



## 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 #:** Time Extension 25166

**Owner Name:** John & Noelle Micek Trs

**Case Planner:** Shelby Gorman, Administrative Coordinator

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

**Date Approved:** 06/17/2025

**Project Location:** Camino Real 9 NE of 4th

**APN #:** 010232017000      **BLOCK/LOT:** LL/ALL LOT 20

**Applicant:** Noelle Micek

**Project Description:** This approval of a 12-month time extension for Design Study approval DS 23-363 (Micek) authorizing a 28-square-foot expansion of the existing front deck and realignment of the front walkway for an existing single-family residence located at Camino Real 9 northeast of 4th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by IDG, Inc. 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.*

PLANNING INFO.

- PROPERTY OWNER:  
JOHN AND NOELLE MICEK  
PO BOX 5726  
CARMEL, CA 93921  
PH. (415) 606-1651
- PROJECT ADDRESS:  
CAMINO REAL, 9NE OF 4TH AVE.  
CARMEL BY THE SEA, CA 93921
- PROJECT SCOPE:  
• EXPAND EXISTING DECK 28 S.F.  
• NEW 424 S.F. ACCESSORY DWELLING UNIT BELOW  
EXISTING/EXPANDED DECK  
• REMOVED EXISTING 37 SF SPA  
• REMOVE AND RELOCATE 8 SF TRASH ENCLOSURE

- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- APN: 010-232-017
- LEGAL DESC.: LOT: 20 BLOCK:LL
- ZONE: R-1
- STORIES: TWO
- MAX BLDG. HT: 24 FT
- GRADING: X CY
- TREE REMOVAL: NONE
- TOPOGRAPHY: SLOPING
- PROJECT CODE COMPLIANCE:  
2022 CBC, CMC, CPC, CEC, CALIFORNIA RESIDENTIAL  
CODE, CALIFORNIA GREEN BUILDING CODE & 2022  
CALIFORNIA ENERGY CODE

- LOT AREA: 4,000 S.F. (0.09 Ac.)

- SITE COVERAGE CALCULATIONS:

	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL	
DRIVEWAY (PAVER)	76	0	0	76	S-P
STONE STAIRS	49	-1	0	48	IMP.
PAVER WALKWAY	222	-67	78	233	S-P
FLAGSTONE PATH	86	-21	0	65	IMP.
SPA	37	-37	0	0	IMP.
TRASH ENCLOSURE	8	-8	0	0	IMP.
TOTAL	478	-134	78	422	

NOTE: IMPERVIOUS = IMP. PERMEABLE = PER.  
SEMI-PERMEABLE = S-P

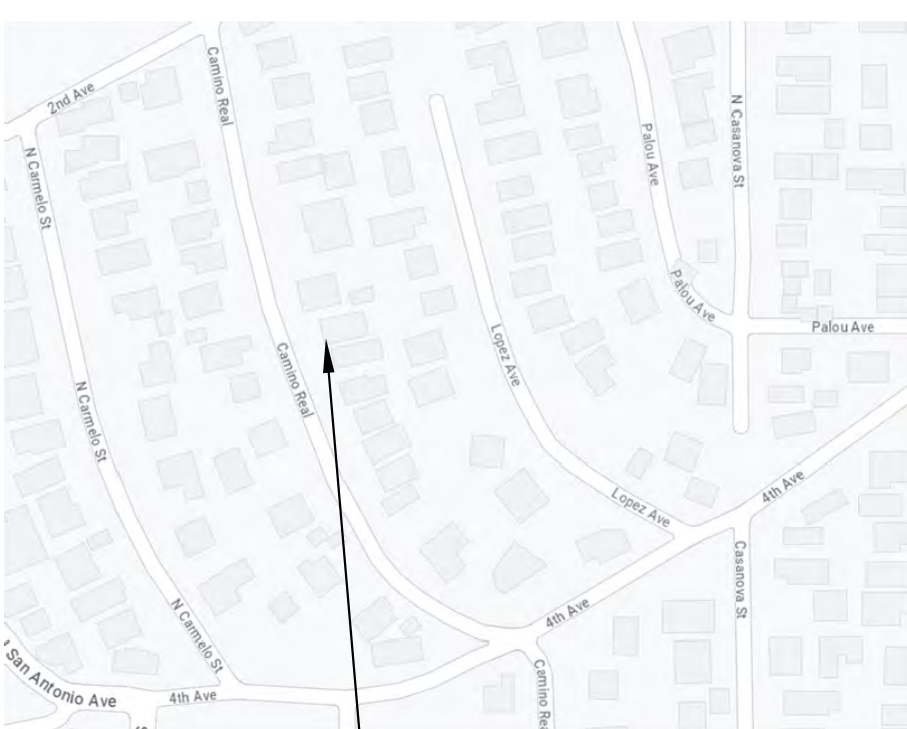
- SITE COVERAGE ALLOWED: 396 SF (22% OF BASE FLOOR AREA)
- SITE COVERAGE EXISTING: 433 SF
- SITE COVERAGE PROPOSED: 422 SF
- F.A.R. CALCULATIONS

	EXISTING	PROPOSED ADDITION	PROPOSED TOTAL
MAIN BUILDING			
MAIN FLOOR	1,081	0	1,081
UPPER FLOOR	489	0	489
GARAGE	200	0	200
STORAGE	20	0	20
*A.D.U.	0	*424	*424
TOTAL	1,790	*424	1,790

- NOTE:
1. \* NOT INCLUDED IN TOTAL FAR CALCULATION.
2. EXISTING AND PROPOSED DECK NOT INCLUDED IN FAR

- F.A.R. ALLOWED: 1,800 SF (45%)
- F.A.R. EXISTING: 1,790 SF (44.75%)
- F.A.R. PROPOSED: 1,790 SF (44.75%)

VICINITY MAP



PROJECT LOCATION

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE  
PACIFIC GROVE CA.  
93950

PH ■ (831) 646-1261  
FAX ■ (831) 646-1290  
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STAMPS:

PROJECT/CLIENT:

JOHN & NOELLE  
MICEK

PROJECT ADDRESS:

CAMINO REAL,  
9 NE OF 4TH  
CARMEL BY THE  
SEA,  
CA 93921

APN: 010-232-017

DATE: NOVEMBER 20, 2023

TRACK-ONE DESIGN STUDY

REVISIONS:

