



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 25087

Owner Name: Pierre LeComte

Case Planner: Katherine Wallace, Associate Planner

Date Posted: _____

Date Approved: 05/02/2025

Project Location: Lincoln 5 NE of 13th

APN #: 010171010000 **BLOCK/LOT:** 136/14, 16

Applicant: Pierre Lecomte

Project Description: Authorizing replacement of an existing wood shake roof with a clay tile roof; addition of decorative tile accents in the east-facing gable peaks; addition of a new window opening (fixed, arched, with divided lites) at the façade; installation of a new wood entry door within existing opening; replacement of two sets of French doors that open to an interior courtyard; conversion of an existing window to a third set of French doors at the interior courtyard; one new rear skylight; and a new wood garage door, located at Lincoln Street 5 NE of 13th Avenue (APN 010-171-010-000) as depicted on the plans produced by KC Cullen, Design for Living, stamped approved May 2, 2025, on file at the Community Planning and Building Department, unless modified by the conditions of approval.

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.

No.	Standard Conditions
1.	Authorization. This approval of Design Study 25087 (LeComte), authorizes replacement of an existing wood shake roof with a clay tile roof; addition of decorative tile accents in the east-facing gable peaks; addition of a new window opening (fixed, arched, with divided lites) at the façade; installation of a new wood entry door within existing opening; replacement of two sets of French doors that open to an interior courtyard; conversion of an existing window to a third set of French doors at the interior courtyard, one new rear skylight, and a new wood garage door located at Lincoln Street 5 NE of 13th Avenue (APN 010-171-010-000) as depicted on the plans produced by KC Cullen, Design for Living, stamped approved May 2, 2025, on file at the Community Planning and Building Department, unless modified by the conditions of approval.
2.	Building Permit. A Building Permit is required.
3.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
4.	Appeal Period. Approval of this Design Study is subject to the 10-day notice and appeal period.
5.	Permit Validity. This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction. CMC 17.52.170.B (General Limits)
6.	Permit Extension. The Director may grant one 12-month extension of this Design Study approval. If, since the date of the original approval, the conditions surrounding the original approval have changed, or the General Plan, municipal code or Local Coastal Program has been amended in any manner which causes the approval to be inconsistent with these plans or codes, no time extension or renewal shall be granted for any approval. CMC Section 17.52.170.C (Time Extensions)
7.	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.
8.	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.
9.	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.
10.	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.
11.	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.
12.	Conditions of Approval. Prior to the issuance of a building permit, the Applicant shall include a copy of the signed Conditions of Approval on a full-size sheet within the construction plan set submitted to the Building Safety Division.
13.	Skylights & Skylight Shades. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all

	skylights (new and/or replaced) and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
	Standard Landscape Conditions
14.	Tree Removal. Trees onsite 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.
15.	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.
16.	<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"> a) Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. b) Excavation within 6 feet of a tree trunk is not permitted. c) No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree. d) Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels. e) 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. f) 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,

	<p>hydro-vac at low pressure, or another method that does not sever roots.</p> <p>g) 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.</p> <p>h) 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.</p>
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Acknowledgement and acceptance of conditions of approval:

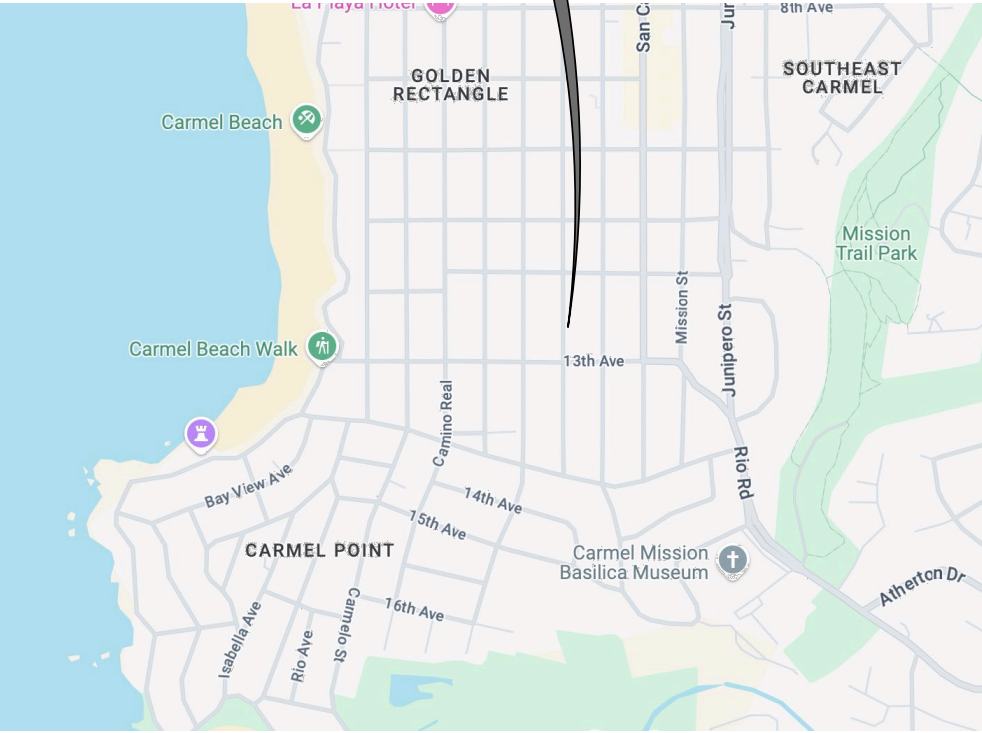
_____ Property Owner Signature	_____ Printed Name	_____ Date
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_____ Applicant Signature	_____ Printed Name	_____ Date
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CARMEL-BY-THE-SEA
PLANNING DIVISION
APPROVED

Permit #: DS 25087 (LeComte)
Date Approved: 5/2/2025
Planner: K. Wallace

PROJECT LOCATION



PROJECT DATA

ADDRESS	LINCOLN 5 NE OF 13TH AVE
A.P.N.	010171010000
ZONING	R-1
OCC. GROUP	R-3/U
CONSTRUCTION TYPE	V-B
FIRE SEVERITY	MODERATE
LOT SIZE	40' X 100'
LOT AREA	4000 SF
EXISTING HOUSE	1600 SQUARE FEET
EXISTING GARAGE	+200 SQUARE FEET
EXISTING FLOOR AREA	1800 SQUARE FEET (45% COV'G)
PROPOSED FLOOR AREA	1800 SQUARE FEET (45% COV'G)
PROPOSED SITE COVERAGE	NO CHANGES PROPOSED

DRAWING INDEX

A1.1	SITE PLAN / ROOF PLAN
A2.1	EXISTING AND PROPOSED FLOOR PLANS
A3.1	EXISTING EXTERIOR ELEVATIONS
A3.2	PROPOSED EXTERIOR ELEVATIONS

SCOPE OF WORK:

