County of Monterey

County of Monterey Government Center
1441 Schilling Place, Salinas, CA 93901

Meeting Agenda - Final

Wednesday, July 15, 2026
8:00 AM

Government Center
1441 Schilling Place
Salinas, CA 93901

Administrative Permit

For information on The Ralph M. Brown Act: Open Meetings please click on the link below:
Para obtener información sobre La Ley Ralph M. Brown, siga el siguiente enlace:

https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5

FEE SCAM ALERT: Be aware of a fake invoice scam, if you receive an unexpected invoice related to a county project, call the County Permit Center at 831-755-5025 to confirm its authentic.

ALERTA DE ESTAFA DE TARIFAS: Tenga cuidado con las estafas de facturas falsas, si recibe una factura inesperada relacionada con un proyecto del condado, llame al Centro de Permisos del Condado al 831-755-5025 para confirmar su autenticidad.

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Chief of Planning's alternative actions on any matter before it.

Notice is hereby given that on July 15, 2026 the Chief of Planning of the County of Monterey Housing and Community Development is considering the project described on the following pages.

Any comments or requests that any of the applications be scheduled for public hearing must be received in writing in the office of the County of Monterey Housing and Community Development by 5:00 pm Tuesday, July 14, 2026. A public hearing may be required if any person, based on a substantive issue, so requests.

Si necesita la traducción de esta agenda, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas, o por teléfono al (831) 755-5025. Después de su solicitud, la secretaria asistirá con la traducción de esta agenda.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the County of Monterey Housing and Community Development at (831) 755-5025.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report

SCHEDULED MATTERS

1. PLN190408-EXT1 - NAATAK JK PB LLC (FORMERLY 1536 CYPRESS DRIVE LLC)

Administrative hearing to consider action on a three-year Permit Extension to a previously approved Coastal Administrative Permit and Design Approval to allow partial demolition of the existing single-family dwelling, and re-construction of a 5,822 square foot main level; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

Project Location: 1536 Cypress Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone

Proposed CEQA action: Categorically Exempt pursuant to CEQA Guidelines section 15301 and there are no exceptions pursuant to Section 15300.2

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B - Director of HCD Approval Resolution No. 21-002
Exhibit C - VicinityMap

2. PLN250307 - HIMMELVO LAUREN & JANE

Administrative hearing to consider the construction of a 2,545 square foot addition to an existing 867 square foot single family dwelling including the conversion of 776 square feet of an existing guest room and attached carport; construction of a 512 square foot accessory dwelling unit with an attached 207 square foot garage and associated site improvements, including development on slopes in excess of 30%.

Project Location: 24368 San Juan Road, Carmel, CA 93923.

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to section 15300.2 apply.

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map

Introduced: 6/30/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Administrative Permit

PLN190408-EXT1 - NAATAK JK PB LLC (FORMERLY 1536 CYPRESS DRIVE LLC)

Administrative hearing to consider action on a three-year Permit Extension to a previously approved Coastal Administrative Permit and Design Approval to allow partial demolition of the existing single-family dwelling, and re-construction of a 5,822 square foot main level; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

Project Location: 1536 Cypress Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone

Proposed CEQA action: Categorically Exempt pursuant to CEQA Guidelines section 15301 and there are no exceptions pursuant to Section 15300.2

RECOMMENDATIONS

It is recommended that the County of Monterey Chief of Planning adopt a resolution to:

a) Find that the project qualifies as a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
b) Approve a three-year extension to a Coastal Administrative Permit and Design Approval (PLN190408) to allow partial demolition of the existing single-family dwelling, and re-construction of a 5,822 square foot main level; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 2 conditions of approval.

PROJECT INFORMATION

Agent: The Law Offices of Aengus L. Jeffers
Property Owner: 1536 Cypress Drive LLC.
APN: 008-411-012-000
Parcel Size: 0.83 acres
Zoning: LDR/1.5-D(CZ)
Plan Area: Del Monte Forest Land Use Plan, Coastal Zone

SUMMARY

Staff is recommending approval of a Permit Extension to a Coastal Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution.

Please read these carefully and contact the planner if you have any questions.

Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions

prior to the issuance of a building/grading permits and/or commencement of the approved use.

On July 15, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, July 14, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Planning Commission if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

OTHER AGENCY INVOLVEMENT
None

Prepared by: Summer Obledo, Permit Technician II, ext. 7096
Reviewed and approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval

Exhibit B - Director of HCD Approval Resolution No. 21-002
Exhibit C - Vicinity Map

cc: Front Counter Copy; Summer Obledo, Permit Technician II; Jaquelyn M. Nickerson, Principal Planner; 1536 Cypress Drive LLC, Property Owners; Aengus L. Jeffers, Agent; The Open Monterey Project; LandWatch Christina McGinnis (Executive Director); Planning File PLN190408-EXT1.

County of Monterey

Item No.1

Administrative Permit

Legistar File Number: AP 26-059

July 15, 2026

Introduced: 6/30/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN190408-EXT1 - NAATAK JK PB LLC (FORMERLY 1536 CYPRESS DRIVE LLC)
Administrative hearing to consider action on a three-year Permit Extension to a previously approved Coastal Administrative Permit and Design Approval to allow partial demolition of the existing single-family dwelling, and re-construction of a 5,822 square foot main level; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.
Project Location: 1536 Cypress Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone
Proposed CEQA action: Categorically Exempt pursuant to CEQA Guidelines section 15301 and there are no exceptions pursuant to Section 15300.2

RECOMMENDATIONS
It is recommended that the County of Monterey Chief of Planning adopt a resolution to:

a) Find that the project qualifies as a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
b) Approve a three-year extension to a Coastal Administrative Permit and Design Approval (PLN190408) to allow partial demolition of the existing single-family dwelling, and re-construction of a 5,822 square foot main level; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).
Staff recommends approval subject to 2 conditions of approval.

PROJECT INFORMATION
Agent: The Law Offices of Aengus L. Jeffers
Property Owner: 1536 Cypress Drive LLC.
APN: 008-411-012-000
Parcel Size: 0.83 acres
Zoning: LDR/1.5-D(CZ)
Plan Area: Del Monte Forest Land Use Plan, Coastal Zone

SUMMARY
Staff is recommending approval of a Permit Extension to a Coastal Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution.
Please read these carefully and contact the planner if you have any questions.

Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On July 15, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, July 14, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Planning Commission if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

OTHER AGENCY INVOLVEMENT
None

Prepared by: Summer Obledo, Permit Technician II, ext. 7096
Reviewed and approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval

Exhibit B - Director of HCD Approval Resolution No. 21-002
Exhibit C - Vicinity Map

cc: Front Counter Copy; Summer Obledo, Permit Technician II; Jaquelyn M. Nickerson, Principal Planner; 1536 Cypress Drive LLC, Property Owners; Aengus L. Jeffers, Agent; The Open Monterey Project; LandWatch Christina McGinnis (Executive Director); Planning File PLN190408-EXT1.

Exhibit A

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EXHIBIT A
DRAFT RESOLUTION

Before the Chief of Planning
in and for the County of Monterey, State of California

In the matter of the application of:
1536 Cypress Drive LLC (PLN190408-EXT1)

RESOLUTION NO. 26-059

Resolution by the County of Monterey Chief of Planning:

1) Finding that the project qualifies as a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
2) Approving a three-year Permit Extension to a previously approved Coastal Administrative Permit and Design Approval to allow partial demolition of the existing single-family dwelling, and re-construction of a 5,822 square foot main level; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

[PLN190408-EXT1, 1536 Cypress Drive LLC., 1536 Cypress Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone. (Assessor's Parcel Number 008-411-012-000)]

The 1536 Cypress Drive LLC application (PLN190408-EXT1) came on for an administrative hearing before the County of Monterey Chief of Planning on July 15, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Chief of Planning finds and decides as follows:

RECITALS

WHEREAS, on January 20, 2021, a Coastal Administrative Permit and Design Approval PLN190408, was approved by the Director of Housing and Community Development through Resolution No. 21-002. As approved, the project consists of a Coastal Administrative Permit and Design Approval to allow partial demolition of the existing single-family dwelling, and re-construction of a 5,822 square foot main level; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources. In accordance with the resolution, this entitlement is set to expire on January 20, 2024;

WHEREAS, the applicant submitted an extension request for the related construction permit 21CP00873, and PLN190408 prior to the expiration of the planning entitlement; however, the County did not process the request. On May 18, 2026, the applicant followed up on the request

and the County granted the construction permit (21CP00873) and planning entitlement (PLN190408) a one-year extension for bother application that is set to expire on May 18, 2027;

WHEREAS, Pursuant to Monterey County Code (MCC) Title 20 (Coastal Zone), Section 20.82.110.A, a written request from the permittee, provided such request is made at least thirty (30) days prior to the expiration of the Combined Development Permit. The written request shall be filed with the Appropriate Authority and set forth reasons supporting the request. Agent, Aengus L. Jeffers has submitted a written request prior to the expiration stating an extension is needed due to needing more time to close escrow on the property. The new buyer will be postponing demolition of the existing residence until after the June 2027 US Open Championship;

WHERERAS, this extension does not include any changes to the approved project scope that would affect the conclusion or findings by which the project was approved in Resolution No. 21-002; therefore, there is no change to the findings of site suitability and health life and safety. This Extension only modifies the term of the Coastal Administrative Permit and Design Approval;

WHEREAS, Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on subject property;

WHEREAS condition compliance approved with Resolution No. 21-002 continues to apply and shall be satisfied under PLN190408. This Extension only modifies the expiration date of the Permit from May 18, 2027, to May 18, 2030.

WHEREAS California Environmental Quality Act (CEQA) Guidelines Section 15301 categorically exempts the minor alteration of existing public or private structures and facilities involving negligible or no expansion of use. Therefore, the proposed development is consistent with CEQA Guidelines Section 15301 and none of the exceptions under CEQA Guidelines Section 15300.2 apply to this project; and

WHEREAS, pursuant to Title 20 section 20.86.030, the discretionary decisions of the Chief of Planning are appealable to the Board of Supervisors. The decision of the Board of Supervisors would be final and may not be appealed.

DECISION

NOW, THEREFORE BE IT RESOLVED, based on the above recitals, the County of Monterey `Chief of Planning does hereby:

1) Finding that the project qualifies as a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and

2) Approving a three-year Permit Extension to a previously approved Coastal Administrative Permit and Design Approval to allow partial demolition of the existing single-family dwelling, and re-construction of a 5,822 square foot main level; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

PASSED AND ADOPTED this 15th day of July 2026.

_____

Melanie Beretti, AICP,

Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.
2. Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.
3. Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN190408-EXT1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Extension Permit (PLN190408-EXT1) allows a Coastal Administrative Permit and Design Approval to allow partial demolition of the existing single-family dwelling and re-construction of a 5,822 square foot main level; and Coastal Administrative Permit to allow development within 750 feet of known archaeological resources. The property is located at 1536 Cypress Drive, Pebble Beach (Assessor's Parcel Number 008-411-012-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Permit Extension (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 008-411-012-000 on July 15, 2026. The permit was granted subject to 2 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

Exhibit B

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Before the Director of Housing and Community Development in and for the County of Monterey, State of California

In the matter of the application of:
1536 CYPRESS DRIVE LLC (PLN190408)
RESOLUTION NO. 21 - 002
Resolution by the Monterey County Director of Housing and Community Development:

1. Finding that the project, as the partial demolition and re-construction of a 5,822 square foot main level of a single-family dwelling, qualifies as a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approving a Coastal Administrative Permit and Design Approval to allow partial demolition of the existing single-family dwelling, and re-construction of a 5,822 square foot main level; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

1536 Cypress Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-411-012-000)

The 1536 CYPRESS DRIVE LLC application (PLN190408) came on for an administrative decision hearing before the Monterey County Director of Housing and Community Development (HCD) on January 20, 2021. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Director of HCD finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The proposed project and/or use, as conditioned, is consistent with the policies of the Monterey County 1982 General Plan, Del Monte Forest Land Use Plan, Del Monte Forest Coastal Implementation Plan – Part 5, Monterey County Zoning Ordinance - Coastal (Title 20), and other County health, safety, and welfare ordinances related to land use development.

EVIDENCE:

a) The proposed project involves the partial demolition and re-construction of a 5,822 square foot main level of an existing single-family dwelling.

b) The project has been reviewed for consistency with the text, policies, and regulations in the:
- 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan (DMF LUP);
- Del Monte Forest Coastal Implementation Plan, Part 5 (DMF CIP); and
- Monterey County Zoning Ordinance - Coastal (Title 20).

c) No conflicts were found to exist. No communications were received during the course of review of the project indicating any

inconsistencies with the text, policies, and/or regulations of the applicable Monterey County Code (MCC). The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.

d) Allowed Use. The property is located at 1536 Cypress Drive, Pebble Beach (Assessor's Parcel Number 008-411-012-000), DMF LUP, Coastal Zone. The parcel is zoned Low Density Residential, 1.5 acres per unit, with a Design Control overlay (Coastal Zone) [LDR/1.5-D (CZ)]. Pursuant to MCC Section 20.14.040.A, LDR zoning allows residential development as a principle use subject to the granting of a Coastal Administrative Permit. Therefore, the proposed development is an allowed use for this site. The Design Control zoning overlay requires the granting of a Design Approval for the proposed development (see subsequent Evidence g).

e) Pursuant to MCC Section 20.70.120.A.4, the subject property is located between the sea and the first public road (i.e., State Route or Highway 1), and the proposed project would result in the partial demolition and re-construction of approximately 5,822 square feet of floor area of the existing residence; therefore, as proposed, the project is not exempt from the requirement for a coastal development permit. Based on the specific circumstances of a proposed project, planning permits or entitlements (i.e., coastal development permits) in the Coastal Zone may be processed as either a Coastal Administrative Permit (CAP) or a Coastal Development Permit (CST). The circumstances and scope of the proposed project warrant the processing of a CAP for the proposed development.

f) Lot Legality. The subject 1.15-acre parcel (50,477 square feet), Assessor's Parcel Number (APN) 008-411-012-000, is identified in its current configuration in both the 1964 (Volume 1) and 1972 (Volume 3) Assessor's Map Books, and under separate ownership. Additionally, the County issued previous discretionary and ministerial permits to allow development of the property with the existing residential structure and use. Therefore, the County recognizes the subject property as a legal lot of record.

g) Design. Pursuant to MCC Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The primary exterior colors and materials proposed for the residence include the following: tan stucco and limestone siding with wood and limestone accents/trim, bronze windows, steel fascia, glass railing, and river rock roof ballast.

