



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 24131

Owner Name: TADA HIROOMI & KIM GOBETZ

Case Planner: Evan Kort, Associate Planner

Date Posted: _____

Date Approved: 06/18/2024

Project Location: Santa Lucia 2 NW of Casanova

APN #: 010176025000 **BLOCK/LOT:** 146/EPR 26 & 28

Applicant: Eric Wynkoop

Project Description: This approval of Design Study (DS 24131, Tada) authorizes amendments to existing Track 2 Design Study Approval (DS 21-318, Tada) for alterations to an existing single-family residence located on Santa Lucia 2 NW Casanova in the Single Family Residential (R-1) District with an active building permit (BP 22-120). The modifications approved under this Design Study address as-built conditions and include: 1. New/Partial As-Built: Re-organization of lower level/crawl space area resulting in an increase in floor area of 34 square feet (no visible change from the exterior) which creates a two-story volume at the exterior of the building (refer to proposed floor plan). The new total floor area for the residence is 1,800 square feet; 2. As-Built: Changing the patio sliders on the west and south elevations to a combination of fixed and casement windows to match the existing windows throughout; 3. As-Built: Changes to the roof (net change: 2'1"; 15'9") and plate height (net change: 1'4"; 13'4") within the height allowance for a two-story volume. Alterations not expressly listed in this authorization are not permitted. The project shall be consistent with the plans application materials dated approved by Community Planning & Building Department on June 18, 2024, unless modified by the conditions of approval contained herein.

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.	
1.	<p>Authorization. This approval of Design Study (DS 24131, Tada) authorizes amendments to existing Track 2 Design Study Approval (DS 21-318, Tada) for alterations to an existing single-family residence located on Santa Lucia 2 NW Casanova in the Single Family Residential (R-1) District with an active building permit (BP 22-120). The modifications approved under this Design Study address as-built conditions and include:</p> <ol style="list-style-type: none"> 1. New/Partial As-Built: Re-organization of lower level/crawl space area resulting in an increase in floor area of 34 square feet (no visible change from the exterior) which creates a two-story volume at the exterior of the building (refer to proposed floor plan). The new total floor area for the residence is 1,800 square feet; 2. As-Built: Changing the patio sliders on the west and south elevations to a combination of fixed and casement windows to match the existing windows throughout; 3. As-Built: Changes to the roof (net change: 2'1"; 15'9") and plate height (net change: 1'4"; 13'4") within the height allowance for a two-story volume. <p>Alterations not expressly listed in this authorization are not permitted. The project shall be consistent with the plans application materials dated approved by Community Planning & Building Department on June 18, 2024, unless modified by the conditions of approval contained herein.</p>
2.	<p>Codes and Ordinances. The project shall be carried out and constructed in conformance with all requirements of the R-1 zoning district and the Carmel-by-the-Sea Municipal Code. Further, 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 Department.</p>
3.	<p>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.</p>
4.	<p>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.</p>
5.	<p>Conditions of Approval. These Conditions of Approval shall be signed and returned to the Community Planning and Building Department prior to the issuance of a Building Permit/Building Permit Revision. These signed conditions shall also be printed on a full size plan sheet in the building plan set along with any prior conditions of approval of prior Design Study Applications.</p>
6.	<p>Building Permit Revision. A revision to BP 22-120 is required prior to commencement of work.</p>
7.	<p>Prior Conditions of Approval. All conditions of approval of the previous Design Study approval(s) shall also apply to this approval unless expressly otherwise noted within these Conditions of Approval. Further, the previous approval remains in full force and effect unless otherwise modified by this action.</p>
8.	<p>Structural Revisions Required. Prior to building permit issuance, the structural revisions shall be combined with the architectural sheets for review and approval by the Community and Planning and Building Department.</p>