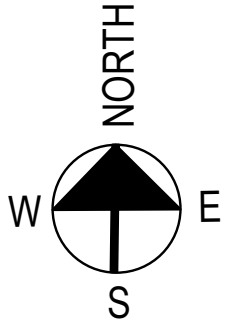
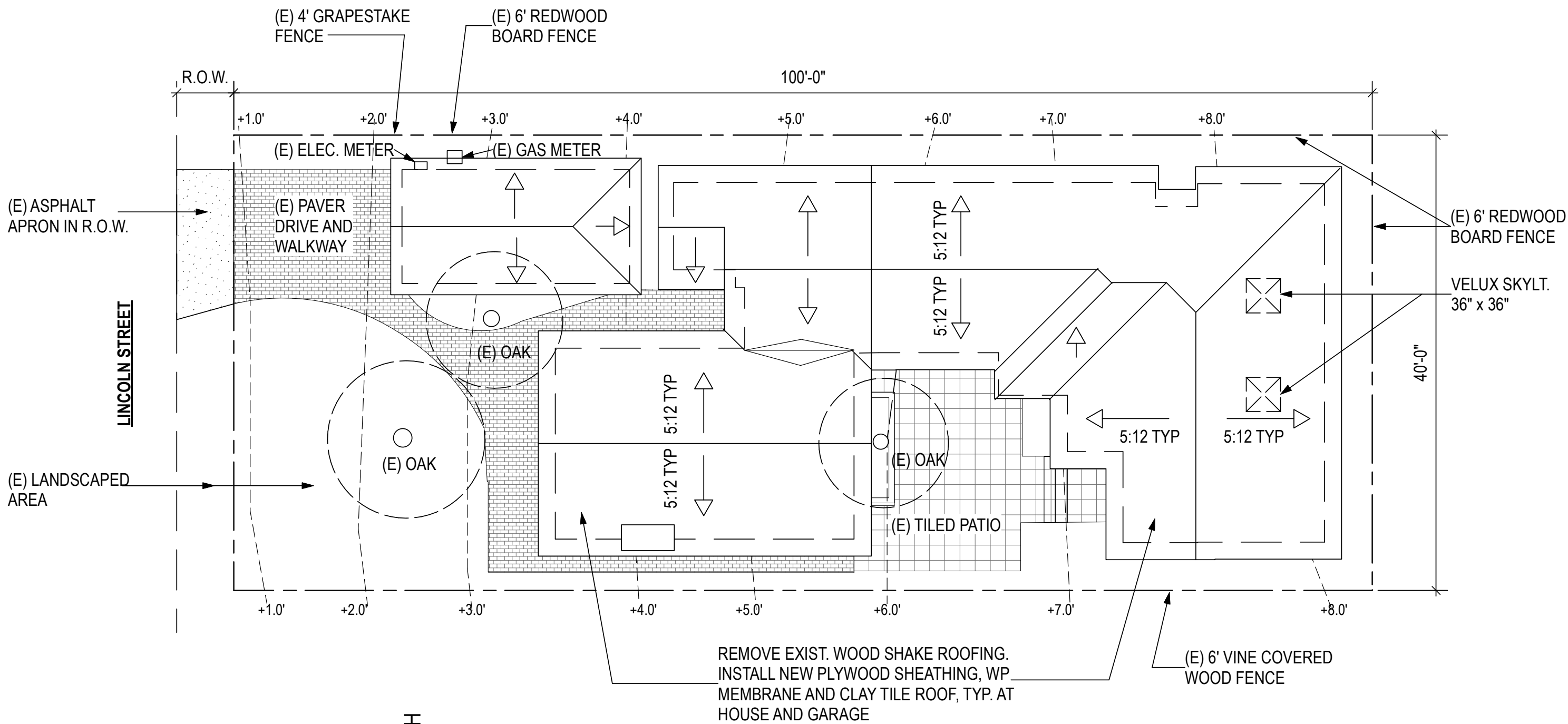
REPLACE EXISTING WOOD SHAKE ROOF WITH CLAY TILE ON HOUSE AND GARAGE, W/ DECORATIVE TILE ACCENT IN FRONT FACING GABLE WALLS. ADD NEW FIXED WINDOW TO LIVING ROOM ON WEST ELEVATION (FRONT). ADD INTERIOR WALL TO CONVERT DEN TO 3RD BEDROOM. REMODEL KITCHEN AND BATHROOMS. REPLACE ENTRY DOOR. REPLACE 2 PAIR FRENCH DOORS AND ONE WINDOW AT INT. COURTYARD W/ NEW FRENCH DOORS. ALL EXIST. TREES WILL REMAIN AND NO NEW EXT. LT. FIXTURES WILL BE ADDED.

OWNER:

P & T 2024, LLC, PIERRE LECOMTE
LINCOLN 5 NW OF 13TH AVE
CARMEL, CA
609.977.8647
Pierre-lecomte@hotmail.fr

ARCHITECT:

KC CULLEN
4 CHUALAR PL.
MONTEREY, CA
650.388.8319
kc@kcdesignforliving.com



1 SITE PLAN / ROOF PLAN

A1.1 Scale: 1/8" = 1'-0"

0 4' 8' 16' 24'

KAREN CULLEN
DESIGN FOR LIVING
4 CHUALAR PLACE
MONTEREY CALIFORNIA

DATE

3/21/2025

REVISIONS
PLANNING PERMIT

NUMBER

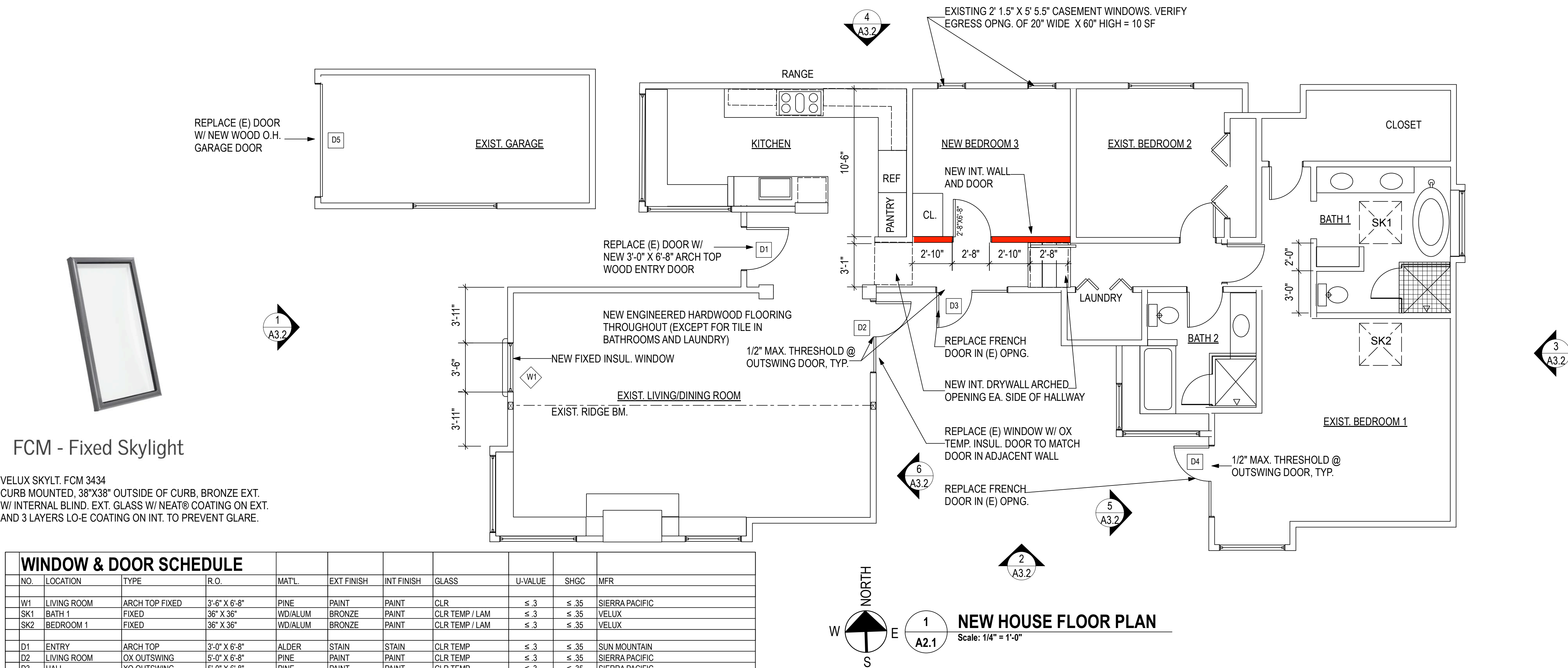
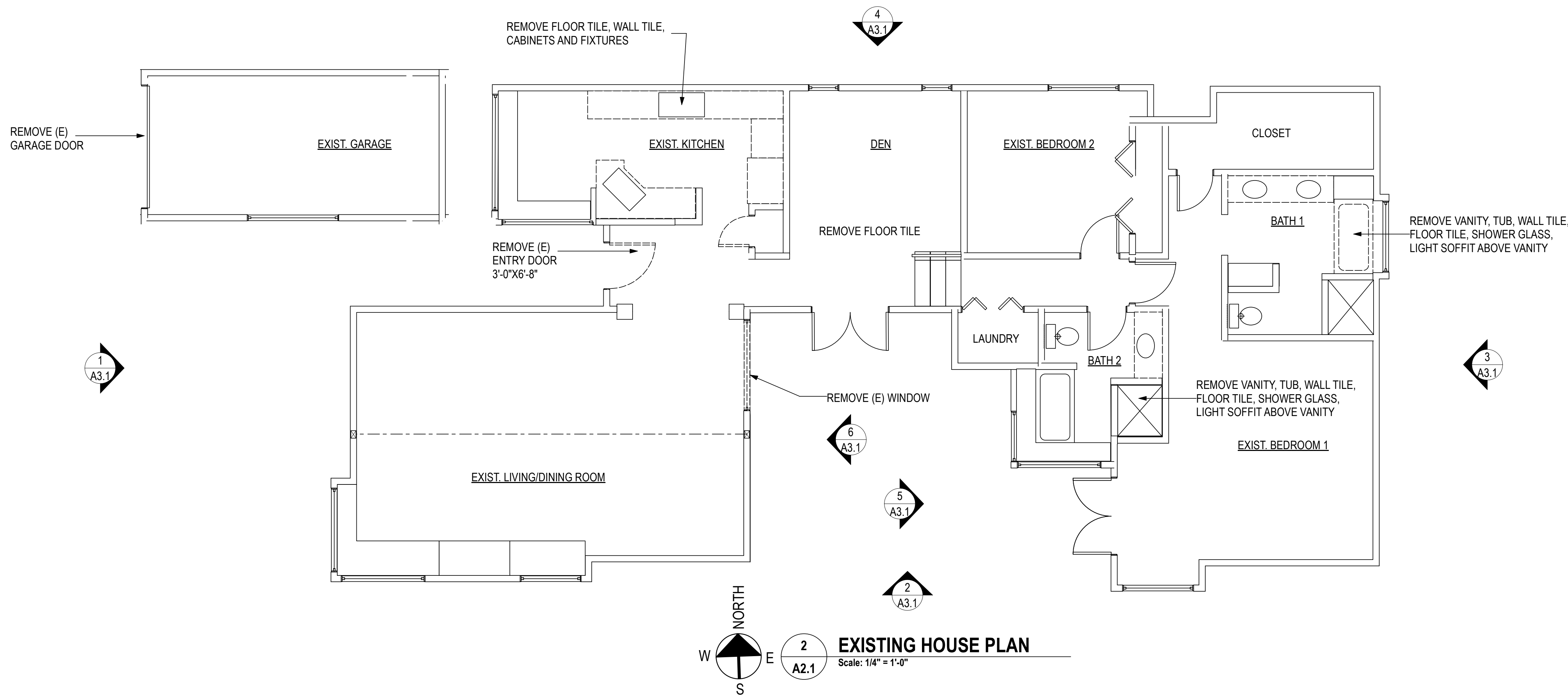
1
2
3
4

