



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 Study 20360

Owner Name: STEVENS THOMAS SCOTT & NANCY K STEVENS TRS

Case Planner: Evan Kort, Associate Planner

Date Posted: _____

Date Approved: 12/18/2020

Project Location: NEC 5th and Guadalupe

APN #: 010031010000 **BLOCK/LOT:** 44/ALL LOT 20

Applicant: John Stevens

Project Description: 1. This approval of Design Study (DS 20-360) authorizes the installation of a gas fire pit located on an existing residential property at the northeast corner of 5th and Guadalupe. The new fire pit is proposed to be 2.5 feet tall with a 5 foot diameter and constructed with Carmel Stone. The addition of the fire pit will result in 19.6 square feet of additional site coverage for the site resulting in 381 square feet over coverage improvements for the site. The project shall be consistent with the plans and application materials on file with the city dated received December 3, 2020, except as 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

AUTHORIZATION:

1. This approval of Design Study (DS 20-360) authorizes the installation of a gas fire pit located on an existing residential property at the northeast corner of 5th and Guadalupe. The new fire pit is proposed to be 2.5 feet tall with a 5 foot diameter and constructed with Carmel Stone. The addition of the fire pit will result in 19.6 square feet of additional site coverage for the site resulting in 381 square feet over coverage improvements for the site. The project shall be consistent with the plans and application materials on file with the city dated received December 3, 2020, except as modified by the conditions of approval.

SPECIAL CONDITIONS:

1. **State Contractor's License.** For any work completed by an individual hired by the property owner for which the cost of time, labor and materials is \$500 or more, the individual hired by the property owner must have a state contractor's license and city business license.
2. **Building Permit.** A building permit is required for this application. The applicant shall obtain the appropriate permit from the Building Department after the 10-day posting period and prior to commencing work.
3. **Printed Conditions.** These conditions of approval shall be printed in the building plan set.
4. **Landscape Lighting.** Landscape lighting, or electrical work of any kind is not authorized under this approval.
5. **Fence.** Repairs or reconstruction of the existing gate and fences is not authorized under this approval.
6. **Location.** The proposed fire pit in its entirety shall be located outside of the front setback (15 feet from the front property line –property line parallel to Guadalupe).
7. **No Construction Materials in the Right-of-Way.** During construction, no construction materials may be stored in the right-of-way in front of the property.
8. **811 Ticket Number.** Prior to issuance of the Notice of Authorized Work form, 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).

9. **Clearance from Trees.** During construction, no dirt or construction materials or equipment may be placed within 6 feet of the base of any tree.
10. **Tree Roots.** 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 be reached at (831) 620-2073.
11. **Tree Removal.** No trees are authorized to be removed or pruned as part of this approval. Any proposed tree removal or pruning shall require approval of a tree removal permit prior to the issuance of a building permit.
12. **Indemnification.** 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.

To: Carmel Planning Department
From: John Stevens
Subject: 5th & Guadalupe Fire Pit
Date: Nov 19th, 2020

We would like to add a fire pit to our side yard. Attached is (1) your General Planning Application, (2) a 36"x24" drawing and (3) a 17"x11" drawing. We have mailed a check for \$430 to your PO Box.

The balance of this letter will discuss other information that maybe useful:

