

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

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Planning Case #: Design Study 24163
Owner Name: HARRIS JAMES L TR
Case Planner: Jacob Olander, Assistant Planner
Date Posted:
Date Approved:
Project Location: Lincoln 2 SE of 12th Ave.
APN #: 010171013000 BLOCK/LOT: 136/4
Applicant: Ryan Melcher & Ben Draper
Project Description: This approval of Design Study (DS 24163, Harris) authorizes alterations to an existing historic single-family residence located on at Lincoln 2 SE of 12th Avenue in the Single-Family Residential (R-1) District; 1) Replacement of the cedar shake roof, like for like. 2) Repairing the exterior of all the steel windows and painting the windows dark green. Applicant to putty the windows with a window glazing compound; the finish will remain consistent with the original install of the windows. 4) Replace and add additional gutters with anodized aluminum. 5) Interior countertop and appliance replacement. Alterations not expressly listed in this authorization are not permitted 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.	Standard Conditions						
1.	Authorization. This approval of Design Study (DS 24163, Harris) authorizes alterations to an existing historic single-family residence located on at Lincoln 2 SE of 12th Avenue in the Single-Family Residential (R-1) District;	✓					
	 Replacement of the cedar shake roof, like for like. Repairing the exterior of all the steel windows and painting the windows dark green. Applicant to putty the windows with a window glazing compound; the finish will remain consistent with the original install of the windows. Replace and add additional gutters with anodized aluminum. Interior countertop and appliance replacement. 						
	Alterations not expressly listed in this authorization are not permitted 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 Department.	√					
3.	Appeal Period. Approval of this Design Study is subject to the 10-day notice and appeal period.						
4.	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. CMC 17.52.170.B (General Limits)	✓					
5.	Permit Extension. The Director may grant one 12-month extension of this Design Study approval. If, since the date of the original approval, the conditions surrounding the original approval have changed, or the General Plan, municipal code or Local Coastal Plan Program has been amended in any manner which causes the approval to be inconsistent with these plans or codes, no time extension or renewal shall be granted for any approval. CMC Section 17.52.170.C (Time Extensions)	√					
	Landscape Conditions						
6.	Tree Perimeter Protection. The synthetic grass and associated base-rock materials shall be located a minimum of six feet from the base of any tree in order to adequately protect tree roots.	√					
7.	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. 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.	✓					

8.	Modifications. The applicant shall submit in writing to the Community Planning & Building Director any proposed changes to the approved project plans prior to incorporating changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓					
9.	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)	<					
10.	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.						
	Special Conditions						
11.	Building Permit Required. Prior to commencing work on the re-roofing and interior, the applicant shall apply for and obtain a building permit from the Community Planning & Building Department.	✓					
12.	Notice of Authorized Work. Prior to commencing work on the painting and window repair, staff will send a Notice of Authorized Work.	✓					
13.	Historic Preservation. All work shall comply with the Secretary of the Interior's Standards for Rehabilitation.						
14.	Conditions of Approval Acknowledgement. Prior to the issuance of a building permit, a completed Conditions of Approval Acknowledgment form shall be signed by the Property Owner, Applicant, and Contractor and submitted to the Building Safety Division.	✓					

	14.	completed Conditions of Approval Acknowledgment form shall be signed by the Property Owner, Applicant, and Contractor and submitted to the Building Safety Division.							
*Acknowledgement and acceptance of conditions of approval.									
	Propert	y Owner Signature	Printed Name	Date					



Leah Young <lyoung@ci.carmel.ca.us>

Approved 6/13/2024

Fwd: Lincoln window Harris (streamlined)

DS 24163 (Harris)