SITE PLAN / ROOF PLAN

RESIDENCE

LINCOLN ST. 5 NE OF 13TH AVENUE
CARMEL BY THE SEA, CA

A1.1

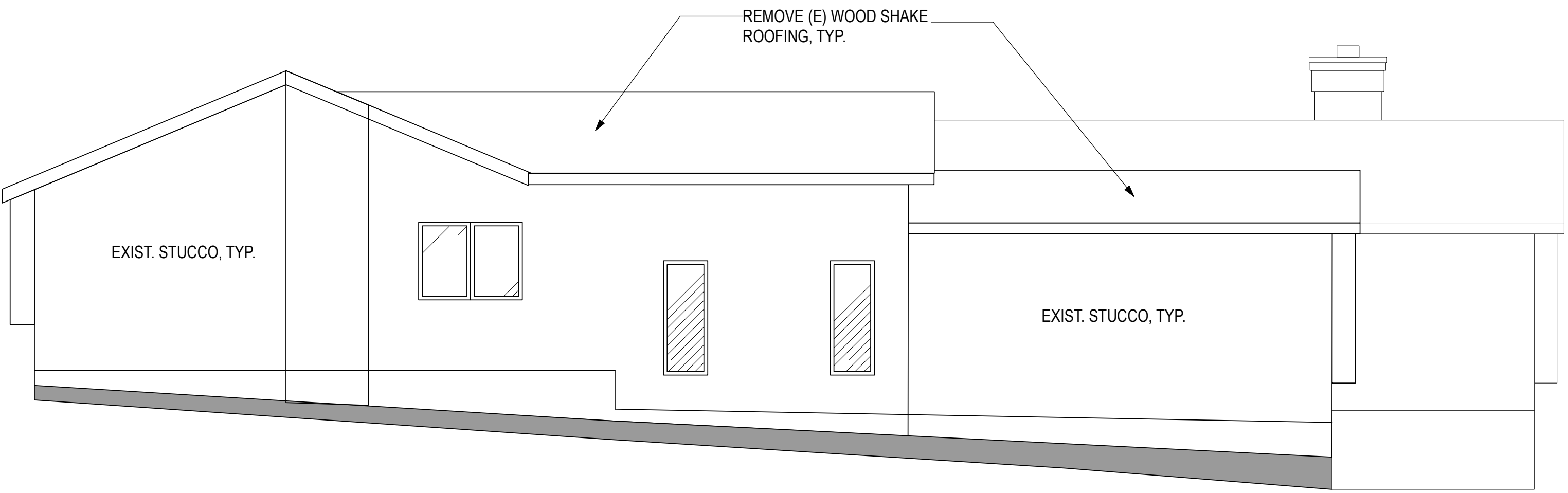


FCM - Fixed Skylight

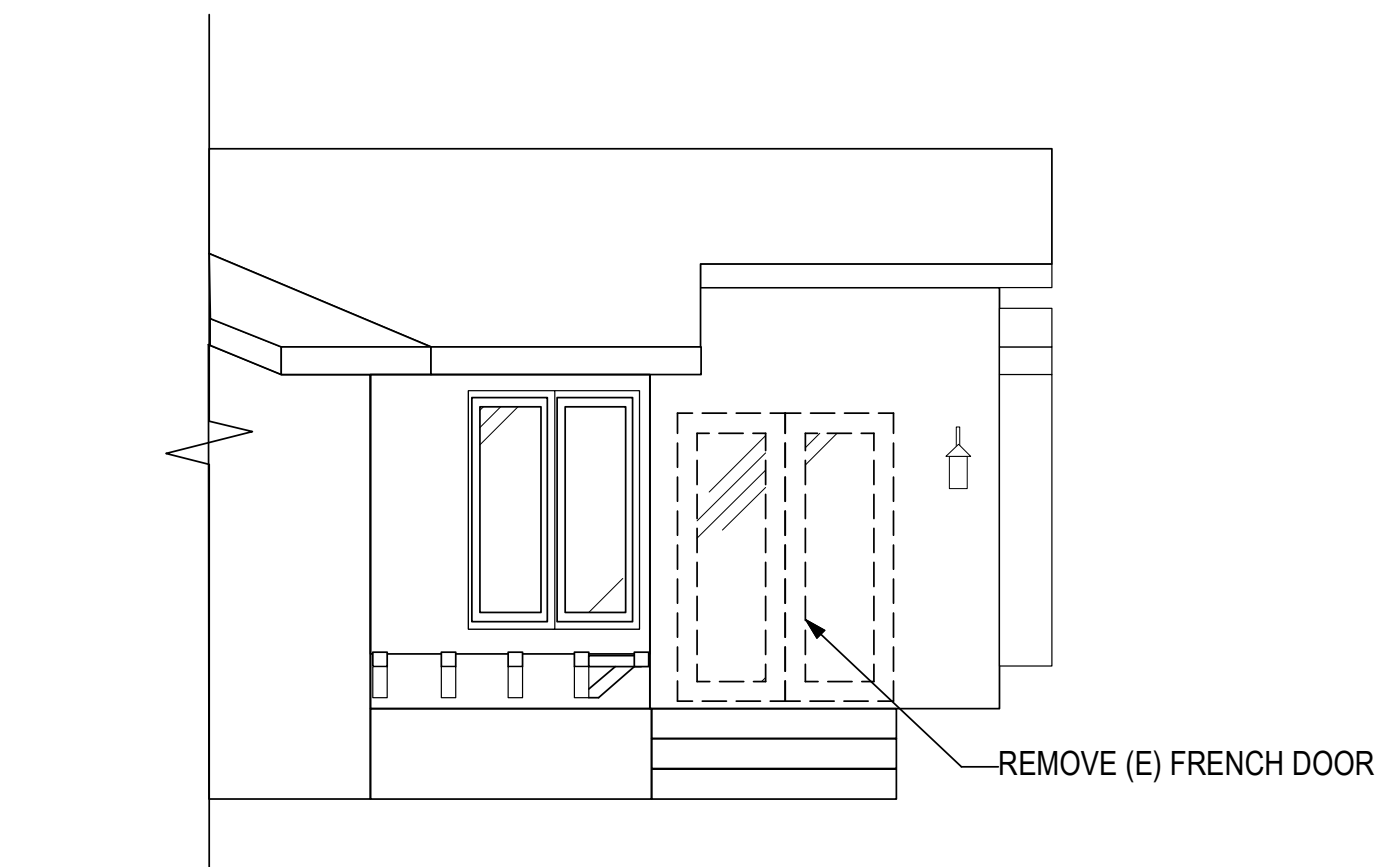
VELUX SKYLIT. FCM 3434
CURB MOUNTED, 38"X38" OUTSIDE OF CURB, BRONZE EXT.
W/ INTERNAL BLIND. EXT. GLASS W/ NEAT® COATING ON EXT.
AND 3 LAYERS LO-E COATING ON INT. TO PREVENT GLARE.

WINDOW & DOOR SCHEDULE										
NO.	LOCATION	TYPE	R.O.	MAT'L.	EXT FINISH	INT FINISH	GLASS	U-VALUE	SHGC	MFR
W1	LIVING ROOM	ARCH TOP FIXED	3'-6" X 6'-8"	PINE	PAINT	PAINT	CLR	≤ .3	≤ .35	SIERRA PACIFIC
SK1	BATH 1	FIXED	36" X 36"	WD/ALUM	BRONZE	PAINT	CLR TEMP / LAM	≤ .3	≤ .35	VELUX
SK2	BEDROOM 1	FIXED	36" X 36"	WD/ALUM	BRONZE	PAINT	CLR TEMP / LAM	≤ .3	≤ .35	VELUX
