



## 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 22397

**Owner Name:** LUCIDA BEACH HOUSE LLC

**Case Planner:** Marnie R. Waffle, AICP, Principal Planner

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

**Date Approved:** 01/26/2023

**Project Location:** NEC Ocean & San Antonio

**APN #:** 010253009000      **BLOCK/LOT:** HH/ALL LOTS 2 AND 4

**Applicant:** Carson Davis, Architect

**Project Description:** This approval of Design Study application DS 22-397 (Lucida Beach House LLC) authorizes 1) four exterior wall-mounted light fixtures at the upper-level deck on the front (west) elevation, 2) two exterior wall-mounted light fixtures on the front (west) elevation of the detached garage and one on the rear (east) elevation, 3) relocation of two exterior wall-mounted light fixtures on the rear (east) elevation to the new BBQ area, 4) a new built-in BBQ and storage counter on the rear (east) elevation, and 5) a change in roof eave material from wood to stucco for an existing single-family residence located at the northeast corner of Ocean Avenue and San Antonio Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Ehrlich Yanai Rhee Chaney Architects, stamped approved and on file in the Community Planning & 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.*

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	<b>Authorization.</b> This approval of Design Study application DS 22-397 (Lucida Beach House LLC) authorizes 1) four exterior wall-mounted light fixtures at the upper-level deck on the front (west) elevation, 2) two exterior wall-mounted light fixtures on the front (west) elevation of the detached garage and one on the rear (east) elevation, 3) relocation of two exterior wall-mounted light fixtures on the rear (east) elevation to the new BBQ area, 4) a new built-in BBQ and storage counter on the rear (east) elevation, and 5) a change in roof eave material from wood to stucco for an existing single-family residence located at the northeast corner of Ocean Avenue and San Antonio Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Ehrlich Yanai Rhee Chaney Architects, stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.	✓
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 at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	<b>Permit Validity.</b> This approval shall be valid for a period of one year from the date of approval unless an active building permit has been issued and maintained for the proposed construction.	✓
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 not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.	✓
5.	<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 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 with the approved plans prior to the final inspection.	✓
6.	<b>Conflicts Between Planning Approvals and Construction Plans.</b> It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency	✓

	<p>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 &amp; 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 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.</p>	
<p>7.</p>	<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>	<p>✓</p>
<p>8.</p>	<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 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.</p>	<p>✓</p>

9.	<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 as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.</p>	✓
10.	<p><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)</p>	✓
11.	<p><b>Conditions of Approval.</b> Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.</p>	✓
<b>Landscape Conditions</b>		
12.	<p><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.</p>	✓
13.	<p><b>Tree Protection Measures.</b> Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.</p> <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> <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</li> </ul>	✓

	<p>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.</p> <ul style="list-style-type: none"> <li>● 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.</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>	
14.	<p><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.</p>	✓

Acknowledgment and acceptance of conditions of approval:

\_\_\_\_\_

Property Owner Signature

\_\_\_\_\_

Printed Name

\_\_\_\_\_

Date



# Le Chiffre Beach Club

NE CORNER OCEAN AND SAN ANTONIO AVENUES  
 CARMEL-BY-THE-SEA, CALIFORNIA 93921

**EHRlich YANAI RHEE CHANEY**  
**ARCHITECTS**

797 22nd Street  
 San Francisco CA 94107  
 310 838 9700

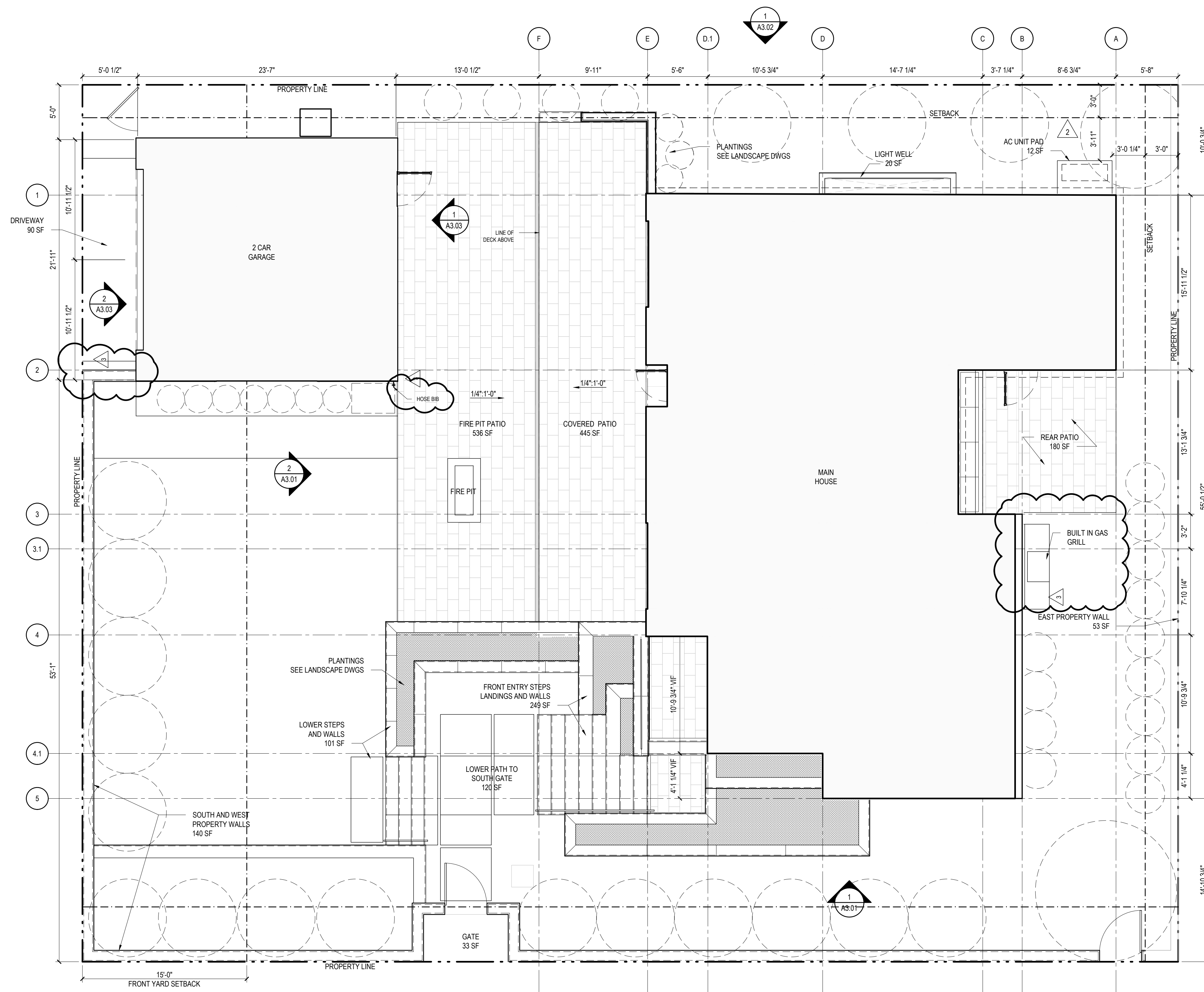
**CARMEL-BY-THE-SEA**  
**PLANNING DIVISION**  
**APPROVED**

