



## 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 Study 20372

**Owner Name:** DIAMOND STEPHEN P TR

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

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

**Date Approved:** 01/06/2021

**Project Location:** Scenic Road 5 NW of 8th

**APN #:** 010312012000      **BLOCK/LOT:** C2/8

**Applicant:** Alem Dermicek

**Project Description:** This approval authorizes the addition of a new exterior staircase located on the west elevation. The stairs shall be accessed from an existing second story balcony and will lead to the patio below. A new canopy roof is also proposed for the area between the first and second floors facing west. All materials and finishes are proposed to match the existing. The construction shall be consistent with the plan set prepared by Jun Sillano dated received by the Community Planning and Building Department on December 16, 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.*

**AUTHORIZATION:**

1. This approval authorizes the addition of a new exterior staircase located on the west elevation. The stairs shall be accessed from an existing second story balcony and will lead to the patio below. A new canopy roof is also proposed for the area between the first and second floors facing west. All materials and finishes are proposed to match the existing. The construction shall be consistent with the plan set prepared by Jun Sillano dated received by the Community Planning and Building Department on December 16, 2020 except as modified by the conditions of approval herein.

**SPECIAL CONDITIONS:**

1. The applicant shall apply for and obtain a building permit prior to commencing work.
2. These conditions of approval shall be printed in the building plan set.
3. The approval is subject to the 10-day noticing/appeal period.
4. This approval does not authorize any new exterior lighting, landscaping, or modifications to site coverage other than the addition of the new staircase as represented on the approved project plans.
5. You are required to install tree protection, which will need to be reviewed and certified by the City Forester, prior to the issuance of the Building Permit.
6. During construction, no dirt or construction materials may be placed within 6 feet of the base of any tree.
7. 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.
8. 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.
9. 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 voided.
10. The applicant shall submit in writing to the Community Planning and Building staff 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.

11. 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.

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Property Owner Signature

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Printed Name

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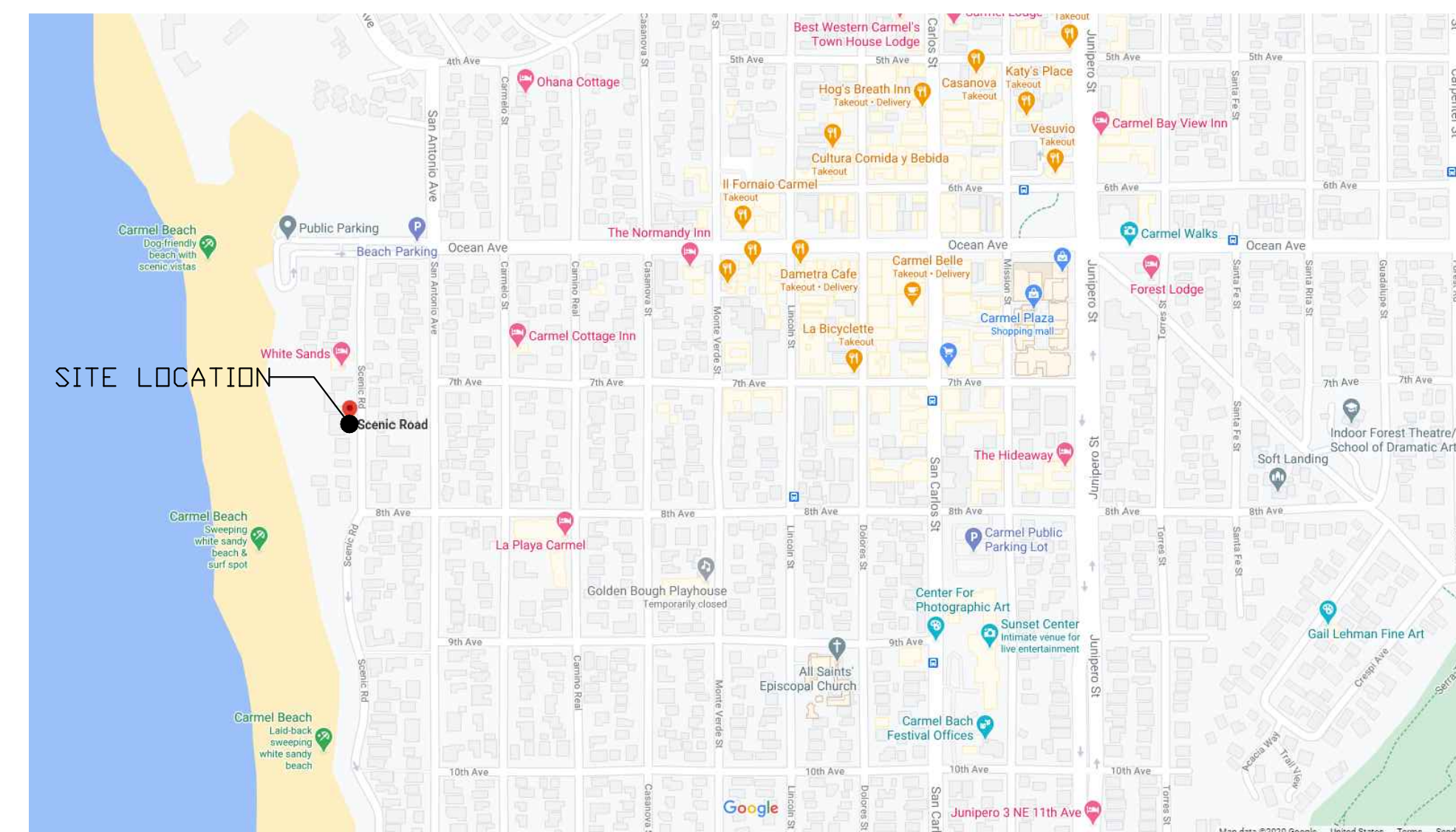
Date

***Once signed, please return the original to the project Planner at the Community Planning and Building Department.***



VICINITY MAP

N.T.S.



