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 22188

Owner Name: SMITH JEFFREY S & GOUGH SMITH ROBYNN

Case Planner: Evan Kort, Associate Planner

Date Posted: _____

Date Approved: 06/09/2022

Project Location: Ocean 2 NW Guadalupe

APN #: 010034003000 **BLOCK/LOT:** 65/S 90 FT OF LOT 4 & S 90 FT OF LOT 5

Applicant: Adam Jeselnick

Project Description: This approval of Design Study (DS 22-188, Smith) authorizes a revision to a previously approved Design Study (DS 20-218, Smith) for the addition of new solid privacy screen wall on the east side of deck approved under DS 20-218. The new privacy wall is proposed to be 5'7" tall at the southeast corner that curves and steps to meet the top of the plate of the existing second floor and will match the existing building finish as depicted in the plans prepared by Adam Jeselnick dated approved by Community Planning & Building Department on June 9, 2022 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 Study (DS 22-188, Smith) authorizes a revision to a previously approved Design Study (DS 20-218, Smith) for the addition of new solid privacy screen wall on the east side of deck approved under DS 20-218. The new privacy wall is proposed to be 5'7" tall at the southeast corner that curves and steps to meet the top of the plate of the existing second floor and will match the existing building finish as depicted in the plans prepared by Adam Jeselnick dated approved by Community Planning & Building Department on June 9, 2022 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-1 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 one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	**Service Laterals.** All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	✓
5.	**Fire Sprinklers - Residential.** Additions, alterations or repairs to existing structures that involve the addition, removal or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135)	✓
6.	**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.	✓
7.	**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 that is not listed on this form, shall not be deemed approved upon issuance of a building permit.	✓
8.	**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 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. 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.	
9.	**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 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.	✓
10.	**Conditions of Approval.** All conditions of approval for the Planning permit shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
	SPECIAL CONDITIONS	
11.	**Privacy Wall.** The plans submitted to the Building Division for building permit plan check shall be revised throughout to show the new screen wall proposed to be constructed in-line (in the same wall plane) with the existing exterior building walls. (Sheet A4, Proposed 2 Floor shows the new screen wall extending beyond the existing building wall plane.)	✓
12.	**Condition of Approval Acknowledgement.** The Condition of Approval Acknowledgement form, available from the Community Planning and Building Department, shall be signed by the appropriate parties prior to the issuance of a building permit. A signed copy of the acknowledgement shall also be printed in the building plan set.	✓
13.	**Building Permit Revision.** A revision to BP 21-266 shall be obtained prior to commencement of work.	✓
14.	**Conditions from Prior Approvals.** All conditions of approval of Design Study approval, DS 22-188 shall apply to this approval unless expressly stated otherwise, above.	✓

Acknowledgement and acceptance of conditions of approval:

_____ _____ _____

Property Owner Signature Printed Name Date

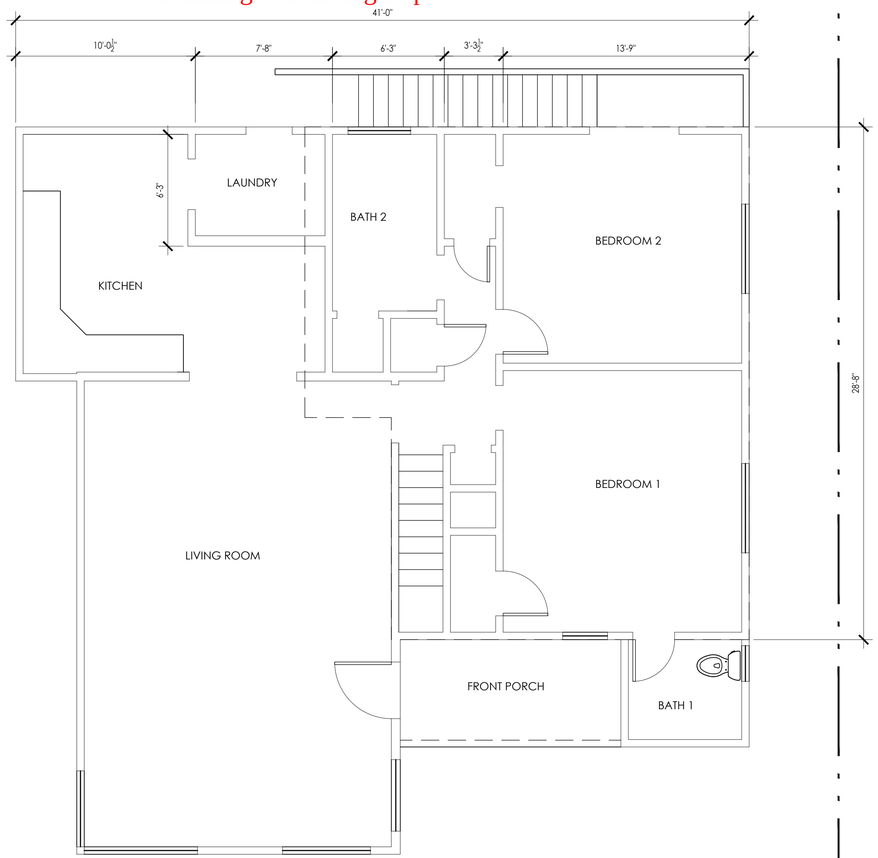
Once signed, please return to the Community Planning & Building Department.