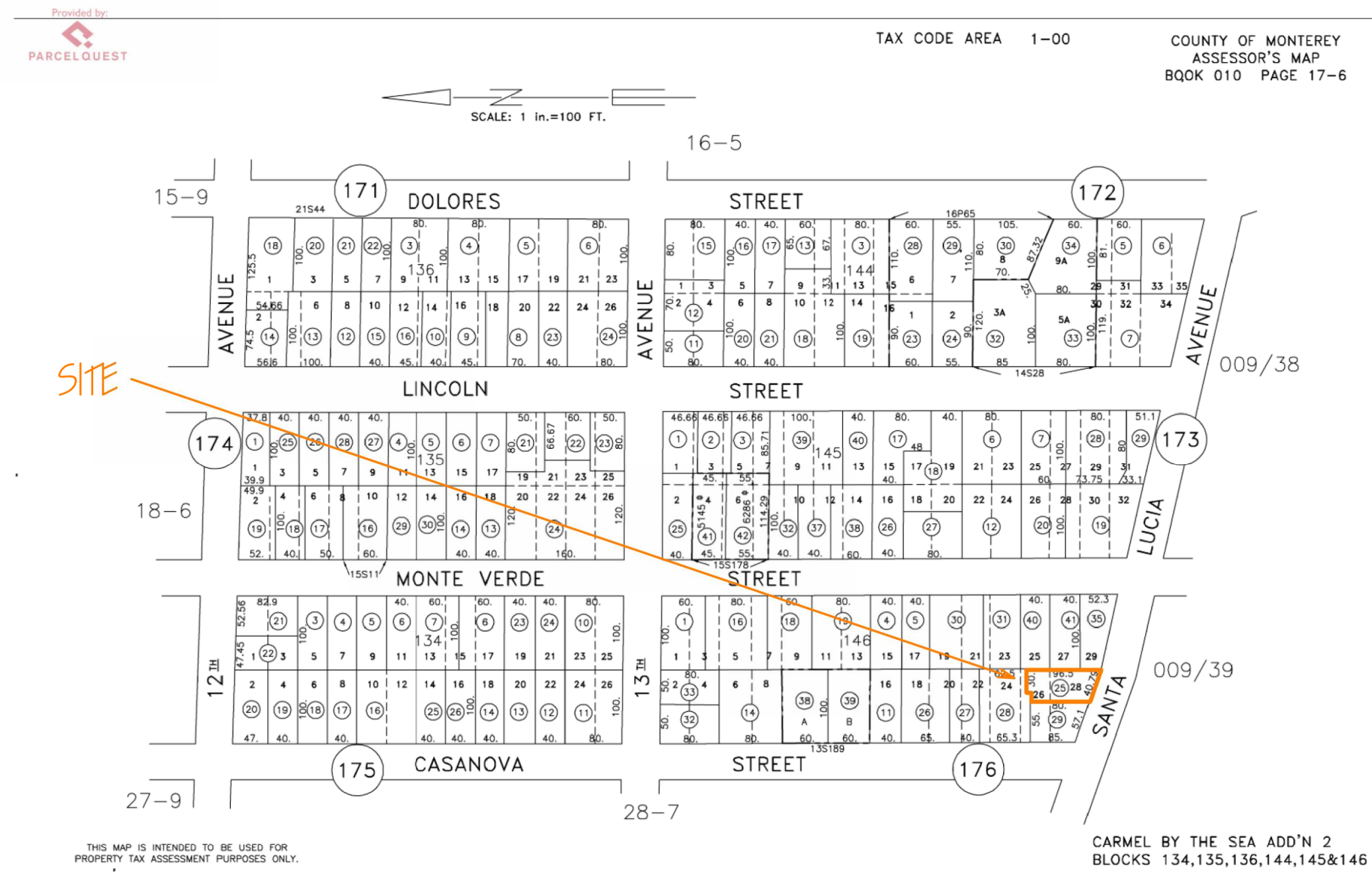
*Acknowledgement and acceptance of conditions of approval.

 Property Owner Signature

 Printed Name

 Date

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



LOCATION MAP

PROJECT SUMMARY: EXTEND FIRST FLOOR AND BASEMENT OF AN EXISTING SINGLE FAMILY RESIDENCE; MODIFY INTERIOR OF EXISTING RESIDENCE TO INCLUDE NEW SUNROOM, NEW STAIRS TO BASEMENT ADDITION, REPLACE 3 (E) WINDOWS WITH (ND) WINDOWS AND ADD 2 NEW FRENCH DOORS.

EXISTING:

GROSS FLOOR AREA:
 MAIN FLOOR: 1,141 SQ/ FT.
 SUNROOM & GARAGE ADDITION N/ A
 ATTACHED GARAGE: 340 SQ/ FT
 TOTAL FAR: 1,481 SQ/ FT.