RECEIVED

December 16, 2020

Community Planning & Building

PLANNING INFO.

- PROPERTY OWNER:  
STEPHEN & MARTI DIAMOND  
P.O. BOX 7120  
CARMEL-BY-THE-SEA, CA 93921
- PROJECT ADDRESS:  
5TH NW OF 8TH AVENUE  
CARMEL-BY-THE-SEA, CA. 93921
- PROJECT SCOPE:
  - ADDITION OF NEW EXTERIOR EMERGENCY EGRESS STAIR BETWEEN MAIN & LOWER FLOORS & REVISION TO EXISTING EXTERIOR STAIR.
  - ADDITION OF CANOPY ROOF WITH WOOD CORBELS OVER DOORS & WINDOWS ON WEST ELEVATION @ LOWER FLOOR/DECK.
  - ALL NEW MATERIALS SHALL MATCH EXISTING ONES.
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 010-031-212
- LEGAL DESC.: LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_
- ZONE: R-1
- STORIES: 2
- MAX BLDG. HT: 24 FT
- GRADING: 0 CY
- TREE REMOVAL: 0
- TOPOGRAPHY: EXISTING TO REMAIN
- PROJECT CODE COMPLIANCE:  
2019 CRC, CBC, CMC, CPC, CFC, CEC, CALIFORNIA GREEN BUILDING CODE & CALIFORNIA ENERGY CODE

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE  
PACIFIC GROVE CA.  
93950

PH ■ (831) 646-1261  
FAX ■ (831) 646-1260  
EMAIL ■ idg@idg-inc.net  
WEB ■ idg-inc.net

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STAMPS:

PROJECT/CLIENT:

DIAMOND  
RESIDENCE

PROJECT ADDRESS:

5TH NE OF 8TH  
ON SCENIC,  
CARMEL, CA

APN: 010-031-212

DATE: DECEMBER 1, 2020

TRACK 1 - SUBMITTAL

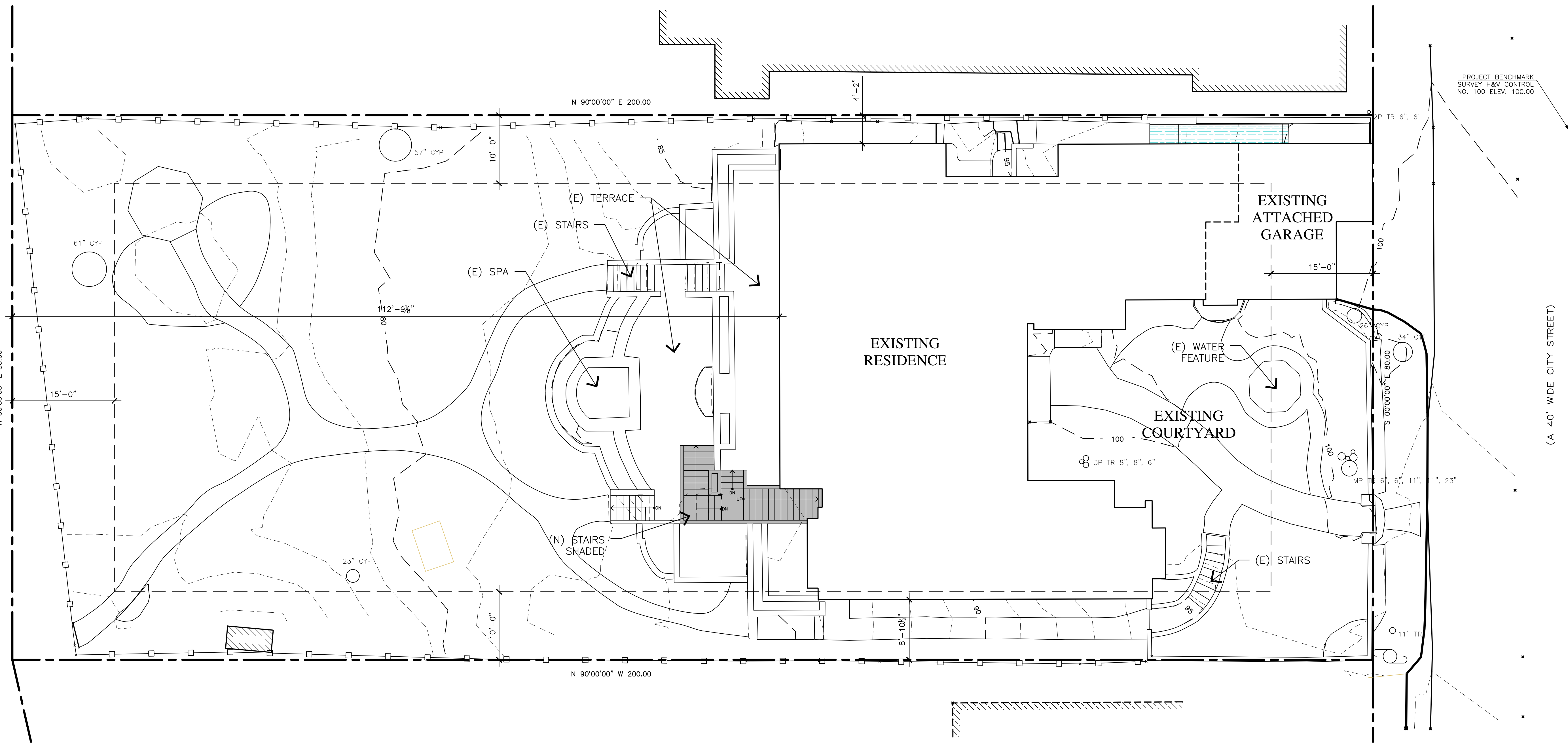
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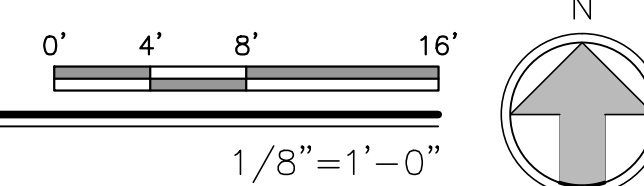
SITE  
PLAN

SHEET NO.

