



## 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 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

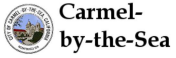
**Project Description:** This approval of Design Study (DS 24163, Harris) authorizes alterations to an existing historic single-family residence located on at Lincoln 2 SE of 12th Avenue in the Single-Family Residential (R-1) District; 1) Replacement of the cedar shake roof, like for like. 2) Repairing 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.	<p><b>Authorization.</b> 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;</p> <p>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.</p> <p>Alterations not expressly listed in this authorization are not permitted 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>Appeal Period.</b> Approval of this Design Study is subject to the 10-day notice and appeal period.</p>	✓
4.	<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. CMC 17.52.170.B (General Limits)</p>	✓
5.	<p><b>Permit Extension.</b> 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)</p>	✓
<b>Landscape Conditions</b>		
6.	<p><b>Tree Perimeter Protection.</b> 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.</p>	✓
7.	<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. 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>	✓





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

**Approved 6/13/2024**

**DS 24163 (Harris)**

**Community Planning and Building  
Jacob Olander, Assistant Planner**

**Fwd: Lincoln window Harris (streamlined)**

1 message

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

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

Hi Leah,

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** <ryan@ryanmelcher.com>

Date: Tue, Jun 11, 2024 at 9:35 AM

Subject: Lincoln window Harris (streamlined)

To: <kwallace@ci.carmel.ca.us>

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Community Planning and Building  
Jacob Olander, Assistant Planner**





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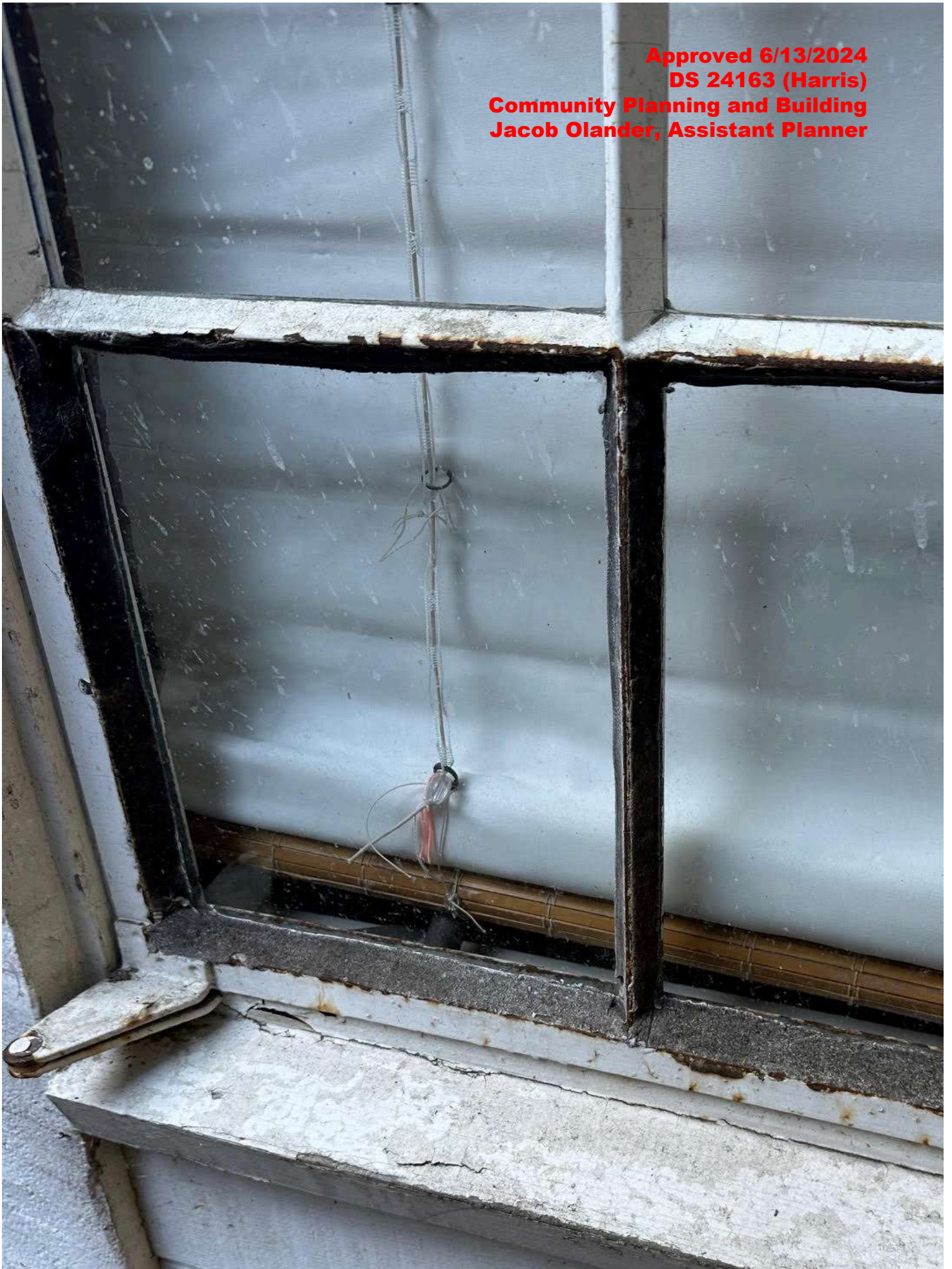