1 message

Community Planning and Building Jacob Olander, Assistant Planner

Katherine Wallace <kwallace@ci.carmel.ca.us>

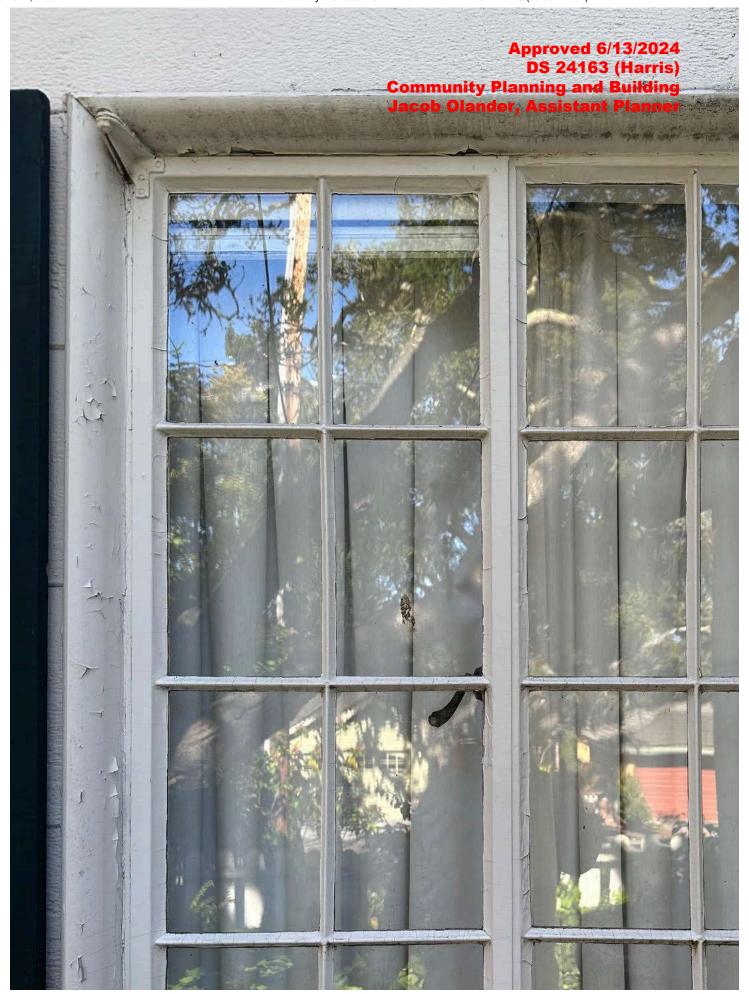
To: Leah Young <lyoung@cbts.us>, Jacob Olander <jolander@ci.carmel.ca.us>

If you can collect a streamline Design Study fee for 24163 (Harris), and upload these photos, I am going to have Jake help process this one. Thank you!!

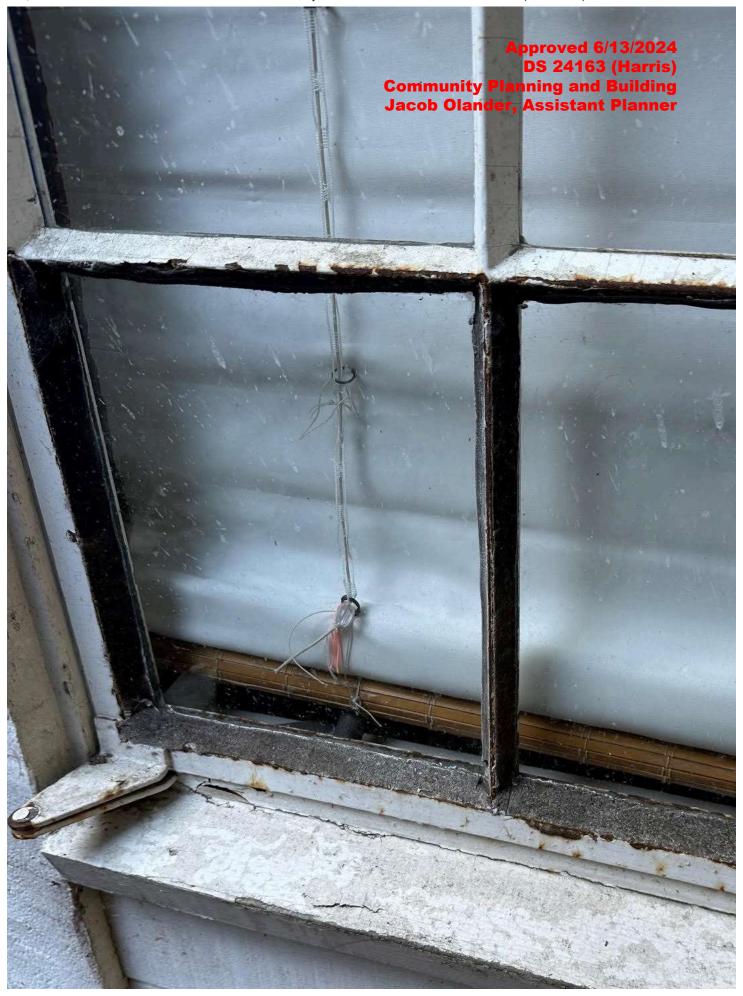
-------Forwarded message -------From: Ryan Melcher <rgan@ryanmelcher.com> Date: Tue, Jun 11, 2024 at 9:35 AM Subject: Lincoln window Harris (streamlined) To: <kwallace@ci.carmel.ca.us>