A1.0

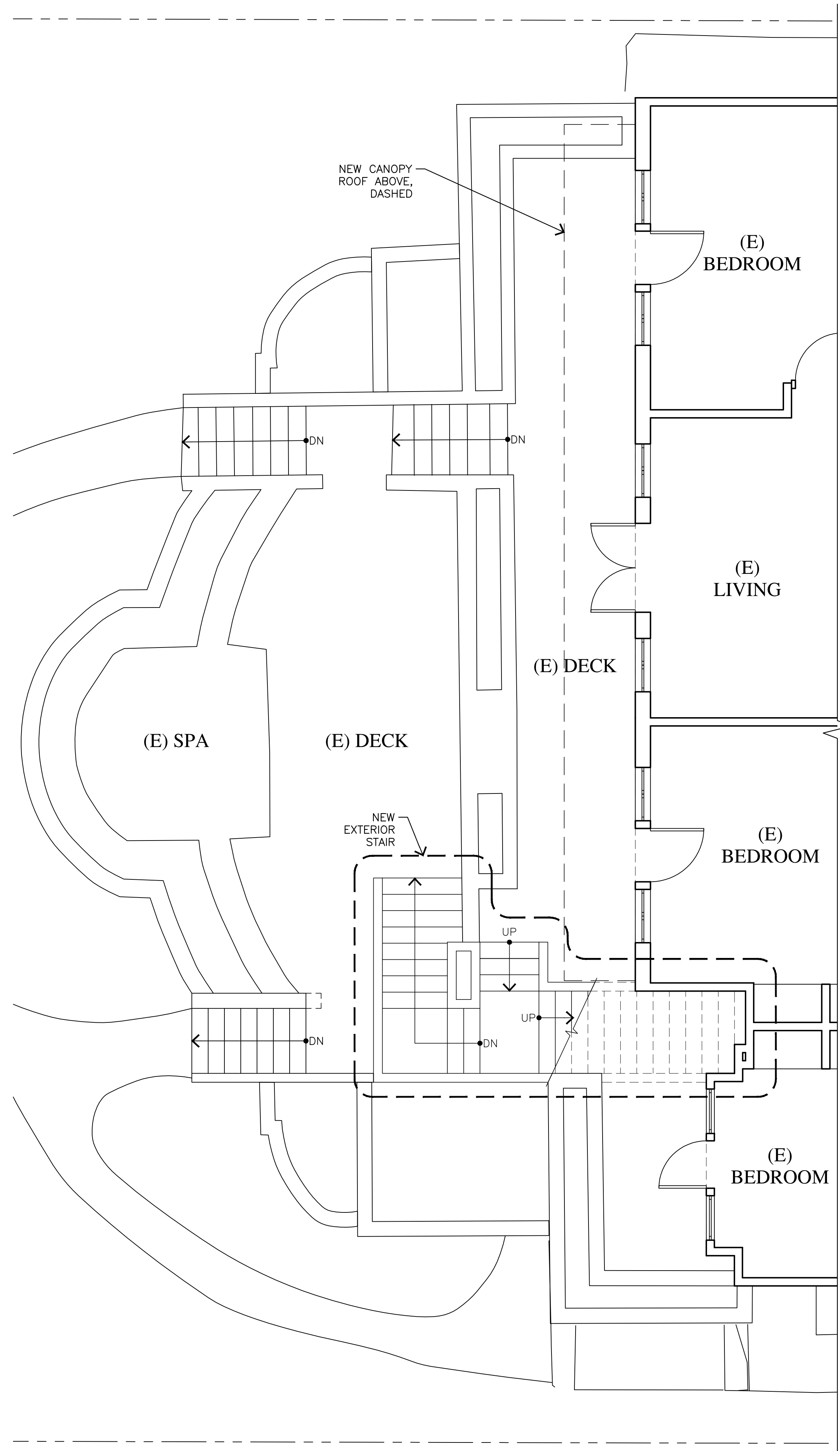


SITE PLAN



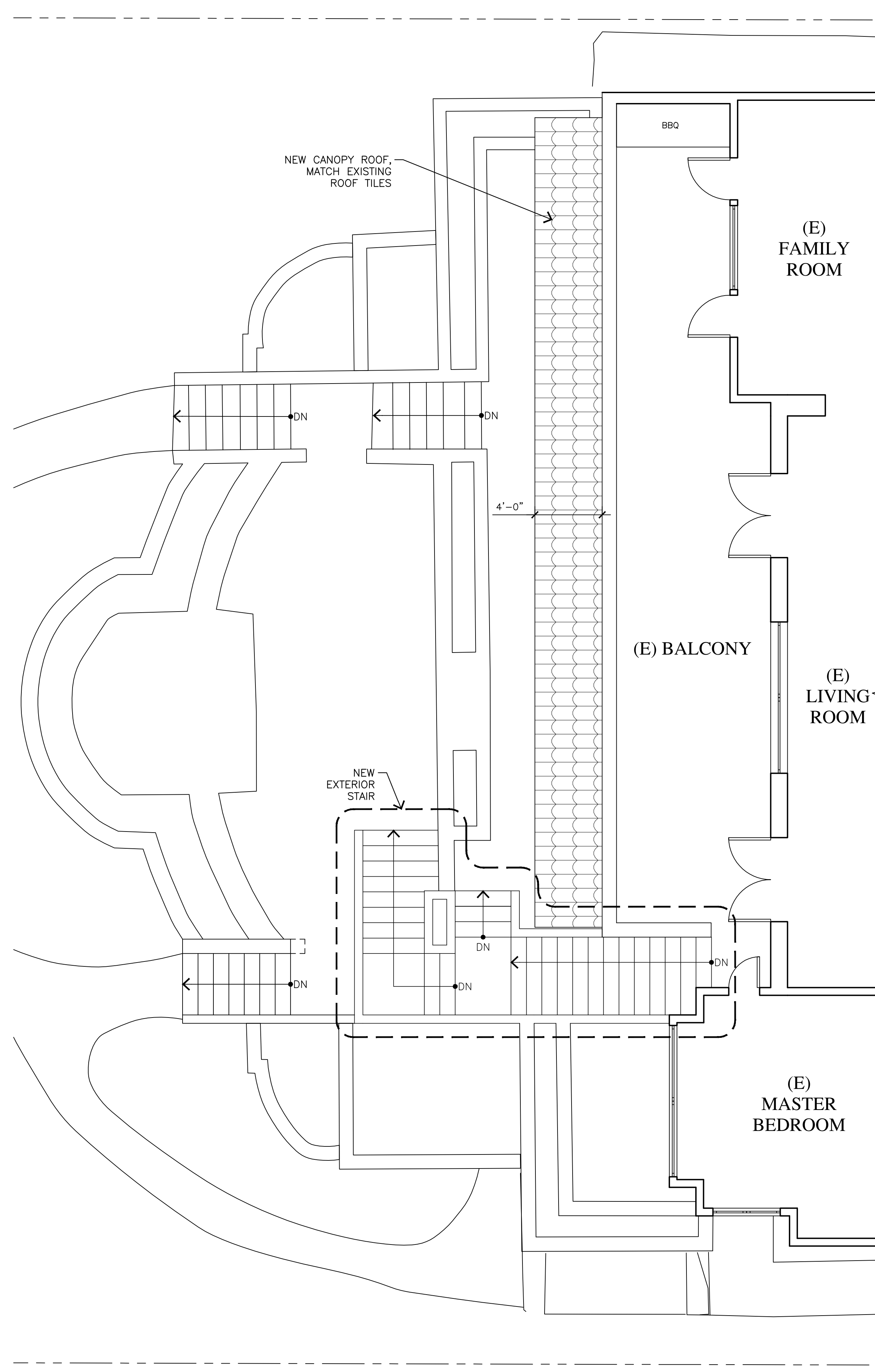
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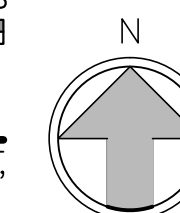
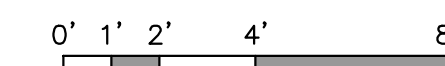
LOWER LEVEL PARTIAL PLAN - PROPOSED

1/4" = 1'-0"



MAIN LEVEL PARTIAL PLAN - PROPOSED

1/4" = 1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

