

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2025-004-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 24300 (CASANOVA ALL THE WAY LLC) FOR THE DEMOLITION OF THE NON-HISTORIC NORTHEAST CORNER OF THE HOUSE, THE CONSTRUCTION OF A 57-SQUARE-FOOT ADDITION, THE REBUILDING OF THE NON-HISTORIC DECK STAIRS ON THE NORTH ELEVATION, AND THE WIDENING OF THE FRONT PORCH STEPS TO 13 FEET AT THE HISTORIC "CONNOLLY-SEARCH HOUSE" LOCATED AT THE NORTHEAST CORNER OF CASANOVA STREET AND 13TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 010-175-011

WHEREAS, on October 7, 2024, David Solomon ("Applicant") submitted a Design Study application DS 24300 (Casanova All the Way LLC) described herein as ("Application") on behalf of Casanova All the Way LLC/Kimberly Nunes ("Owner"); and

WHEREAS, the Application has been submitted for the property located at the northeast corner of Casanova Street and 13th Avenue in the Single-Family Residential (R-1) District (Block 134, Lot 24 & 26); and

WHEREAS, the project site contains the historic "Connolly-Search House" listed on the Carmel Inventory of Historic Resources; and

WHEREAS, the proposed project involves the demolition of the non-historic northeast corner of the house, the construction of a 57-square-foot addition, the rebuilding of non-historic deck stairs on the north elevation, and the widening of the front porch steps to 13 feet; and

WHEREAS, in accordance with Carmel-by-the-Sea Municipal Code (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 Section 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 II Historic Assessment and made a determination of consistency with the Secretary's Standards; and

WHEREAS, Margaret Clovis found that the project components 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 "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 Design Study 24300 (Casanova All The Way LLC), for the Treatment of Historic Properties for the demolition of the non-historic northeast corner of the house, the construction of a 57-square-foot addition, the rebuilding of non-historic deck stairs on the north elevation, and the widening of the front porch steps to 13 feet wide at the historic “Connolly-Search House” located at the southwest corner of Lincoln Street and 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-182-014-000.

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

AYES: Dyar, Gualtieri, Pomeroy, Chroman

NOES:

ABSENT:

ABSTAIN: Goodhue

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 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 24300

Owner Name: CASANOVA ALL THE WAY LLC

Case Planner: Jacob Olander, Associate Planner

Date Posted: _____

Date Approved: 02/24/2025

Project Location: NE Corner of Casanova & 13th Street

APN #: 010175011000 **BLOCK/LOT:** 134/24 & 26

Applicant: David Solomon

Project Description: This approval of Design Study (DS 24300, Casanova All the Way LLC) authorizes the demolition of the non-historic northeast corner of the house, the construction of a 57-square-foot addition, the rebuilding of non-historic deck stairs on the north elevation, and the widening of the front porch steps to 13 feet wide at the historic "Connolly-Search House" located at the northeast corner of Casanova Street and 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-175-011, as depicted in the plans drawn by Ododo Office, dated December 16, 2024, stamped approved February 24, 2025 and on file at the Community Planning and Building Department, 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 24300, Casanova All the Way LLC) authorizes the demolition of the non-historic northeast corner of the house, the construction of a 57-square-foot addition, the rebuilding of non-historic deck stairs on the north elevation, and the widening of the front porch steps to 13 feet wide at the historic "Connolly-Search House" located at the northeast corner of Casanova Street and 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-175-011, as depicted in the plans drawn by Ododo Office, dated December 16, 2024, stamped approved February 24, 2025 and on file at the Community Planning and Building Department, 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 when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Division.
3.	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 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.	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.
5.	Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing: <ul style="list-style-type: none">• The footing locations are in conformance with the approved plans prior to footing/foundation inspection;• 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. 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.	<p>Service Laterals. 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).</p>
7.	<p>Utility Meter Locations. 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.</p>
8.	<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>
9.	<p>Exterior Revisions to Planning Approval Form. 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.</p>
10.	<p>Conflicts Between Planning Approvals and Construction Plans. 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.</p> <p>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.</p>

11.	<p>Exterior Lighting. 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>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 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>Cultural Resources. 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 & 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>Truck Haul Route. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & 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.	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)
16.	Conditions of Approval. 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.	Conditions of Approval Acknowledgement. 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.
Landscape Conditions	
18.	Landscape Plan Required. 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.	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.
20.	Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. <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.

	<ul style="list-style-type: none">• 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.• 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.
21.	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.
Environmental Compliance Conditions	
22.	Drainage Plan. 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.	BMP Tracking Form. 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.	Semi-Permeable Surfaces. 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.	Erosion and Sediment Control Plan. 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.
Special Conditions	
26.	Copper Gutters & Downspouts Not Permitted. 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.	Construction Management Plan. 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



AFFIDAVIT OF POSTING

DECLARATION UNDER PENALTY OF PERJURY

APPLICATION#: Design Study 24300 Casanova All the Way LLC/Kimberly Nunes

APPLICANT: David Solomon

PROJECT LOCATION: NE Corner of Casanova & 13th Street

CASE PLANNER: Jacob Olander, Associate Planner

BLOCK 134 LOT(s) 24 & 26 APN 010175011000

I, _____, declare: I am a resident of the City of _____
_____, County of _____, State of _____. I am over the age of eighteen
(18) years. On the _____ day of _____ 2025, I posted the attached Public Notice in a conspicuous,
publicly-accessible location at the subject property.

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

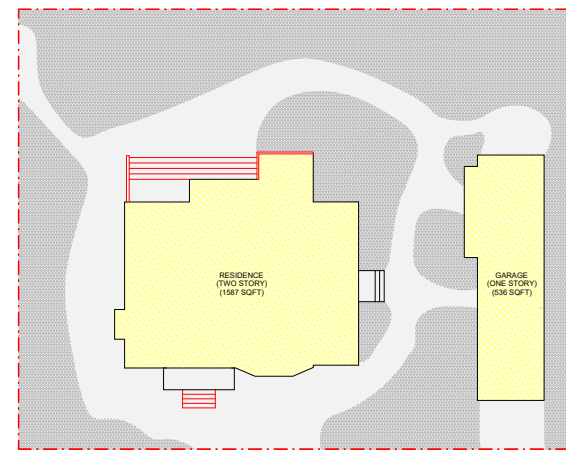
Declarant Print Name

Declarant Signature

Date

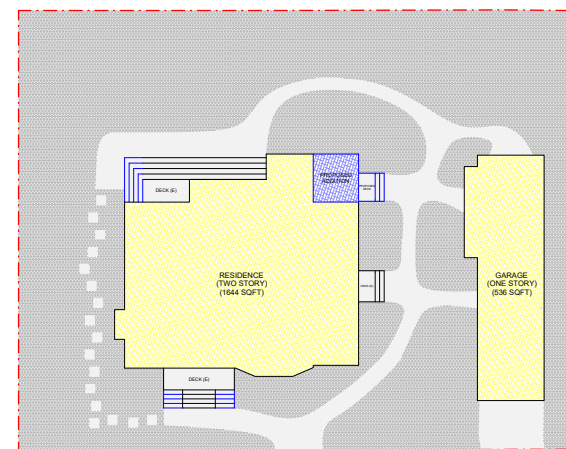
*Upon completion of the 10 - day appeal period, please return this form,
along with the Notice of Approval, to the case planner noted above.*

EXISTING CONDITIONS



RESIDENCE / GARAGE
 EXISTING PLANTED AREA
 DEMO
 EXISTING SITE COVERAGE

PROPOSED CONDITIONS



RESIDENCE / GARAGE
 PROPOSED PLANTED AREA
 PROPOSED
 PROPOSED SITE COVERAGE

PROJECT DATA

AREA	
LOT AREA	8005 SQFT
EXISTING FLOOR AREA	1587 SQFT
PROPOSED FLOOR AREA	1644 SQFT
ADDED FLOOR AREA	57 SQFT
% FA ADDED OF TOTAL FA	3.6%

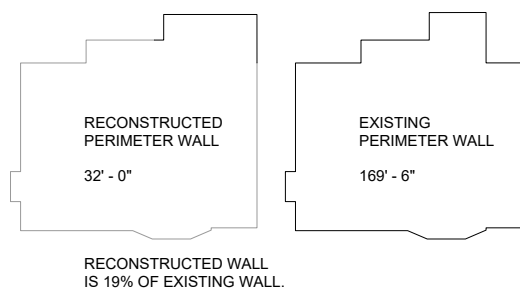
OVERLAPPING FLOOR AREA	
AREAS OVERLAP	250 SQFT
AREAS NOT OVERLAP	1394 SQFT

PROPOSED HEIGHTS		
	1ST STORY	2ND STORY
MAXIMUM PLATE HEIGHT	13' - 3"	18' - 4"
MAXIMUM RIDGE HEIGHT	20' - 8"	20' - 8"
TOTAL HEIGHT	20' - 8"	

