



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 24200

Owner Name: LAWLER KENNETH P & ANNE C TRS

Case Planner: Evan Kort, Associate Planner

Date Posted: _____

Date Approved: 07/26/2024

Project Location: San Antonio, 3 NW Santa Lucia

APN #: 010293004000 **BLOCK/LOT:** A6/S 25' of Lot 7, All of Lot 9

Applicant: Michelle Comeau

Project Description: This approval of Design Study (DS 24200 (Lawler)) authorizes amendments to existing Design Study Approvals (DS 21-212) for alterations to an existing single-family residence located on San Antonio, 3 NW Santa Lucia in the Single Family Residential (R-1) District with an active building permit (BP 21-478). The modifications approved under this Design Study include: 1. Reducing the height of the existing Carmel stone wall; 2. Refinishing the wall with light bluestone veneer to match residence; 3. Constructing a new pedestrian wood gate, matching existing main gate. 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 26, 2024, unless modified by the conditions of approval contained herein. New Wall Height and Finish, New Pedestrian Gate Through Wall

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.	
1.	<p>Authorization. This approval of Design Study (DS 24200 (Lewler)) authorizes amendments to existing Design Study Approvals (DS 21-212) for alterations to an existing single-family residence located on San Antonio, 3 NW Santa Lucia in the Single Family Residential (R-1) District with an active building permit (BP 21-478). The modifications approved under this Design Study include:</p> <ol style="list-style-type: none"> 1. Reducing the height of the existing Carmel stone wall; 2. Refinishing the wall with light bluestone veneer to match residence; 3. Constructing a new pedestrian wood gate, matching existing main gate. <p>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 26, 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 at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Department.</p>
3.	<p>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.</p>
4.	<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 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>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/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>Building Permit Revision. A revision to BP 21-478 is not required; however, a Notice of Authorized work is required and shall be obtained prior to commencement of work.</p>
7.	<p>Stone Facades (including chimneys). Prior to the issuance of a building permit revision, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee. Brickwork shall be finished the same manner as stonework described above.</p>
8.	<p>Pedestrian Gate. The pedestrian gate shall be installed to open inwards towards the property. The gate shall not open into the right-of-way.</p>

9.	Prior Conditions of Approval. 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.
----	--

*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.

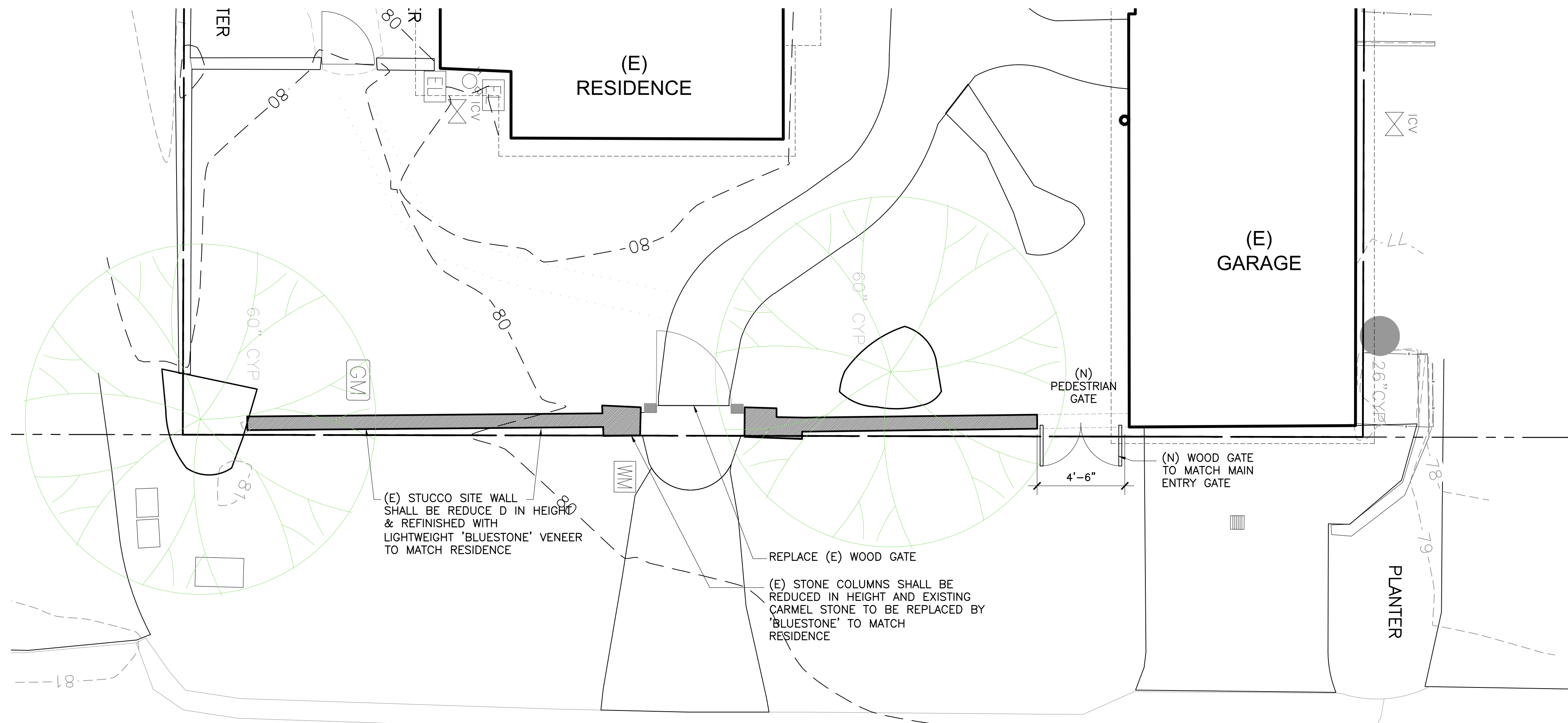


STERLING | HUDDLESON

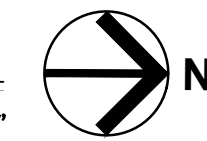
P.O. BOX 221092
 CARMEL, CA. 93922
 TEL. 831.624.4363