JUN A. SILLANO, AIA



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REVISIONS:

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LOWER & MAIN  
LEVEL PLANS

SHEET NO.

A2.0



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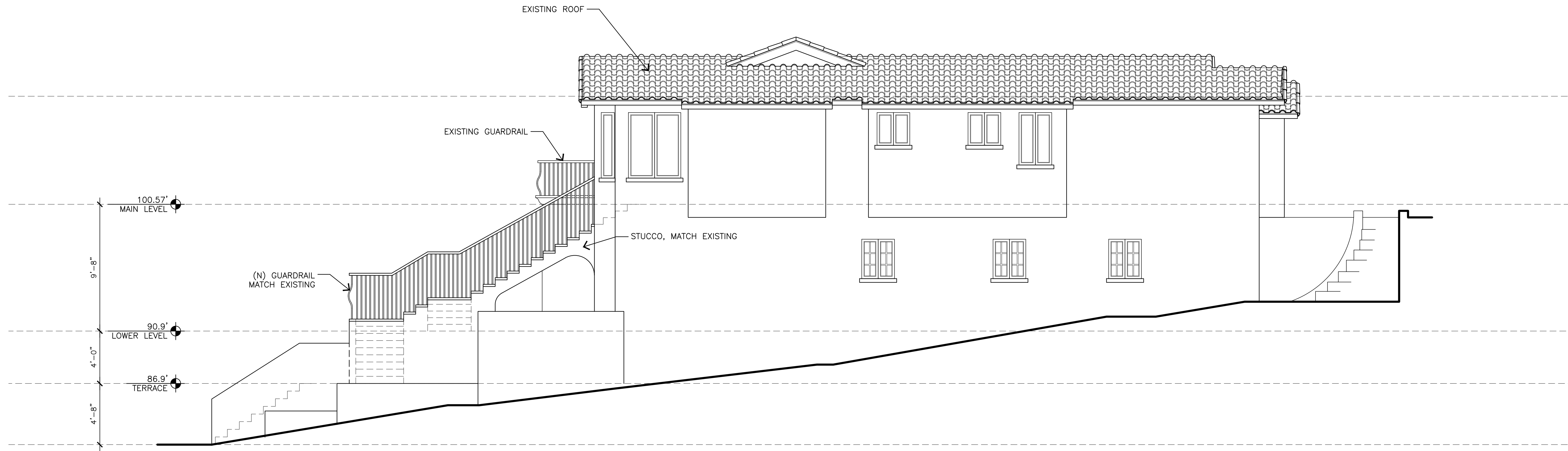
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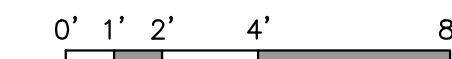
**SOUTH  
ELEVATIONS**

SHEET NO.