SITE COVERAGE <small>(ALLOWED: 651 SQFT OR 8.1% SQFUS)</small>			
	EXISTING	CHANGED	PROPOSED
SITE COVERAGE	2275 SQFT	-1331 SQFT	944 SQFT
% SITE COVERAGE	28.4%	-16.6%	11.8%
LANDSCAPE AREA	4147 SQFT	+1265 SQFT	5412 SQFT
PERMEABLE / SEMI <small>(Sand-set Pavers, Spaced Decking, Stones)</small>	2172 SQFT	-1331 SQFT	841 SQFT
IMPERMIABLE <small>(Asphalt)</small>	103 SQFT	0 SQFT	103 SQFT

SETBACKS	
SIDEYARD	3 FT
SETBACK 13TH AVE	5 FT
SETBACK CASANOVA ST.	15 FT

RECONSTRUCTED STRUCTURE DIAGRAM



VISUALIZATION



VIEW FROM SOUTHEAST CORNER
INSIDE GATE OFF 13TH AVE

PROJECT INFORMATION

CLIENT: CASANOVA ALL THE WAY, LLC
 PROJECT ADDRESS:
 CASANOVA STREET & 13TH AVENUE
 CARMEL, CALIFORNIA
 BLOCK 134 / LOTS 24, 26
 APN: 010 175011

PROJECT DESCRIPTION

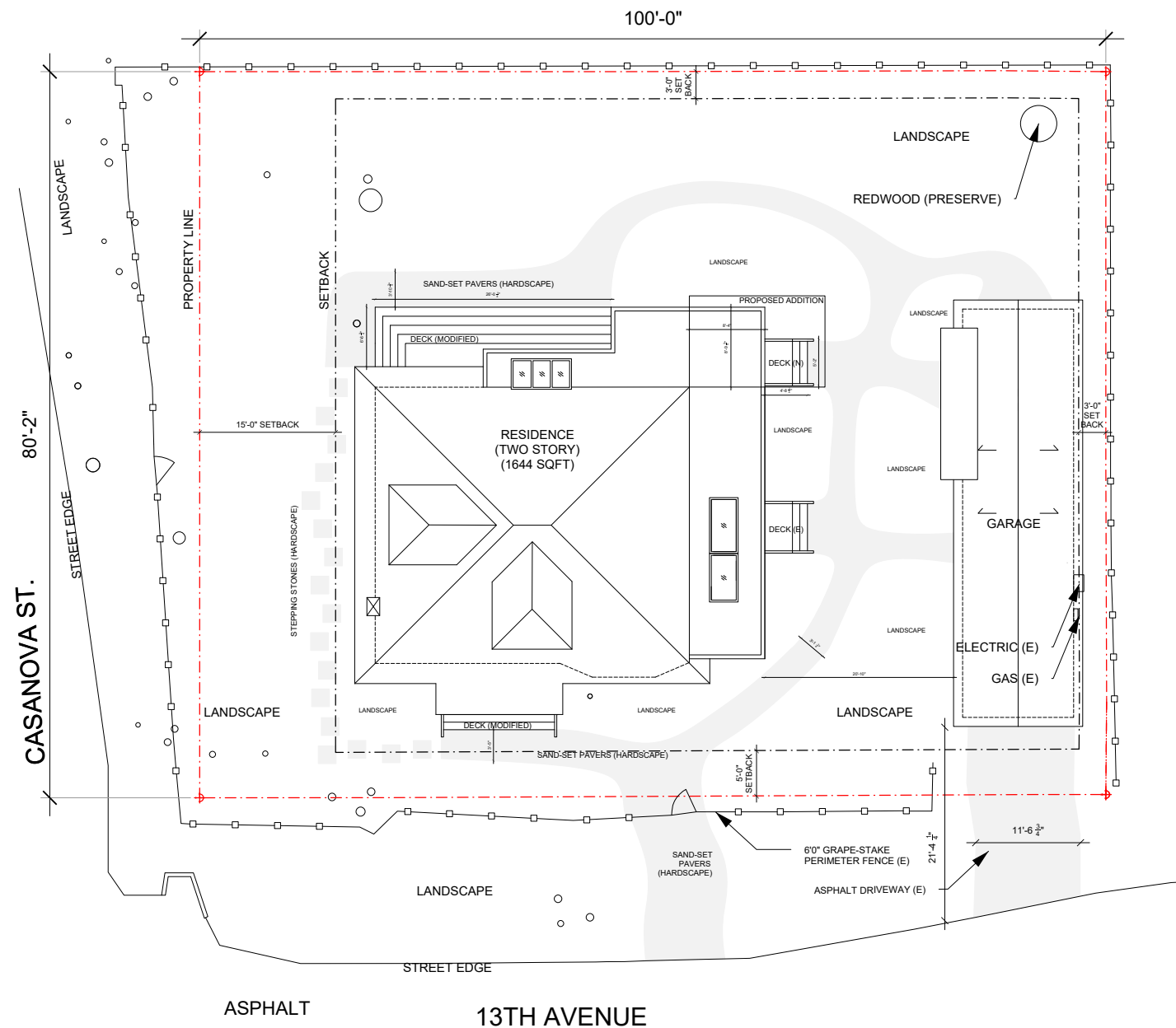
THE EXISTING RESIDENCE IS A HISTORIC STRUCTURE WITH LATER ADDITIONS OF LIVING SPACE ON THE NORTH AND EAST FACADES AND AN EXTERIOR PORCH ON THE SOUTH (13TH STREET) FACADE. A GARAGE STRUCTURE PARALLELS THE EAST PROPERTY LINE WITH THE CAR ENTRANCE ON THE SOUTH (13TH).

THE PROJECT INVOLVES EXPANDING THE PRIMARY BATHROOM AND REMODELING THE GUEST BATHROOMS. THIS ADDITION AND REMODEL AIM TO ENHANCE THE FUNCTIONALITY OF THE LIVING SPACES WHILE MAINTAINING THE HISTORICAL INTEGRITY OF THE STRUCTURE.

THE REMODEL REQUESTS NO EXTRA WATER CREDITS. WATER CREDITS WILL BE BALANCED.

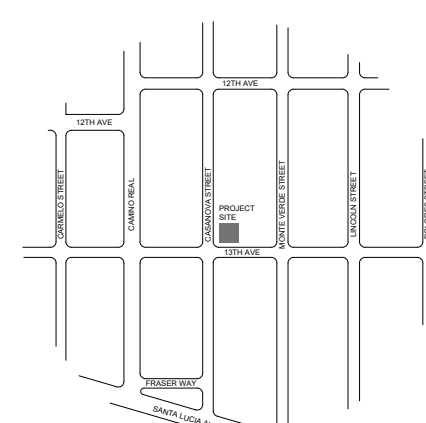
SHEET INDEX

- 0 TITLE SHEET
- 1 EXISTING & PROPOSED SITE PLAN
- 2 AS BUILT / DEMO FLOOR PLANS
- 3 PROPOSED FLOOR PLANS
- 4 AS BUILT ELEVATIONS
- 5 PROPOSED ELEVATIONS
- 6 EXISTING AND PROPOSED STREET ELEVATIONS
- 7 GARAGE ELEVATIONS (NO CHANGE)
- 8 AS BUILT AND PROPOSED ROOF PLAN
- 9 DOOR SCHEDULE
- 10 WINDOW AND SKYLIGHT SCHEDULE



