



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 24161

Owner Name: CHOU HSUN & AIKO CHOU TRS

Case Planner: Katherine Wallace, Associate Planner

Date Posted: 07/05/2024

Date Approved: 07/05/2024

Project Location: NW Corner of Camino Real & 8th

APN #: 010265007000 **BLOCK/LOT:** / N / 17,19

Applicant: Dana Kitaura

Project Description: Replace leaking deck flooring with new tile, replace existing metal/glass/wood lattice railings with new wood deck railings, replace dry rot 2"x6" exterior trim around windows and doors at the entry area south side and deck patio doors, replace dry rotted front door with new wood door, and replace existing exterior lights with new compliant lights.

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

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	Authorization. This approval of Design Study (DS 24161, Whiteley-Chou) authorizes the following work: replace leaking deck flooring with new tile, replace existing metal/glass/wood lattice railings with new wood deck railings, replace dry rot 2"x6" exterior trim around windows and doors at the entry area south side and deck patio doors, replace dry rotted front door with new wood door, and replace existing exterior lights with new compliant lights, at the existing single-family residence located at the northwest corner of Camino Real and 8 th Avenue in the Single-Family Residential (R-1) District and, APN: 010-265-007-000 as depicted in the plans prepared by Dana Kitaura, stamped approved on July 5, 2024 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 when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	Permit Validity. 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.	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 unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	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 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.
6.	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 not listed on this form shall not be deemed approved upon issuance of a building permit.
7.	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 the Planning Staff, the Planning Commission, or the City Council on appeal and the

	<p>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 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>
8.	<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 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.</p>
9.	<p>Conditions of Approval. Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.</p>
<p>Landscape Conditions</p>	
10.	<p>Tree Removal Prohibited. Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.</p>
11.	<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, including 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

	<p>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.</p> <ul style="list-style-type: none"> ● Structural Root Zone. The 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 investigation by the City Forester has been completed, and mitigation measures have been put in place.
Special Conditions	
12.	The applicant shall submit specifications for the proposed wood deck railings for review and approval by the Planning Division prior to issuance of a Building Permit.

Acknowledgment and acceptance of conditions of approval:

 Property Owner Signature

 Printed Name

 Date

 Applicant Signature

 Printed Name

 Date

Existing condition

Permit #: DS 24-161 (Whiteley-Chou)

Date Approved: 7/5/2024

Planner: K. Wallace

Entry



Front Door



Dana Kitaura

Dana Kitaura

Existing condition

Front of House



South Side Upper Deck with Lattice and Glass Railing



Dana Kitaura

Dana Kitaura

Existing condition

Lower Deck with Lattice and Glass Railing



Lower Deck with Lattice and Glass Railing
and Stair No Lattice Glass Railing



Dana Kitaura

Dana Kitaura

Existing Condition

Lower and Upper Deck with Lattice and Glass Railing



Dana Kitaura

Dana Kitaura

Current Condition

Replace Dry Rot Damaged Door and trim New
Front Door and Door trim



New Front Entry

Replace Dry Rot Damaged Trim Two Windows and Patio Door
(Trim: Den Window (left), Entry Window Left of Door (middle) and Kitchen Patio Door (right))



Dana Kitaura

Dana Kitaura

Current Condition

Before deck repair

Lower Deck Living room Patio Door Railing Lattice Removed

And Bedroom #2 Patio Door (left)



