



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 22337

Owner Name: BECK ROBERT N TR

Case Planner: Suray Nathan, Assistant Planner

Date Posted: _____

Date Approved: 12/08/2022

Project Location: Lobos 5 SE of 2nd Ave

APN #: 010012020000 **BLOCK/LOT:** 20/ALL LOT 10

Applicant: Sheree Hanson

Project Description: Authorizes replacing existing single-paned aluminum windows with wood clad energy efficient double paned windows with simulated or true divided lights except for the fixed irregularly shaped accent windows, replacing the wood and concrete patio in the rear yard with sand-set pavers and expand by 90 square feet, and replace 40 feet of existing grapestake fence at the front elevation with 4-foot-high open spaced redwood pickets fence.

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. Approval of Design Study (DS 22-337, Hanson) authorizes replacing existing single-paned aluminum windows with wood clad energy efficient double paned windows with simulated or true divided lights except for the fixed irregularly shaped accent windows, replacing the wood and concrete patio in the rear yard with sand-set pavers and expand by 90 square feet, charcoal base color with simple white trip house paint, and replace 40 feet of existing grapestake fence at the front elevation with 4-foot-high open spaced redwood pickets fence located on Lobos 5 SE of 2nd Ave Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Sheree Hanson 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 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.	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 not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.	✓
5.	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).	✓
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.	<p>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.</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>	
	Landscape Conditions	
9.	Landscape Plan. All new landscaping shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department and to the City Forester <u>prior to the issuance of a building permit</u> . The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on-site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
10.	Tree Removal. Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
11.	Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during	✓

	<p>construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2”) in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12”) of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.</p>	
<p>12.</p>	<p>Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.</p> <ul style="list-style-type: none"> ● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. ● Excavation within 6 feet of a tree trunk is not permitted. ● No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree. ● Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels. ● Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. ● The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5’ above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. ● If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. ● If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an 	<p>✓</p>

	investigation by the City Forester has been completed and mitigation measures have been put in place.	
13.	Exterior Lighting. Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing. The manufacturer’s specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application.	✓
14.	Aluminum-Clad Wood Frame Windows and Doors. The applicant shall submit product information for the aluminum-clad wood windows and doors prior to issuance of a building permit. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light including the use of internal and external mullions and muntins on insulated windows. The painted finish shall be matte or low gloss. Removable, snap-in or internal only mullions and muntins are prohibited.	✓
15.	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.	✓
16.	Driveway. The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. The driveway material and asphalt connection shall be clearly identified on the construction drawings submitted with the building permit application. If a driveway is proposed to be sand set a dimensioned construction detail showing the base material shall be included in the construction drawings.	✓
17.	Hazardous Materials Waste Survey. A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✓

18.	Cultural Resources. All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
19.	USA North 811. Prior to any excavation or digging, 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)	✓
20.	Conditions of Approval. 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.	✓
ENVIRONMENTAL COMPLIANCE CONDITIONS		
21.	Semi-Permeable Surfaces. Prior to issuance of a building permit, the applicant shall provide cross-section details for semi-permeable surfaces.	✓
SPECIAL CONDITIONS		
22.	Notice of Authorized Work. The applicant shall apply for and obtain a Notice of Authorized work for the installation of the new sand set Calstone- Mission pavers prior to commencing work.	✓

Acknowledgement and acceptance of conditions of approval:

 Property Owner Signature

 Printed Name

 Date

Once signed, please email to snathan@ci.carmel.ca.us.

Permit #: DS 22-337 (Hanson)

Date Approved: 12/08/2022

Planner: Suray Nathan.

Lobos 5 SE of 2nd Street									
Window Schedule									
Hanson									
Total Windows		17							
Total Patio Doors		2							

Tag	Location	Width	Hight	Window MTL	Frame MTL	Color	Divided Light	Type	Comments
1	Living Room	35 1/8	47 1/4	Glass	Wood -Alum Clad	White	Yes	Double Hung	
2	Living Room	35 1/8	47 1/4	Glass	Wood -Alum Clad	White	Yes	Double Hung	
3	Living Room	68 5/8	47 1/4	Glass	Wood -Alum Clad	White	Yes	Double Hung	Window made taller to match. (Existing window is 68 5/8 by 22 1/2 fixed)
4	Living Room	37	47 1/4	Glass	Wood -Alum Clad	White	Yes	Double Hung	
5	Living Room	35 3/8	47 1/4	Glass	Wood -Alum Clad	White	Yes	Double Hung	
6	Living Room	35 3/8	47 1/4	Glass	Wood -Alum Clad	White	Yes	Double Hung	
7	Living Room	37	13 5/8	Glass	Wood -Alum Clad	White	No	Fixed	No Divided light on fixed windows due to odd size
8	Living Room	35 3/8	28	Glass	Wood -Alum Clad	White	No	Fixed	No Divided light on fixed windows due to odd size
9	Living Room	35 3/8	28	Glass	Wood -Alum Clad	White	No	Fixed	
10	Primary Bed	47 1/4	47 1/4	Glass	Wood -Alum Clad	White	Yes	Slider	
11	Primary Bed	94 1/3	80 1/4	Glass	Wood -Alum Clad	White	No	Sliding Door	
12	Kitchen	94 1/3	80 1/4	Glass	Wood -Alum Clad	White	No	Sliding Door	
13	Kitchen Nook	47 1/8	47 1/8	Glass	Wood -Alum Clad	White	Yes	Slider	
14	Kitchen Sink	35 1/4	23 1/8	Glass	Wood -Alum Clad	White	Yes	Slider	
15	Bedroom 2	35 5/8	35 3/4	Glass	Wood -Alum Clad	White	Yes	Slider	
16	BathroomFront	21 3/4	29 1/2	Glass	Wood -Alum Clad	White	Yes	Double Hung	
17	Bedroom 1	21 3/4	29 1/2	Glass	Wood -Alum Clad	White	Yes	Double Hung	
18	Bedroom 1	45 3/4	56 1/2	Glass	Wood -Alum Clad	White	Yes	Double Hung	Made taller to meet egress. (Existing window 45 3/4 by 28 3/4)
19	Bedroom 1	18 7/8	62	Glass	Wood -Alum Clad	White	Yes	Fixed	

