

CITY OF CARMEL-BY-THE-SEA  
HISTORIC RESOURCES BOARD

HISTORIC RESOURCES BOARD RESOLUTION NO. 2025-001-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA  
ISSUING A DETERMINATION OF CONSISTENCY WITH THE SECRETARY OF THE INTERIOR'S  
STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES FOR DESIGN STUDY APPLICATION  
24276 (JOHNSON) FOR A 323-SQUARE-FOOT DETACHED GARAGE AND ASSOCIATED SITE  
IMPROVEMENTS AT THE HISTORIC "LAS ABUELAS" PROPERTY LOCATED AT THE NORTHWEST  
CORNER OF SAN CARLOS STREET AND SANTA LUCIA AVENUE IN THE SINGLE-FAMILY  
RESIDENTIAL (R-1) DISTRICT, APN: 010-165-044-000

WHEREAS, on September 11, 2024, Erik Dyar, Architect ("Applicant") submitted an application on behalf of Hal and Allison Johnson of FLYING J INTERESTS LP ("Owner") for the construction of a 323-square-foot detached garage and associated site improvements under Design Study DS 24276 (Johnson) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located at the northwest corner of San Carlos Street and Santa Lucia Avenue in the Single-Family Residential (R-1) District (Block 143, Lot 35); and

WHEREAS, the project site contains a historic resource listed as "Las Abuelas" on the Carmel Inventory of Historic Resources; and

WHEREAS, the Applicant is proposing to construct a 323-square-foot detached garage at the northwest corner of the property; and

WHEREAS, the Applicant is also proposing site improvements including a stone-clad garden wall and new landscaping; and

WHEREAS, in accordance with CMC Section 17.32.040.A (Residential District Track One Design Review), exterior alterations and additions that do not increase the existing floor area by more than 10 percent are eligible for track one design review; and

WHEREAS, in accordance with CMC Section 17.32.140 (Determination of Consistency with the Secretary's Standards), all major and minor alterations to historic resources shall require a determination of consistency with the Secretary's Standards; and

WHEREAS, in accordance with CMC Section 17.32.160 (Historic Evaluation Process for Major Alterations), a major alteration includes a substantial alteration as defined in CMC 17.70.030 and additions exceeding two percent of the existing floor area or volume; and

WHEREAS, in accordance with CMC Section 17.32.160.B, a determination of consistency for major alterations shall be prepared by a qualified professional; and

WHEREAS, Margaret Clovis, a qualified professional, prepared a Phase Two Historic Assessment and found the project consistent with all applicable Secretary's Standards for Rehabilitation; and

WHEREAS, the proposed alterations would not compromise the integrity of the historic resource or result in a substantial modification that would render the resource ineligible for continued listing on the Carmel Inventory of Historic Resources; and

WHEREAS, on February 14, 2025, a notice of public hearing was published in the Carmel Pine Cone for the February 24, 2025, Historic Resources Board meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before February 14, 2025, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before February 21, 2025, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on February 24, 2025, the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Board by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Board at the hearing, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Historic Resources Board did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.*, 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; and

WHEREAS, pursuant to CEQA regulations, the Application is "not be a project" pursuant to section 15378 of the CEQA Guidelines. The issuance of a determination of consistency does not

grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

**NOW, THEREFORE, BE IT RESOLVED** that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby **ADOPT** a Determination of Consistency with the Secretary of the Interior’s Standards for the Treatment of Historic Properties for Design Study Application 24276 (Johnson) for construction of a 323-square-foot detached garage and associated site improvements at the historic “Las Abuelas” property located at the northwest corner of San Carlos Street and Santa Lucia Avenue in the Single-Family Residential (R-1) District, APN: 010-165-044-000.

PASSED, APPROVED, AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 24<sup>th</sup> day of February 2025, by the following vote:

AYES: Goodhue, Gualtieri, Pomeroy, Chroman

NOES:

ABSENT:

ABSTAIN: Dyar

APPROVED:

ATTEST:

\_\_\_\_\_  
Jordan Chroman  
Chair

\_\_\_\_\_  
Shelby Gorman  
Historic Resources Board Secretary



## 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 24276

**Owner Name:** FLYING J INTERESTS LP

**Case Planner:** Katherine Wallace, Associate Planner

**Date Posted:** \_\_\_\_\_

**Date Approved:** 02/28/2025

**Project Location:** NW Corner of San Carlos and Santa Lucia

**APN #:** 010165044000      **BLOCK/LOT:** 143/35

**Applicant:** Erik Dyar, Architect

**Project Description:** This approval of Design Study (DS 24276, Johnson) authorizes a new 323-square-foot detached garage and site improvements at the "Las Abuelas" property, listed on the Carmel Historic Inventory and located at the northwest corner of San Carlos and Santa Lucia in the Single-Family Residential (R-1) District, APN 010165044000, as depicted in the plans drawn by Dyar Architecture, dated January 6, 2025, stamped approved February 28, 2025 and on file at the Community Planning and Building Department, unless modified by the conditions of approval contained herein. No changes are proposed to the main residence or guesthouse, and no trees are proposed for removal.

**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.	<b>Authorization.</b> This approval of Design Study (DS 24276, Johnson) authorizes a new 323-square-foot detached garage and site improvements at the “Las Abuelas” property, listed on the Carmel Historic Inventory and located at the northwest corner of San Carlos and Santa Lucia in the Single-Family Residential (R-1) District, APN 010165044000, as depicted in the plans drawn by Dyar Architecture, dated January 6, 2025, stamped approved February 28, 2025 and on file at the Community Planning and Building Department, unless modified by the conditions of approval contained herein. No changes are proposed to the main residence or guesthouse, and no trees are proposed for removal.
2.	<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 when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Division.
3.	<b>Permit Validity.</b> 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 times, 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.	<b>Water Use.</b> 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.	<b>Setback and Height Certifications.</b> A State licensed surveyor shall survey and certify the following in writing: <ul style="list-style-type: none"><li>• The footing locations are in conformance with the approved plans prior to footing/foundation inspection;</li><li>• The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness.</li></ul> Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	<b>Service Laterals.</b> Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling

	requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than \$200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	<b>Utility Meter Locations.</b> The placement of all utility meters shall be consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.
8.	<b>Modifications.</b> 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.
9.	<b>Exterior Revisions to Planning Approval Form.</b> 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.
10.	<b>Conflicts Between Planning Approvals and Construction Plans.</b> 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 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.  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.

11.	<p><b>Exterior Lighting.</b> Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer’s specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing.</p> <p>Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface.</p> <p>Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.</p>
12.	<p><b>Indemnification.</b> 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>
13.	<p><b>Cultural Resources.</b> Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning &amp; Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.</p>
14.	<p><b>Truck Haul Route.</b> Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning &amp; Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.</p>

15.	<b>USA North 811.</b> 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)
16.	<b>Conditions of Approval.</b> Prior to the issuance of a building permit, the Applicant shall print a copy of the Conditions of Approval signed by the applicant and property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
17.	<b>Conditions of Approval Acknowledgement.</b> Prior to the issuance of a building permit revision, a completed Conditions of Approval Acknowledgment form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
<b>Landscape Conditions</b>	
18.	<b>Landscape Plan Required.</b> Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following:  1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions.  The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.
19.	<b>Tree Removal Prohibited.</b> 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.
20.	<b>Tree Protection Measures.</b> Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. <ul style="list-style-type: none"><li>• Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.</li><li>• Excavation within 6 feet of a tree trunk is not permitted.</li><li>• No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree.</li><li>• 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.</li></ul>



	<ul style="list-style-type: none"><li>• 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 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing.</li><li>• 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.</li><li>• 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.</li><li>• 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.</li></ul>
21.	<b>Foundation Work Near Significant Trees.</b> 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.
<b>Environmental Compliance Conditions</b>	
22.	<b>Drainage Plan.</b> Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The

	drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
23.	<b>BMP Tracking Form.</b> Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
24.	<b>Semi-Permeable Surfaces.</b> Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
25.	<b>Erosion and Sediment Control Plan.</b> Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
<b>Special Conditions</b>	
26.	<b>Copper Gutters &amp; Downspouts Not Permitted.</b> Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.
27.	<b>Construction Management Plan.</b> Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.

Acknowledgment and acceptance of conditions of approval:

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

Permit #: DS 24276 (Johnson)  
Date Approved: 2/28/2025  
Planner: K. Wallace

**D  
A**  
**DYAR  
ARCHITECTURE**  
P.O. BOX 4709  
CARMEL, CALIFORNIA 93921  
t: 831.915.5602  
f: 831.309.9999  
Email: info@dyararchitecture.com

© 2025  
The Architect's Drawings,  
Specifications Or Other Documents  
Or Other On Another Project  
Except By Agreement In Writing  
And With Appropriate  
Compensation To The Architect.

Owner:  
Hal and Allison  
Johnson 3630 Lost  
Creek Blvd. Austin,  
Texas 78735

**Johnson Los Abuelos  
Garage Addition**  
Northwest Corner of Santa Lucia and San Carlos  
Carmel-by-the-Sea, California  
APN: 010-165-044