Lower Deck Living room Patio Door

Railing, Door Trim and Two Rows of Siding Removed for Waterproofing

Roof Deck Partially Done



Dana Kitaura

Dana Kitaura

Current Condition

Lower Deck Bedroom #2 Patio Door

Railing, Door Trim and Two Rows of Siding Removed for waterproofing

Roof Deck Partially Done



Dana Kitaura

Dana Kitaura

Current Condition

Before deck Repair

Upper deck Master Bedroom Patio Door Railing Lattice Removed



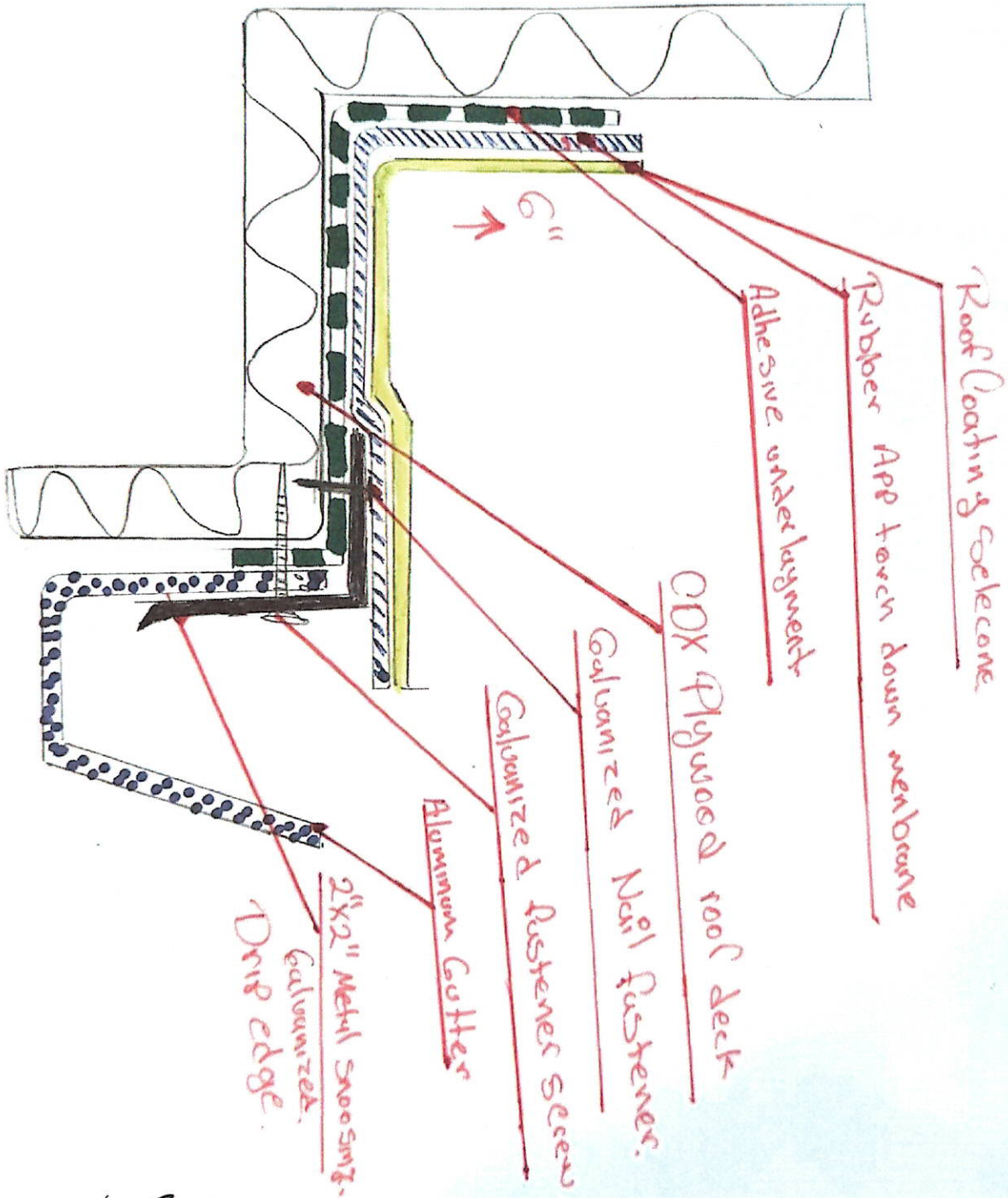
Upper deck Master Bedroom Patio Door