Permit #: DS 22-397 (Lucida Beach House, LLC)  
 Date Approved: 01/27/2023  
 Planner: M. Waffle



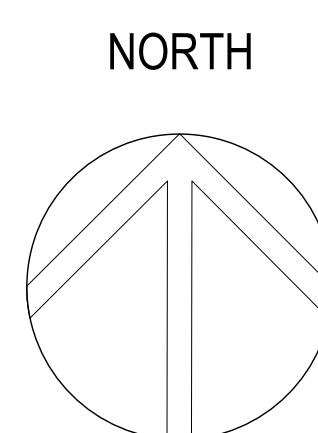
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EYRC PROJECT NO.	729
SCALE	
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CD	
COVER PAGE	
A0.00	
SHEET NUMBER	





**CARMEL-BY-THE-SEA  
PLANNING DIVISION  
APPROVED**

Permit #: DS 22-397 (Lucida Beach House, LLC)  
 Date Approved: 01/27/2023  
 Planner: M. Waffle



**1 SITE PLAN**  
3/16"=1'-0"

DATE	5.12.2022
REVISION	REVISION 3
REVISION	REVISION 2
REVISION	REVISION 1
REVISION	REVISION 0



**EHRlich YANAI RHEE CHANEY  
ARCHITECTS**  
 797 22nd Street  
 San Francisco CA 94107  
 310 638 9700

**LE CHIFFRE BEACH CLUB**  
 NE CORNER OCEAN AND SAN ANTONIO AVENUES  
 CARMEL-BY-THE-SEA, CALIFORNIA 93921

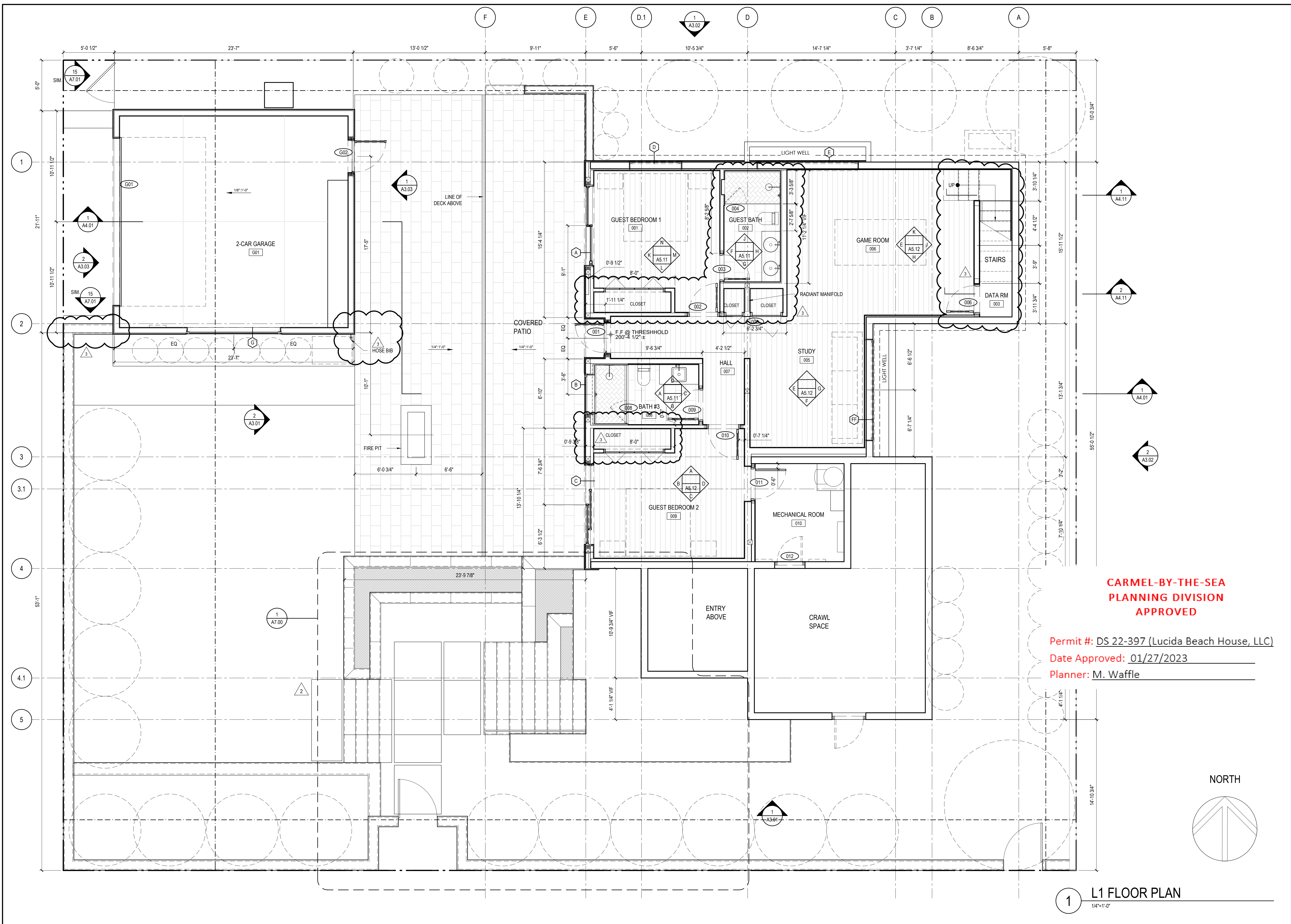
**CONSTRUCTION**

DATE	05/12/2022
EYRC PROJECT NO.	729
SCALE	1/4" = 1'-0"
CD DRAWN BY	CHECKED BY

**SITE PLAN**

**A2.10**  
SHEET NUMBER





**CARMEL-BY-THE-SEA  
PLANNING DIVISION  
APPROVED**

Permit #: DS 22-397 (Lucida Beach House, LLC)  
 Date Approved: 01/27/2023  
 Planner: M. Waffle

**1 L1 FLOOR PLAN**  
1/4"=1'-0"

REVISION	NO.	DATE	DESCRIPTION
	1	5.12.2022	REVISION COMMENTS RESPONSE
	2	12.22.2022	
	3		REVISION 3



**EHRlich YANAI RHEE CHANEY  
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 797 22nd Street  
 San Francisco CA 94107  
 310 638 9700

