



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 23303

Owner Name: CORDREY ANGELA M TR ET AL

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

Date Posted: _____

Date Approved: 03/14/2024

Project Location: Mission Street 3 NW of 6th Avenue

APN #: 010132005000 **BLOCK/LOT:** 57/ALL LOT 13

Applicant: Kyle Goldbeck, Agent

Project Description: Authorization. This approval of Design Review application DR 23-303 (LA Golf) authorizes exterior storefront modifications, including repainting the building exterior in a light gray (OC-22 "Calm"), installation of two fabric awnings in a medium charcoal gray, installation of three new exterior wood doors painted charcoal (HC-166 "Kendall Charcoal"), installation of four new exterior wall mounted light fixtures by Elegant Lighting "Raine" 16" tall with a black finish, located at Mission Street 3 northwest of 6th Avenue in the Central Commercial (CC) District as depicted in the plans prepared by Inhance Design Build 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. This approval of Design Review application DR 23-303 (LA Golf) authorizes exterior storefront modifications, including repainting the building exterior in a light gray (OC-22 “Calm”), installation of two fabric awnings in a medium charcoal gray, installation of three new exterior wood doors painted charcoal (HC-166 “Kendall Charcoal”), installation of four new exterior wall mounted light fixtures by Elegant Lighting “Raine” 16” tall with a black finish, located at Mission Street 3 northwest of 6 th Avenue in the Central Commercial (CC) District as depicted in the plans prepared by Inhance Design Build 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 CC 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 when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Community Planning & Building Director or their designee.
3.	Permit Validity. In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a commercial design review approval remains valid for 18 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	Water Use. 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 unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	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 two weeks of the City being notified. A cease work order may be issued at 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 with the approved plans prior to the final inspection.
6.	Exterior Revisions to Planning Approval Form. 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 not listed on this form shall not be deemed approved upon issuance of a building permit.
7.	Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by

	<p>the 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 & 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 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>Exterior Lighting. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications, including illumination information, for all exterior light fixtures in the construction drawings. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface.</p>
9.	<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 proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and 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 resolving all such actions by the parties hereto.</p>
10.	<p>Conditions of Approval. Prior to the issuance of a building permit, the Applicant shall print a signed copy of these Conditions of Approval on a full-size sheet within the construction plan set submitted to the Building Safety Division.</p>

Acknowledgment and acceptance of conditions of approval:

Property Owner Signature

Printed Name

Date

Applicant Signature

Printed Name

Date



INHANCE
A DESIGN / BUILD FIRM

CARMEL-BY-THE-SEA
PLANNING DEPARTMENT
APPROVED

Permit #: DR 23-303 (LA Golf)

Date Approved: March 14, 2024

Planner: M. Waffle

Mission 3 NW of 6th
Carmel By The Sea, CA 93923
Design Package

Approximate Project Valuation: 75,000.00
Approximate ADA Upgrades: 20,500.00 (27.3%)

Principal Designer: Bre Hance
Interior Architect: Yixin Chen
Lead Designer/Project Manager: Nic Beckett
Junior Designer: Katie Hawkesworth

7257 Beverly Boulevard, Suite #205 • Los Angeles, CA 90036 • (323) 538-5912

WWW.INHANCEDESIGNBUILD.COM



HERE'S WHAT WE HEARD...

FUNCTIONAL SPACES
THAT OPTIMIZE FLOW

OVERALL **DARK AND MOODY**
VIBES

SLEEK, MODERN, FUN

AN **ELEVATED** DESTINATION
FOR AN **ELEVATED**
SHOPPING EXPERIENCE

POINT OF **SALE**,
HIGHLIGHTED **SHELVING**,
EQUIPMENT **DISPLAY**

DISPLAY ALL DAY!

TURF FOR **FITTINGS** AND
PUTTING PRACTICE

MINIMALISTIC DESIGN
TO HIGHLIGHT
PRODUCTS

MAXIMUM STORAGE
FOR STOCK AND
EQUIPMENT

A GORGEOUS, NEW LA GOLF LOCATION TO BE PROUD OF.
MIX OF COMFORTABLE AND LUXURY WITH A TIMELESS FEEL.
#LAGOLFMEETSCARMEL #PUTTERMAKINGHISTORY #ELEVATEDEVERYDAY
#LOVEWHEREYOUWORK #LOVEWHATYOU DO