Lobos 5 SE of 2nd Street

Hanson

Lot Size 4,000

Lot Coverage Table

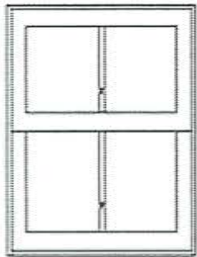
Previous Coverage	Existing	SQ FT	%	Proposed to be replaced with pavers set in Sand	SQ FT	%
Front Porch Deck and Stairs	5 x 8	40	1.00%		40	1.00%
Rear wood flooring	8 x 12	96	2.40%	8 x 12	96	2.40%
Rear Concrete	8 x24	192	4.80%	8 x24	192	4.80%
Shed	6 x 8	48	1.20%	6 x 8	48	1.20%
Rear Patio	0	0	0.00%	6 x 12	72	1.80%
Rear Retaining wall	1 x30	30	0.75%	1 x48	48	1.20%
		406	10.15%		496	12.40%

To be replace with Permeable Mission Pavers

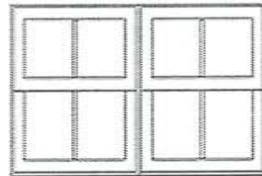
Rear wood flooring	8 x 12	96
Rear Concrete	8 x24	192
Rear Patio	6 x 12	72

360

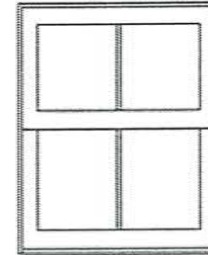
Percentage of Permeable material to total lot coverage	73%
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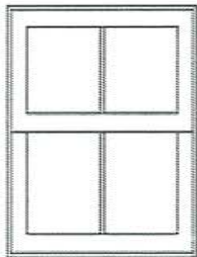
1) C-H3DH-35 1/847 1/4-1(X)
Qty: 2
RO: 35 1/8"x47 1/4"
Jamb: 4 1/8"
Loc: LIVING
Sym: 1,2
Clad: 001-White
Sash Split: 50/50



2) C-H3DH-34 9/1647 1/4-2(XX)
Qty: 1
RO: 68 5/8"x47 1/4"
Jamb: 4 1/8"
Loc: LIVING
Sym: 3
Clad: 001-White
Sash Split: 50/50



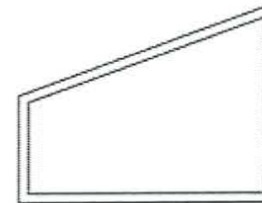
3) C-H3DH-3747 1/4-1(X)
Qty: 1
RO: 37"x47 1/4"
Jamb: 4 1/8"
Loc: LIVING
Sym: 4
Clad: 001-White
Sash Split: 50/50



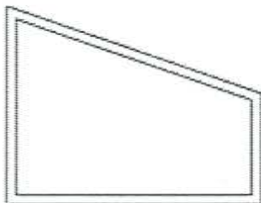
4) C-H3DH-35 3/847 1/4-1(X)
Qty: 2
RO: 35 3/8"x47 1/4"
Jamb: 4 1/8"
Loc: LIVING
Sym: 5,6
Clad: 001-White
Sash Split: 50/50



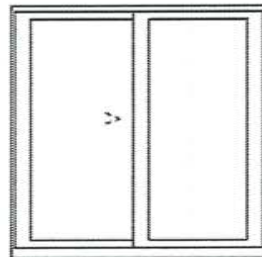
5) C-H3TR-3713 5/8-1(L)
Qty: 1
RO: 37"x13 5/8"
Jamb: 4 1/8"
Loc: LIVING
Sym: 7
Clad: 001-White



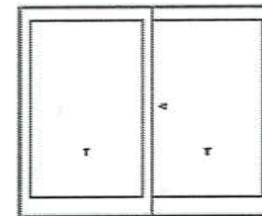
6) C-H3TP-35 3/828-1(L)
Qty: 1
RO: 35 3/8"x28"
Jamb: 4 1/8"
Loc: LIVING
Sym: 8
Clad: 001-White