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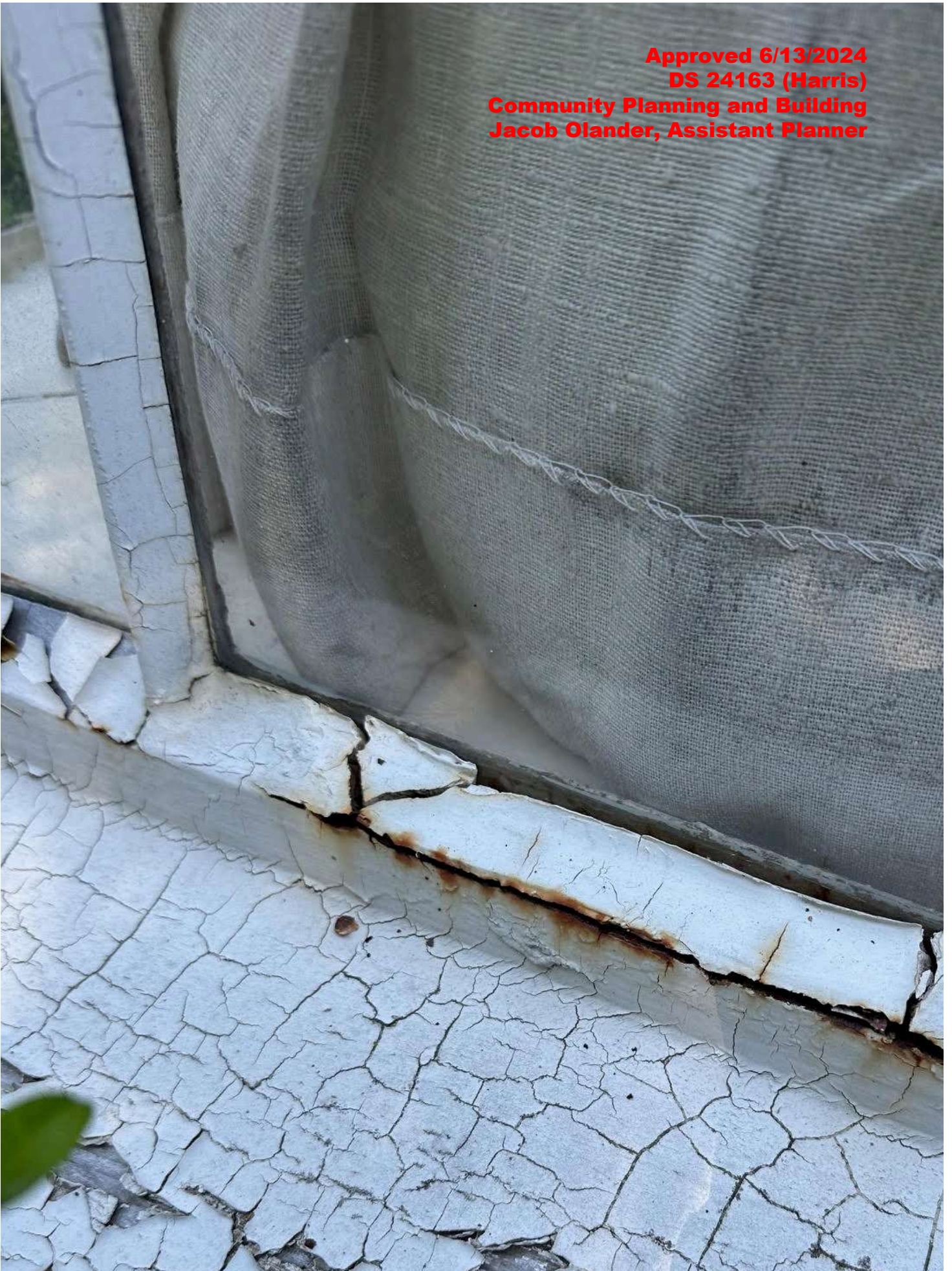
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**Ryan Melcher**  
Principal  
Ryan Melcher Properties

✉ [ryan@ryanmelcher.com](mailto:ryan@ryanmelcher.com)  
☎ 831.521.5024  
🌐 [ryanmelcher.com](http://ryanmelcher.com)



DRE# 01897036  
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