



## 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 23130

**Owner Name:** CARMEL PLATINUM PARTNERS LLC

**Case Planner:** Evan Kort, Associate Planner

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

**Date Approved:** 09/26/2023

**Project Location:** Ocean 3 NW of Dolores

**APN #:** 010139004000

**BLOCK/LOT:** 72/E 1/2 OF W 1/2 OF LOT 1

**Applicant:** William Mefford

**Project Description:** Approval of Design Review application DR 23-130 (Fourtane Jewelers) authorizes storefront modifications exterior storefront located at Ocean 3 NW Dolores in the Central Commercial (CC) District, Downtown Conservation District (CD) Overlay. The project shall be constructed as depicted in the plans prepared by William Mefford stamped approved on September 26, 2023 and as found in Historic Resources Board Resolution 2023-013-HRB on file in the Community Planning & Building Department, unless modified by the conditions of approval contained herein.

**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.	<b>Authorization.</b> Approval of Design Review application DR 23-130 (Fourtane Jewelers) authorizes storefront modifications exterior storefront located at Ocean 3 NW Dolores in the Central Commercial (CC) District, Downtown Conservation District (CD) Overlay. The project shall be constructed as depicted in the plans prepared by William Mefford stamped approved on September 26, 2023 and as found in Historic Resources Board Resolution 2023-013-HRB on file in the Community Planning & Building Department, unless modified by the conditions of approval contained herein.	✓
2.	<b>Codes and Ordinances.</b> The project shall be constructed in conformance with all requirements of the CC zoning district and the Carmel Plaza Specific Plan. 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 Community Planning and Building Department.	✓
3.	<b>Permit Validity.</b> This approval shall be valid for a period of 12 months from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	<b>Water Use.</b> 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 prepared for review and adoption by the Community Planning and Building Department.	✓
5.	<b>Modifications.</b> 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.	✓
6.	<b>Exterior Revisions to Planning Approval Form.</b> 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 is not listed on this form, shall not be deemed approved upon issuance of a building permit. For the purpose of the condition, "exterior" shall mean both the interior and exterior storefronts.	✓
7.	<b>Conflicts Between Planning Approvals and Construction Plans.</b> It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency	✓

	<p>between the project plans approved by 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 &amp; Building Director, or their designee.</p> <p>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.</p>	
8.	<p><b>Indemnification.</b> 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.</p>	✓
9.	<p><b>Hazardous Materials Waste Survey.</b> If required by the building division, a hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to the issuance of a demolition permit.</p>	✓
10.	<p><b>Truck Haul Route.</b> If required by the building division, prior to Building Permit issuance, the Applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route, and any necessary temporary 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.</p>	✓
11.	<p><b>Conditions of Approval.</b> 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.</p>	✓
12.	<p><b>Building Permit.</b> The applicant shall apply for and obtain a building permit revision to Building Permit BP 23-201 prior to commencement of work.</p>	✓
<b>SPECIAL CONDITIONS</b>		

13.	<b>Exterior Signage.</b> This approval does not authorize the installation of any exterior signage. Exterior signage for the business shall be applied for under a separate sign application.	✓
14.	<b>Interior Signage.</b> Interior signage associated with the business is permitted without a permit, however, shall comply with the standards outlined in CMC 17.40.040.	✓
15.	<b>Storefront Lighting.</b> Lighting intensity shall not exceed eight-candlefoot 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 (CMC 15.36.070.A.2).	✓
16.	<b>Certificate of Occupancy.</b> No business shall be conducted until such time as a certificate of occupancy has been issued by the Building Official of the City and the associated business licenses for the business has been issued.	✓
17.	<b>Concurrent HRB Appeal Period.</b> On September 18, 2023, the Historic Resources Board adopted Resolution 2023-013-HRB finding the proposed modification consistent with the Downtown Conservation District. This decision is subject to a 10-working day appeal period ending at 5:00 PM on October 2, 2023. This Design Review Approval is subject to a 10-calendar day appeal period, commencing the day that the Notice of Approval is posted and circulated. Should the HRB decision be appealed, this Design Review Approval shall be void and a new action will be required to be taken following resolution of any HRB appeal.	✓
18.	<b>Sidewalk Pavers.</b> The sidewalk pavers shall be a “Charcoal Gray Tan” color by “CalStone Pavers”. Prior to building permit issuance, the new paver shall be identified in the plans submitted to the building division. The pavers shall be sand-set to facilitate percolation of water.	
19.	<b>Encroachment Permits.</b> An encroachment permit shall be applied for and obtained prior to commencement of any work in the right-of-way.	