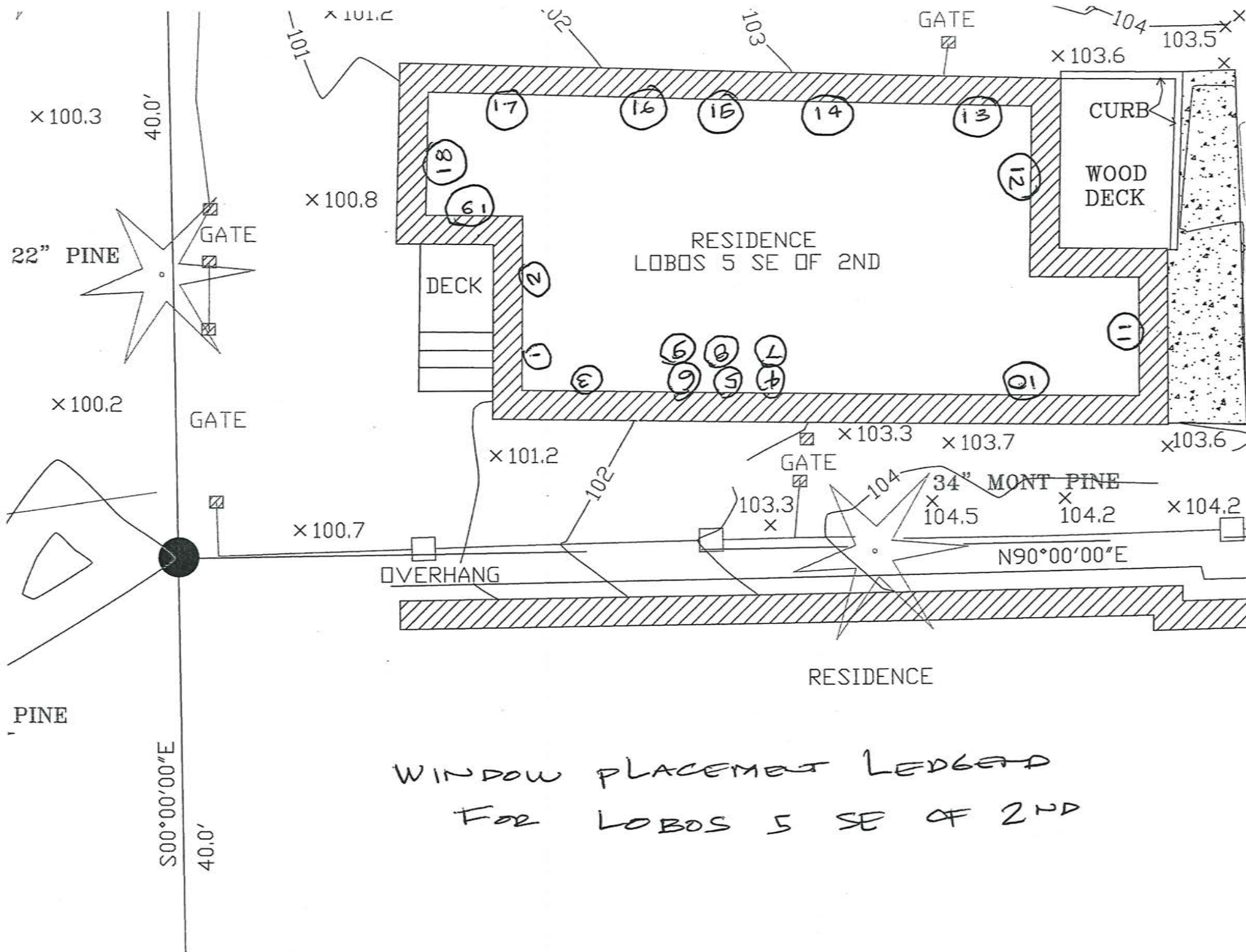
7) C-H3TP-35 3/828-1(R)
Qty: 1
RO: 35 3/8"x28"
Jamb: 4 1/8"
Loc: LIVING
Sym: 9
Clad: 001-White



8) C-H3SSL-47 1/447 1/4-1(XO)
Qty: 1
RO: 47 1/4"x47 1/4"
Jamb: 4 1/8"
Loc: MASTER BED
Sym: 10
Clad: 001-White
Sash Split: 50/50



9) C-PS-94 3/878-2(OX)
Qty: 1
RO: 94 5/16"x80 1/4"
Jamb: 4 9/16"
Loc: MASTER BED
Sym: 11
Clad: 001-White