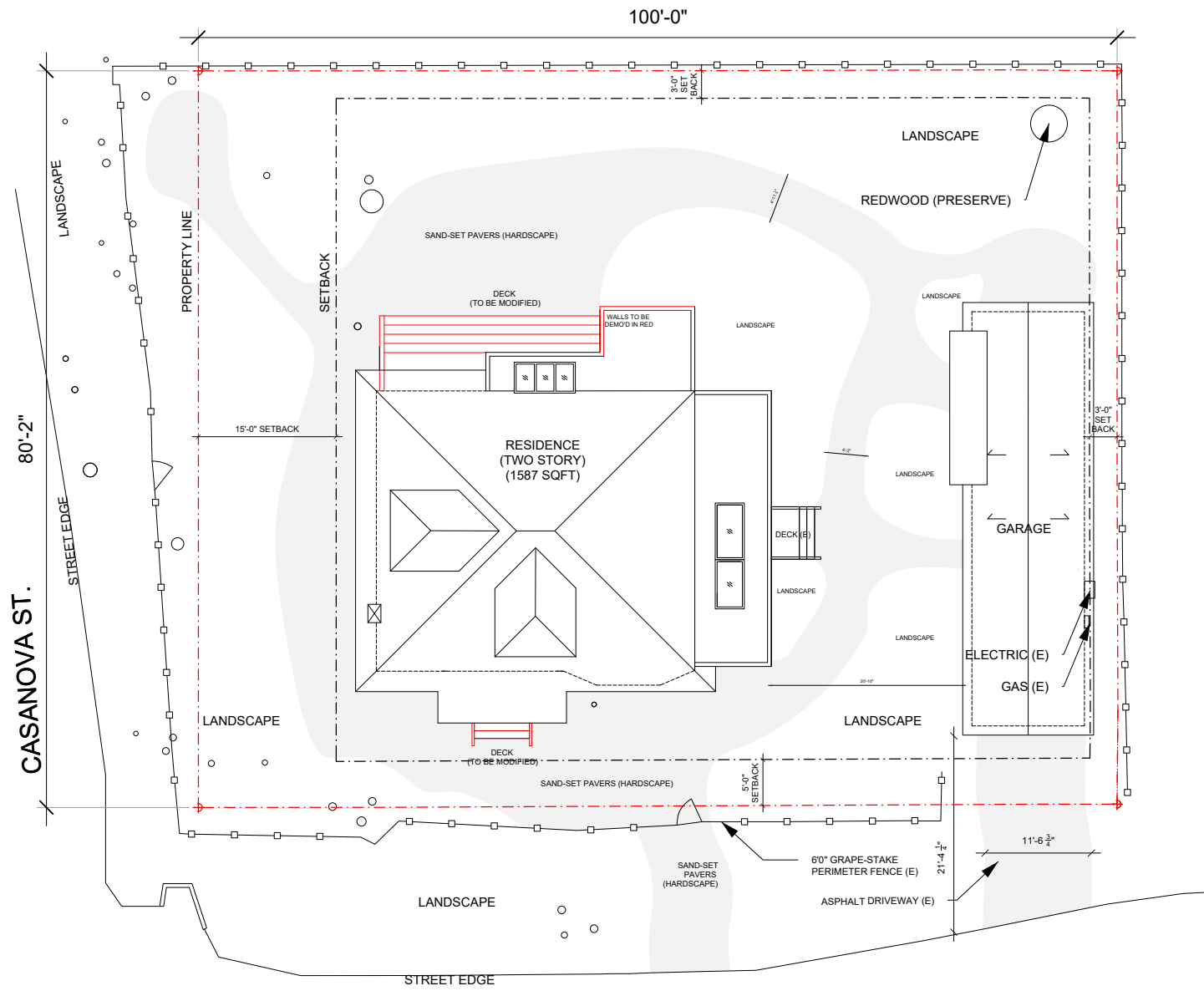
PROPOSED SITE PLAN

LOCATION MAP



Approved 2/24/25
 DS 24300 (Casanova All The Way LLC)
 Carmel-by-the-Sea
 Community Planning and Building
 Jacob Olander, Associate Planner

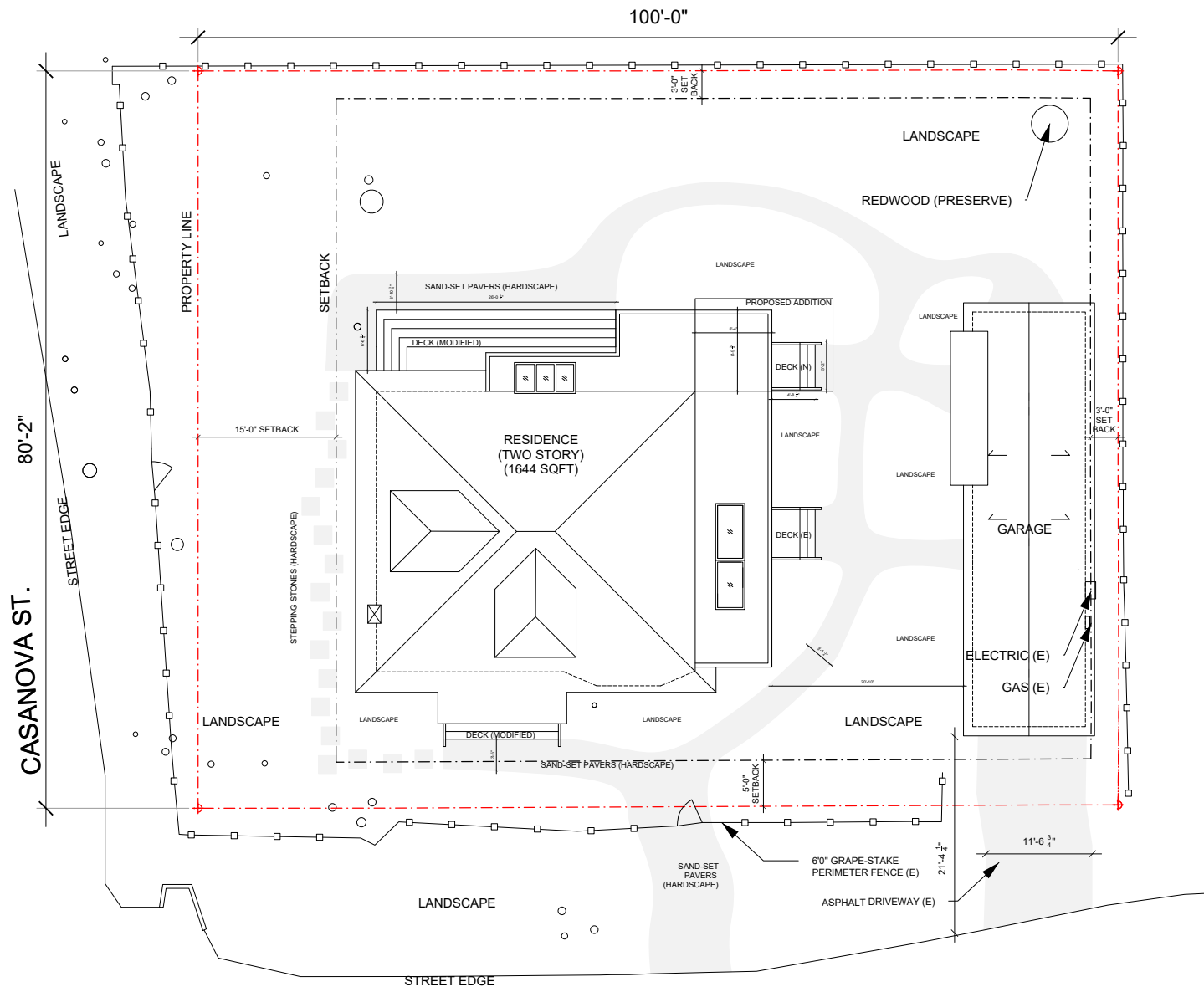
OFFICE: 90012 CA
 LOS ANGELES
 DAVID@ODODO-OFFICE.COM
 SUITE B-201
 1667 N MAIN STREET
 415 250 1224
 ALLTHEWAY
 NE CORNER OF CASANOVA & 13TH STREET
 CASANOVA ALL THE WAY, LLC
 CONTRACTOR: LANDSCAPE DESIGNER
 WATER STORAGE
 GEOTECH ENGINEER
 CIVIL ENGINEER
 STRUCTURAL ENGINEER
 12.16.2024
 1/8"=1'
 PLANNING PERMIT SET
 SITE PLAN
A



ASPHALT 13TH AVENUE



EXISTING SITE PLAN



ASPHALT 13TH AVENUE



PROPOSED SITE PLAN

12.16.2024

PLANNING PERMIT SET
EXISTING & PROPOSED SITE PLAN

LANDSCAPE DESIGNER
WATER STORAGE
GEOTECH ENGINEER
CIVIL ENGINEER
STRUCTURAL ENGINEER

1/4"=1'

