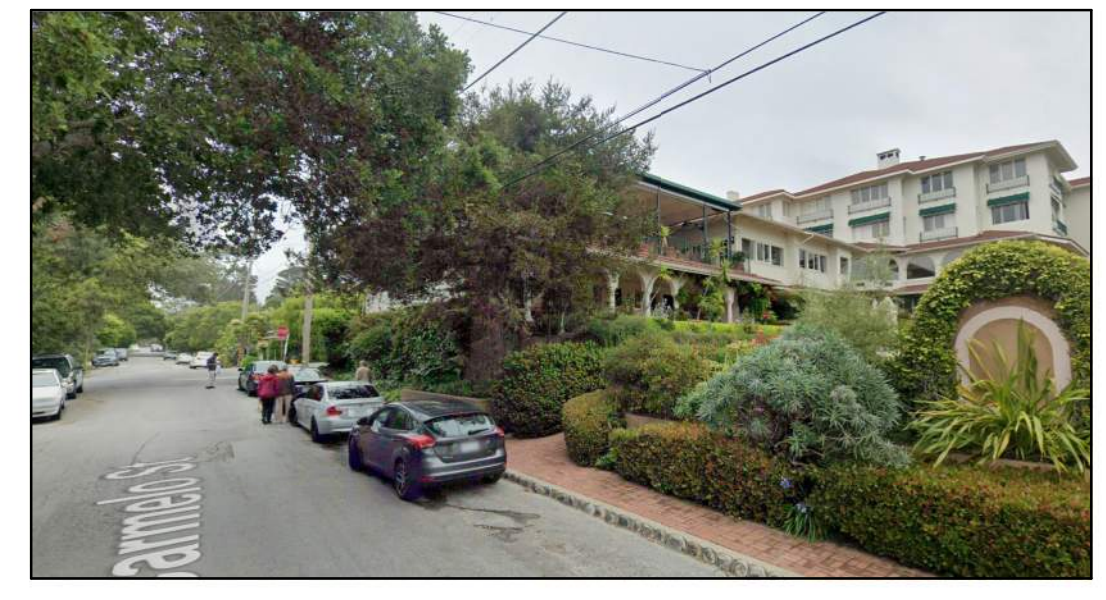
7 Condenser Sound Level
12" = 1'-0"

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

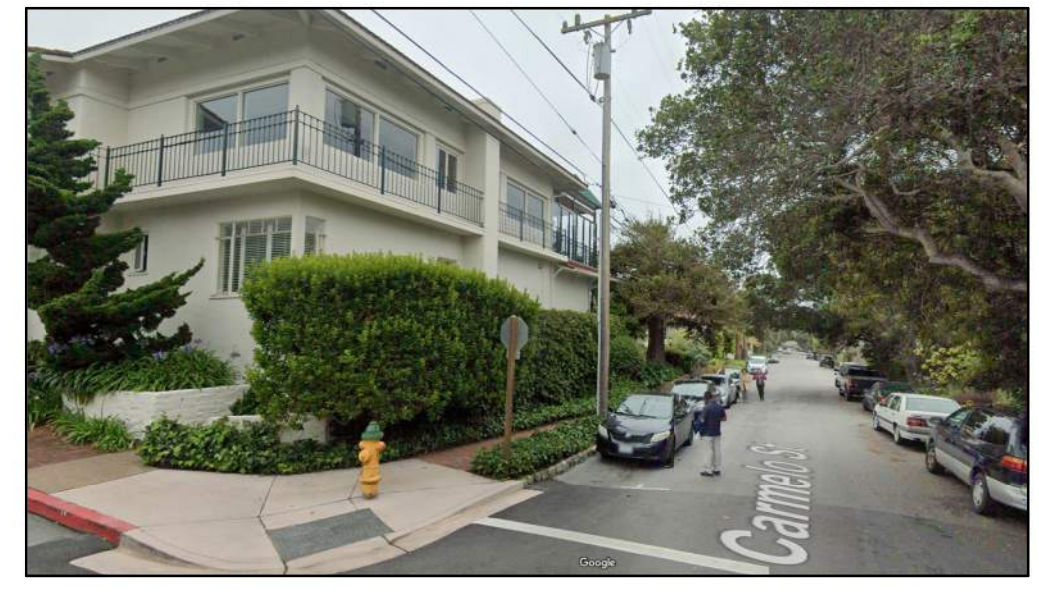
Permit #: DR 22-054 (La Playa Carmel)
Date Approved: 6/23/2022
Planner: M. Waffle



