



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 24172

Owner Name: MONTGOMERY GEORGE F II & DEBORAH HORAN TRS

Case Planner: Jacob Olander, Assistant Planner

Date Posted: _____

Date Approved: 09/06/2024

Project Location: Camino Real 10NE 4th

APN #: 010232027000 **BLOCK/LOT:** LL/ALL LOT 22

Applicant: Bradley Green

Project Description: This approval of Design Study (DS 24172) authorizes alterations to an existing single-family residence located at Camino Real 10NE 4th in the Single-Family Residential (R-1) District, APN: 010-232-027-000. The alterations approved under this Design Study include: 1. Replacing one door to a wooden Dutch door, 2. Replacing four windows in kind. Alterations not expressly listed in this authorization are not permitted. The project shall be consistent with the plans prepared by Bradley Green Designer as approved by City of Carmel-by-the-Sea Planning Division on September 6, 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.



FINDINGS AND CONDITIONS

Project: DS 24172 (Montgomery)

Location: Camino Real 10NE 4th; 010-232-027-000

Date of Action: September 6, 2024

Project Description:

DS 24172 (Montgomery) authorizes amendments to previously approved Design Study Applications (DS 24172, Montgomery) located at Camino Real 10NE 4th in the Single-Family (R-1) District. APN: 010-232-027-000.

The proposed changes include:

- Replace one door to a wooden Dutch door and replacing four windows in kind.

| FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL | | |
|--|------------|-----------|
| <p>The Director shall have the authority to approve, approve with modifications and/or conditions, or deny an application for design review based on written findings stating the reasons for the action. Findings shall be based on information in the record. CMC 17.58.060.A.</p> <p>For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," staff discusses the issues to facilitate staff's decision-making. Findings checked "yes" may or may not be discussed depending on the issue(s).</p> | | |
| CMC 17.58.060.B Findings for Design Review Approval | YES | NO |
| Before approving an application for design review in any district, the Director shall find that the final design plans: | | |
| 1. Conform to the applicable policies of the General Plan and the Local Coastal Program; | ✓ | |
| 2. Comply with all applicable provisions of this code; and | ✓ | |
| 3. Are consistent with applicable adopted design review guidelines. | ✓ | |
| Additional Staff Analysis/Discussion: | | |
| No additional staff analysis. | | |

| ENVIRONMENTAL REVIEW |
|---|
| <p>The California Environmental Quality Act (California Public Resources Code §§ 21000, <i>et seq.</i>, "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, <i>et seq.</i>, the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared.</p> |
| <p>Finding: The Community Planning and Building Department finds that pursuant to CEQA regulations, the project is categorically exempt under Section 15301 (Class 1) – Existing Facilities, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.</p> |
| <p>Additional Staff Analysis/Discussion: The project consists of replacing one door to a wooden Dutch door and replacing four windows in kind.</p> |

CONDITIONS OF APPROVAL

| No. | Standard Conditions |
|------------|--|
| 1. | <p>Authorization. This approval of Design Study (DS 24172) authorizes alterations to an existing single-family residence located at Camino Real 10NE 4th in the Single-Family Residential (R-1) District, APN: 010-232-027-000. The alterations approved under this Design Study include:</p> <ol style="list-style-type: none">1. Replacing one door to a wooden Dutch door,2. Replacing four windows in kind. <p>Alterations not expressly listed in this authorization are not permitted. The project shall be consistent with the plans prepared by Bradley Green Designer as approved by City of Carmel-by-the-Sea Planning Division on September 6, 2024 unless modified by the conditions of approval contained herein.</p> |
| 2. | <p>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 Division.</p> |
| 3. | <p>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.</p> |
| 4. | <p>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.</p> |
| 5. | <p>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.</p> |
| 6. | <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</p> |

| | |
|------------------------------------|---|
| | <p>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> |
| 7. | <p>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)</p> |
| 8. | <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) and applicant on a full-size sheet within the construction plan set submitted to the Building Safety Division.</p> |
| <p>Landscape Conditions</p> | |
| 9. | <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> |
| 10. | <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 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 |

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|---------------------------|--|
| | <p>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. |
| 11. | <p>Foundation Work Near Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") 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. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.</p> |
| Special Conditions | |
| 12. | <p>Notice of Authorized Work. The applicant shall obtain a Notice of Authorized Work from the Planning Department prior to commencement of work.</p> |

Acknowledgment and acceptance of conditions of approval:

Applicant Signature

Printed Name

Date

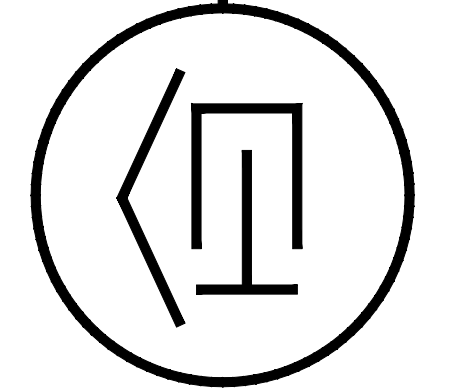
Property Owner Signature

Printed Name

Date

| Revision/Issue | Date |
|----------------|------|
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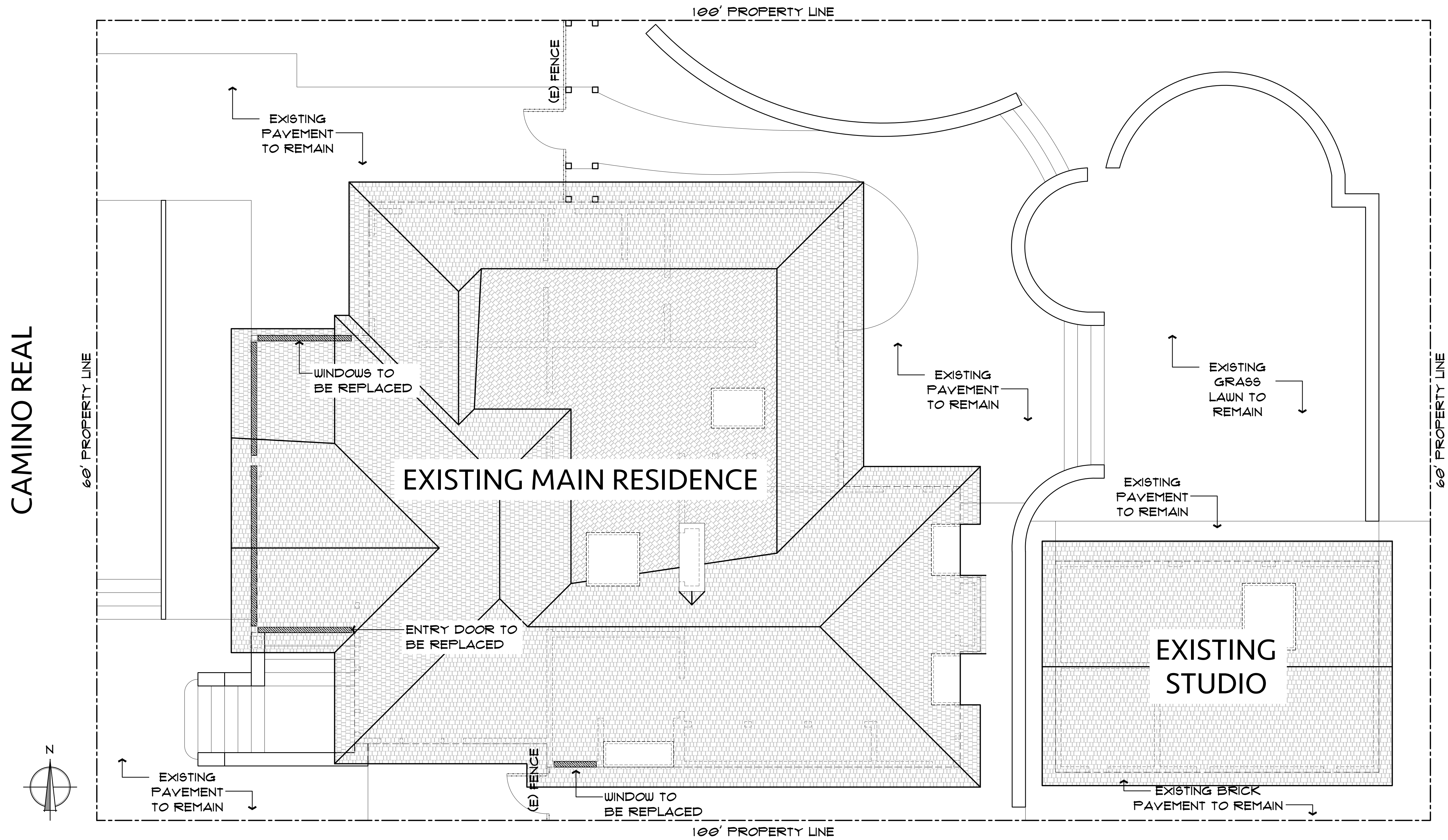
HASTINGS CONSTRUCTION, INC.
 11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
 (831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
 LIC#: 791539 CLASS: A/B
Bradley Green



Drawing Title: **EXISTING SITE PLAN**
 Job Title: **CAMINO REAL - HEUBNER**
 Project Address & APN: **CAMINO REAL 10NE OF 4TH, CARMEL-BY-THE-SEA, CALIFORNIA 93921**
APN: 010-232-027-000

Project: **HC-24024**
 Date: **8.26.2024**
 Drawn By: **BGREEN**
 Scale: **1/4" = 1'-0"**

Sheet No. **A1**



EXISTING SITE PLAN

NOTE: NO CHANGES PROPOSED TO EXISTING FOOTPRINT, EXISTING BUILDING HEIGHT AND EXISTING SETBACKS.



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| Revision/Issue | Date |
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| DS 24-112 - REV LTR | 01/16/24 |
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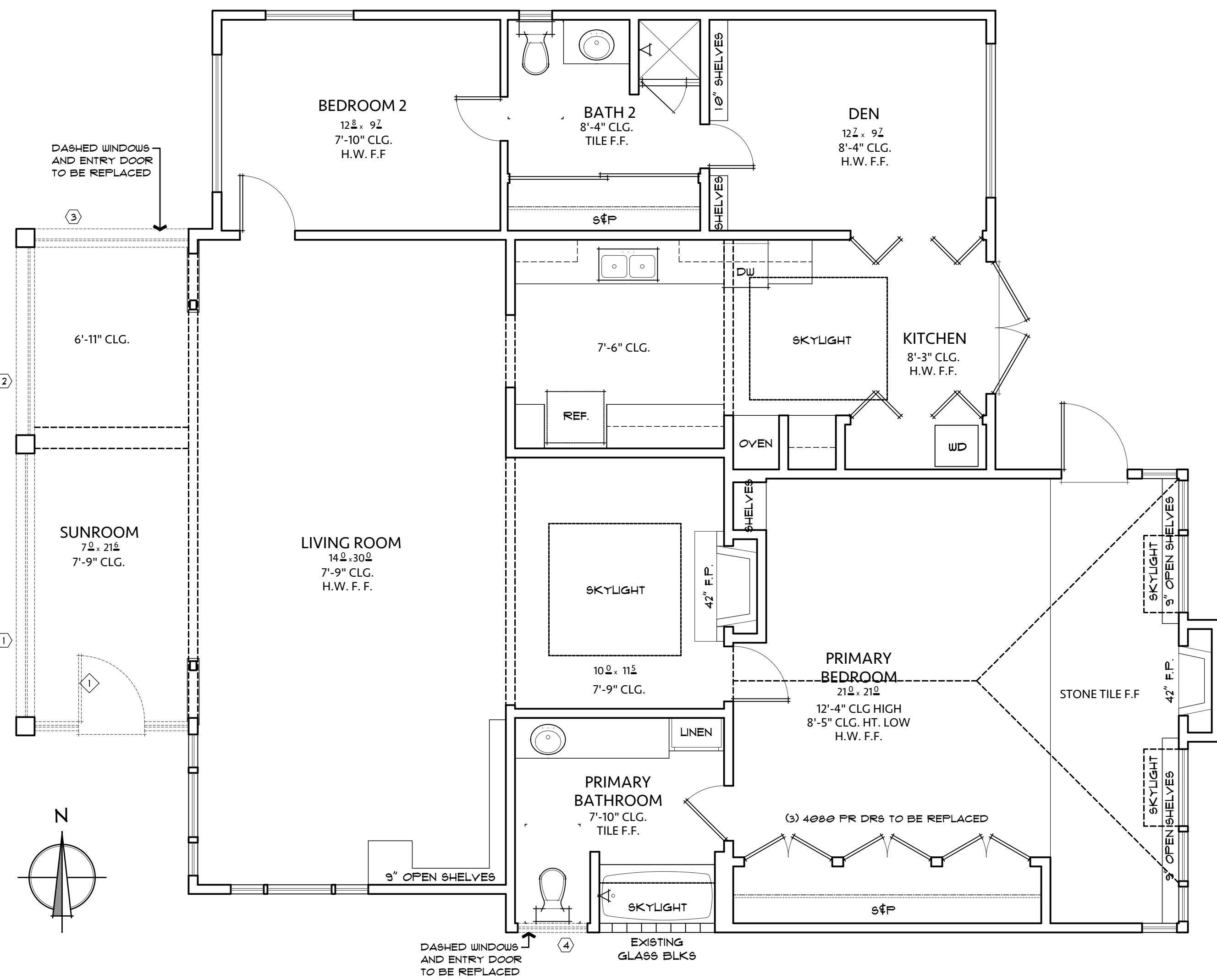
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LIC#: 791939 CLASS: A/B