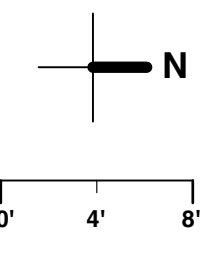
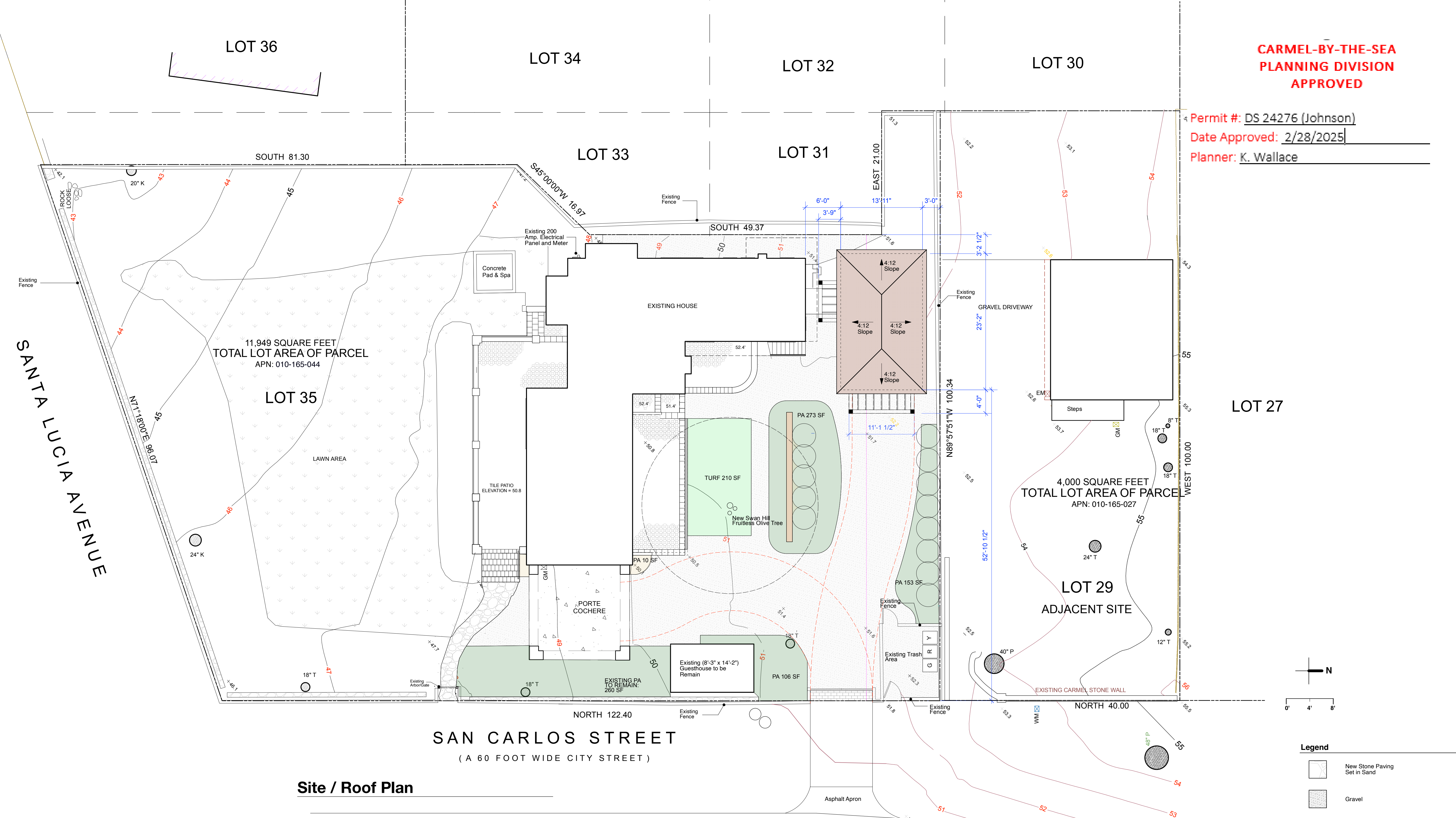
Job No.

Date:  
Residential Design  
Study Track 11:  
August 29, 2024  
Corrections to  
Response Letter:  
January 6, 2025

**Proposed Site  
Plan/Roof Plan**

1/8" = 1'-0"

Sheet No.



**Legend**

- New Stone Paving Set in Sand
- Gravel
- Planter Areas
- New Turf Area
- Low Stone Garden Wall
- New Tile/Brick Paving
- Existing Tile/Brick Paving
- Loose Rock
- Site Coverage Element to be Removed

**Project Data**

Property Owner: Hal and Allison Johnson  
3630 Lost Creek Blvd.  
Austin, Texas 78735

Architect / Applicant: Dyar Architecture  
P.O. Box 4709  
Carmel, CA 93921  
Contact: Erik Dyar  
Ph: 831-915-5602

Project Address: Northwest Corner of Santa Lucia  
and San Carlos  
Carmel-by-the-Sea, California  
93921

APN: 010-165-044

Block / Lot: 143 / 31,33,35

Zoning: R-1

Project Code Compliance: 2022 CBC, CRC, CPC, CEC, CMC, CFC,  
California Energy Code &  
California Green Building Code

Occupancy Group: R-3

Construction Type: VB

Topography: Sloping Down To South

Max Building Height: 1-Story Proposed 1-Story  
Plate: 12 Ft. Plate: 9'-8 1/2"  
Roof: 18 Ft. Roof: 13'-4 1/2"

Floor Area	ALLOWED	EXISTING	PROPOSED
LOT AREA =		11,949 sq. ft.	
ALLOWABLE BASE FLOOR AREA	3,592 SF	3,238 SF	3,561 SF
		Main 1,283SF	Upper 1,614 SF
		Basement 225 SF	Existing Guesthouse 116 SF
			New Garage 323 SF

Building Heights	ALLOWED	EXISTING	PROPOSED
RIDGE HEIGHTS (1st / 2nd)	18' / 24'	0' / 0'	13'-4 1/2" / 0'
PLATE HEIGHTS (1st / 2nd)	12' / 18'	0' / 0'	9'-8 1/2" / 0'

Building Setbacks	ALLOWED	EXISTING	PROPOSED
FRONT	15'	59'-7"	123'-2"
COMPOSITE	19'-10" (25%)	8'-5"	56'-1"
SIDE YARD	3'	1'-6"	52'-10 1/2"
SIDE YARD	3'	6'-11"	3'-2 1/2"
REAR	15' ** 3'	22'-11"	0' ** 3'-0"

\*\*Rear setback is 3' for portions of structures less than 15' in height

Site Coverage	ALLOWED	EXISTING	PROPOSED
<b>IMPERMEABLE:</b>			
SOUTH PATIO AND STAIRS		463 SF	463 SF
COURTYARD PATIO		248 SF	248 SF
KITCHEN PATIO/ STEPS		101 SF	101 SF
KITCHEN LANDING STONES		27 SF	
NORTHWEST CONCRETE PAVERS		589 SF	
CONCRETE PAD AND SPA		51 SF	51 SF
CARMEL STONE WALKWAY		76 SF	76 SF
TRASH ENCLOSURE LANDING		19 SF	
STONE PERIMETER WALLS		157 SF	132 SF
NEW STONE WALL			22 SF
NEW CONCRETE WALKWAY			30 SF
<b>TOTAL</b>		<b>1731 SF</b>	<b>1123 SF</b>
<b>PERMEABLE and SEMI PERMEABLE:</b>			
FLAGSTONE PAVERS		33 SF	
PAVERS AT DRIVEWAY GATE		19 SF	19 SF
LOOSE RIVER ROCK		15 SF	
GRAVEL		1872 SF	1558 SF
GRAVEL AT WEST YARD		183 SF	183 SF
GRAVEL AT TRASH AREA		120 SF	120 SF
<b>TOTAL</b>		<b>2242 SF</b>	<b>1880 SF</b>
<b>TOTAL SITE COVERAGE</b>	<b>Non-Conforming*</b>	<b>3,973 SF</b>	<b>3,003 SF</b>
*Reduction of Site Coverage	=	-970 sq. ft.	
*Site Coverage Reduction Required by Adding 323 sf of Floor Area	=	-646 sq. ft.	

**Project Description**

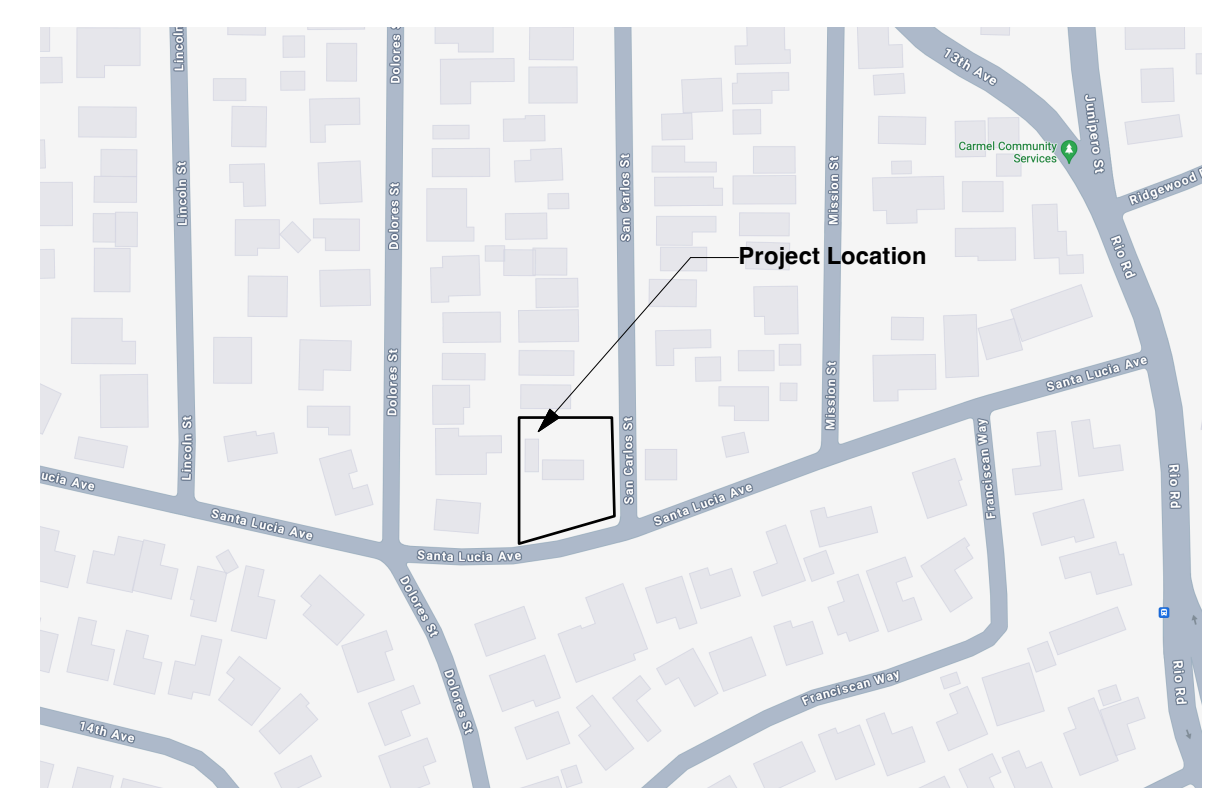
New Detached Garage To An Existing 3,122 Sf Single Family Residence On The Historic Inventory With An Existing Detached 116 Sf Guesthouse.