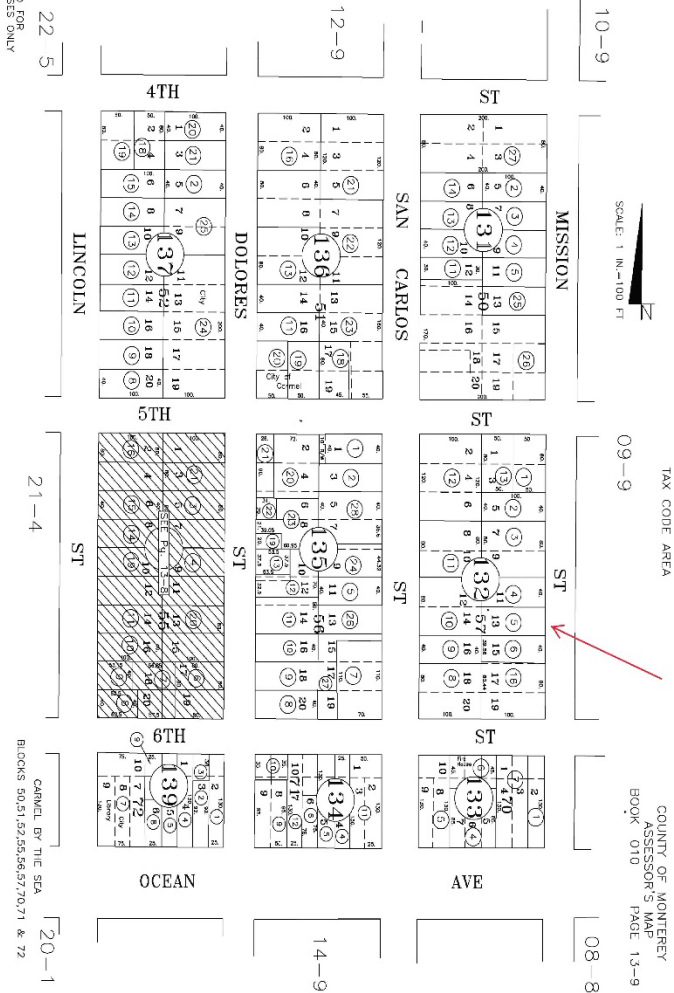


LA Golf As-Built - Mission, CRML

APN: 010-132-005-000

Mission, 3 Northwest of 6th Street, Carmel-by-the-Sea, CA 93921

THIS MAP IS INTENDED TO BE USED FOR
PROPERTY TAX ASSESSMENT PURPOSES ONLY





INHANCE
A DESIGN / BUILD FIRM

Project Name: **Carmel by the Sea**

Project Address: Mission, 3 Northwest of 6th St,
Carmel-by-the-Sea, CA 93921

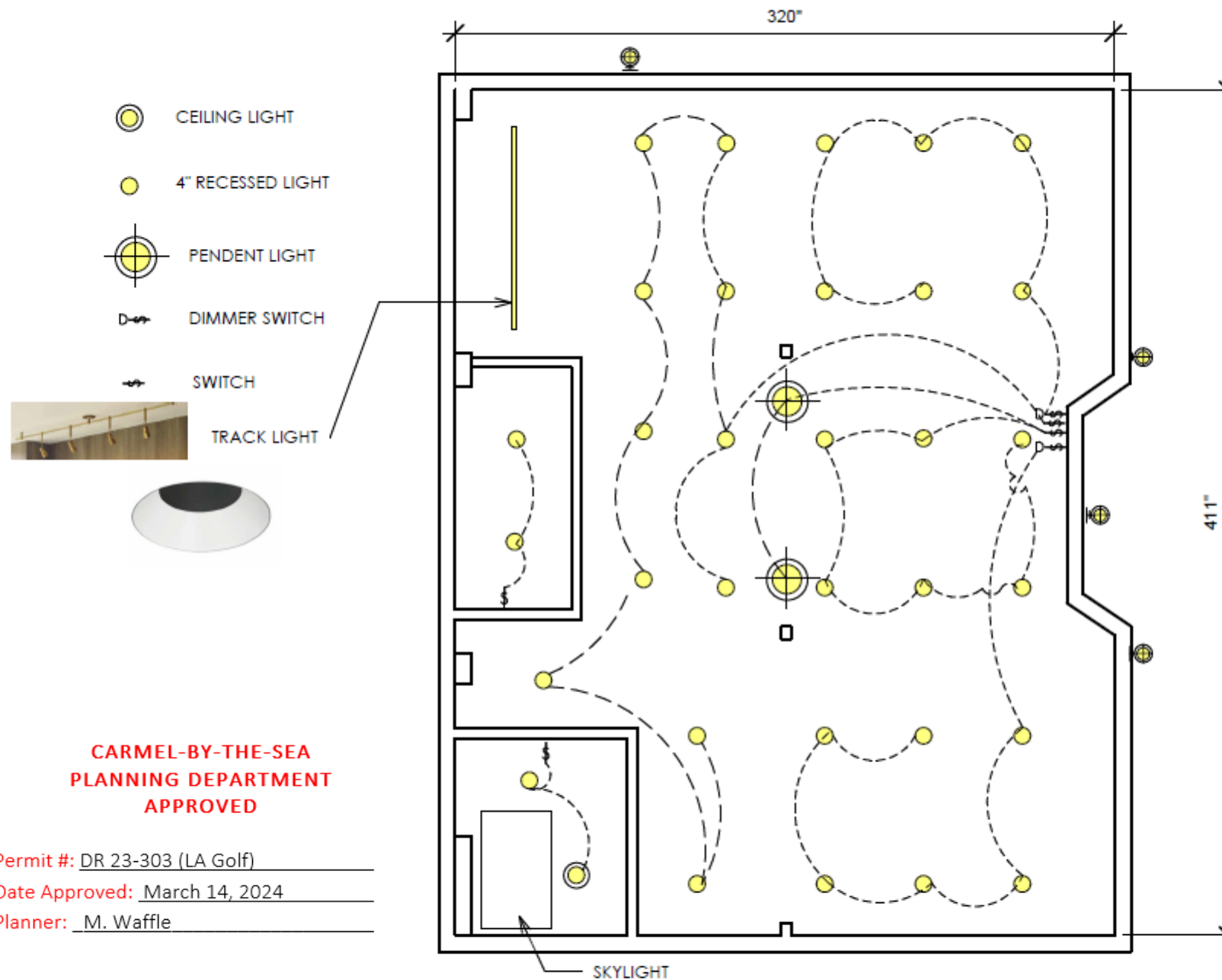
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Drawn By: Yixin

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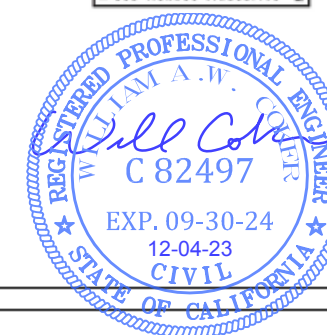
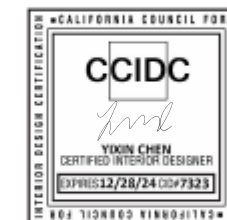
Sheet No:

A102



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

Permit #: DR 23-303 (LA Golf)
Date Approved: March 14, 2024
Planner: M. Waffle





EXISTING EXTERIOR
FOR REFERENCE ONLY

NOTE: KEEP EXISTING BRICK BELOW WINDOWS AS IS



SWITCHES ALL ON
DIMMERS



STANDARD DUPLEX
OUTLETS WHITE



BASEBOARD – 4-1/2"

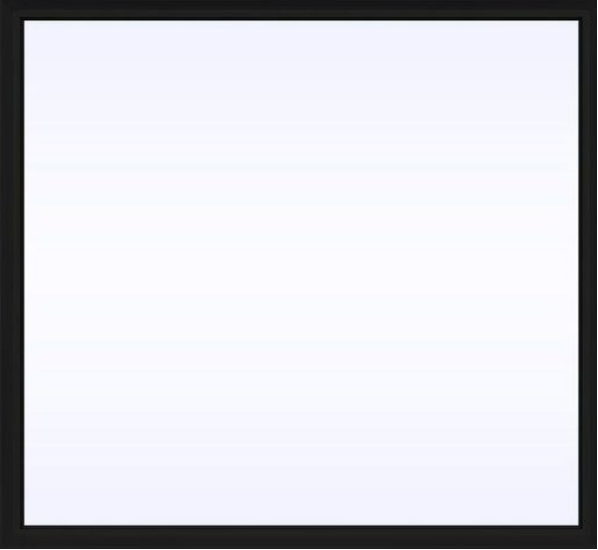
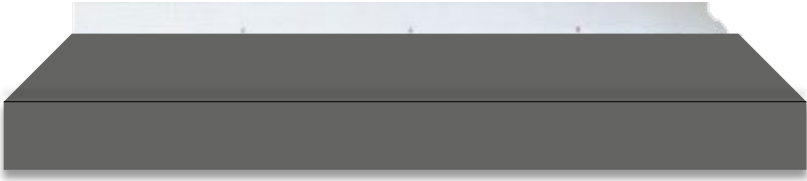


INTERIOR WALL
PAINT
ALL WALLS



DOOR CASING – 2-1/4"

EXTERIOR FABRIC AWNINGS
9'1"WIDTH (EA.)
GC TO MEASURE ON SITE



OPTION IF NEW WINDOWS TRIM IN BLACK
PAINT



EXTERIOR LIGHTING



SECURITY SYSTEM
SPECIAL LOCKS TBD



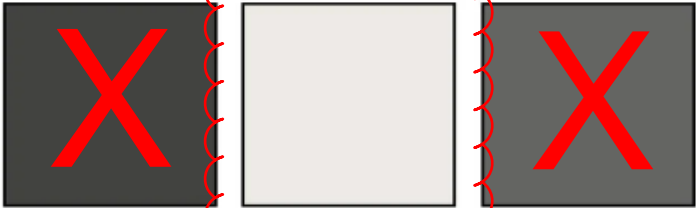
EXTERIOR DOOR (x3)



INTERIOR DOOR (x2)