1667 N MAIN STREET SUITE B-201 415 250 1224

ALL THE WAY
NE CORNER OF CASANOVA & 13TH STREET
CASANOVA ALL THE WAY, LLC

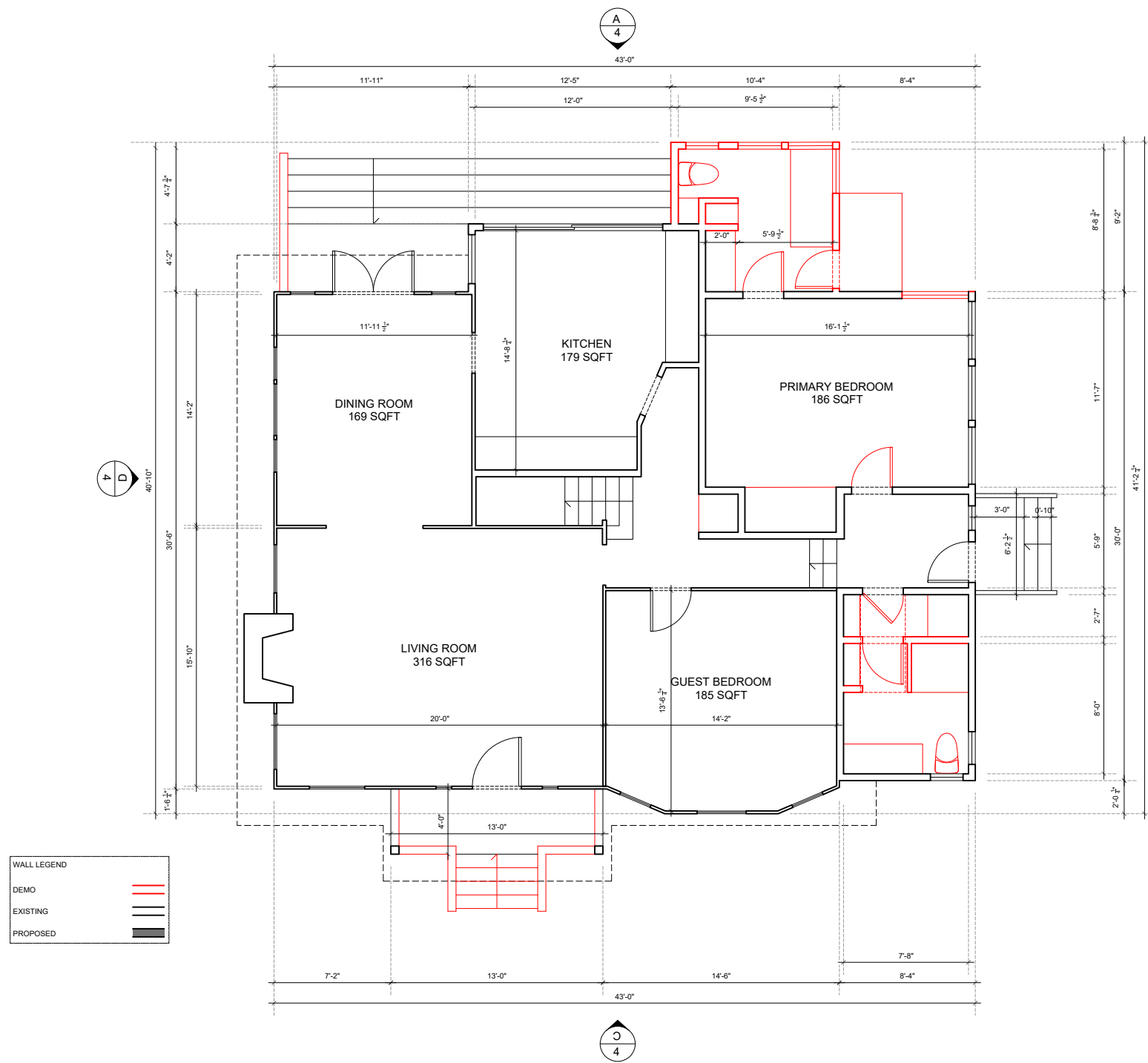
PROJECT ADDRESS CLIENT

CONTRACTOR

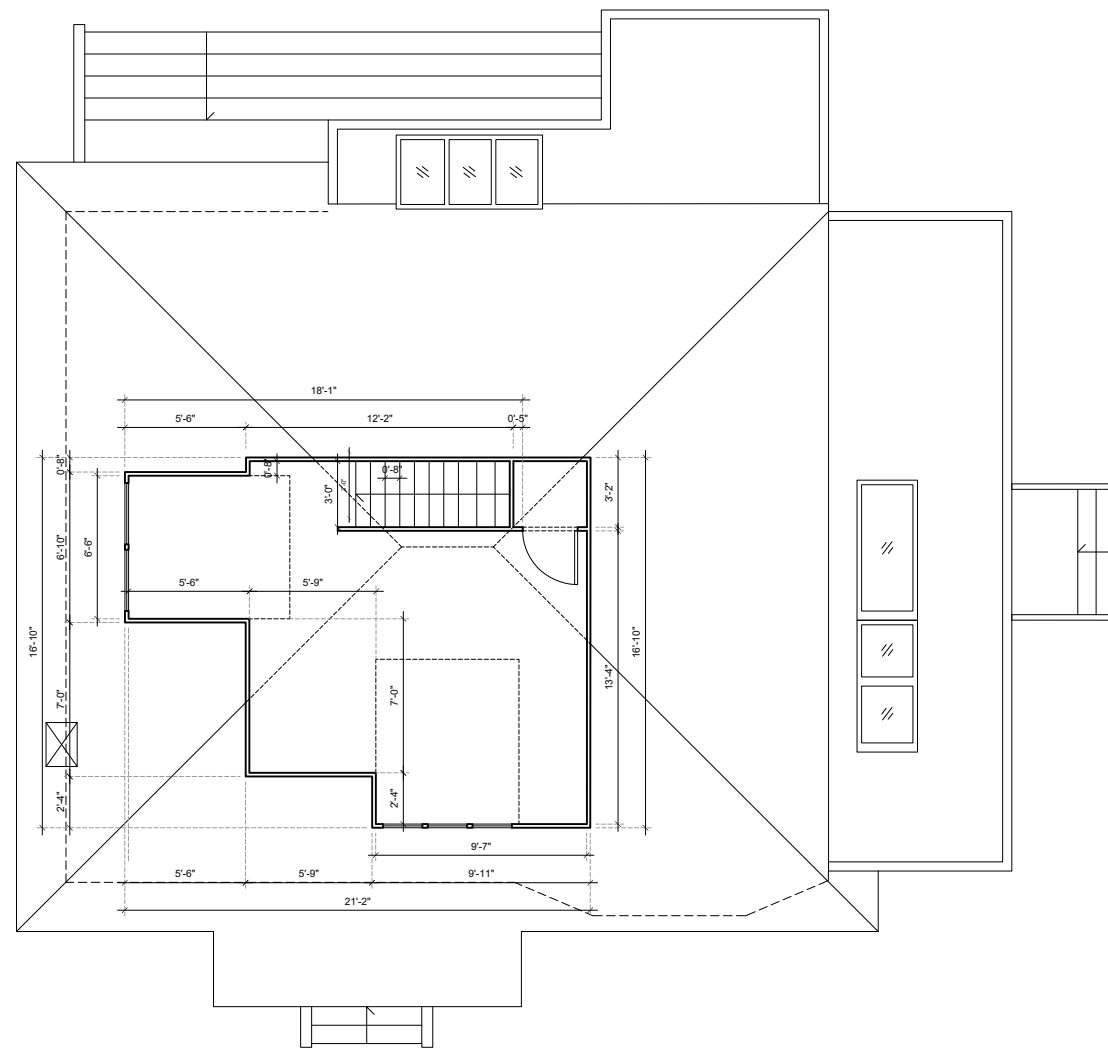
OFFICE
LOS ANGELES CA 90012
DAVID@ODODO-OFFICE.COM

A 1

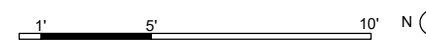
Approved 2/24/25
DS 24300 (Casanova All The Way LLC)
Carmel-by-the-Sea
Community Planning and Building
Jacob Olander, Associate Planner