D1	ENTRY	ARCH TOP	3'-0" X 6'-8"	ALDER	STAIN	STAIN	CLR TEMP	≤ .3	≤ .35	SUN MOUNTAIN
D2	LIVING ROOM	OX OUTSWING	5'-0" X 6'-8"	PINE	PAINT	PAINT	CLR TEMP	≤ .3	≤ .35	SIERRA PACIFIC
D3	HALL	XO OUTSWING	5'-0" X 6'-8"	PINE	PAINT	PAINT	CLR TEMP	≤ .3	≤ .35	SIERRA PACIFIC
D4	BEDROOM 1	XO OUTSWING	5'-0" X 6'-8"	PINE	PAINT	PAINT	CLR TEMP	≤ .3	≤ .35	SIERRA PACIFIC
D5	GARAGE	OVERHEAD	8'-0" X 7'-0"	CEDAR	STAIN	STAIN				CARRIAGE HOUSE DOOR

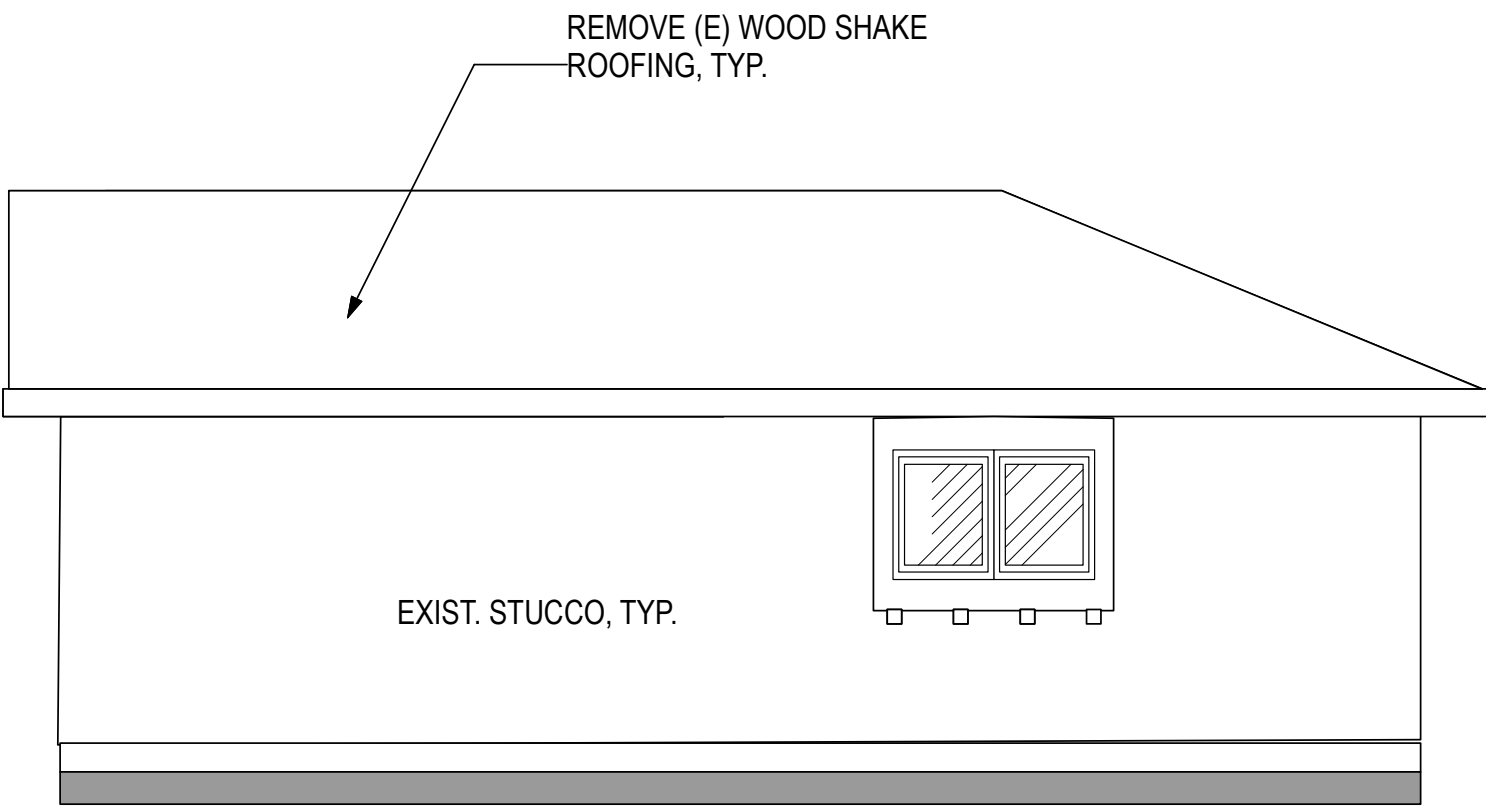
KAREN CULLEN DESIGN FOR LIVING 4 CHUALAR PLACE MONTEREY, CALIFORNIA		DATE 3/21/2025					
REVISIONS PLANNING PERMIT	NUMBER	1	2	3			
EXISTING AND PROPOSED FLOOR PLANS							
RESIDENCE	LINCOLN ST. 5 NE OF 13TH AVENUE CARMEL BY THE SEA, CA						
A2.1							