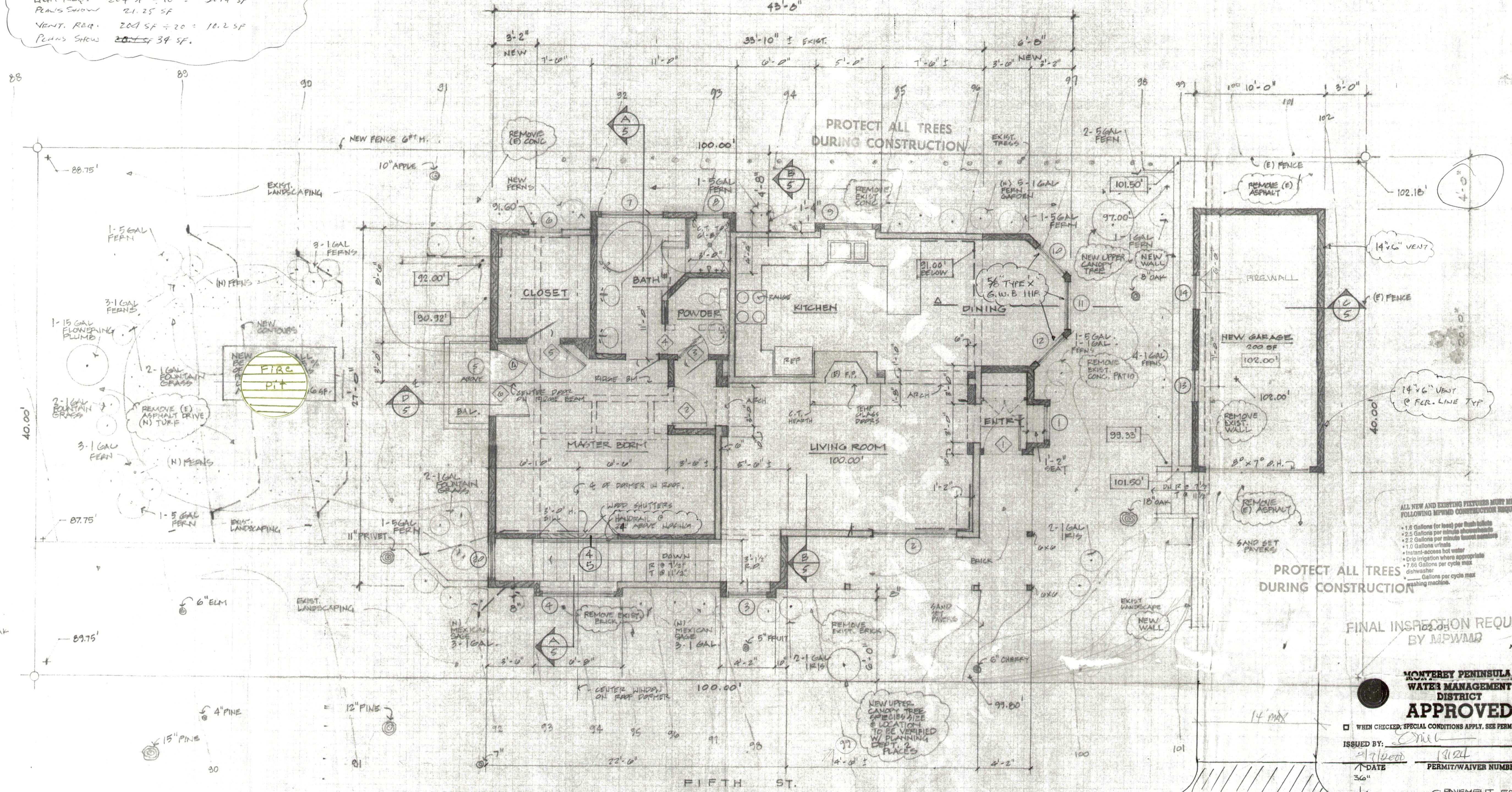
- 1) The fire pit will be 5' in diameter and approximately 2.5' high. It will be constructed with Carmel stone to match the existing stonework. It will have a 3' fire ring fueled by gas. The gas meter and hook up is conveniently located within 20'.
- 2) The fire pit will be located in the side yard. It will be located in the middle of the grass lawn. No shrubs or trees will be impacted. The pit will be nicely sheltered from traffic on both Guadalupe and 5th by existing shrubbery. The attached drawings show that the pit is compliant with existing setbacks.
- 3) The attached drawings that show the location of the fire pit are from the city approved house construction plans dated February 2000. No other work has been undertaken since then.
- 4) These drawings show Base Floor Area of 1,800 sq ft. The Allowable Site Coverage is 396 sq ft. The drawings show that the current site coverage is 361 sq ft. The fire pit will add 19.6 sq ft of site coverage bring the total to 380.6 sq ft – well within the allowable limit.
- 5) It should be pointed out that this house is on a corner lot. Permission was granted to plant on about 10' on the entire length of Guadalupe and 5th which Clearly has added to water retention. Also, retention was helped by constructing the driveway with pavers on sand.

This is pretty simple, straight forward request. We have enjoyed our house for 20 years now. We have been a good neighbor and citizen. The house has been well maintained. We would appreciate you quick approval.

Of course, if you have any questions please get in touch.

DEC 21 1998

M BED LIGHT & VENTILATION CALCS.
 LIGHT REQ. 204 SF = 10 = 20.4 SF
 Plants shown 21.25 SF
 VENT. REQ. 201 SF = 20 = 10.2 SF
 Plants shown 20.5 SF