The dwellings within this residential area have a variety of architectural styles and the proposed exterior colors and finishes blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and are consistent with other dwellings in the neighborhood. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

h) Review of Development Standards. As proposed and summarized below, the project conforms with all applicable and required development standards. The development standards for the LDR zoning district are identified in MCC Section 20.14.060. Required setbacks for main structures in the LDR district are 30 feet (front), 20 feet (rear), and 20 feet (sides), and the maximum allowed height is 30 feet.

As proposed, the single-family dwelling would have a front setback of 190 feet, side setbacks of 20 feet and 35 feet, and a rear setback of 50 feet. The height of the proposed residence is 18.41 feet.

In the LDR/1.5 zoning district, the allowed building site coverage maximum is 15 percent and the floor area ratio maximum is 17.5 percent. The building site is approximately 1.15 acres (50,477 square feet), which would allow structural site coverage of 7,571 square feet and floor area of 8,833 square feet. As proposed, the project would result in building coverage of 7,268 square feet (14.4 percent) and floor area of 5,806 square feet (11.5 percent). The site coverage exceeds the floor area due to roof overhangs that exceed 30 inches. The project also includes approximately 1,564 square feet of impervious surfaces (driveway, walkways, and spa), for a total of 8,832 square feet of site structural and impervious surface coverage (see Evidence i below).

i) Pescadero Watershed. The project site is also located within the Pescadero Watershed, as shown on the DMF LUP Figure 2b; therefore, site structural and impervious surface coverage is limited to 9,000 square feet per Policy 77 of the DMF LUP. As proposed, the project would result in site coverage, including impervious surfaces, of 8,832 square feet, below the maximum allowed of 9,000 square feet. Therefore, the project is consistent with the DMF LUP policy regarding development within the Pescadero Watershed.

j) Cultural Resources. The project site is in an area identified in County records as having a high archaeological sensitivity. Although located in an area of high sensitivity, the area of proposed development has been disturbed by previous structural and hardscape development, including major excavation work for the lower level of the residence. As proposed, the residential remodel would be located within the existing developed footprint. In addition, an archaeological survey (LIB120123) prepared for the project site concluded that there is no surface evidence of potentially significant archaeological resources. Therefore, potential impacts to archaeological resources are not anticipated from this project. Potential for inadvertent impacts to cultural resources are addressed by the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

k) Public Access. See Finding No. 5 and supporting evidence.

l) Visual Resources and Public Viewshed. The subject property is identified as an area where the Local Coastal Program may require visual public access (Figure 3, Visual Resources, in the Del Monte Forest Land Use Plan). Based on review of the application materials, as well as a site visit on February 14, 2020, the development proposal will not interfere with visual access along 17-Mile Drive or any

common public viewing area or vista point. Due to distance and topography, the property and structure are not visible from 17-Mile Drive. Existing trees also add to screening of potential visual impacts from 17-Mile Drive.
Also, as described above in Evidence h, the proposed single-family dwelling would conform to all required development standards for this zoning district. The proposed development is also located in a residential neighborhood, and surrounding lots have been developed with similar residential development.
The project site is also located within the Point Lobos viewshed and may be visible from public vantage points. However, the project is not expected to adversely affect public views given the proposed design, existing setting, and distance from Point Lobos. The re-constructed main level of the residence will be six (6) inches lower than the existing elevation, and will consist of materials and colors that blend well with the surrounding natural environment.
Additionally, the proposed development is consistent with Del Monte Forest Land Use Plan Policies 123 and 137, and will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. As proposed, the design of the residence's re-constructed main level will not increase the visual impacts over the existing baseline. Therefore, the project would not result in any visual impacts, and is consistent with the DMF LUP policies regarding Scenic and Visual Resources, and will not result in adverse visual impacts. See also Finding No. 5, Evidence d.

m) The project was not referred to the DMF Land Use Advisory Committee (LUAC) for review. Based on the current LUAC Guidelines, this project did not warrant referral.

n) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190408.

2. **FINDING:** **SITE SUITABILITY –** The site is physically suitable for the proposed development and/or use.

EVIDENCE: a) The project involves a major remodel of an existing single-family dwelling within an established residential neighborhood.

b) The project was reviewed for site suitability by the following departments and agencies: HCD-Planning, Public Works, Environmental Services, Pebble Beach Community Services District and the Environmental Health Bureau. County staff reviewed the application materials and plans, as well as the County's GIS database, to verify that the proposed project on the subject site conforms to the applicable plans and regulations, and that the site is suitable for the proposed development. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

c) The following technical reports have been prepared for the proposed project and site:

- Geotechnical Investigation (LIB200057) prepared by Butano Geotechnical Engineering, Inc., Freedom, California, February 10, 2020; and
- Archaeological Records Review Letter (LIB120123) prepared by Archaeological Consulting, Salinas, California, April 19, 2012;
- Archaeological Monitoring Letter Report prepared by Archaeological Consulting, Salinas, California, April 19, 1994; and
- Preliminary Cultural Resources Reconnaissance prepared by Archaeological Consulting, Salinas, California, November 2, 1993.

d) County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. All development shall be in accordance with these reports.

e) The project planner reviewed the application materials and aerial imagery, and conducted a site inspection on February 14, 2020, to verify that the site is suitable for the proposed use.

f) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190408.

3. **FINDING:** **HEALTH AND SAFETY –** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: a) The project was reviewed by HCD-Planning, Public Works, Environmental Services, Pebble Beach Community Services District and the Environmental Health Bureau. Conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities are available. The existing single-family dwelling has existing public water and sewer connections provided by the California American Water Company and the Pebble Beach Community Services District/Carmel Area Wastewater District, respectively, and will continue to use these same connections.

c) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File No. PLN190408.

4. **FINDING:** **NO VIOLATIONS –** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE: a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on the subject property.

b) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190408.

5. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan – Part 5 can be demonstrated.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the Del Monte Forest Land Use Plan).

d) The subject project site is identified as an area where the Local Coastal Program may require visual public access (Figure 3, Visual Resources, in the Del Monte Forest Land Use Plan). Based on review of the application materials, as well as a site visit on February 14, 2020, the development proposal will not interfere with visual access along 17-Mile Drive. Due to distance and topography, the property and structure are not visible from 17-Mile Drive. Existing trees also add to screening of potential visual impacts from 17-Mile Drive. The project site is also located within the Point Lobos viewshed and may be visible from public vantage points. However, the project is not expected to adversely affect public views given the proposed design, existing setting, and distance from Point Lobos. The re-constructed main level of the residence will be six (6) inches lower than the existing elevation, and will consist of materials and colors that blend well with the surrounding natural environment. Additionally, the proposed development is consistent with Del Monte Forest Land Use Plan Policies 123 and 137, and will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. As proposed, the design of the residence's re-constructed main level will not increase the visual impacts over the existing baseline. Therefore, the project would not result in any visual impacts, and the project is consistent with the applicable visual resource and public access policies of the Del Monte Forest Land Use Plan. See also Finding No. 1, Evidence l.

e) The project planner conducted a site inspection on February 14, 2020, to verify that the proposed project would not impact public visual access.

f) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190408.

6. **FINDING:** **CEQA (Categorically Exempt) –** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines Section 15301 categorically exempts the minor alteration of existing public or private structures and facilities involving negligible or no expansion of use.

b) The proposed project involves a remodel of an existing single-family dwelling within the existing development footprint, and within an established residential neighborhood. Therefore, the proposed development qualifies as a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. Additionally, there is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class.

d) No adverse environmental effects were identified during staff review of the development application, or during a site inspection on February 14, 2020.

e) The technical reports prepared for the project do not identify any potential significant or cumulative impacts. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190408.

7. **FINDING:** **PUBLIC NOTICE -** Consideration of the request for the Coastal Administrative Permits has been carried out pursuant to Monterey County Code Section 20.76.040 of Monterey County Code Title 20 (Coastal Zoning).

EVIDENCE:

a) On January 7, 2021, notices were mailed to all property owners within 300 feet of the project site and to persons who requested notice.

b) On January 6, 2021, notices were posted in at least 3 different public places on and near the subject property.

c) Notice of the administrative consideration was published on January 7, 2021, in the Monterey County Weekly.

d) No objections were received during the published notification period from January 7 to January 19, 2021.

8. **FINDING:** **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: a) Board of Supervisors. Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) Coastal Commission. Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea (Highway 1). The project site is not located within 300 feet of the inland extent of any beach or of the mean high tide line of the sea, or located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream or within 300 feet of the top of the seaward face of any coastal bluff. Also, the proposed project does not involve development that is permitted in the underlying zone as a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Director of HCD does hereby:

1. Find that the project qualifies as a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Coastal Administrative Permit and Design Approval to allow partial demolition of the existing single-family dwelling, and re-construction of a 5,822 square foot main level; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; in general conformance with the attached plans and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 20th day of January, 2021.

DocuSigned by:
John M Dugan
John M. Dugan, FAICP Monterey County Zoning Administrator

COPY OF THIS DECISION MAILED TO THE APPLICANT ON JAN 2 2 2021

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE FEB 0 1 2021

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services offices in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Monterey County HCD

Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN190408

1. PD001 - SPECIFIC USES ONLY

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: These Coastal Administrative Permits and Design Approval (Planning File No. PLN190408) allow the partial demolition of the existing single-family dwelling, and re-construction of a 5,822 square foot main level; and development within 750 feet of known archaeological resources. The property is located at 1536 Cypress Drive, Pebble Beach (Assessor's Parcel Number 008-411-012-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD-Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD-Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "Coastal Administrative Permits (Resolution Number 21 - 002) were approved by the Director of HCD-Planning for Assessor's Parcel Number 008-411-012-000 on January 20, 2021. The permit was granted subject to seven (7) conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD-Planning."

Proof of recordation of this notice shall be furnished to HCD-Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to HCD-Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD-Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery. (HCD-Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be consistent with applicable General Plan and Monterey County Code requirements, including being unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. An exterior lighting plan shall be submitted as part of the construction permit plan set, and shall be subject to review and approval by HCD-Planning, prior to the issuance of building permits. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit an exterior lighting plan, as part of the construction permit plan set, to HCD-Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan and applicable requirements.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

6. PD032(A) - PERMIT EXPIRATION

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three (3) years, to expire on January 20, 2024, unless use of the property or actual construction has begun within this period. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of HCD-Planning. Any request for extension must be received by HCD-Planning at least 30 days prior to the expiration date.

7. STORMWATER CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide a stormwater control plan, prepared by a registered civil engineer or architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with the plan approved by Environmental Services. (Environmental Services)

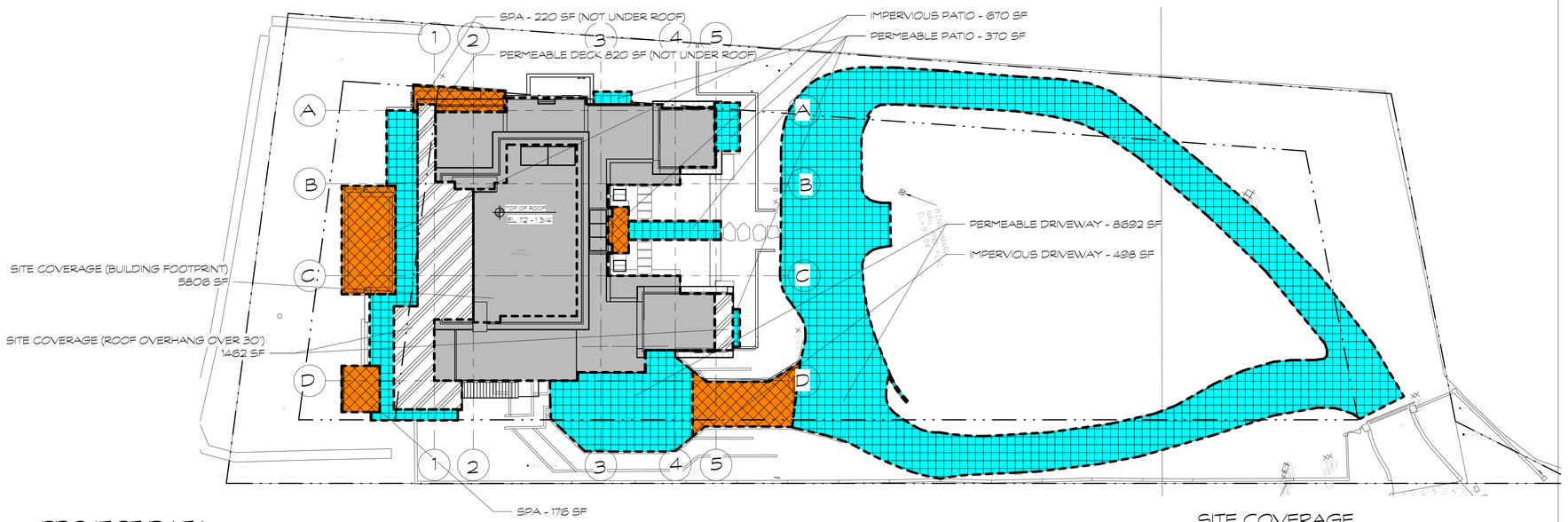
Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a stormwater control plan to Environmental Services for review and approval.

