

<b>CONDITIONS OF APPROVAL</b>	
<b>No.</b>	
1.	<p><b>Authorization.</b> This approval of Design Study (DS 24154 (Rainey)) authorizes amendments to existing Design Study Approvals (DS 20-205) for alterations to an existing single-family residence located on Lincoln 5 SW of 10th Avenue in the Single Family Residential (R-1) District with an active building permit (BP 21-292). The modifications approved under this Design Study include:</p> <ol style="list-style-type: none"> <li>1. Construct a new Cedar picket fence with a concealed frame at the front of the property.</li> <li>2. Construct a new Cedar picket gate with a concealed frame at the front of the property.</li> <li>3. Construct a concrete step that starts at 12" above grade and extends to 18" above grade at the front of the property.</li> <li>4. Construction of wire trellises to train plants along the fence line.</li> </ol> <p>Alterations not expressly listed in this authorization are not permitted. The project shall be consistent with the plans dated approved by Community Planning &amp; Building Department on July 10, 2024, unless modified by the conditions of approval contained herein.</p>
2.	<p><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 at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Department.</p>
3.	<p><b>Permit Validity.</b> 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><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 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><b>Conditions of Approval.</b> 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><b>Building Permit Revision.</b> A revision to BP 21-292 is required prior to commencement of work.</p>
7.	<p><b>Prior Conditions of Approval.</b> 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>

\*Acknowledgement and acceptance of conditions of approval.

Applicant Signature	Printed Name	Date

Property Owner Signature	Printed Name	Date

*Once signed, please email to [jolander@ci.carmel.ca.us](mailto:jolander@ci.carmel.ca.us).*



## 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 24154

**Owner Name:** RAINEY JOHN D & KELLY M

**Case Planner:** Jacob Olander, Assistant Planner

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

**Date Approved:** 07/10/2024

**Project Location:** LINCOLN 5 SW of 10th

**APN #:** 010182004000      **BLOCK/LOT:** 114/ALL LOT 11 and part of lot 9 & 13

**Applicant:** CYNTHIA L. SPELLACY

**Project Description:** This approval of Design Study (DS 24154 (Rainey)) authorizes amendments to existing Design Study Approvals (DS 20-205) for alterations to an existing single-family residence located on Lincoln 5 SW of 10th Avenue in the Single Family Residential (R-1) District with an active building permit (BP 21-292). The modifications approved under this Design Study include: 1. Construct a new Cedar picket fence with a concealed frame at the front of the property. 2. Construct a new Cedar picket gate with a concealed frame at the front of the property. 3. Construct a concrete step that starts at 12" above grade and extends to 18" above grade at the front of the property. 4. Construction of wire trellises to train plants along the fence line. Alterations not expressly listed in this authorization are not permitted. The project shall be consistent with the plans dated approved by Community Planning & Building Department on July 10, 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.*

**Approved 7/10/2024  
DS 24154 (Rainey)  
Carmel-by-the-Sea  
Community Planning and Building  
Jacob Olander, Assistant Planner**



**RAINEY RESIDENCE**

**DESIGNER:**  
JOBE CORRAL ARCHITECTS  
JOB CORRAL, AIA  
200 W. 20TH STREET, STE 4  
CARMEL, CA 95008  
831.372.1800

**CONTRACTOR:**  
STONICK & SALLABRE  
24 MARINA BLVD COURT  
MONTPELIER, CA 95061  
831.372.1800

**STRUCTURAL ENGINEER:**  
STRANDEBERG ENGINEERING  
151 16TH STREET  
SAN FRANCISCO, CA 94133  
415.774.2877

**LANDSCAPE ARCHITECT:**  
CLIFFE LANDSCAPE  
3911 CHERRY CROWN STREET  
AGUSTINE, TX 75750  
512.392.4066

**CIVIL ENGINEER:**  
MONTPELIER CIVIL GROUP, INC.  
408 STALL CUP  
2000 CALDWELL ROAD-CHICO  
CHICO, CA 95928  
531.373.2328