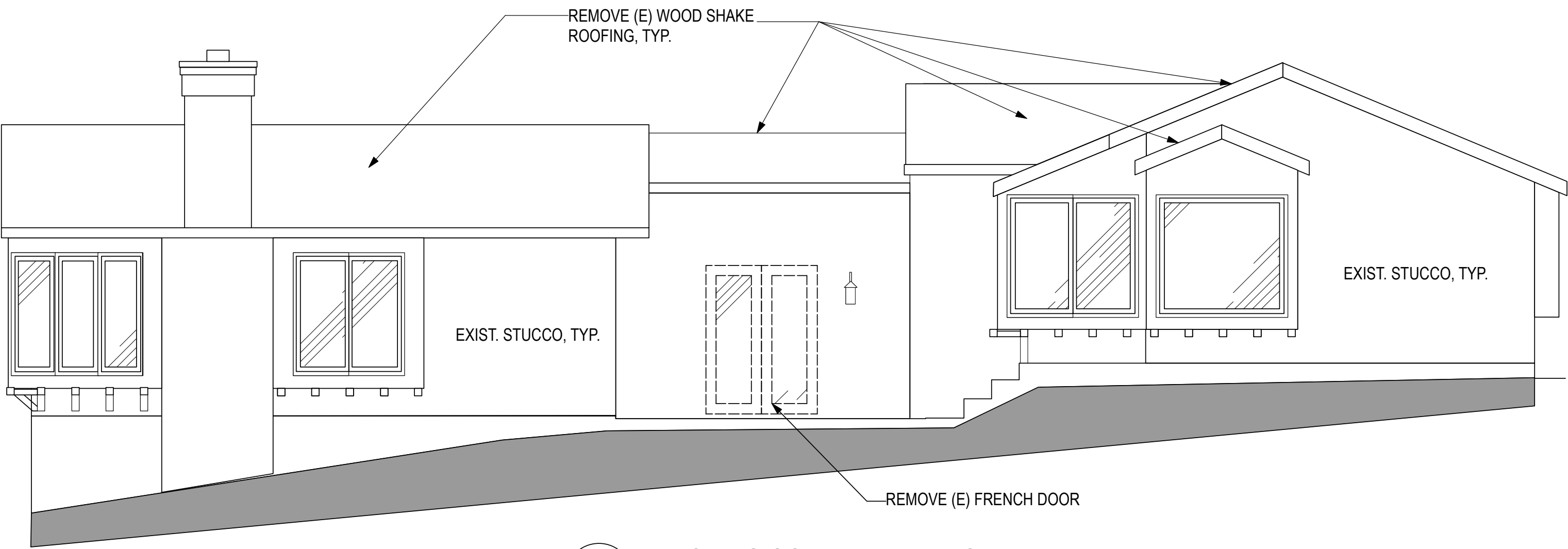
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A3.1
EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0"



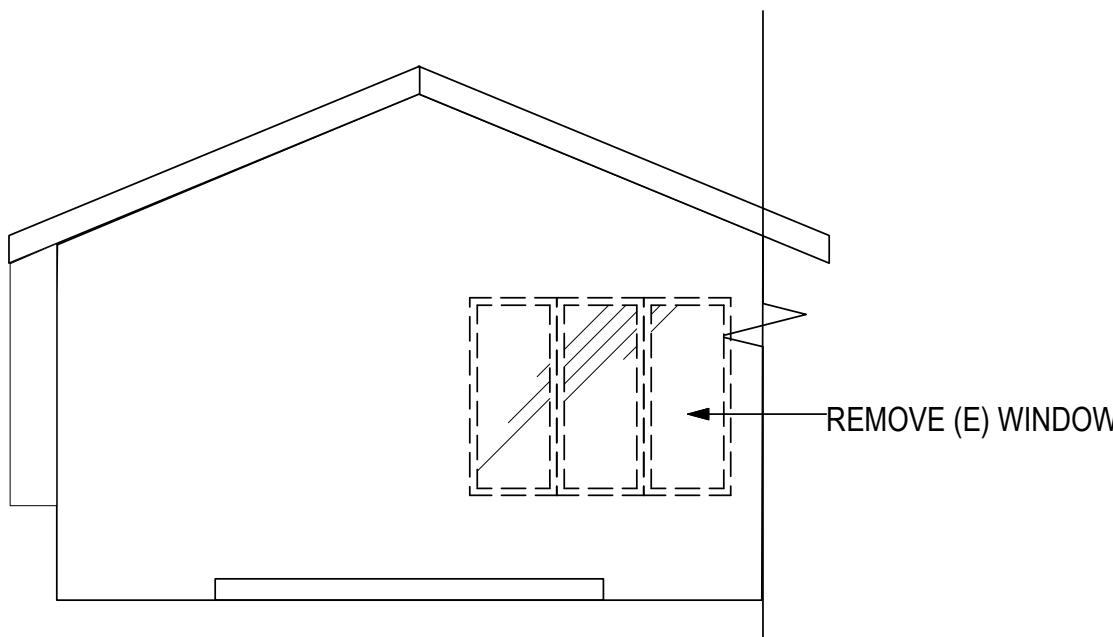
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A3.1
COURTYD. LOOKING EAST
Scale: 1/4" = 1'-0"



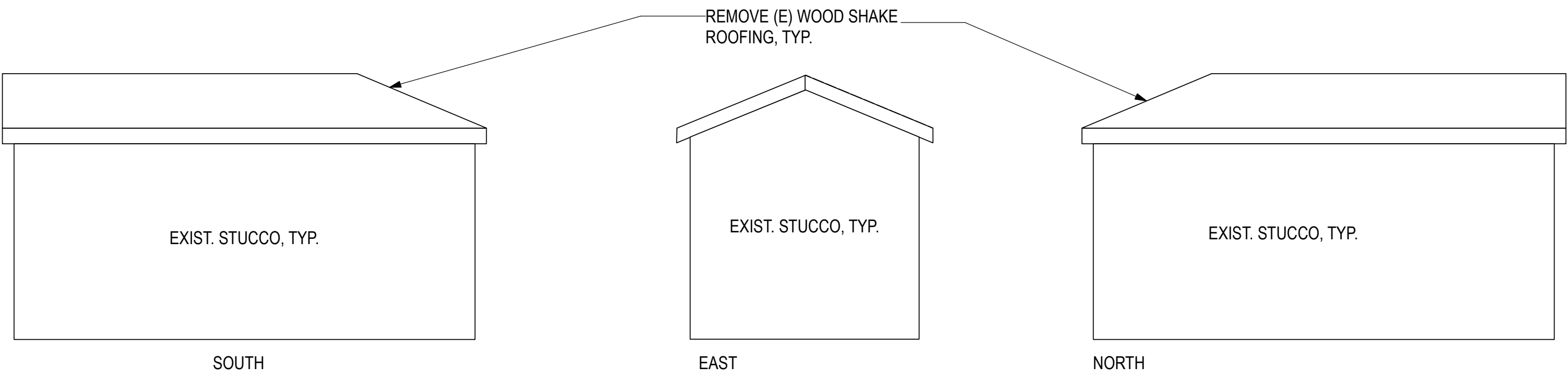
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EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0"