Approved body color

EXTERIOR COLOR PALETTE – LOOK + FEEL



Kendall Charcoal
HC-166

EXTERIOR WALL PAINT
B. M. OPTION #



Calm
OC-22

Approved
body color

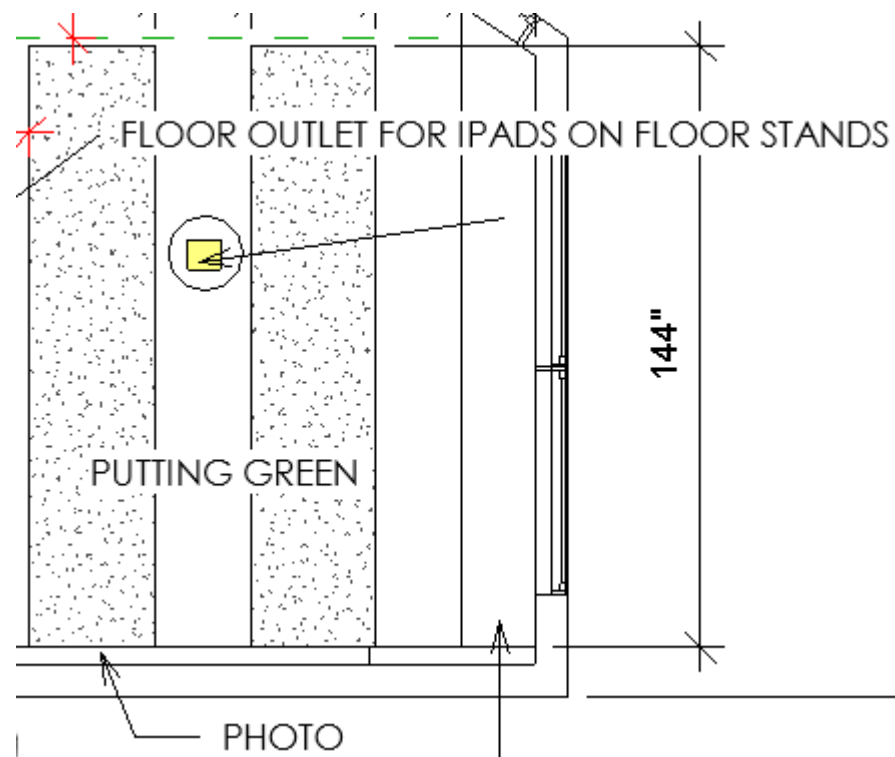
CARMEL-BY-THE-SEA
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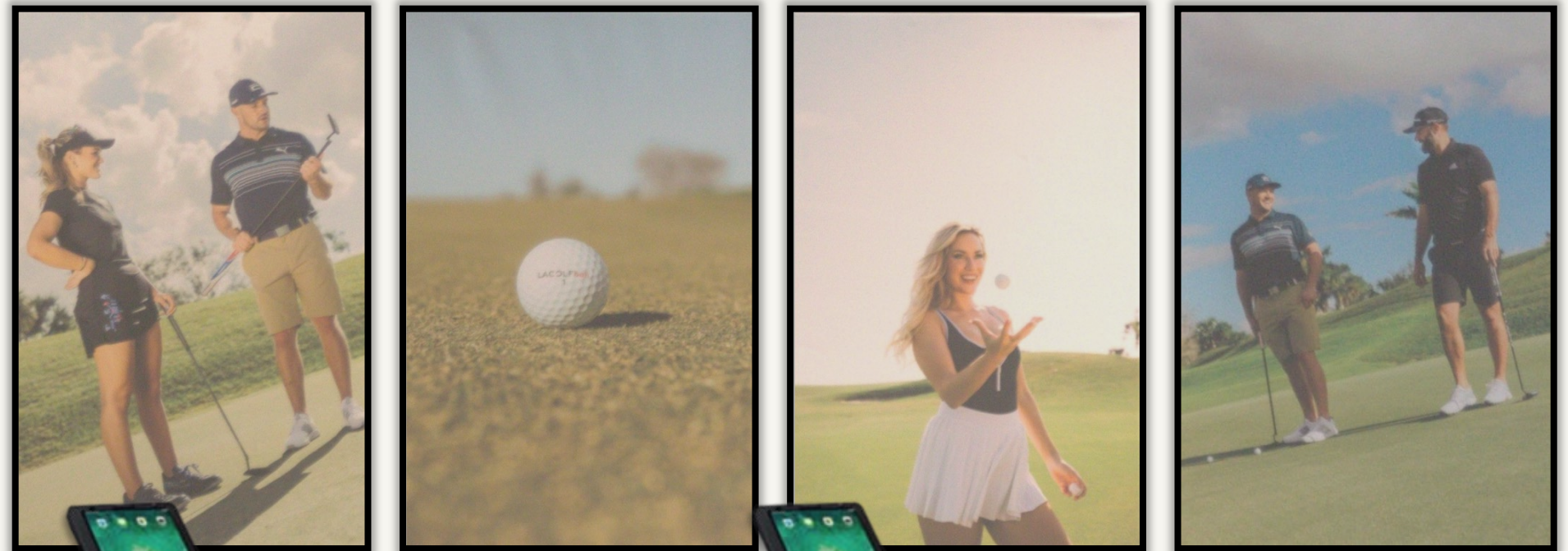