PROPOSED:

GROSS FLOOR AREA:
 MAIN FLOOR: 1,141 SQ/ FT.
 SUNROOM & GARAGE ADDITION 319 SQ/ FT.
 ATTACHED GARAGE: 340 SQ/ FT.
 TOTAL FAR: 1,800 SQ/ FT. - 45%

LOT SIZE: 4,000 SQ/ FT.

APN: 010-176-025-000

ADDRESS: SANTA LUCIA 2 NW OF CASANOVA STREET, CARMEL-BY-THE-SEA, CA 93921

COMMUNITY: CARMEL (CITY)
 PLANNING AREA: CARMEL LUP
 ZONING: LDR
 SUBDIVISION:
 FIRE DISTRICT:

TREE REMOVAL: NONE
 GRADING: NONE
 OCCUPANCY: SFR
 SLOPE DEVELOPMENT: NONE
 CONSTRUCTION TYPE: VB
 STORIES: 2

OWNERSHIP: HIROOMI & KIM TADA
 ADDRESS: 1200 E HILLSDALE BLVD., FOSTER CITY, CA 94404
 PHONE: (215) 272-6884
 EMAIL: HTADA@TYRA.BIO

DEFERRED SUBMITTALS:

HVAC TO SUBMIT PLANS PRIOR TO WORK COMMENCING.
 FIRE PROTECTION (SPRINKLERS) ENGINEERING PLANS PRIOR TO WORK COMMENCING

APPLICABLE CODES: 2019 CRC, CBC, CEC, CMC, CPC, 2019 CAL GREEN, 2019 CFC, 2019 CA ENERGY CODE

BMP NOTES:

1. ERODED SEDIMENTS ATTRIBUTED TO THE PROJECT DEVELOPMENT AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.

2. STOCKPILES OF EARTH OR OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

3. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.

4. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

WALL COUNT:

(E) EXISTING WALLS: 421' 6"

(P) DEMOLISHED WALLS: 26' 6"

NEW WALLS: 72' 6"

TOTAL: 425' 6" - 23.4%

SPRINKLERS REQUIRED YES

GENERAL NOTES:

- VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE; CONFIRM ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
- CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/ OR MANUFACTURERS SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
- ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & METHODS) SHALL COMPLY WITH TITLE 24 AND THE 2019 CALIFORNIA RESIDENTIAL BUILDING CODE (CBC); CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, FIRE CODE, AND CALGREE; AND ALL LOCAL AMENDMENTS AS ADOPTED BY COUNTY ORDINANCE.
- THE OWNER-CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND MUST ADHERE TO ALL FEDERAL, STATE, LOCAL, AND O.S.H.A. SAFETY REGULATIONS.
- DEMOLITION: CONFIRM ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WITH ITEMS, IF ANY, HE/ SHE WISHES TO RETAIN FOR HIS/ HER USE. ALL OTHER ITEMS TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. SEE DEMOLITION PLANS FOR ADDITIONAL INFORMATION.
- THE OWNER CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
- DO NOT STORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.
- IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHEOLOGICAL CAN EVALUATE IT. MONTEREY COUNTY - RMA PLANNING AND A QUALIFIED ARCHEOLOGIST (I.E. AN ARCHEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS; SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

FIRE DEPARTMENT NOTES

FIRE DEPARTMENT: MONTEREY FPD

FIREO19 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/ or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection.

FIREO24 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)

The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment.

FIREO25 - SMOKE ALARMS - (SINGLE FAMILY DWELLING)

Where a household fire warning system or combination fire/ burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment.

FIREO11 - ADDRESSES FOR BUILDINGS

All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241.

Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/ 2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance.