A NEW DESIGN FOR

1536 CYPRESS DR.

APN 008-411-012-000

1536 CYPRESS DR.
PEBBLE BEACH, CALIFORNIA 93953



PROJECT DATA

ZONING - LDR/1.5(CZ)

LOT SIZE - 1.15 ACRES (50,477 SF)

OCCUPANCY GROUP - R-3

CONSTRUCTION TYPE - V

TOPOGRAPHY - GENTLY SLOPING TO SOUTHWEST

FLOOR AREA ALLOWED - 50,477 X 17.5% = 8,833 SF

FLOOR AREA PROPOSED - 5806 SF

SITE BUILDING COVERAGE ALLOWED - 50,477 X 15% = 7571 SF

SITE BUILDING COVERAGE PROPOSED - **7268 SF**

PESCADERO COVERAGE ALLOWED - 9000 SF

PESCADERO COVERAGE PROPOSED

FOOTPRINT	5,806 SF
ROOF OVERHANG OVER 30'	1,462 SF
IMPERVIOUS PATIOS WALKS AND DRIVES	670 SF
SPA	396 SF
IMPERVIOUS DRIVE	498 SF
TOTAL	**8,832 SF**

MAX BUILDING HEIGHT ALLOWED - 30 FT

AVERAGE GRADE - 92' + 95.5' / 2 = 93.75'

HIGHEST ROOF ELEVATION 112.16'

MAX BUILDING HEIGHT PROPOSED - 112.16' - 93.75' = 18.41'

TREE REMOVAL - NONE

CUT/FILL - NO IMPORT, 45 CY OFF HAUL

SITE COVERAGE
PLAN

SCOPE OF WORK

CONSTRUCTION OF NEW MAIN FLOOR OVER EXISTING LOWER LEVEL INCLUDING GARAGE. ALL DRIVEWAYS AND LANDSCAPING TO REMAIN. HEIGHT UNDER EXISTING HEIGHT BY 6". COLORS AND MATERIALS AS SHOWN ON ELEVATIONS.

PROJECT DESIGN TEAM

UPWALL DESIGN
JOSH ARRINGTON
1930 SOUTH 1100 EAST
SALT LAKE CITY, UTAH 84106
(801) 485-0708
EMAIL:josh@upwalldesign.com

OWNER

1536 CYPRESS DRIVE LLC
PEBBLE BEACH, CA 93953
(831) 375-1890

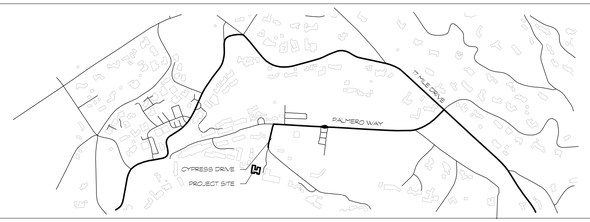
STRUCTURAL ENGINEER

GALLIEN ENGINEERING
PAUL R. GALLIEN, P.E
9699 Bluelarkspur Lane
Suite 102
Monterey CA 93940
831.372.7072
EMAIL:paul@gallienengineeringinc.com

GENERAL CONTRACTOR

STOCKER & ALLAIRE
DAVID STOCKER
218 MANDEVILLE CT.
MONTEREY, CALIFORNIA 93940
(831) 375-1890
EMAIL:dstocker@stockerallaire.com

VICINITY MAPS



Code Analysis

- 2019 CBC
- 2019 CRC
- 2019 CPC
- 2019 CEC
- 2019 CMC
- 2019 CFC
-CALIFORNIA ENERGY CODE & GREEN BUILDING CODE

PROJECT REVISIONS		
#	DATE	DESCRIPTION

AREA CALCULATION

LOCATION	SQUARE FOOTAGE
MAIN LEVEL	5,806 SF
TOTAL ABOVE GRADE	5,806 SF
GARAGE	665 SF
LOWER LEVEL	2,415 SF
MECH.	59 SF
TOTAL BELOW GRADE	3,139 SF

Index of Drawings

Sheet Number	Sheet Name
Architectural	
OT-1	TITLE
TOPO 1	TOPOGRAPHIC SURVEY
TOPO 2	TOPOGRAPHIC SURVEY
A1.1	OVERALL SITE PLAN
A1.2	SITE PLAN
A1.4	CONSTRUCTION MANAGEMENT PLAN
A2.0	1/8" FLOOR PLANS
A2.1	1/4" LOWER LEVEL PLAN
A2.2	1/4" MAIN LEVEL PLAN
A2.3	1/4" MAIN LEVEL PLAN
A2.5	NET AREA PLANS
A3.0	3D ISOMETRIC VIEWS
A3.1	1/8" ELEVATIONS
A3.8	1/4" SECTION
A3.9	1/4" SECTION
A4.1	ROOF PLAN

6 APRIL 2020

REVISIONS

ALL INFORMATION, DATA, DRAWINGS AND PLANS EXISTING IN THESE PLANS, INCLUDING ARRANGEMENTS OF PREFABRICATED ELEMENTS, SHALL REMAIN THE EXCLUSIVE PROPERTY OF UPWALL DESIGN AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY WORK OTHER THAN THE PROJECT SHOWN HEREIN WITHOUT THE WRITTEN CONSENT OF UPWALL DESIGN. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, IN THE DESIGN, DRAWINGS AND PLANS SHALL REMAIN THE PROPERTY OF UPWALL DESIGN. VISUAL CONTACT WITH THESE DRAWINGS OR ANY PART THEREOF SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ANY UNAUTHORIZED USE OF THESE DRAWINGS AND PLANS IS THE RESPONSIBILITY OF THE PERSON OR ENTITY MAKING SUCH USE AND SHALL BE AT THEIR SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO UPWALL DESIGN. OWNER AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND UPWALL DESIGN AND ITS OFFICERS, DIRECTORS, EMPLOYEES AND AGENTS FROM AND AGAINST ALL LOSSES, LIABILITIES, DAMAGES, CLAIMS, ACTIONS, JUDGMENTS, COSTS, EXPENSES, ATTORNEYS' FEES AND OTHER DISPUTE RESOLUTION EFFECTS ARISING OUT OF OR RELATING TO ANY UNAUTHORIZED USE OF THESE DRAWINGS AND PLANS BY OWNER OR ANY PERSON OR ENTITY THAT GAINS ACCESS TO THEM THROUGH OWNER, OR ANY UNAUTHORIZED MODIFICATION OF THESE DRAWINGS AND PLANS BY ANY PERSON OR ENTITY THAT GAINS ACCESS TO THEM THROUGH OWNER.

A NEW DESIGN FOR
1536 CYPRESS DR.
1536 CYPRESS DR.
PEBBLE BEACH, CALIFORNIA 93953
APN 008-411-012-000

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

OT-1



TOPOGRAPHIC SURVEY

A/1

SCALE: 1"=10'

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM RECORDS. THIS IS NOT A BOUNDARY RESOLUTION.

2. NO TITLE REPORT/DEED WAS PROVIDED. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.

3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

4. CONTOUR INTERVAL = ONE FOOT.

5. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.

6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.

7. NO UNDERGROUND UTILITIES ARE SHOWN. ONLY ABOVE GROUND UTILITIES HAVE BEEN SURVEYED. L&S ENGINEERING IS NOT RESPONSIBLE FOR THE LOCATIONS OF EXISTING UTILITIES, ONLY THROUGH EXCAVATION BEFORE OR DURING CONSTRUCTION CAN THE LIMITS OF UNDERGROUND UTILITIES BE FULLY DETERMINED.

8. ELEVATION SHOWN ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK ELEVATION – NAIL AND FLAG – ABOVE STAIRS TO FRONT YARD AS SHOWN. ELEV=97.04

LEGEND

- FIRE HYDRANT
- WATER METER
- WATER VALVE
- HOSE BIB
- SEWER MANHOLE
- IRRIGATION CONTROL VALVE
- JOINT POLE
- ELECTRICAL METER
- GAS METER
- DOWNSPOUT
- CLEANOUT
- TELEPHONE PEDESTAL

PROPERTY LINE
WOOD FENCE
SHRUB LINE

CONCRETE
AC PAVEMENT
PAVERS / TILE

ABBREVIATIONS

AD	AREA DRAIN
BS	BOTTOM OF STAIR
CLSTR	TREE CLUSTER
CONC	CONCRETE
EL	ELECTRICAL
E	EXSITING
EG	EXISTING GROUND
FF	FINISH FLOOR
FL	FLOW LINE
FP	FINISH PAVEMENT
O	OAK TREE
T	TREE
TS	TOP OF STAIR

10 0 5 10 20

1" = 10'

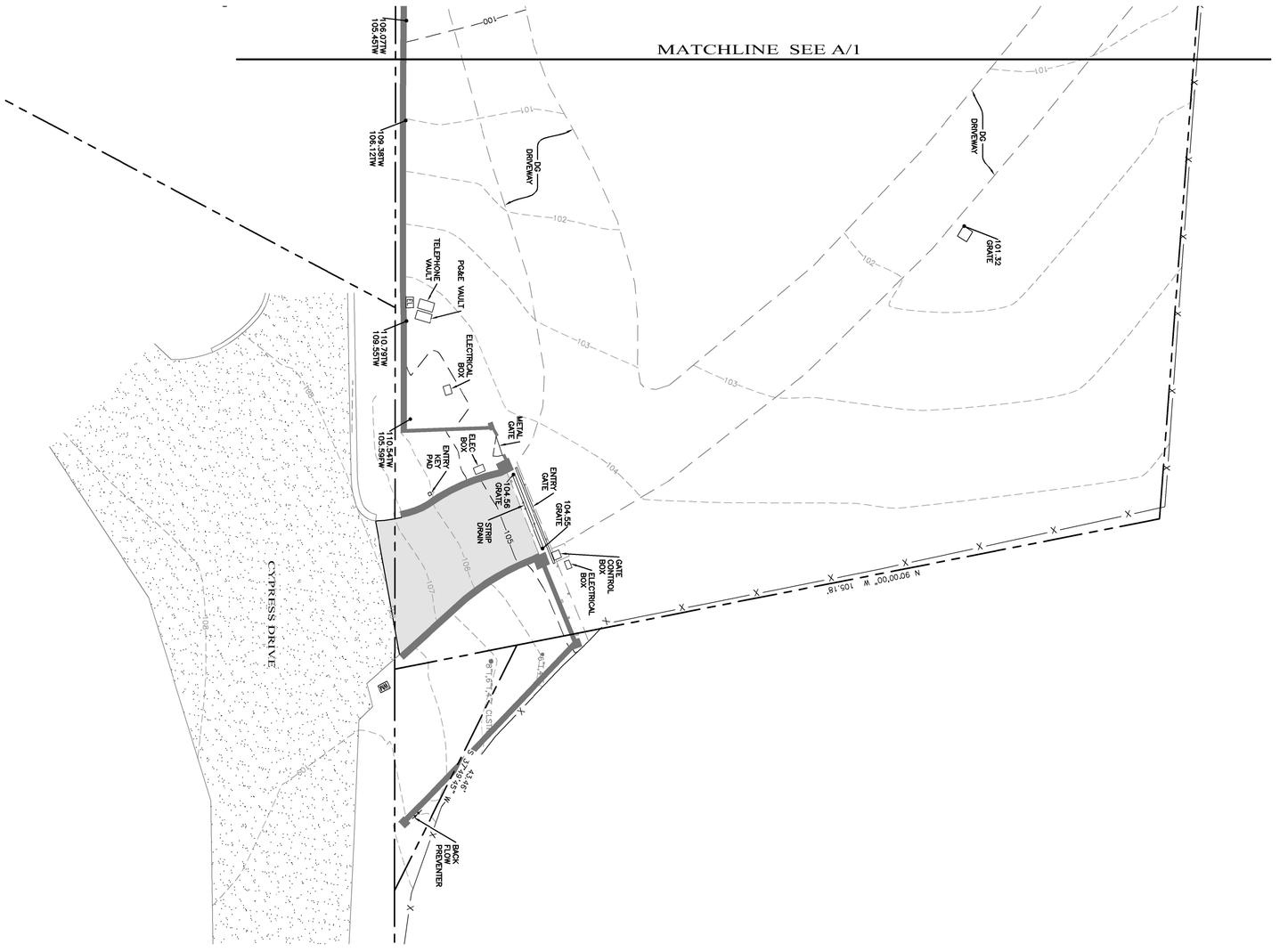
L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