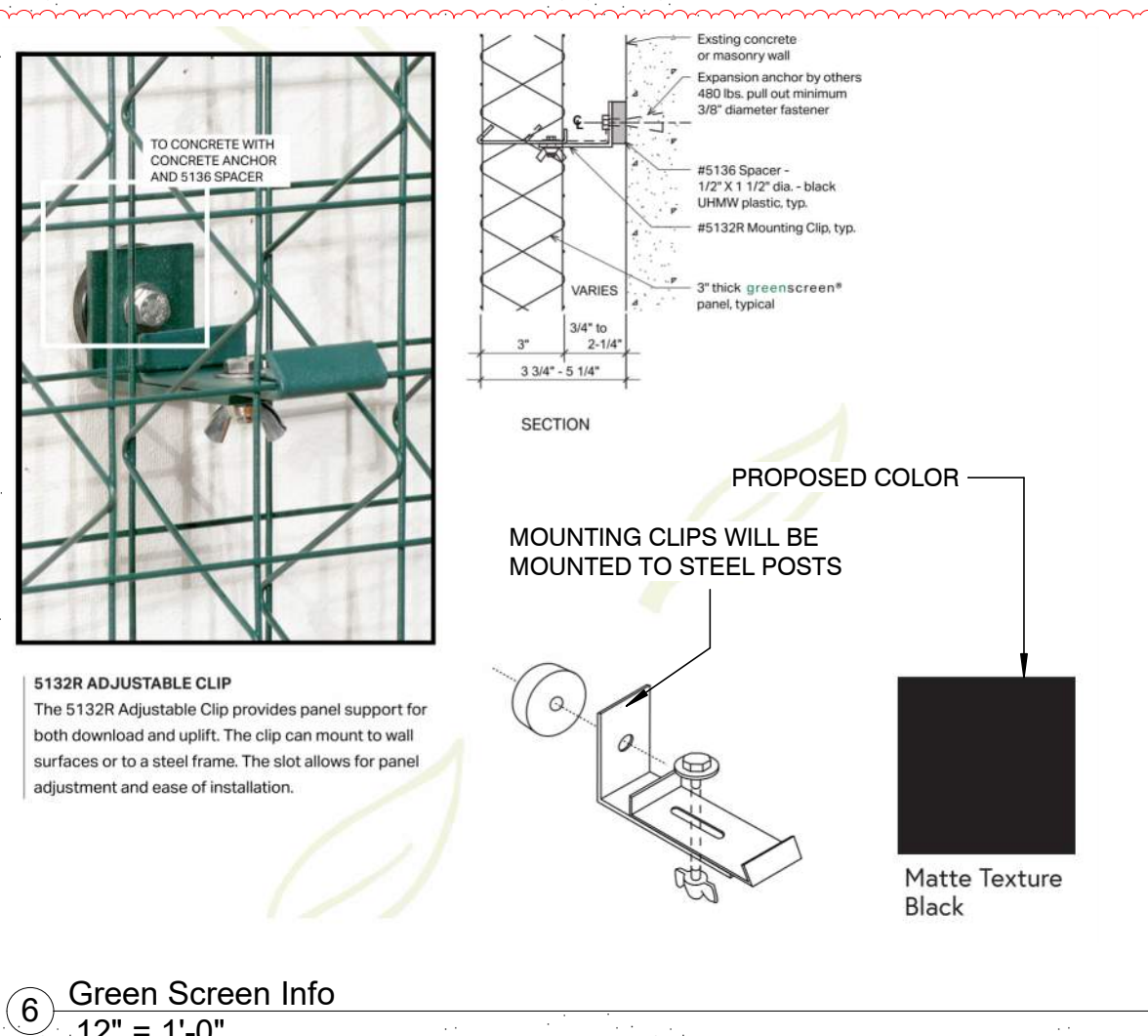
2 DR West Elevation
3/16" = 1'-0"



