



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 24303

Owner Name: HOFER EDWARD M & MCCAFFERTY AMY A TRS

Case Planner: Jacob Olander, Associate Planner

Date Posted: _____

Date Approved: 11/18/2024

Project Location: Torres Street, 1 NE of Tenth Avenue

APN #: 010331038000 **BLOCK/LOT:** 107/ALL LOT 11

Applicant: Anthony Zavitsanos

Project Description: This approval of Design Study (DS 24303) authorizes the construction of an automated awning over an existing deck and fascia privacy screening along the deck on the site of a single-family residence located at Torres Street, 1 NE of Tenth Avenue. The project shall be constructed as depicted in the plans prepared by Anthony Zavitsanos dated approved by Community Planning & Building Department on November 18, 2024 unless modified by the conditions of approval contained herein.

Can this project be appealed to the Coastal Commission? Yes No

Upon completion of the 10 calendar-day appeal period, please return this form, along with the Affidavit of Posting, to the case planner noted above.



FINDINGS AND CONDITIONS

Project: DS 24303 (Hofer-McCafferty)

Location: Torres Street, 1 NE of Tenth Avenue; 010-331-038-000

Date of Action: November 18, 2024

Project Description:

DS 24303 (Hofer-McCafferty) authorizes amendments to previously approved Design Study Applications (DS 24303, Hofer-McCafferty) located at Torres Street, 1 NE of Tenth Avenue in the Single-Family (R-1) District. APN: 010-331-038-000.

The proposed changes include:

- The construction of an automated awning over an existing deck and fascia privacy screening along the deck.

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

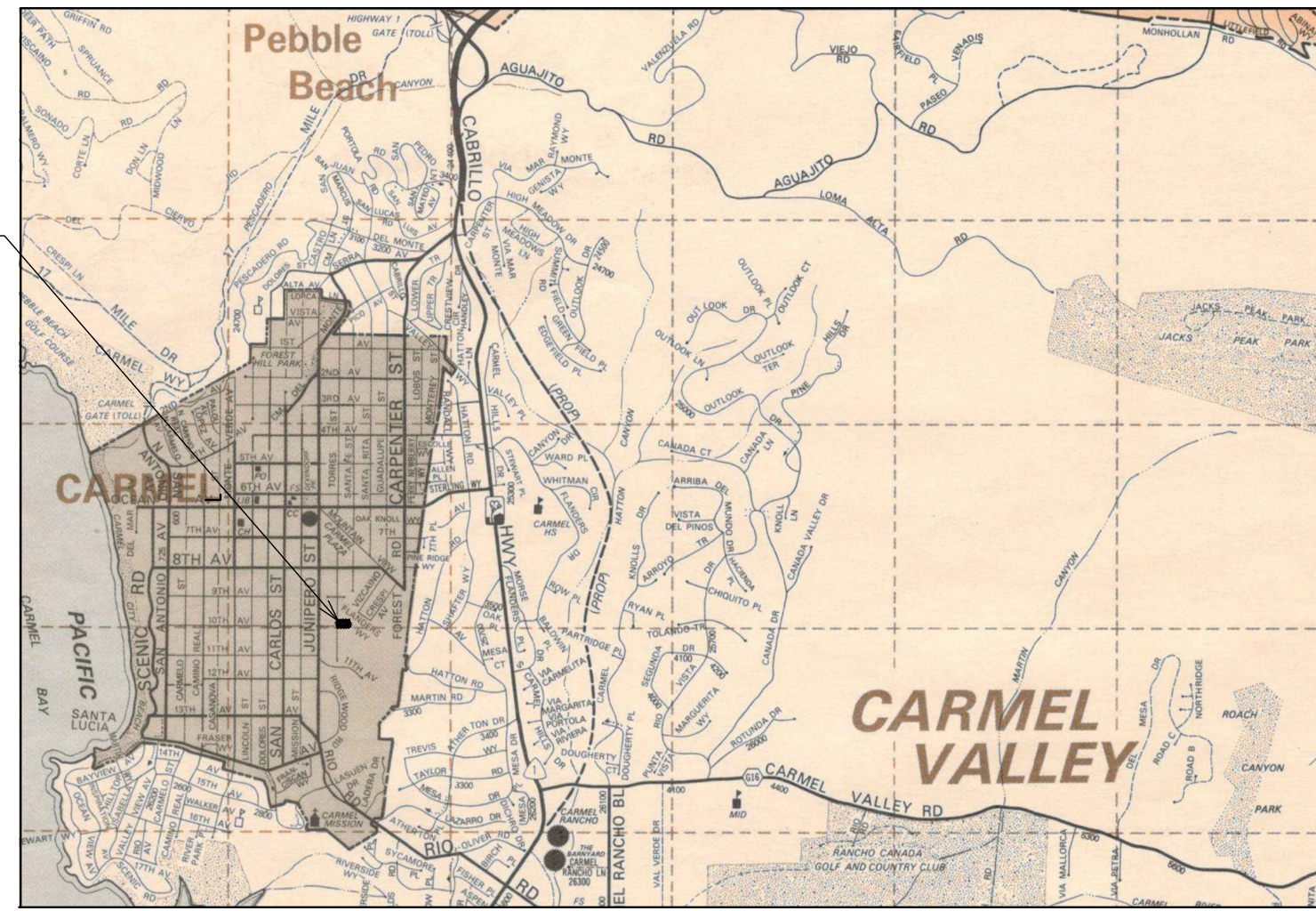
ENVIRONMENTAL REVIEW
<p>The California Environmental Quality Act (California Public Resources Code §§ 21000, <i>et seq.</i>, "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, <i>et seq.</i>, the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared.</p>
<p>Finding: The Community Planning and Building Department finds that pursuant to CEQA regulations, the project is categorically exempt under Section 15301 (Class 1) – Existing Facilities, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.</p>
<p>Additional Staff Analysis/Discussion: The project consists of construction of an automated awning over an existing deck and fascia privacy screening along the deck.</p>