Bradley Green

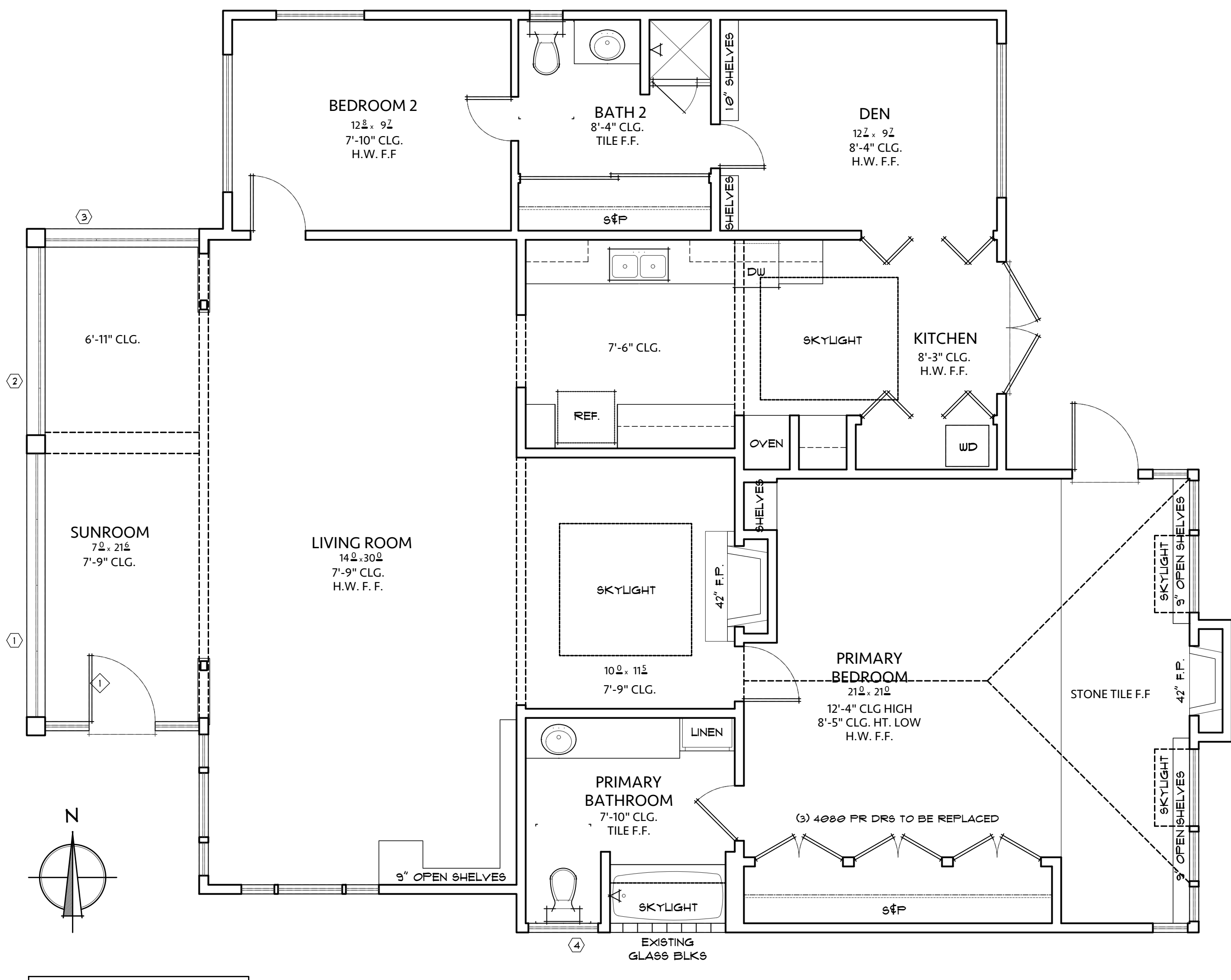
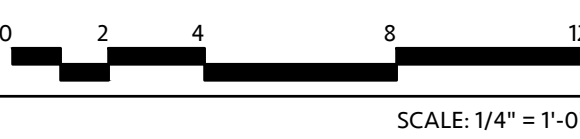
Drawing Title: **EXISTING, DEMOLITION & PROPOSED FLOOR PLANS**