Railing, Door Trim and Two Rows of Siding Removed for waterproofing



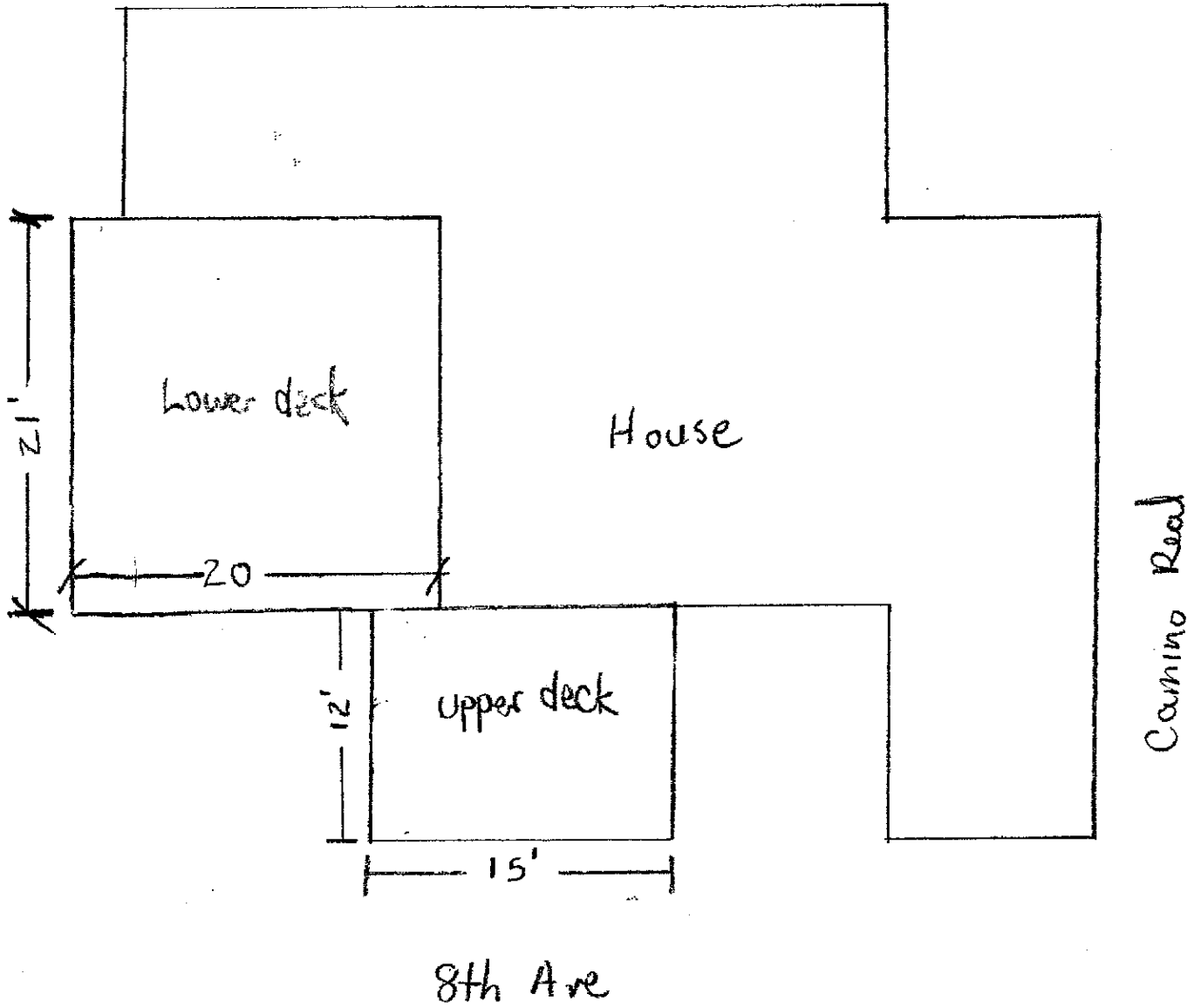
Dana Kitaura

Dana Kitaura



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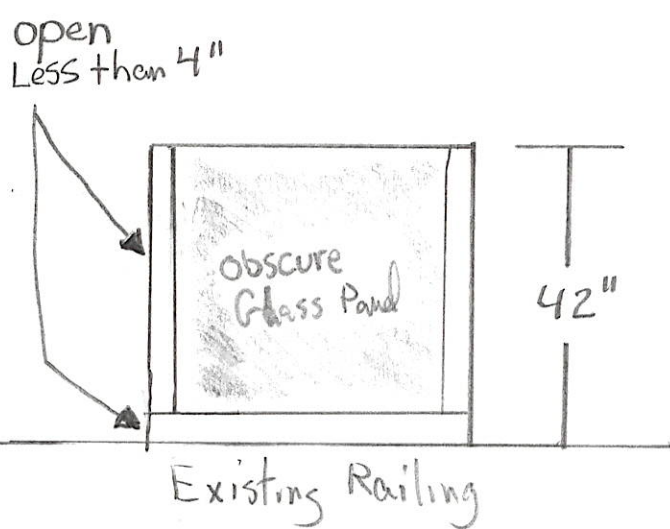
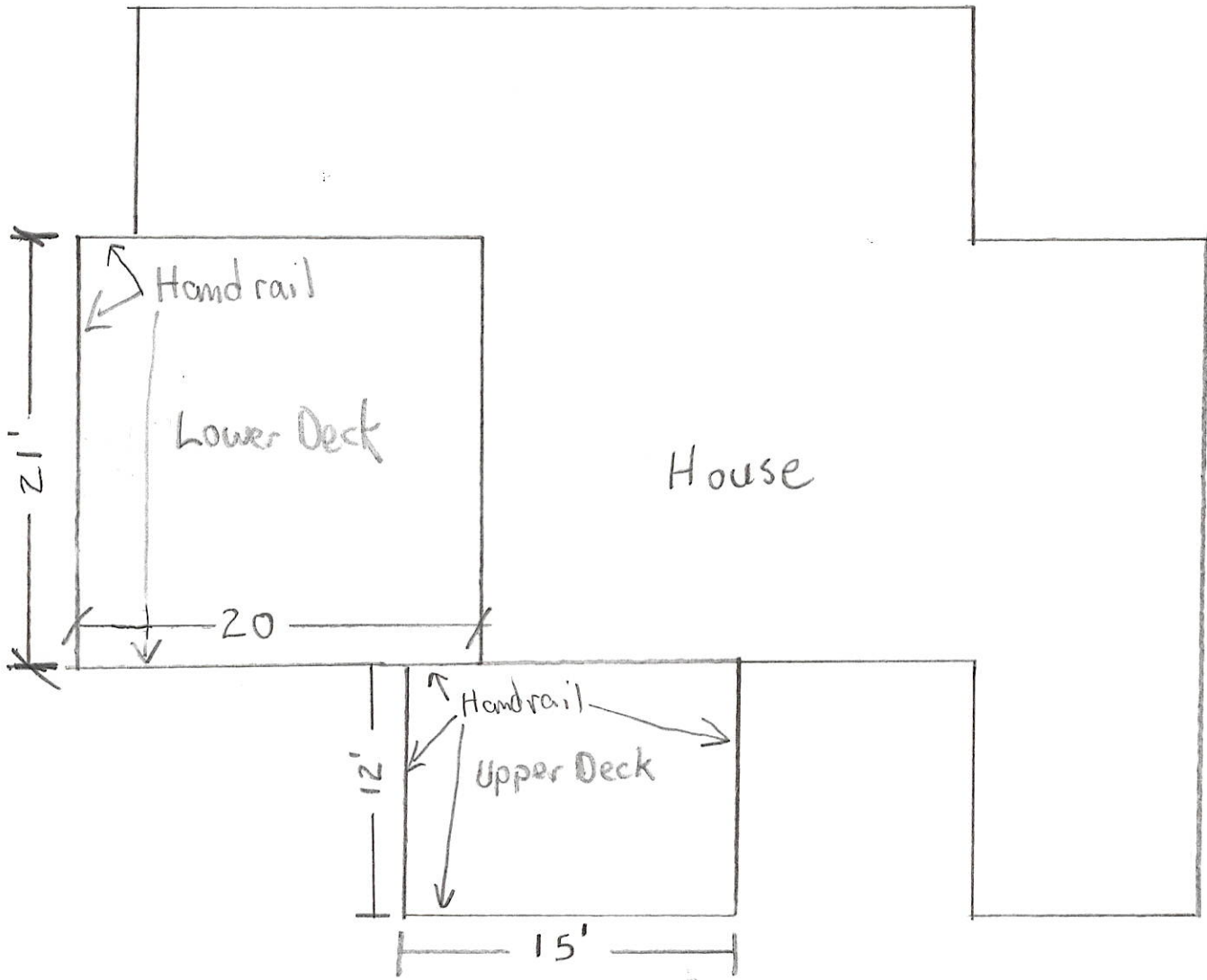
Marcos Pereira