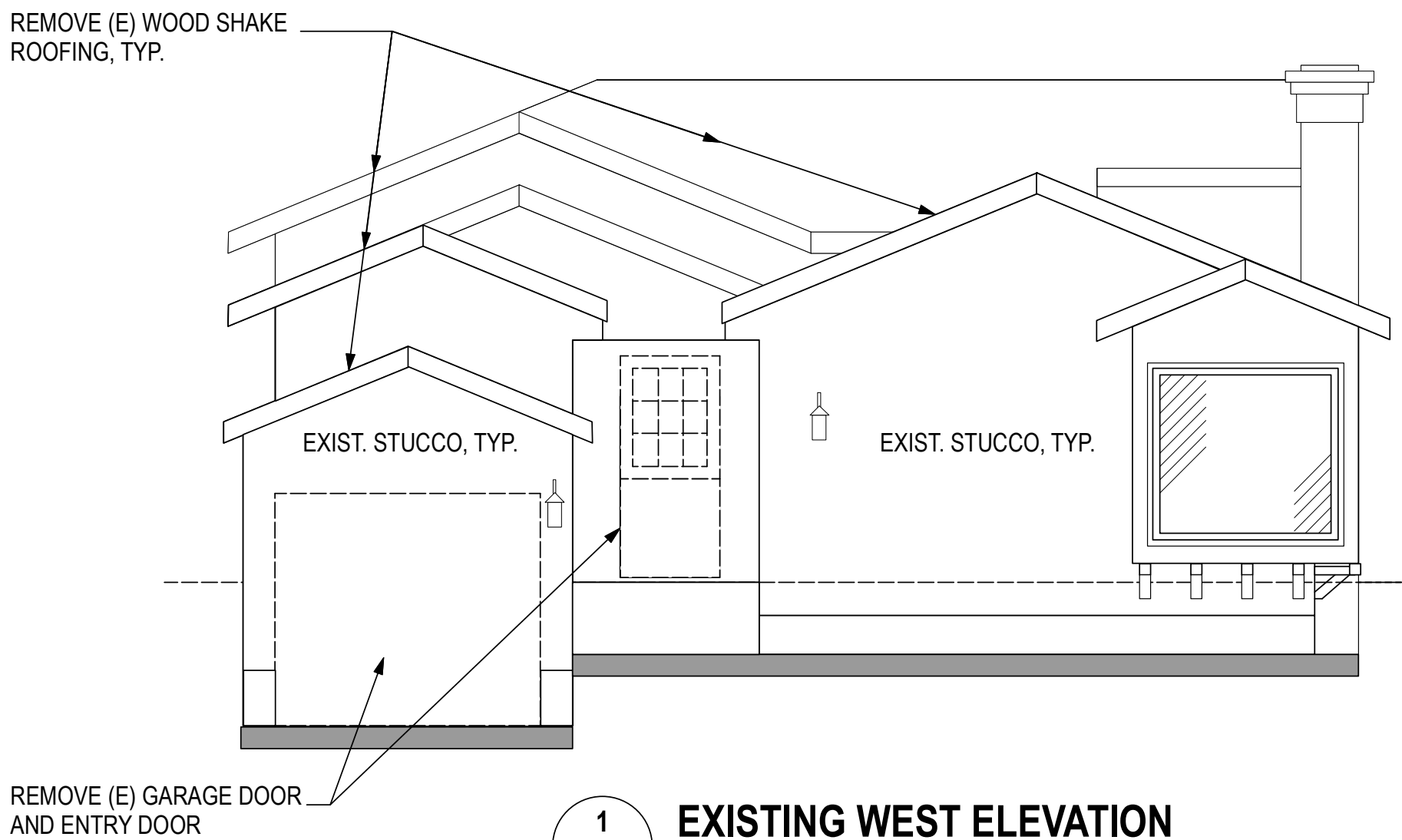
2
A3.1
EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0"



5
A3.1
COURTYD. LOOKING WEST
Scale: 1/4" = 1'-0"

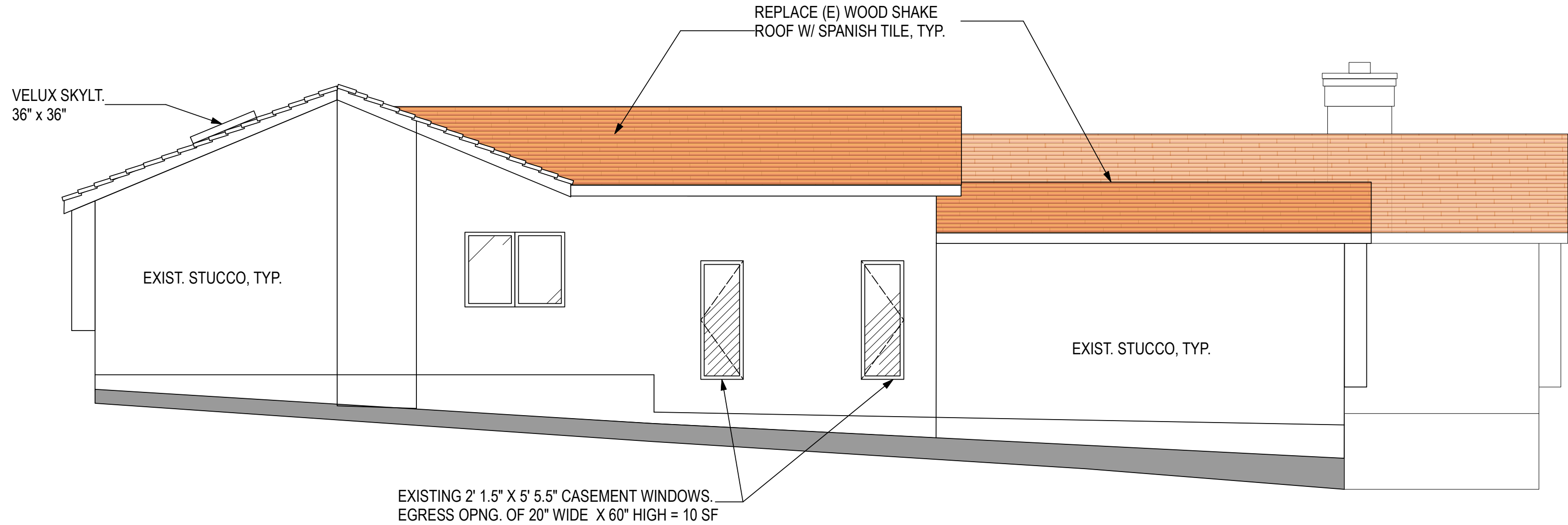


5
A3.1
EXISTING GARAGE ELEVATIONS
Scale: 1/4" = 1'-0"



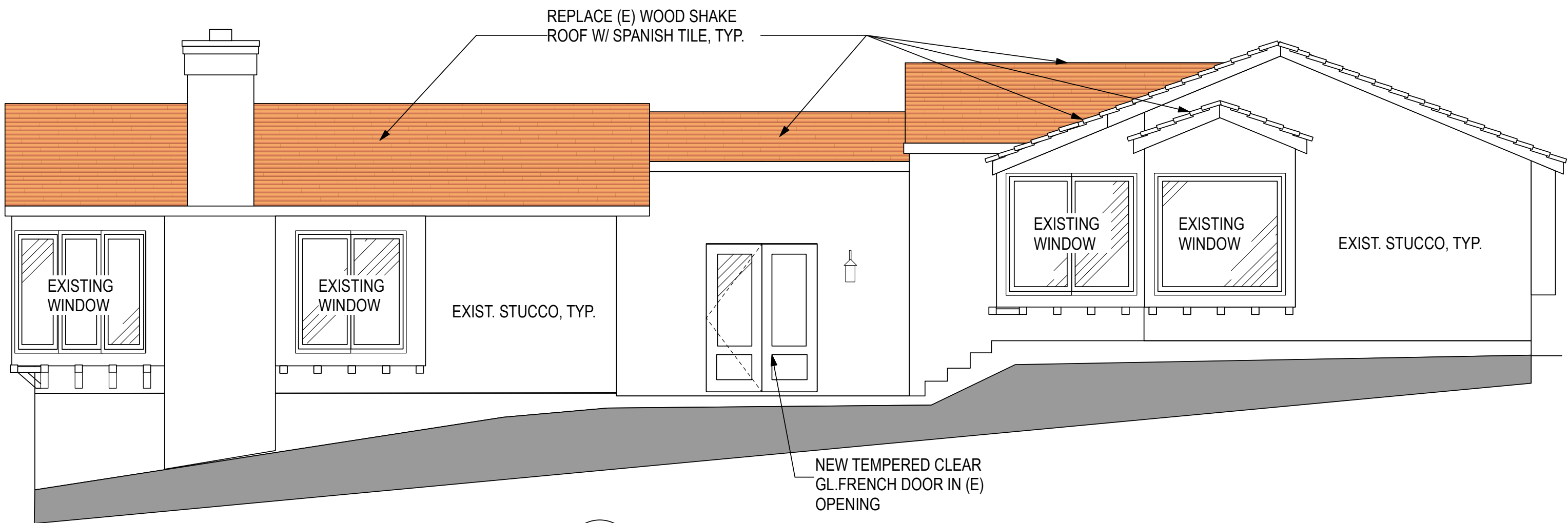
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A3.1
EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0"