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	Authorization. This approval of Design Study (DS 24303) authorizes the construction of an automated awning over an existing deck and fascia privacy screening along the deck on the site of a single-family residence located at Torres Street, 1 NE of Tenth Avenue. The project shall be constructed as depicted in the plans prepared by Anthony Zavitsanos dated approved by Community Planning & Building Department on November 18, 2024 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 at the time such plans are submitted, such changes may require additional review and subsequent approval by the Community Planning & Building Director.	✓
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 time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.	✓
4.	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 2 weeks of the City being notified. A cease work order may be issued 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 to the approved plans prior to final inspection.	✓
5.	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 that is not listed on this form, shall not be deemed approved upon issuance of a building permit.	✓
6.	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 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 that are 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.	
7.	Exterior Lighting. Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing. The manufacturer’s specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application.	✓
8.	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.	✓
9.	Cultural Resources. All new construction 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 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 as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
10.	Truck Haul Route. Prior to Building Permit issuance, the Applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route, and any necessary temporary 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.	✓
11.	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)	✓

12.	Conditions of Approval. This signed copy of the conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
Landscape Conditions		
13.	Tree Removal. Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
14.	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. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	✓
15.	<p>Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.</p> <ul style="list-style-type: none"> ● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. ● Excavation within 6 feet of a tree trunk is not permitted. ● No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree. ● Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree including the drip lines of trees on neighboring parcels. ● Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. ● The Structural Root Zone -- 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. 	✓

PROJECT LOCATION



LOCATION MAP

N.T.S.

STONE HEATHER AWNING
FABRIC COLOR

5 YEAR
Limited Warranty

Woven Acrylic Fabric Choices

DELIGHTFUL DESIGNS FOR FUN IN THE SUN

Available in more than 19 exclusive, fun-in-the-sun designs, SunSetter® Woven Acrylic fabrics are available on all SunSetter Series models. Because our Woven Acrylic fabric is woven strand by strand, it lets us create an extensive selection of exceptional, rich, warm vertical stripes and solid colors not available anywhere else. SunSetter Woven Acrylic fabrics include the following features:

- 5-year warranty
- Solution-dyed to the fiber level for great fade resistance
- Water repellent
- Mold- and mildew-resistant
- Durable, yet lightweight
- Ultrasonically sealed
- Exclusive color and stripe combinations