**LE CHIFFRE BEACH CLUB**  
 NE CORNER OCEAN AND SAN ANTONIO AVENUES  
 CARMEL-BY-THE-SEA, CALIFORNIA 93921

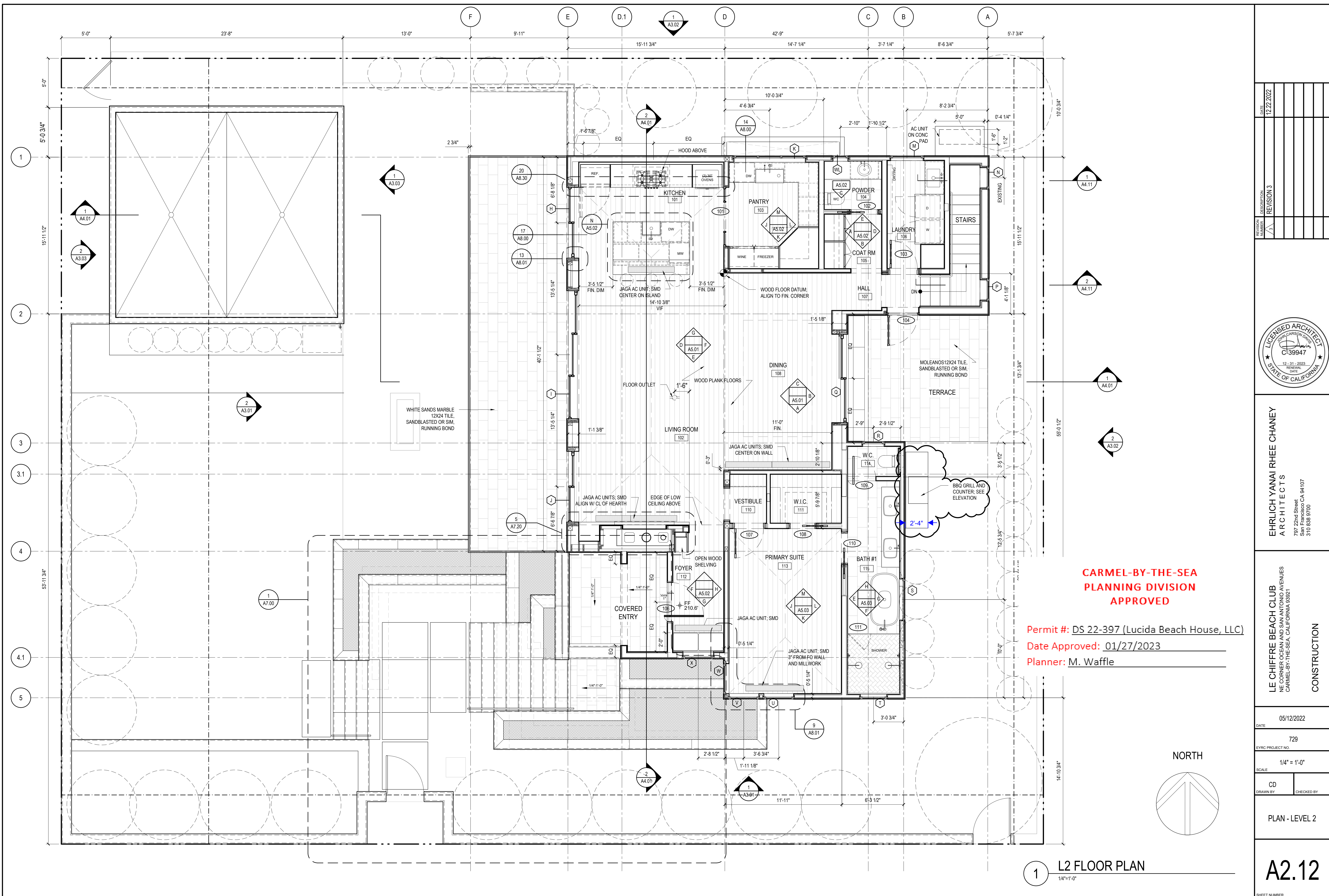
**CONSTRUCTION**

DATE	05/12/2022
EYRC PROJECT NO.	729
SCALE	1/4" = 1'-0"
CD DRAWN BY	CHECKED BY

PLAN - LEVEL 1

**A2.11**

SHEET NUMBER



1 L2 FLOOR PLAN  
1/4"=1'-0"

**CARMEL-BY-THE-SEA  
PLANNING DIVISION  
APPROVED**

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 Date Approved: 01/27/2023  
 Planner: M. Waffle

DATE	12.22.2022
REVISION	REVISION 3
REVISION	NO. / DATE
1	
2	
3	
4	
5	

**LICENSED ARCHITECT**  
 CAROLAN DAVIS  
 C-39947  
 12-31-2023  
 RENEWAL DATE  
 STATE OF CALIFORNIA

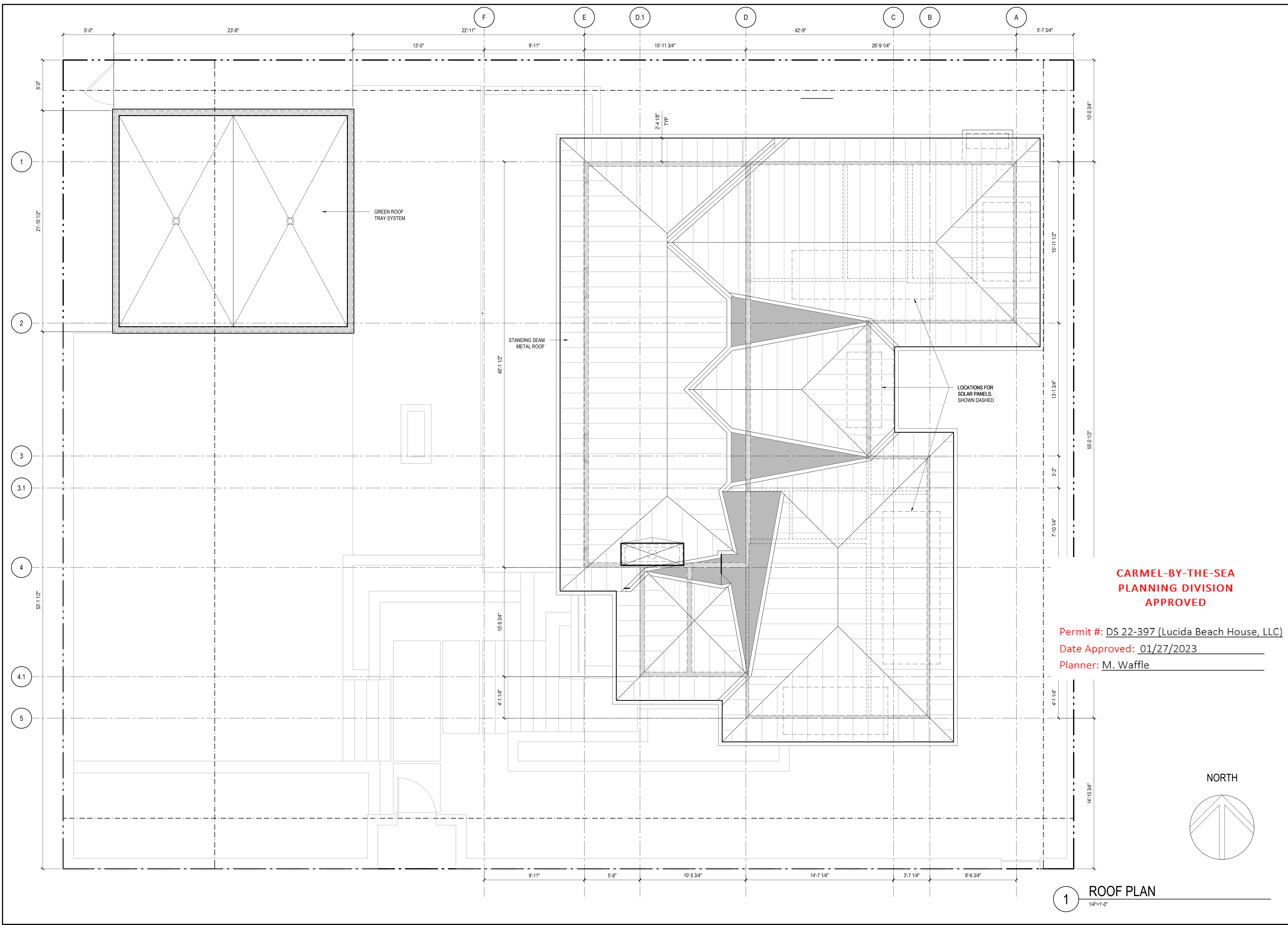
**EHRlich YANAI RHEE CHANEY  
 ARCHITECTS**  
 797 22nd Street  
 San Francisco CA 94107  
 310 638 9700