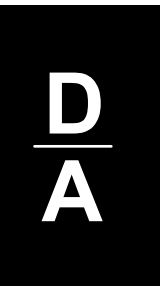
The Project Includes:  
- New 323 Sf Garage (9.9% Of Existing Floor Area - Less Than 10%).  
- No Changes Are Proposed To Main Residence And Guesthouse.  
- Proposed Exterior Site Changes Include:  
A. Removal Of 970 Sf Of Existing Site Coverage  
B. New Natural Turf Area At Courtyard  
C. New Stone Garden Wall At Courtyard  
D. New Planter Areas  
E. No Trees To Be Removed.

**Sheet Index**

- 1- Proposed Site Plan/Roof Plan
  - 2- Proposed Site Plan/ Main Floor Plan
  - 3- Existing Site Plan/ Demolition Plan
  - 4- Proposed +Existing East Elevation
  - 5- Proposed +Existing North Elevation
  - 6- Proposed + Existing West Elevation
  - 7- Proposed + Existing South Elevation
  - 8- Proposed Sections
  - 9- Proposed + Existing Streetscape Elevations
  - 10- Exterior Materials + Door and Window Schedule
- L100- Landscape Site Plan  
L101- Landscape Plan Enlargement  
L102- Conceptual Planting and Materials Plan

**Vicinity Map**





**DYAR**  
ARCHITECTURE

P.O. BOX 4709  
CARMEL, CALIFORNIA 93921  
v: 831.915.5602  
f: 831.309.9999  
Email: info@dyararchitecture.com

© 2025  
The Architect's Drawings,  
Specifications Or Other Documents  
Shall Not Be Used By The Owner  
Or Other On Another Project  
Except By Agreement In Writing  
And With Appropriate  
Compensation To The Architect.

Owner:  
Hal and Allison  
Johnson 3630 Lost  
Creek Blvd. Austin,  
Texas 78735

**Johnson Los Abuelos  
Garage Addition**  
Northwest Corner of Santa Lucia and San Carlos  
Carmel-by-the-Sea, California  
APN: 010-165-044

Job No.

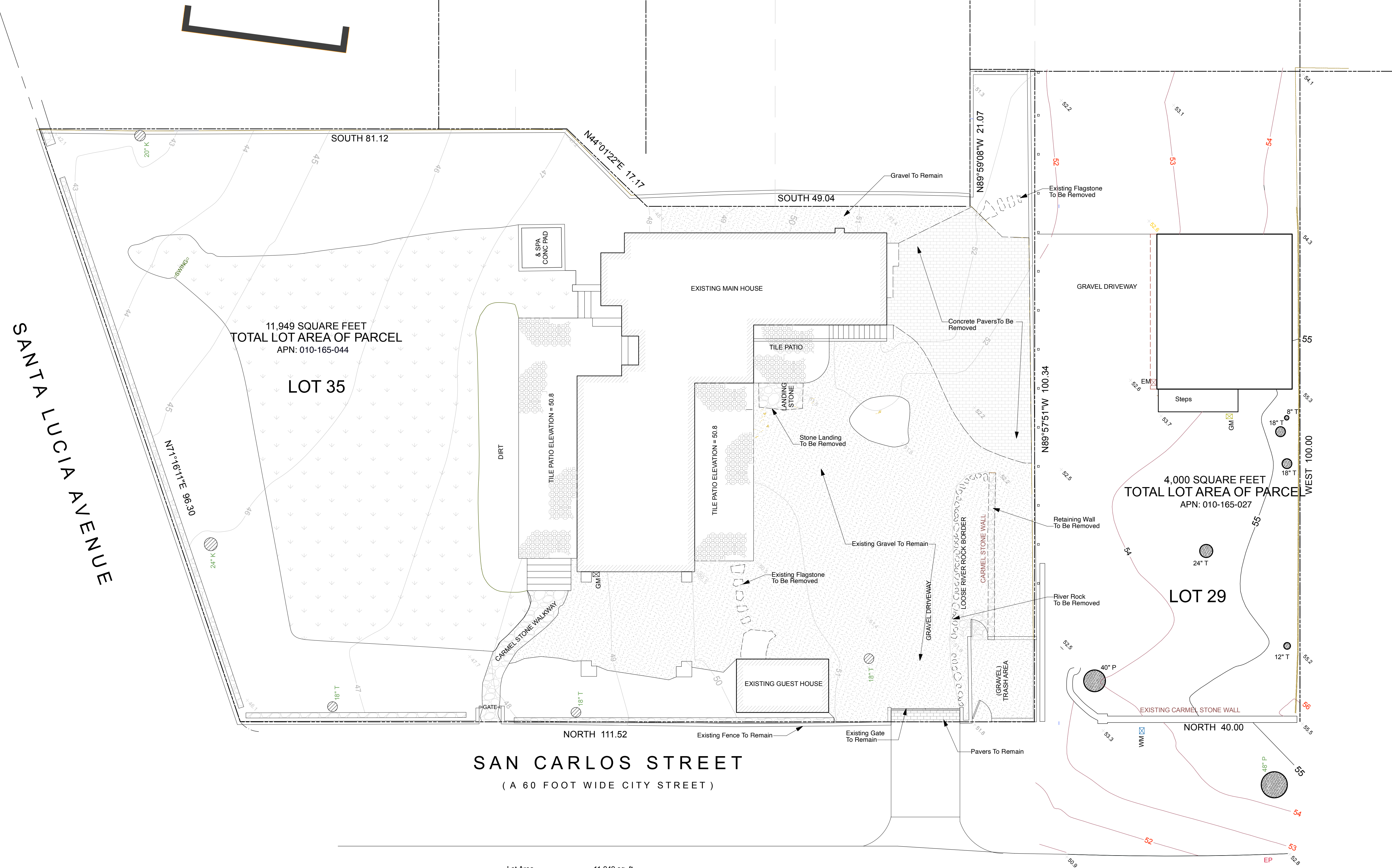
Date:  
Residential Design  
Study Track 11:  
August 29, 2024  
Corrections to  
Response Letter:  
January 6, 2025

**Existing +  
Demolition Site  
Plan**

1/8" = 1'-0"

Sheet No.

**2**



Lot Area = 11,949 sq. ft.

**Existing Floor Area**

Existing Main House	=	3,122 sq. ft.
Main Level = 1,283 sf		
Upper Level = 1,514 sf		
Basement = 225		
Existing Guesthouse	=	116 sq. ft.
Total Floor Area	=	3,238 sq. ft.

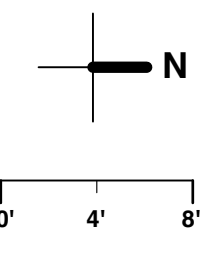
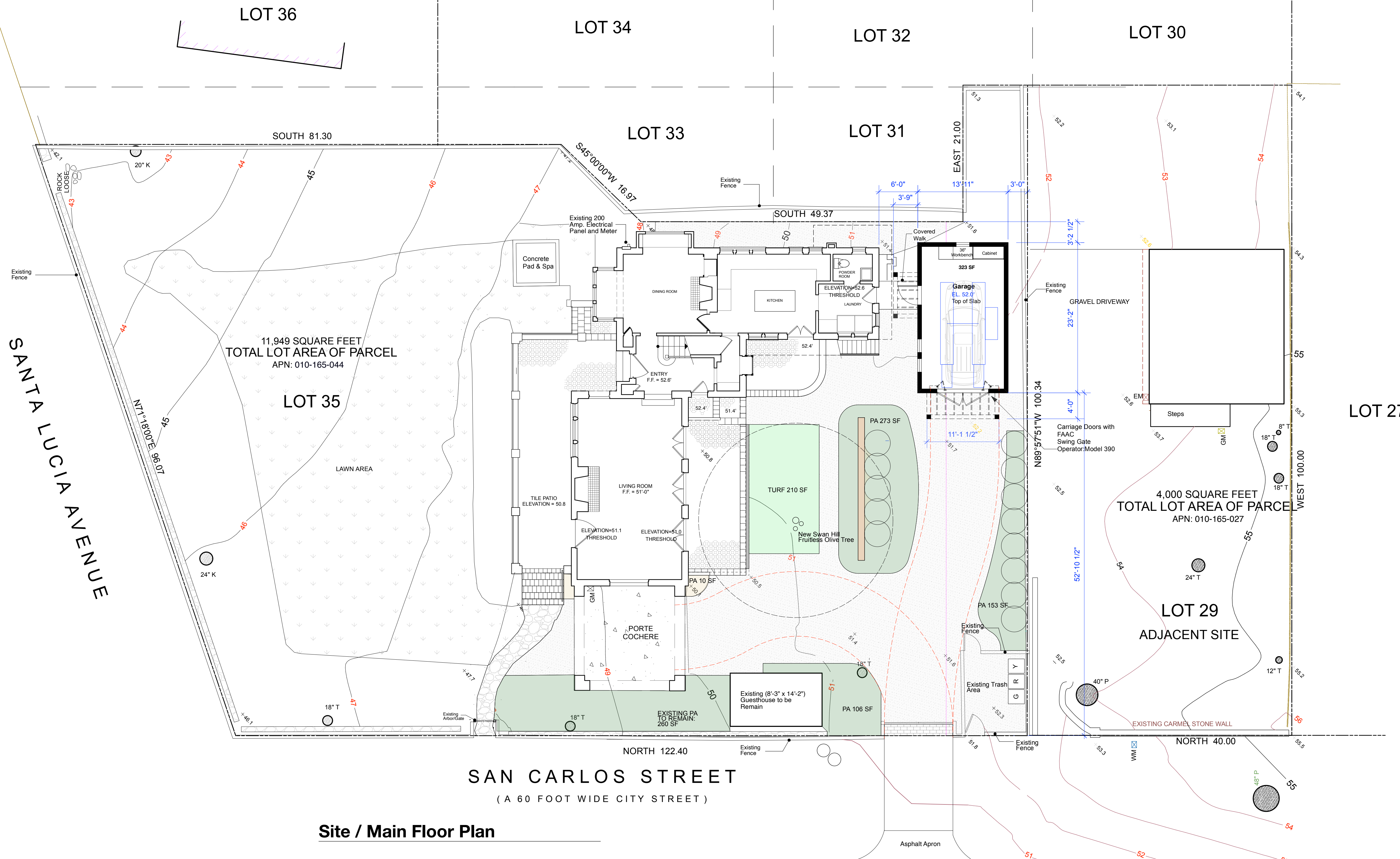
**Site Coverage**