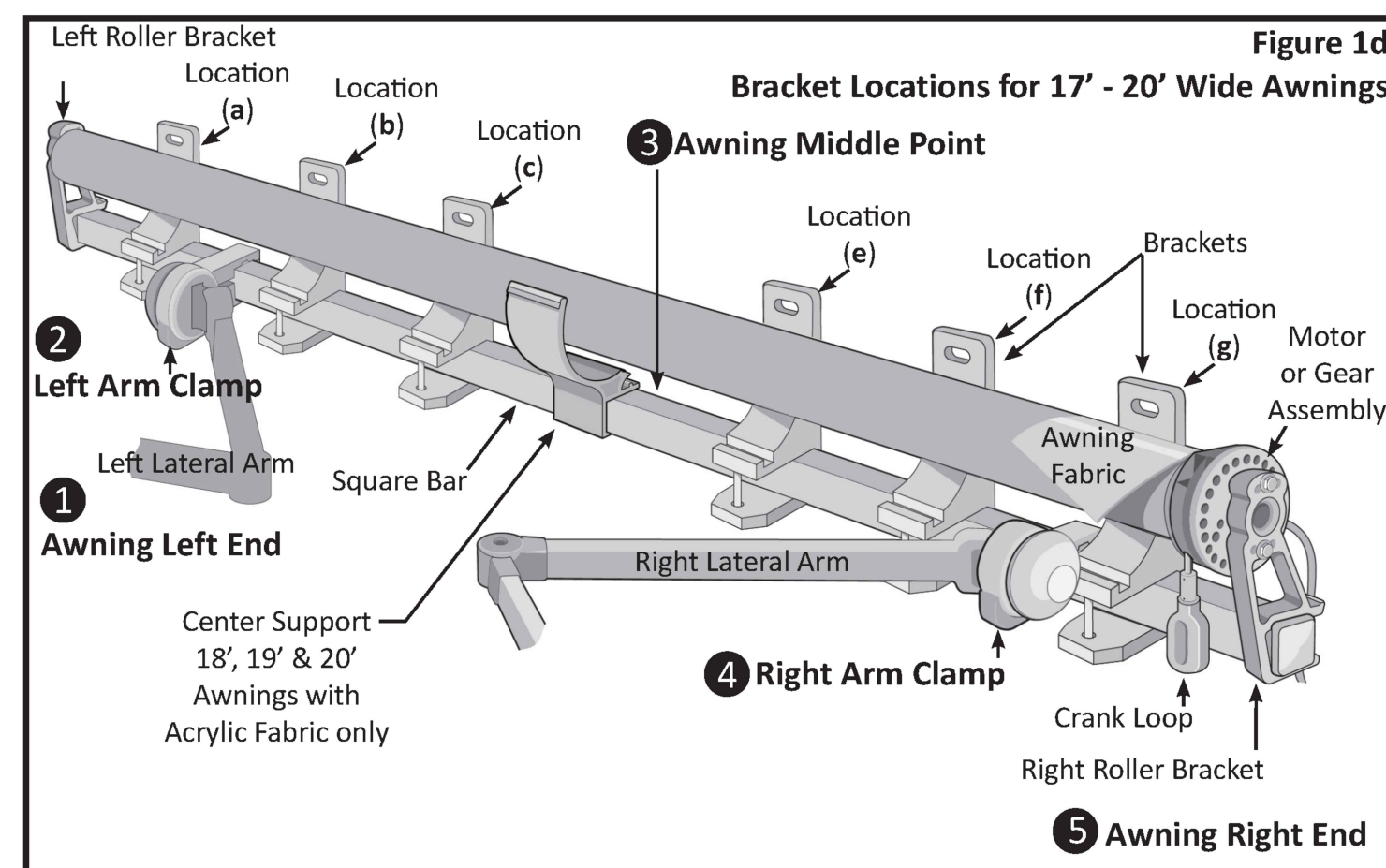
Valance Options

STRAIGHT WAVE

STRAIGHT AWNING
VALANCE

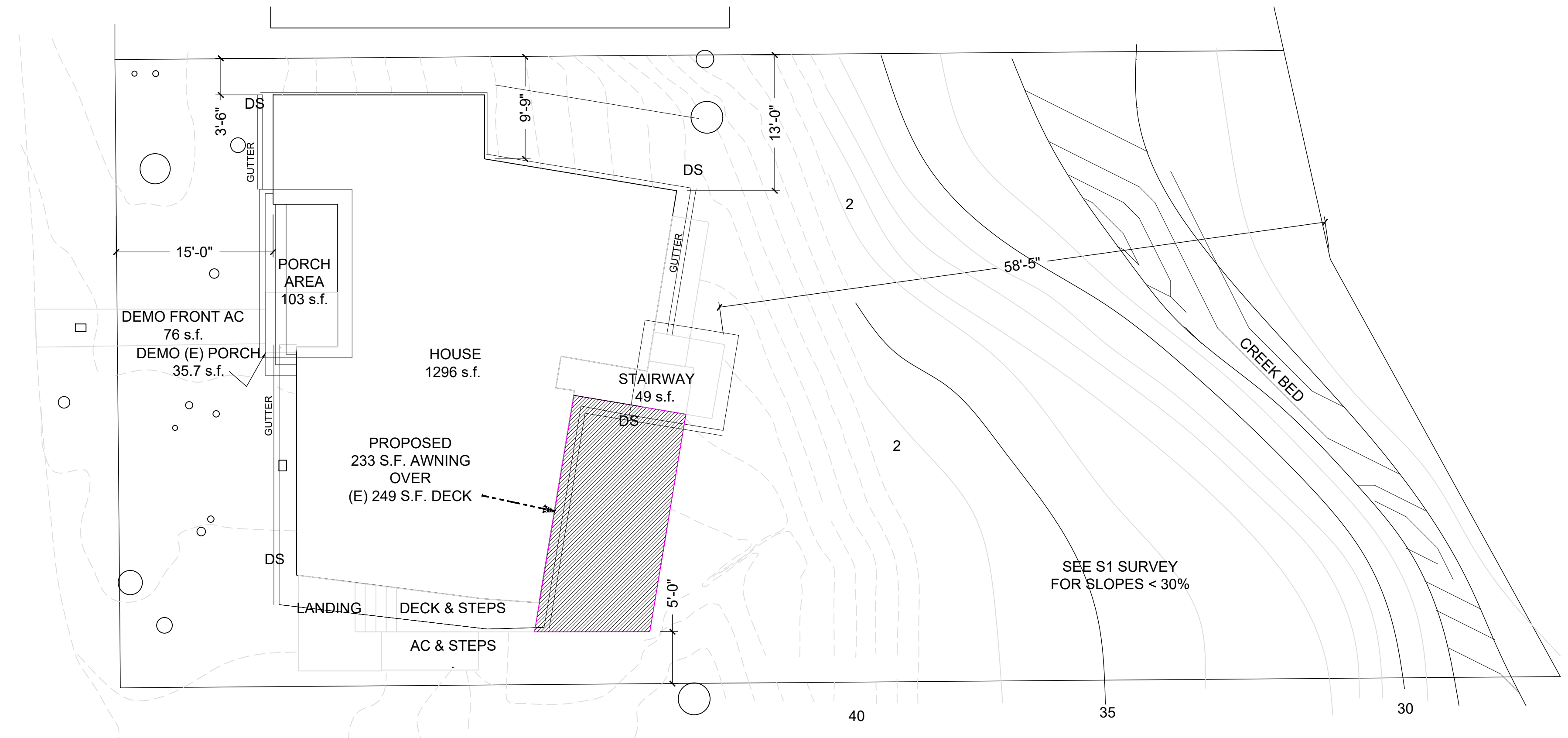
AWNING COLOR and VALANCE

N.T.S.



AWNING ROLLER BRACKET

N.T.S.



SITE PLAN

1/8" = 1'-0"

LIST OF DRAWINGS

- 1.0 SITE PLAN & LOCATION MAP, LIST OF DRAWINGS, PROJECT DESCRIPTION, SITE DEVELOPMENT REQUIREMENTS, GENERAL NOTES.
- 2.0 PROPOSED DECK FLOOR PLANS, WEST, SOUTH, EAST ELEVATIONS.
- 3.0 EXISTING EAST, NORTH, WEST & SOUTH ELEVATIONS.

PROJECT DATA

LOT SIZE:	4,950 S.F.
ZONING:	R-1
A.P.N.:	010-331-038-000
ADDRESS:	BLK 107 LOTS 10, 11

FLOOR AREA

ALLOWED	2,150 S.F.	43%
PROPOSED		
MAIN LEVEL	1,296	
NEW STAIR	49	
NEW PORCH	103	
LOWER LEVEL	314	
ATTACHED CARPORT	256	
TOTAL (P) GROSS FLOOR AREA:	2,018	41%

SITE COVERAGE

ALLOWED	473
PERMEABLE BONUS:	673
PROPOSED:	672

IMPERMEABLE

PORCH ENTRY (CONCRETE)	103
