



## 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 24097

**Owner Name:** SMITH TIMOTHY M & MARGARET K

**Case Planner:** Katherine Wallace, Associate Planner

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

**Date Approved:** 04/10/2024

**Project Location:** NE corner San Carlos & 13th

**APN #:** 010163009000      **BLOCK/LOT:** /

**Applicant:** Margaret K Smith

**Project Description:** After the fact authorization of changes to Design Study 23-104, approved by the Planning Commission on 7/12/23, which include an arched instead of flat garage door opening, a wood garage door with decorative detailing, gooseneck light fixtures on the garage and on the main house, and a new paneled wood front Dutch door on the main house, located at the northeast corner of San Carlos Street and 13th Avenue in the Single-Family Residential (R-1) District as depicted in the as-built photographs and Revisions to Planning Approval form approved by City staff on April 10, 2024, subject to 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

DS 24-097 (Smith)

April 10, 2024

Conditions of Approval

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CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	<b>Authorization.</b> This approval of Design Study application authorizes after the fact changes to Design Study 23-104, approved by the Planning Commission on 7/12/23, which include an arched instead of flat garage door opening, a wood garage door with decorative detailing, gooseneck light fixtures on the garage and on the main house, and a new paneled wood front Dutch door on the main house, located at the northeast corner of San Carlos Street and 13th Avenue in the Single-Family Residential (R-1) District as depicted in the as-built photographs and Revisions to Planning Approval form approved by City staff on April 10, 2024, subject to the conditions of approval.
2.	<b>Codes and Ordinances.</b> 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 when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	<b>Permit Validity.</b> In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 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.	<b>Modifications.</b> 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.
5.	<b>Exterior Revisions to Planning Approval Form.</b> 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.
6.	<b>Conflicts Between Planning Approvals and Construction Plans.</b> It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by 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

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	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 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.
7.	<b>Exterior Lighting.</b> 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. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
8.	<b>Indemnification.</b> 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.
9.	<b>Conditions of Approval.</b> Prior to the issuance of a building permit, the Applicant shall include a copy of the Conditions of Approval signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.

Acknowledgment and acceptance of conditions of approval:

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date



City of Carmel-by-the-Sea
Community Planning & Building Department
Revisions to Planning Approval

CARMEL-BY-THE-SEA
PLANNING DIVISION
APPROVED

Permit #: DS 24-097 (Smith)
Date Approved: 4/10/2024
Planner: K. Wallace

Project Information

Project Location: \_\_\_\_\_

Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_ APN(s): \_\_\_\_\_

Building Permit Number: \_\_\_\_\_ Associated Planning Permit(s): \_\_\_\_\_
If revision, include revision number

Acknowledgement

In accordance with the associated project's Conditions of Approval, the following changes are proposed:

Item 1: \_\_\_\_\_
Description of Modification

Plan sheet(s) modification located: \_\_\_\_\_

Item 2: \_\_\_\_\_
Description of Modification

Plan sheet(s) modification located: \_\_\_\_\_

Item 3: \_\_\_\_\_
Description of Modification

Plan sheet(s) modification located: \_\_\_\_\_

Item 4: \_\_\_\_\_
Description of Modification

Plan sheet(s) modification located: \_\_\_\_\_

Item 5: \_\_\_\_\_
Description of Modification

Plan sheet(s) modification located: \_\_\_\_\_

Item 6: \_\_\_\_\_
Description of Modification

Plan sheet(s) modification located: \_\_\_\_\_

Item 7: \_\_\_\_\_
Description of Modification

Plan sheet(s) modification located: \_\_\_\_\_

Item 8: \_\_\_\_\_
Description of Modification

Plan sheet(s) modification located: \_\_\_\_\_

Item 9: \_\_\_\_\_
Description of Modification

Plan sheet(s) modification located: \_\_\_\_\_

Applicant: \_\_\_\_\_
Printed Name Signature Date

[Handwritten Signature]





**TRC CONSTRUCTION**  
RESIDENTIAL - COMMERCIAL  
LIC # 1092918  
**(831) 521-8885**  
TRC CONSTRUCTION



## 13" Blackshore Single Light Wall Sconce - Chocolate Bronze



SKU 476887



Special Pricing

~~\$272<sup>00</sup>~~ **\$49<sup>98</sup>**

- 1 +

ADD TO CART



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warm, rich hue while casting a soft glow over your space. Mounting hardware is included for easy installation.

Hardwired.

Use 3000k or warmer lamps to meet International Dark-Sky Association friendly criteria.

### Specifications

Chat

## Features

Product Type	Wall Sconces
Bulbs Included	No
Bulb Type	LED
Bulb Wattage	12
Design	Rustic
Product Finish	Bronze
Installation Type	Wall Mount
Light Direction	Ambient Lighting
Location Type	Suitable for Damp Locations
Material	Cast Aluminum
Mounting Hardware Included	Yes
Number of Bulbs	1
Remote Included	No
Reversible Mounting	No
Shade Finish	Warm Bronze
Weight (lbs)	5.0
Bulb Visible	No
Lumens	300
LED Light	Yes
Watts Per Bulb	12
Specifications - ETL Listed - FEI	Pending
Power Source - FEI	Hardwired
Shade	Yes
Dark Sky	N/A

## Dimensions

Base Plate Diameter	6"
Depth	13"
Height	14-1/4"
Width	13"

## Resources

[Specifications](#)

[Installation Instructions](#)

[Parts Breakdown](#)

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## Associate Information

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