	ALLOWED	EXISTING	PROPOSED
<b>IMPERMEABLE:</b>			
SOUTH PATIO AND STAIRS		463 SF	463 SF
COURTYARD PATIO		248 SF	248 SF
KITCHEN PATIO/ STEPS		101 SF	101 SF
KITCHEN LANDING STONES		27 SF	
NORTHWEST CONCRETE PAVERS		589 SF	
CONCRETE PAD AND SPA		51 SF	51 SF
CARMEL STONE WALKWAY		76 SF	76 SF
TRASH ENCLOSURE LANDING		19 SF	
STONE PERIMETER WALLS		157 SF	132 SF
NEW STONE WALL			22 SF
NEW CONCRETE WALKWAY			30 SF
TOTAL		1731 SF	1123 SF
<b>PERMEABLE and SEMI PERMEABLE:</b>			
FLAGSTONE PAVERS		33 SF	
PAVERS AT DRIVEWAY GATE		19 SF	19 SF
LOOSE RIVER ROCK		15 SF	
GRAVEL		1872 SF	1558 SF
GRAVEL AT WEST YARD		183 SF	183 SF
GRAVEL AT TRASH AREA		120 SF	120 SF
TOTAL		2242 SF	1880 SF

TOTAL SITE COVERAGE = Non-Conforming\* 3,973 SF 3,003 SF

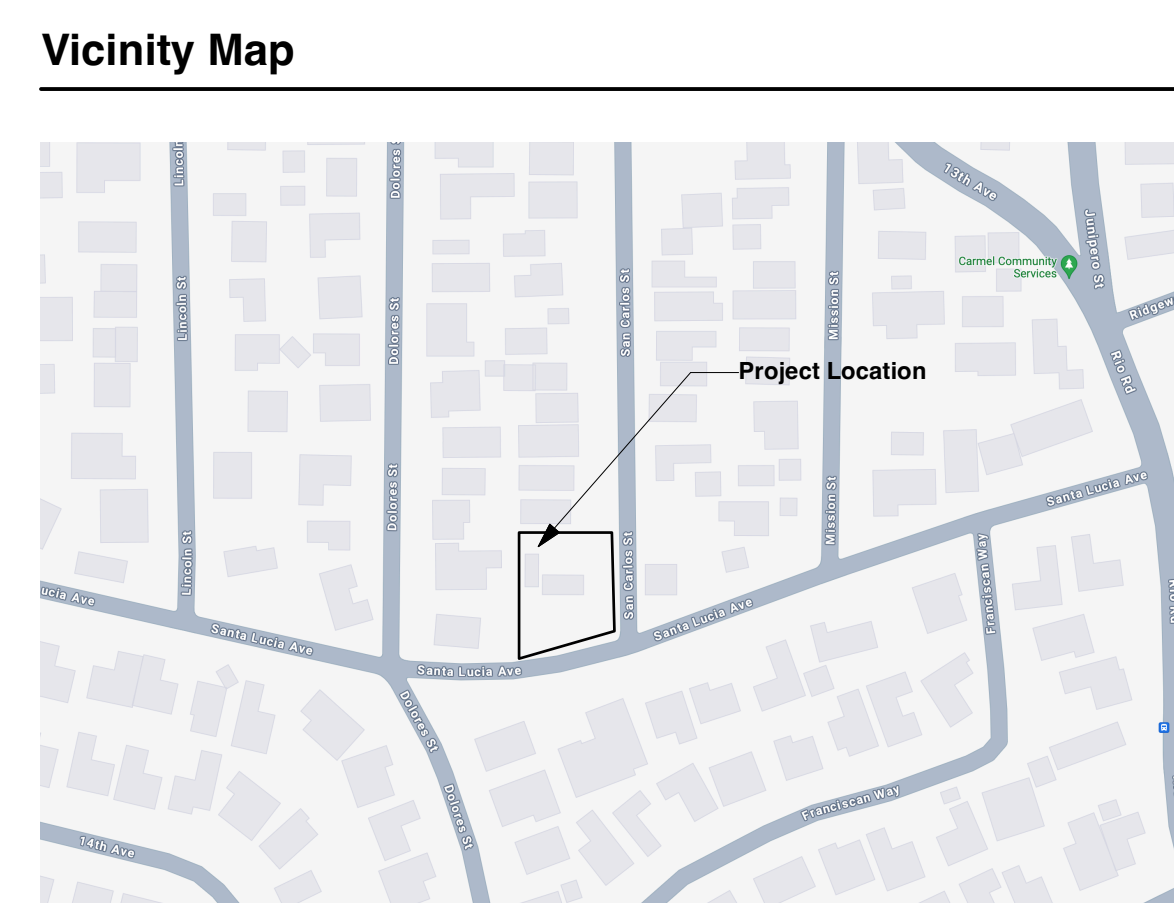
\*Reduction of Site Coverage = -970 sq. ft.

\*Site Coverage Reduction Required by Adding 323 sf of Floor Area



**Legend**

- New Stone Paving Set in Sand
- Gravel
- Planter Areas
- New Turf Area
- Low Stone Garden Wall
- New Tile/Brick Paving
- Existing Tile/Brick Paving
- Loose Rock
- Site Coverage Element to be Removed



**Site / Main Floor Plan**

**Project Data**

Property Owner:	Hal and Allison Johnson 3630 Lost Creek Blvd. Austin, Texas 78735
Architect / Applicant:	Dyar Architecture P.O. Box 4709 Carmel, CA 93921 Contact: Erik Dyar Ph: 831-915-5602
Project Address:	Northwest Corner of Santa Lucia and San Carlos Carmel-by-the-Sea, California 93921
APN:	010-165-044
Block / Lot:	143 / 31,33,35
Zoning:	R-1
Project Code Compliance:	2022 CBC, CRC, CPC, CEC, CMC, CFC, California Energy Code & California Green Building Code
Occupancy Group:	R-3
Construction Type:	VB
Topography:	Sloping Down To South
Max Building Height:	1-Story Proposed 1-Story Plate: 12 Ft. Plate: 9'-8 1/2" Roof: 18 Ft. Roof: 13'-4 1/2"

Floor Area	ALLOWED	EXISTING	PROPOSED
LOT AREA =		11,949 sq. ft.	
ALLOWABLE BASE FLOOR AREA	3,592 SF	3,238 SF	3,561 SF
			Main 1,283SF Upper 1,614 SF Basement 225 SF Existing Guesthouse 116 SF New Garage 323 SF

Building Heights	ALLOWED	EXISTING	PROPOSED
RIDGE HEIGHTS (1st / 2nd)	18' / 24'	0' / 0'	13'-4 1/2" / 0'
PLATE HEIGHTS (1st / 2nd)	12' / 18'	0' / 0'	9'-8 1/2" / 0'
HEIGHT OF MAIN HOUSE		25'-2 1/2"	

Building Setbacks	ALLOWED	EXISTING	PROPOSED
FRONT	15'	59'-7"	123'-2"
COMPOSITE	19'-10" (25%)	8'-5"	56'-1"
SIDE YARD	3'	1'-6"	52'-10 1/2"
SIDE YARD	3'	6'-11"	3'-2 1/2"
REAR	15' ** 3'	22'-11"	0' ** 3'-0"

\*\*Rear setback is 3' for portions of structures less than 15' in height

Site Coverage	ALLOWED	EXISTING	PROPOSED
<b>IMPERMEABLE:</b>			
SOUTH PATIO AND STAIRS		463 SF	463 SF
COURTYARD PATIO		248 SF	248 SF
KITCHEN PATIO/ STEPS		101 SF	101 SF
KITCHEN LANDING STONES		27 SF	
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<b>TOTAL</b>		<b>1731 SF</b>	<b>1123 SF</b>
<b>PERMEABLE and SEMI PERMEABLE:</b>			
FLAGSTONE PAVERS		33 SF	
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GRAVEL AT TRASH AREA		120 SF	120 SF
<b>TOTAL</b>		<b>2242 SF</b>	<b>1880 SF</b>
<b>TOTAL SITE COVERAGE</b>	<b>Non-Conforming*</b>	<b>3,973 SF</b>	<b>3,003 SF</b>
*Reduction of Site Coverage	=	-970 sq. ft.	
*Site Coverage Reduction Required by Adding 323 sf of Floor Area	=	-646 sq. ft.	

**Project Description**

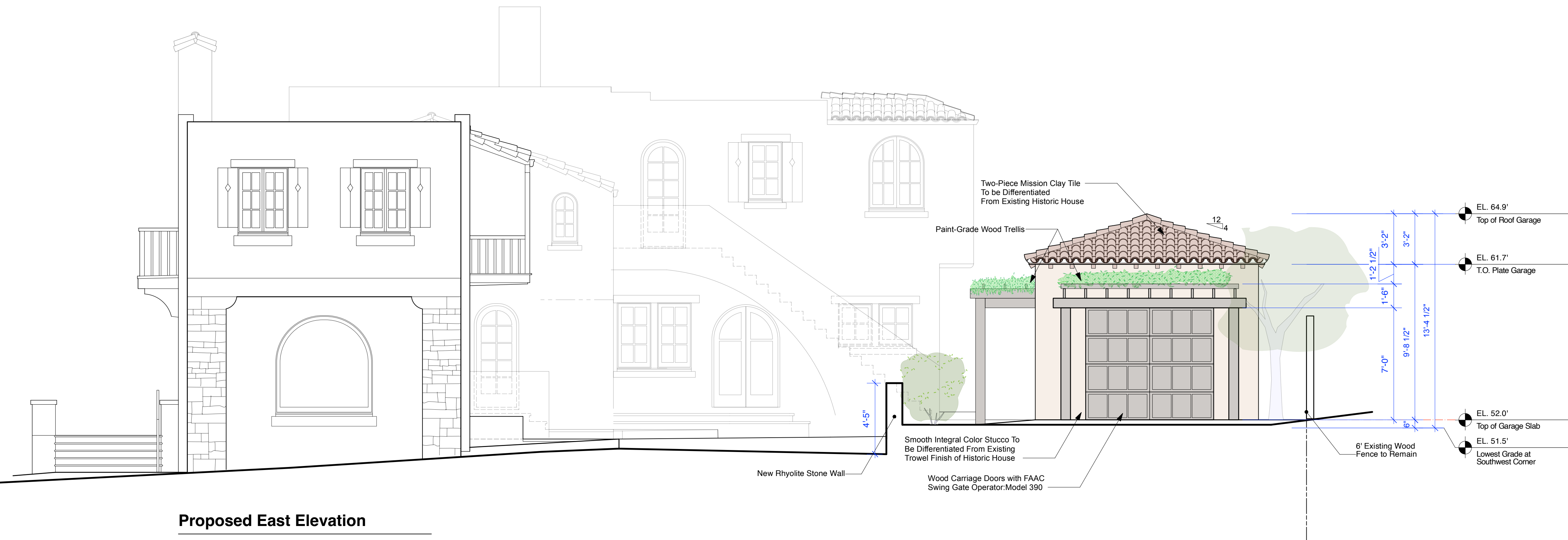
New Detached Garage To An Existing 3,122 Sf Single Family Residence On The Historic Inventory With An Existing Detached 116 Sf Guesthouse.