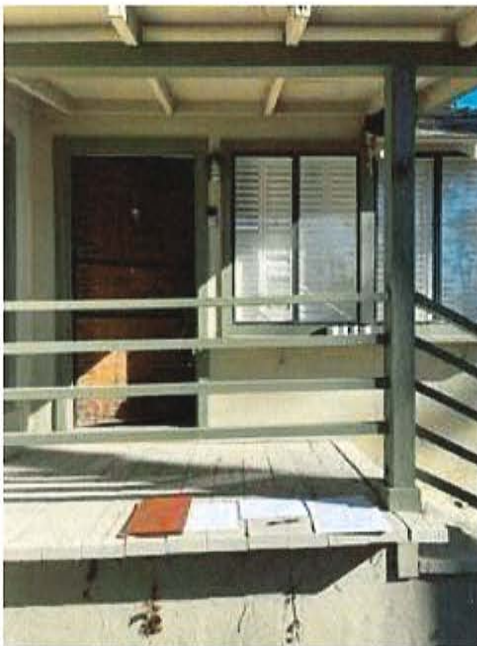


Sheree Hanson

From: Sheree Hanson <shereehanson@me.com>
Sent: Thursday, November 17, 2022 11:38 AM
To: Sheree Hanson



EXISTING
WINDOW ①



EXISTING
WINDOW ②

Sheree Hanson

From: Sheree Hanson <shereehanson@me.com>
Sent: Thursday, November 17, 2022 11:38 AM
To: Sheree Hanson



EXISTING
WINDOW
③
WILL BE EXPANDED
TO MATCH OTHER
LIVING ROOM WINDOWS
(EXISTING 68 5/8 X 22 1/2 FIXED)



WINDOW ⑦
WINDOW ⑧
WINDOW ⑥
WINDOW ⑤
WINDOW ④
WINDOW ⑨



→ WINDOW (10)



→ DOOR (11)



— DOOR (12)

Sheree Hanson

From: Sheree Hanson <shereehanson@me.com>
Sent: Thursday, November 17, 2022 11:39 AM
To: Sheree Hanson



WINDOW (13)



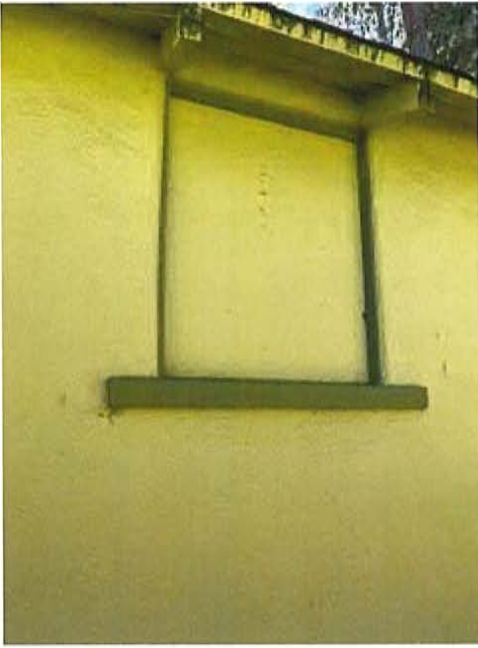
WINDOW (14)



WINDOW
15



WINDOW
16



WINDOW
①⑦



WINDOW
①⑧

EXPAND TO MEET EGRESS
(ORIGINAL $45\frac{3}{4}$ X $29\frac{3}{4}$)



Window
19

Sheree Hanson

From: Sheree Hanson <shereehanson@me.com>
Sent: Thursday, November 17, 2022 11:39 AM
To: Sheree Hanson