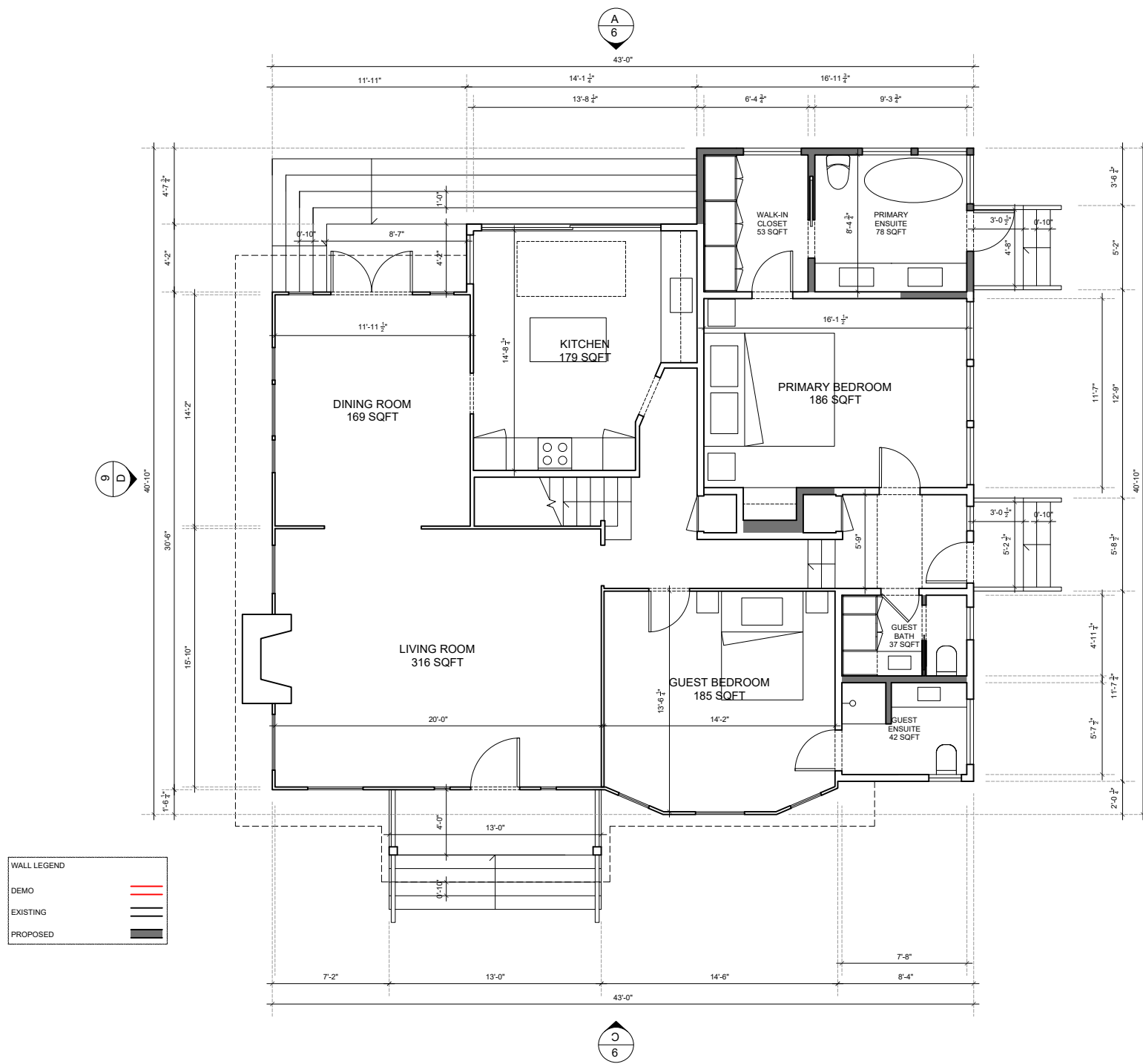
AS-BUILT / DEMO GROUND FLOOR PLAN



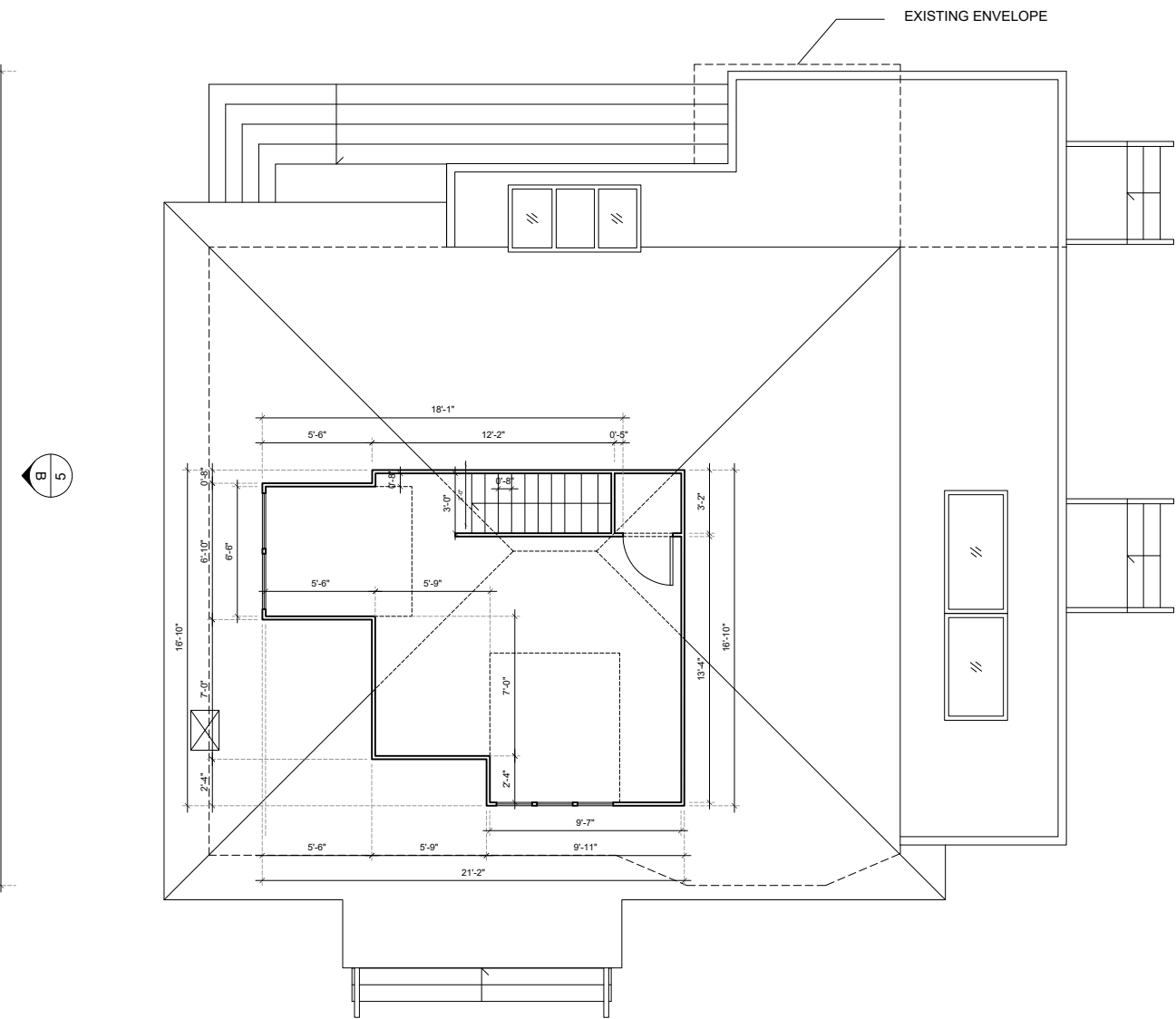
AS-BUILT SECOND FLOOR PLAN



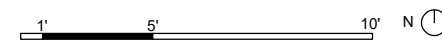
WALL LEGEND	
DEMO	
EXISTING	
PROPOSED	



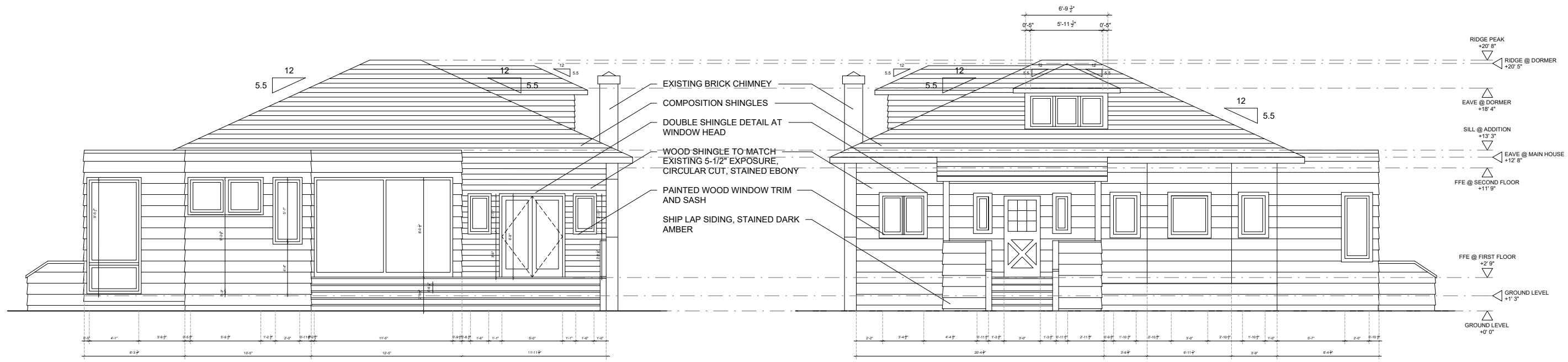
PROPOSED GROUND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

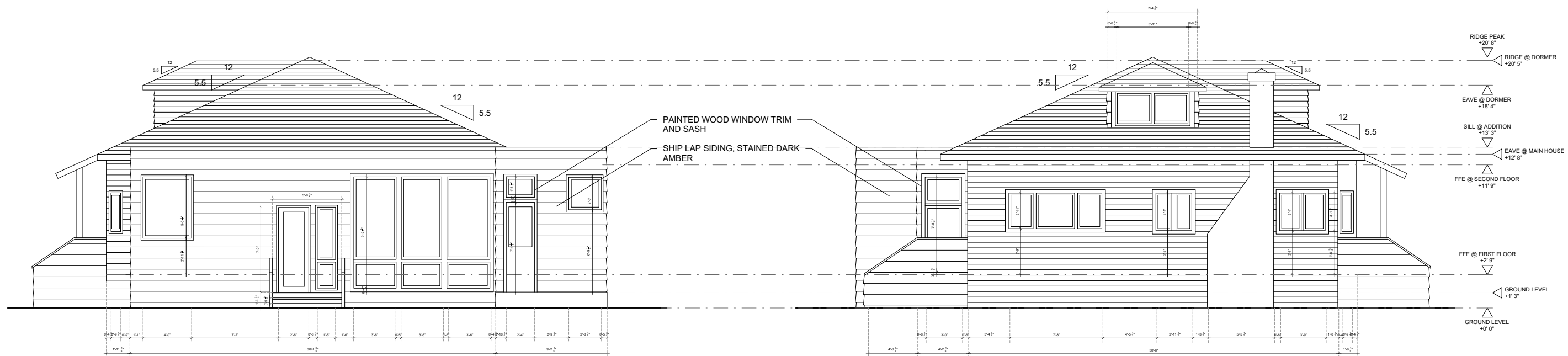


Approved 2/24/25
 DS 24300 (Casanova All The Way LLC)
 Carmel-by-the-Sea
 Community Planning and Building
 Jacob Olander, Associate Planner



A - NORTH ELEVATION

C - SOUTH ELEVATION



B - EAST ELEVATION

D - WEST ELEVATION

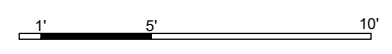
- EXISTING BRICK CHIMNEY
- COMPOSITION SHINGLES
- DOUBLE SHINGLE DETAIL AT WINDOW HEAD
- WOOD SHINGLE TO MATCH EXISTING 5-1/2" EXPOSURE, CIRCULAR CUT, STAINED EBONY
- PAINTED WOOD WINDOW TRIM AND SASH
- SHIP LAP SIDING, STAINED DARK AMBER