The Project Includes:  
 - New 323 Sf Garage (9.9% Of Existing Floor Area - Less Than 10%).  
 - No Changes Are Proposed To Main Residence And Guesthouse.  
 - Proposed Exterior Site Changes Include:  
 A. Removal Of 970 Sf Of Existing Site Coverage  
 B. New Natural Turf Area At Courtyard  
 C. New Stone Garden Wall At Courtyard  
 D. New Planter Areas  
 E. No Trees To Be Removed.

**Sheet Index**

- Proposed Site Plan/Roof Plan
- Proposed Site Plan/ Main Floor Plan
- Existing Site Plan/ Demolition Plan
- Proposed +Existing East Elevation
- Proposed +Existing North Elevation
- Proposed + Existing West Elevation
- Proposed + Existing South Elevation
- Proposed Sections
- Proposed + Existing Streetscape Elevations
- Proposed + Existing Materials + Door and Window Schedule

L100- Landscape Site Plan  
 L101- Landscape Plan Enlargement  
 L102- Conceptual Planting and Materials Plan



**Proposed East Elevation**

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



**Existing East Elevation**

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

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Owner:  
Hal and Allison  
Johnson 3630 Lost  
Creek Blvd. Austin,  
Texas 78735

**Johnson Los Abuelos  
Garage Addition**  
Northwest Corner of Santa Lucia and San Carlos  
Carmel, California  
APN: 010-165-044

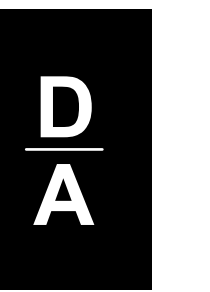
Job No.

Date:  
Residential Design  
Study Track 1:  
August 29, 2024  
Corrections to  
Response Letter:  
January 6, 2025

**Proposed +  
Existing East  
Elevations**

1/4" = 1'-0"

Sheet No.



**DYAR**  
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f: 831.309.9999  
Email: info@dyararchitecture.com

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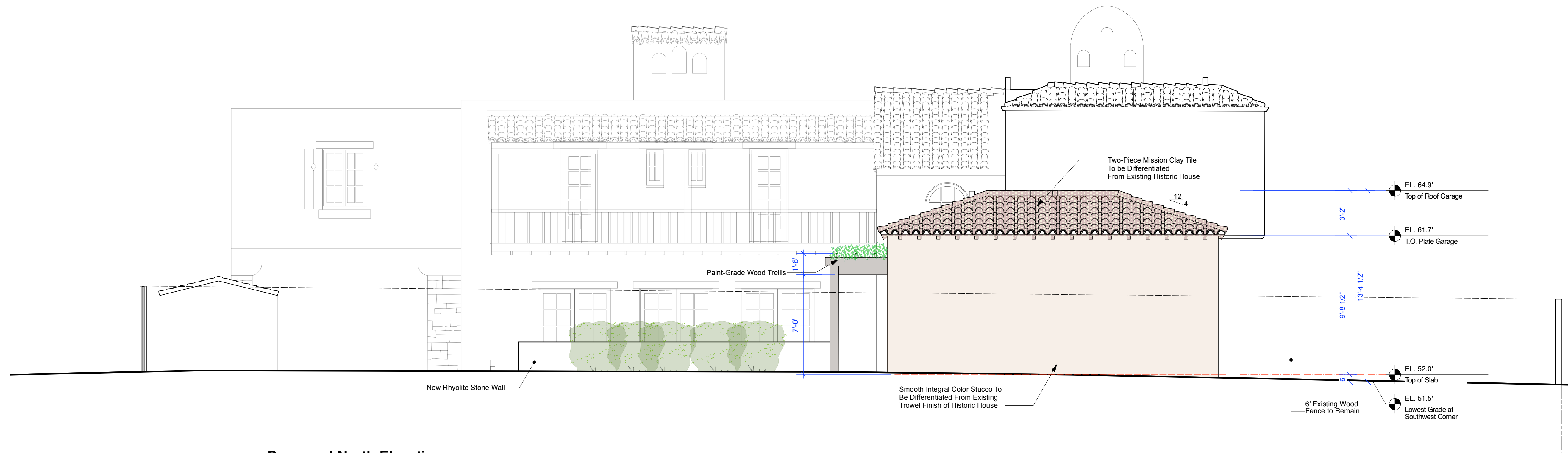
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Residential Design  
Study Track 1:  
August 29, 2024  
Corrections to  
Response Letter:  
January 6, 2025

**Proposed +  
Existing North  
Elevations**

1/4" = 1'-0"

Sheet No.

**5**



**Proposed North Elevation**

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



**Existing North Elevation**

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



**DYAR**  
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Garage Addition**  
Northwest Corner of Santa Lucia and San Carlos  
Carmel, California  
APN: 010-165-044

Job No.

Date:  
Residential Design  
Study Track 1:  
August 29, 2024  
Corrections to  
Response Letter:  
January 6, 2025

**Proposed +  
Existing West  
Elevations**

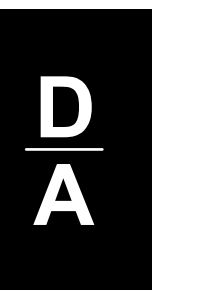
1/4" = 1'-0"

Sheet No.

**6**







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Texas 78735

**Johnson Los Abuelos  
Garage Addition**  
Northwest Corner of Santa Lucia and San Carlos  
Carmel, California  
APN: 010-165-044

Job No.

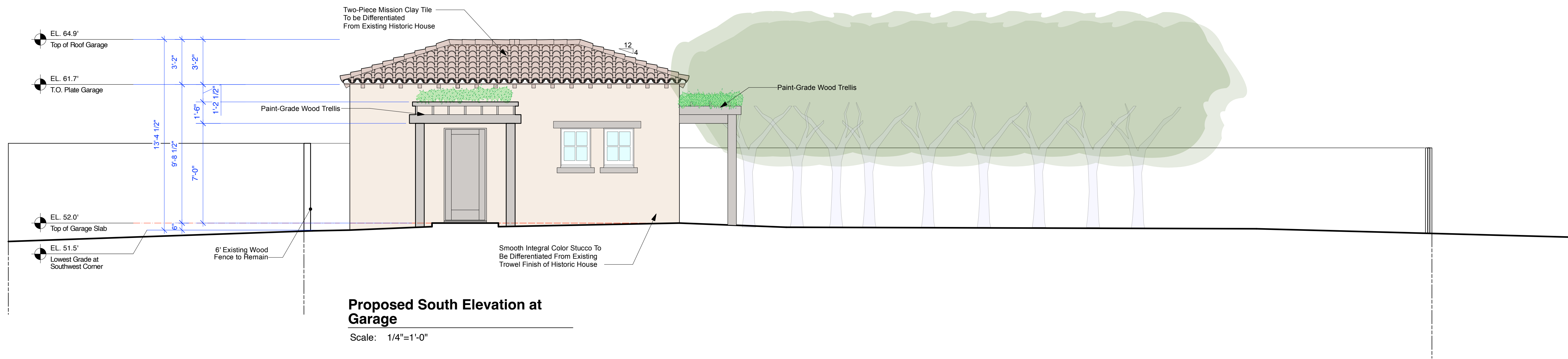
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Study Track 1:  
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Corrections to  
Response Letter:  
January 6, 2025

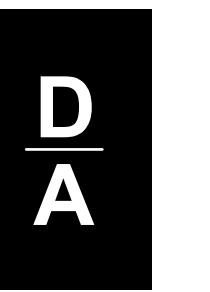
**Proposed +  
Existing South  
Elevations**

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Sheet No.

**7**





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Texas 78735

**Johnson Los Abuelos  
Garage Addition**  
Northwest Corner of Santa Lucia and San Carlos  
Carmel, California  
APN: 010-165-044