A3.1	RESIDENCE	EXISTING ELEVATIONS	NUMBER	REVISIONS	DATE	KAREN CULLEN DESIGN FOR LIVING 4 CHUALAR PLACE MONTEREY, CALIFORNIA
LINCOLN ST. 5 NE OF 13TH AVENUE CARMEL BY THE SEA, CA			1	PLANNING PERMIT	3/21/2025	
			2			
			3			
			4			

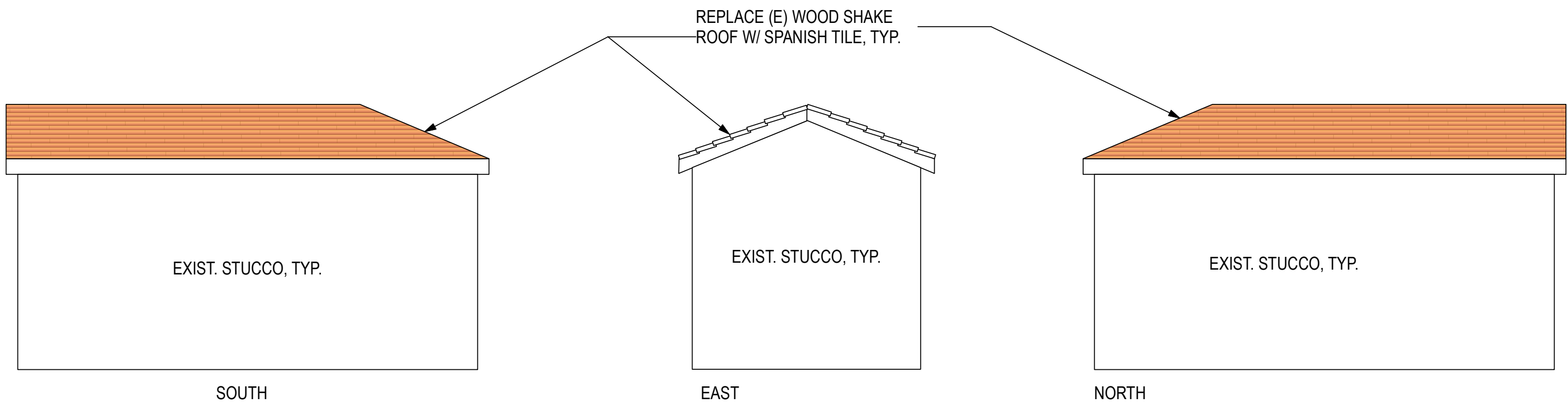


4
A3.2
PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"

WINDOW & DOOR SCHEDULE										
NO.	LOCATION	TYPE	R.O.	MAT'L	EXT FINISH	INT FINISH	GLASS	U-VALUE	SHGC	MFR
W1	LIVING ROOM	ARCH TOP FIXED	3'-6" X 6'-8"	PINE	PAINT	PAINT	CLR	≤ .3	≤ .35	SIERRA PACIFIC
SK1	BATH 1	FIXED	36" X 36"	WD/ALUM	BRONZE	PAINT	CLR TEMP / LAM	≤ .3	≤ .35	VELUX
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D1	ENTRY	ARCH TOP	3'-0" X 6'-8"	ALDER	STAIN	STAIN	CLR TEMP	≤ .3	≤ .35	SUN MOUNTAIN
D2	LIVING ROOM	OX OUTSWING	5'-0" X 6'-8"	PINE	PAINT	PAINT	CLR TEMP	≤ .3	≤ .35	SIERRA PACIFIC
D3	HALL	XO OUTSWING	5'-0" X 6'-8"	PINE	PAINT	PAINT	CLR TEMP	≤ .3	≤ .35	SIERRA PACIFIC
D4	BEDROOM 1	XO OUTSWING	5'-0" X 6'-8"	PINE	PAINT	PAINT	CLR TEMP	≤ .3	≤ .35	SIERRA PACIFIC
D5	GARAGE	OVERHEAD	8'-0" x 7'-0"	CEDAR	STAIN	STAIN				CARRIAGE HOUSE DOOR



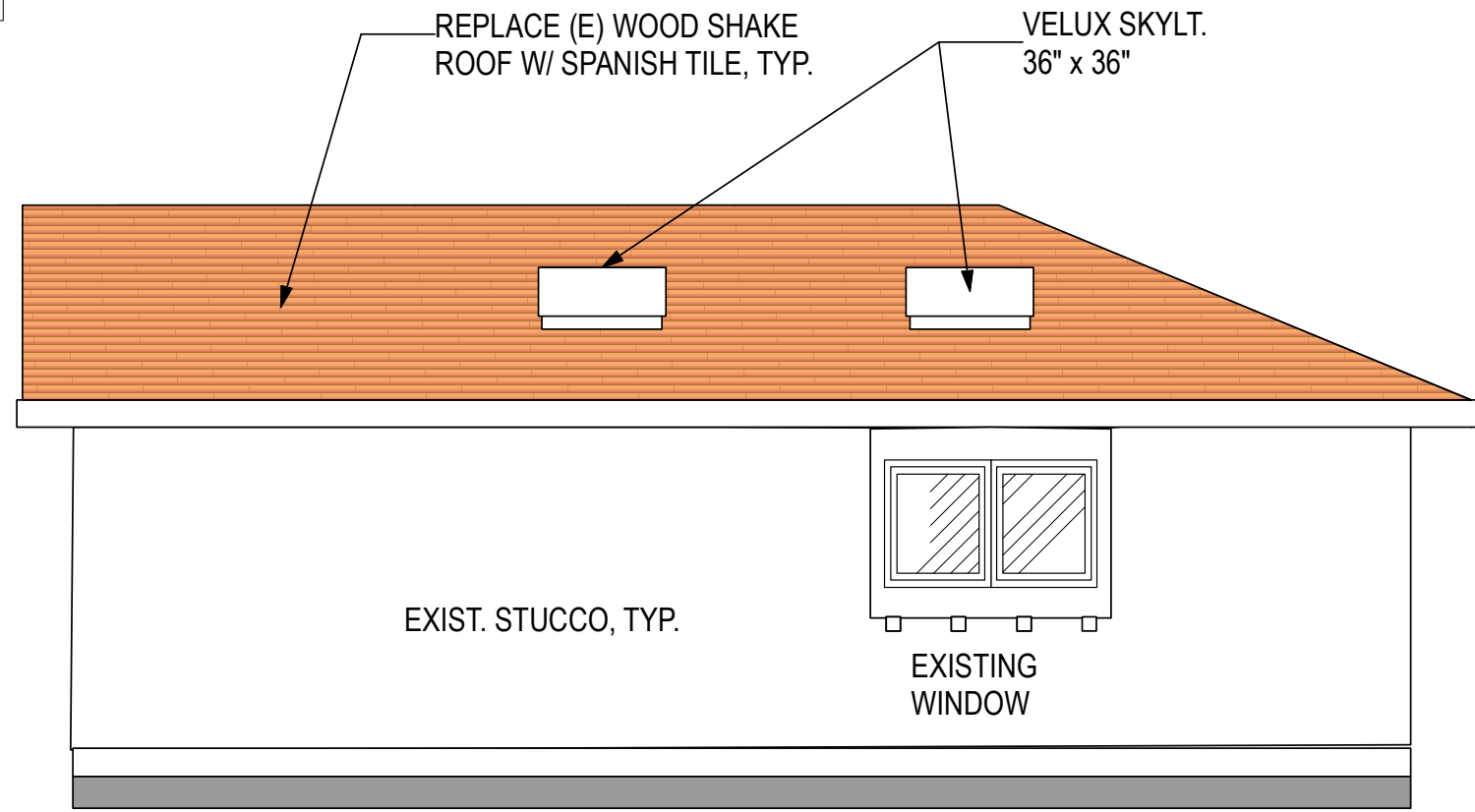
2
A3.2
PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"