- PAINTED WOOD WINDOW TRIM AND SASH
- SHIP LAP SIDING, STAINED DARK AMBER

- RIDGE PEAK +20' 5"
- RIDGE @ DORMER +20' 5"
- EAVE @ DORMER +18' 4"
- SILL @ ADDITION +13' 3"
- EAVE @ MAIN HOUSE +12' 8"
- FFE @ SECOND FLOOR +11' 9"
- FFE @ FIRST FLOOR +2' 9"
- GROUND LEVEL +1' 3"
- GROUND LEVEL +0' 0"

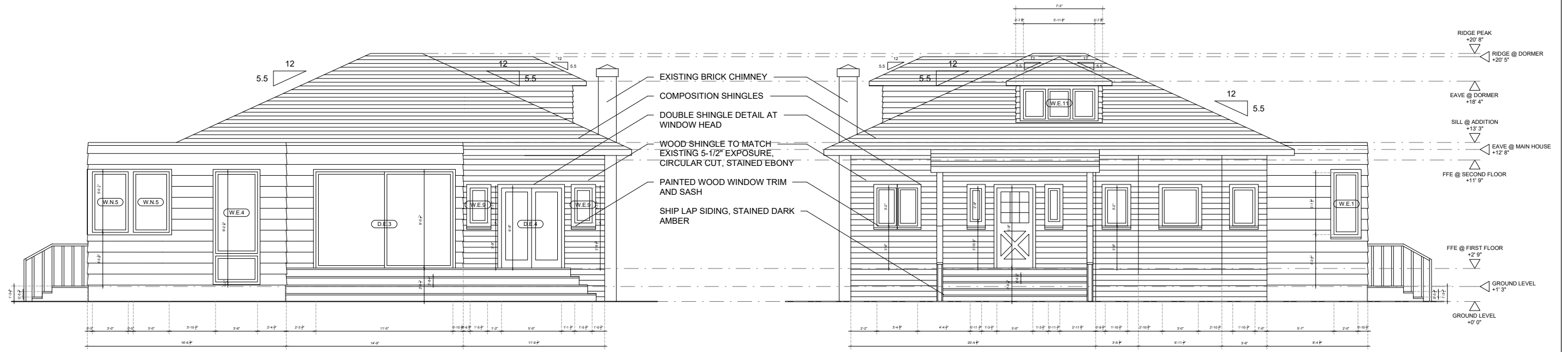
- RIDGE PEAK +20' 8"
- RIDGE @ DORMER +20' 5"
- EAVE @ DORMER +18' 4"
- SILL @ ADDITION +13' 3"
- EAVE @ MAIN HOUSE +12' 8"
- FFE @ SECOND FLOOR +11' 9"
- FFE @ FIRST FLOOR +2' 9"
- GROUND LEVEL +1' 3"
- GROUND LEVEL +0' 0"

AS BUILT ELEVATIONS



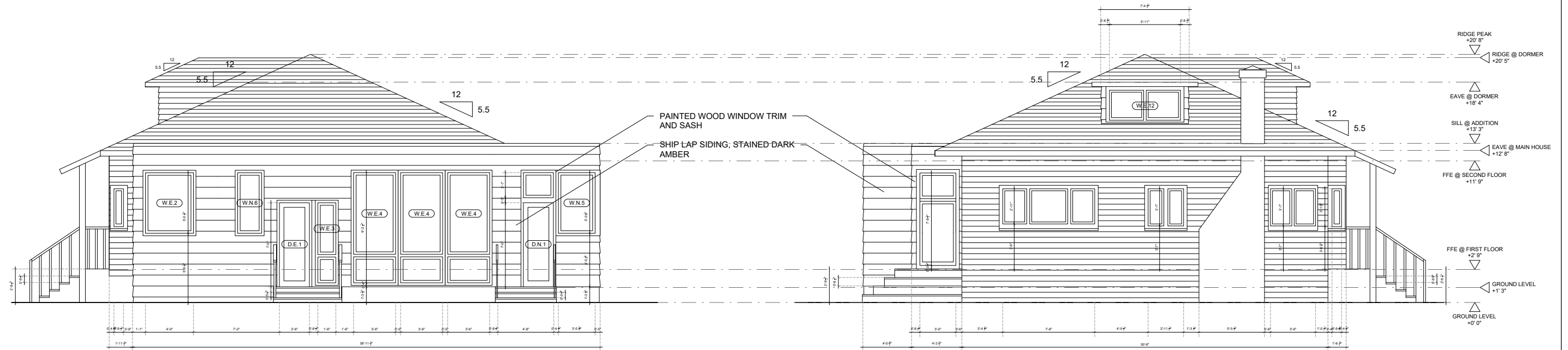
OFFICE
 LOS ANGELES CA 90012
 DAVID@ODODO-OFFICE.COM
 O D O D SUITE B-201
 1667 N MAIN STREET
 415 250 1224
 ALLTHEWAY
 NE CORNER OF CASANOVA & 13TH STREET
 CASANOVA ALL THE WAY, LLC
 PROJECT ADDRESS CLIENT
 CONTRACTOR LANDSCAPE DESIGNER
 WATER STORAGE
 GEOTECH ENGINEER
 CIVIL ENGINEER
 STRUCTURAL ENGINEER
 12.16.2024
 1/4"=1'
 PLANNING PERMIT SET
 AS BUILT MAIN HOUSE ELEVATIONS
 4
 A

Approved 2/24/25
 DS 24300 (Casanova All The Way LLC)
 Carmel-by-the-Sea
 Community Planning and Building
 Jacob Olander, Associate Planner