EXISTING VIEW LOOKING NORTHEAST



EXISTING VIEW LOOKING SOUTHEAST

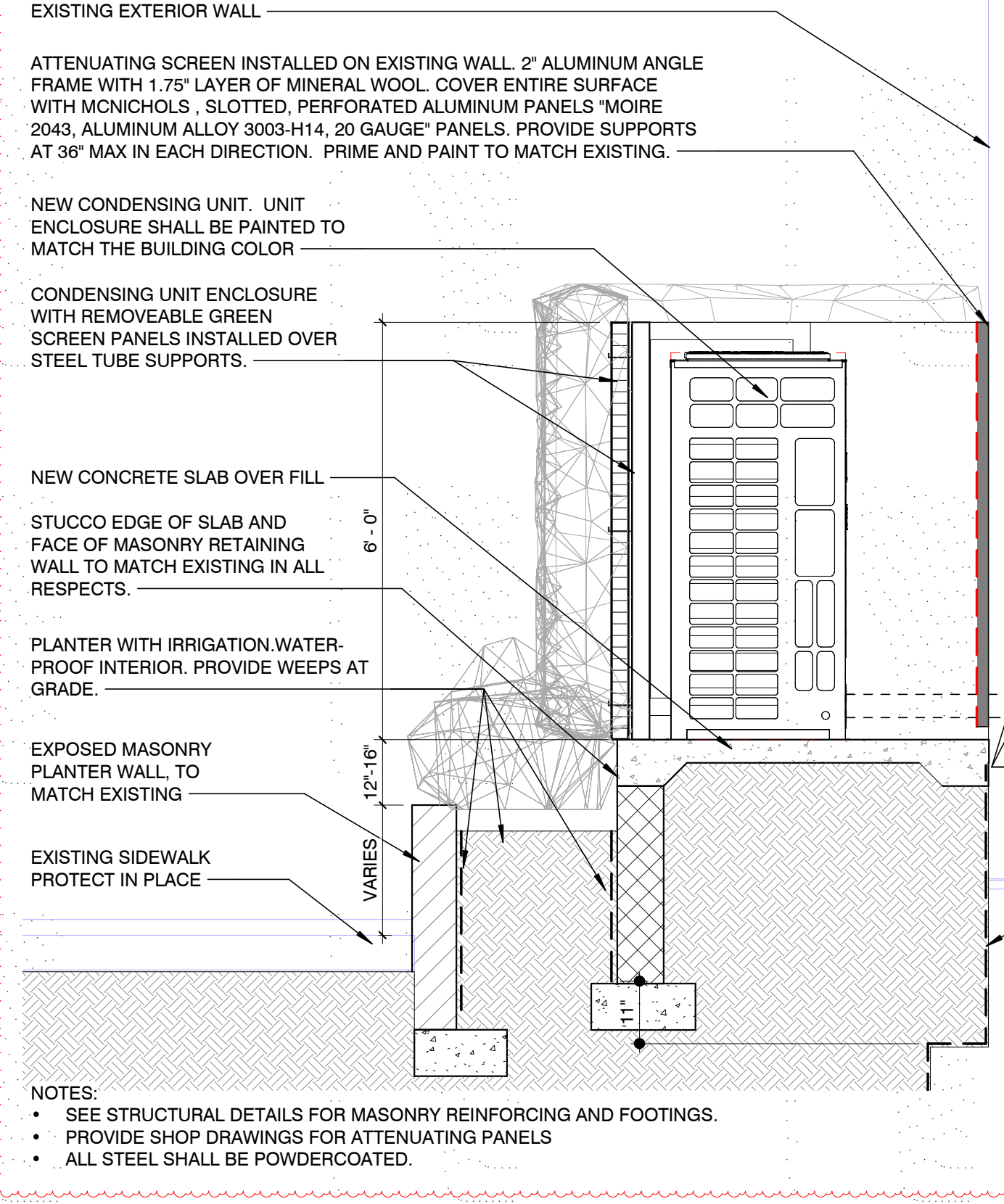


6 Green Screen Info
12" = 1'-0"



NEW LANDSCAPE MATERIALS

VERTICAL_CREEPING