Acknowledgment and acceptance of conditions of approval:

\_\_\_\_\_  
Applicant Signature

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

\_\_\_\_\_  
Date

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

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

\_\_\_\_\_  
Date

*Once signed, please email to [ekort@ci.carmel.ca.us](mailto:ekort@ci.carmel.ca.us).*

APPROVED

09/26/2023

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

PROJECT DATA

APPLICANT: JOHN BONIFAS  
FOURTANE JEWELERS  
PO BOX 183  
CARMEL, CA 93921  
831-920-1645  
john@fourtane.com

SITE ADDRESS: OCEAN 3 NW OF DOLORES  
CARMEL, CA

ASSESSOR NO: 010-139-004

PROJECT SCOPE: REPLACE FRONT ENTRY DOORS WITH NEW METAL AND GLASS ENTRY DOORS. ADD 2 EXTERIOR LIGHTS. PAINT EXTERIOR. PAINT EXTERIOR. REPLACE CONC. SIDEWALK W/ PERVIOUS PAVERS

CODES: 2022 CBC, TITLE 24, 2022 CMC, 2022 CFC, 2022 CEC, 2022 CENC, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2010 ADA GUIDELINES FOR ACCESSIBILITY

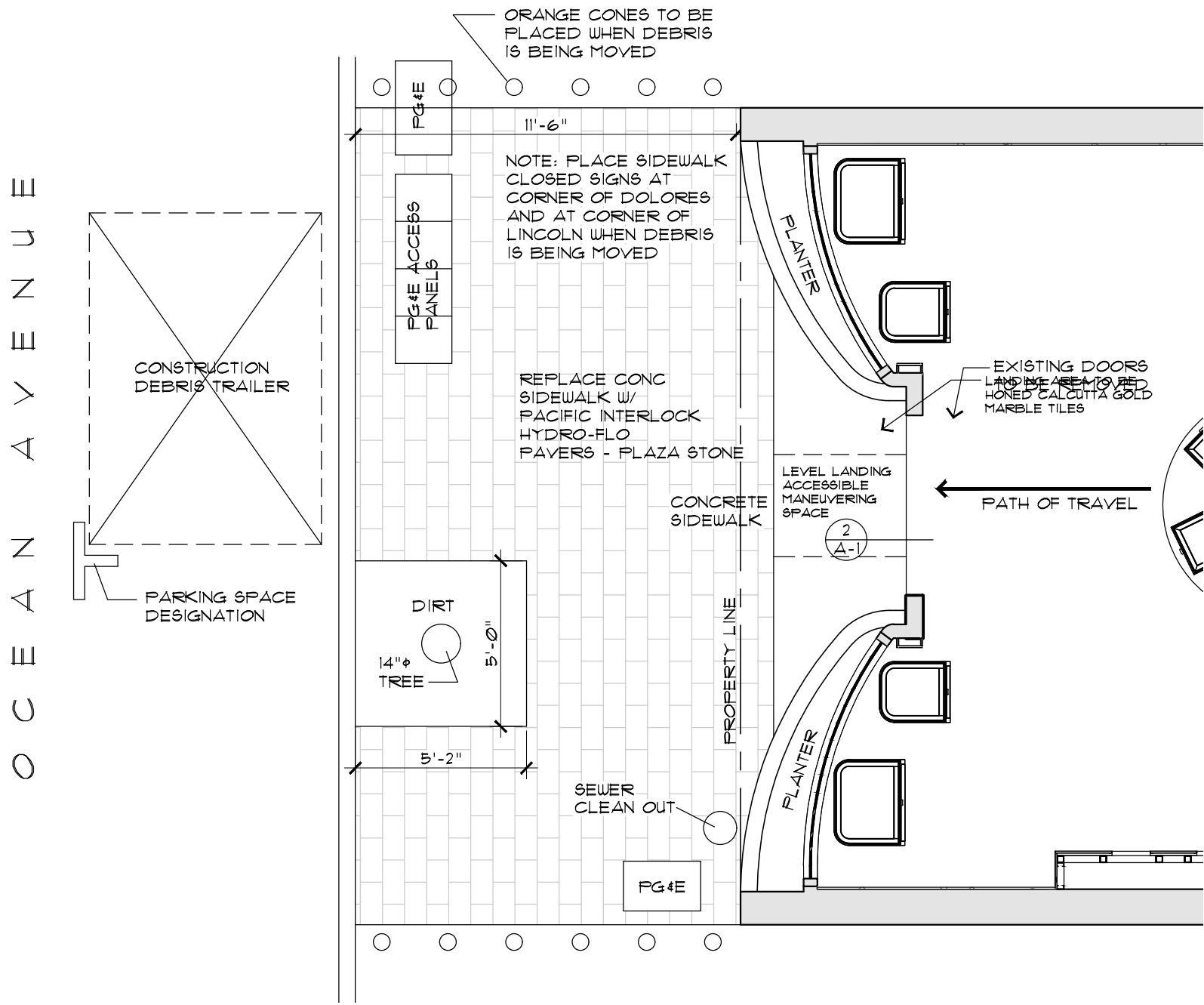
REVISIONS

NO.	DATE

WILLIAM C MEFFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950  
(831) 373-4567 LICENSE # C-22893



PROPOSED ENTRY PLAN

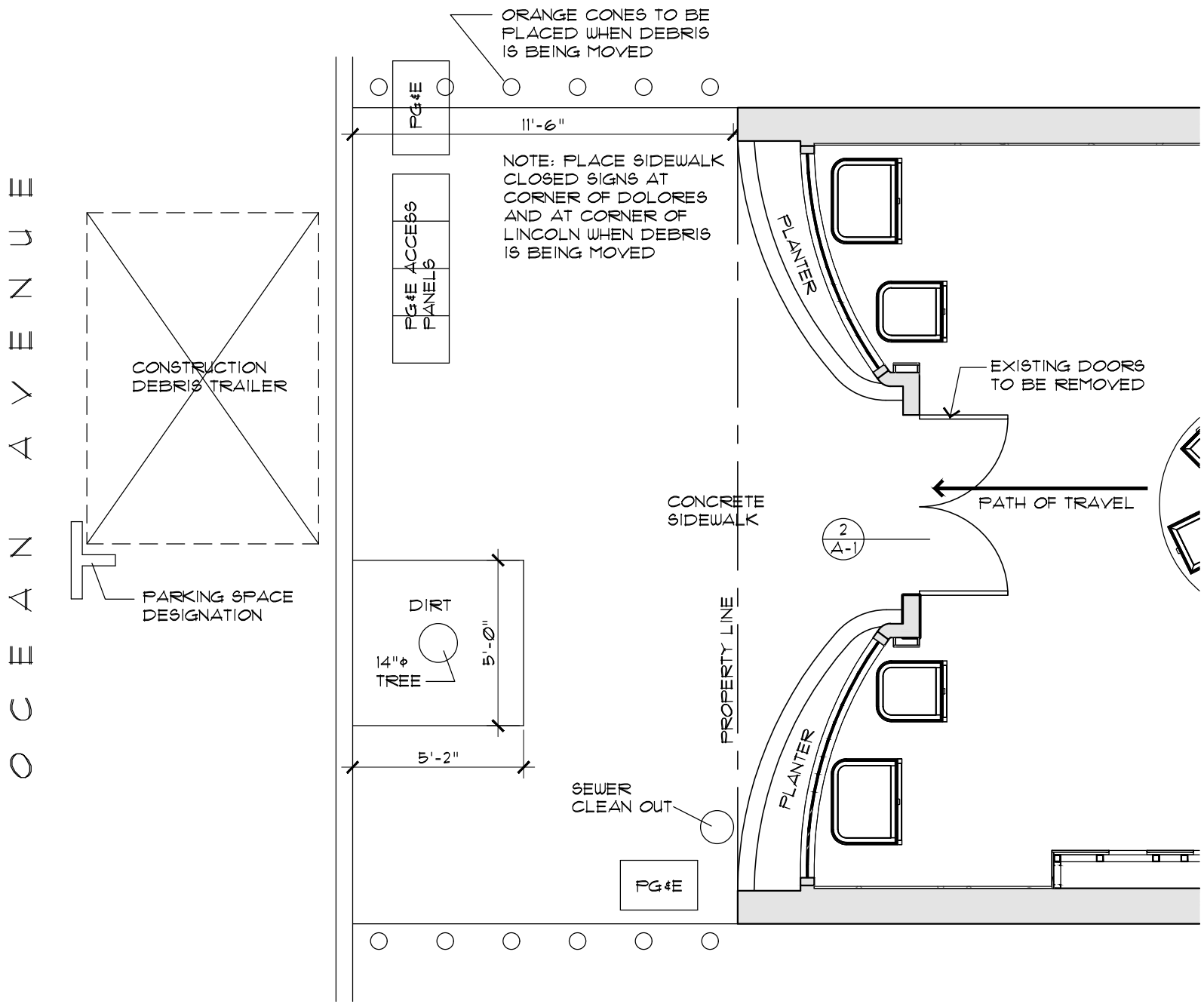
1/4" = 1'-0"