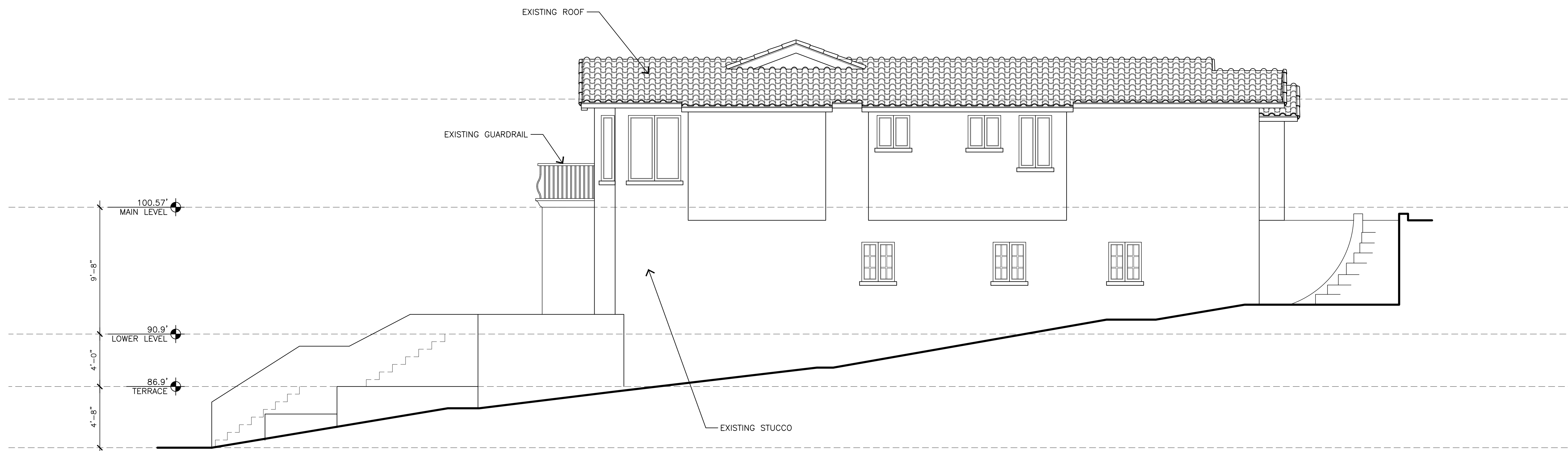
**A6.1**



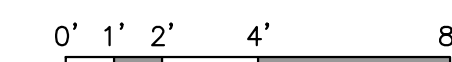
**PROPOSED SOUTH ELEVATION**



1/4" = 1'-0"



**EXISTING SOUTH ELEVATION**



1/4" = 1'-0"

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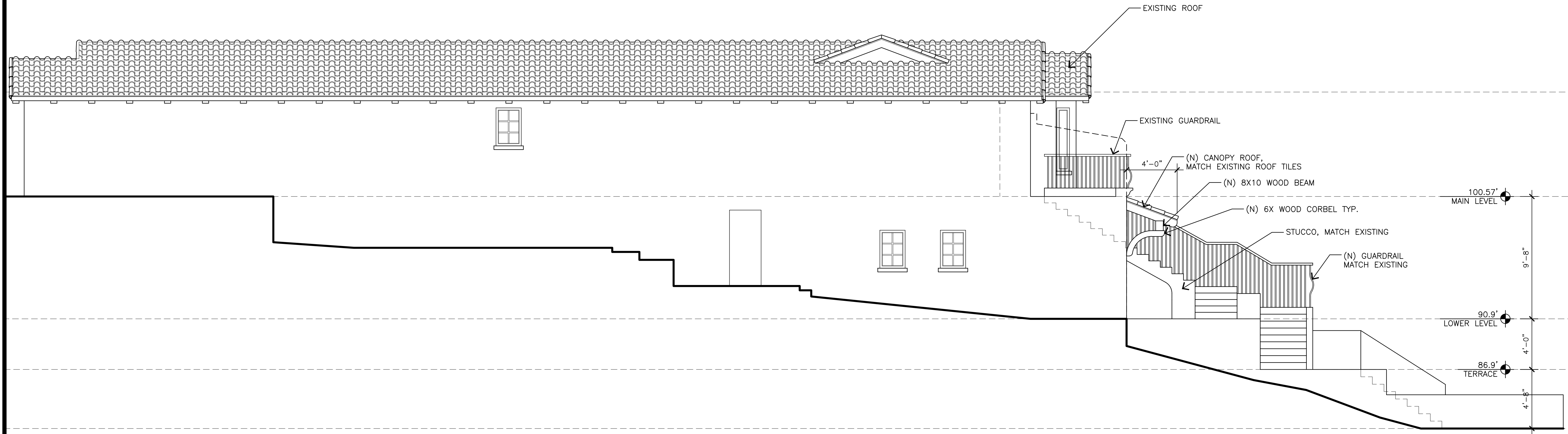
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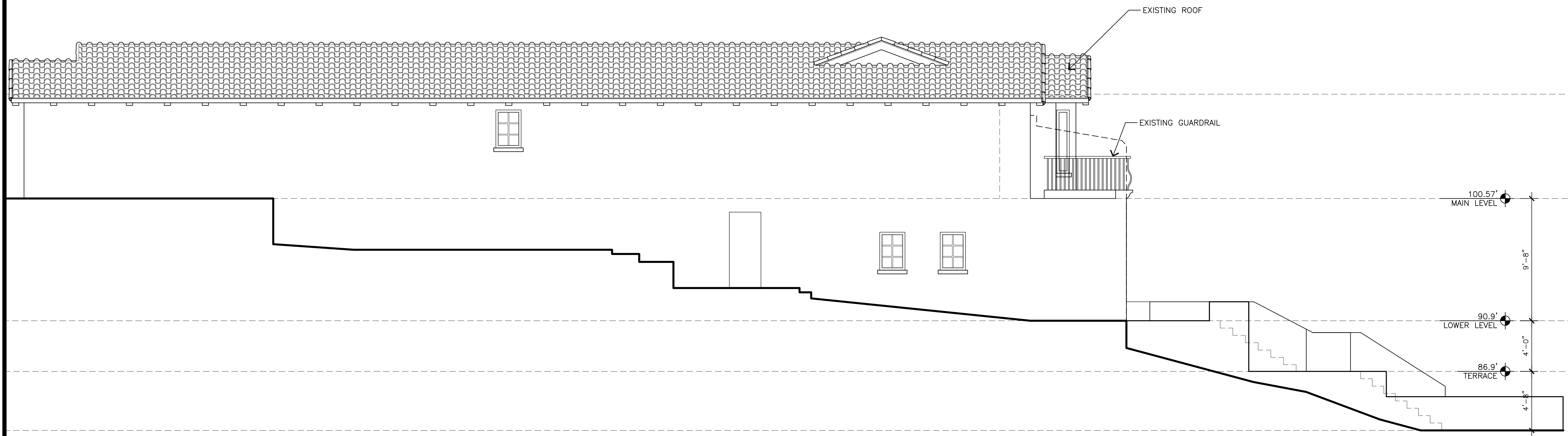
**NORTH ELEVATIONS**