Job No. **16-07**

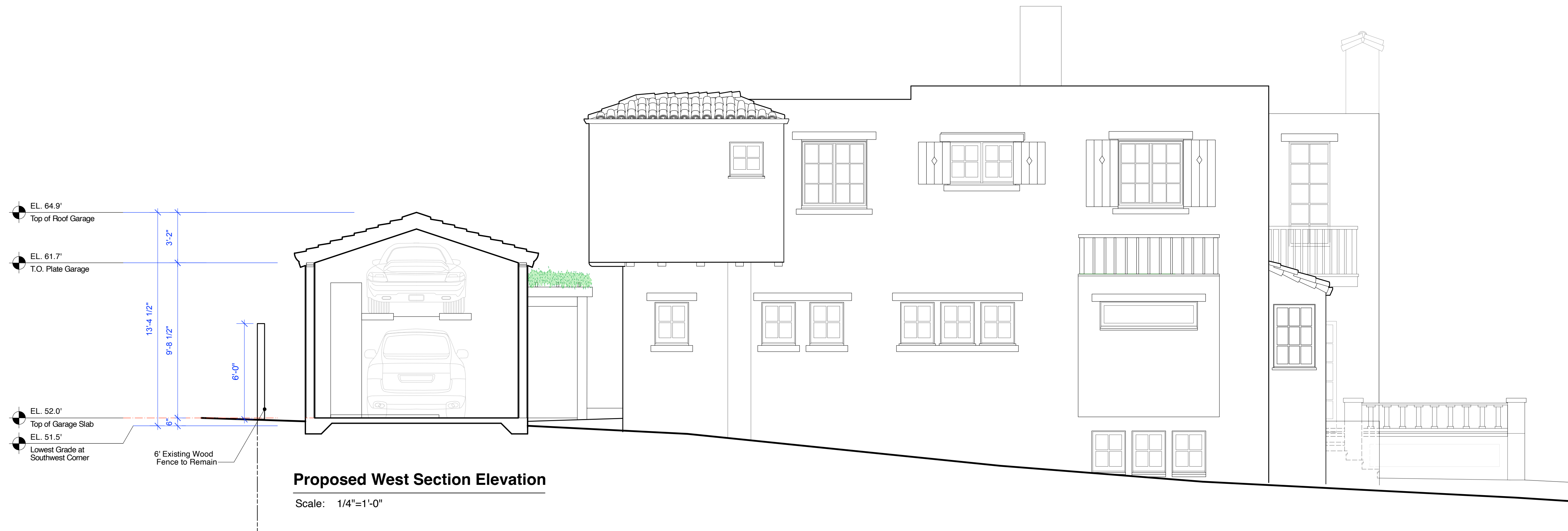
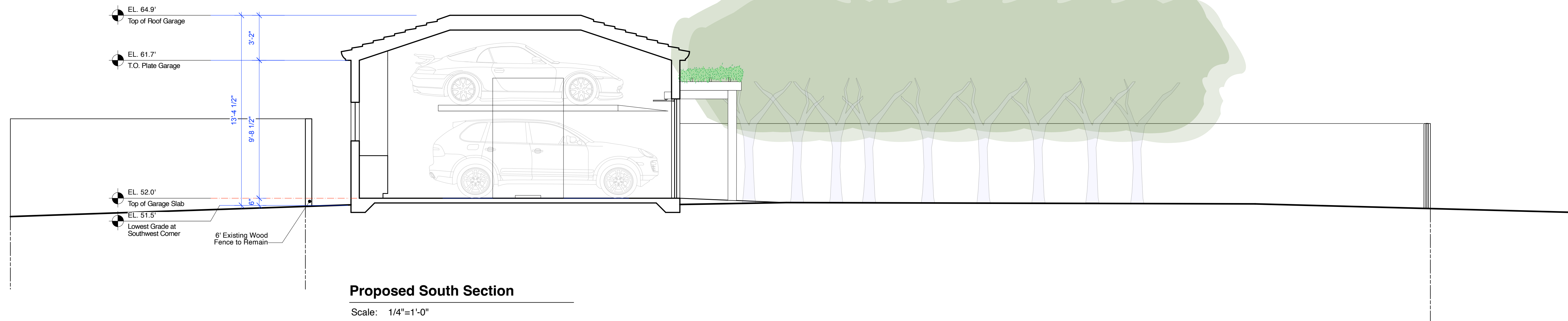
Date:  
Residential Design  
Study Track 1:  
August 29, 2024  
Corrections to  
Response Letter:  
January 6, 2025

**Proposed  
Sections**

1/4" = 1'-0"

Sheet No.

**8**





**Proposed San Carlos Street Elevation**

Scale: 3/16"=1'-0"



**Existing San Carlos Street Elevation**

Scale: 3/16"=1'-0"

**D  
A**  
**DYAR**  
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Owner:  
Hal and Allison Johnson  
3630 Lost Creek Blvd.  
Austin, Texas 78735

**Johnson Los Abuelos  
Garage Addition**  
Northwest Corner of Santa Lucia and San Carlos  
Carmel-by-the-Sea, California  
APN: 010-165-044

Job No.  
Date:  
Residential Design Study  
Track 1:  
August 29, 2024  
Corrections to Response Letter:  
January 6, 2025

**Proposed + Existing Street Elevations**

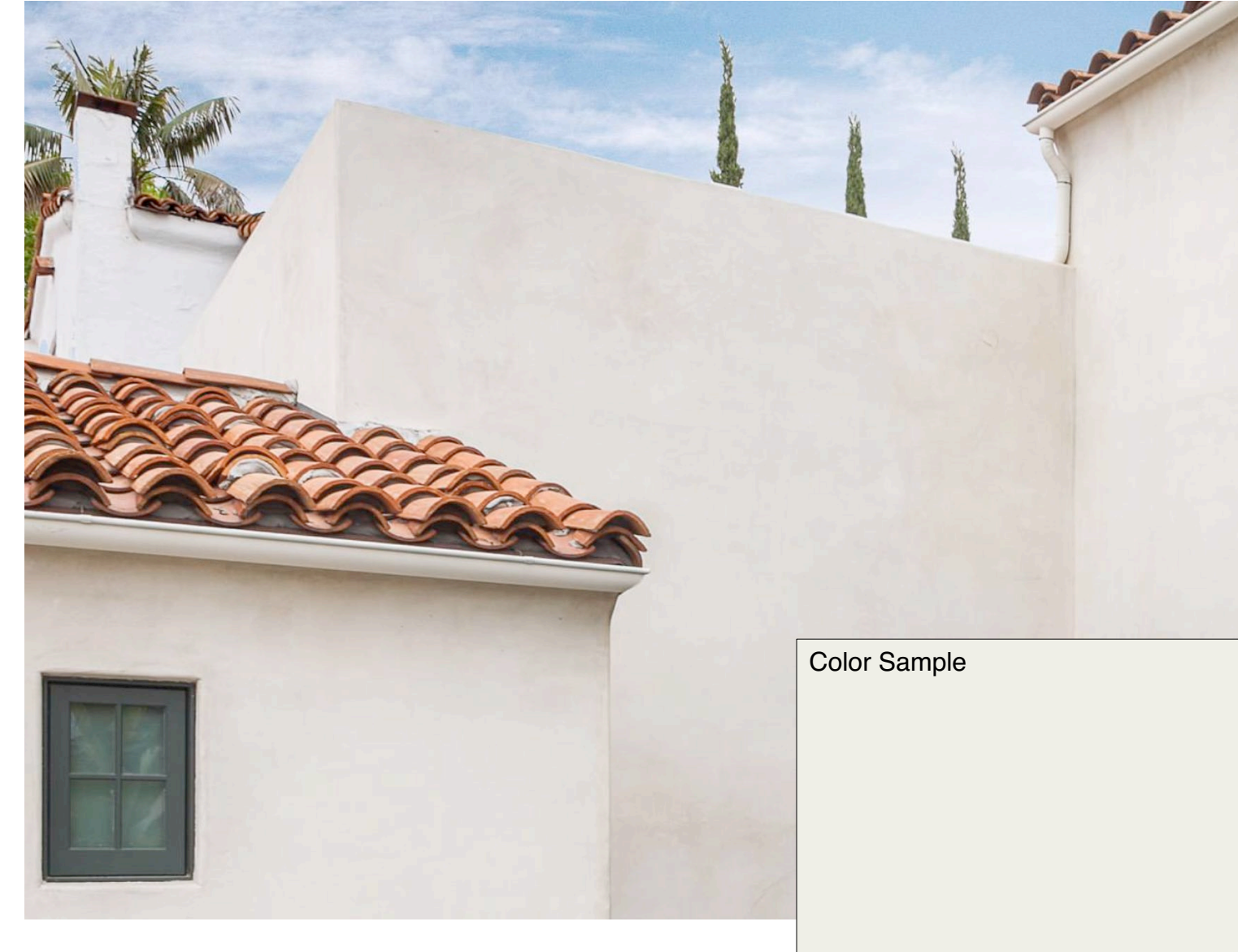
3/16" = 1'-0"

Sheet No.  
**9**



**Roofing**

Two-Piece Mission Clay Tile  
Redland Clay Tile To Be Differentiated From Existing Historic House



**Exterior Walls**

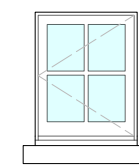
Integral Color Stucco - Smooth Finish  
Off-White Color (See Color Sample Above) To Be Differentiated From Existing Trowel Finish of Historic House



**Existing Fence**

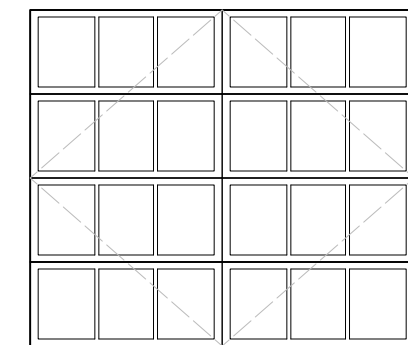
Existing 6' Fence to Remain

Window Schedule										
Window No.	Location	Rm. No.	Frame Width	Frame Height	Type	Operation	Glass Type	Tempered	Frame Material	Remarks
<b>Garage</b>										
1	Garage	100	2'-1 1/2"	2'-8"	A	X	1" Insulated Glass, Tempered	Yes	Wood	Casement
2	Garage	100	2'-1 1/2"	2'-8"	A	X	1" Insulated Glass, Tempered	Yes	Wood	Casement
3	Garage	100	2'-1 1/2"	2'-8"	A	X	1" Insulated Glass, Tempered	Yes	Wood	Casement

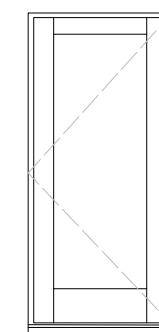


**Type 'A'**  
Casement Wood Window

Door Schedule									
Door No.	Location	Room No.	Frame Width	Frame Height	Door Thickness	Type	Door Material	Frame / Jamb Material	Remarks
<b>Garage</b>									
1	Garage	100	8'-0"	7'-0"	1-3/4"	A	Stained-Grade Wood	Stained-Grade Wood	Carriage Doors with FAAC Swing Gate Operator:Model 390
2	Garage	100	3'-0"	6'-8"	1-3/4"	B	Stained-Grade Wood	Stained-Grade Wood	Exterior Swing Door



**Type 'A'**  
Carriage  
Solid Core Stained Grade  
Doors



**Type 'B'**  
Exterior Swing Door  
Solid Core Stained-Grade



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T: 831.238.1091

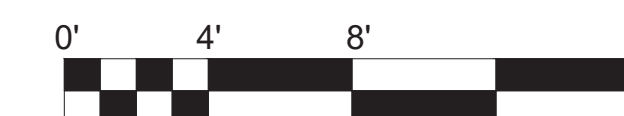
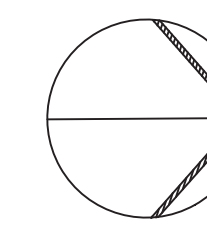
PROJECT  
**LOS ABUELOS**