PAINT SAMPLE

— BASE color

BENJAMIN MOORE
HISTORIC COLOR HC-166
KENDALL CHARCOAL

— TRIM color

OC -117
SIMPLY WHITE

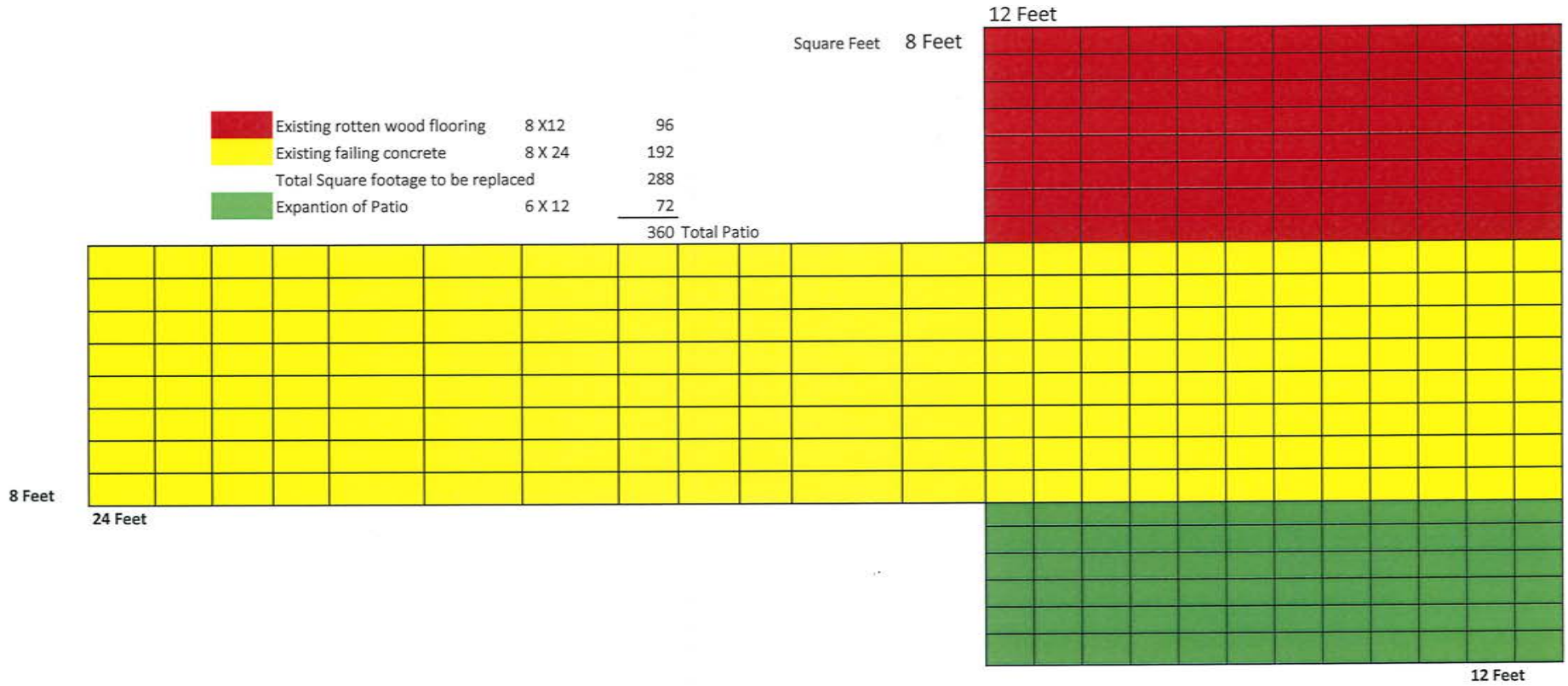
Lobos 5 SE of 2nd

Replacement of existing hardscape

Drawing not to scale

Total Square footage	
to be replaced	288
Amount to be added	<u>72</u>
Total Patio	<u><u>360</u></u>

	Existing rotten wood flooring	8 X12	96
	Existing failing concrete	8 X 24	192
	Total Square footage to be replaced		288
	Expantion of Patio	6 X 12	<u>72</u>
			360 Total Patio





CONTACT

Calstone - Mission

PATIO MATERIAL
COLOR GREY, CHARCOAL,
TAN



Hi! Could we please enable some additional services for Analytics? You can always change or withdraw your consent later.

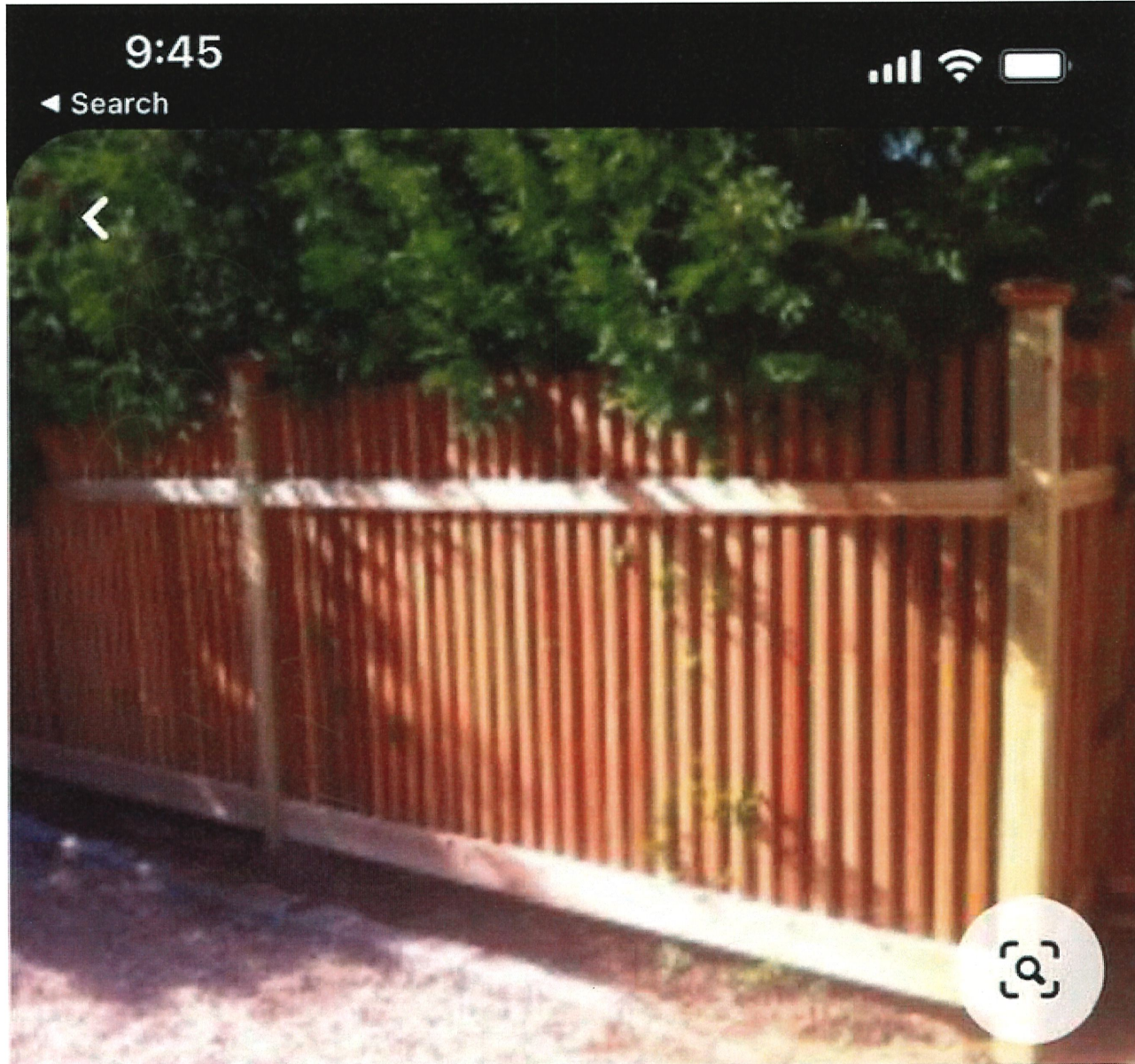
Let me choose...