Job Title: **CAMINO REAL - HEUBNER**

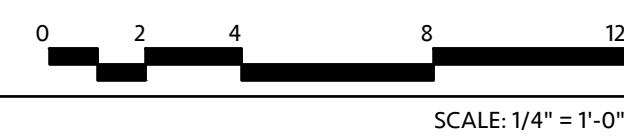
Project Address & APN: **CARMINO REAL 10NE OF 4TH, CARMEL-BY-THE-SEA, CALIFORNIA 93921**
APN: 010-232-027-000



EXISTING & DEMOLITION FLOOR PLAN



PROPOSED FLOOR PLAN



Legend for floor plans:

- = NEW WALL
- = EXISTING WALL TO REMAIN
- - - = EXISTING WALL/ELEMENT TO BE REMOVED

EXISTING DOOR SCHEDULE

| DOOR NUMBER | SIZE | | DOOR MATERIAL | HANDLING | GLAZING NOTES | ADDITIONAL NOTES |
|-------------|-------|--------|---------------|----------|---------------|-----------------------------------|
| | WIDTH | HEIGHT | | | | |
| 1 | 3'-0" | 6'-8" | WOOD | LH | TEMPERED | 3068 DOOR WITH (2) 2068 SIDELITES |

ABBREVIATIONS:

RH = RIGHT HAND SWING
RHR = RIGHT HAND REVERSE SWING
LH = LEFT HAND SWING
LHR = LEFT HAND REVERSE SWING

FR = FRENCH SWING (GLAZING)
PR = PAIR (OS = out-swing / IS = in-swing)
SLD = SLIDING
SECT = SECTIONAL

PKT = POCKET
X = OPERABLE PANEL
O = FIXED PANEL

PROPOSED DOOR SCHEDULE

| DOOR NUMBER | SIZE | | DOOR MATERIAL | HANDLING | GLAZING NOTES | ADDITIONAL NOTES |
|-------------|-------|--------|---------------|----------|---------------|--|
| | WIDTH | HEIGHT | | | | |
| 1 | 3'-0" | 6'-8" | WOOD | LH | TEMPERED | ROGUE VALLEY - MODEL 4482 DUTCH DOOR W/ (2) MODEL 4703 20" WIDE SIDE LITES |

ABBREVIATIONS:

RH = RIGHT HAND SWING
RHR = RIGHT HAND REVERSE SWING
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SECT = SECTIONAL

PKT = POCKET
X = OPERABLE PANEL
O = FIXED PANEL



EXISTING WINDOW SCHEDULE

| WINDOW NUMBER | SIZE | | | TYPE | GLAZING NOTES | ADDITIONAL NOTES |
|---------------|---------|-----------|--------|----------|---------------|------------------|
| | WIDTH | HEIGHT | HEADER | | | |
| 1 | 11'-11" | 4'-9 1/4" | 7'-0" | DS | SINGLE PANE | |
| 2 | 8'-7" | 4'-7" | 7'-0" | SL | SINGLE PANE | |
| 3 | 6'-9" | 4'-6" | 7'-0" | DS | SINGLE PANE | |
| 4 | 3'-2" | 3'-7" | 7'-0" | DBL CSMT | SINGLE PANE | |

ABBREVIATIONS:

AWN = AWNING
CSMT = CASEMENT
DS = DIRECT SET (PICTURE)
FX = FIXED

HOP = HOPPER
SH = SINGLE HUNG
DH = DOUBLE HUNG
SL = SLIDER

TRSM = TRANSOM
X = OPERABLE PANEL
O = FIXED PANEL

PROPOSED WINDOW SCHEDULE

| WINDOW NUMBER | SIZE | | | TYPE | GLAZING NOTES | ADDITIONAL NOTES |
|---------------|---------|-----------|--------|-------------|--------------------|--|
| | WIDTH | HEIGHT | HEADER | | | |
| 1 | 11'-11" | 4'-9 1/4" | 7'-0" | XOXX - CSMT | TEMPERED DUAL PANE | KOLBE WOOD HERITAGE RECTANGLE W/ PERFORMANCE DIVIDED LITES |
| 2 | 8'-7" | 4'-7" | 7'-0" | XOXX - CSMT | TEMPERED DUAL PANE | KOLBE WOOD HERITAGE RECTANGLE W/ PERFORMANCE DIVIDED LITES |
| 3 | 6'-9" | 4'-6" | 7'-0" | XOX - CSMT | TEMPERED DUAL PANE | KOLBE WOOD HERITAGE RECTANGLE W/ PERFORMANCE DIVIDED LITES |
| 4 | 3'-2" | 3'-7" | 7'-0" | AWN | DUAL PANE | KOLBE WOOD HERITAGE RECTANGLE |

ABBREVIATIONS:

AWN = AWNING
CSMT = CASEMENT
DS = DIRECT SET (PICTURE)
FX = FIXED

HOP = HOPPER
SH = SINGLE HUNG
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SL = SLIDER

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X = OPERABLE PANEL
O = FIXED PANEL

KOLBE WINDOWS & DOORS

The Heritage Series

Kolbe Heritage Series windows and doors are carefully crafted with a wood interior and exterior, making it possible to create architecturally replicable and historically accurate details. Choose from an extensive palette of exterior colors, interior wood species and finishes, divided lite profiles and patterns, and more.

The Heritage Series provides:

- Detailed capabilities to replicate intricate architectural details
- Divided lite profiles & patterns, aesthetic & efficient glass choices
- Wood interior & exterior in familiar to exotic wood species
- A variety of exterior coating provides a high performance finish
- A palette of 40+ exterior & 20 interior pre-finish choices

Performance Divided Lites

Historic performance divided lite (PDL) glazing system gives the appearance of true divided lite without sacrificing energy efficiency. Laminated aluminum bars are adhered to the exterior and pine bars are adhered to the interior of the single lite of insulating glass. Aesthetically pleasing spacer bars are installed within the insulating glass unit. Together, these bars create the illusion of true divided lites. PDL bars are available in 3/8", 1/2", 5/8", 3/4", 1", 1 1/4", 1 1/2" or 1 3/4" bar widths. The exterior finish of the aluminum bars will match the exterior finish on the unit. Variations on the PDL option may include custom grille patterns, custom bar widths or no spacer bars. Some designs may have a composite material for the exterior PDL bar.