4 Section @ Condenser Platform
1/2" = 1'-0"

FINISH MATERIALS

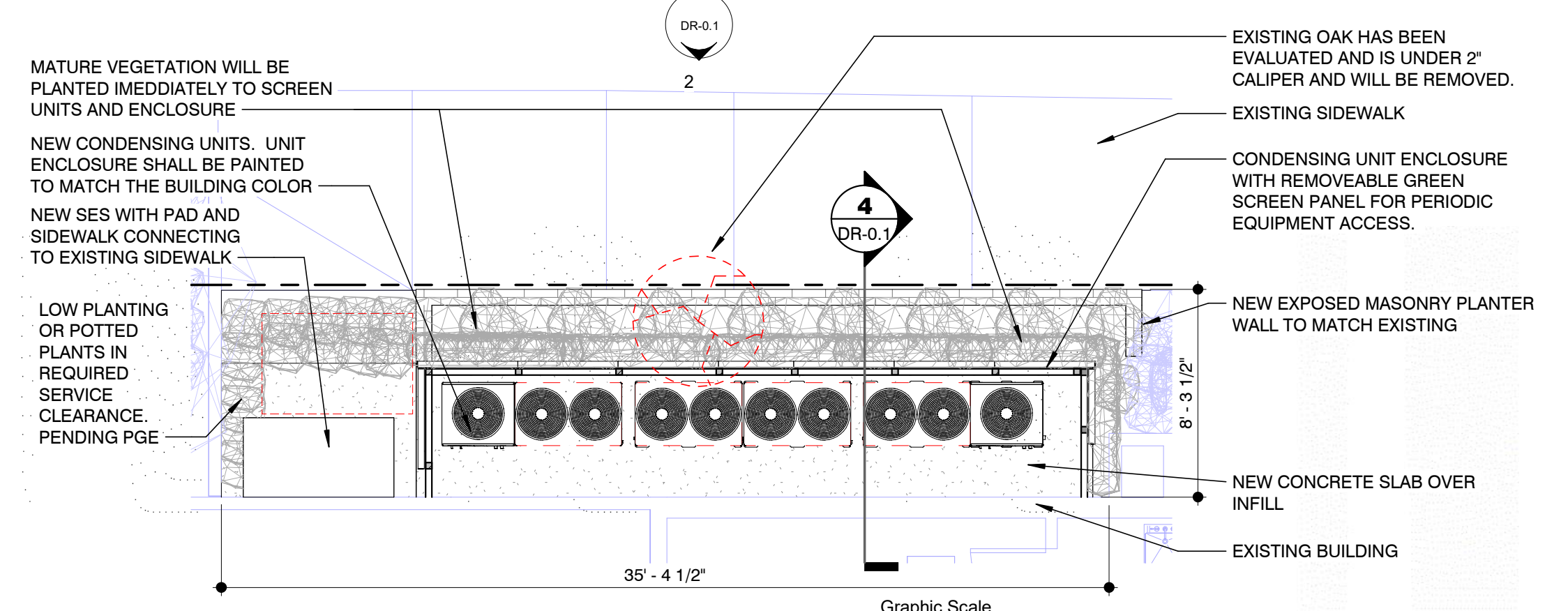
SW-1	PLANTER WALL - BRICK (MATCH EXISTING)
SW-1	RETAINING WALL - STUCCO (MATCH EXISTING)