DRAWN BY: PJM
DESIGNED BY: N/A
DATE: 10-11-19
SCALE: 1" = 10'
JOB NUMBER: 19-26
LAST REVISED:
REVISED BY:

PREPARED FOR:
STOCKER & ALLAIRE GENERAL CONTRACTORS INC.
21 MANDEVILLE COURT
MONTEREY, CA 93940

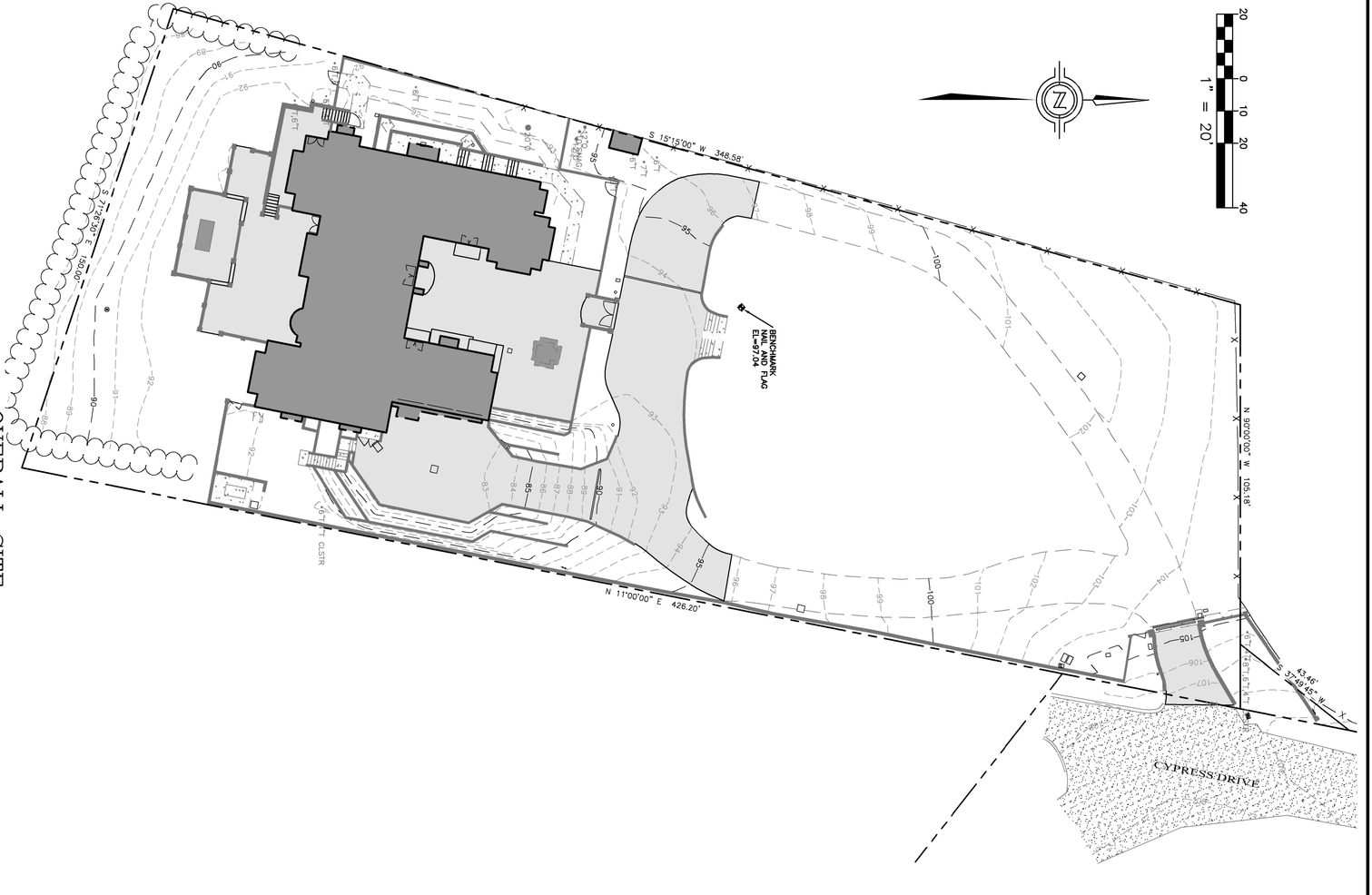
TOPOGRAPHIC SURVEY
1536 CYPRESS DRIVE
PEBBLE BEACH, CA 93953
APN: 008-411-012

TOPO 1



A/2 TOPOGRAPHIC SURVEY

SCALE: 1"=10'



B/2 OVERALL SITE

SCALE: 1"=20'

TOPO 2

TOPOGRAPHIC SURVEY

1536 CYPRESS DRIVE
PEBBLE BEACH, CA 93953
APN: 008-411-012

PREPARED FOR:
STOCKER & ALLAIRE GENERAL CONTRACTORS INC.
21 MANDEVILLE COURT
MONTEREY, CA 93940

DRAWN BY :	PJM
DESIGNED BY :	N/A
DATE:	10-11-19
SCALE:	AS SHOWN
JOB NUMBER:	19-26
LAST REVISED:	
REVISED BY:	

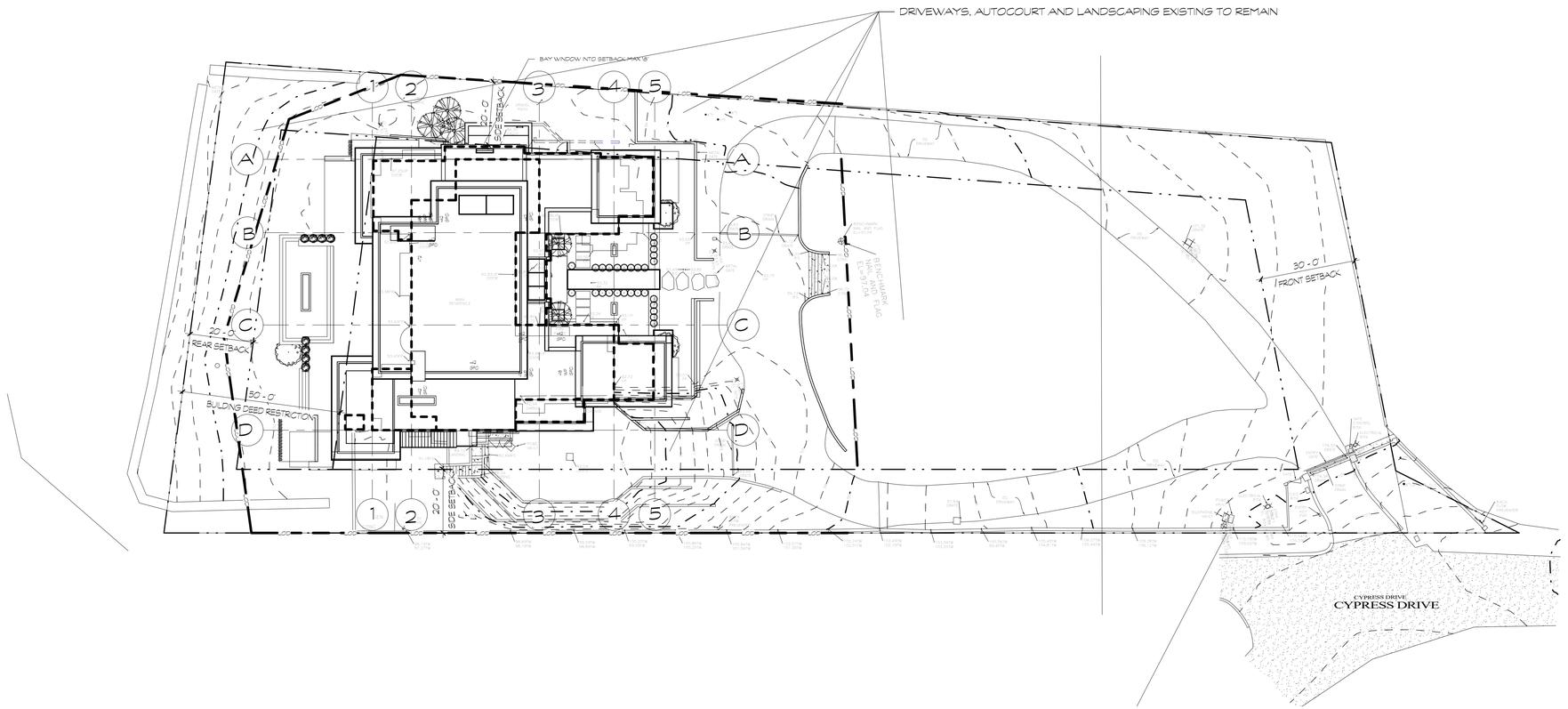
L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

SITE GENERAL NOTES

1	CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED.
2	CONTRACTOR TO FIELD VERIFY MIN. 3-0" SEPARATION BETWEEN GAS AND ELECTRICAL LINES.
3	REESTABLISH NATURAL GRADE AND NATURAL VEGETATION. PROVIDE TEMP. IRRIGATION TO ASSURE ESTABLISHED VEGETATION.
4	SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE, BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT. (IRC R401.3).
5	RETAINING WALLS (4' OR SUPPORTING A SURCHARGE), SWIMMING POOLS, SOLAR AND/OR GEO-THERMAL HEATING SYSTEMS, AND PHOTO-VOLTAIC- AND/OR WIND-GENERATED ELECTRICAL SYSTEMS REQUIRE SEPARATE PERMITS. SEPARATE PLANS, SPECIFICATIONS AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED PRIOR TO ISSUANCE OF THESE PERMITS.

KEYNOTES

NUMBER	DESCRIPTION



SITE
PLAN

SCALE: 1" = 20'-0"

0 5 10 20 40

6 APRIL 2020

REVISIONS

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A NEW DESIGN FOR THE :

1536 CYPRESS DR.

1536 CYPRESS DR.
PEBBLE BEACH, CALIFORNIA 93953

APN: 008-411-012-000

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801) 485-0708

A1.1

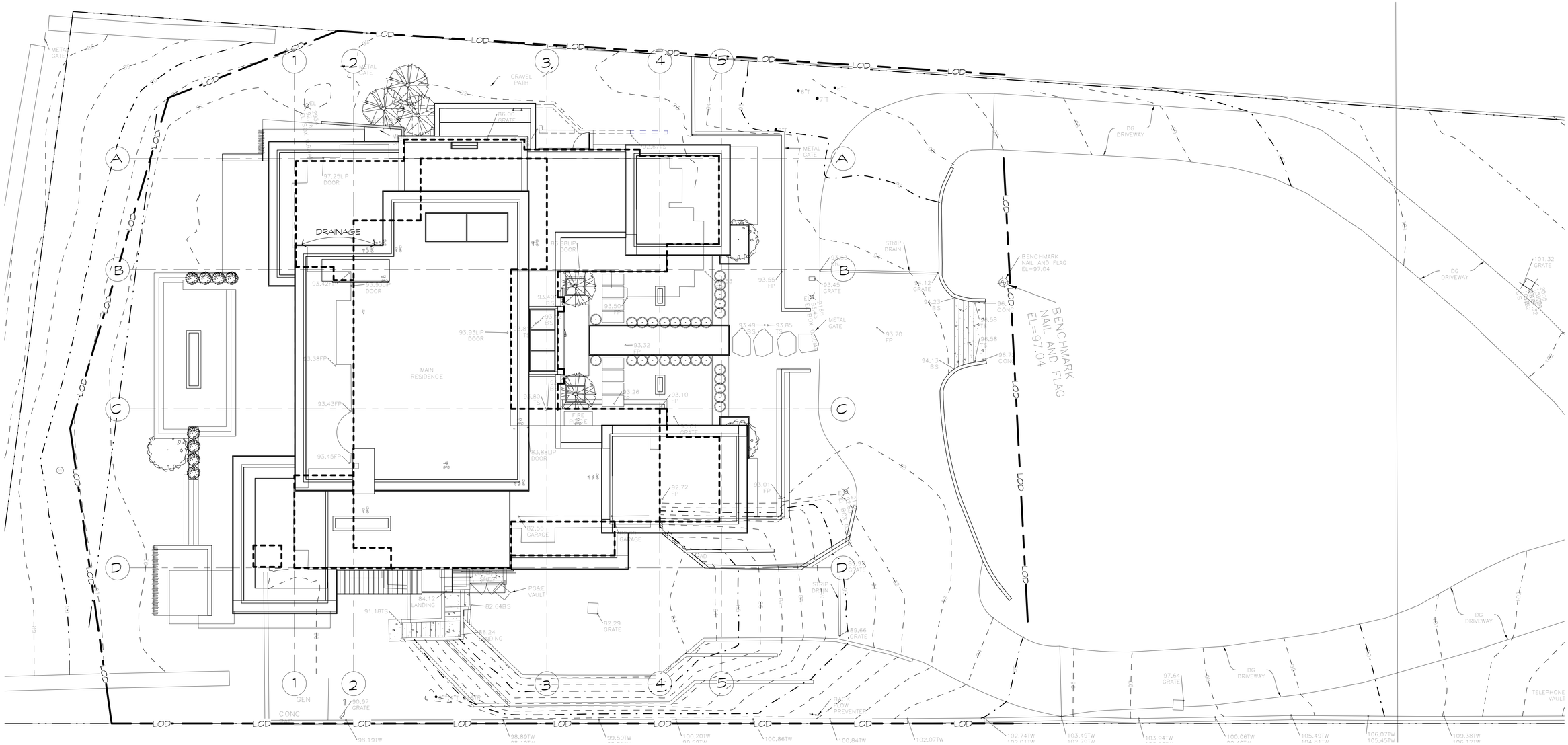
OVERALL SITE PLAN

SITE GENERAL NOTES

1	CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED.
2	CONTRACTOR TO FIELD VERIFY MIN. 3-0" SEPARATION BETWEEN GAS AND ELECTRICAL LINES.
3	REESTABLISH NATURAL GRADE AND NATURAL VEGETATION. PROVIDE TEMP. IRRIGATION TO ASSURE ESTABLISHED VEGETATION.
4	SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE, BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT. (IRC R401.3).
5	RETAINING WALLS (4' OR SUPPORTING A SURCHARGE), SWIMMING POOLS, SOLAR AND/OR GEO-THERMAL HEATING SYSTEMS, AND PHOTO-VOLTAIC- AND/OR WIND-GENERATED ELECTRICAL SYSTEMS REQUIRE SEPARATE PERMITS. SEPARATE PLANS, SPECIFICATIONS AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED PRIOR TO ISSUANCE OF THESE PERMITS.