X Dana Kitaura

Dana Kitaura

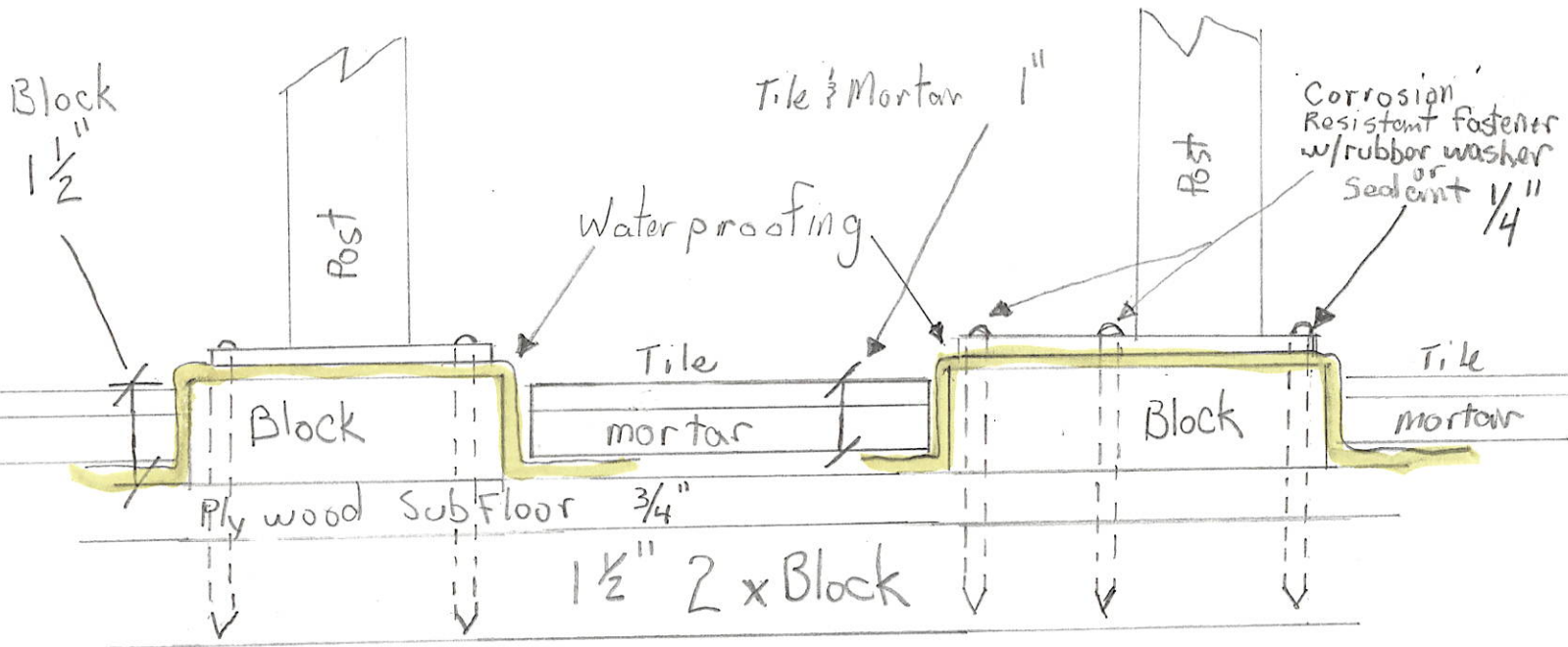
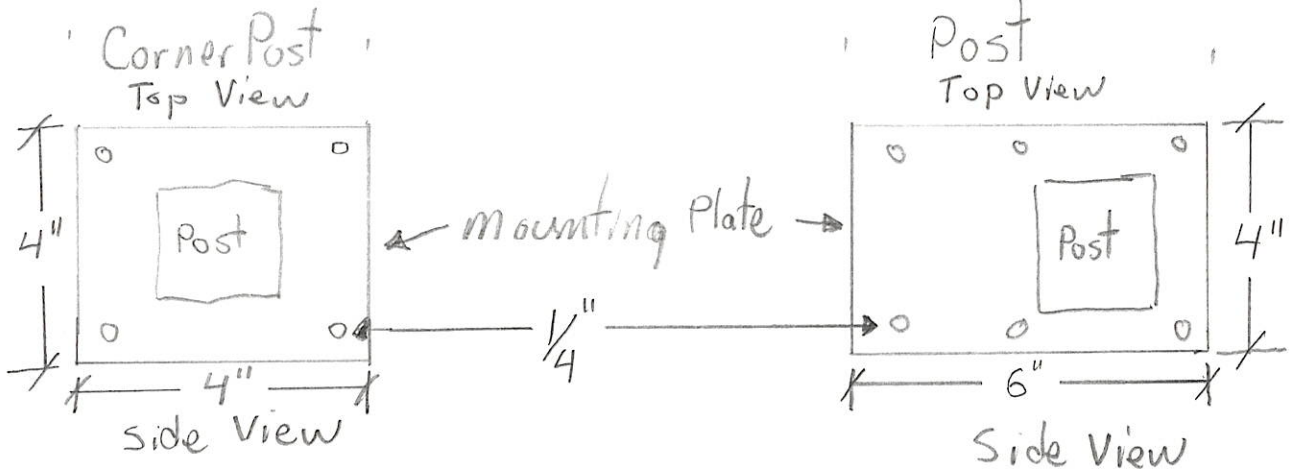
5/14/2024