CONDENSING UNIT SOUND LEVELS

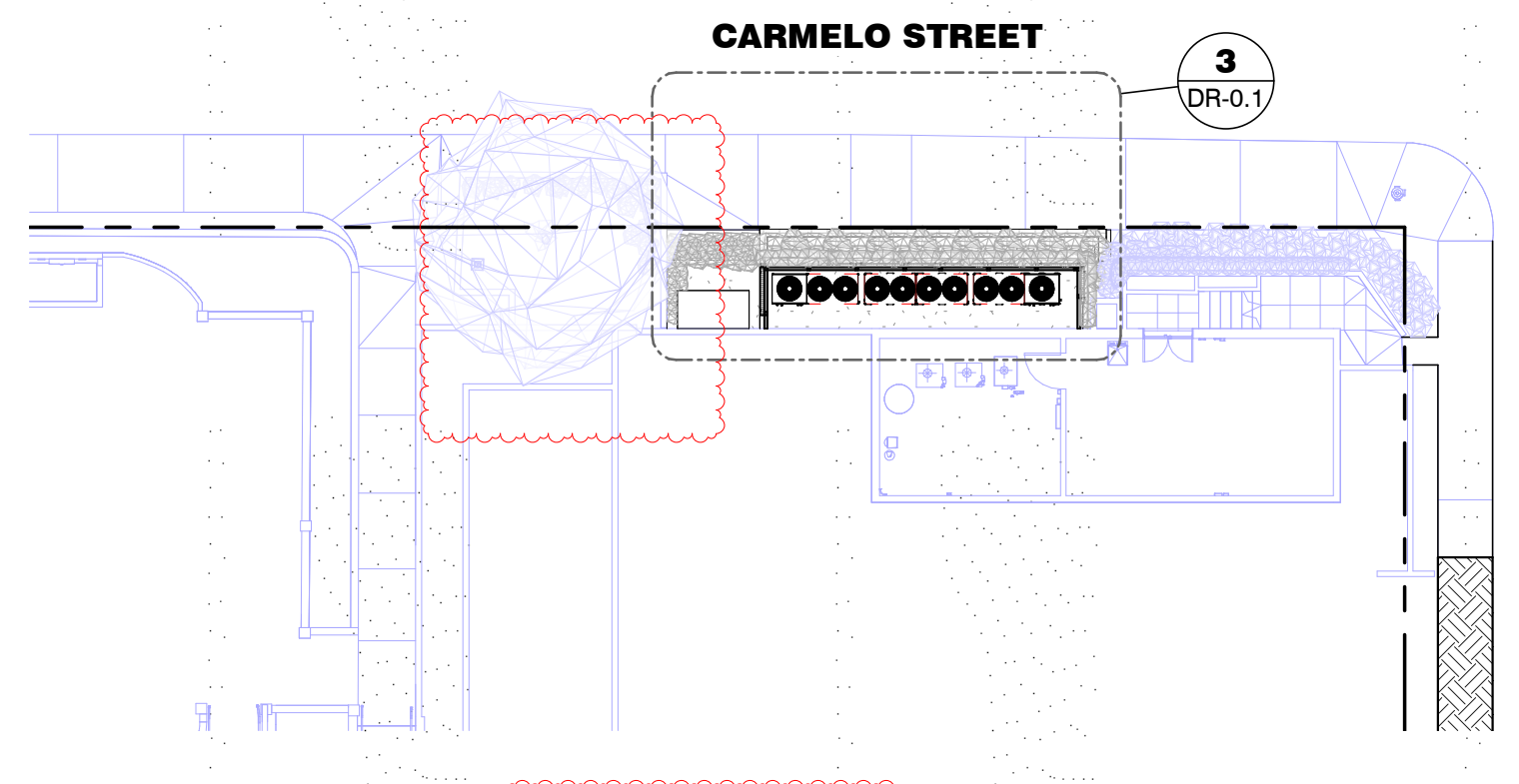
WE HAVE CONSULTED WITH JIM BARATH (ACOUSTIC ENGINEER), SAMSUNG AND OUR MECHANICAL ENGINEER TO UNDERSTAND THE SOUND LEVELS THAT WILL EMANATE FROM OUR CONDENSORS. IT WAS AGREED THAT THERE IS NO WAY TO CALCULATE THE TRUE SOUND LEVELS UNTIL THE CONDENSERS ARE IN PLACE, HOWEVER, WITH THAT BEING SAID WE KNOW THE FOLLOWING:

- THE CONDENSER MAX DECIBELS RATING PER THE MANUFACTURER IS 60 DECIBELS MEASURED AT 1.5 METERS.
- WE KNOW THAT SOUND DISSIPATES RAPIDLY OVER DISTANCE.
- (ACCORDING TO THE INVERSE SQUARE LAW, IT CAN BE SHOWN THAT FOR EACH DOUBLING OF DISTANCE FROM A POINT SOURCE, THE SOUND PRESSURE LEVEL DECREASES BY APPROXIMATELY 6 DB)
- SOME OF THE SOUND CAN BE ATTENUATED BY ABSORPTIVE MATERIAL.
- WE'VE ADDED A PANEL ON THE WALL BEHIND THE UNITS TO LIMIT REFLECTION.
- THE SOUND LEVEL VARIES BASED ON THE LOAD THE UNIT IS MANAGING.
- EACH CONDENSER SERVES AS MANY AS 17 AIR-HANDLERS AND ITS UNLIKELY THEY WILL ALL BE CALLING FOR HEAT OR A/C AT THE SAME TIME.
- THERE IS ALSO A HIGH PROBABILITY THAT THESE CONDENSERS WILL NEVER BE OPERATING AT MAXIMUM SOUND LEVELS SIMULTANEOUSLY.

WE ARE CONFIDENT THAT WE WILL BE UNDER THE 60 DECIBEL LIMIT AS REQUIRED BY CARMEL.



3 DR - Enlarged Plan - Condensers
3/16" = 1'-0"



1 DR - Site - Condensers
1/16" = 1'-0"

PROJECT NARRATIVE

NEW CONDENSING UNITS ARE BEING ADDED TO AN EXISTING LANDSCAPE AREA. A NEW SCREEN WALL AND PLANTER WILL ALSO BE ADDED. THE SCREEN WALL WILL NOT NEED TO BE REMOVED FOR ROUTINE MAINTENANCE ONLY FOR REPLACEMENT OR MAJOR REPAIRS. THIS WILL LIMIT THE DISTURBANCE TO THE LANDSCAPING.

PROJECT DATA

BUILDING AND SITE BASICS:

PROJECT ADDRESS: LA PLAYA CARMEL
CAMINO REAL AT EIGHTH AVE
CARMEL BY THE SEA, CA 93921

ASSESSORS PARCEL #: 010264007000

LOT AREA: 1.15864 ACRES

ZONING: R4

BUILDING CODE INFORMATION:

BUILDING OCCUPANCY(S): R-1

CONSTRUCTION TYPE: V-B

STORIES: VARIES 2-4

EXISTING BUILDING AREA: 50,680 S.F. TOTAL

REMODEL AREA: 586 S.F.