KEYNOTES

NUMBER	DESCRIPTION



6 APRIL 2020

REVISIONS

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SITE
PLAN

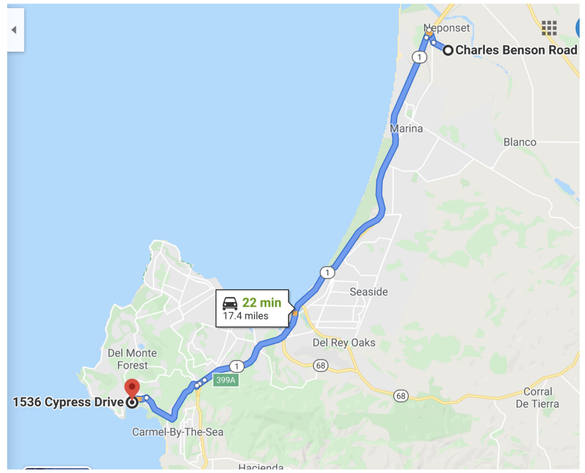
SCALE: 1" = 10'-0"

0 2.5 5 10 20

A1.2

SITE PLAN

HAULING ROUTE



VICINITY MAP



KEYNOTES

NUMBER	DESCRIPTION
ST-7	LIMITS OF DISTURBANCE (L.O.D.) WILL BE FENCED WITH 4-FOOT ORANGE CONSTRUCTION FENCING AND WILL NOT BE CHANGED OR REMOVED UNTIL FINAL LANDSCAPING BEGINS. ANY TREES THAT ARE LOCATED WITHIN THE L.O.D. THAT ARE TO BE SAVED ARE TO BE PROTECTED.
ST-8	A FIRE EXTINGUISHER SHALL BE KEPT ON SITE AT ALL TIMES.
ST-9	A PORTABLE TOILET SHALL BE ON SITE AT ALL TIMES.
ST-10	A TRASH BIN WILL BE ON SITE AT ALL TIMES AND WILL BE DUMPED ON A REGULAR BASIS. IT IS THE RESPONSIBILITY OF ALL THE WORKERS TO KEEP THE SITE CLEAN AT ALL TIMES.

CONSTRUCTION NOTES

1 ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY - FRIDAY, 8 AM TO 5PM
2 WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE PER DAY, FREQUENCY SHOULD BE BASED UPON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE
3 ALL GRADING ACTIVITIES SHALL BE HALTED DURING PERIODS OF HIGH WINDS (15 MPH).
4 HAUL TRUCKS SHALL MAINTAIN 2 - FEET FREEBOARD AND BE COVERED.
5 COVER INACTIVE STORAGE PILES.
6 THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT COPIES ARE AVAILABLE FOR AGENCY REVIEW UPON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7 EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ONSITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE THE EROSION CONTROL PLAN FOR FURTHER SPECIFICATIONS.
8 THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G.: CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOILS AND WASTES, DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER).
9 ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/ OR SEDIMENT FROM LEAVING THE SITE.

CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION, SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HRS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CONSTRUCTION ACTIVITY DESCRIPTION

DURATION: SEPTEMBER 2020 - SEPTEMBER 2022

MONDAY THRU FRIDAY 8AM - 5PM

10 WORKERS
10 REGULAR PICKUP TRUCKS

85% RECYCLE RATE FOR LUMBER.

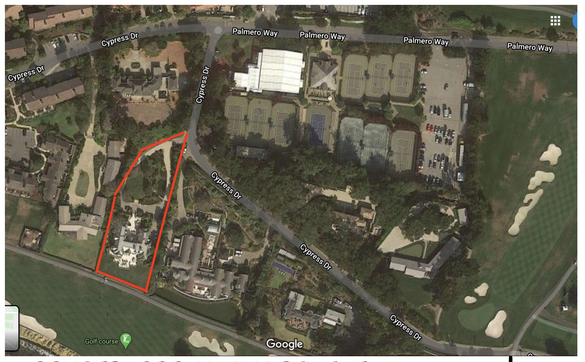
TRASH AND UN RECYCLED DEBRIS ARE COLLECTED ON SITE IN A PORTABLE TRAILER AND REMOVED BY TOWING BEHIND A REGULAR PICKUP TRUCK ONCE A MONTH TO THE MARINA LANDFILL.

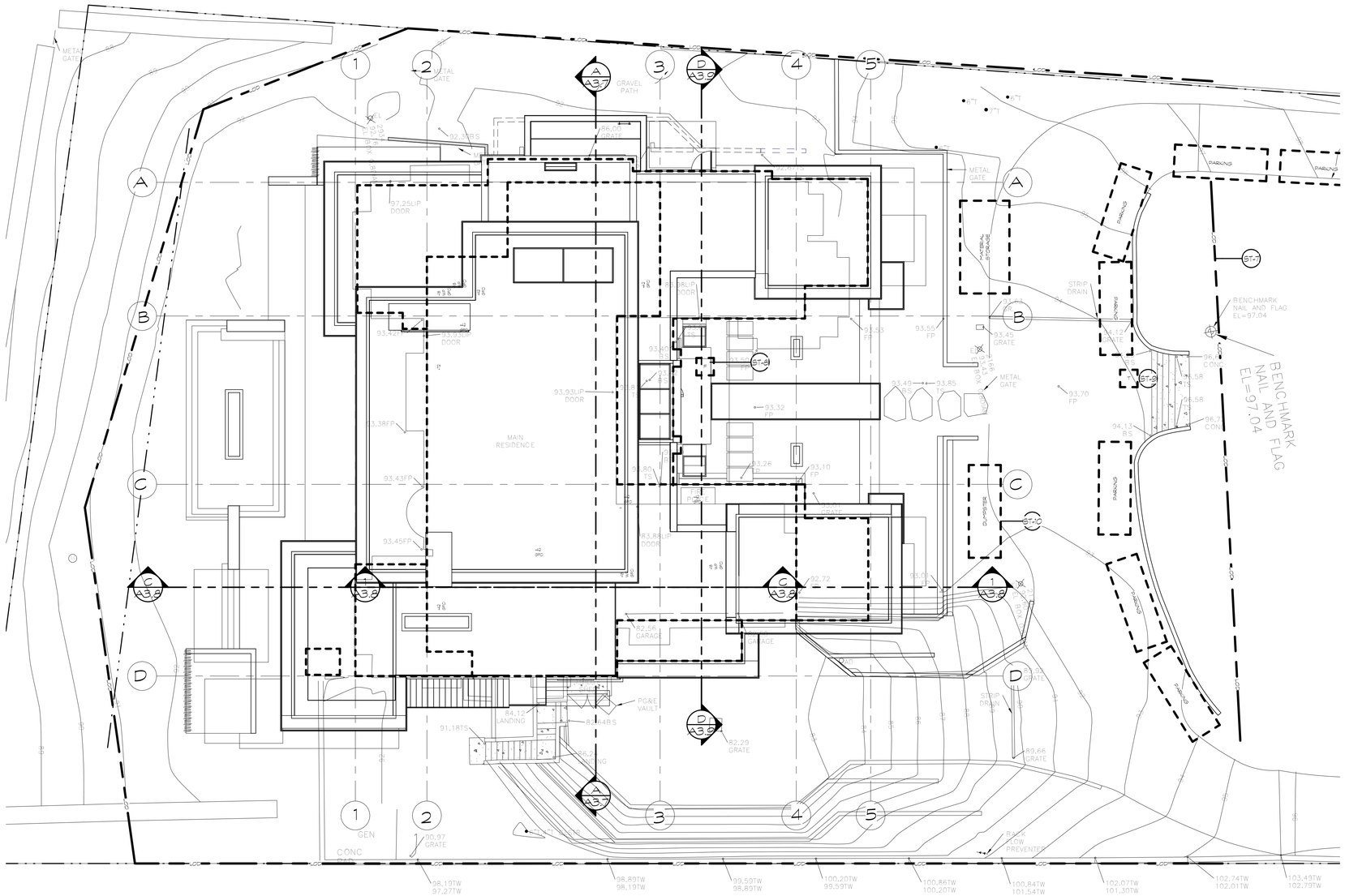
GRADING: GRADING 55 CY, NO IMPORT, 45 CY OFF HAUL

TREE PROTECTION

AS NEEDED OR REQUIRED

SITE MAP





CONSTRUCTION MANAGEMENT
PLAN

SCALE: 1" = 10'-0"

0 2.5 5 10 20

6 APRIL 2020

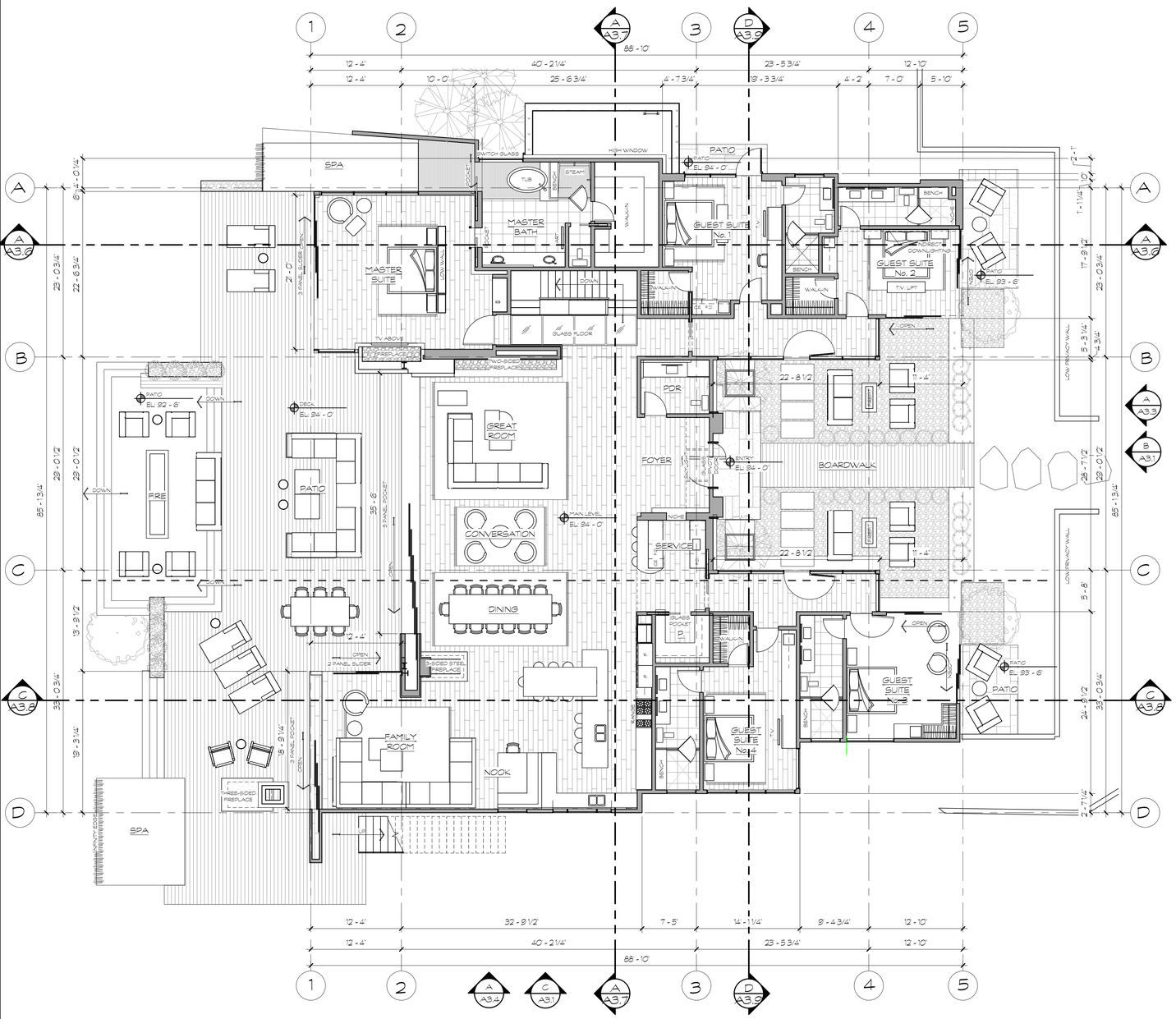
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A1.4
CONSTRUCTION MANAGEMENT PLAN