**LE CHIFFRE BEACH CLUB**  
 NE CORNER OCEAN AND SAN ANTONIO AVENUES  
 CARMEL-BY-THE-SEA, CALIFORNIA 93921

**CONSTRUCTION**

DATE: 05/12/2022  
 EYRC PROJECT NO: 729  
 SCALE: 1/4" = 1'-0"  
 CD DRAWN BY: CHECKED BY:  
 PLAN - LEVEL 2

**A2.12**  
 SHEET NUMBER



**1** ROOF PLAN  
1/4"=1'-0"

**CARMEL-BY-THE-SEA  
PLANNING DIVISION  
APPROVED**

Permit #: DS 22-397 (Lucida Beach House, LLC)  
Date Approved: 01/27/2023  
Planner: M. Waffle

DATE	12.22.2022
REVISION	REVISION 3

REVISION	NO.	DATE	DESCRIPTION
1			
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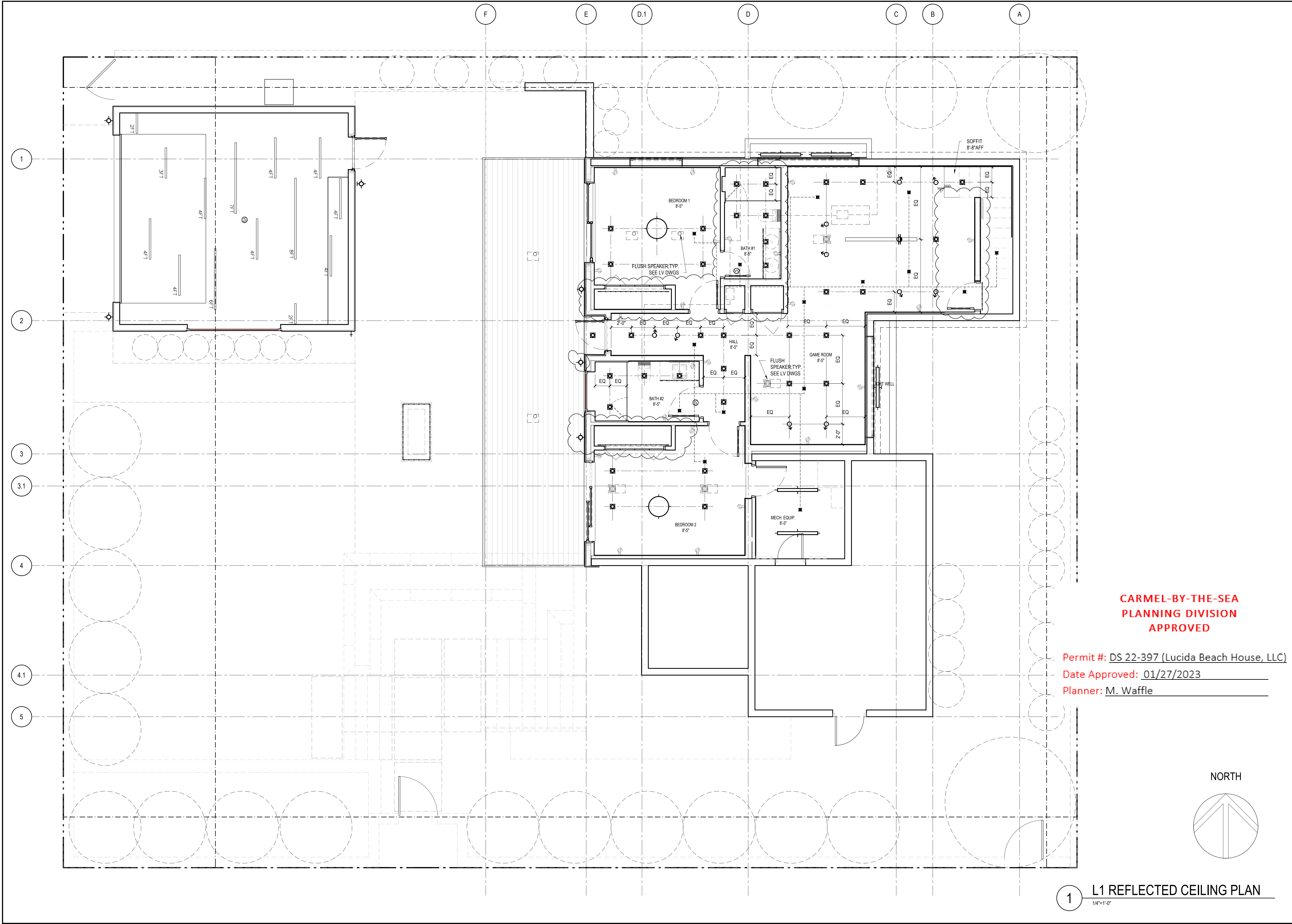
**EHRlich YANAI RHEE CHANEY  
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797 22nd Street  
San Francisco CA 94107  
310 638 9700