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PERMEABLE

DECK / CARPORT	256
DECK & STEPS	62
LANDING	65
STAIRS	37
SAND SET PATIO	149

PROJECT TEAM

OWNERS AMY McCAFFERTY & ED HOFER
20 MARIPOSA AVE.
LOS GATOS, CA 95030

DESIGNER ANTONY ZAVITSANOS
560 BELDEN ST. STUDIO H
MONTEREY, CA 93940

PROJECT INFORMATION

USE: RESIDENTIAL

BLOCK: 10 & 11

A.P.N.: 010-331-038-000

OCCUPANCY: R-1

CONSTRUCTION TYPE: VB

LOT AREA: 7343.3 S.F. LESS THAN 30% SLOPE: 4,950 S.F.

SITE DEVELOPMENT REQUIREMENTS

MINIMUM SETBACKS:	REQ'D	ACTUAL
FRONT:	15'-0"	15'-0"
REAR:	15'-0"	58'-5"
SIDE:	5'-0"	5', 3'-6"
NEW HEIGHT:	24'-0"	21'-8"

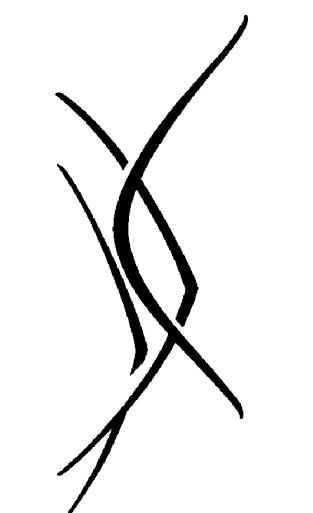
PROJECT DESCRIPTION

ADD 233 S.F. AWNING OVER EXISTING 249 S.F. PATIO DECK ON AN INDEPENDENT 4" STEEL TUBE FRAME. SCREEN AWNING MECHANISM W/ FASCIA MATCHING EXISTING HOUSE. AWNING MATERIAL COLOR: STONE HEATHER.