NOTE:
GRIPPABLE HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRS WITH FOUR OR MORE RISERS. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38". IN ADDITION, HANDRAILS SHALL BE CONTINUOUS FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE STAIRS TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE STAIRS. HANDRAIL ENDS SHALL BE RETURNED TO THE WALL OR SHALL TERMINATE IN NEWEL POSTS.

APPROVED

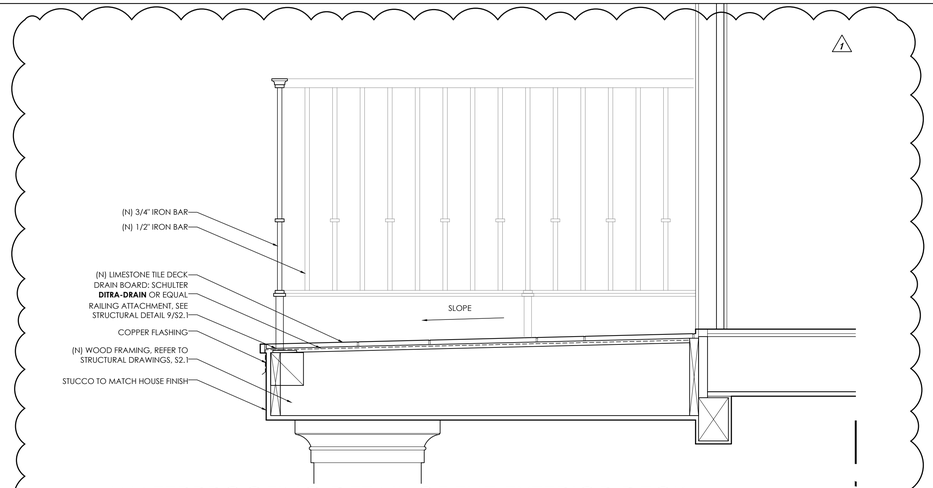
06/09/2022

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