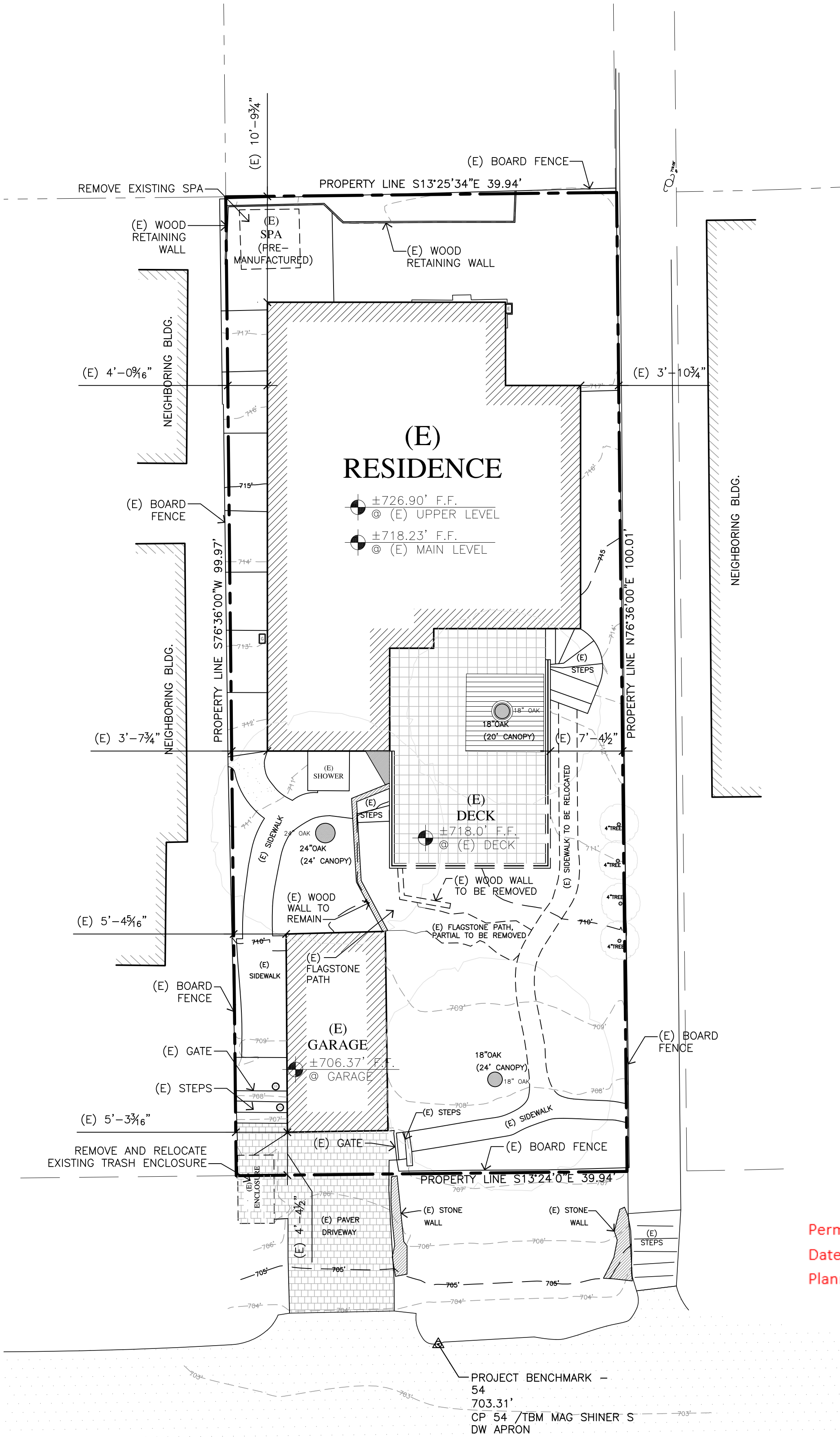
- △ APRIL 12, 2024  
△ PLANNING RESUBMITTAL  
△  
△  
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△  
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SITE

PLAN

SHEET NO.

A1.0

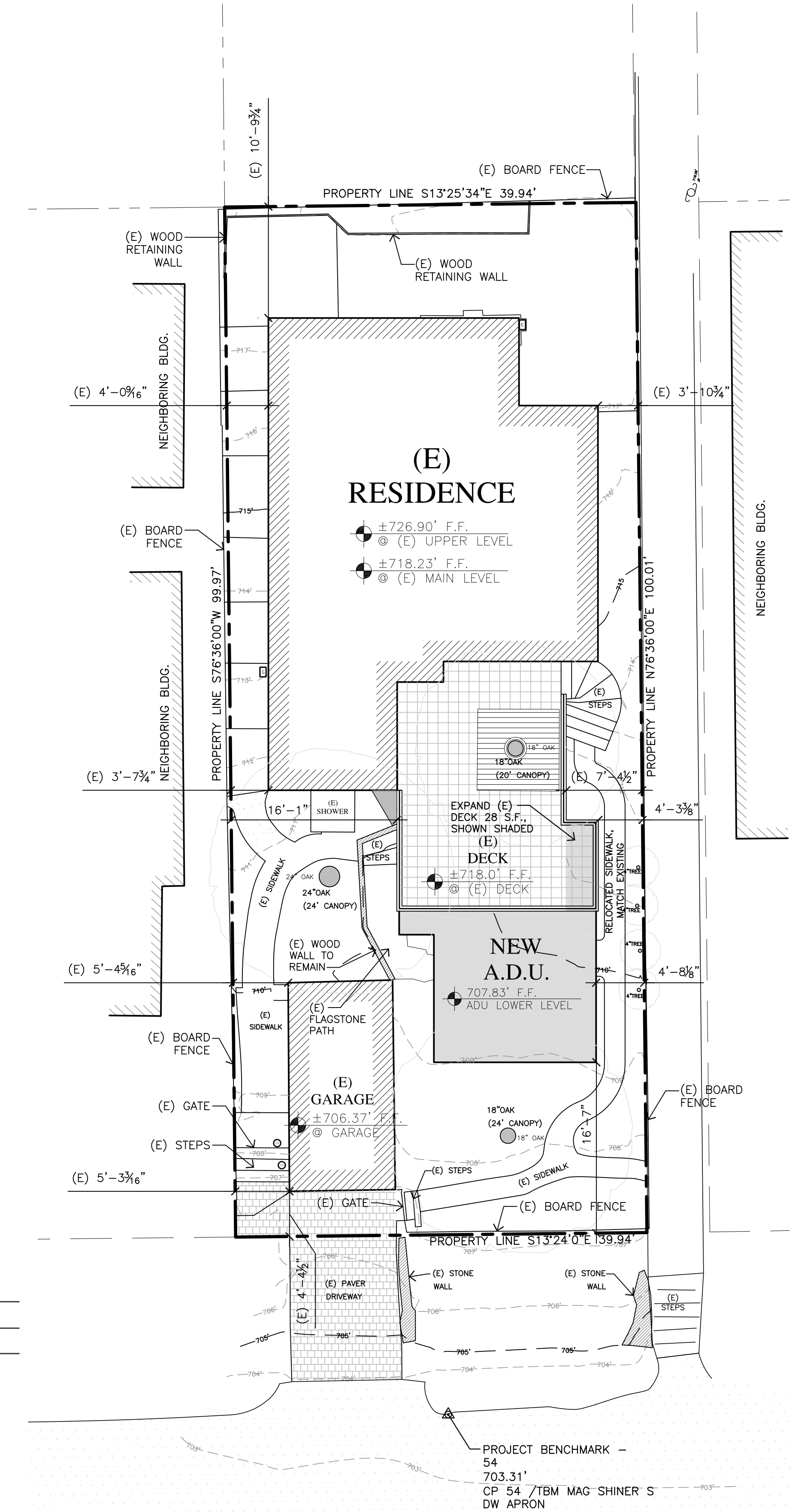
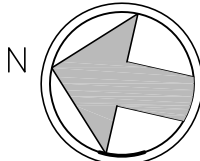


CAMINO REAL  
(A 50' WIDE CITY STREET)

EXISTING SITE PLAN

1/8"=1'-0"

0' 2' 4' 8' 16'



CAMINO REAL  
(A 50' WIDE CITY STREET)