NW CORNER OF SANTA LUCIA AND  
SAN CARLOS  
CARMEL, CA 93923  
APN: 101-165-015

SEAL AND SIGNATURE



CONSULTANTS



SCALE: 3/16" = 1'-0"

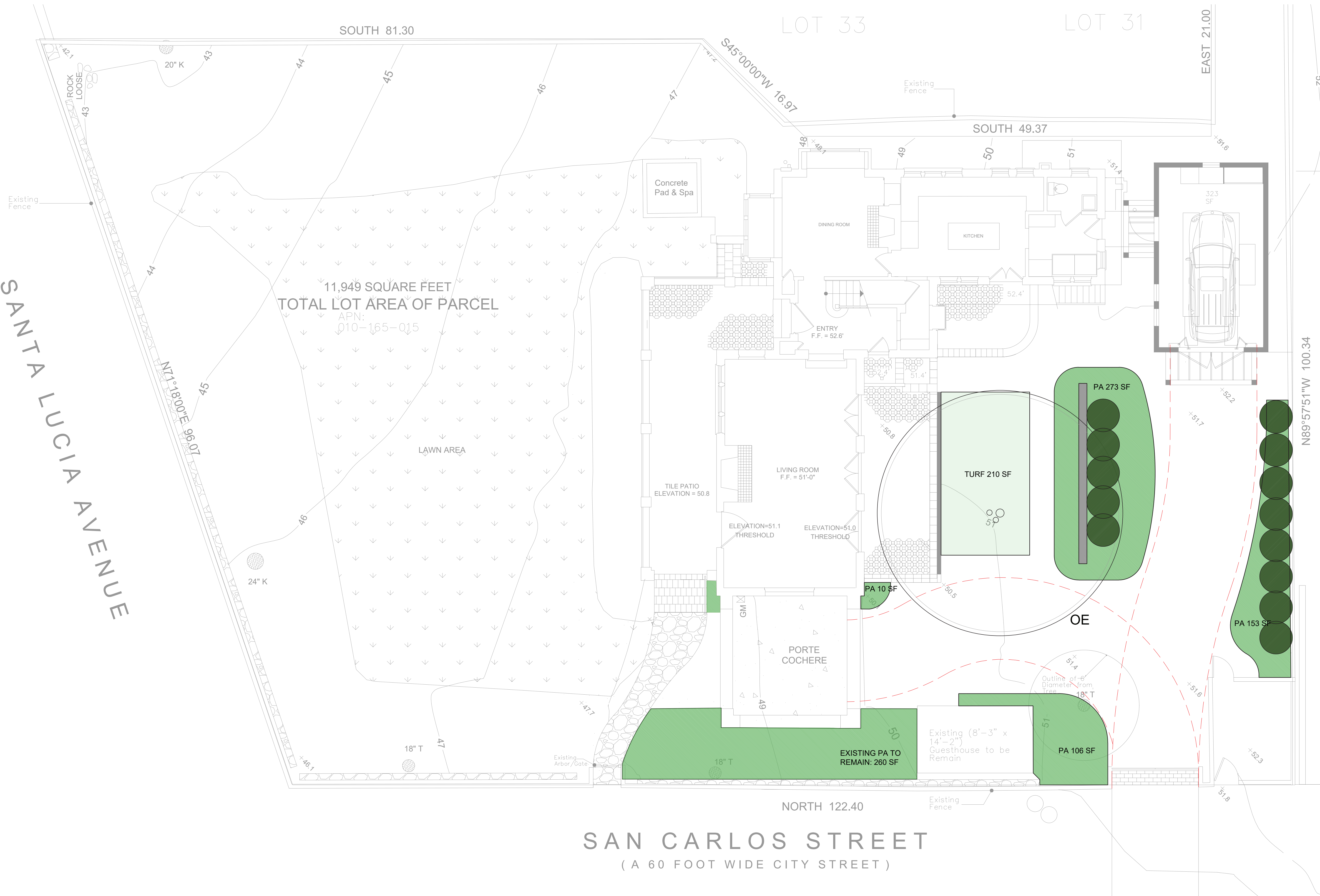
REV:	ISSUE:	DATE:
	DESIGN STUDY	24.08.19

PROJECT NO: 2302.0  
DRAWN: BJ  
CHECK: BJ  
DATE: 2024.06.24

LANDSCAPE SITE PLAN

L100

SANTA LUCIA AVENUE

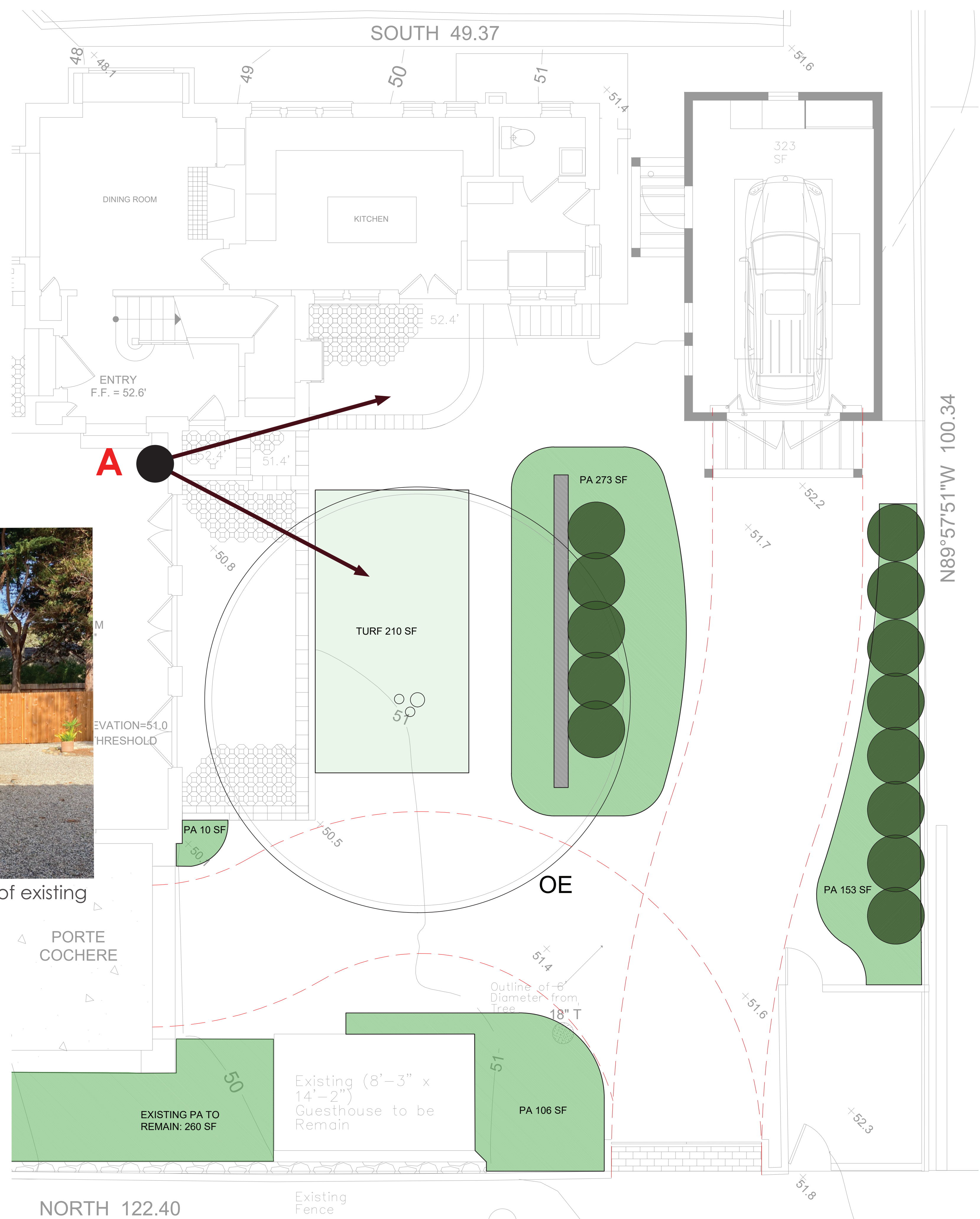


SAN CARLOS STREET  
( A 60 FOOT WIDE CITY STREET )

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PHOTO RENDERING VIEW FROM BACK PORCH



A

Photo of existing

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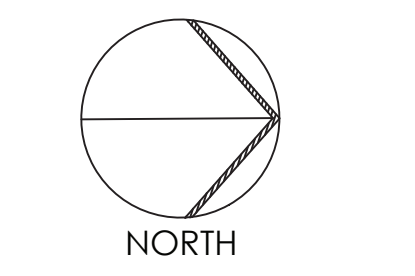
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PROJECT  
**LOS ABUELOS**  
NW CORNER OF SANTA LUCIA AND  
SAN CARLOS  
CARMEL, CA 93923  
APN: 101-165-015



CONSULTANTS



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

REV:	ISSUE:	DATE:
	DESIGN STUDY	24.08.19

PROJECT NO: 2302.0  
DRAWN: BJ  
CHECK: BJ  
DATE: 2024.06.24

LANDSCAPE PLAN  
ENLARGEMENT

L101

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# PLANT LEGEND

Scientific Name	Common Name	Container Size	Spacing (OC)	Water Requirements (WUCOLS)
<b>Trees</b>				
<i>Olea europaea</i> 'Swan Hill'	Swan Hill Fruitless Olive	48" box	N/A	Low
<b>Low Hedge (4')</b>				
<i>Laurus nobilis</i>	Grecian bay	5 gal	36"	Low
<b>Screen Hedge (4'-12')</b>				
<i>Pittosporum tobira</i>	Tobira pittosporum	5 gal	36"	Moderate
<b>Groundcover/Ornamental /Accent (Sun)</b>				
<i>Acanthus mollis</i>	Bears Breeches	1 gal	36"	Low
<i>Aeonium arboreum</i> 'Zwartkop'	Black Rose aeonium	1 gal	24"	Low
<i>Armeria merittima</i>	Sea Thrift	1 gal	12"	Low
<i>Carex divulsa</i>	Eurpoean sedge	1 gal	18"	Moderate
<i>Lantana montevidensis</i>	Trailing Lantana	1 gal	36"	Low
<i>Rubus pentalobus</i>	Creeping Raspberry	1 gal	36"	Moderate
<i>Salvia numrosa</i> 'Cardonna'	Woodland Sage	1 gal	24"	Moderate
<i>Stachys byzantina</i>	Lamb's Ears	1 gal	24"	Low
<b>Perennial/Ornamental /Accent (Shade)</b>				
<i>Helleborus foetidus</i>	Bearsfoot Hellebore	5 gal	24"	Moderate
<i>Heuchera sanguinum</i>	Coral Bells	1 gal	18"	Moderate
<i>Hydrangea quercuifolia</i>	Oak-leaf Hydrangea	5 gal	48"	Moderate
<i>Nephrolepis cordifolia</i>	Sword Fern	5 gal	36"	Moderate
<b>Turf</b>				
Enduro Dwarf Tall Fescue 90/10	-	Sod	-	High
<b>Vines (for Garage trellis)</b>				
Bougainvillea 'San Diego'	San Diego Bougainvillea	15 gal	N/A	Moderate