MAX HEIGHT: 50'

PROJECT TEAM

OWNER:
CARMEL HOTEL PROPERTIES, LLC
3101 N CENTRAL AVE, SUITE 1390
PHOENIX, ARIZONA 85012

MPE ENGINEER:
PETERSON ASSOCIATES, INC.
7201 N DREAMY DRAW DRIVE,
SUITE 200
PHOENIX, AZ 85020

CONTACT: STAN GRAY
T: 602.385.3511
M: 602.390.8027
E: sgray@grossmancompany.com

CONTACT: DAVE MCKERCHER
T: 602.943.4116
E: davern@mpeconsult.com

ARCHITECT:
SYNECTIC DESIGN, INC.
1111 W UNIVERSITY DRIVE, SUITE 104
TEMPE, ARIZONA 85281

INTERIOR DESIGNER:
POST COMPANY
233 BUTLER ST. 2A
BROOKLYN, NY 11217

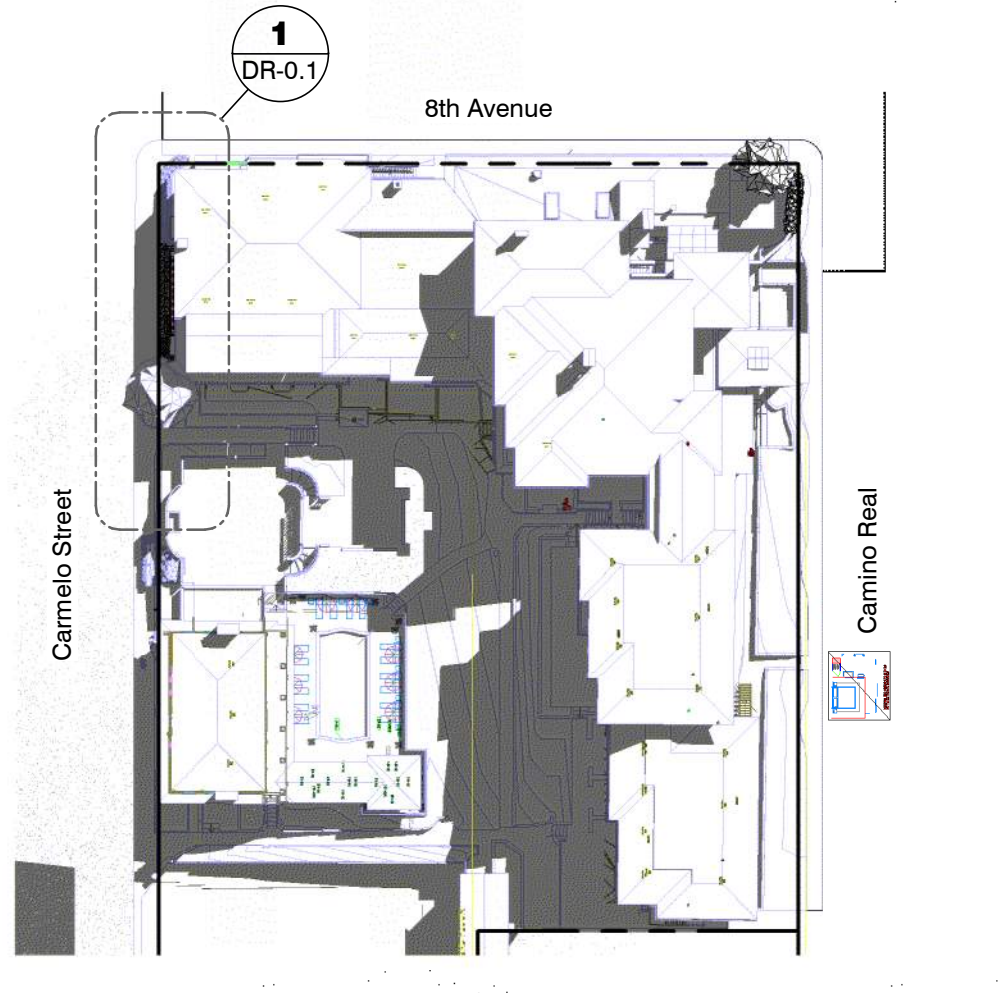
CONTACT: DOMINIQUE GUARINO
T: 941.350.9795
E: dominique@postcompany.co