SHEET NO.

**A6.2**



**PROPOSED NORTH ELEVATION**



**EXISTING NORTH ELEVATION**

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CARMEL, CA**

APN: 010-031-212

DATE: DECEMBER 1, 2020  
TRACK 1 - SUBMITTAL

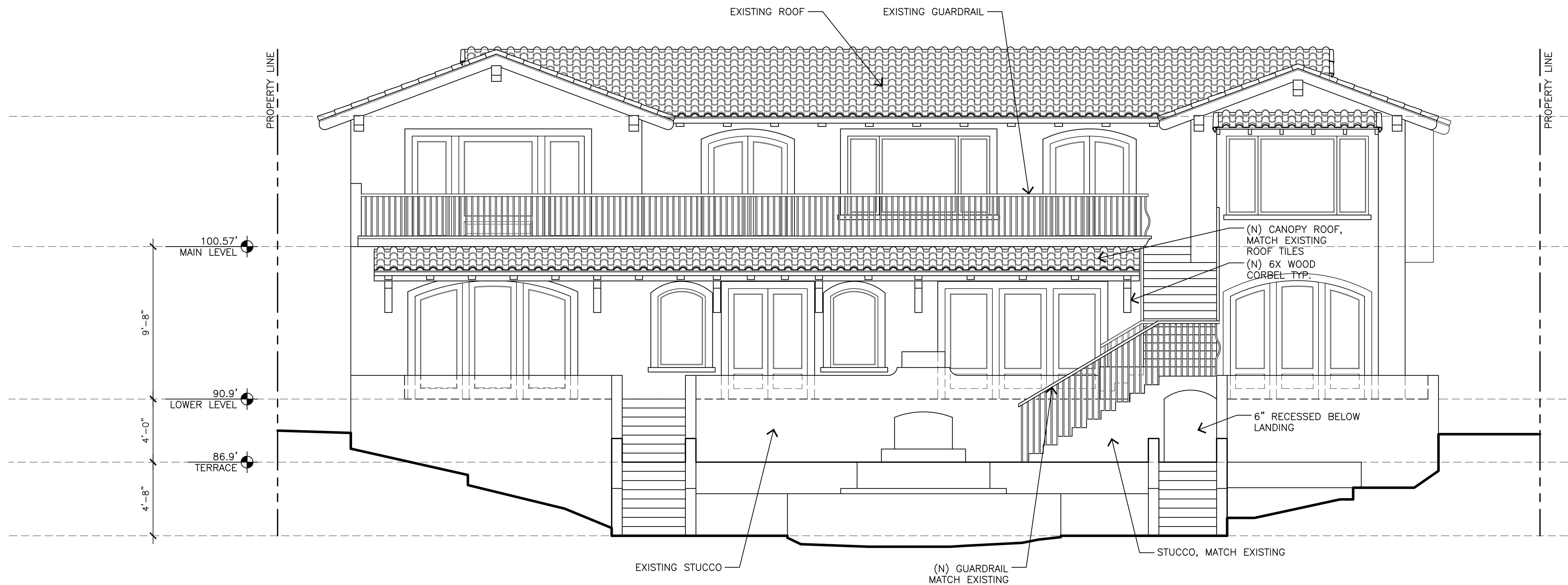
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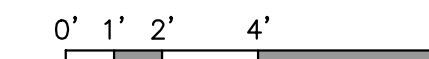
**WEST  
ELEVATIONS**

SHEET NO.