REVISED SUBMITTED SITE PLAN

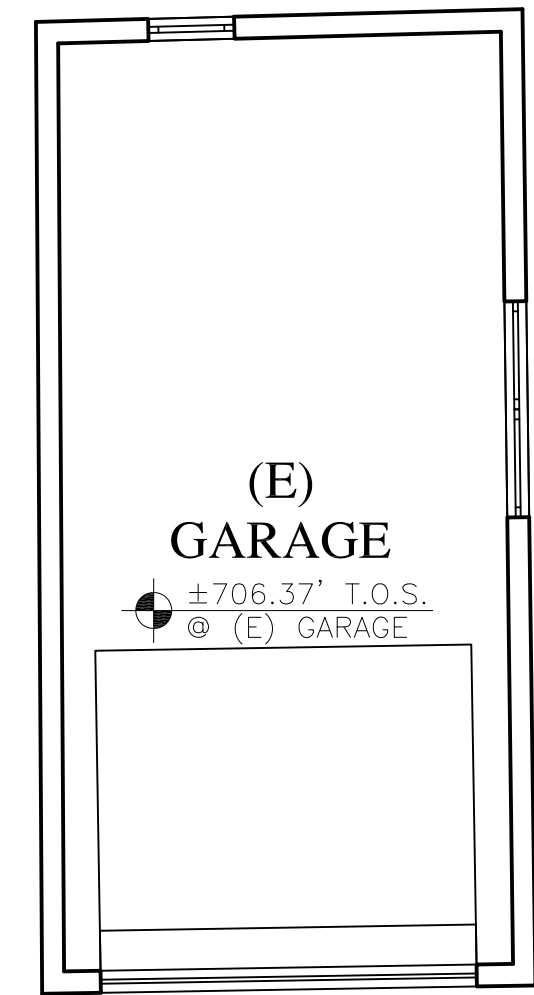
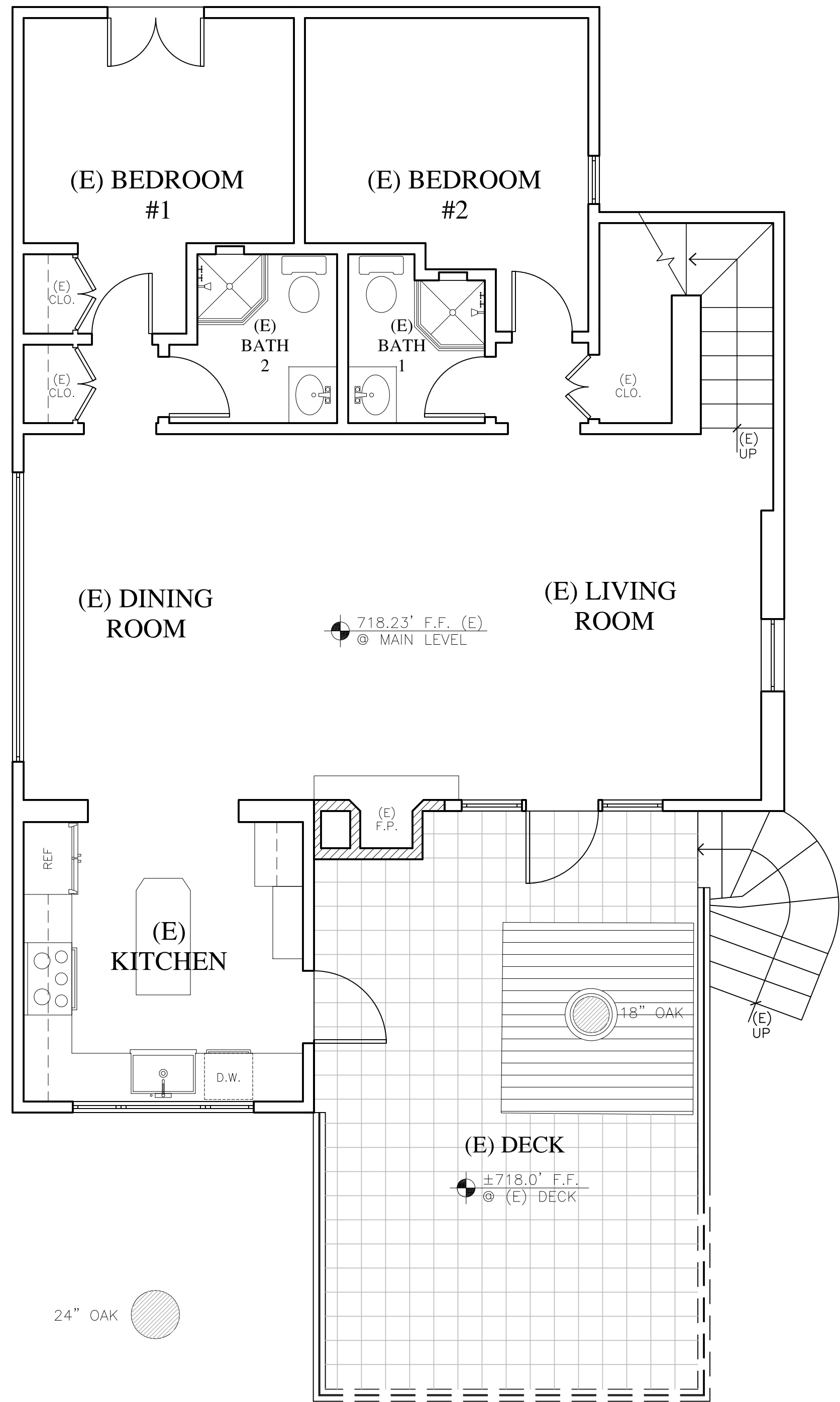
1/8"=1'-0"

CARMEL-BY-THE-SEA  
PLANNING DIVISION  
APPROVED

Permit #: DS 23-363 (Micek)

Date Approved: 6/19/2024

Planner: M. Waffle

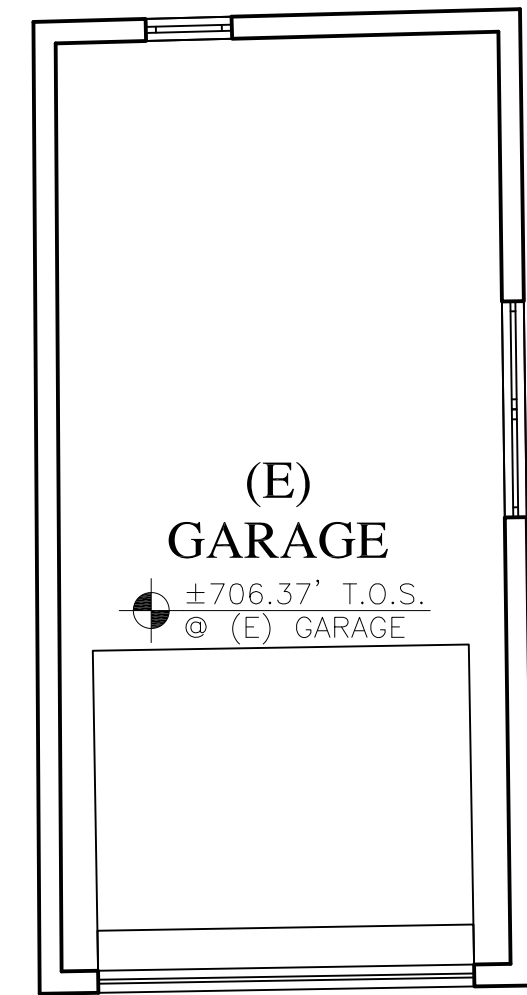
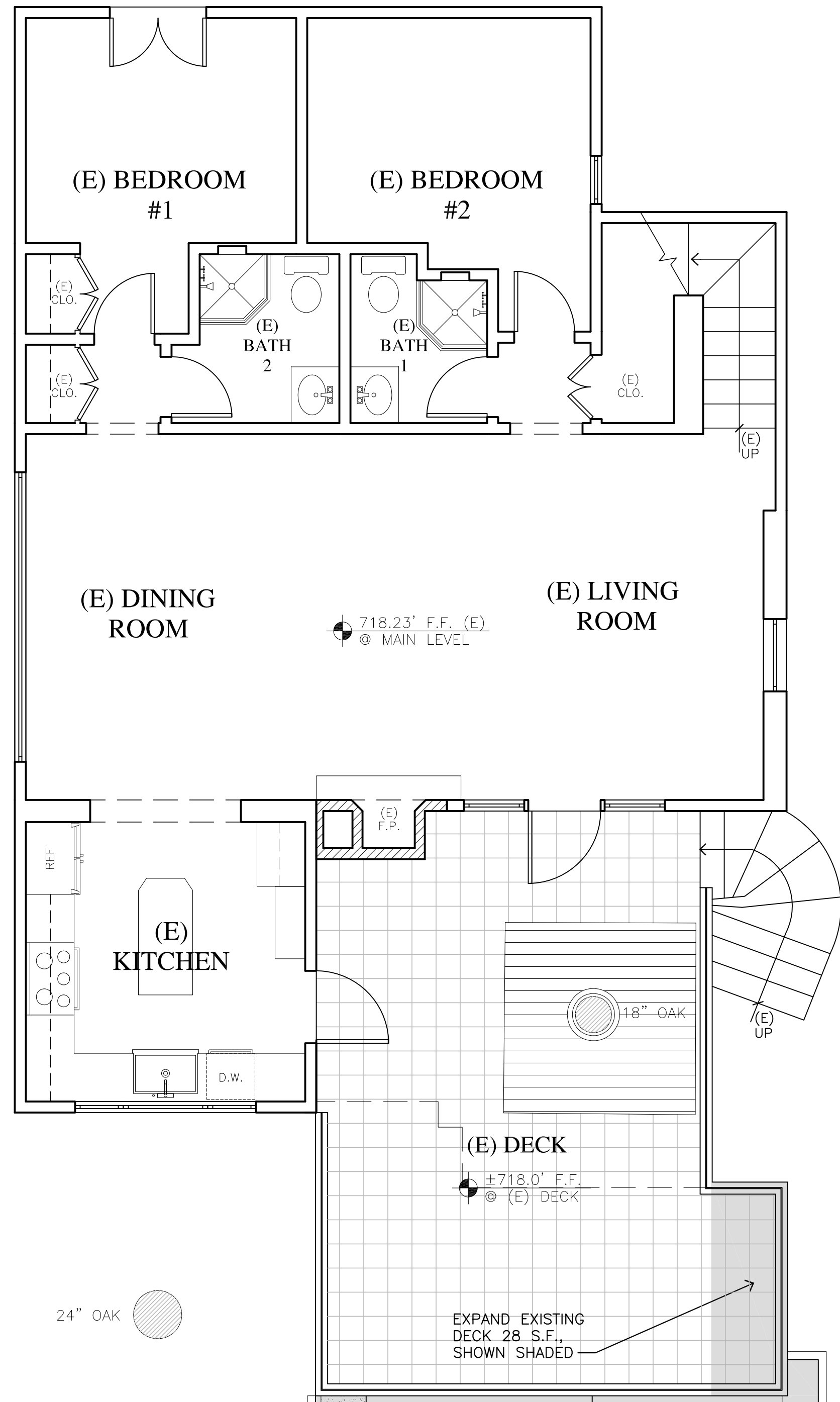
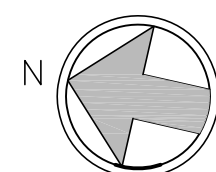
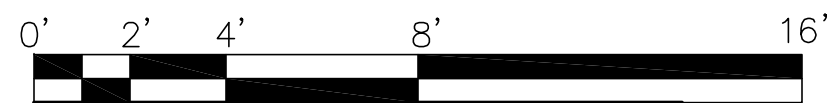