CONTACT: DAVID HAMBLEN
T: 480.948.9766
E: dhamblen@sdiaz.us

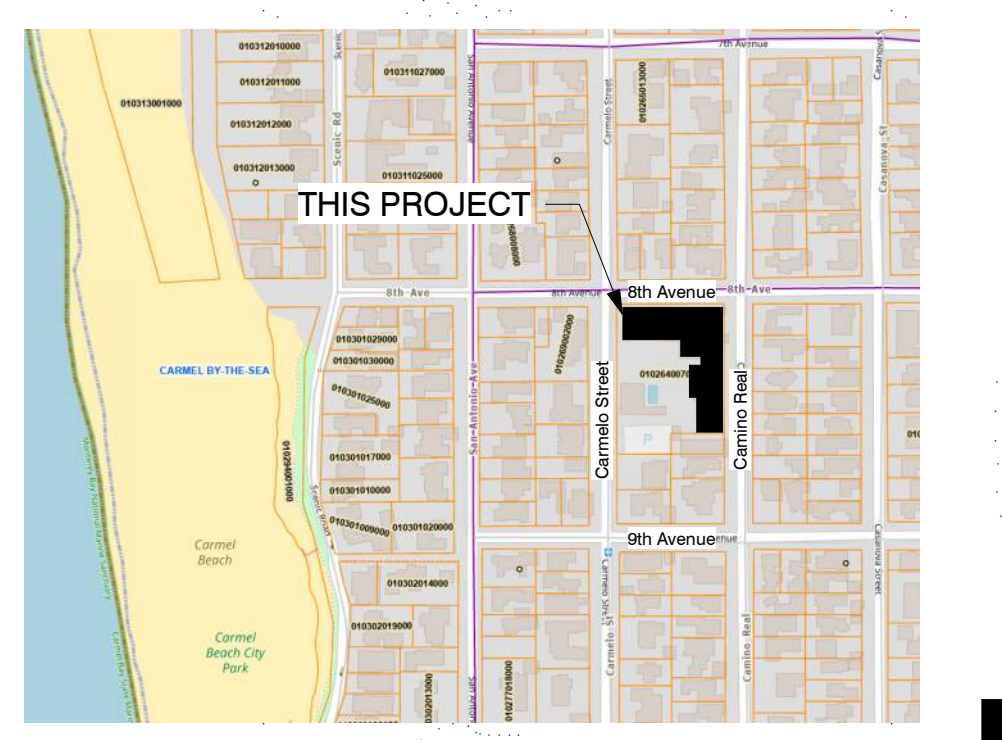
GOVERNING CODES

2019 CALIFORNIA BUILDING CODE (CBC) AND APPENDICES
2019 CALIFORNIA HISTORICAL BUILDING CODE
2019 CALIFORNIA EXISTING BUILDING CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE.

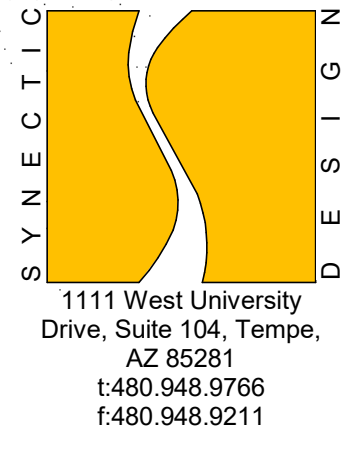
INCLUDING ALL AMMENDMENT LISTED IN THE CARMEL-BY-THE-SEA MUNICIPAL CODE.



KEYPLAN



VICINITY MAP



**La Playa Resort Carmel
Resort Renovation**

Camino Real & 8th Ave
Carmel-by-the-Sea, CA 93921



REVISIONS

NO.	DATE	DESCRIPTION
1	2022-01-04	Transf. DR
		Revisions

Phase: CD
Drawn By: AS/DH
Reviewed By: DH
SDI Project No: 4131
Date: 6/7/2022
Sheet

DR-0.1
DESIGN REVIEW - CONDENSERS/SES