UPPER FLOOR PLAN & SITE PLAN
 1/4" = 1'-0"

| SITE DATA | |
|-----------------------|---------------------|
| Upper Floor, Existing | 839 sq. ft. |
| Upper Floor, New | 205 sq. ft. |
| Lower Floor, New | 556 sq. ft. |
| New Total: | 1600 sq. ft. |
| New Garage | 200 sq. ft. |
| TOTAL | 1800 sq. ft. |

| SITE PAVING | |
|------------------------|--------------|
| Existing: | 1139 sq. ft. |
| New: | 145 sq. ft. |
| Driveway: | 32 sq. ft. |
| Walkways: | 14 sq. ft. |
| Steps: | 100 sq. ft. |
| Porch: | 26 sq. ft. |
| Balcony Above: | 44 sq. ft. |
| Walls, New & Existing: | 361 sq. ft. |

| LEGEND | |
|--------|----------------|
| | EXIST. CONTOUR |
| | NEW CONTOUR |
| | EXIST. ELEV. |
| | NEW ELEV. |
| | EXISTING WALLS |
| | NEW WALLS |
| | WALLS REMOVED |

Note: A Certificate of Final Approval from the Monterey Peninsula Water Management District is required PRIOR to Final Inspection by the City of Carmel.

- SUBJECT TO:
- Services to be placed underground
 - City standards for backfill & repaving
 - City standards for driveway construction
 - Control of drainage during & after construction
 - Driveway Grade Agreement required

| APPROVED PLANS | | |
|----------------|-------------------|----------|
| Date | Department | Approved |
| 11/20/98 | Fire Dept. | Yes |
| 11/20/98 | Public Works | Yes |
| 12/15/98 | Design Study File | Yes |

ADDN/REMODEL/ADD GARAGE
 Permit # 00-55
 By [Signature]
 Date 12/28/98

NOTICE
 This is a Certificate of Final Approval based upon the plans and specifications submitted hereto. It is the responsibility of the Building Official to verify that the construction of the project complies with the City of Carmel Municipal Code. The Building Official's approval does not constitute a warranty of any kind. Any violation of the City of Carmel Municipal Code or any other applicable laws or regulations shall be the responsibility of the permit holder. Any change in the project shall be approved by the Building Official and Planning and Building Director.

- ALL NEW AND EXISTING PERMITS MUST MEET THE FOLLOWING MINIMUM CONSTRUCTION REQUIREMENTS:
- 1.8 Gallons (or less) per flush toilet
 - 2.5 Gallons per minute shower stall
 - 2.5 Gallons per minute laundry tub
 - 1.0 Gallons urinals
 - Instantaneous hot water
 - Drip irrigation where appropriate
 - 7.66 Gallons per cycle max dishwasher
 - Gallons per cycle max washing machine

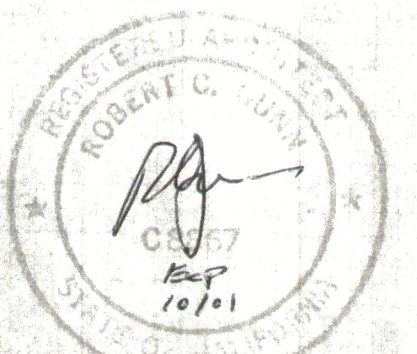
FINAL INSPECTION REQUIRED BY MPWMD

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT
APPROVED

WHEN CHECKED, SPECIAL CONDITIONS APPLY, SEE PERMIT
 ISSUED BY: [Signature]
 DATE: 12/28/98
 PERMIT/WAIVER NUMBER: 00-55
 FINEMENT EDGE

DRIVEWAY APRON SHALL BE ASPHALT MATERIAL OR D.G. USE 6" BASE MATERIAL, 2" OF PLANT MIX PER CARMEL MUNICIPAL CODE REQUIREMENTS.

NOTICE
 Per Carmel Municipal Code Section 12.02.115, disposal, wash-off, or washdown of any and all materials such as mortar, concrete, paint, grease, glue, etc. on public property, including the storm drain system, is strictly prohibited unless specifically and individually approved by the Public Works Director. Violators will be cited and assessed all cleaning costs.



| REVISIONS | BY |
|-----------|----|
| 10-12-98 | RP |
| 11-23-98 | RP |
| 12-8-98 | RP |

OWNER
MARK & KELLY PORTER
 9940 Eddy Road
 Carmel, Ca. 93923
 (831) 625-9388

RENOVATION & ADDITION
 for
N/E CORNER GUADALUPE & FIFTH
 Carmel, Ca.
 APN: 010-031-010

ROBERT GUNN, ARCHITECT
 600A E. Franklin Street Monterey
 (408) 646-5200

| | |
|-------|----------|
| DATE | 9.30.99 |
| SCALE | |
| DRAWN | M. CRANE |
| JOB | FOURTEEN |
| SHEET | 1 |
| OF | 7 SHEETS |

of Final Approval from the Peninsula Water Management District
 PRIOR to Final Inspection by the City of Carmel