X Dana Kitaura

Dana Kitaura

NW Corner Camino Real & 8th Ave, Cornell



Post installation

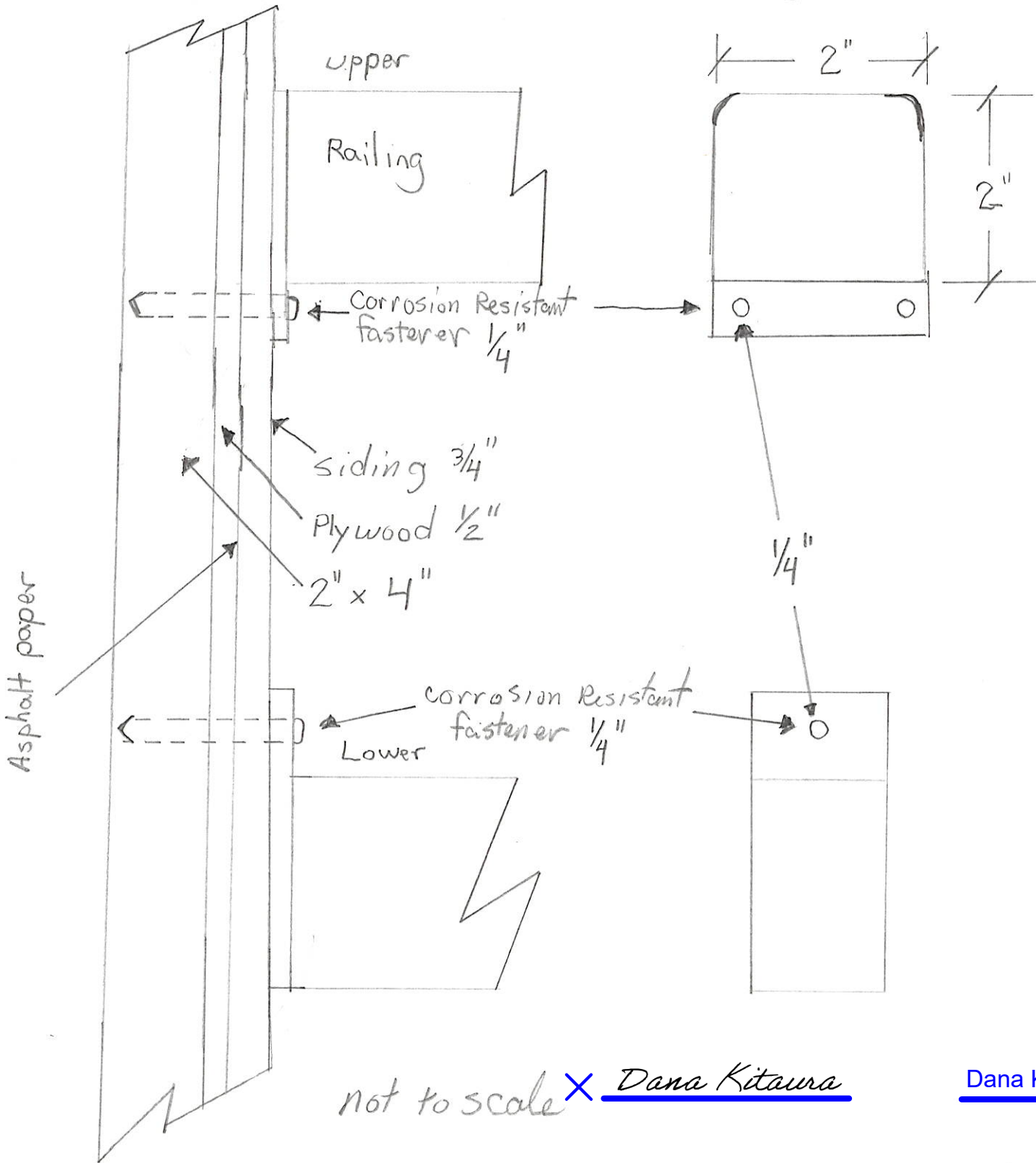
not to scale