EXTERIOR LOGO – LOOK + FEEL W/BOLD FONT
86" X 6" SIZE TBD ON THE SITE





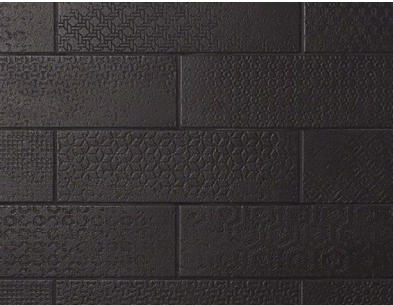
LARGE PHOTOS OF PARTNERS



IPADS ON
FLOOR STANDS
INCLUDE FLOOR
OUTLETS



BACKSPLASH TILE BEHIND TV ONLY UP TO CEILING –
BLACK 4X12" PORCELAIN MATTE SUBWAY PATTERN - \$10/SF



COST SAVING IDEA –
OMIT TILE AND PAINT IN
BM 2132-10



PENDANT
BLACK/ BRASS
20" DIA -
\$200/EA



ENGINEERED HARDWOOD
FLOORING THROUGHOUT
UNLESS OTHERWISE NOTED



WHITE OAK WOOD BEAM + PILLARS



DISPLAY SHELVES
BUILT-IN, ADJUSTABLE
SHELVES WITH STRIP
LIGHTING TO SHOWCASE
PRODUCT



CABINET FINGER
PULL DETAIL



SHELF FINISH
PAINT GRADE IN BM
CHANTILLY LACE



WHITE OAK WOOD
FOR ALL CABINETRY



BLACK QUARTZ
COUNTERTOP W/
WATERFALL SIDES
SUBTLE VEINING



CUSTOM TILE
FLOOR LOGO - LA
GOLF EST 2022 IN
MOAIC TILES
ALL CAPS



DISCLAIMER: ALL MEASUREMENTS NEED TO BE VERIFIED IN FIELD.
INANCE IS NOT RESPONSIBLE FOR MEASUREMENTS



INHANCE
A DESIGN / BUILD FIRM

Project Name: **Carmel by the Sea**

Project Address: Mission, 3 Northwest of 6th St,
Carmel-by-the-Sea, CA 93921

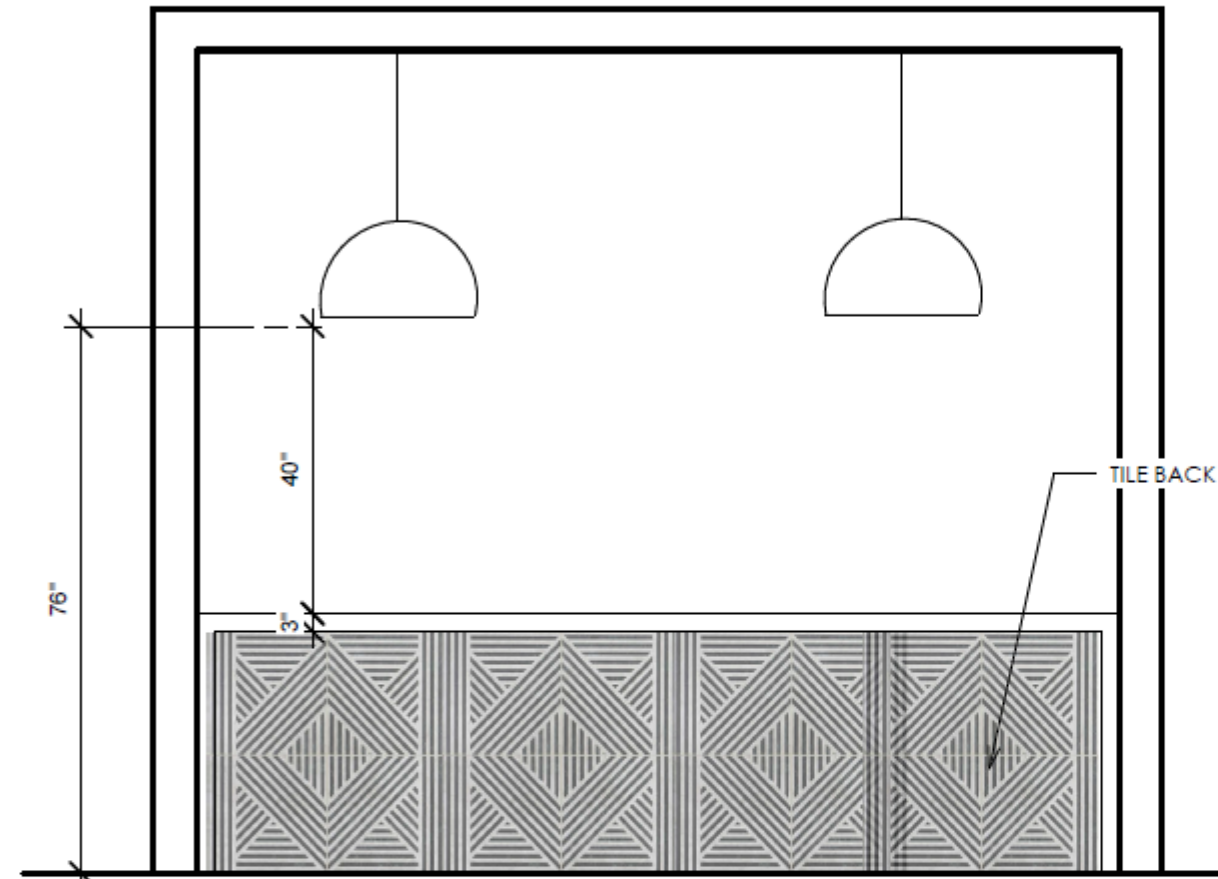
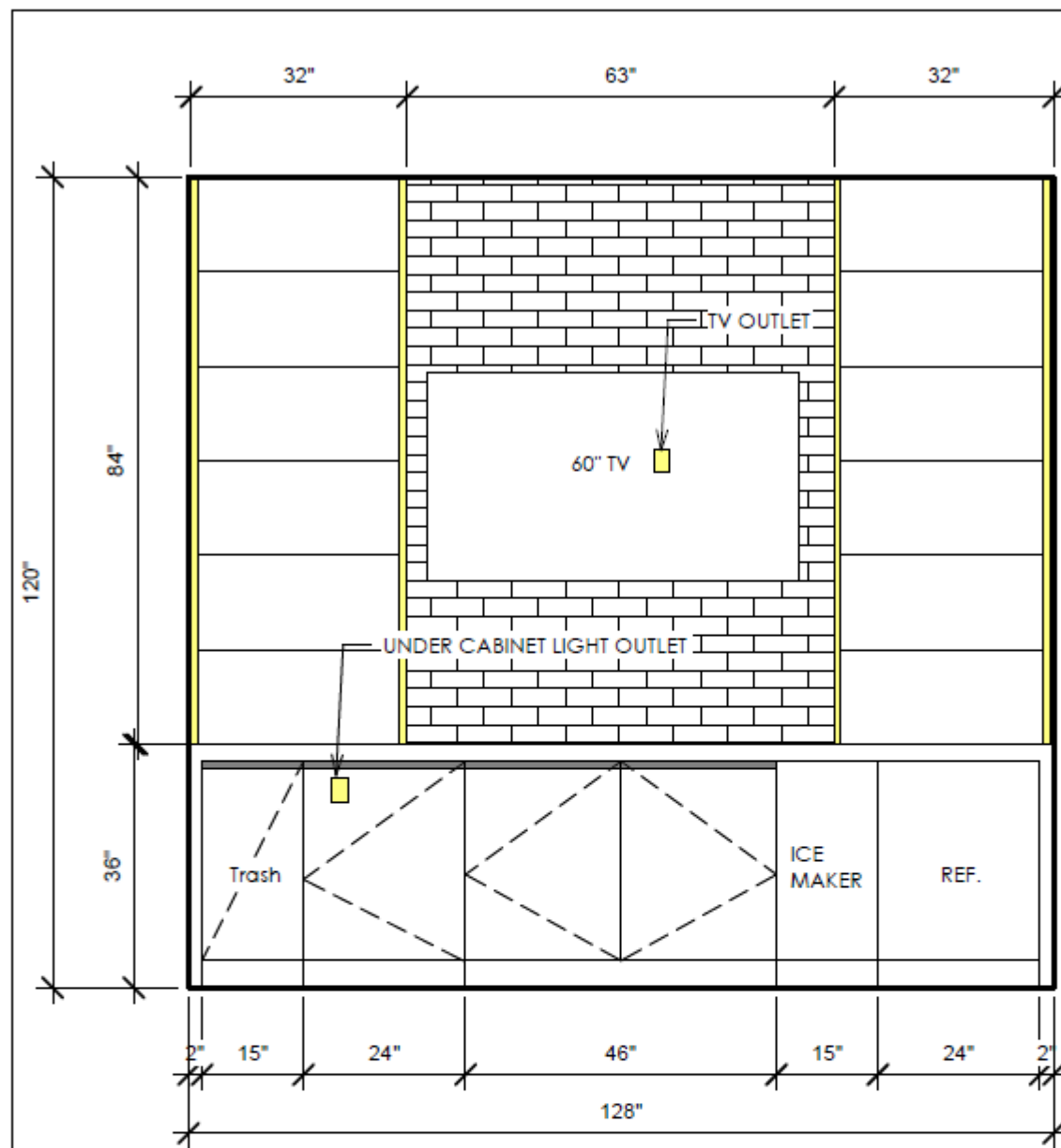
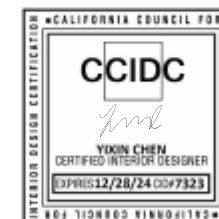
Issue Date :

Drawn By: Yixin

Scale: 1/2" = 1'-0"

Sheet No:

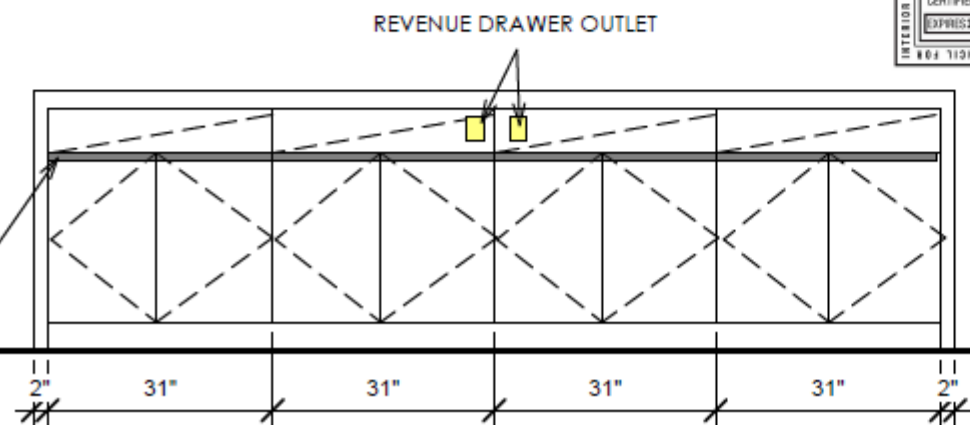
A103



WHITE UPPER SHELVES- ADJUSTABLE SHELVES WITH STRIP LIGHTING
WHITE OAK BASE CABINET WITH FINER PULL OUT

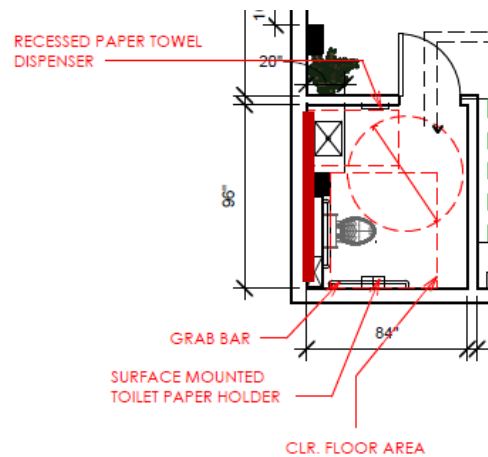


RECESSED
FINGER BOX
TO MATCHING
FINISH



1 POINT OF SALES COUNTER ELEV.
1/2" = 1'-0"





FAUCET
VIBRANT BRUSHED
MODERN BRASS
~ \$675



BATH ACCESSORIES
VIBRANT BRUSHED
MODERN BRASS



**ACCENT WALL TILE +
BASEBOARDS** –
RIBBON BLACK – 24" X 48"
SHOWN ON PLAN IN **RED**



FLUSHMOUNT LIGHT
14" DIA. X 4"H
BRASS AND GLASS
~ \$340

WALL PAINT
BM CLASSIC GRAY



ACCENT WALL TILE –
BLACK – 24" X 48"
CUT FOR BASEBOARD ON ALL WALLS

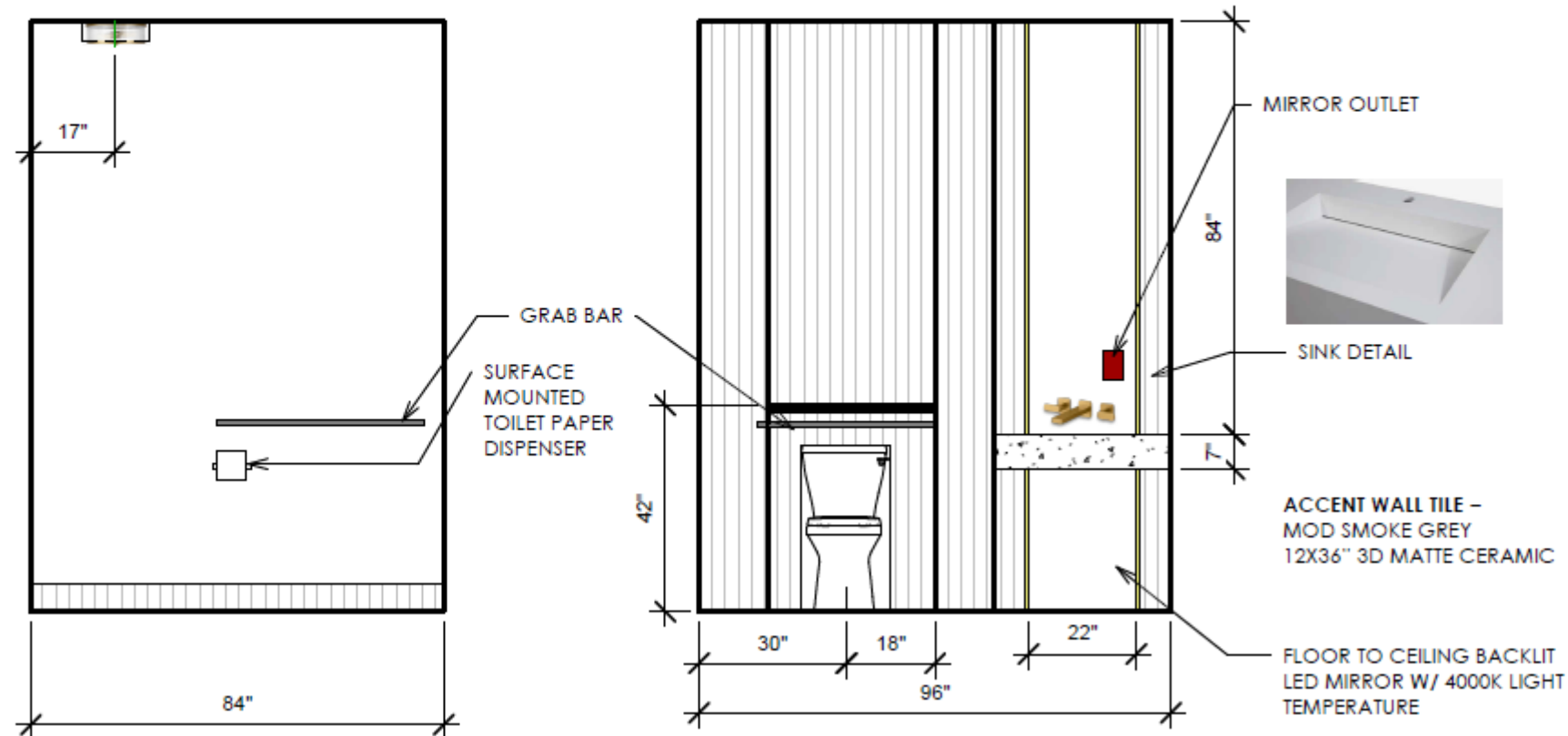
FLOOR TILE - ANTHEA GRAY 12X24" STRAIGHT STACK - \$6/SF