**LE CHIFFRE BEACH CLUB**  
NE CORNER OCEAN AND SAN ANTONIO AVENUES  
CARMEL-BY-THE-SEA, CALIFORNIA 93921

**CONSTRUCTION**

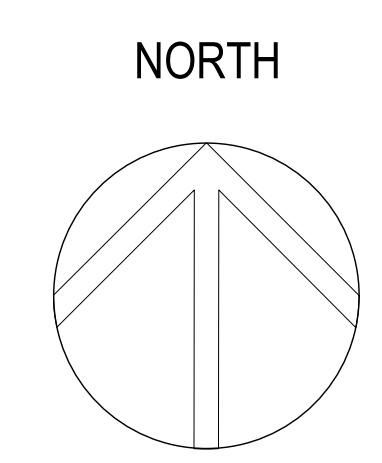
DATE	05/12/2022
EYRC PROJECT NO.	729
SCALE	1/4" = 1'-0"
CD DRAWN BY	CHECKED BY
ROOF PLAN	

**A2.13**  
SHEET NUMBER



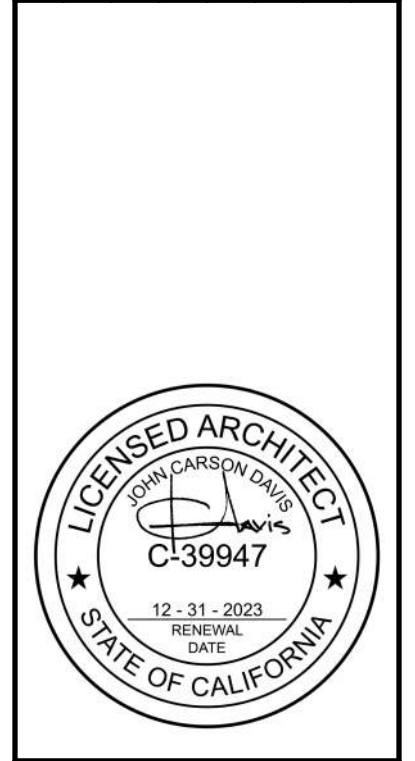
**CARMEL-BY-THE-SEA  
PLANNING DIVISION  
APPROVED**

Permit #: DS 22-397 (Lucida Beach House, LLC)  
 Date Approved: 01/27/2023  
 Planner: M. Waffle



**1** L1 REFLECTED CEILING PLAN  
1/4"=1'-0"

DATE	12.22.2022
REVISION	NO. / DATE
1	3 / 12.22.2022
2	
3	
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5	



**EHRlich YANAI RHEE CHANEY  
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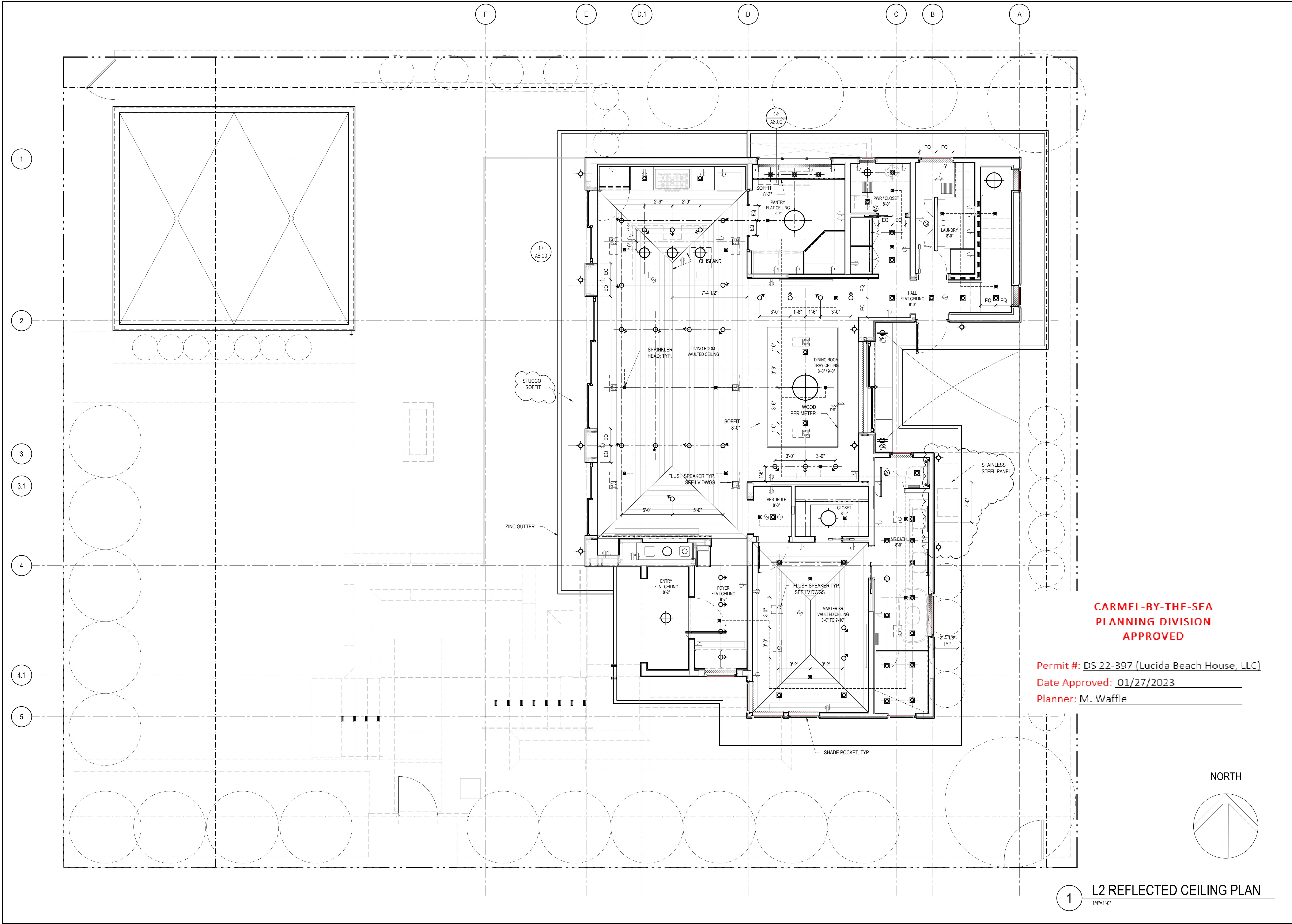
**LE CHIFFRE BEACH CLUB**  
 NE CORNER OCEAN AND SAN ANTONIO AVENUES  
 CARMEL-BY-THE-SEA, CALIFORNIA 93921

**CONSTRUCTION**

DATE	5/12/2022
EYRC PROJECT NO.	729
SCALE	1/4" = 1'-0"
CD DRAWN BY	CHECKED BY
REFLECTED CEILING PLAN - LEVEL 1	

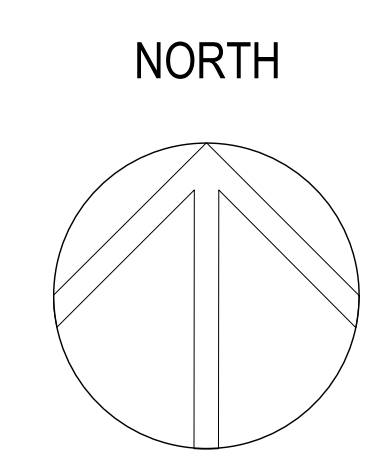
**A2.21**

SHEET NUMBER



**CARMEL-BY-THE-SEA  
PLANNING DIVISION  
APPROVED**

Permit #: DS 22-397 (Lucida Beach House, LLC)  
 Date Approved: 01/27/2023  
 Planner: M. Waffle