X Dana Kitaura

Dana Kitaura

NW corner Camino Real & 8th Ave, Carmel

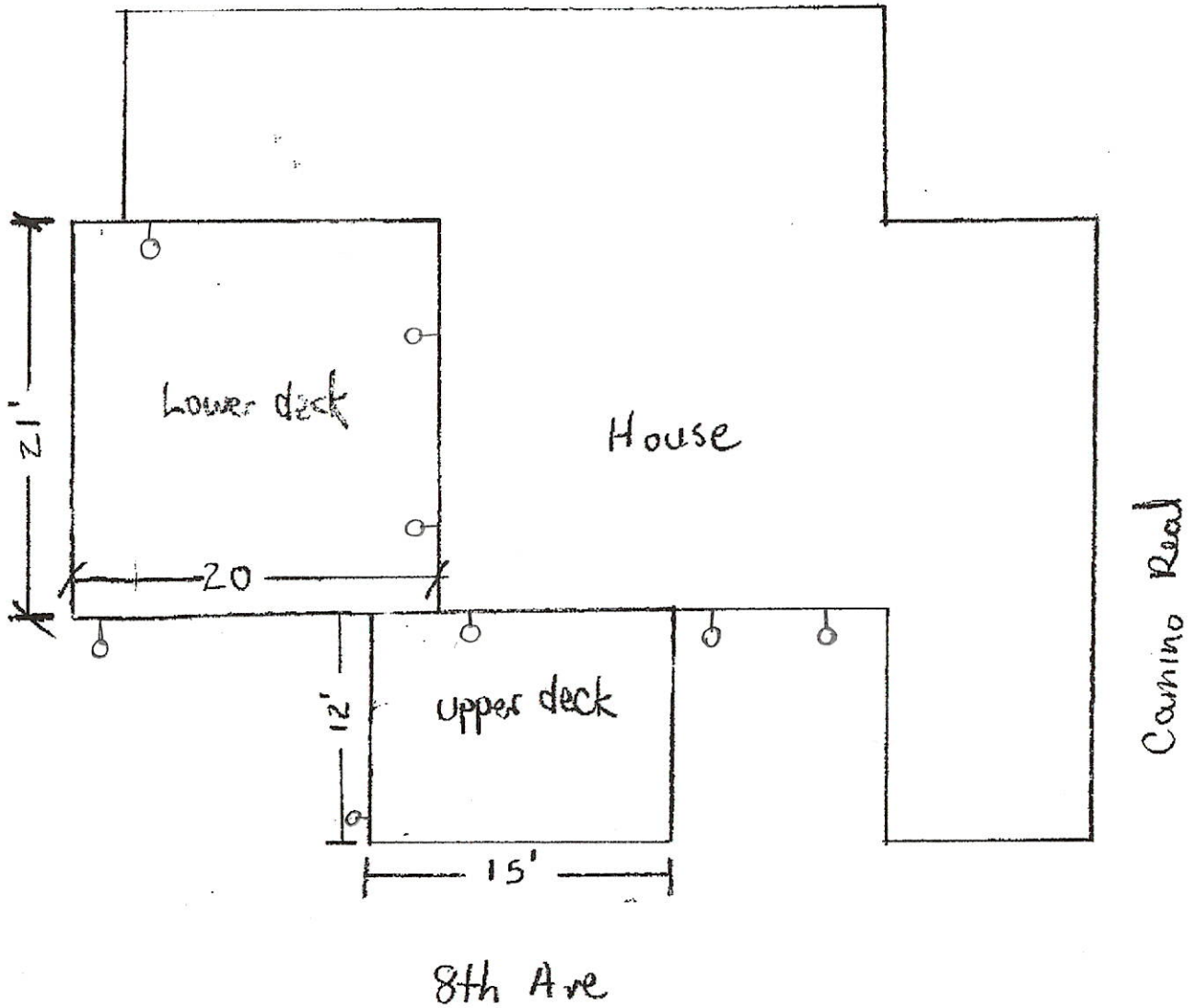
Upper & Lower Railing Connection to Wall