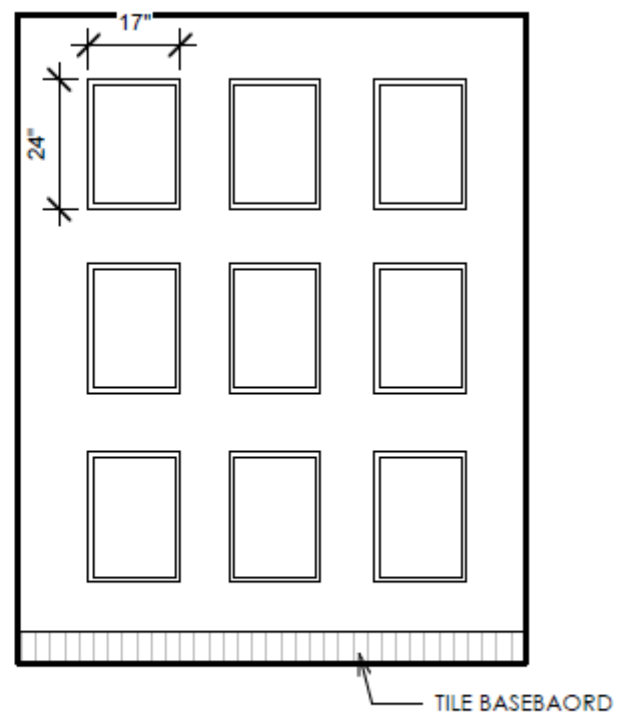
LIGHT TEMPERATURE 4000K

VANITY W/INTEGRATED SINK
WHITE QUARTZ W/ SUBTLE
VEINING





ADA bathroom to reference to Sheet 107 "Detail 1, Accessible Restroom Dimensions (Typical)" and "Detail 10, Typical Accessible Restroom"



① BATHROOM
3/8" = 1'-0"



Carmel by the Sea	
Project Name:	Mission, 3 Northwest of 6th St, Carmel-by-the-Sea, CA 93921
Issue Date :	
Drawn By: Yixin	
Scale: 3/8" = 1'-0"	
Sheet No:	A104



ACCENT WALL
GOLF BALLS MOUNTED TO WALL WITH TURF
"WE HAVE BALLS" SIGNAGE



INSPO



BLACK CHAIR
29.1"H X 23.8"W X 31.1"D
~ \$630



COFFEE TABLE
15.75"H X 37"W X 35"D
~ \$1,300



LEATHER CHAIR
23.25"W X 24"D X 33"H
~ \$900



STRIPED JUTE RUG
8'W X 10'L
~ \$1,000

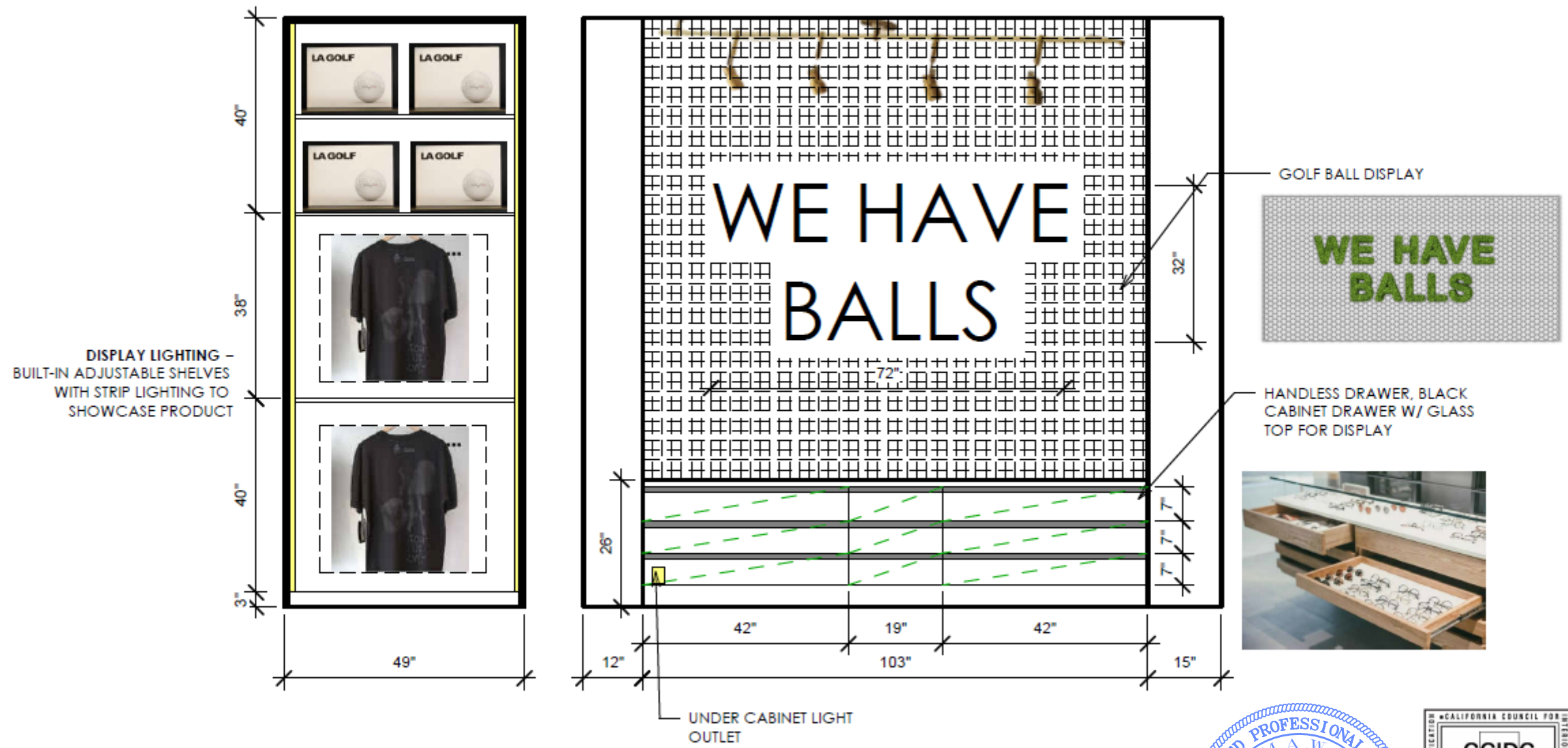


TABLE TOP RETAIL MERCH:
CIGAR CASES, ASHTRAYS





INHANCE
A DESIGN / BUILD FIRM



Project Name: Carmel by the Sea

Project Address: Mission, 3 Northwest of 6th St, Carmel-by-the-Sea, CA 93921

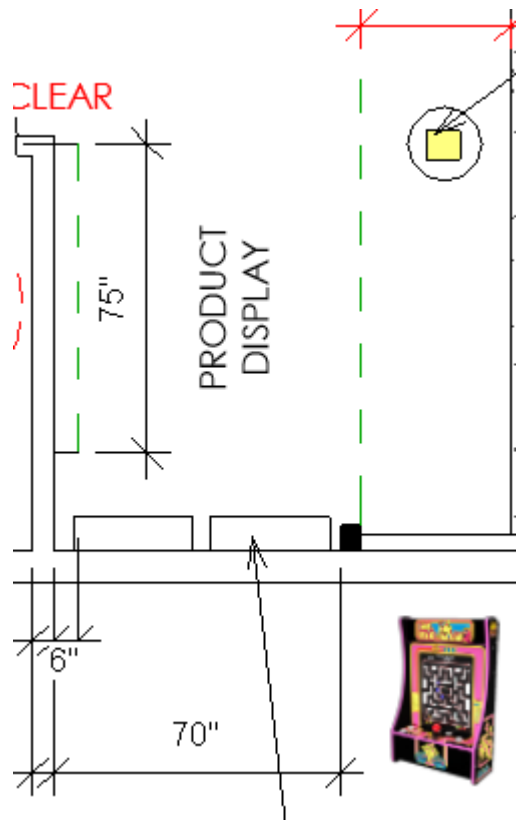
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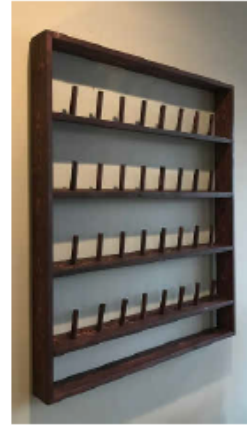
Scale: 1/2" = 1'-0"