A - NORTH ELEVATION

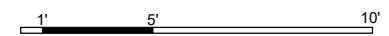
C - SOUTH ELEVATION



B - EAST ELEVATION

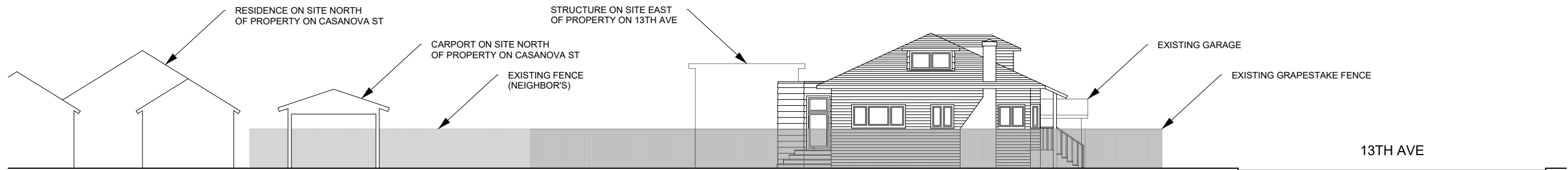
D - WEST ELEVATION

PROPOSED ELEVATIONS





EXISTING AND PROPOSED 13TH AVE (SOUTH) STREET ELEVATION

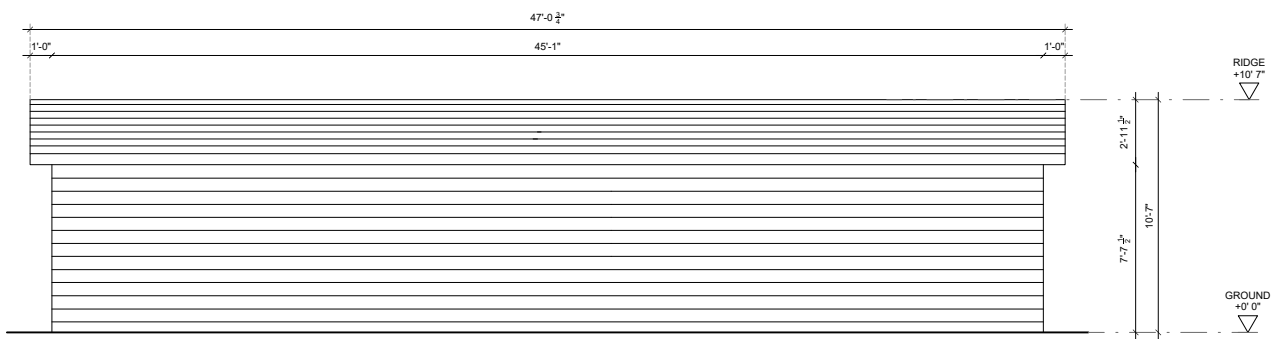


EXISTING AND PROPOSED CASANOVA ST (WEST) STREET ELEVATION

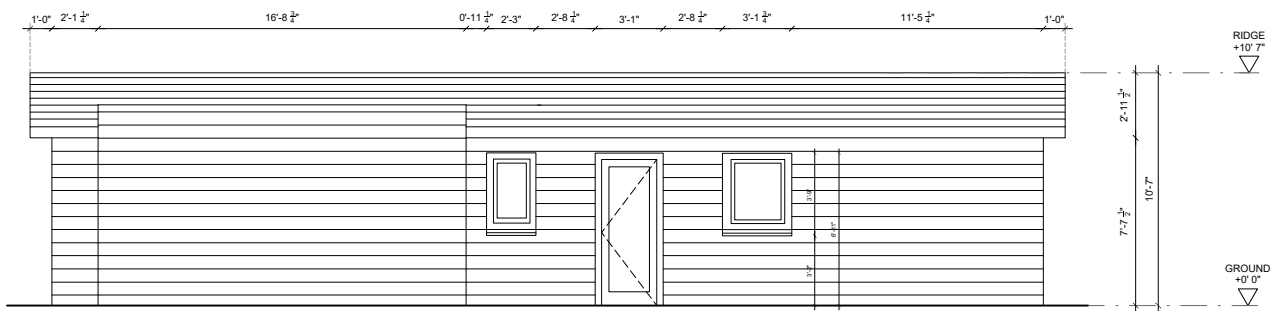
PROPOSED ELEVATIONS



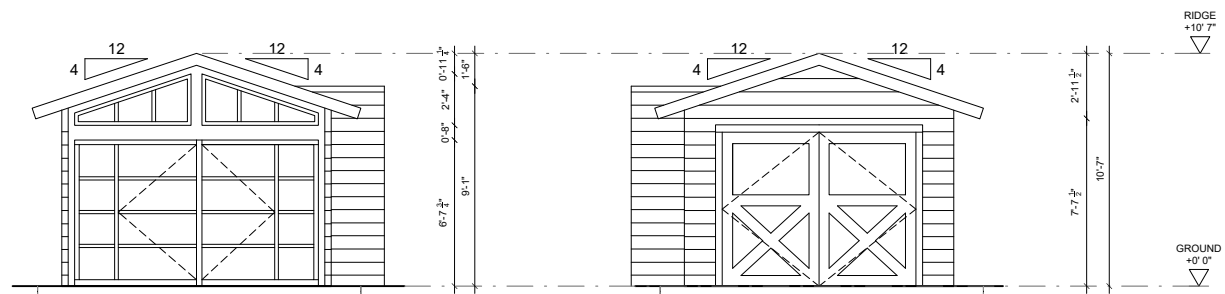
Approved 2/24/25
 DS 24300 (Casanova All The Way LLC)
 Carmel-by-the-Sea
 Community Planning and Building
 Jacob Olander, Associate Planner



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION

NO CHANGES TO BE MADE ON GARAGE

AS BUILT GARAGE ELEVATIONS



Approved 2/24/25
 DS 24300 (Casanova All The Way LLC)
 Carmel-by-the-Sea
 Community Planning and Building
 Jacob Olander, Associate Planner

12.16.2024
 1/4"=1'

PLANNING PERMIT SET
 AS BUILT GARAGE ELEVATIONS

A 7

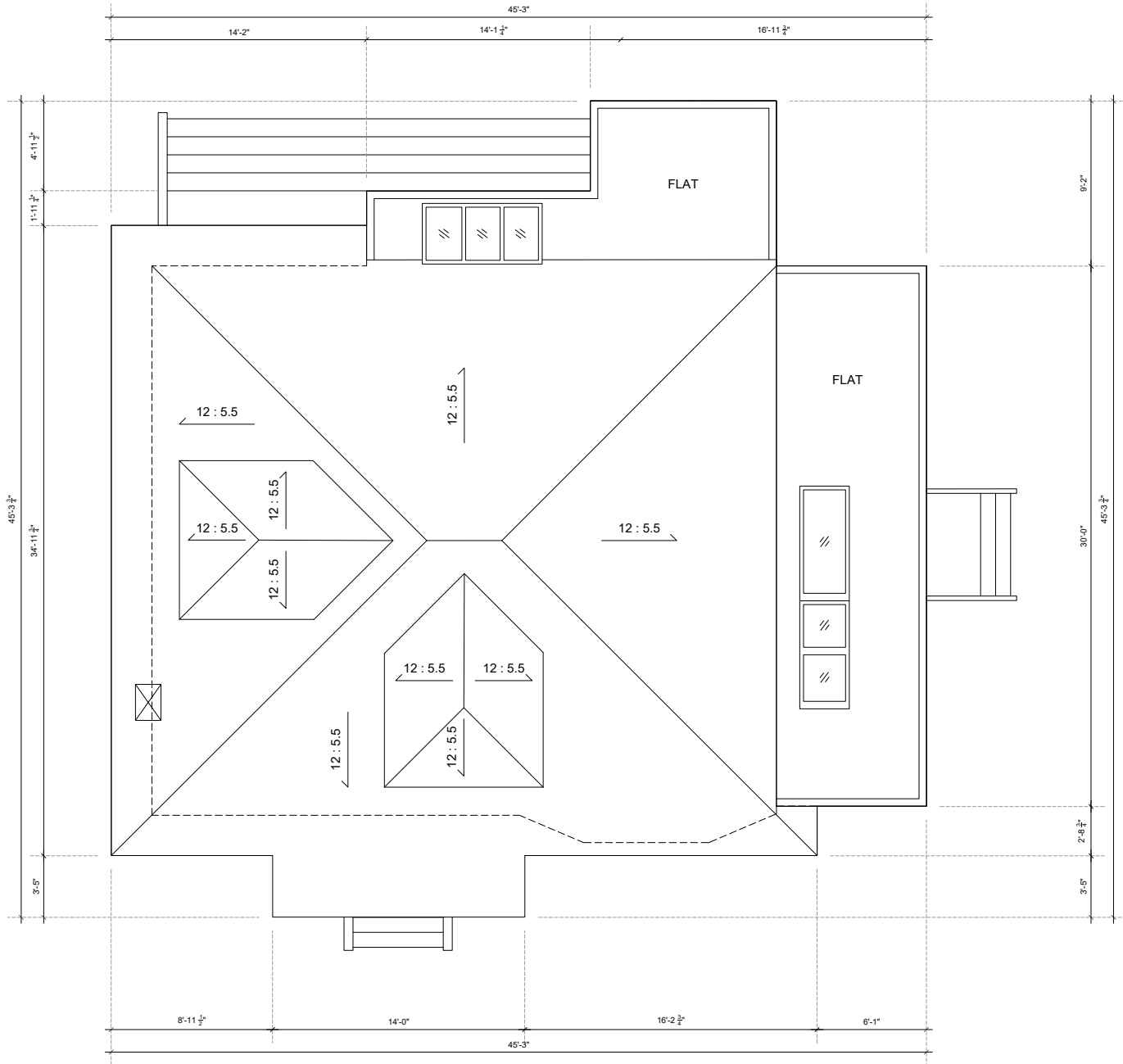
CONTRACTOR
 LANDSCAPE DESIGNER
 WATER STORAGE
 GEOTECH ENGINEER
 CIVIL ENGINEER
 STRUCTURAL ENGINEER

PROJECT
 ADDRESS
 CLIENT

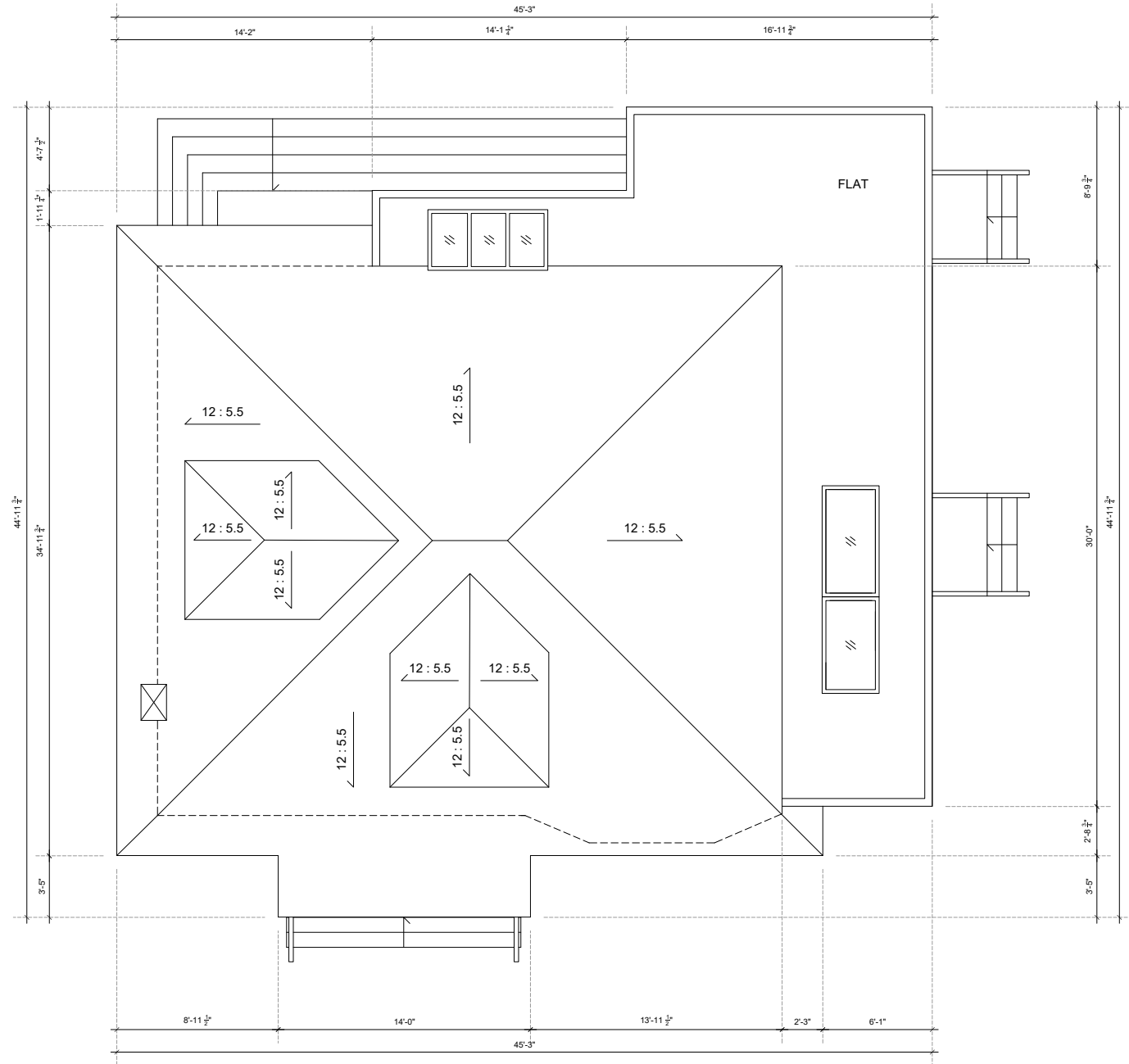
ALLTHEWAY
 NE CORNER OF CASANOVA & 13TH STREET
 CASANOVA ALL THE WAY, LLC