not to scale X Dana Kitaura

Dana Kitaura

NW corner of Camino Real $\frac{1}{2}$ 8th Ave, Carmel-by-the-Sea



(8) Existing light fixture to be replaced \circ

X Dana Kitaura

Dana Kitaura

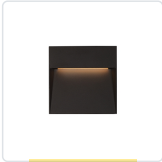
CASA
EW71305

WALL

PROJECT



EW71305-GY
Gray



EW71305-BK
Black

SPECIFICATION DETAILS

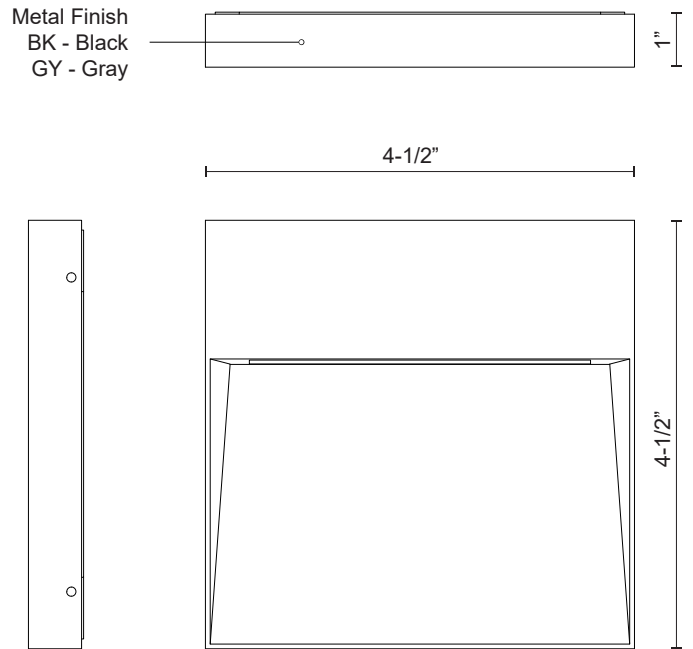
Fixture Dimensions	W4-1/2" x H4-1/2" x E1"
Light Source	AC LED Module
Wattage	11W
Total Lumens	800lm
Delivered Lumens	BK-266lm;
Voltage	120V
Color Temperature	3000K
CRI (Ra)	90CRI
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Glass Details	Clear Glass
ADA Compliant	Yes
Location	Wet
Paint Finish	BK02; GY01;

* For custom options, consult factory for details.

* For warranty information, please visit www.kuzcolighting.com/warranty

DESCRIPTION

This family of exterior wall-mounted fixtures is available in a variety of geometric forms: circle, square, and two different rectilinear configurations. Light is directed downward from a recess, and the incline allows the glow to radiate gradually. Vanishingly thin and ideal for egress, courtesy, and grace lighting.



KUZCO

CANADA: 19054 28TH AVENUE - SURREY, BC V3Z 6M3
USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081

WWW.KUZCOLIGHTING.COM

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COMMENT

Dana Kitaura