Sheet No:

A105



PAC-MAN
29"H X 18.5"W X 8"D
WALL MOUNTED GAME
SHOWN ON PLAN IN RED
NEEDS ACCESS TO A
WALL OUTLET



PUTTER
HARDCOVER RACK

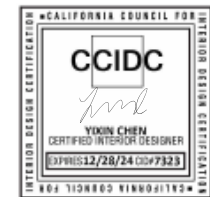
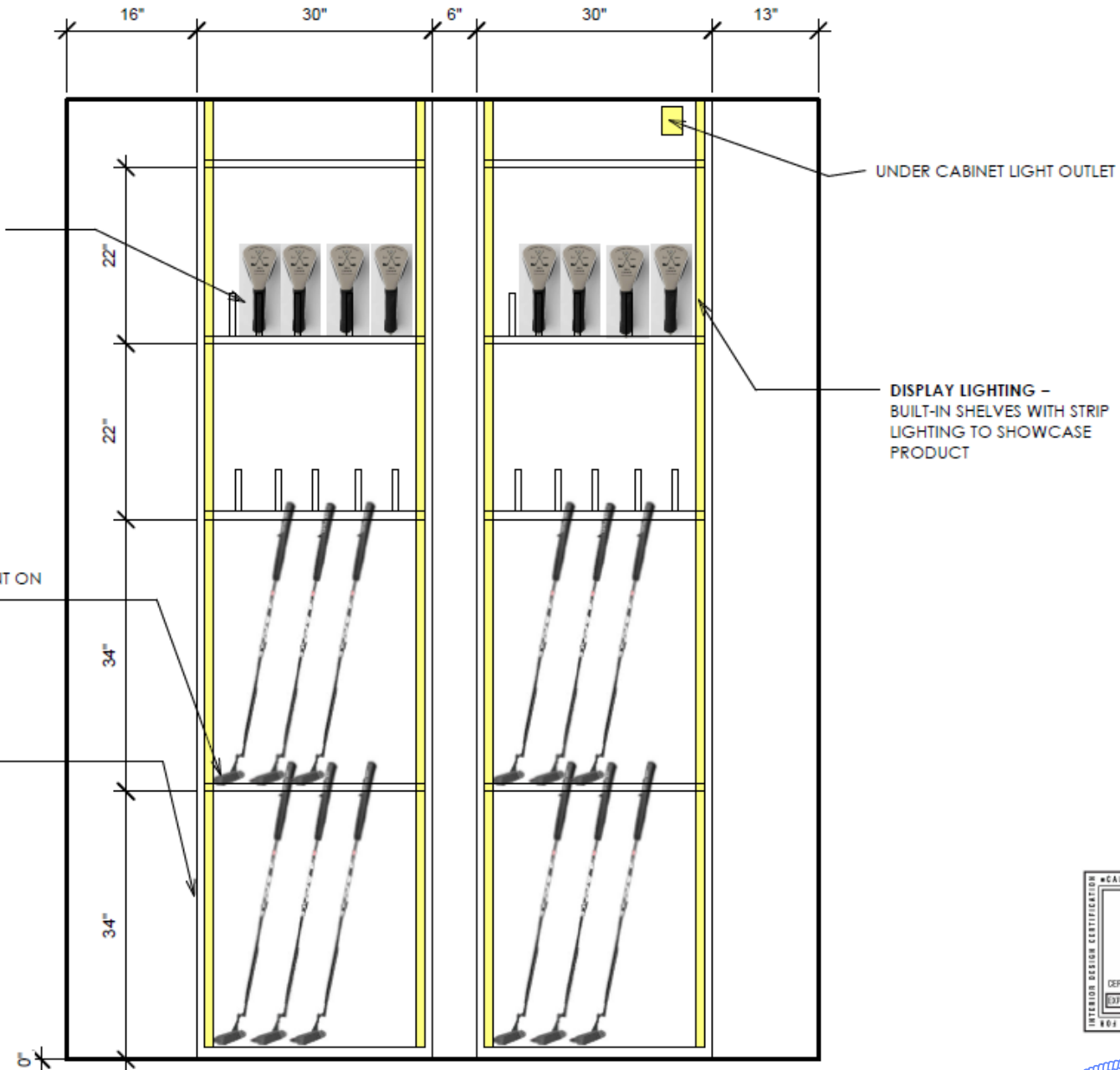


PUTTER RACK MOUNT ON
THE WALL

BLACK CABINET

PLEASE CONFIRM ALL PRODUCT DIMENSION

① PRODUCT DISPLAY ELEVATIONS CONT.
3/4" = 1'-0"



INHANCE
A DESIGN / BUILD FIRM

Project Name:
Carmel by the Sea

Project Address:
Mission, 3 Northwest of 6th St,
Carmel-by-the-Sea, CA 93921

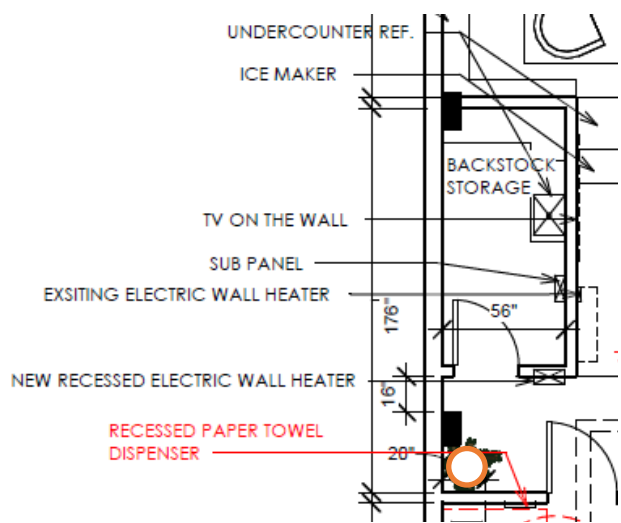
Issue Date :

Drawn By: Yixin

Scale: 3/4" = 1'-0"

Sheet No:

A106



ACRYLIC PLANTER
FILLED W/GOLF BALLS +
FAUX PLANT
SHOWN ON PLAN IN **ORANGE**



MIRROR
NATURAL WOOD FRAME
SIZE AND LOCATION TBD



STORAGE FAUCET
SEMI-PROFESSIONAL
PULL-DOWN KITCHEN
SINK FAUCET

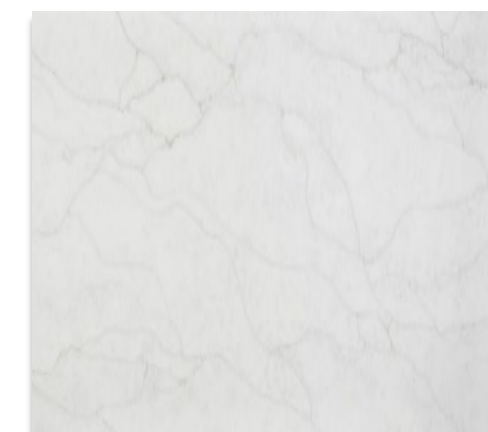
STORAGE SINK DRAIN
IN POLISHED BRASS



**CLIENT TO DISCUSS LAYOUT
WITH GC**



STORAGE SINK -BLANCO PRECIS
32" UNDERMOUNT SINGLE BASIN
SILGRANIT KITCHEN SINK



COUNTERTOP STONE
WHITE QUARTZ W/ SUBTLE VEINING
(MATCH WITH BATHROOM TO
SAVE ON SLAB WASTE)