**1** L2 REFLECTED CEILING PLAN  
1/4"=1'-0"

DATE	12.22.2022
REVISION	REVISION 3
NO.	
DESCRIPTION	



**EHRlich YANAI RHEE CHANEY  
ARCHITECTS**  
 797 22nd Street  
 San Francisco CA 94107  
 310 638 9700

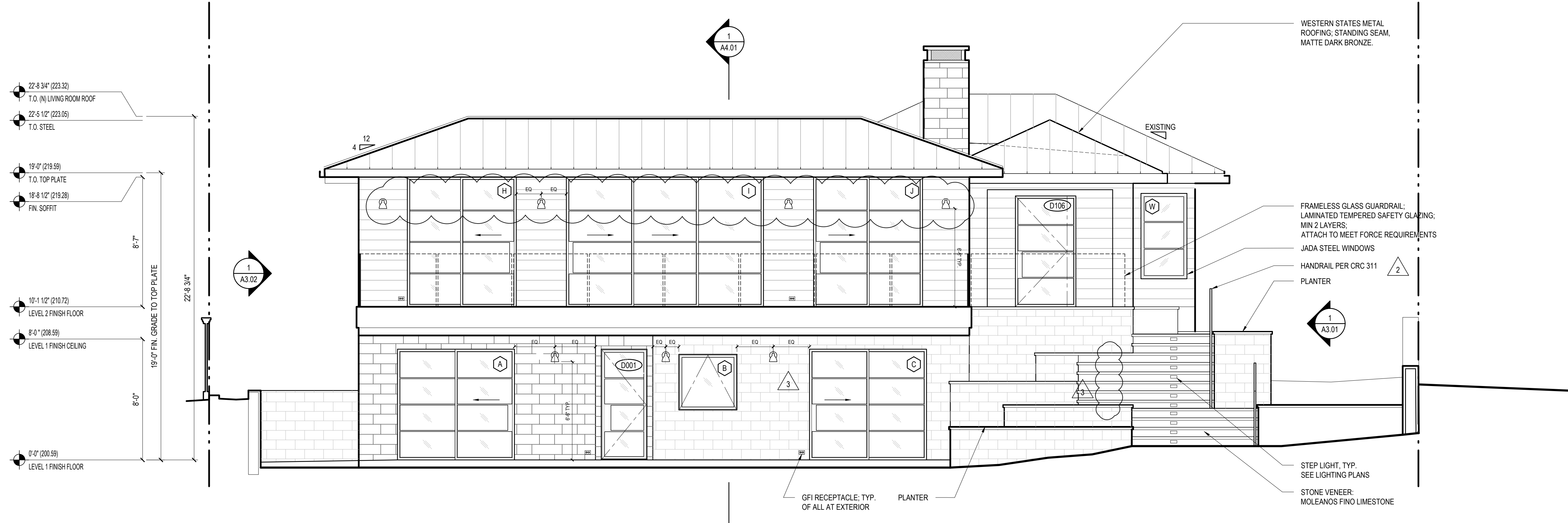
**LE CHIFFRE BEACH CLUB**  
 NE CORNER OCEAN AND SAN ANTONIO AVENUES  
 CARMEL-BY-THE-SEA, CALIFORNIA 93921

**CONSTRUCTION**

DATE	5/12/2022
EYRC PROJECT NO.	729
SCALE	1/4" = 1'-0"
CD	CHECKED BY

REFLECTED CEILING  
PLAN - LEVEL 2

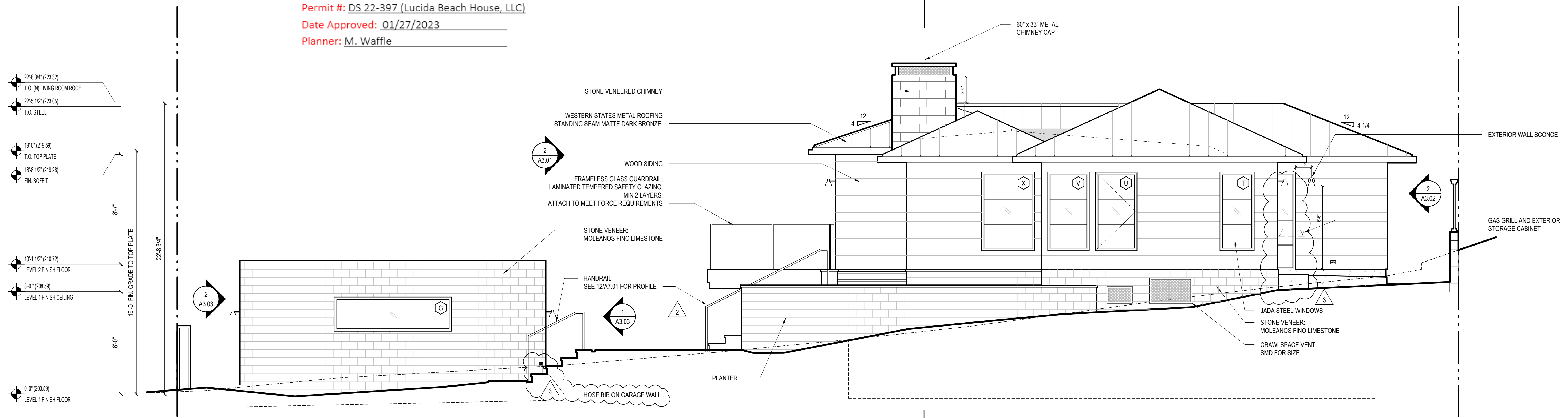
**A2.22**  
SHEET NUMBER



**2 WEST ELEVATION**  
1/4"=1'-0"

**CARMEL-BY-THE-SEA  
PLANNING DIVISION  
APPROVED**

Permit #: DS 22-397 (Lucida Beach House, LLC)  
Date Approved: 01/27/2023  
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**1 SOUTH ELEVATION**  
1/4"=1'-0"