PACIFIC INTERLOCK HYDRO-FLO PAVERS



CALCUTTA GOLD HONED MARBLE TILES



EXISTING ENTRY PLAN

1/4" = 1'-0"

EXTERIOR REMODELING FOR:

Fourtane Jewelers

OCEAN 3 NW OF DOLORES

APN 010-139-004

DATE: 8/8/2023

PROJECT NO. 23005

SHEET TITLE: PLANS

SHEET NO.

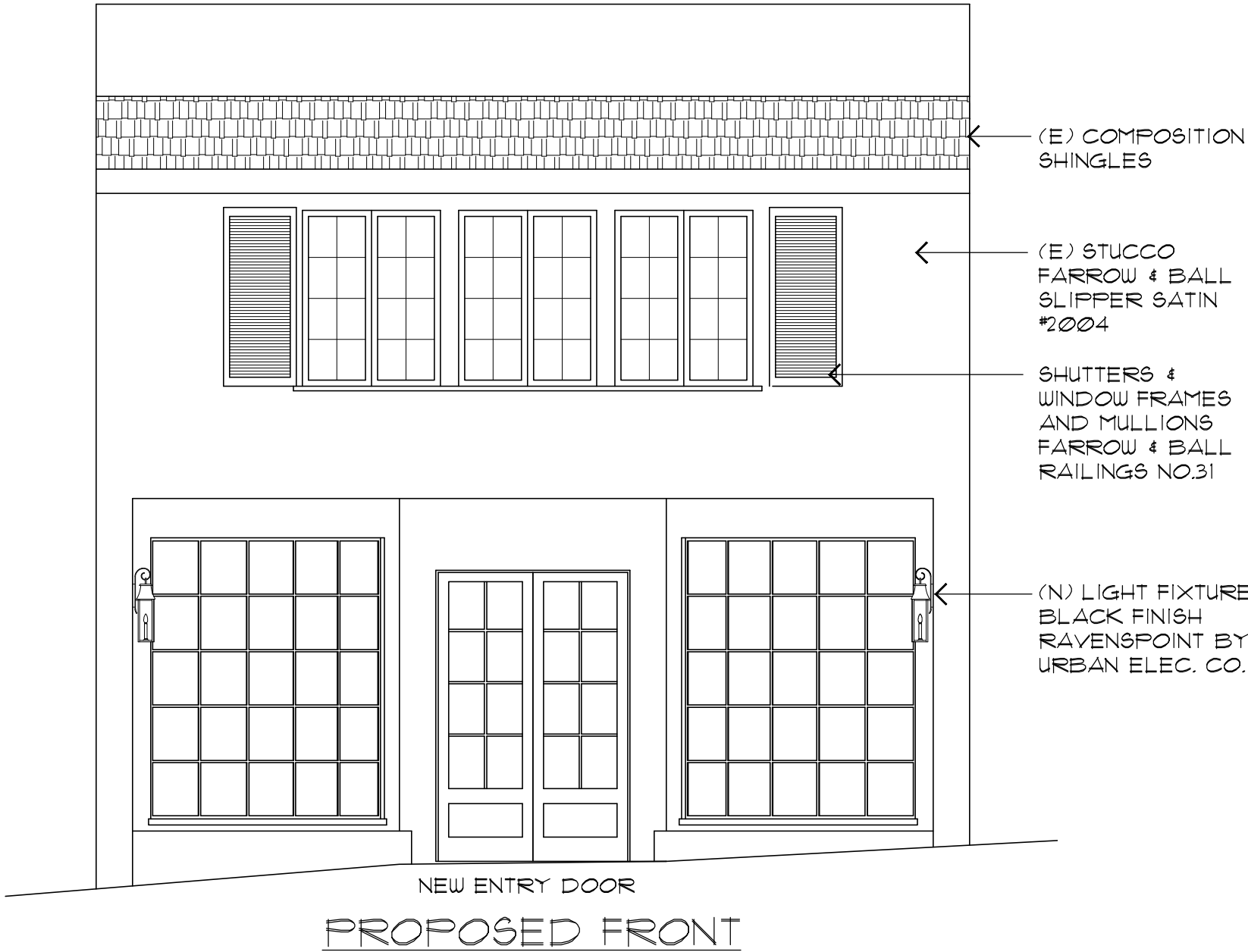
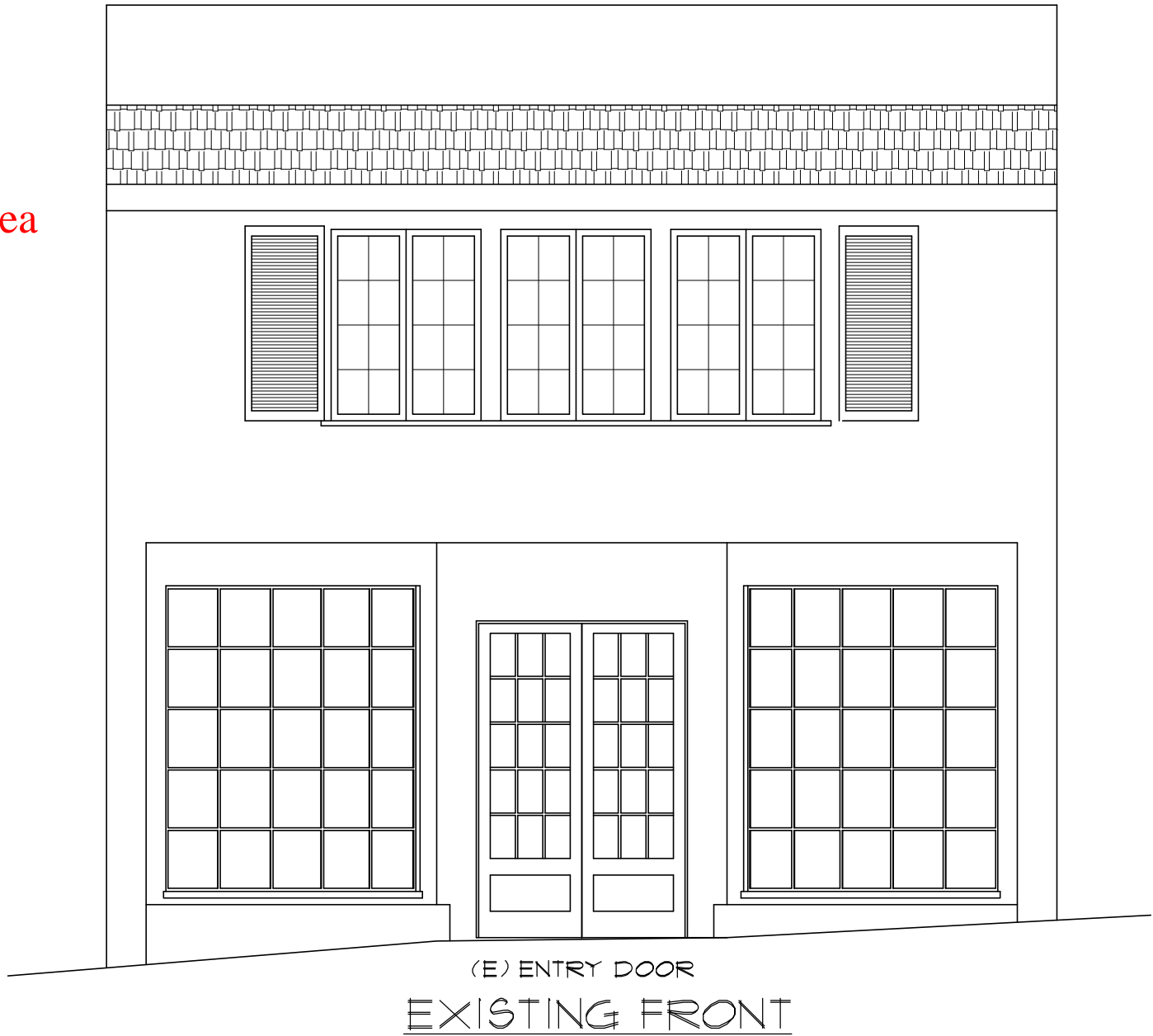
EX-1