Project: **HC-24024**

Date: **8.26.2024**

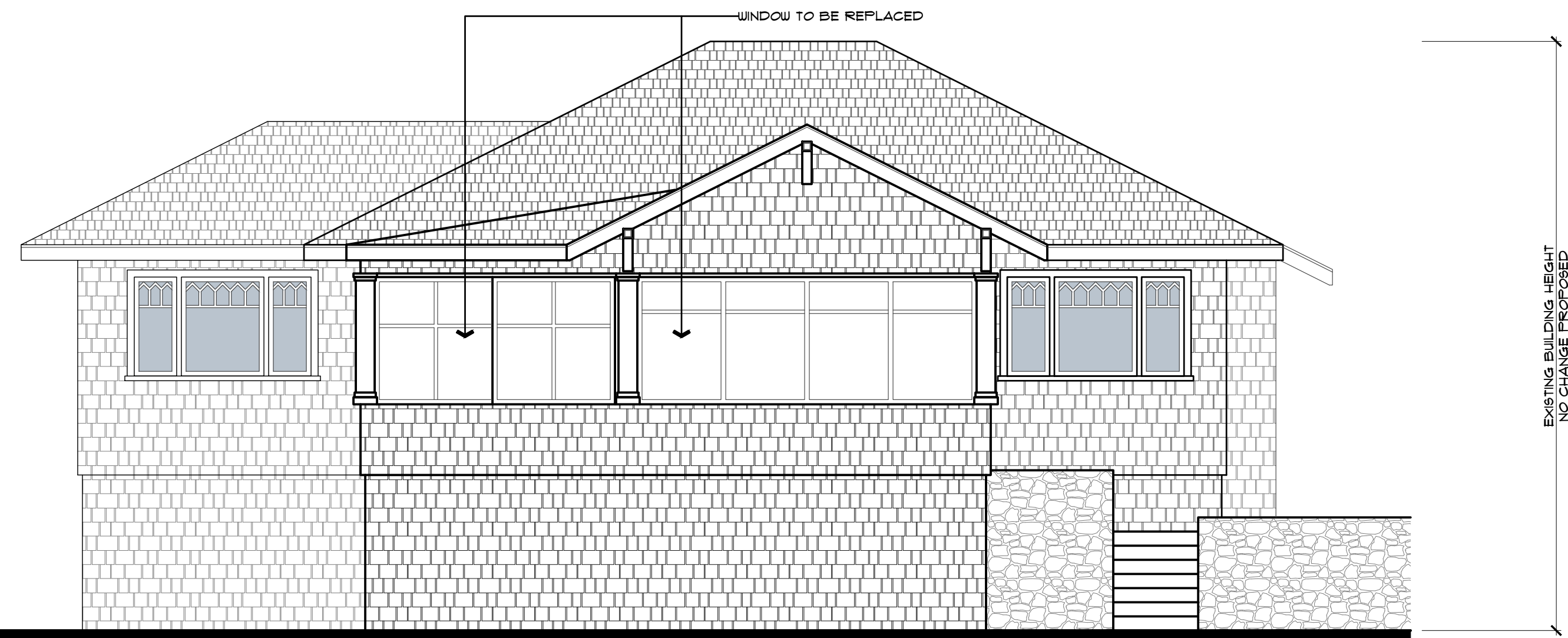
Drawn By: **BGREEN**

Scale: **1/4" = 1'-0"**

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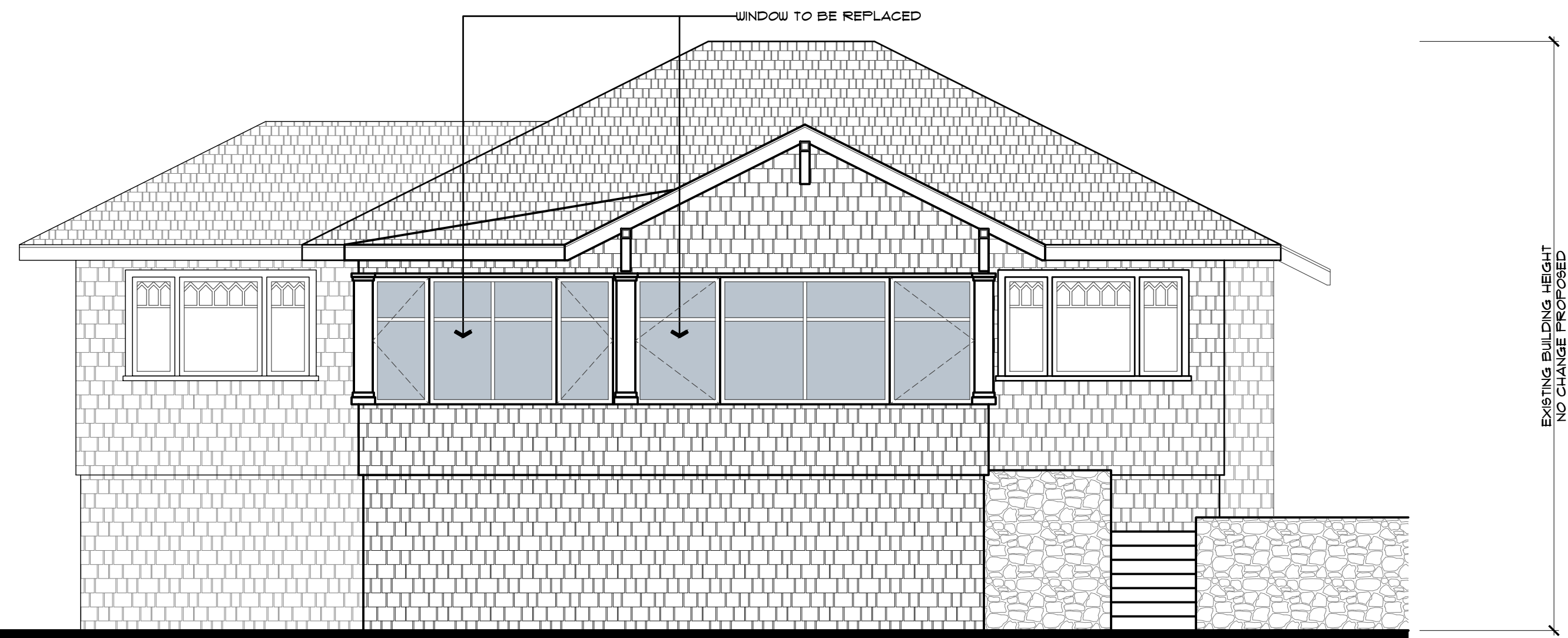
EXISTING