O D O D O
 1667 N MAIN STREET SUITE B-201
 415 250 1224

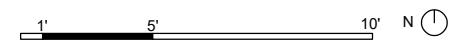
LOS ANGELES CA 90012
 DAVID@ODODO-OFFICE.COM
 OFFICE



AS-BUILT ROOF PLAN



PROPOSED ROOF PLAN



Approved 2/24/25
 DS 24300 (Casanova All The Way LLC)
 Carmel-by-the-Sea
 Community Planning and Building
 Jacob Olander, Associate Planner

12.16.2024
 1/4"=1'

PLANNING PERMIT SET
 MAIN HOUSE ROOF PLANS

A

8

CONTRACTOR
 LANDSCAPE DESIGNER
 WATER STORAGE
 GEOTECH ENGINEER
 CIVIL ENGINEER
 STRUCTURAL ENGINEER

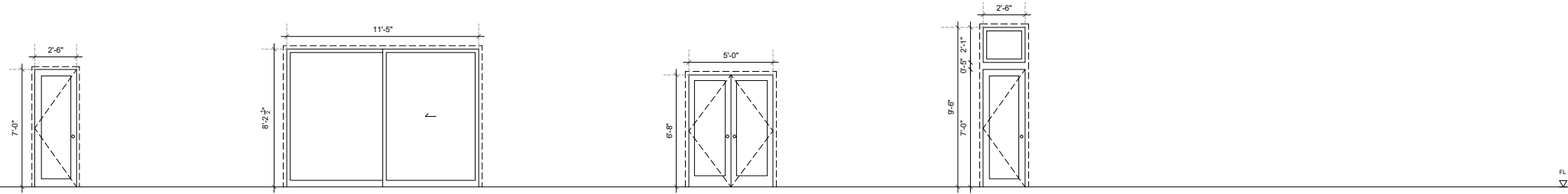
PROJECT
 ADDRESS
 CLIENT

ALLTHEWAY
 NE CORNER OF CASANOVA & 13TH STREET
 CASANOVA ALL THE WAY, LLC

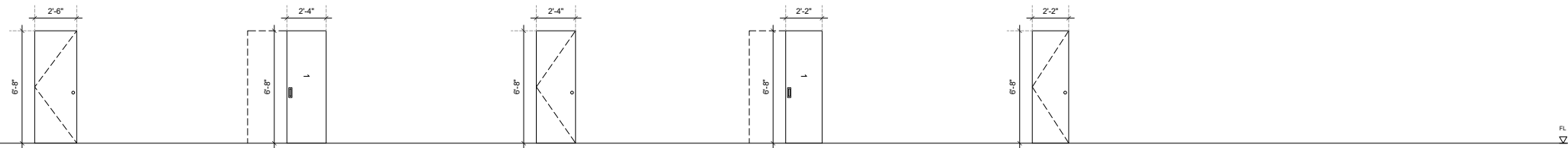
1667 N MAIN STREET SUITE B-201
 415 250 1224

LOS ANGELES CA 90012
 DAVID@ODODO-OFFICE.COM
 OFFICE

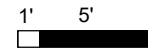
DOOR SCHEDULE



Type	D.E.1	D.E.3	D.E.4	D.N.1
No.	1	1	1	1
Notes	Stained fire retardant western red cedar door Operable (opens to inside) Exterior	Rough sawn white oak Concealed hinge	Rough sawn white oak Concealed hinge	Rough sawn white oak Concealed hinge

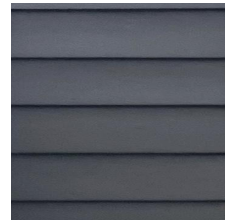


Type	D.N.2	D.N.3	D.N.4	D.N.5	D.N.6
No.	1	1	1	1	1
Notes					



MATERIAL SAMPLES

*ADDITION TO MATCH
2011 ADDITION TO
HISTORIC STRUCTURE



SIDING



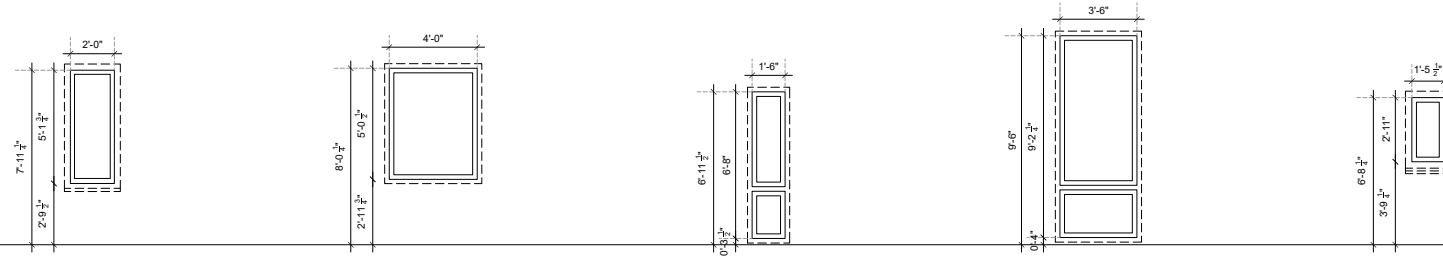
WINDOW



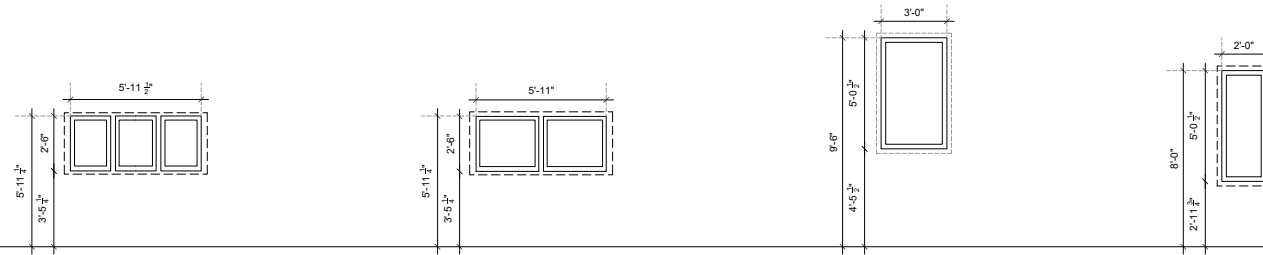
DOOR

Notes	Dark green gray painted oversized Hardyboard clapboard siding	Painted solid wood window frames (cream w/ light brown trim)	Painted solid wood door frames (cream w/ light brown trim)
-------	--	---	---

WINDOW SCHEDULE



Type	WE.1	WE.2	WE.3	WE.4	WE.5
No.	1	1	1	1	1
Notes	Stained fire retardant western red cedar door Operable (opens to inside) Exterior	Rough sawn white oak Concealed hinge	Rough sawn white oak Concealed hinge	Rough sawn white oak Concealed hinge	Rough sawn white oak Concealed hinge



Type	WE.11	WE.12	WN.5	WN.6
No.	1	1	3	1
Notes	Rough sawn white oak Concealed hinge	Rough sawn white oak Concealed hinge	Rough sawn white oak Concealed hinge	Rough sawn white oak Concealed hinge

SKYLIGHT SCHEDULE



Type	SN.1	SN.2
No.	1	1
Notes		



Approved 2/24/25
 DS 24300 (Casanova All The Way LLC)
 Carmel-by-the-Sea
 Community Planning and Building
 Jacob Olander, Associate Planner