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WYNKOOP DESIGN
 COMPANY
 ERIC WYNKOOP

P.O. BOX 3846 CARMEL, CA
 831-620-5744

EMAIL: eric@wynkoop.design

APPROVED

DRAWN BY: 06/18/2024

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

Adam Morrison

PLANS REVISED AS
 NOTED ON SHEETS:
 06/02/2024




TADA RESIDENCE

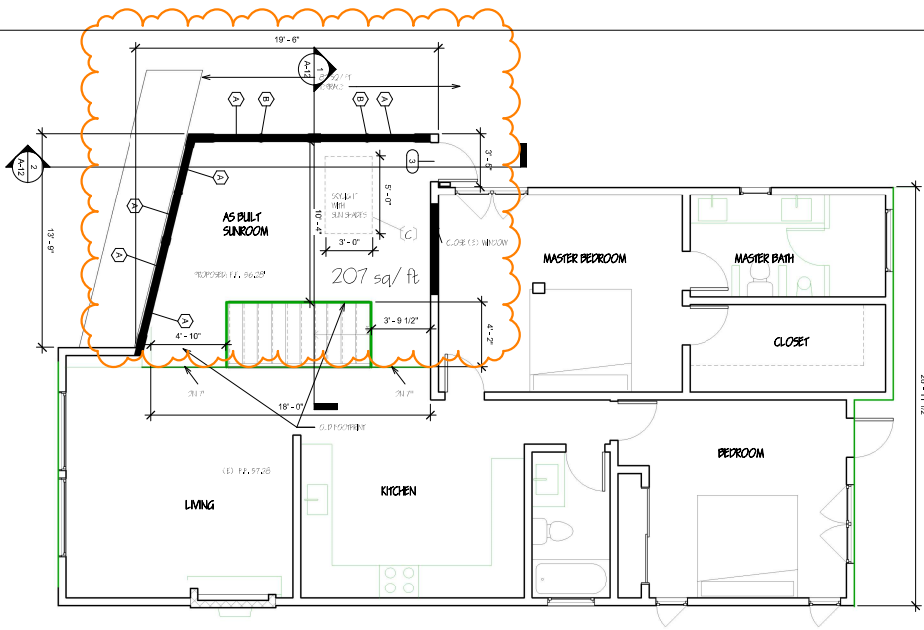
PROJECT DESCRIPTION

06/02/2024

A - 0

LEGEND

-  AS BUILT ADDITION
-  NEW WALLS
-  EXISTING WALLS

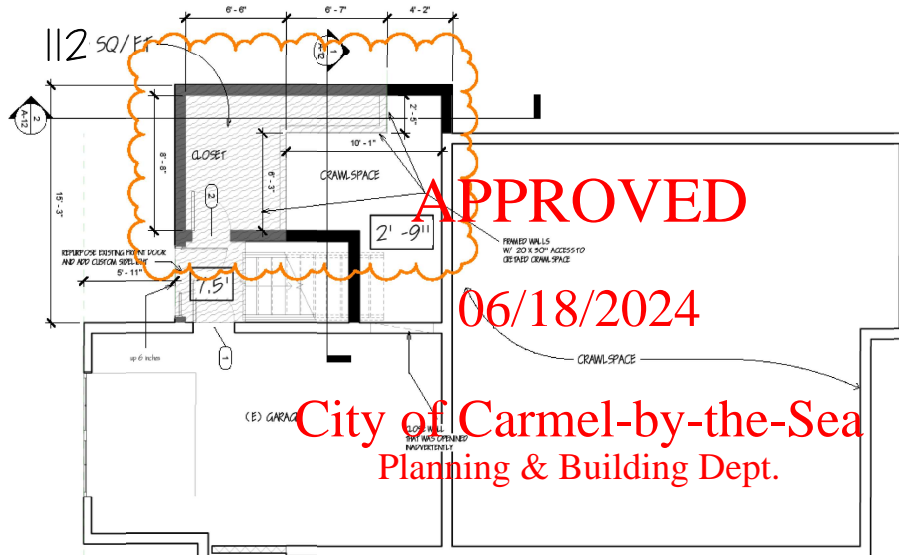


AS - BUILT MAIN LEVEL FLOOR PLAN SCALE: 1/4" = 1' - 0"

REVISED WINDOW & DOOR SCHEDULE:

1. 32" X 80" FIRE RATED GARAGE DOOR (PER R302.5.1)
2. 30" X 80" SOLID CORE DOOR (TO MATCH EXISTING)
3. 28" X 80" O/S LEFT GLASS FRENCH DOOR

- A. 36" X 48" CASEMENT AND 36 X 48 FIXED WINDOW COMBO
- B. CUSTOM POLYGON WIDOWS LEFT & RIGHT
- C. SKYLIGHT @ ROOF 36 X 60 FIXED WITH SHADES