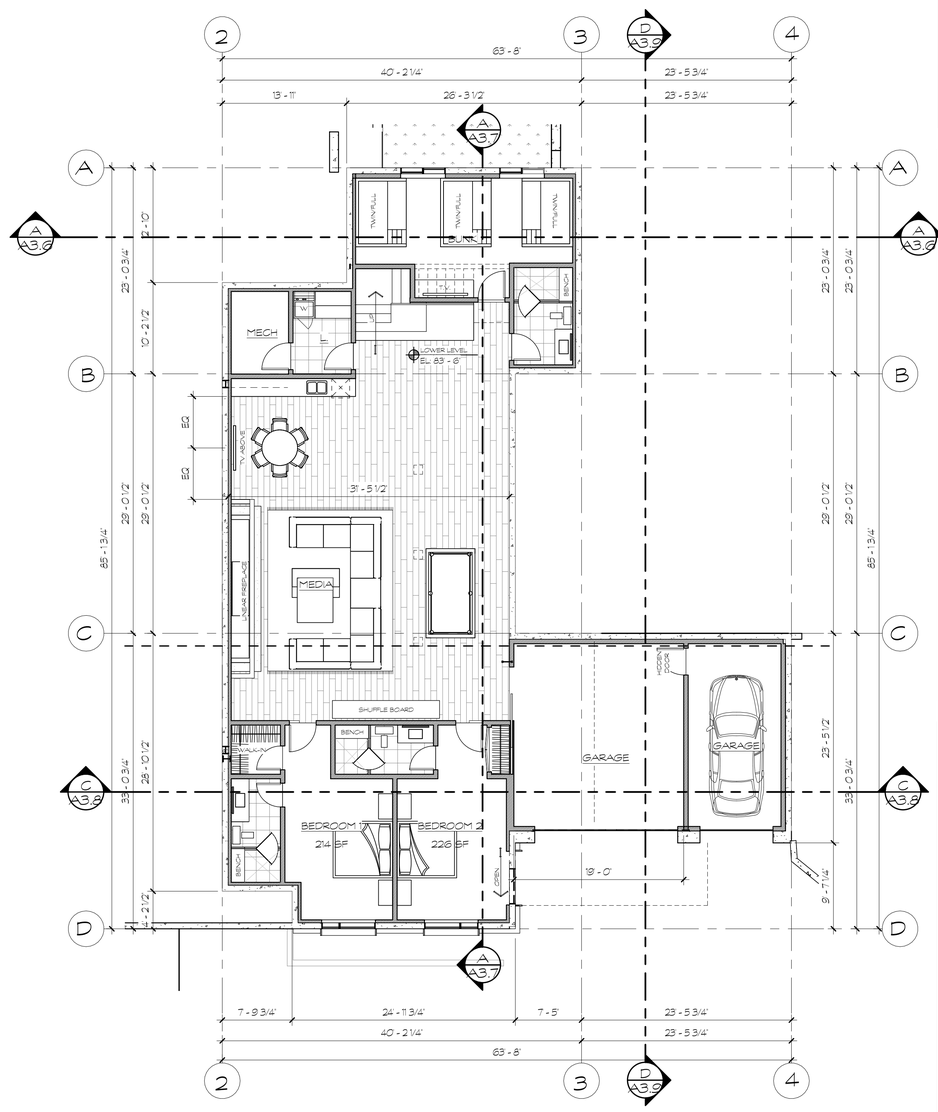
MAIN LEVEL

PLAN

SCALE: 1/8" = 1'-0"

MAIN LEVEL 5,806 SF

0 2 4 8 16



LOWER LEVEL

PLAN

SCALE: 1/8" = 1'-0"

GARAGE 665 SF
LOWER LEVEL 2,415 SF
MECH. 59 SF

0 2 4 8 16

6 APRIL 2020

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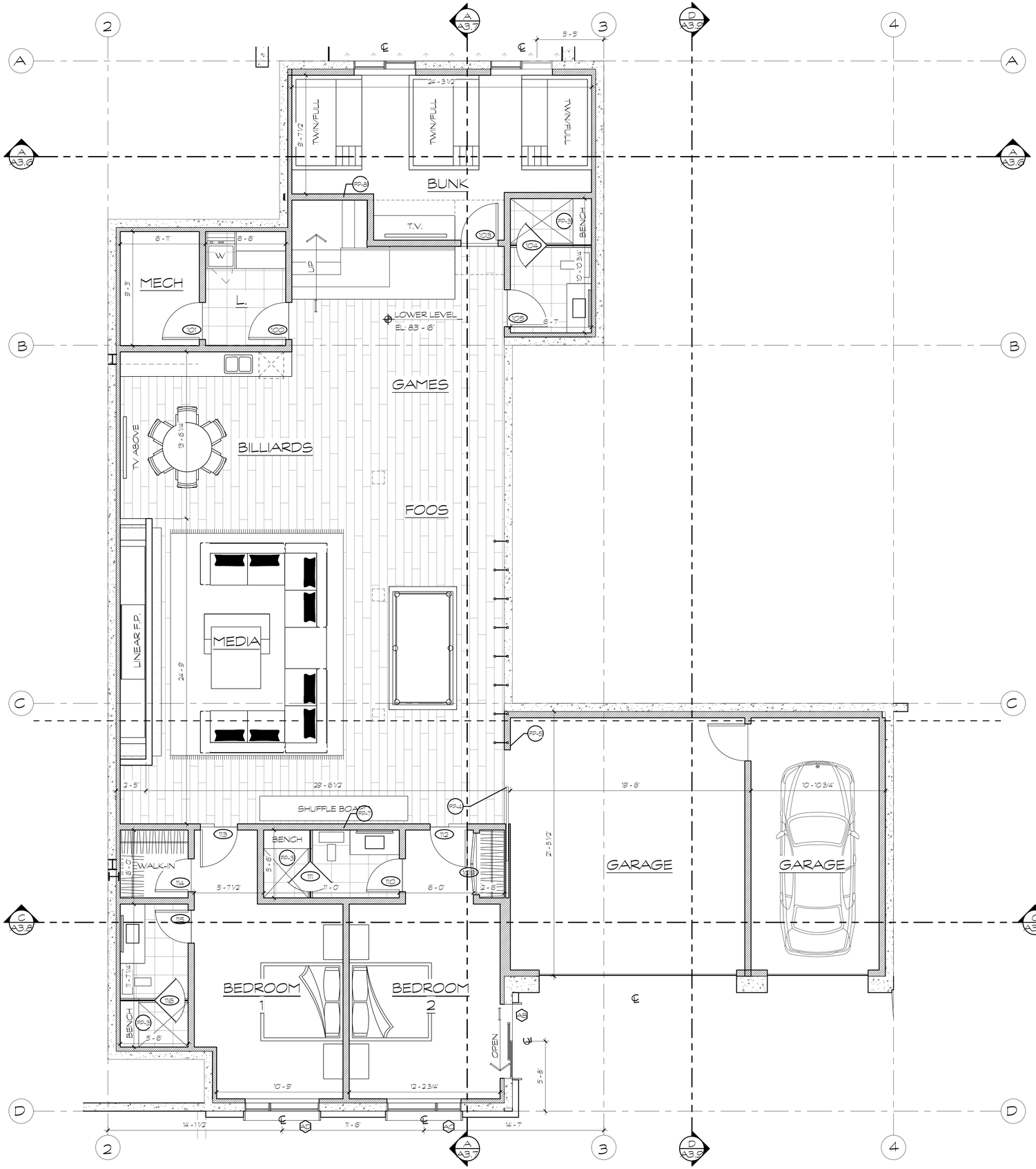
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A2.0

1/8" FLOOR PLANS



KEYNOTES

NUMBER	DESCRIPTION
FP-3	BATHTUBS AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR. PROVIDE TEMPERED OR LAMINATED SAFETY GLASS DOOR AND ENCLOSURES WHERE INDICATED ON PLANS. PROVIDE EUROPEAN STYLE MOUNTING HARDWARE. DOORS TO SWING OUTWARD. PROVIDE FIBER CEMENT GLASS MAT @ ALL BATHROOM, GARAGE, KITCHEN, AND UTILITY WET WALLS.
FP-4	OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOOR NOT LESS THAN 1 3/8 INCH IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE-RATED DOORS. - IRC R302.5.1
FP-5	PROVIDE ONE LAYER, 5/8" TYPE 'X' GYP. BD. MIN. ON ALL GARAGE WALLS AND CEILING SURFACES. - IRC 302
FP-7	WALL ASSEMBLES FOR SOUND PROOF APPLY TO ALL SIMILIAR WALLS IN EACH ROOM WHERE A SPECIFIC WALL TYPE IS INDICATED.
FP-8	SOUND CONTROL WALL ASSEMBLY IS REQUIRED AT ALL WALLS, FLOORS, AND CEILINGS SEPARATING SLEEPING AREAS FROM LIVING AREAS.

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UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
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LOWER LEVEL 1/4"

PLAN

SCALE: 1/4" = 1'-0"

GARAGE	665 SF
LOWER LEVEL	2,415 SF
MECH.	59 SF

0 1' 2' 4' 8'

A2.1

1/4" LOWER LEVEL PLAN

KEYNOTES

NUMBER	DESCRIPTION
FP-1	SEE STAIRS AND GUARD RAIL GENERAL NOTES FOR CODE REQUIREMENTS.
FP-3	BATHTUBS AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR. PROVIDE TEMPERED OR LAMINATED SAFETY GLASS DOOR AND ENCLOSURES WHERE INDICATED ON PLANS. PROVIDE EUROPEAN STYLE MOUNTING HARDWARE. DOORS TO SWING OUTWARD. PROVIDE FIBER CEMENT GLASS MAT @ ALL BATHROOM, GARAGE, KITCHEN, AND UTILITY WET WALLS.
FP-6	CONTRACTOR TO ASSURE A MINIMUM OF 2" THICK OR APPROVED ALTERNATIVE PLANKS FOR DECK IF DECK JOIST SPACING IS 16" O.C. OR GREATER. NOMINAL 1" THICK PLANKING SHALL NOT BE USED WHERE DECK JOISTS ARE GREATER THAN 12" O.C.
FP-7	WALL ASSEMBLES FOR SOUND PROOF APPLY TO ALL SIMILIAR WALLS IN EACH ROOM WHERE A SPECIFIC WALL TYPE IS INDICATED.
FP-8	SOUND CONTROL WALL ASSEMBLY IS REQUIRED AT ALL WALLS, FLOORS, AND CEILINGS SEPARATING SLEEPING AREAS FROM LIVING AREAS.
FP-9	CHIMNEYS SHALL EXTEND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10 FEET, BUT SHALL NOT BE LESS THAN 3 FEET ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.

6 APRIL 2020

REVISIONS

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MAIN LEVEL
PLAN

SCALE: 1/4" = 1'-0"
MAIN LEVEL 5,806 SF

A2.2
1/4" MAIN LEVEL PLAN

KEYNOTES

NUMBER	DESCRIPTION
FP-3	BATHTUBS AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR. PROVIDE TEMPERED OR LAMINATED SAFETY GLASS DOOR AND ENCLOSURES WHERE INDICATED ON PLANS. PROVIDE EUROPEAN STYLE MOUNTING HARDWARE. DOORS TO SWING OUTWARD. PROVIDE FIBER CEMENT GLASS MAT @ ALL BATHROOM, GARAGE, KITCHEN, AND UTILITY WET WALLS.
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6 APRIL 2020

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MAIN LEVEL
PLAN

SCALE: 1/4" = 1'-0"
MAIN LEVEL 5,806 SF

0' 1' 2' 4' 8'