REVISIONS	BY

**SITE PLAN, LOCATION MAP, GENERAL NOTES,
LIST OF DRAWINGS, PROJECT DESCRIPTION,
SITE DEVELOPMENT REQUIREMENTS.**

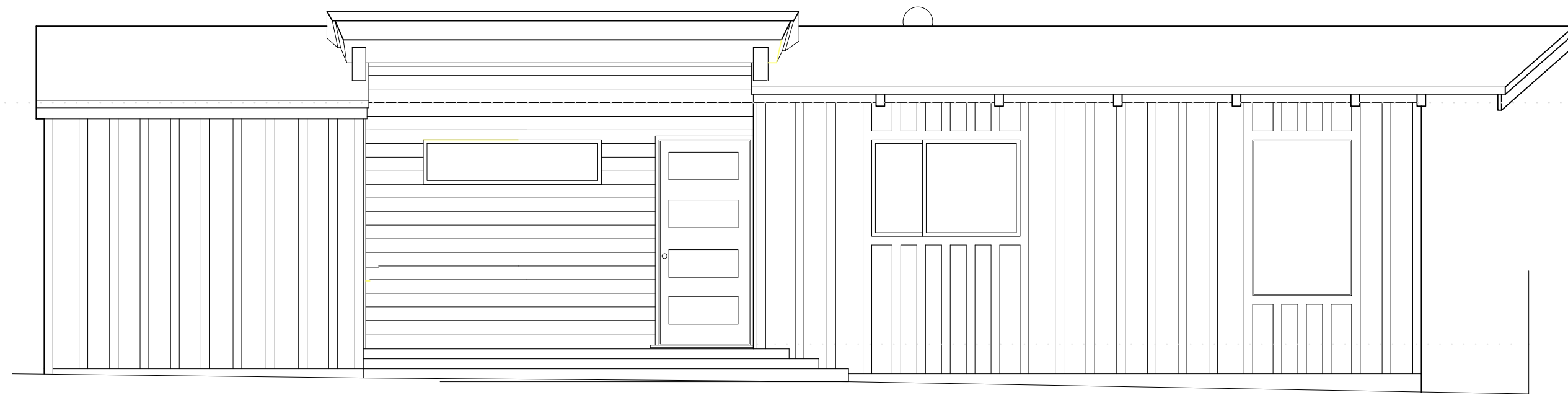
A to Z DESIGNS
560 BELDEN ST. STUDIO H
MONTEREY, CALIFORNIA 93940
(831) 402-4493
a2zdesign@comcast.net



McCAFFERTY HOFER HOME
TORRES STREET, 1 NE OF TENTH AVENUE
CARMEL, CA 93923
APN:010-331-038-000

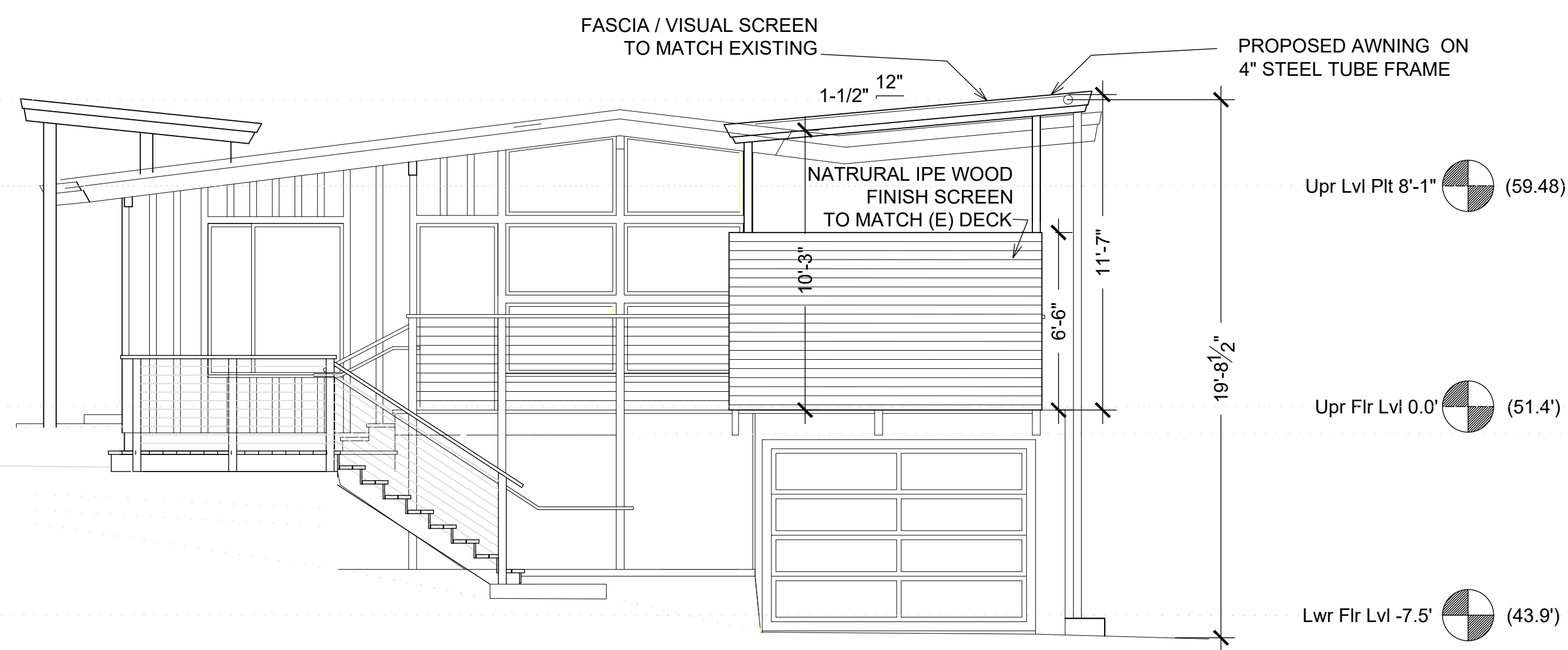
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SCALE	NOTED
DRAWN	AZ
JOB	160520
SHEET	