**NOTES:**

**LEGEND:**

ISSUE	PLANNING REVIEW
REVISION	PLANNING REVIEW

**PROJECT:**  
**RAINEY RESIDENCE**  
UNUSUAL SLOPE 10TH  
COMPLAINT#24-008, CA 95008

*Jobe Corral*

**PROJECT NUMBER:**  
**1014**

**SCALE:**  
As indicated

**FRONT FENCE ELEVATIONS**

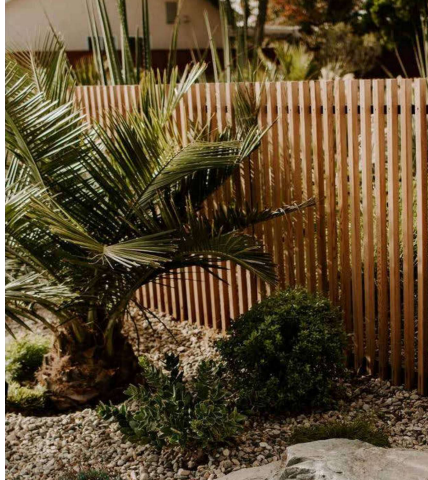
**A8.00**



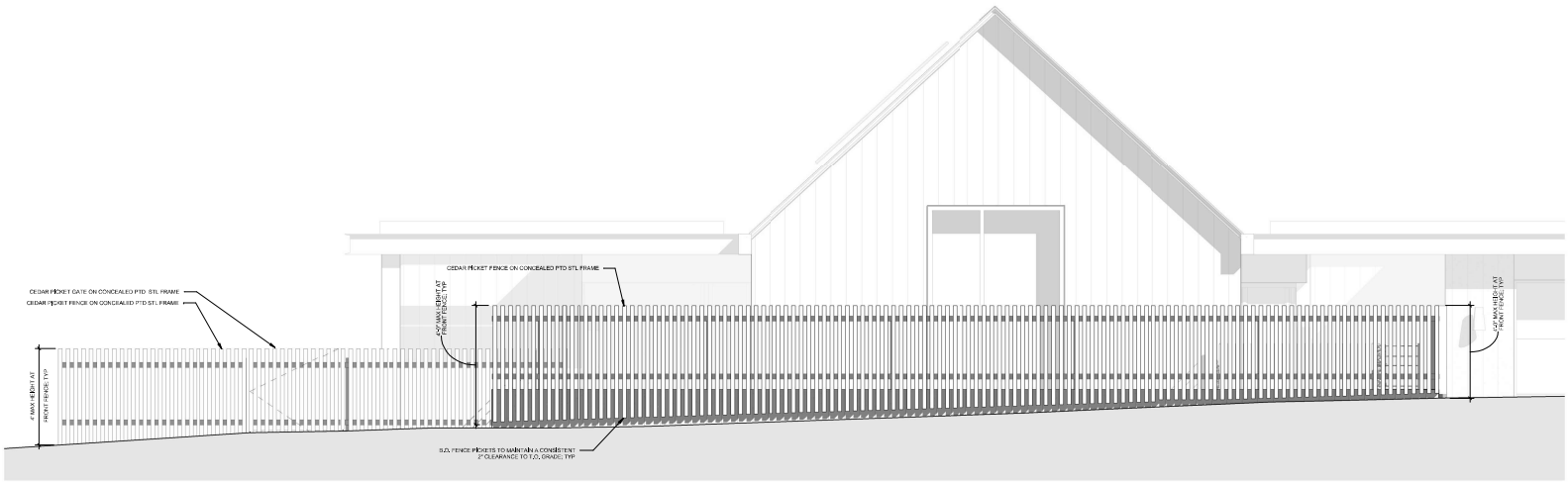
RENDERING OF PROPOSED FENCE



REFERENCE IMAGE FOR TRENDING WOOD SLAT FENCE PERPENDICULAR TO STREET



REFERENCE IMAGE FOR DECORATIVE WOOD SLAT FENCE 45 DEGREE



**1 FRONT FENCE ELEVATION**  
1/2" = 1'-0"

**Approved 7/10/2024  
 DS 24154 (Rainey)  
 Carmel-by-the-Sea  
 Community Planning and Building  
 Jacob Olander, Assistant Planner**



**RAINEY RESIDENCE**

**DESIGNER:**  
 JOBE CORRAL ARCHITECTS  
 JOBE CORRAL, AIA  
 2027 N. 17TH STREET, STE. B  
 COSTA MESA, CA 92626

**STRUCTURAL ENGINEER:**  
 STRONG ENGINEERING  
 DAVID STRONG, P.E.  
 151 15TH STREET  
 SAN FRANCISCO, CA 94103  
 415.775.2877