A2.3
1/4" MAIN LEVEL PLAN

AREA CALCULATION

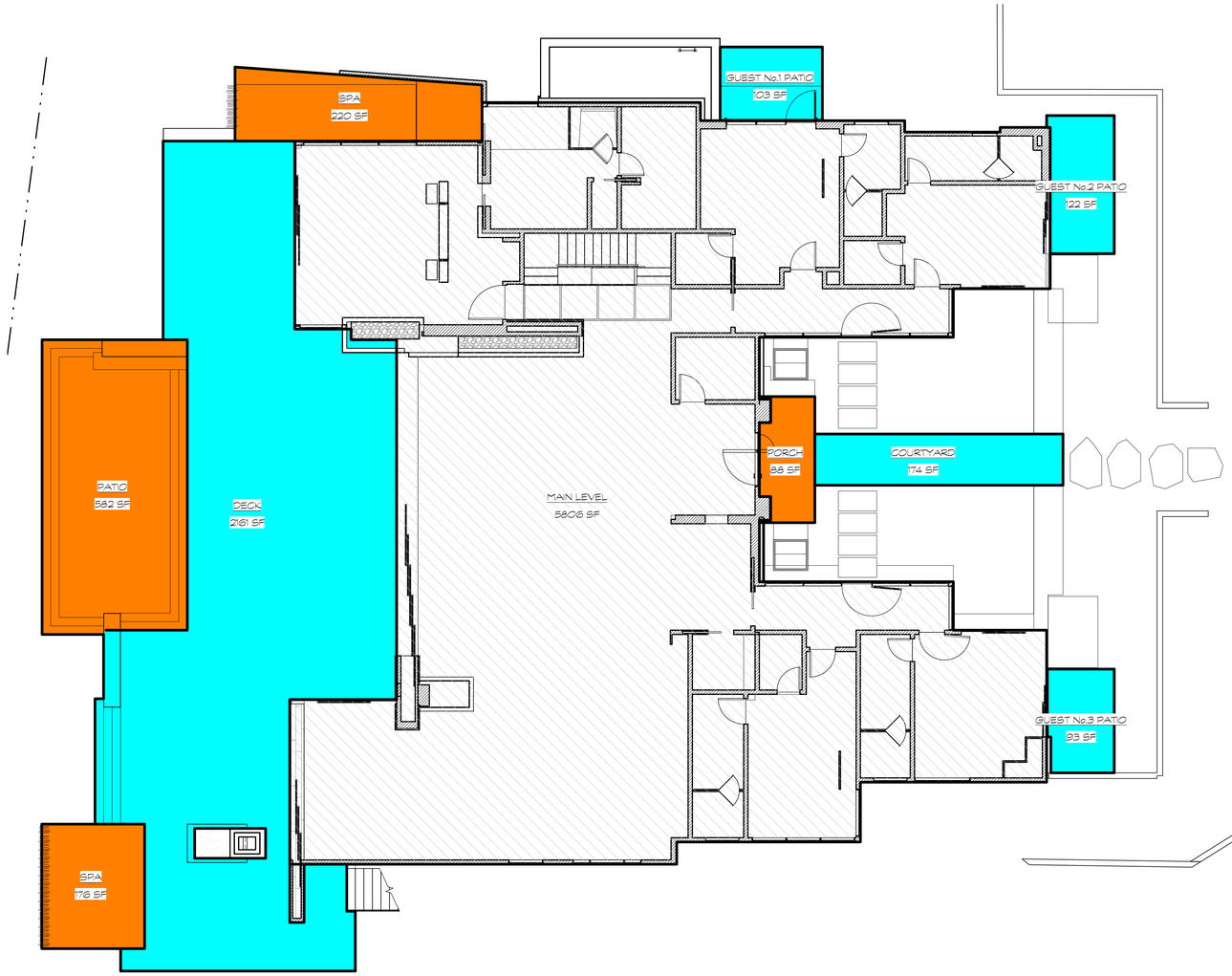
LOCATION	SQUARE FOOTAGE
MAIN LEVEL	5,806 SF
TOTAL ABOVE GRADE	5,806 SF
GARAGE	665 SF
LOWER LEVEL	2,415 SF
MECH.	59 SF
TOTAL BELOW GRADE	3,139 SF

IMPERVIOUS Deck/Patio SQFT

LOCATION	SQUARE FOOTAGE
PATIO	582 SF
PORCH	88 SF
SPA	176 SF
SPA	220 SF
TOTAL IMPERVIOUS DECK/PATIO	1,066 SF

PERMEABLE Deck/Patio SQFT

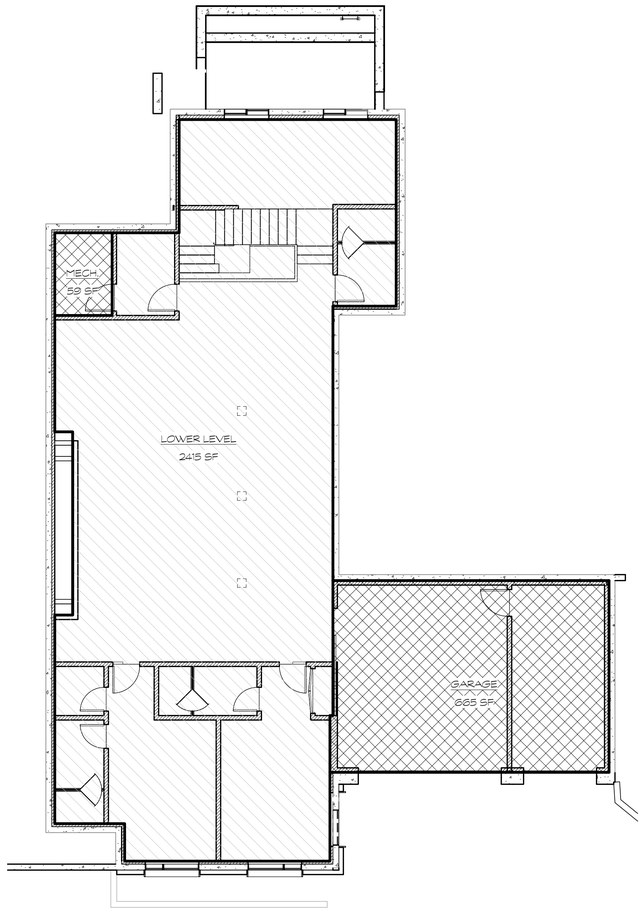
LOCATION	SQUARE FOOTAGE
COURTYARD	174 SF
DECK	2,161 SF
GUEST No.1 PATIO	103 SF
GUEST No.2 PATIO	122 SF
GUEST No.3 PATIO	93 SF
TOTAL PERMEABLE DECK/PATIO	2,653 SF



MAIN LEVEL
PLAN

SCALE: 1/8" = 1'-0"

0 2 4 8 16



LOWER LEVEL
PLAN

SCALE: 1/8" = 1'-0"

0 2 4 8 16

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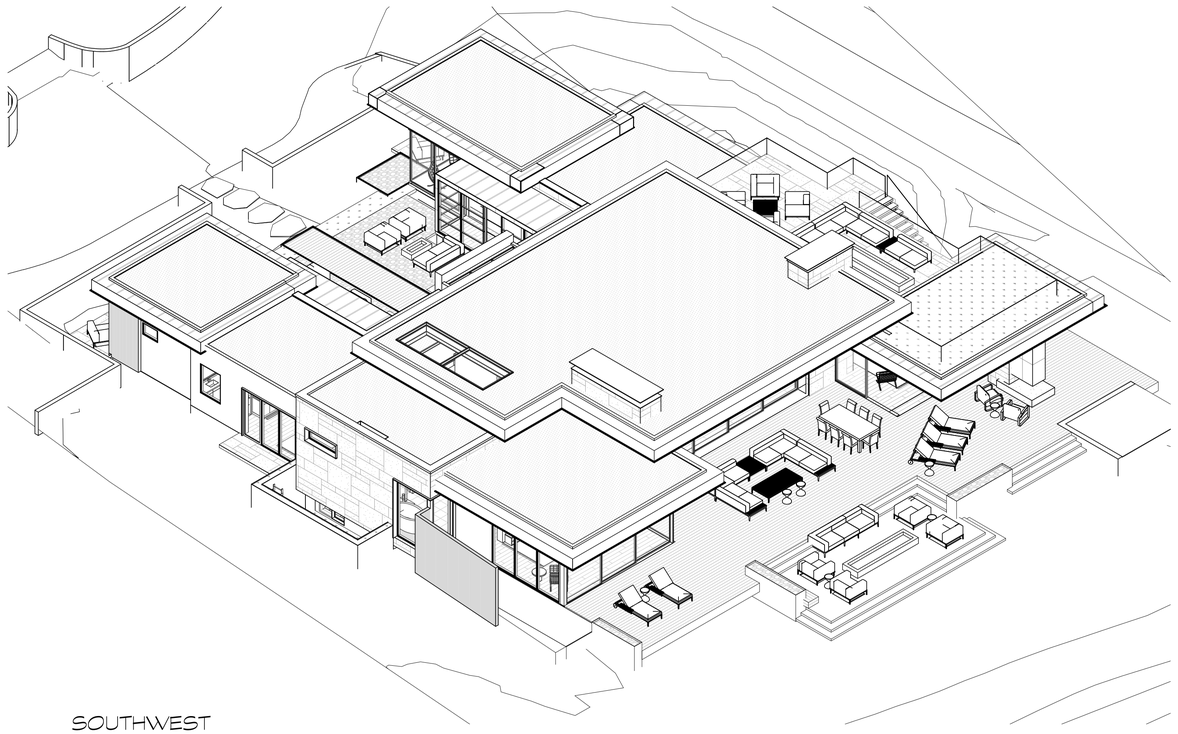
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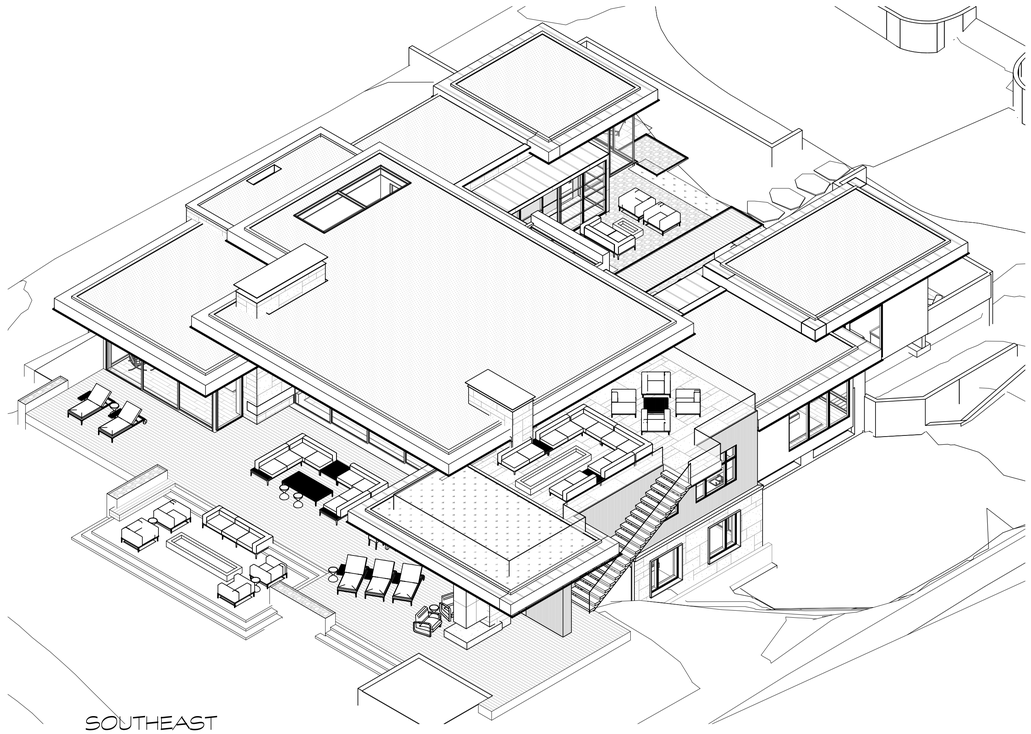
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(801)485-0708

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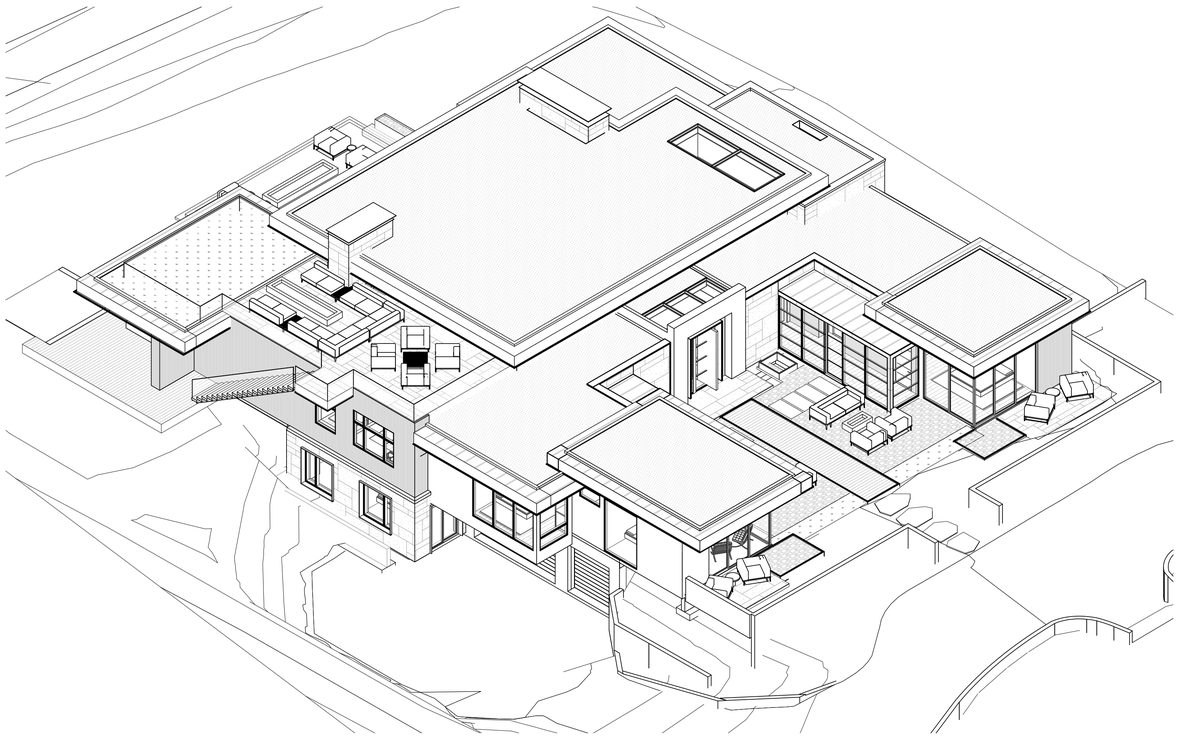
NET AREA PLANS