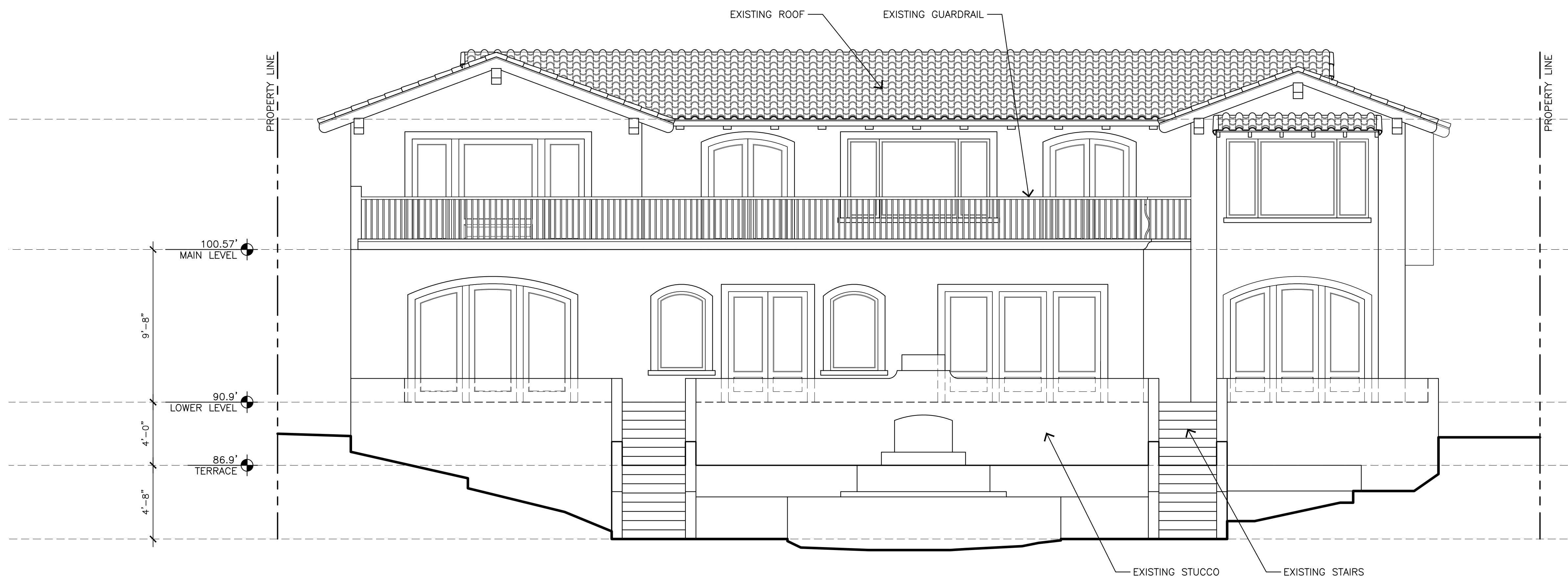
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**PROPOSED WEST ELEVATION**



1/4" = 1'-0"



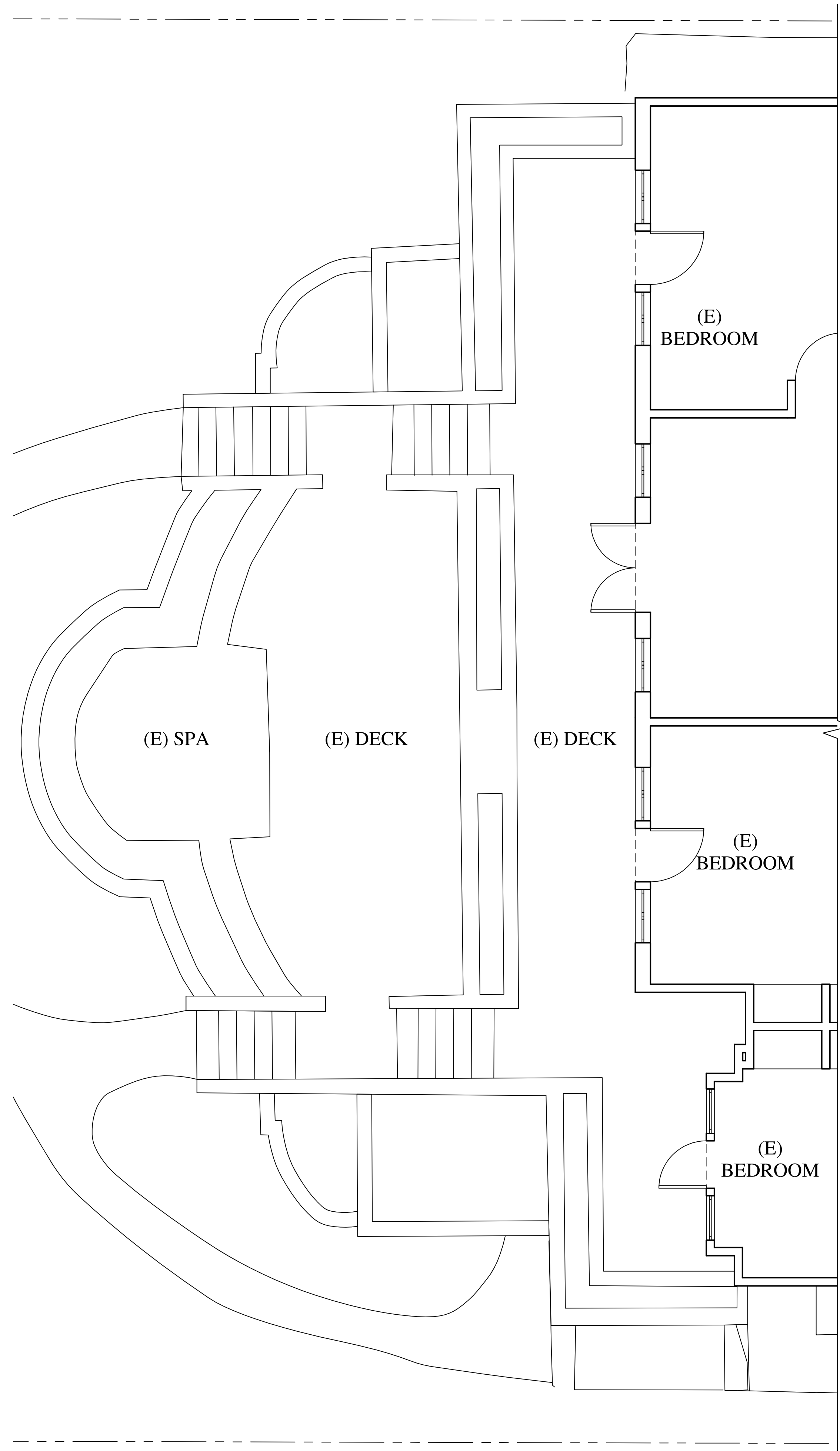
**EXISTING WEST ELEVATION**



1/4" = 1'-0"