EXISTING/DEMOLITION MAIN LEVEL PLAN

1/4"=1'-0"

**WALL LEGEND**

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.



PROPOSED MAIN LEVEL PLAN

CARMEL-BY-THE-SEA  
PLANNING DIVISION  
APPROVED

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Planner: M. Waffle

1/4"=1'-0"

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STAMPS:

PROJECT/CLIENT:

JOHN & NOELLE  
MICEK

PROJECT ADDRESS:

CAMINO REAL,  
9 NE OF 4TH  
CARMEL BY THE  
SEA,  
CA 93921  
APN: 010-232-017

DATE: NOVEMBER 20, 2023

TRACK-ONE DESIGN STUDY

REVISIONS:

△	APRIL 12, 2024
△	PLANNING RESUBMITTAL
△	
△	
△	
△	
△	

MAIN LEVEL  
PLAN

SHEET NO.

A2.0

DOOR SCHEDULE												
Door No.	Door Size (Finished)			Style	Material	Core	Glass		Finish		Action	Remarks
	Width	Height	Thick				Type	Tempered	Exterior	Interior		
A.D.U.	MAIN LEVEL											
1	3'-0"	6'-8"	2-1/4"	---	WOOD	SOLID	DBL.-PANE	YES	PAINTED	PAINTED	SWING	ADU ENTRY
2	2'-8"	6'-8"	1-3/4"	---	WOOD	SOLID	---	---	---	PAINTED	SWING	BEDROOM
3	2'-8"	6'-8"	1-3/4"	---	WOOD	SOLID	---	---	---	PAINTED	POCKET	BATHROOM
4	2'-8"	6'-8"	1-3/4"	---	WOOD	SOLID	---	---	---	PAINTED	POCKET	LAUNDRY CLOSET
5	2'-0"	6'-8"	1/2"	---	GLASS	SOLID	SGL.-PANE	YES	---	---	SWING	SHOWER DOOR
WINDOW SCHEDULE												
Window No.	Window Size (Finished)			Style	Type	Material	Glass		Finish		Remarks	
	Width	Height	Head Height				Type	Tempered	Exterior	Interior		
A.D.U.	MAIN LEVEL											
1	PR 2'-6"	4'-0"	6'-8"	---	CASEMENT	WOOD	DBL.-PANE	YES	METAL-CLAD	PAINTED	FRENCH CASEMENT	
2	2'-6"	3'-8"	6'-8"	---	CASEMENT	WOOD	DBL.-PANE	NO	METAL-CLAD	PAINTED		
3	6'-6"	4'-2"	6'-10"	---	---	WOOD	DBL.-PANE	NO	METAL-CLAD	PAINTED	CASEMENT/FIXED/CASEMENT	
4	2'-0"	3'-0"	6'-8"	---	CASEMENT	WOOD	DBL.-PANE	NO	METAL-CLAD	PAINTED		

DOOR/WINDOW LEGEND

- ⬡<sub>x" x x"</sub> DENOTES A WINDOW
- ⊗ DENOTES A DOOR

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TRACK-ONE DESIGN STUDY

REVISIONS:

- △ APRIL 12, 2024  
△ PLANNING RESUBMITTAL  
△  
△  
△  
△  
△

ADU LOWER  
LEVEL PLAN

SHEET NO.