**CONTRACTOR:**  
 STONER & SULLIVAN  
 24 MARKET LANE COURT  
 MONTEZUMA, CA 95061  
 916.373.1800

**PLANNING DESIGNER:**  
 JOB CORRAL ARCHITECTS  
 24 MARKET LANE COURT  
 MONTEZUMA, CA 95061  
 916.373.1800

**ENGINEER CONSULTANT:**  
 MONTGOMERY GROUP, INC.  
 400 ST. AUGUSTINE AVE.  
 SAN FRANCISCO, CA 94102  
 415.774.2325

**NOTES:**

**RECORD:**

**REVISIONS:**

001	PLANNING REVIEW
002	PLANNING REVIEW

**PROJECT:**  
**RAINEY RESIDENCE**  
 JESSICA S. OIP 1076  
 CARMEL-BY-THE-SEA, CA 95008

*Jobe Corral*

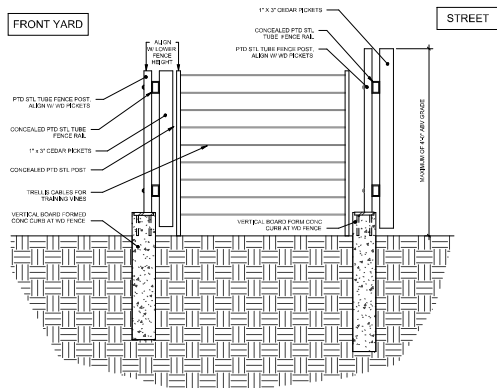
**PROJECT NUMBER:**  
**1014**

**DATE:**  
 07/10/2024

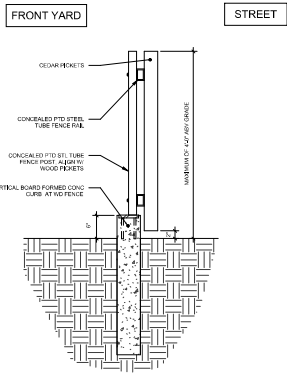
**SCALE:**  
 As indicated

**FRONT YARD FENCE**

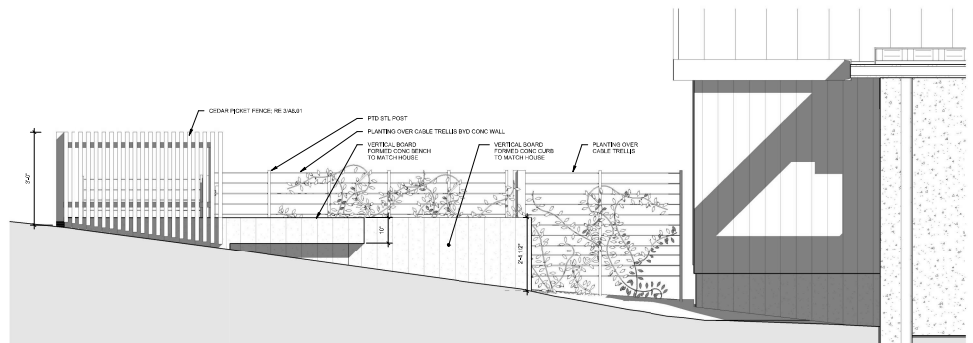
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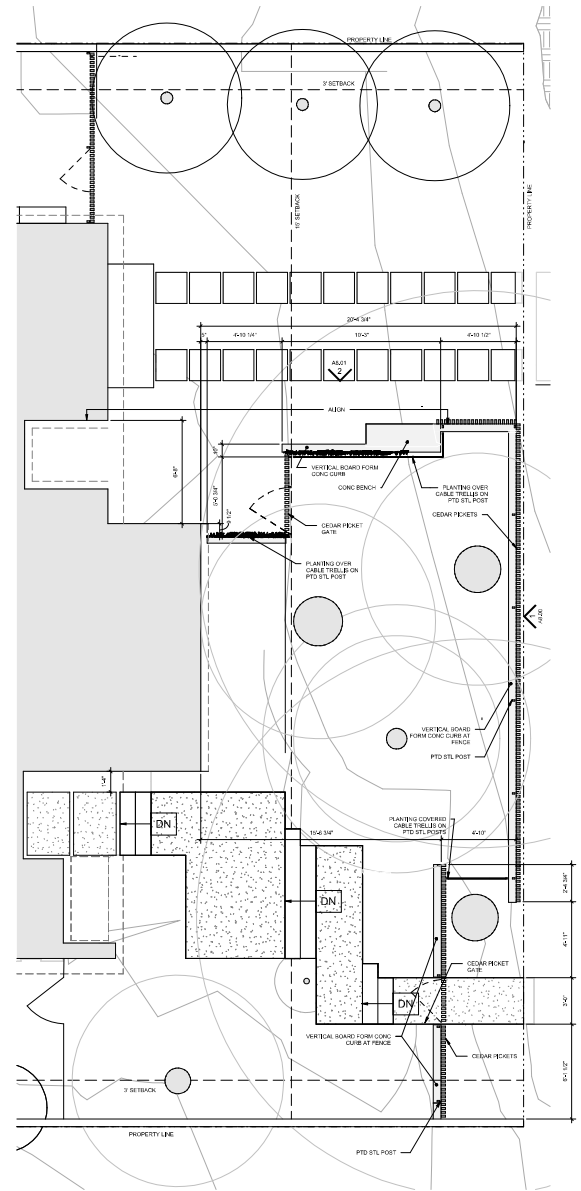
**4 FENCE PLANTING SEGMENTS**  
 3/4" = 1'-0"



**3 FRONT FENCE SECTION**  
 3/4" = 1'-0"



**2 SECTION-FENCE AT DRIVEWAY**  
 1/2" = 1'-0"



**1 SITE PLAN - FENCE**  
 1/4" = 1'-0"