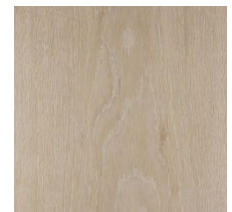




SHADE COLOR –
BLACKOUT
BIRCH - FLOCK



**DRAPERY
FABRIC -**
BLACK LINEN
BLACKOUT



**WHITE OAK OR
LAMINATE BENCH
SEAT MATERIAL
W/PUSH TO OPEN
DRAWERS**



**BENCH SEAT
FABRIC**
\$50/YARD



BENCH -15" H X 18" D
SEATING CUSHION - 2" H

PUSH OPEN FLAT PANEL DRAWERS





KITCHENAID 24" WIDE
BEVERAGE CENTER WITH
MOTION ACTIVATED LED
LIGHTING (2X)



KITCHENAID 15 INCH WIDE 25
LBS. CAPACITY BUILT-IN ICE
MAKER



TOILET ONE-PIECE COMPACT
ELONGATED TOILET WITH
SKIRTED TRAPWAY, 1.28 GPF



CUSTOM LED LIGHTED
FULL-LENGTH WALL MIRROR



STORAGE FAUCET
SEMI-PROFESSIONAL
PULL-DOWN KITCHEN
SINK FAUCET



DISPENSE-RITE FMT-
1BT BUILT IN WAX
PAPER TISSUE
DISPENSER - 8 1/4"W
X 3 1/2"D X 8"H,
PLASTIC, BLACK



FAUCET
VIBRANT BRUSHED
MODERN BRASS
~ \$675



STORAGE SINK -BLANCO PRECIS
32" UNDERMOUNT SINGLE BASIN
SILGRANIT KITCHEN SINK



STORAGE SINK DRAIN
IN POLISHED BRASS



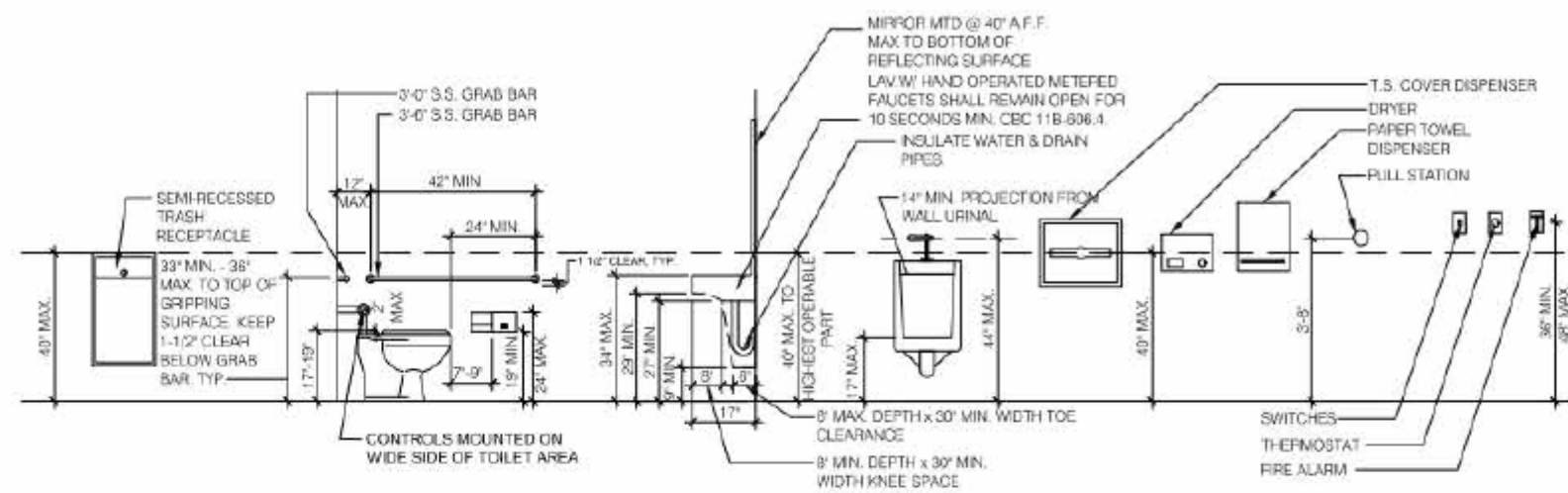
TOILET PAPER HOLDER
VIBRANT BRUSHED
MODERN BRASS
K-14444-2MB



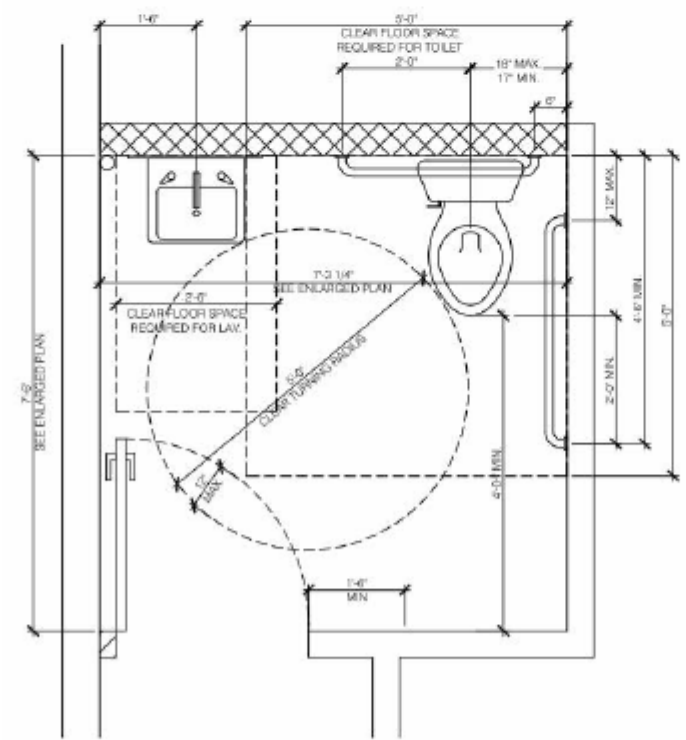
GRAB BAR (X2)
36"L
VIBRANT BRUSHED
MODERN BRASS



NEED FOR:
-GARBAGE DISPOSAL - NO
-WATER FILTER - YES



1 ACCESSIBLE RESTROOM DIMENSIONS (TYPICAL)
SCALE: NTS



10 TYPICAL ACCESSIBLE RESTROOM
SCALE: NTS



Carmel by the Sea	
Project Name:	Mission, 3 Northwest of 6th St, Carmel-by-the-Sea, CA 93921
Project Address:	

Issue Date :	
Drawn By: Yixin	
Scale:	
Sheet No:	A107