Approved 11/18/2024
DS 24303 (Hofer-McCafferty)
Carmel-by-the-Sea
Community Planning and Building
Jacob Olander, Associate Planner



WEST ELEVATION

REFERENCE ONLY NO WORK ON TORRES ST. FRONT ELEVATION



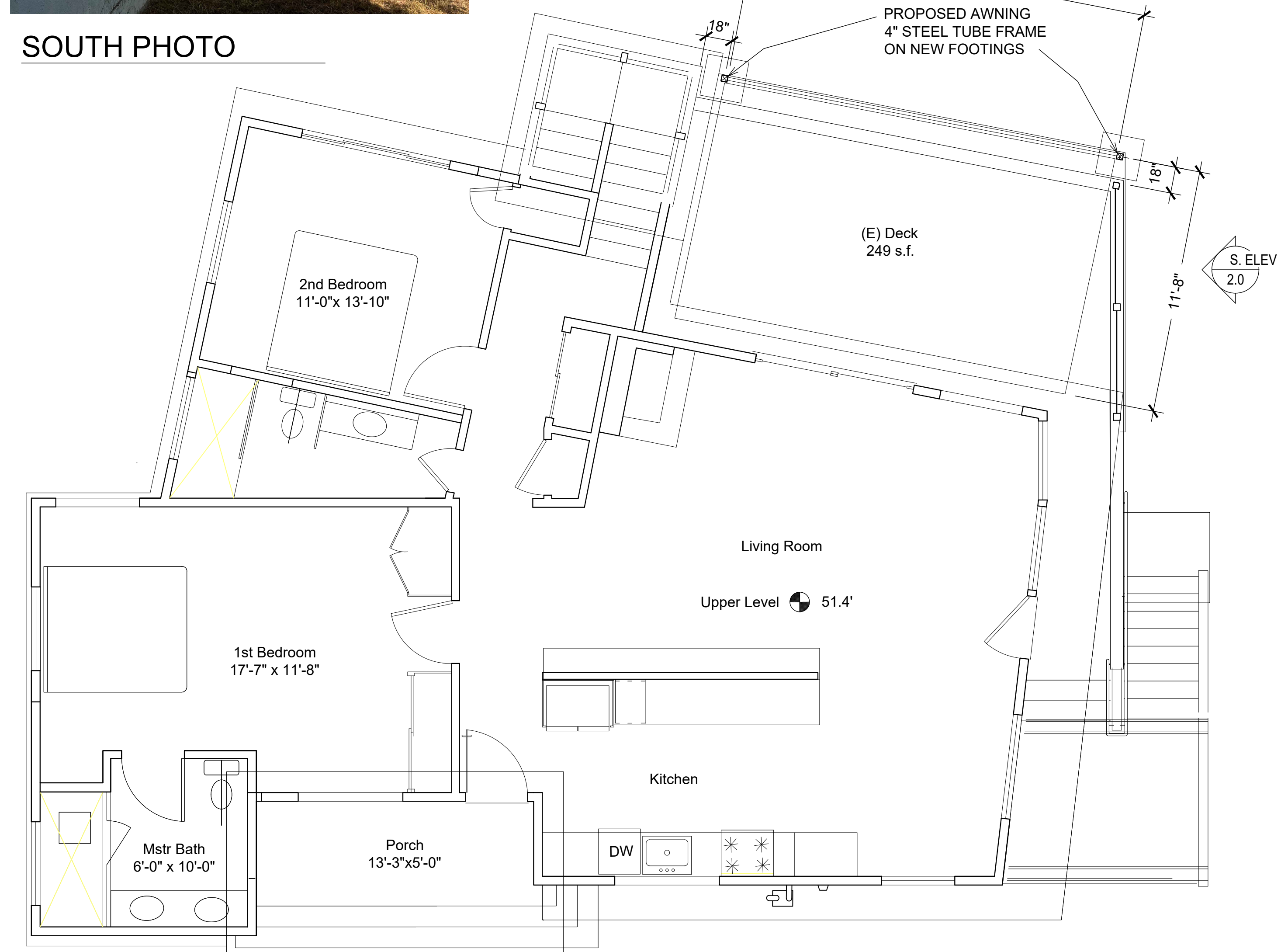
SOUTH ELEVATION



EAST ELEVATION



SOUTH PHOTO

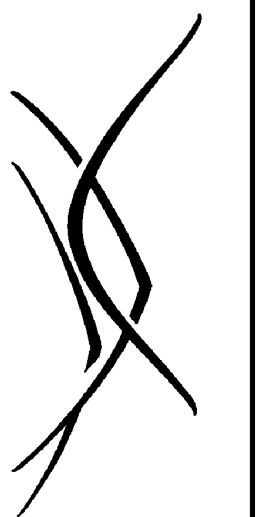


FLOOR PLAN

REVISIONS	BY