I decline

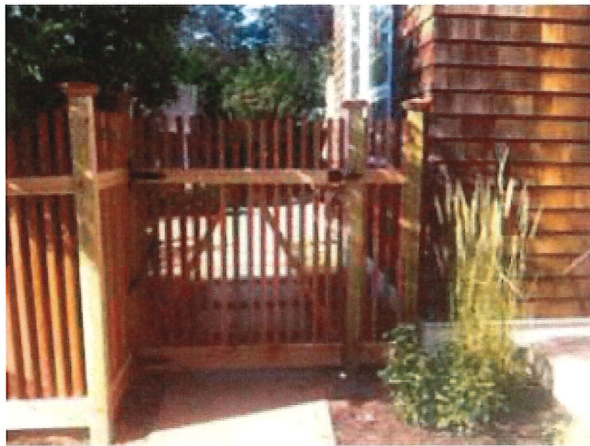
That's ok



EXISTING FENCE



PROPOSED FENCE TYPE

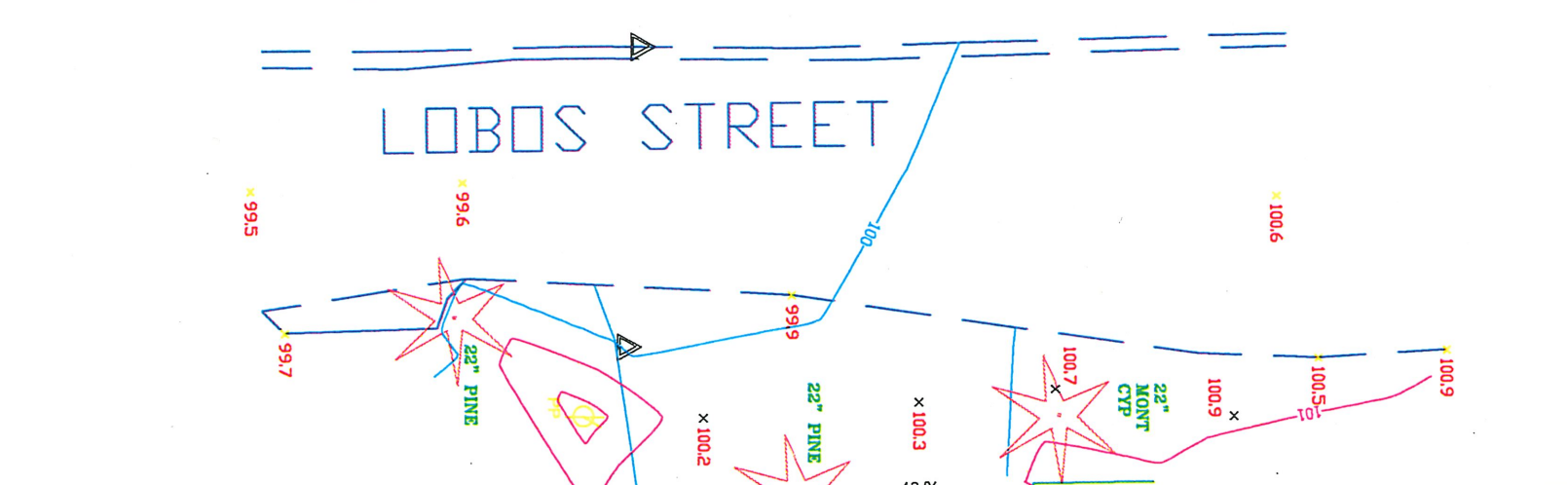


PROPOSED ENTRY
GATE

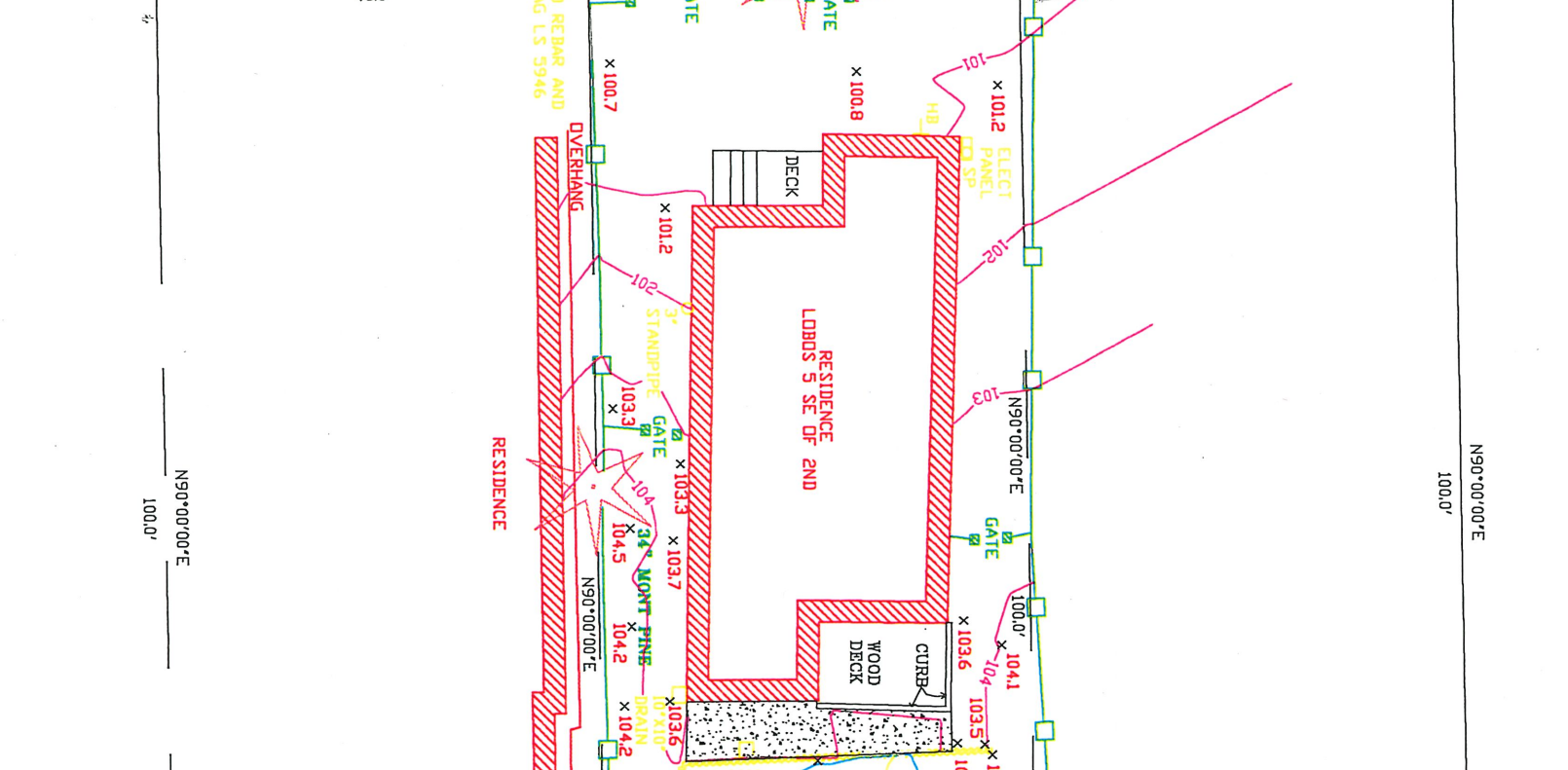




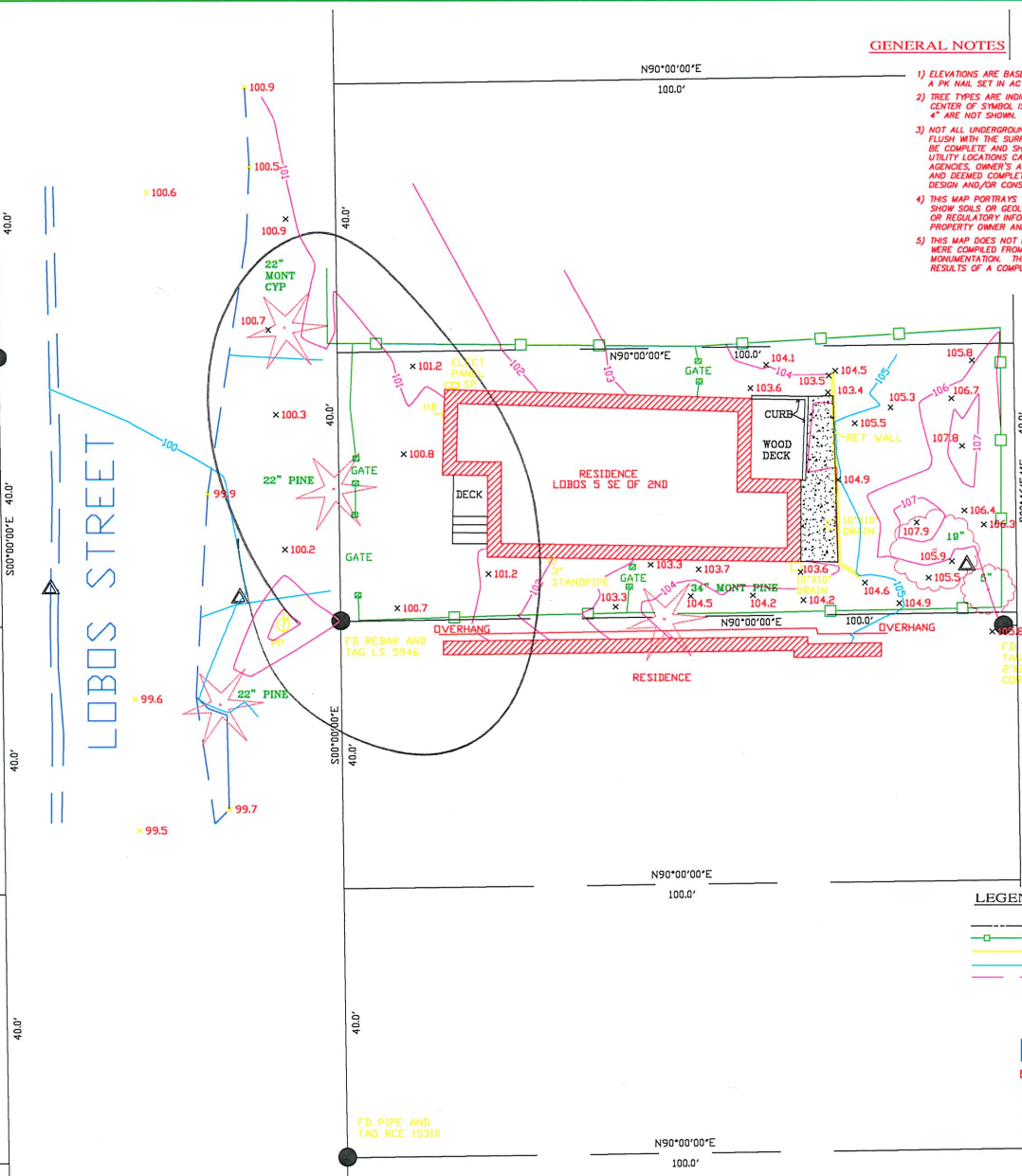
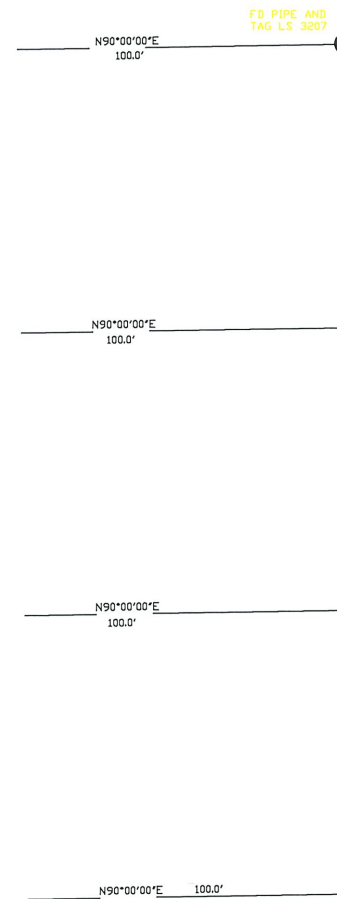
40.0' S00°00'00"E 40.0' 40.0'



S00°00'00"E 40.0'



TO BE
REPLACED
WITH
RED WOOD
OPEN
PICKET
FENCE

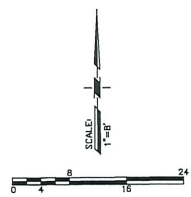


GENERAL NOTES