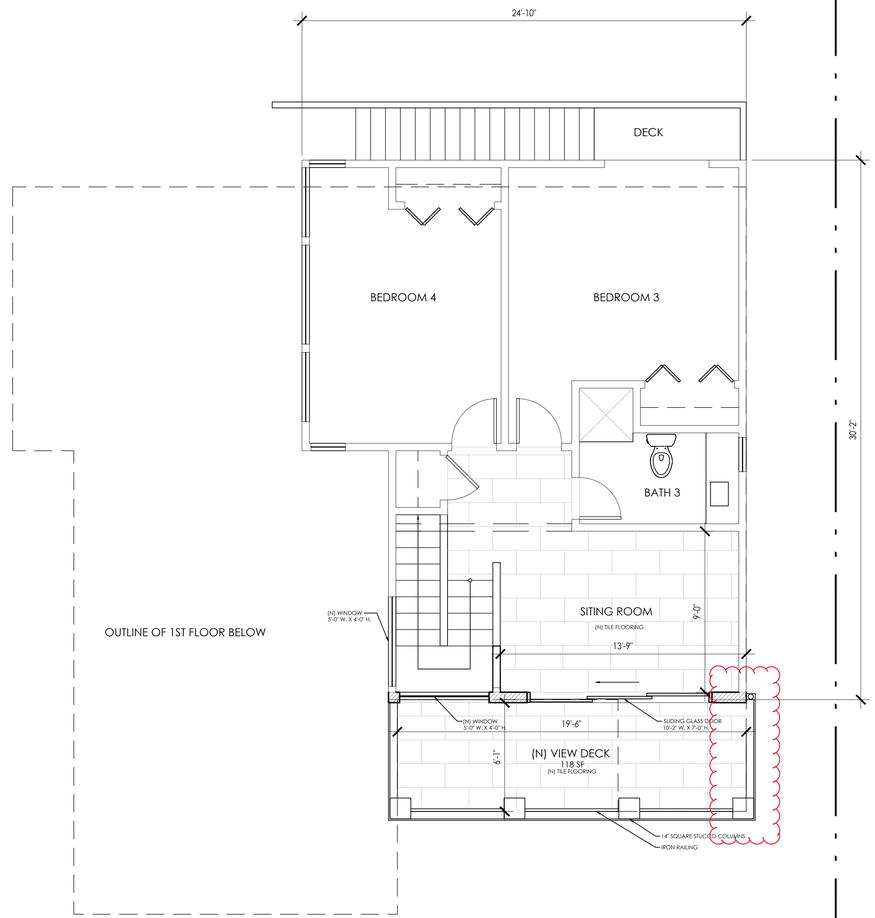


1 PROPOSED FLOOR PLAN - 1ST FLOOR
SCALE: 3/16" = 1'-0"

1' 2' 4' 8'



3 WATERPROOFING DETAIL OF THE EXTERIOR DECK
SCALE: 1" = 1'-0"



2 PROPOSED FLOOR PLAN - 2ND FLOOR
SCALE: 1/4" = 1'-0"

REVISION # 1 07/23/2021 PLAN CHECK COMMENTS

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C30090
Renew 3/31/21
STATE OF CALIFORNIA

TRACK 1 DESIGN REVIEW SUBMITTAL

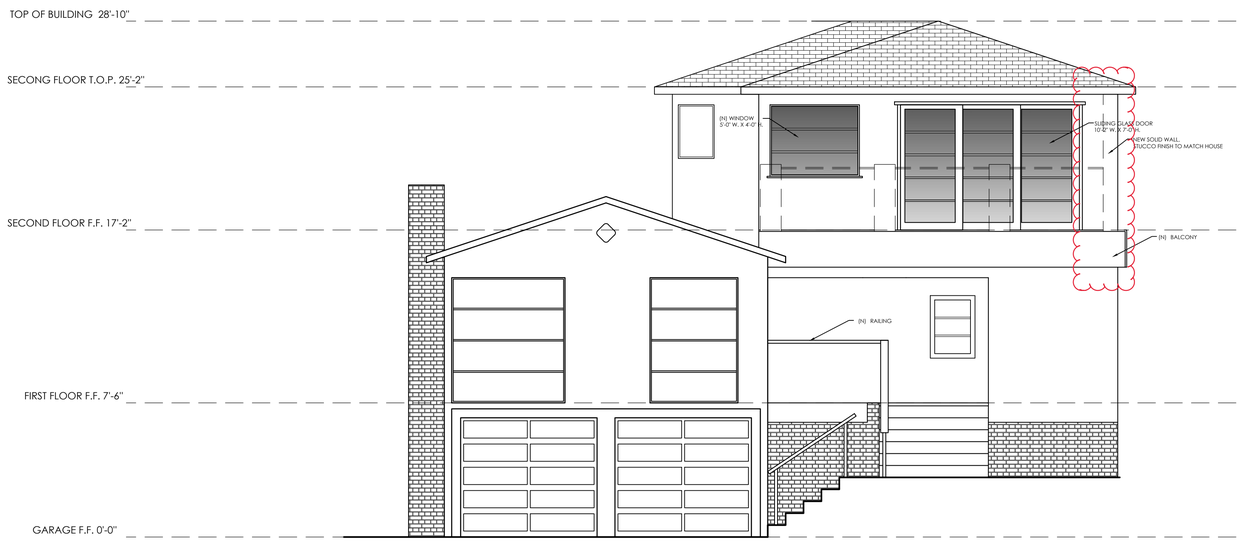
SMITH RESIDENCE
OCEAN AVENUE 2 N/W GUADALUPE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED
FLOOR PLANS