ADU3.0

DOOR SCHEDULE

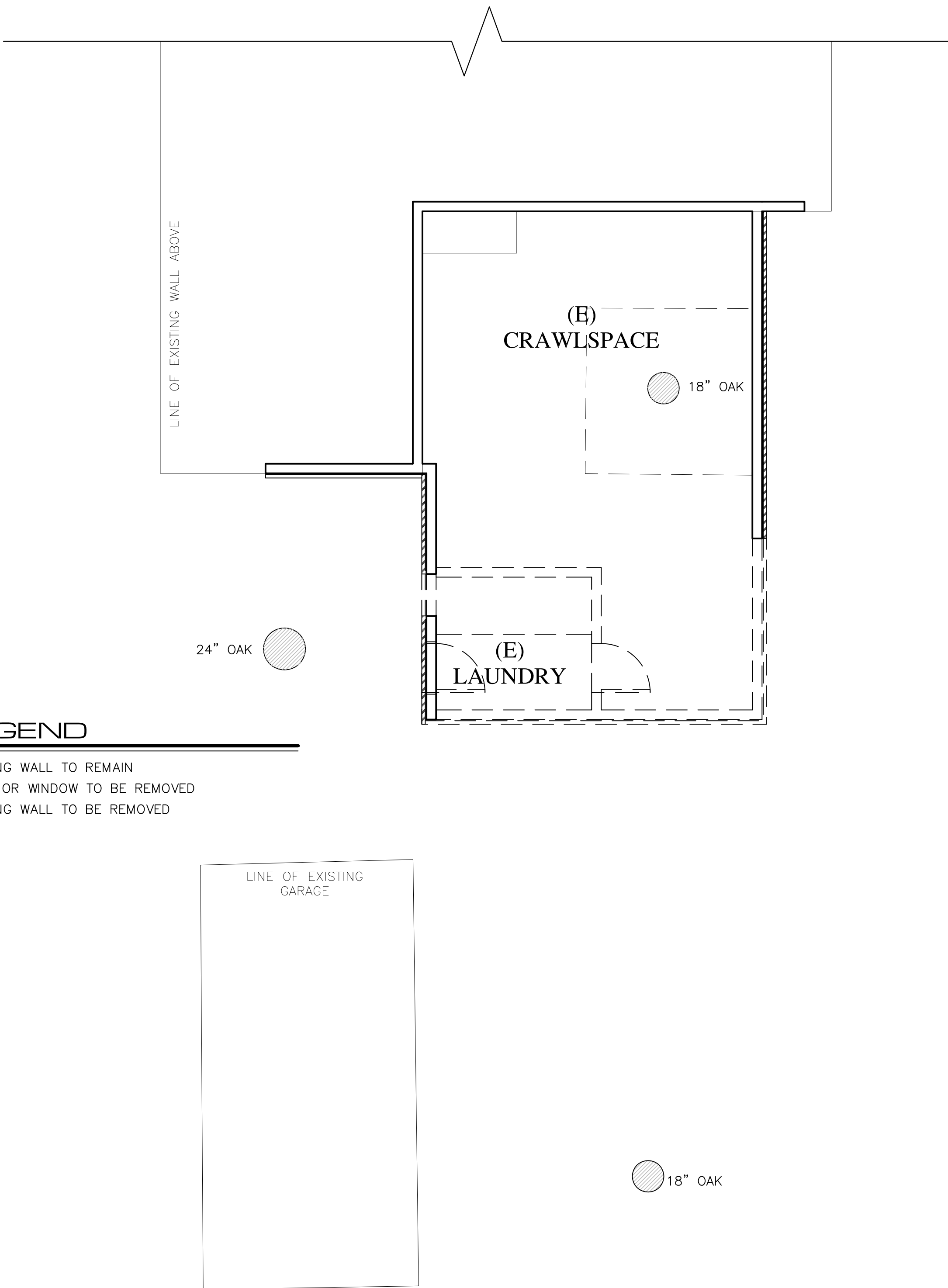
Door No.	Door Size (Finished)			Style	Material	Core	Glass		Finish		Action	Remarks
	Width	Height	Thick				Type	Tempered	Exterior	Interior		
A.D.U. MAIN LEVEL												
1	3'-0"	6'-8"	2-1/4"	---	WOOD	SOLID	DBL.-PANE	YES	PAINTED	PAINTED	SWING	ADU ENTRY
2	2'-8"	6'-8"	1-3/4"	---	WOOD	SOLID	---	---	---	PAINTED	SWING	BEDROOM
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WINDOW SCHEDULE												
Window No.	Window Size (Finished)			Style	Type	Material	Glass		Finish		Remarks	
	Width	Height	Head Height				Type	Tempered	Exterior	Interior		
A.D.U. MAIN LEVEL												
1	PR 2'-6"	4'-0"	6'-8"	---	CASEMENT	WOOD	DBL.-PANE	YES	METAL-CLAD	PAINTED	FRENCH CASEMENT	
2	2'-6"	3'-8"	6'-8"	---	CASEMENT	WOOD	DBL.-PANE	NO	METAL-CLAD	PAINTED		
3	6'-6"	4'-2"	6'-10"	---	---	WOOD	DBL.-PANE	NO	METAL-CLAD	PAINTED	CASEMENT/FIXED/CASEMENT	
4	2'-0"	3'-0"	6'-8"	---	CASEMENT	WOOD	DBL.-PANE	NO	METAL-CLAD	PAINTED		

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

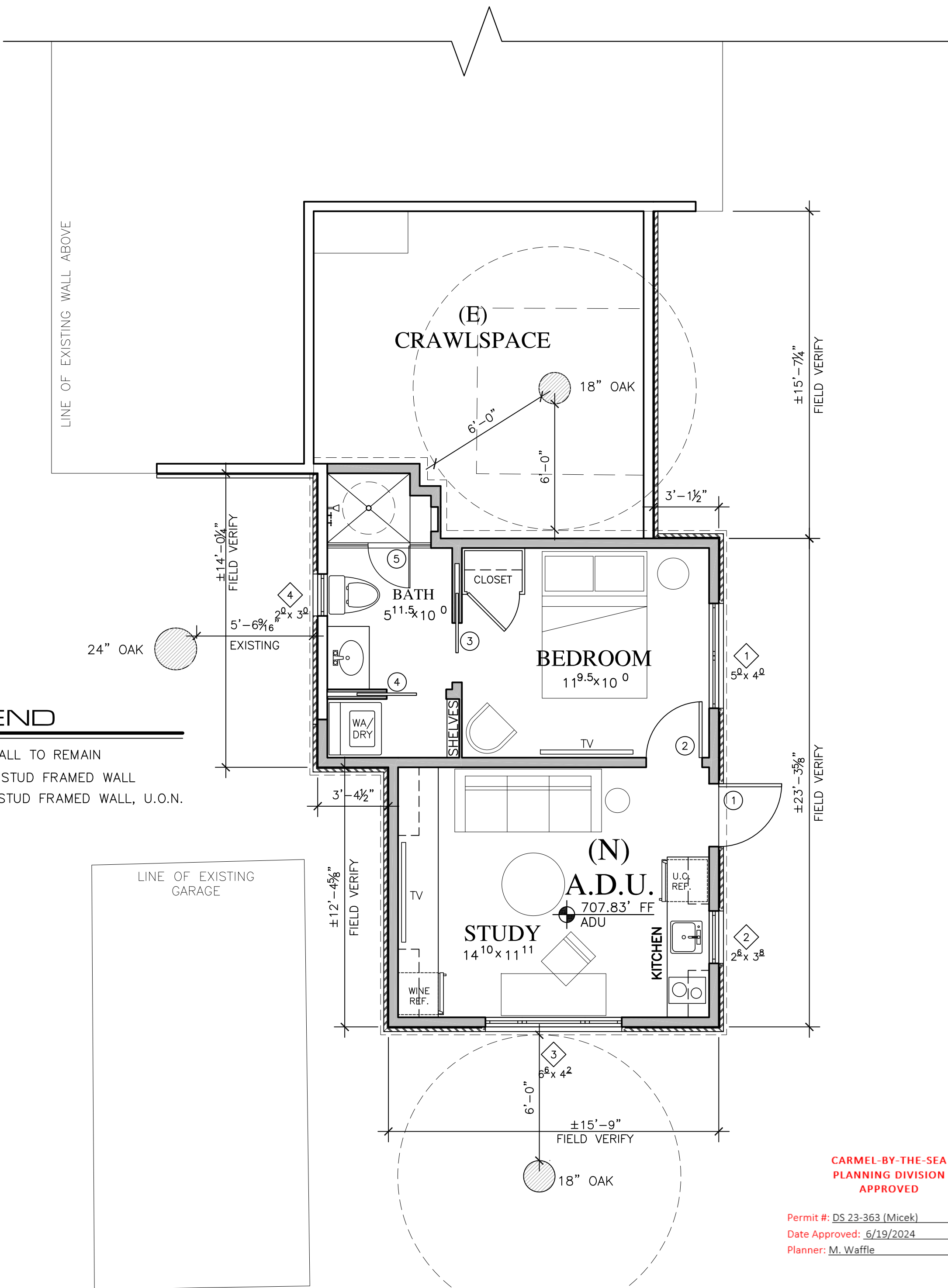
WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED



EXISTING/DEMOLITION LOWER LEVEL PLAN

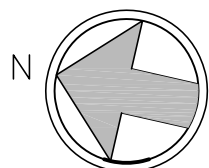
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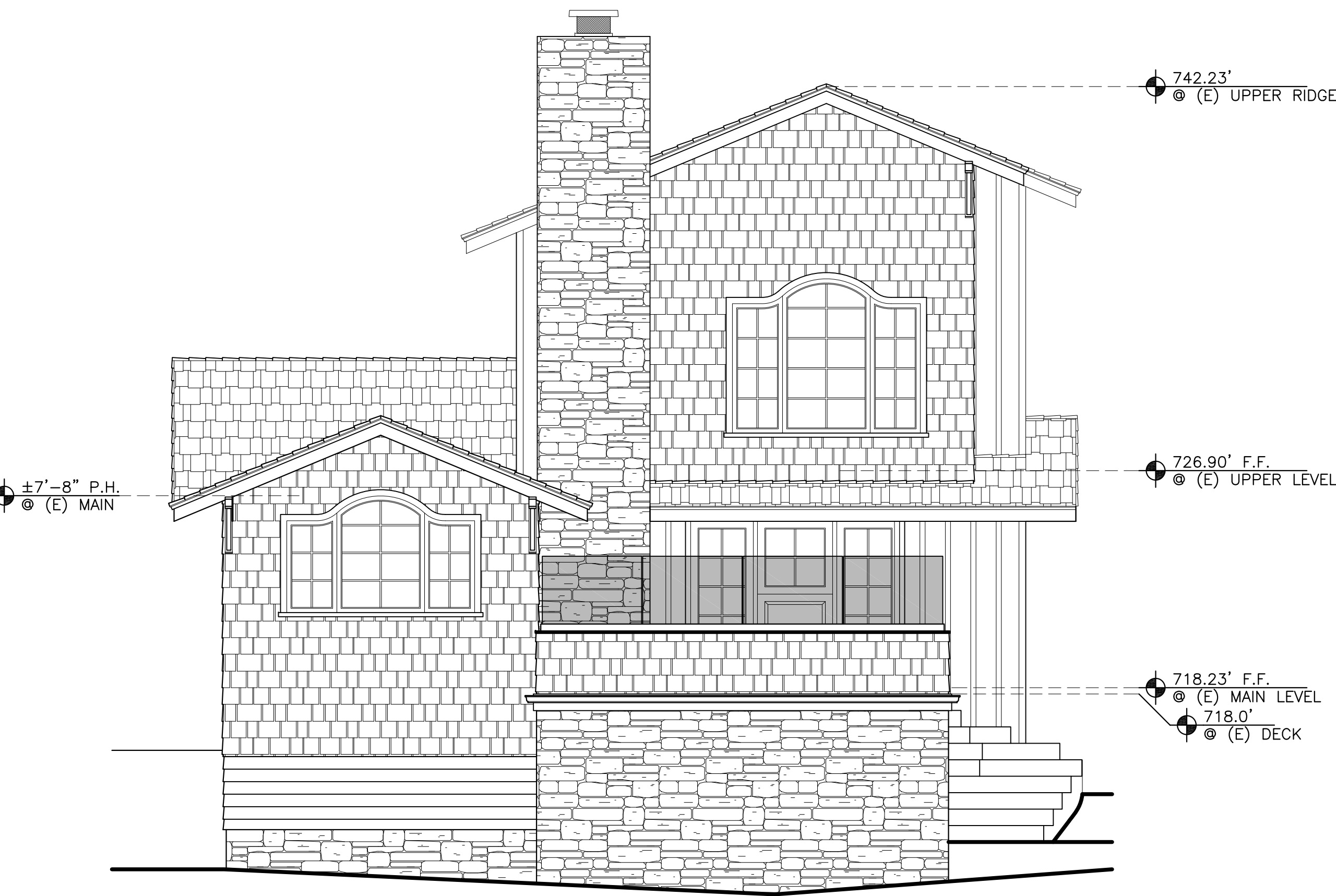


PROPOSED A.D.U. LOWER LEVEL PLAN

CARMEL-BY-THE-SEA  
PLANNING DIVISION  
APPROVED

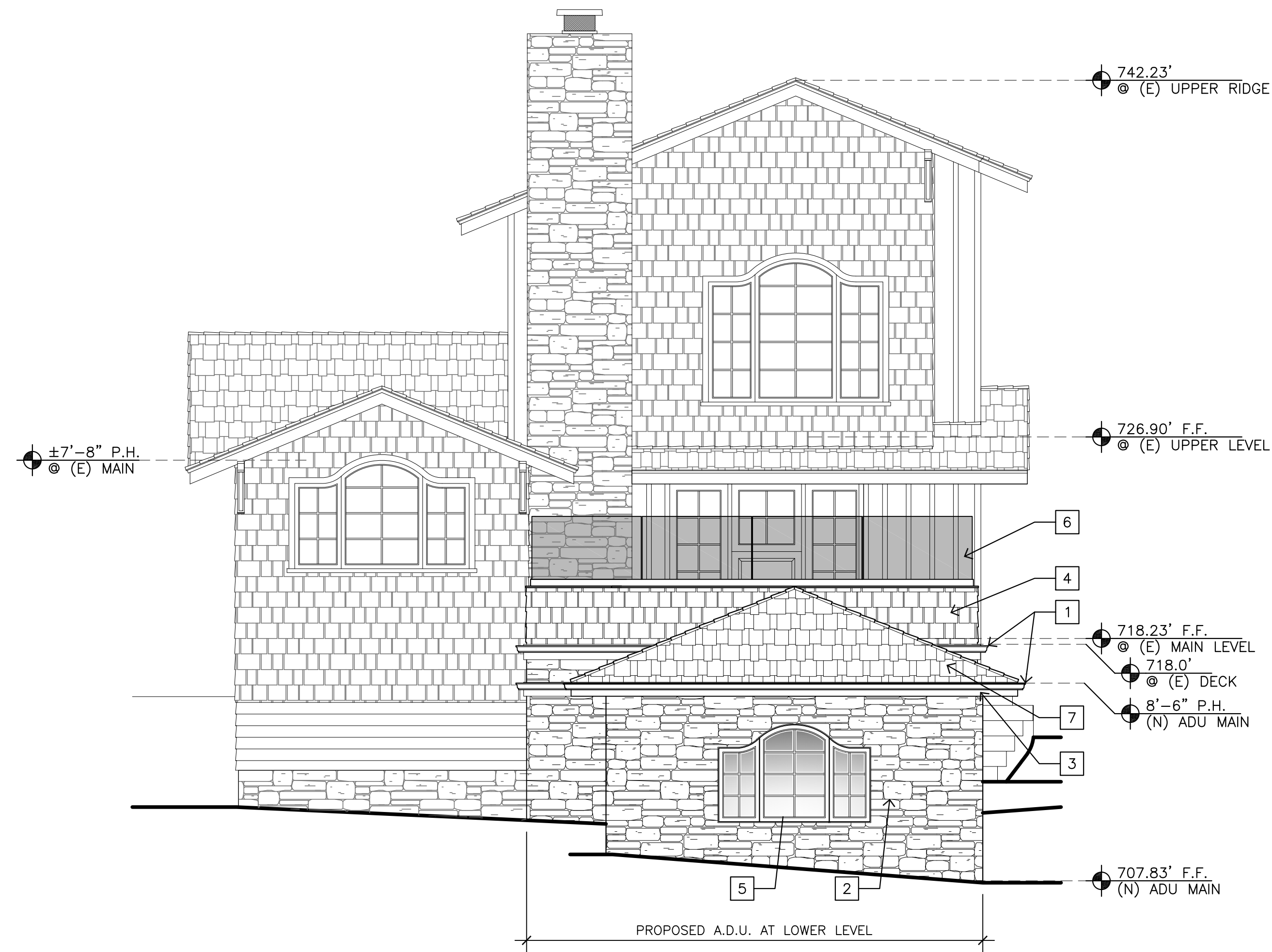
Permit #: DS 23-363 (Micek)  
Date Approved: 6/19/2024  
Planner: M. Waffle





EXISTING WEST ELEVATION

1/4"=1'-0"

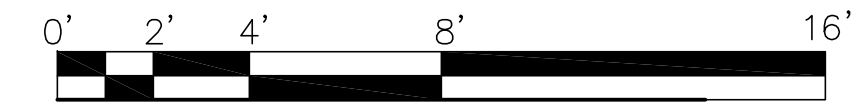


PROPOSED WEST ELEVATION

1/4"=1'-0"

## EXTERIOR FINISH LEGEND

- 1 PAINTED OGEE GALVANIZED GUTTER AND DOWNSPOUTS AT NEW AREAS
- 2 RANDOM STONE VENEER — MATCH EXISTING
- 3 PAINTED 2X CEDAR FASCIA BOARD — MATCH EXISTING
- 4 PAINTED CEDAR SHINGLE SIDING — MATCH EXISTING
- 5 METAL-CLAD WOOD EXTERIOR DOORS AND WINDOWS, MATCH EXISTING
- 6 1/2" TEMPERED GLASS GUARDRAIL — MATCH EXISTING
- 7 CLASS 'A' COMPOSITION SHINGLE ROOF — MATCH EXISTING



JUN A. SILLANO, AIA



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MICEK

### PROJECT ADDRESS:

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APN: 010-232-017

DATE: NOVEMBER 20, 2023

TRACK—ONE DESIGN STUDY

### REVISIONS:

△	APRIL 12, 2024
△	PLANNING RESUBMITTAL
△	
△	
△	
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## ELEVATIONS

SHEET NO.