EXISTING WEST (STREET FACING) ELEVATION

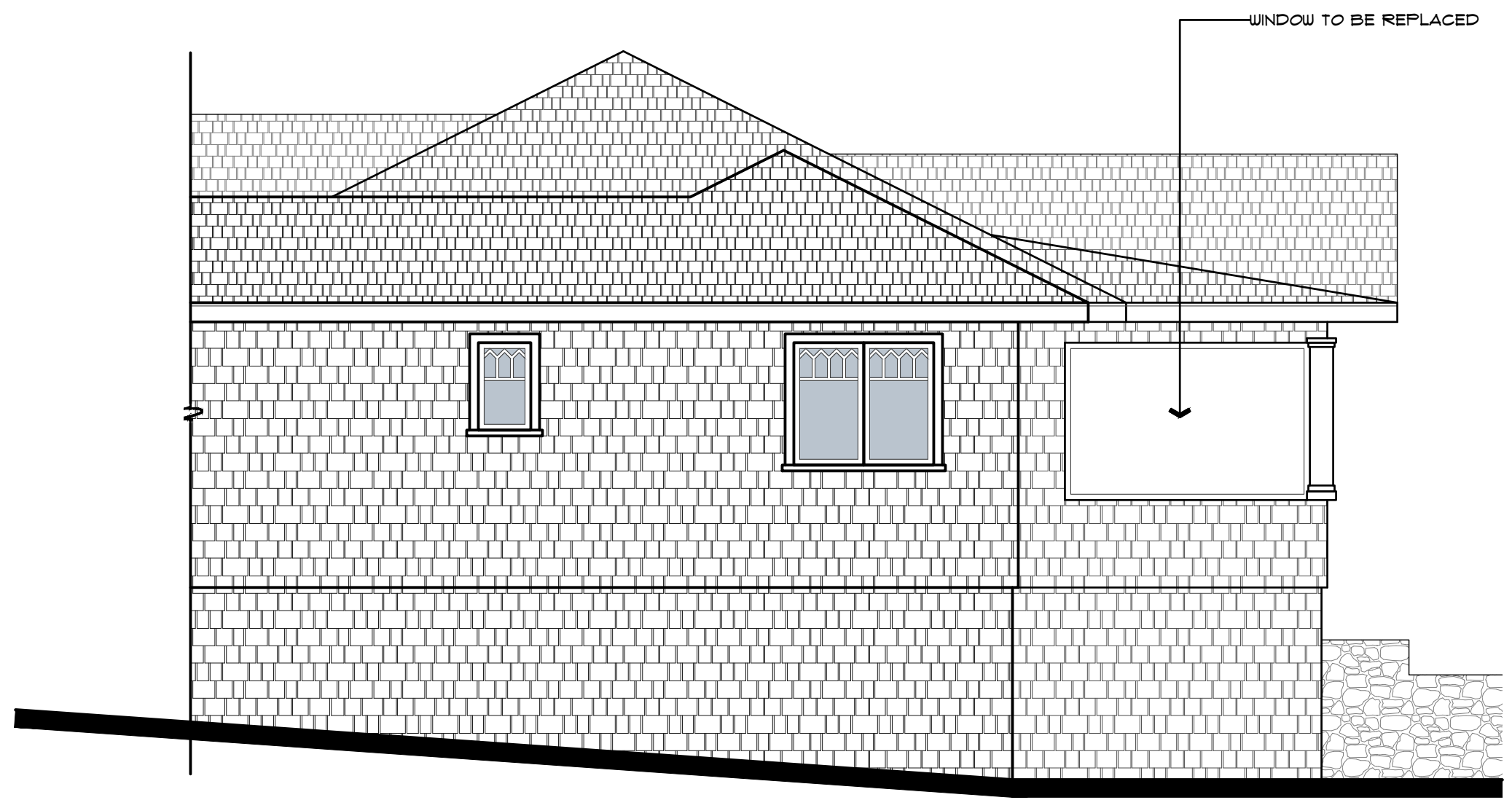
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PROPOSED