12/15/2020

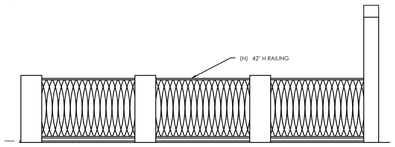
1/4" = 1'-0"

A4



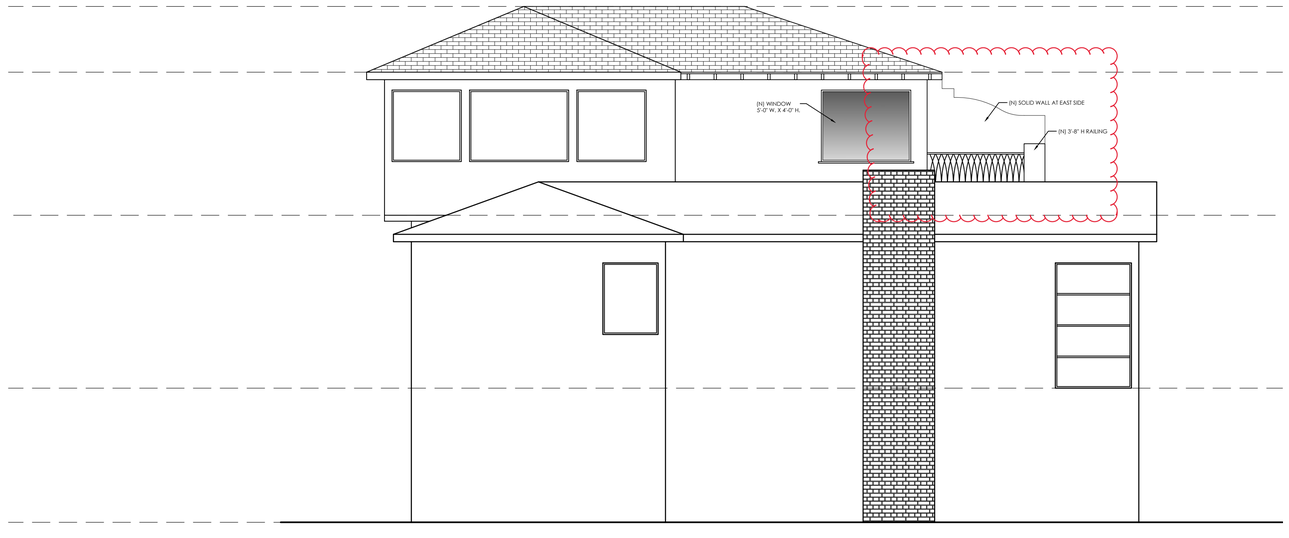
1 PROPOSED SOUTH (FRONT) ELEVATION
SCALE: 1/4"=1'-0"

1' 2' 4' 8'



3 PROPOSED RAILING DETAIL
SCALE: 1/4"=1'-0"

1' 2' 4' 8'



2 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"

1' 2' 4' 8'