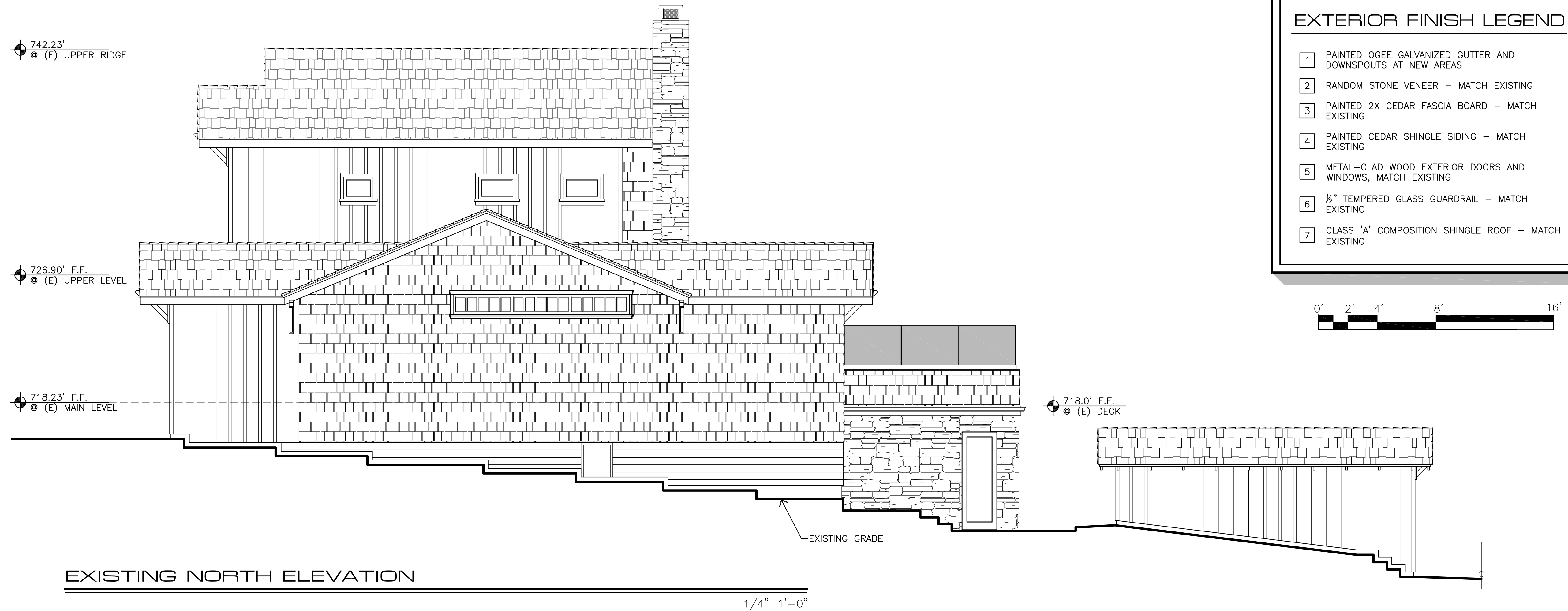
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CARMEL-BY-THE-SEA  
PLANNING DIVISION  
APPROVED

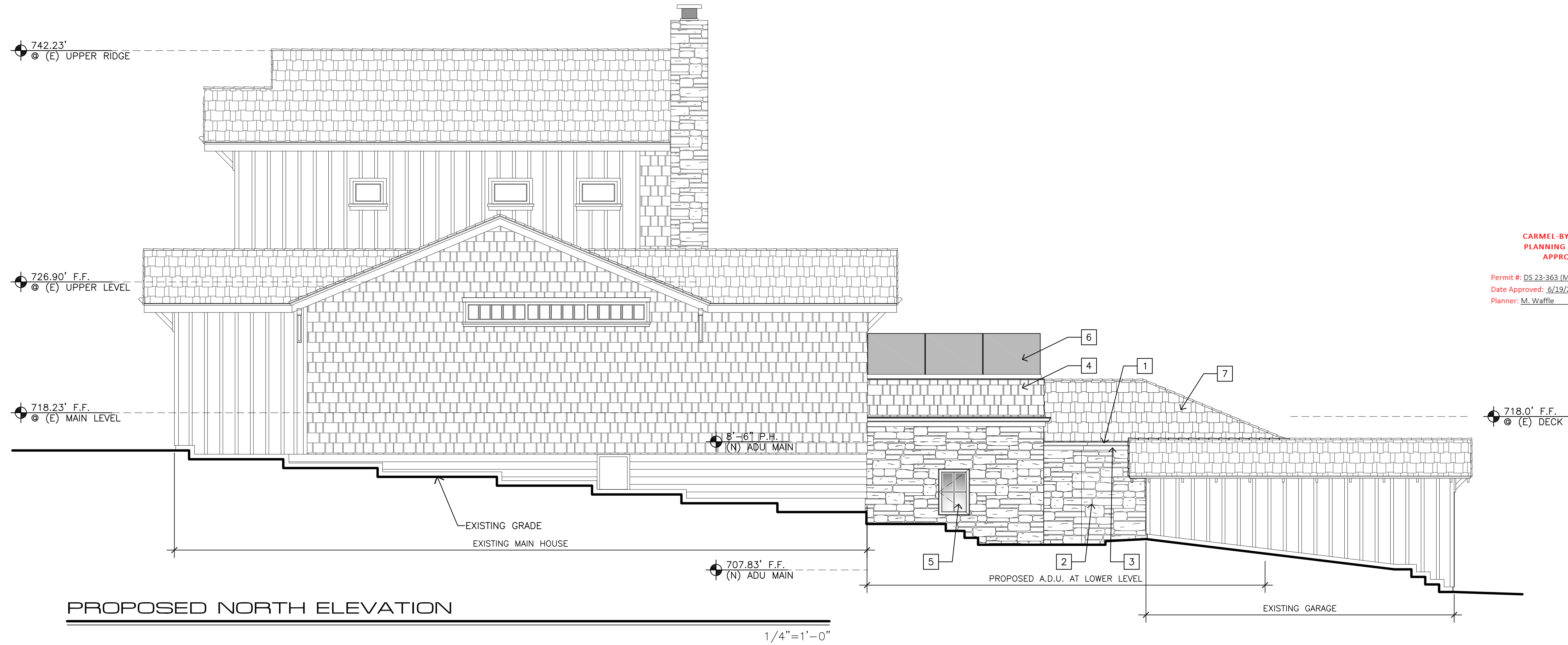
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EXTERIOR FINISH LEGEND	
1	PAINTED OGEE GALVANIZED GUTTER AND DOWNSPOUTS AT NEW AREAS
2	RANDOM STONE VENEER – MATCH EXISTING
3	PAINTED 2X CEDAR FASCIA BOARD – MATCH EXISTING
4	PAINTED CEDAR SHINGLE SIDING – MATCH EXISTING
5	METAL-CLAD WOOD EXTERIOR DOORS AND WINDOWS, MATCH EXISTING
6	½" TEMPERED GLASS GUARDRAIL – MATCH EXISTING
7	CLASS 'A' COMPOSITION SHINGLE ROOF – MATCH EXISTING



CARMEL-BY-THE-SEA  
PLANNING DIVISION  
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MICEK

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APN: 010-232-017

DATE: NOVEMBER 20, 2023

TRACK-ONE DESIGN STUDY

REVISIONS:

△	APRIL 12, 2024
△	PLANNING RESUBMITTAL
△	
△	
△	
△	
△	

ELEVATIONS

SHEET NO.