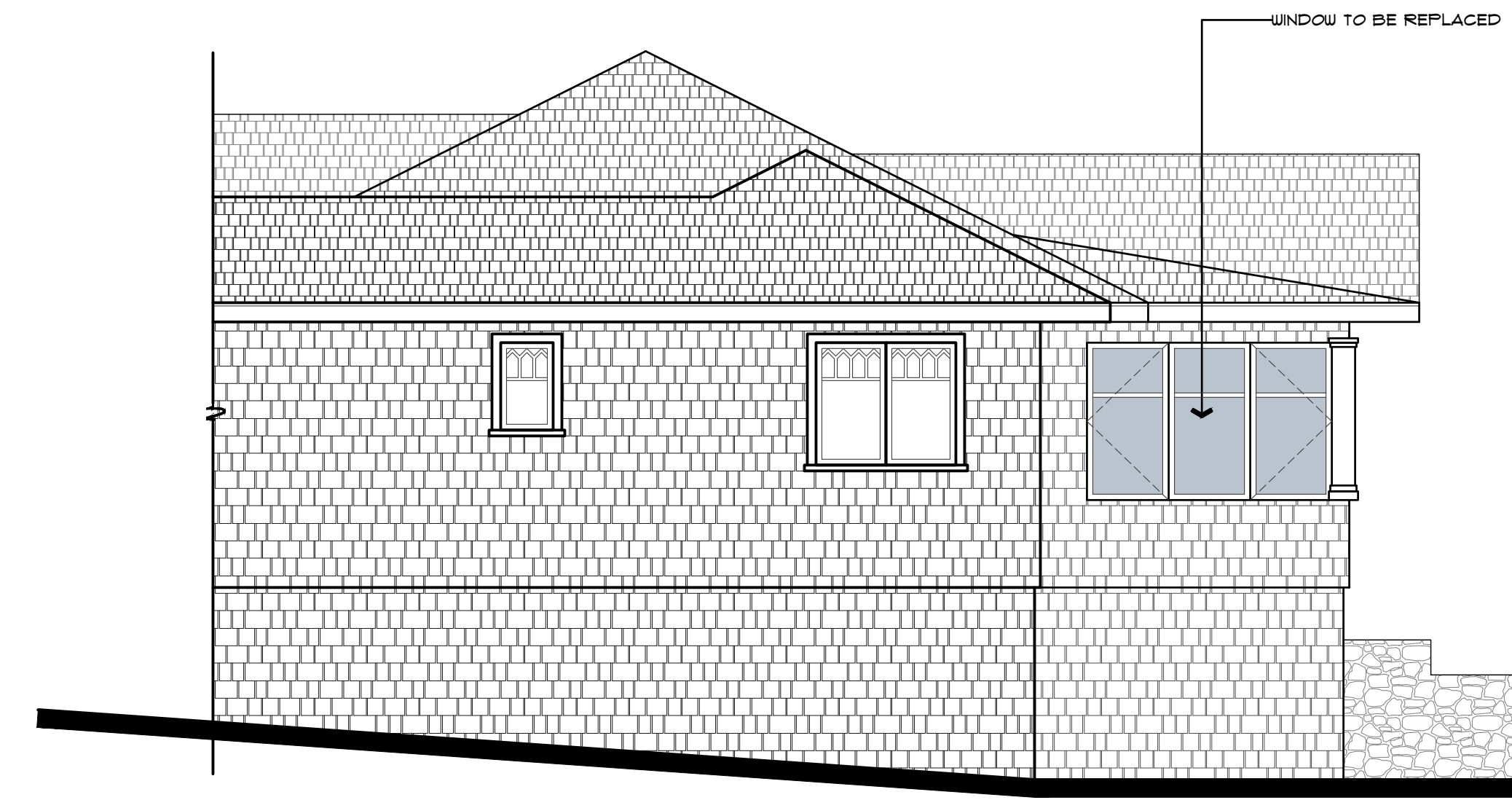
PROPOSED WEST (STREET FACING) ELEVATION

SCALE: 1/4" = 1'-0"



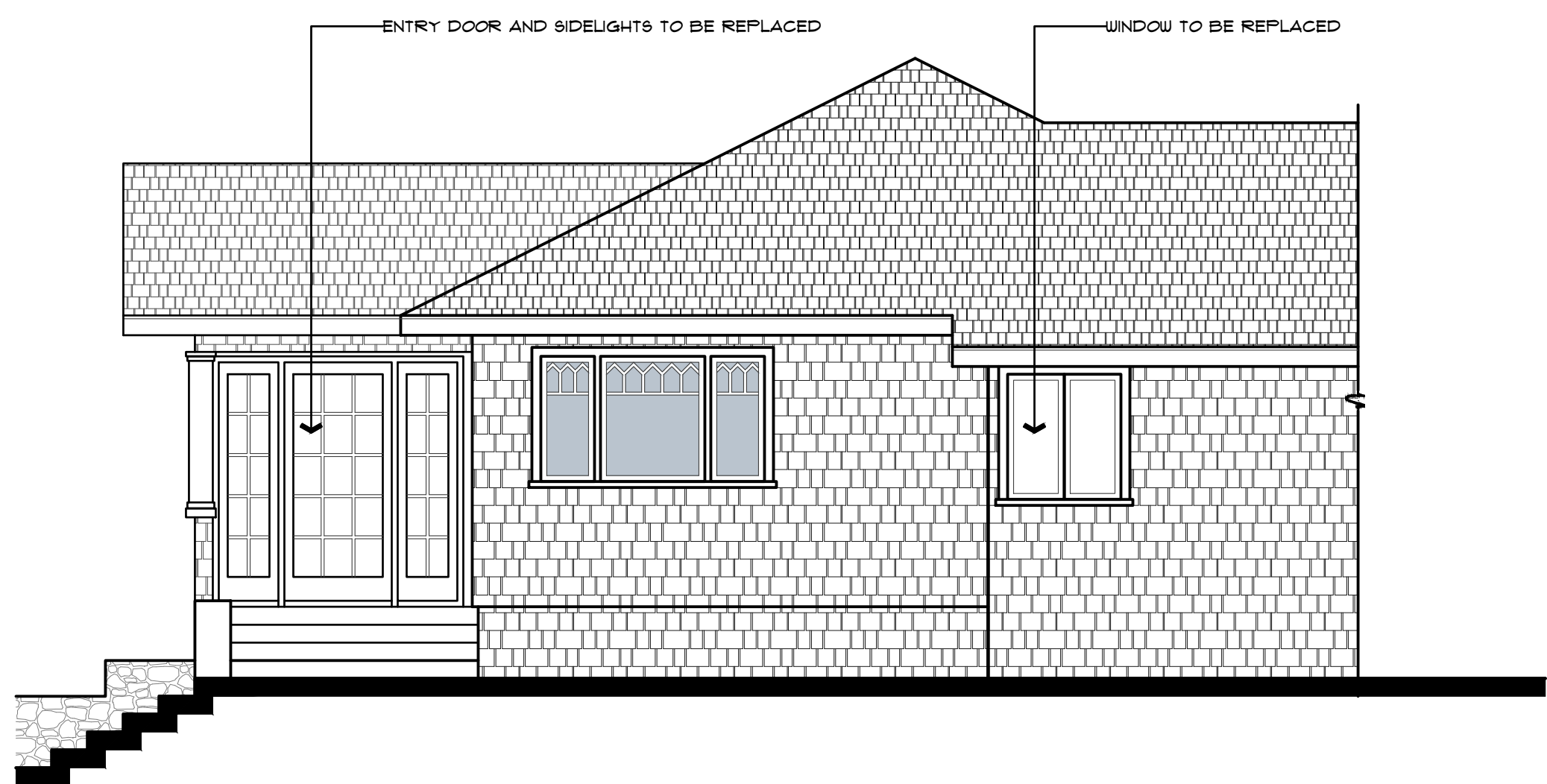
EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0"