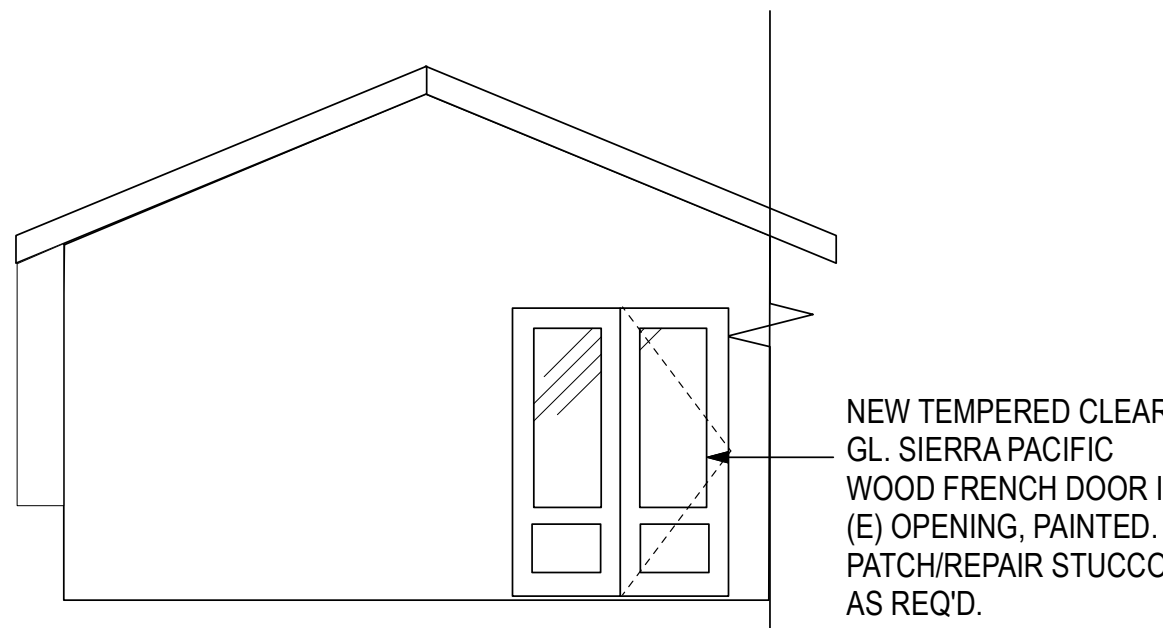
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A3.2
PROPOSED GARAGE ELEVATIONS
Scale: 1/4" = 1'-0"



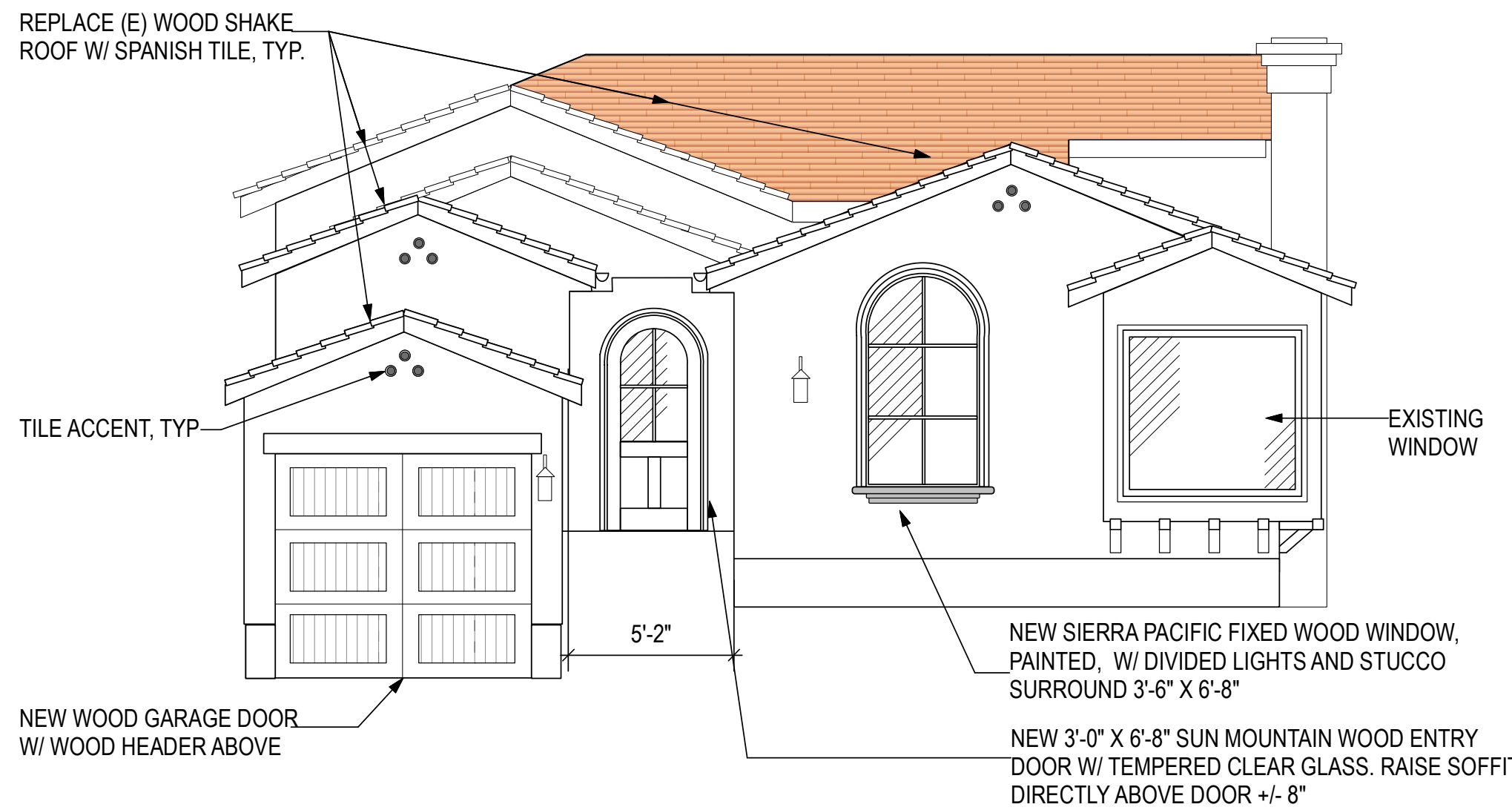
6
A3.1
COURTYD. LOOKING EAST
Scale: 1/4" = 1'-0"



3
A3.2
PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"



5
A3.1
COURTYD. LOOKING WEST
Scale: 1/4" = 1'-0"



1
A3.1
PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"