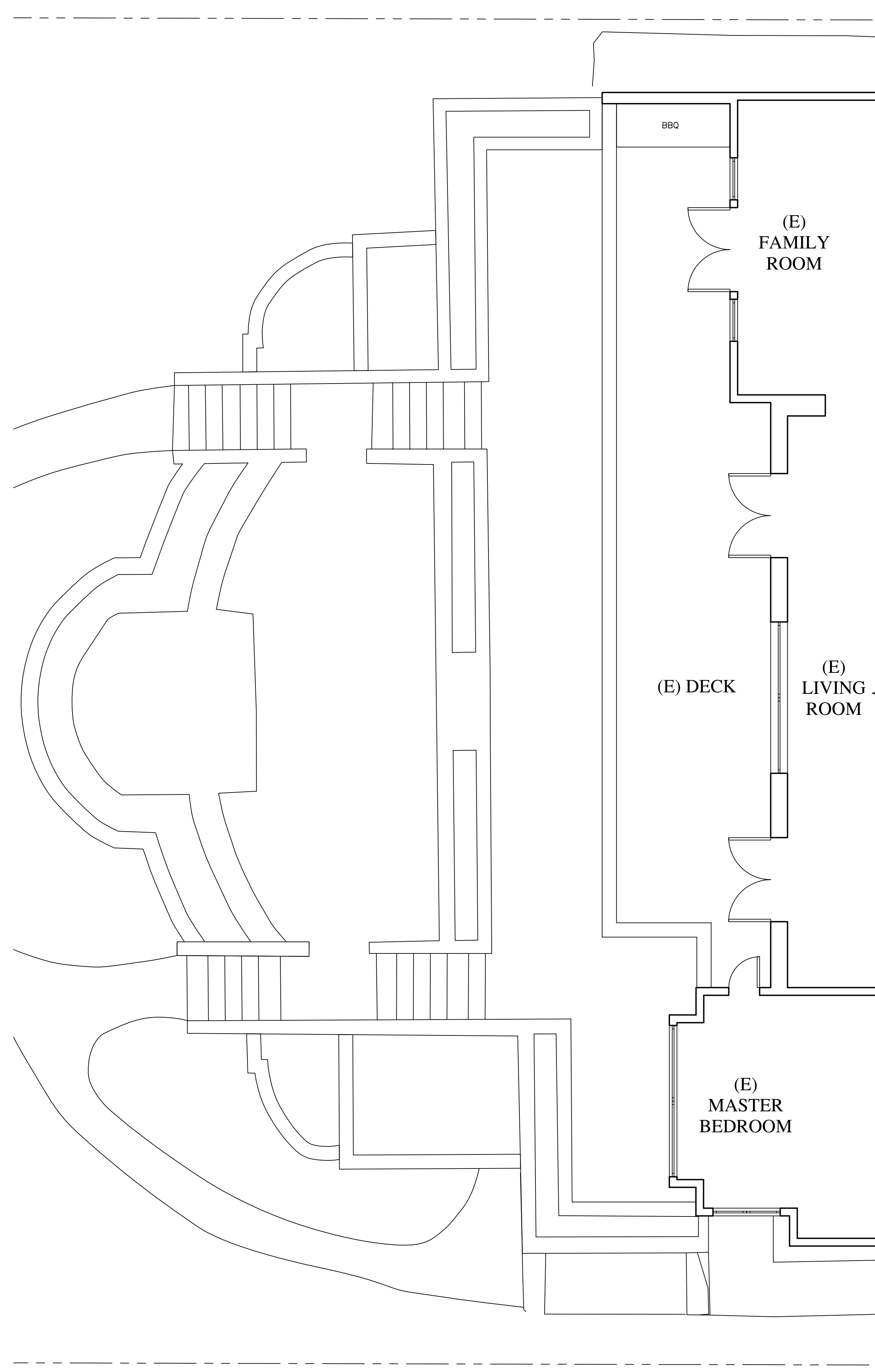


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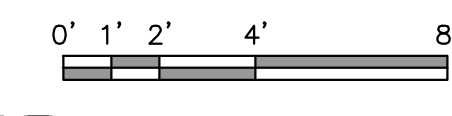


LOWER LEVEL PARTIAL PLAN - EXISTING

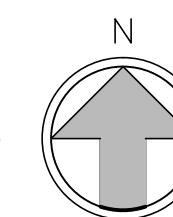
1/4"=1'-0"



MAIN LEVEL PARTIAL PLAN - EXISTING



1/4"=1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

JUN A. SILLANO, AIA



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STAMPS:

PROJECT/CLIENT:

DIAMOND RESIDENCE

PROJECT ADDRESS:

5TH NE OF 8TH ON SCENIC, CARMEL, CA

APN: 010-031-212

DATE: DECEMBER 1, 2020

TRACK 1 - SUBMITTAL

REVISIONS:

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EXISTING PARTIAL FLOOR PLANS

SHEET NO.

E2.0