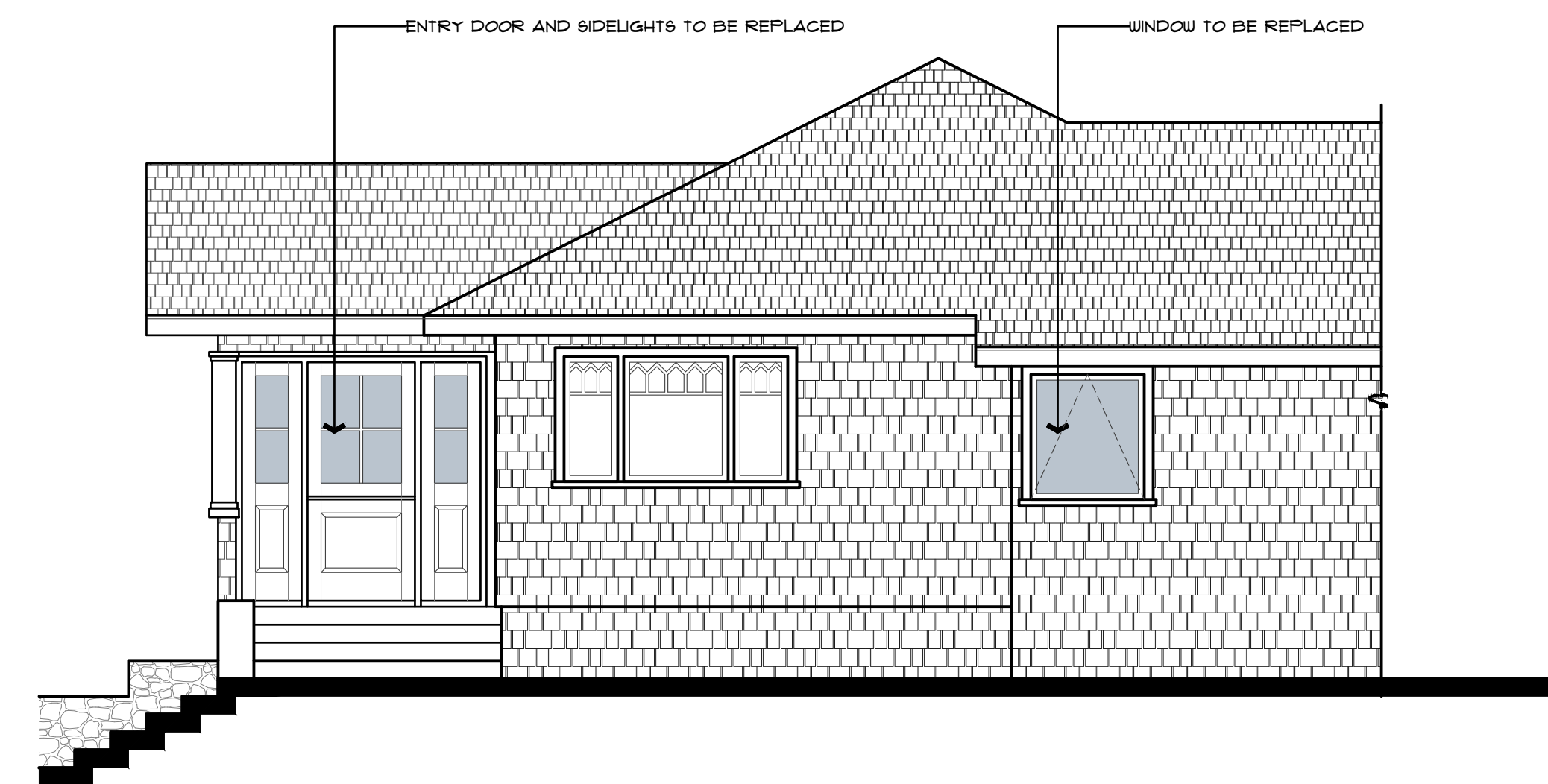
PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION

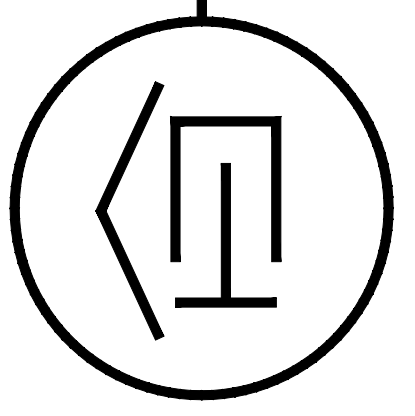
SCALE: 1/4" = 1'-0"

| Revision/Issue | Date |
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 (831) 620-0920 | INFO@HASTINGS-CONSTRUCTION.COM
 LIC#: 791939 CLASS: A/B

Bradley Green



Drawing Title:
ROOF PLAN

Job Title:
CAMINO REAL - HEUBNER

Project Address & APN:
**CARMINO REAL 10NE OF 4TH, CARMEL-BY-THE-SEA, CALIFORNIA 93921
 APN: 010-232-027-000**

Project:
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