REVISION # 1 07/23/2021 PLAN CHECK COMMENTS

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/21
STATE OF CALIFORNIA

TRACK 2 DESIGN REVIEW SUBMITTAL

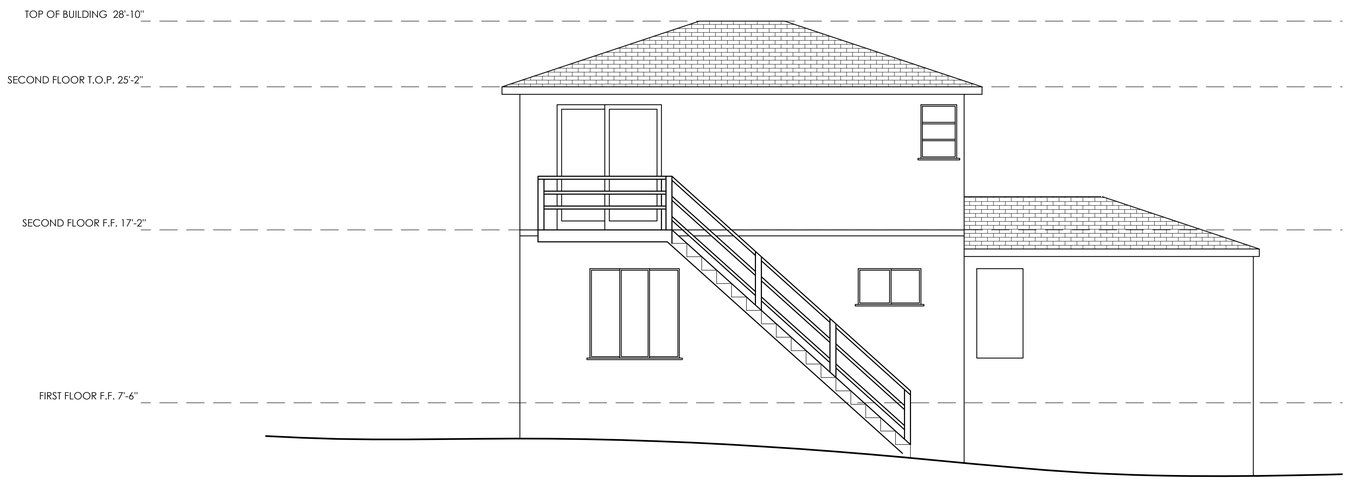
SMITH RESIDENCE
OCEAN AVENUE 2 N/W GUADALUPE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED ELEVATIONS

12/15/2020

1/4" = 1'-0"

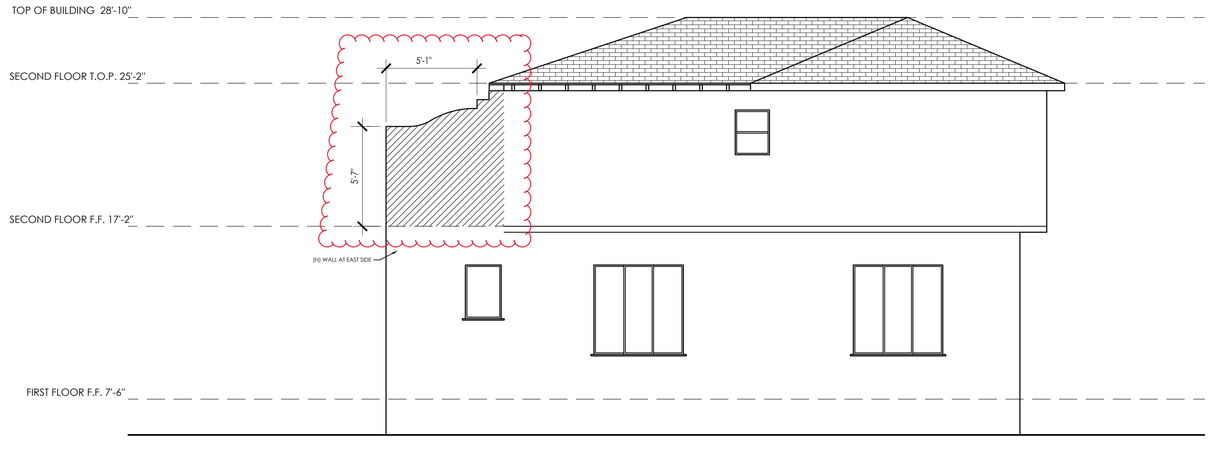
A8



1 PROPOSED NORTH (REAR) ELEVATION

SCALE: 1/4"=1'-0"

1' 2' 4' 8'



2 PROPOSED EAST ELEVATION

SCALE: 1/4"=1'-0"

1' 2' 4' 8'

REVISION # 1 07/23/2021 PLAN CHECK COMMENTS

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/21 STATE OF CALIFORNIA

TRACK 2 DESIGN REVIEW SUBMITTAL

SMITH RESIDENCE

OCEAN AVENUE 2 N/W GUADALUPE

CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED ELEVATIONS

12/15/2020

1/4" = 1'-0"

A9