NEW ENTRY and COVER OVER EXISTING DECK

A to Z DESIGNS
560 BELDEN ST. STUDIO H
MONTEREY, CALIFORNIA 93940
(831) 402-4493
azzdesign@comcast.net



McCAFFERTY HOFER HOME
TORRES STREET, 1 NE OF TENTH AVENUE
CARMEL, CA 93923
APN:010-331-038-000

DATE	10/04/24
SCALE	1/4"=1'-0"
DRAWN	AZ
JOB	160520
SHEET	

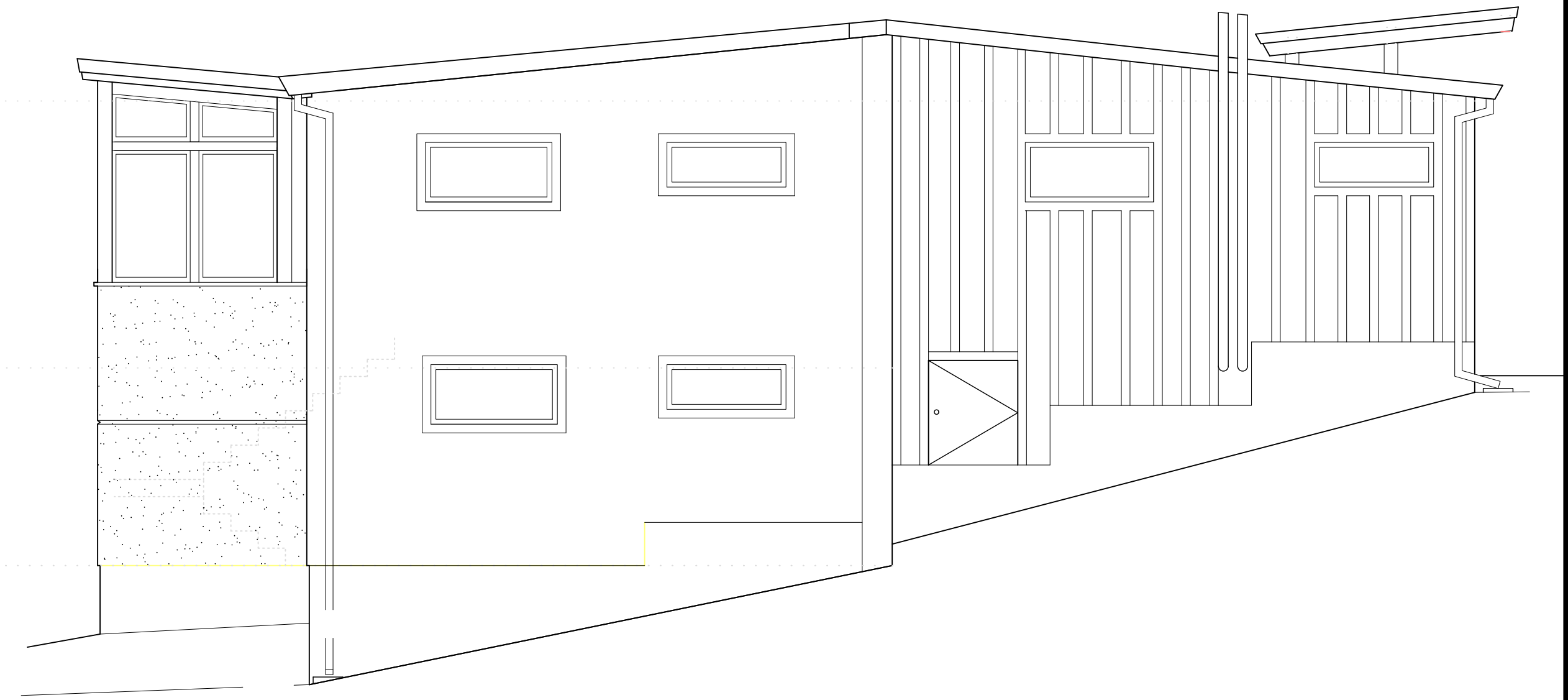
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2.0