www.sterlinghudson.com

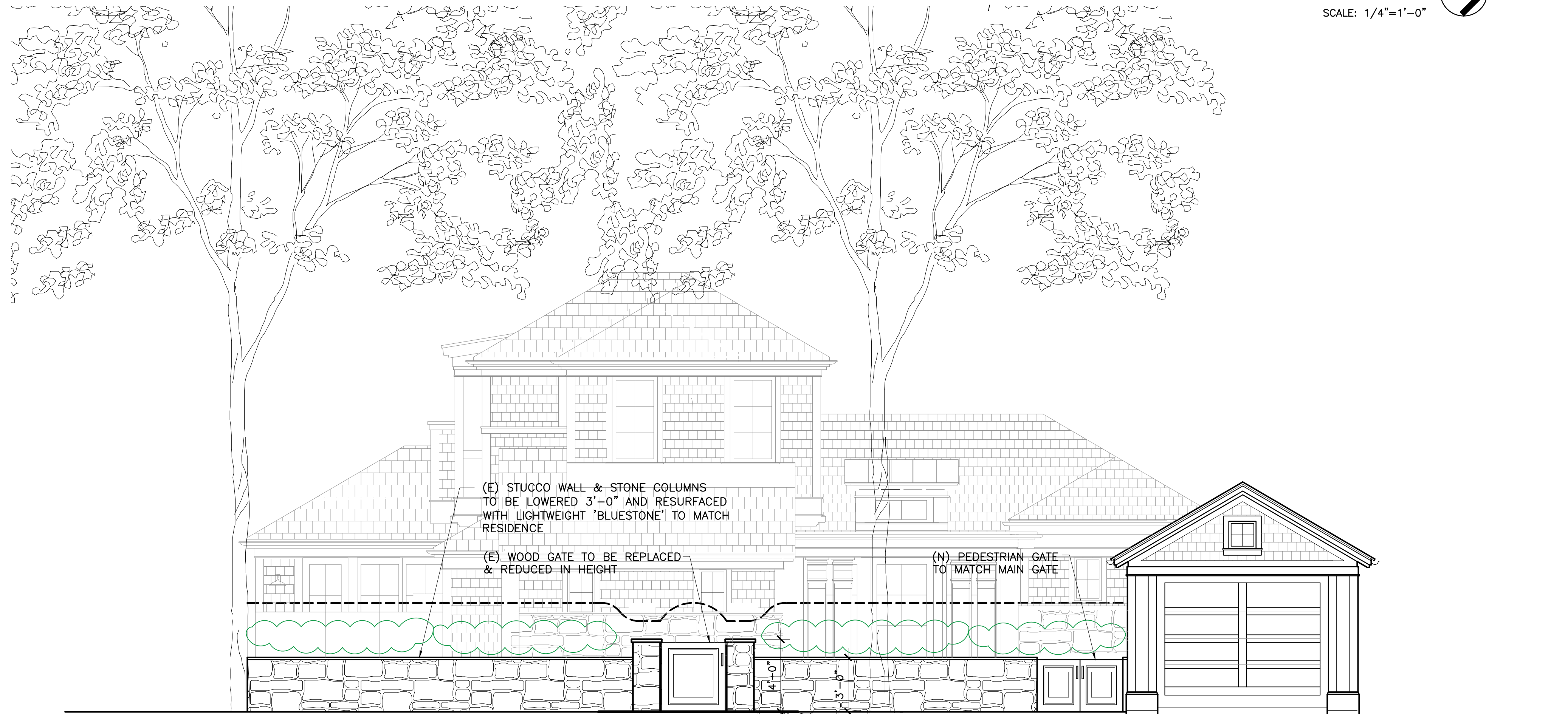
LAWLER RESIDENCE
 SAN ANTONIO, 3NW SANTA LUCIA
 CARMEL-BY-THE-SEA, CA
 A.P.N. 010-293-004



PARTIAL SITE | ENTRY WALL PLAN



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



PROPOSED ENTRY WALL ELEVATION

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



'LINEN WHITE'
 (N) WOOD GATE TO MATCH
 RESIDENCE TRIM & WINDOW COLOR



'BLUE STONE VENEER'
 (N) STONE VENEER TO
 MATCH RESIDENCE STONE

PROPOSED MATERIALS

SCALE: NONE

Prepared by:

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Sterling | Huddeleson and were created and developed for use in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose without the written permission of Sterling | Huddeleson. Copyright 2020-2024. All rights reserved. Sterling | Huddeleson

Action:

07.21.21	PLANNING SUBMITTAL
12.01.21	BUILDING SUBMITTAL

Date: 06.13.2024

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

Drawn:

Description:
 EXTERIOR
 ELEVATIONS

Sheet No:

A-6.3