- 1) ELEVATIONS ARE BASED ON ARBITRARY ELEVATION OF 100' AT CONTROL POINT #100 A PK NAIL SET IN AC ROADBED EAST EDGE OF LOBOS STREET.
- 2) TREE TYPES ARE INDICATED WHEN KNOWN. TREES ARE LABELED IN INCHES. CENTER OF SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 4\"/>

LEGEND:

- PROPERTY BOUNDARY LINE
- FENCE
- RETAINING WALL
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- SPOT ELEVATION
- SET TEMPORARY REFERENCE POINT
- FOUND PROPERTY CORNER OF RECORD
- CONCRETE
- BUILDING



APPROVED BY:
Neal Dickey

NEAL DICKEY
P.L.S. No. 8238

NEAL DICKEY
LAND SURVEYING
ALTERNATE PHOTOGRAPHY ELEVATION STANDARDS
9970 POLLOCK LANE, SUITE 401, SAN JOSE, CA 95137
neal@neal-dickey.com 931-330-1864

TOPOGRAPHIC MAP
OF
THE PARCEL AS SHOWN ON VOLUME 1 C & T PAGE 52
LOT 10 BLOCK 20, MONTEREY COUNTY RECORDS
LOBOS 5 SE OF 2ND
SHEREE HANSON

SCALE: 1\"/>

SHEET	1		
OF	1 SHEETS		
NO.	DATE	BY	REVISION