OF TWO SHEETS

APPROVED

09/26/2023

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



LIGHT FIXTURE



RAVENSPPOINT

WALL REGULAR UE-3100WR

DIMENSIONS	
Width	8.75in
Height	24.25in
Depth	7.25in
X	16.5in
Y	21in

MOUNTING	
Recommended Installers	1
Weight	10lbs
Backplate	4.5in x 7.5in
Junction Box	4in oct/rnd

LAMP / WIRING

Max Wattage (1) 60W C

Ships with complimentary LED bulb

RATING

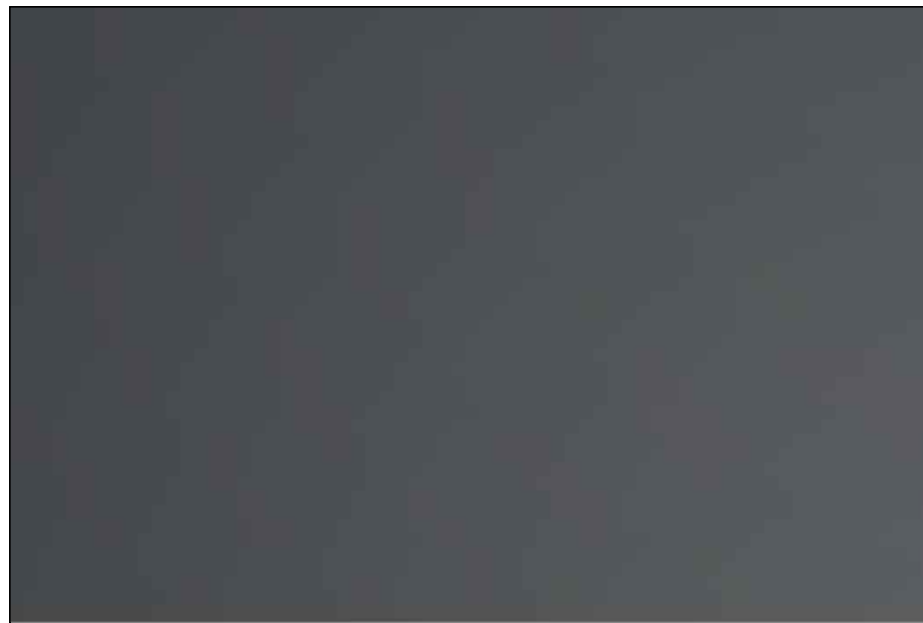
Suitable for WET locations

UL Listed

PAINT COLORS



FARROW & BALL  
SLIPPER SATIN  
#2004



FARROW & BALL  
RAILINGS NO.31

REVISIONS

NO. DATE

WILLIAM C MEFFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950  
(831) 373-4567 LICENSE # C-22893

EXTERIOR REMODELING FOR:

Fourtane Jewelers

OCEAN 3 NW OF DOLORES

APN 010-139-004

DATE:

8/8/2023

PROJECT NO.

23005

SHEET TITLE:

ELEVATIONS

SHEET NO.

EX-2

OF TWO

SHEETS