

duration of the construction

City of Carmel-by-the-Sea Community Planning and Building Information Handout - Residential Design Study Flowchart

Projects in the R-1 Residential Zone **Projects Exempt from a Track-Two Design Track-One Design Design Study** Study Study See "Projects That are Minor Architectural and Site New Residences and Exempt from a Design Alterations Additions ≥ 10% Review" Handout **Preliminary Site Assessment Application** Submit 2 copies of a topographic survey Site report is completed by the City **Historic Determination** Submit Track 1 Design Submit Track 2 Design **Submit Scope of Work Study Application Study Application** Include photographs Staff Review Staff Review **Staff Review** • Over-The-Counter Approval • Completeness Determination • Completeness Determination • Project approval by staff Application scheduled for a public hearing **Public Noticing Public Noticing** Requirement Requirement • Track 1 Minor: Notice posted • 10 Calendar days prior to the on-site for 10 days meeting • Track 1 Major: Notice posted Notice mailed to neighbors on-site for 10 days and within 300' and hand mailed to neighbors within delivered to neighbors within 100' 100' • Story poles are installed **Planning Commission** Hearing Issuance of a Notice of • Includes 2 meetings: **Authorized Work** Concept Review If no Building Permit is required **Final Review Building Permit Application and Notice of Authorized Work** • Submit Construction Drawings Green Notice of Authorized Work is issued and must remain posted during the