DATE	REVISION	DESCRIPTION
5.12.2022		
12.22.2022	REVISION 1	
	REVISION 2	
	REVISION 3	

CA License, Signed, CD/Arch/Eng

**EHRlich YANAI RHEE CHANEY**  
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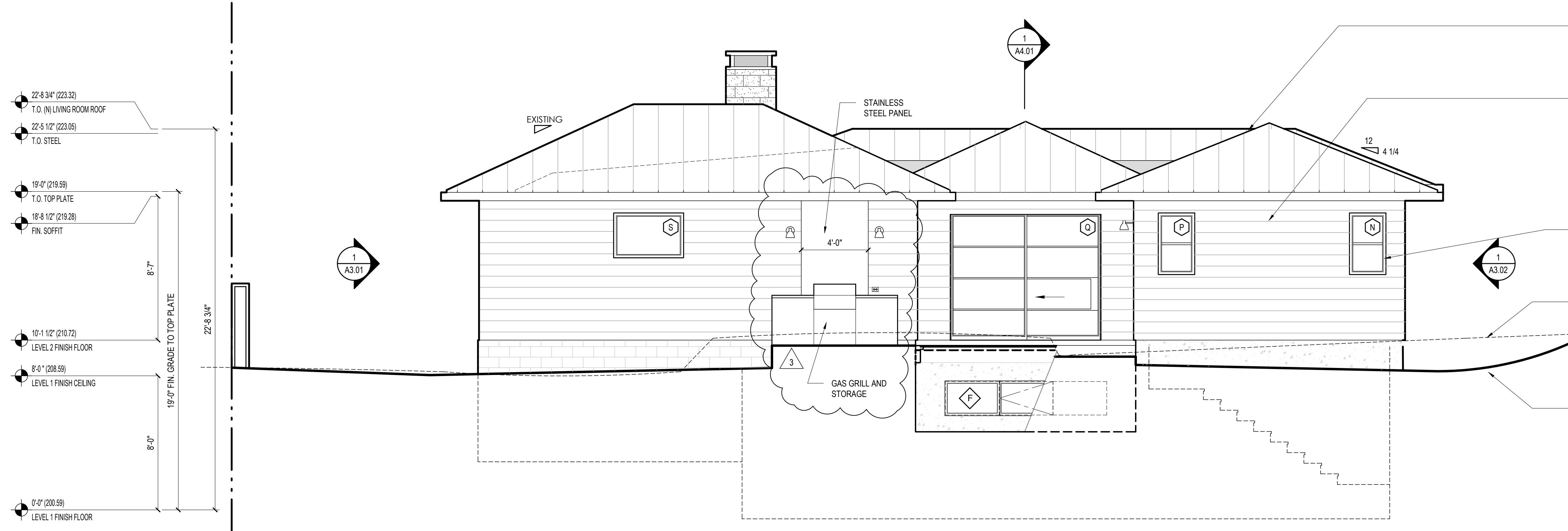
**CONSTRUCTION**

DATE	05/12/2022
EYRC PROJECT NO.	729
SCALE	1/4" = 1'-0"
CD DRAWN BY	CHECKED BY

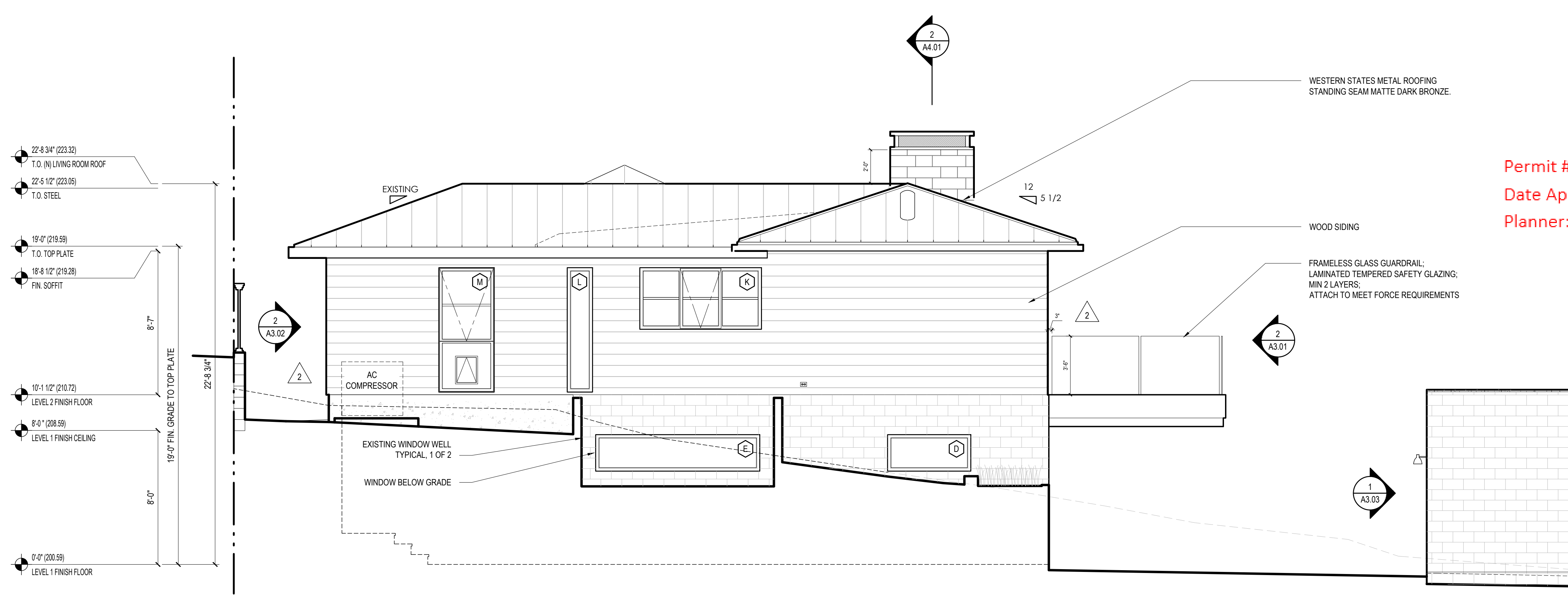
**EXTERIOR ELEVATIONS**

**A3.01**

SHEET NUMBER



2 EAST ELEVATION  
1/4"=1'-0"



1 NORTH ELEVATION  
1/4"=1'-0"

**CARMEL-BY-THE-SEA  
PLANNING DIVISION  
APPROVED**

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Date Approved: 01/27/2023  
Planner: M. Waffle

- 22'-8 3/4" (223.32) T.O. (N) LIVING ROOM ROOF
- 22'-5 1/2" (223.05) T.O. STEEL
- 19'-0" (219.59) T.O. TOP PLATE
- 18'-8 1/2" (219.28) FIN. SOFFIT
- 10'-1 1/2" (210.72) LEVEL 2 FINISH FLOOR
- 8'-0" (208.59) LEVEL 1 FINISH CEILING
- 7'-0" (200.59) LEVEL 1 FINISH FLOOR

- 22'-8 3/4" (223.32) T.O. (N) LIVING ROOM ROOF
- 22'-5 1/2" (223.05) T.O. STEEL
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DATE	5.12.2022
REVISION	12.22.2022
REVISION	REVISION COMMENTS RESPONSE
REVISION	REVISION 3