AS-BUILT GARAGE LEVEL FLOOR PLAN SCALE: 1/4" = 1' - 0"



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WYNKOOP DESIGN
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ERIC WYNKOOP

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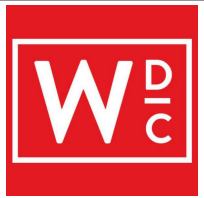
TADA RESIDENCE

REVISION

AS BUILT FLOOR PLANS

5/02/2024

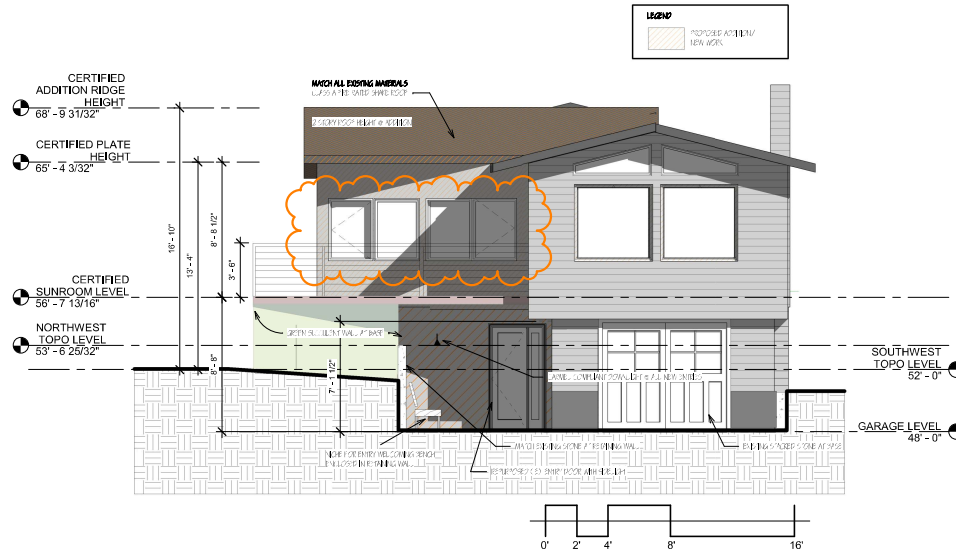
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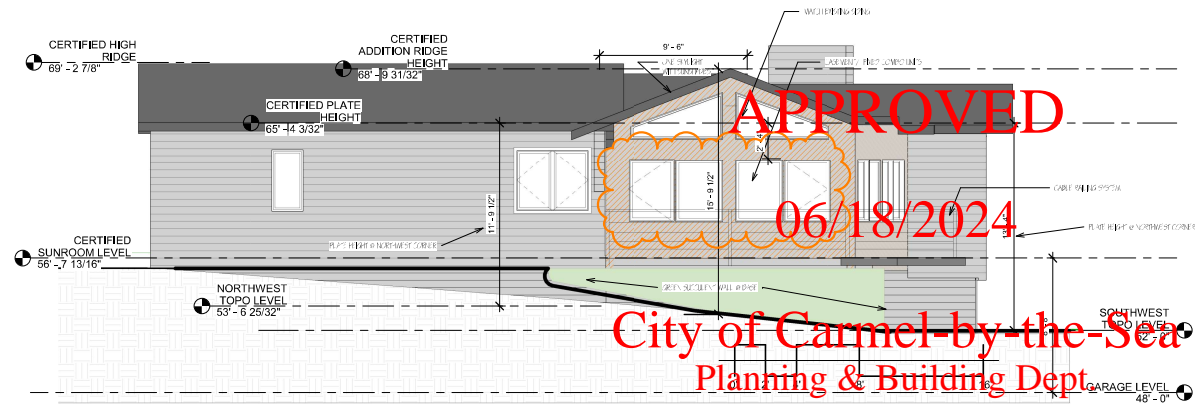
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① SOUTH ELEVATION
1/4" = 1'-0"



APPROVED

06/18/2024

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

② WEST ELEVATION
1/4" = 1'-0"

TADA RESIDENCE

REVISED

SOUTH (STREET)
& WEST ELEVATION

5/02/2024

A-6