OF 3 SHEETS



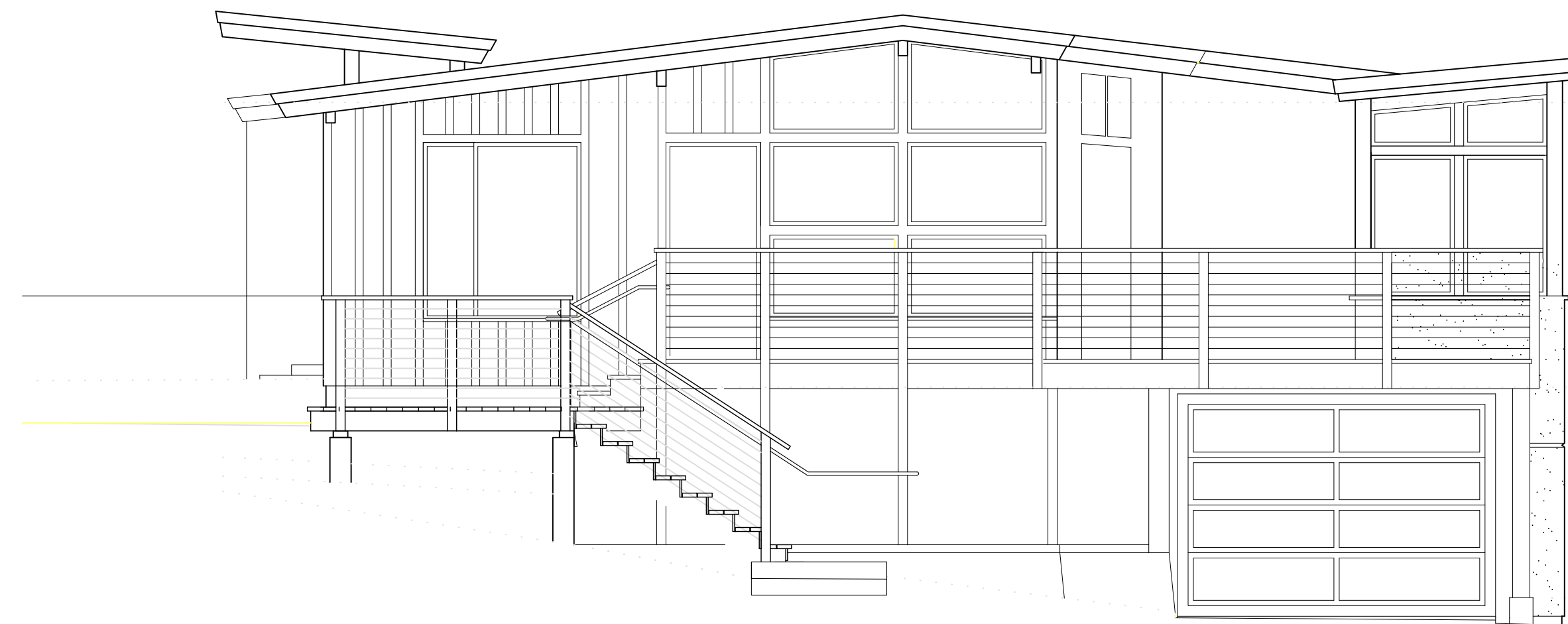
EAST ELEVATION



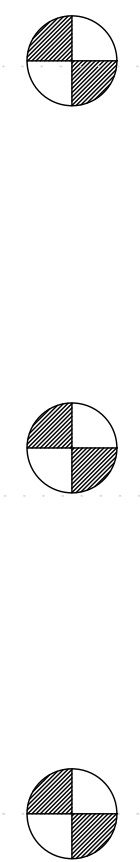
NORTH ELEVATION



WEST ELEVATION



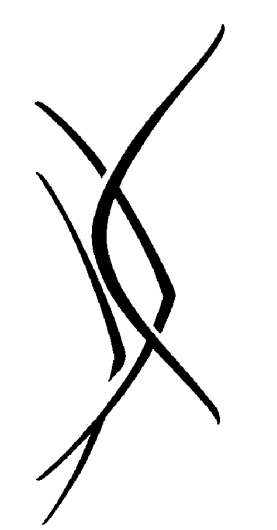
SOUTH ELEVATION



REVISIONS	BY

EXISTING ELEVATIONS

A to Z DESIGNS
 500 BELDEN ST. STUDIO H
 MONTEREY, CALIFORNIA 93940
 (831) 422-4493
 azzdesign@comcast.net



MCCAFFERTY HOFER HOME
 TORRES STREET, N.E. OF TENTH AVENUE
 CARMEL, CA 96283
 APN 010-331-038-000

DATE	10/04/24
SCALE	1/4"=1'-0"
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JOB	160520
SHEET	

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 Community Planning and Building
 Jacob Olander, Associate Planner