**EHRlich YANAI RHEE CHANEY  
ARCHITECTS**  
797 22nd Street  
San Francisco CA 94107  
310 638 9700

**LE CHIFFRE BEACH CLUB**  
NE CORNER OCEAN AND SAN ANTONIO AVENUES  
CARMEL-BY-THE-SEA, CALIFORNIA 93921

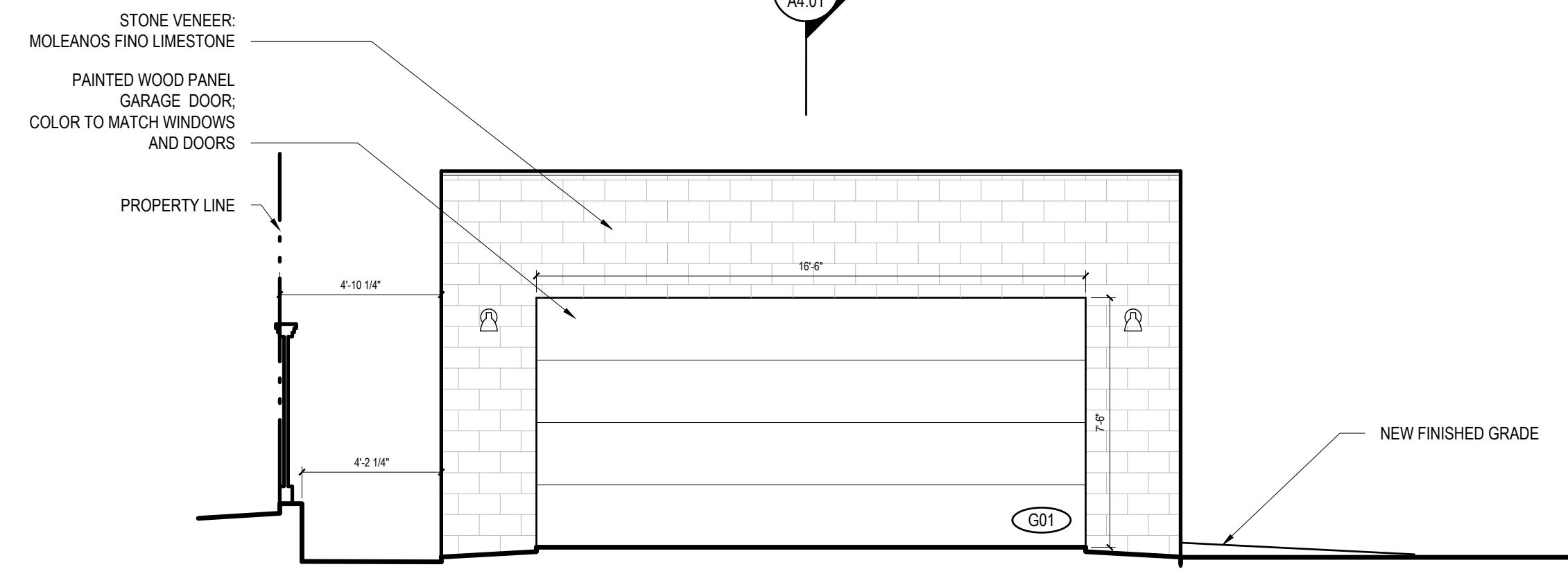
**CONSTRUCTION**

DATE	05/12/2022
EYRC PROJECT NO.	729
SCALE	1/4" = 1'-0"
CD DRAWN BY	CHECKED BY

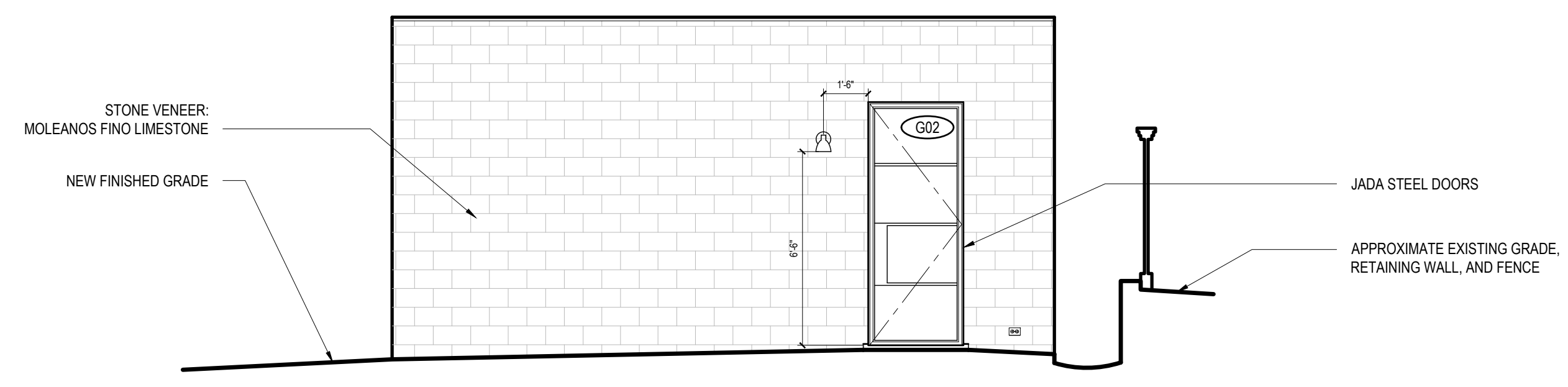
EXTERIOR ELEVATIONS

**A3.02**

- 22'-8 3/4" (223.32)  
T.O. (N) LIVING ROOM ROOF
- 22'-5 1/2" (223.05)  
T.O. STEEL
- 19'-0" (219.59)  
T.O. TOP PLATE
- 18'-8 1/2" (219.28)  
FIN. SOFFIT
- 10'-11 1/4" (211.53)  
GARAGE TO PARAPET
- 10'-1 1/2" (210.72)  
LEVEL 2 FINISH FLOOR
- 8'-0" (208.59)  
LEVEL 1 FINISH CEILING
- 7'-0" (200.59)  
LEVEL 1 FINISH FLOOR
- 4'-6" (199.75)  
GARAGE SLAB AT CENTER



**2 GARAGE WEST ELEVATION**  
1/4"=1'-0"



**1 GARAGE EAST ELEVATION**  
1/4"=1'-0"

**CARMEL-BY-THE-SEA  
 PLANNING DIVISION  
 APPROVED**

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 Planner: M. Waffle

REVISION	DATE	DESCRIPTION
1	5.12.2022	REVISION COMMENTS RESPONSE
2	12.06.2022	REVISION 3



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 ARCHITECTS**  
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**LE CHIFFRE BEACH CLUB**  
 NE CORNER OCEAN AND SAN ANTONIO AVENUES  
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**CONSTRUCTION**

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CD DRAWN BY	CHECKED BY

**EXTERIOR ELEVATIONS - GARAGE**

**A3.03**

SHEET NUMBER