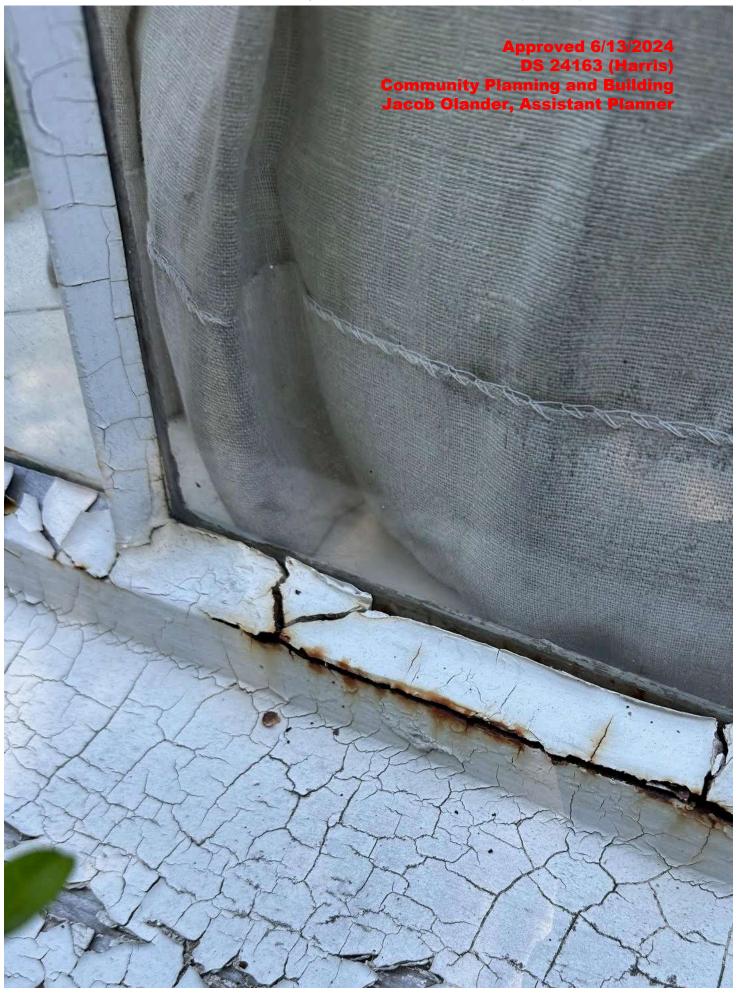




















Ryan Melcher Principal Ryan Melcher Properties ☑ ryan@ryanmelcher.com

831.521.5024

Ø ryanmelcher.com











If you know someone who is considering buying or selling a home, please give me a call. I will provide superior service, in-depth market knowledge and thoughtful guidance through the entire process.



Katherine Wallace, AICP Associate Planner City of Carmel-by-the-Sea (831) 620-2032