A6.1

EXTERIOR FINISH LEGEND

- 1

PAINTED OGEE GALVANIZED GUTTER AND DOWNSPOUTS AT NEW AREAS
- 2

RANDOM STONE VENEER – MATCH EXISTING
- 3

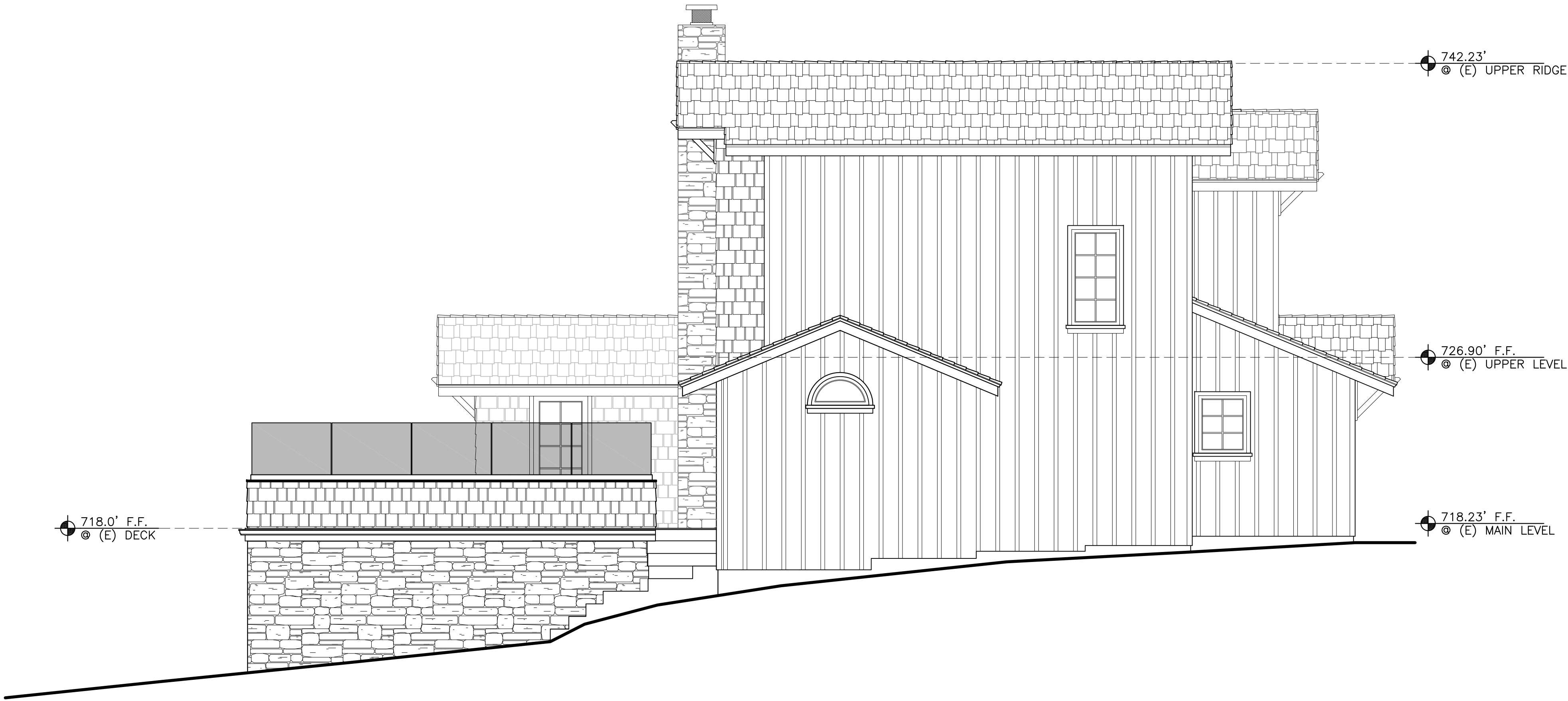
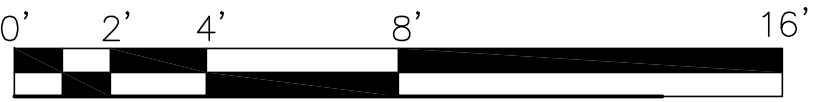
PAINTED 2X CEDAR FASCIA BOARD – MATCH EXISTING
- 4

PAINTED CEDAR SHINGLE SIDING – MATCH EXISTING
- 5

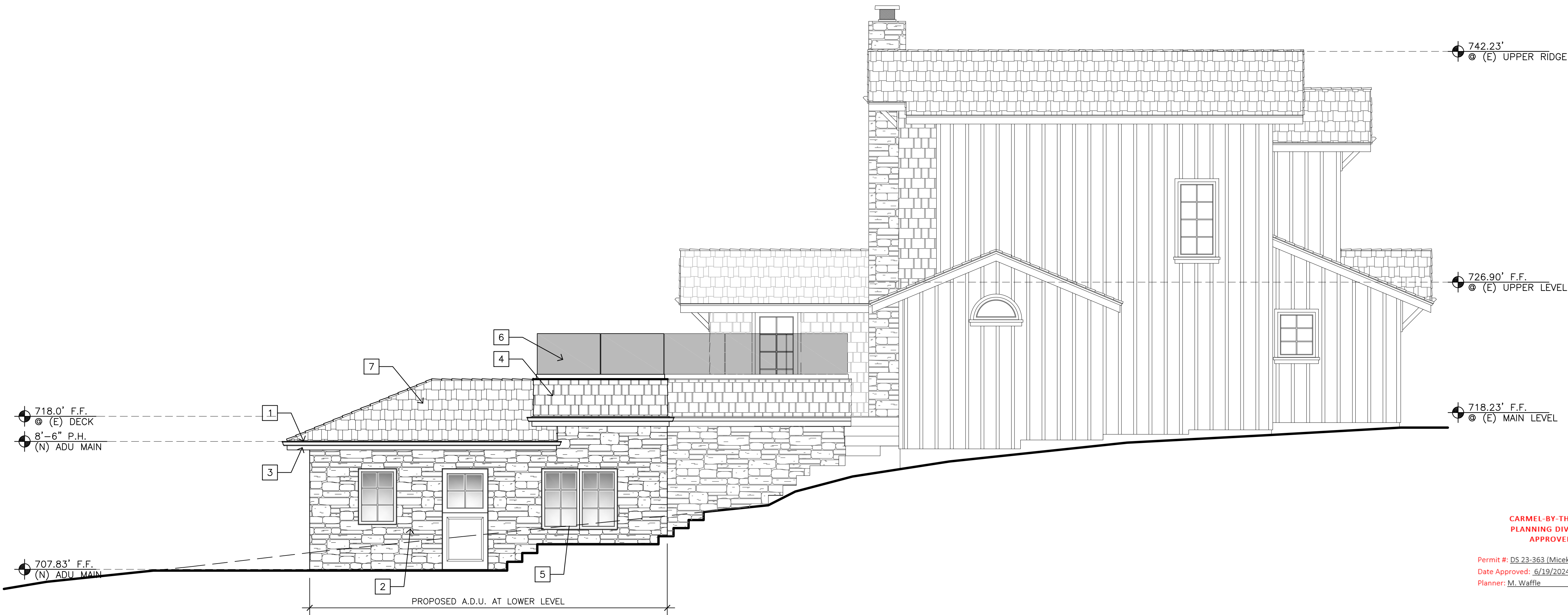
METAL-CLAD WOOD EXTERIOR DOORS AND WINDOWS, MATCH EXISTING
- 6

½" TEMPERED GLASS GUARDRAIL – MATCH EXISTING
- 7

CLASS 'A' COMPOSITION SHINGLE ROOF – MATCH EXISTING



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

JUN A. SILLANO, AIA



721 LIGHTHOUSE AVE  
PACIFIC GROVE CA.  
93950

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STAMPS:

PROJECT/CLIENT:

JOHN & NOELLE  
MICEK

PROJECT ADDRESS:

CAMINO REAL,  
9 NE OF 4TH  
CARMEL BY THE  
SEA,  
CA 93921

APN: 010-232-017

DATE: NOVEMBER 20, 2023

TRACK-ONE DESIGN STUDY

REVISIONS:

- APRIL 12, 2024

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

Permit #: DS 23-363 (Micek)  
Date Approved: 6/19/2024  
Planner: M. Waffle

ELEVATIONS

SHEET NO.

A6.2