## LANDSCAPE MATERILAS PALETTE

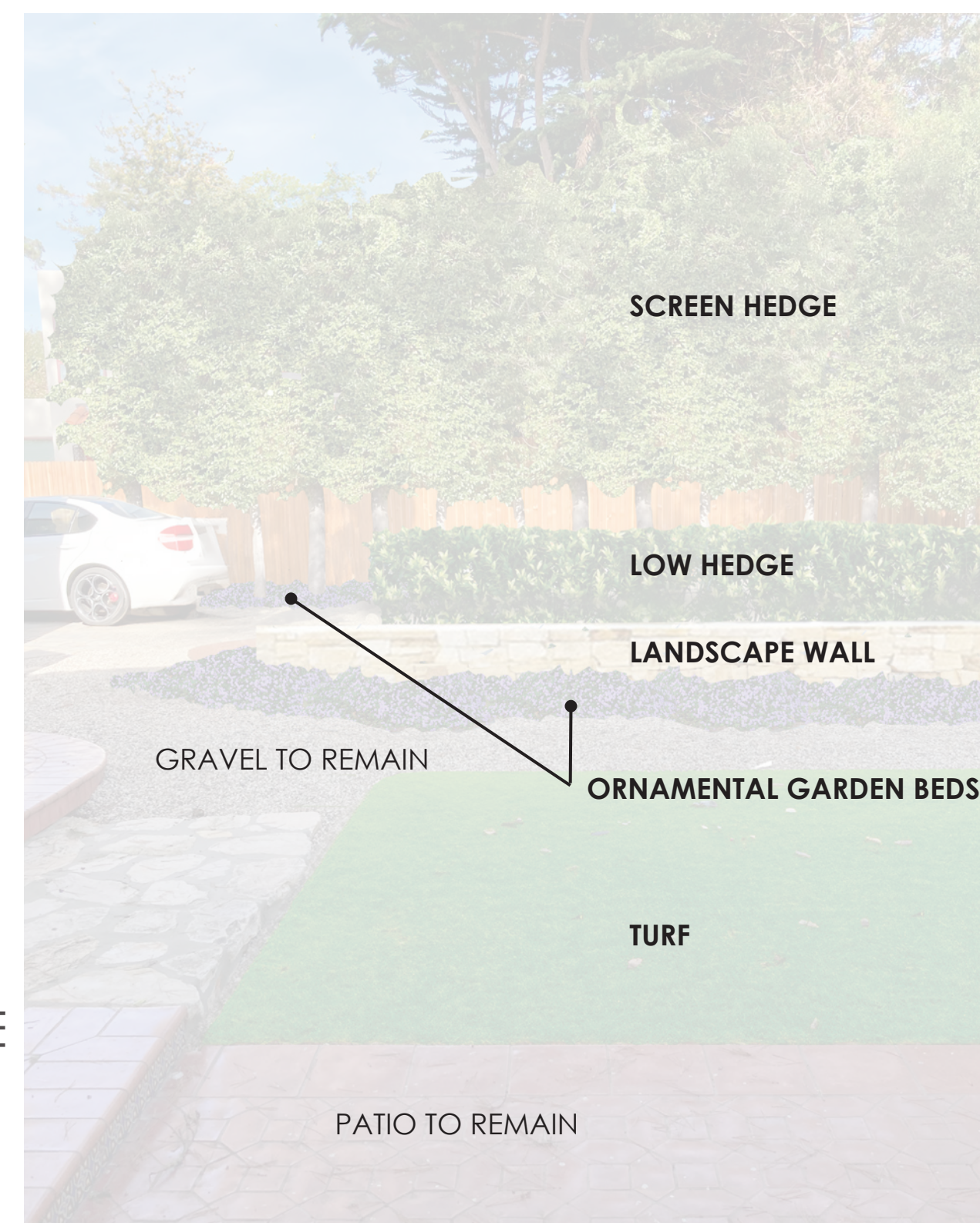


EXISTING GRAVEL (TO REMAIN)



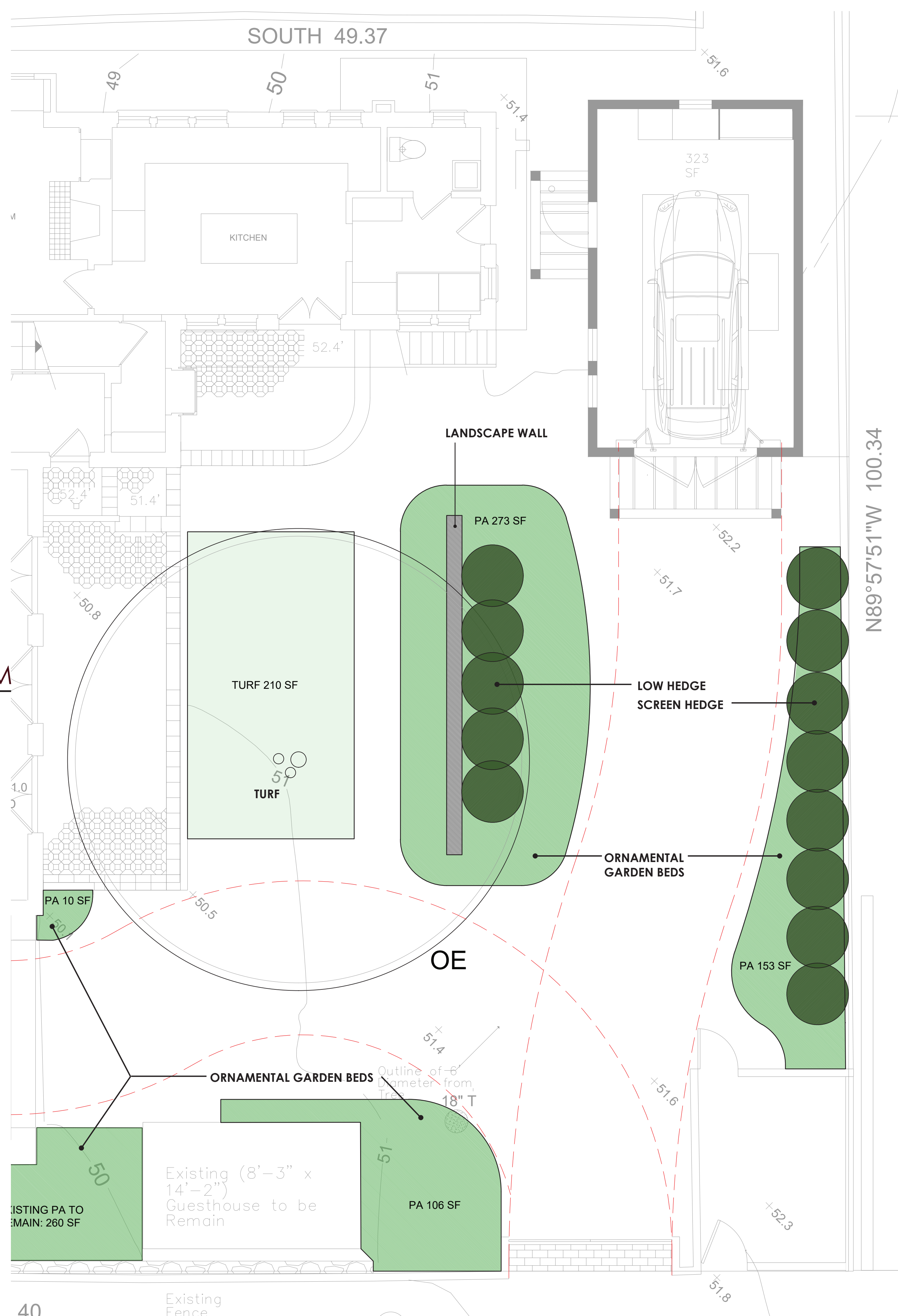
WALL FACIA: RHYOLITE NATURAL STONE

## LANDSCAPE IMPROVEMENTS DIAGRAM



## PLANTING AND IRRIGATION NOTES

- All planting and irrigation comply with California's WELO ordinance.
- Planting shall be watered the use of an automated drip irrigation system equipped with automatic rain shut off device.
- Refer to legend for plant species water requirements.
- All landscape areas shall receive 3" mulch layer. A sample of the mulch shall be submitted for owner/landscapre architect's approval.
- Contractor to perform soil tests and submit amendment recommendations to landscape architect.
- Planting under CA native trees shall not receive irrigation during the dry season (May-Oct.)
- Plants within the drip line of existing live oaks shall be adapted to dry summer conditions.



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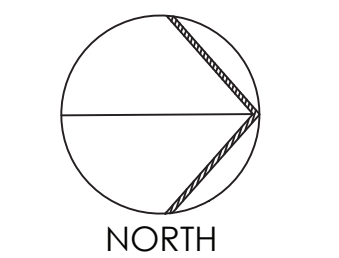
PROJECT

**LOS ABUELOS**  
NW CORNER OF SANTA LUCIA AND  
SAN CARLOS  
CARMEL, CA 93923  
APN: 101-165-015

SEAL AND SIGNATURE



CONSULTANTS



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

REV:	ISSUE:	DATE:
	DESIGN STUDY	24.08.19

PROJECT NO: 2302.0

DRAWN: BJ

CHECK: BJ

DATE: 2024.06.24

CONCEPTUAL  
PLANTING AND  
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