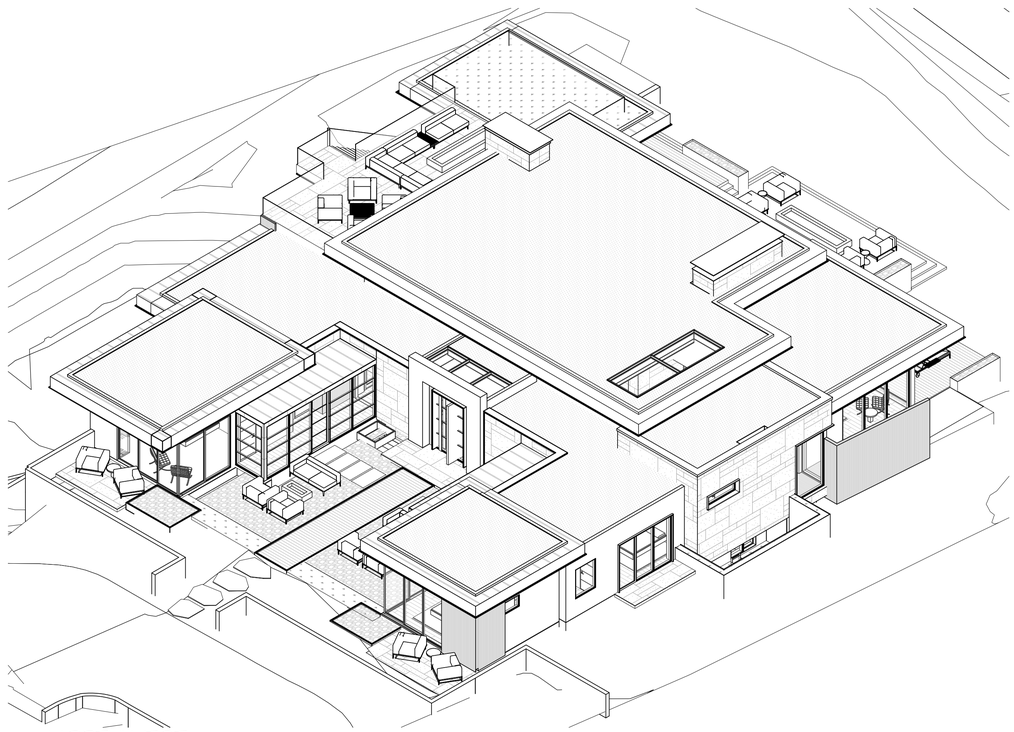
SOUTHWEST
AXONOMETRIC VIEW



SOUTHEAST
AXONOMETRIC VIEW



NORTHEAST
AXONOMETRIC VIEW



NORTHWEST
AXONOMETRIC VIEW

6 APRIL 2020

REVISIONS

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A NEW DESIGN FOR THE :

1536 CYPRESS DR.

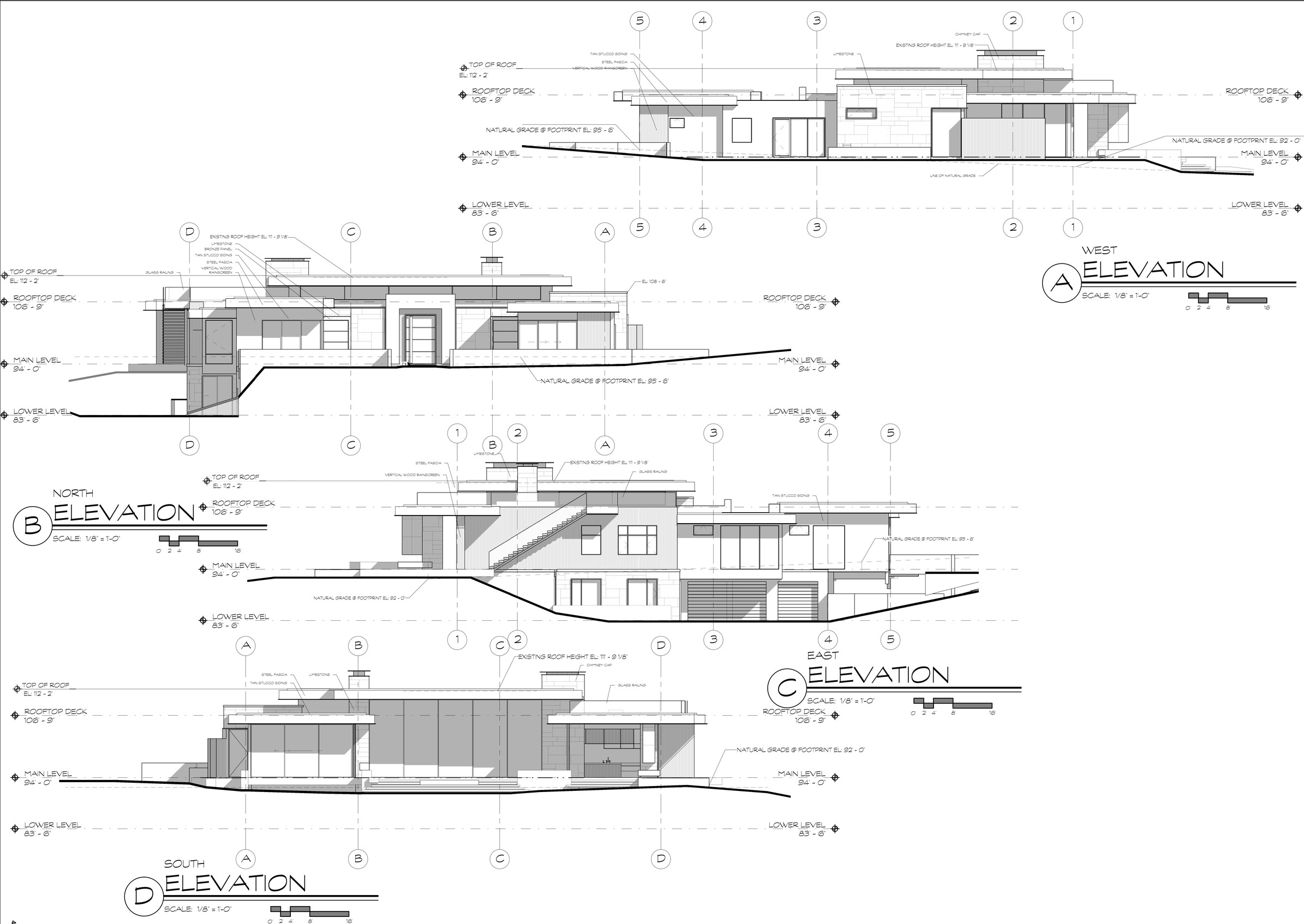
1536 CYPRESS DR.
PEBBLE BEACH, CALIFORNIA 93953

APN 008-411-012-000

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A3.0

3D ISOMETRIC VIEWS



6 APRIL 2020

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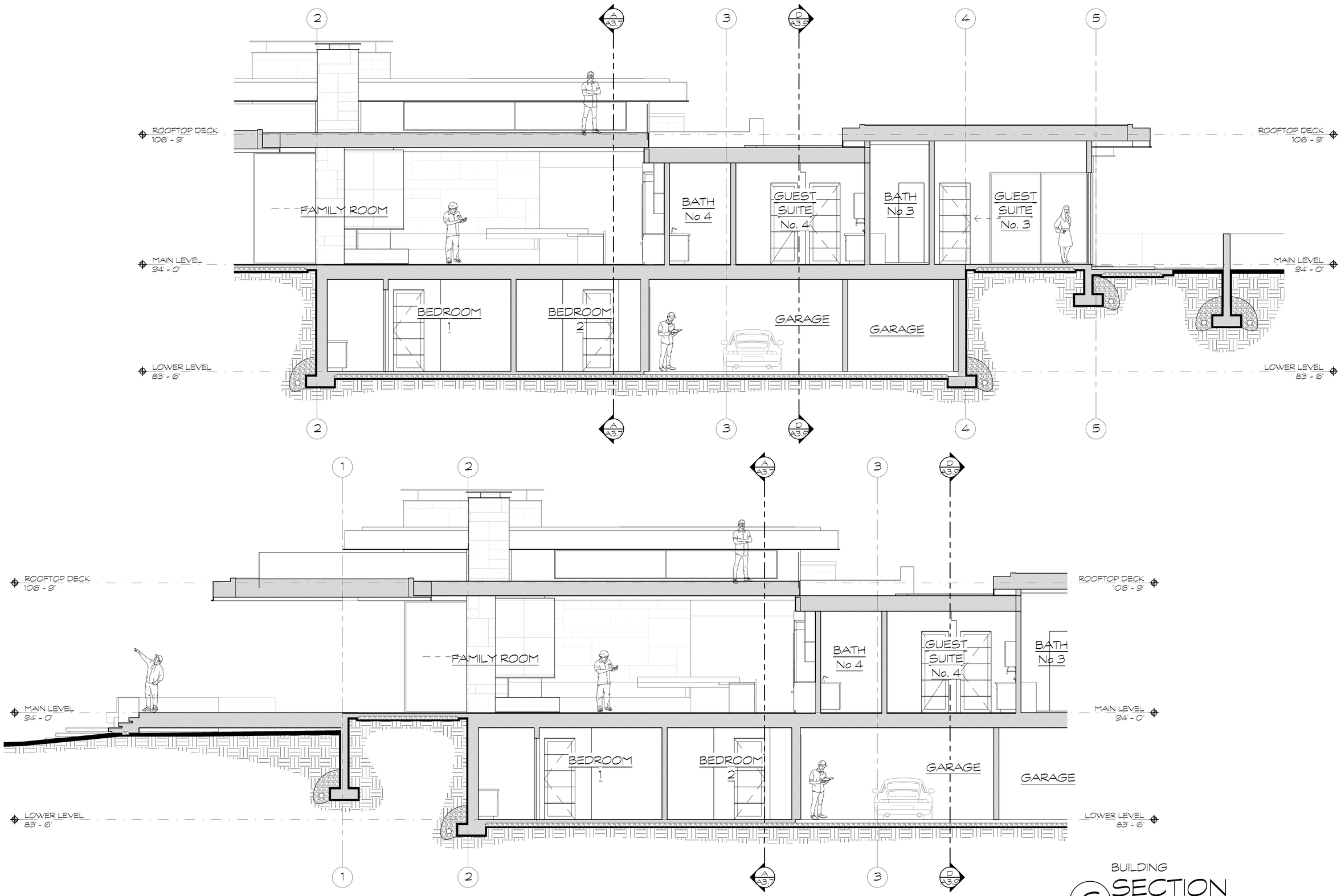
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APN 008-411-012-000

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A3.1

1/8" ELEVATIONS



6 APRIL 2020

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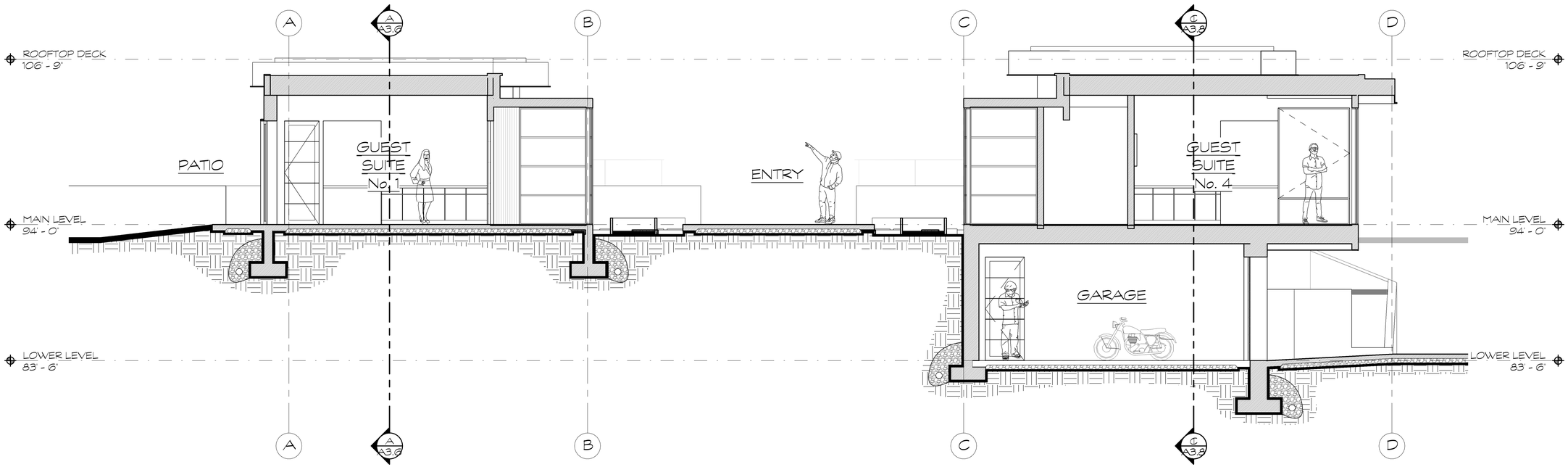
BUILDING SECTION C

SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'

A3.8

1/4" SECTION



BUILDING

D SECTION

SCALE: 1/4" = 1'-0"

0 1 2 4 8'

6 APRIL 2020

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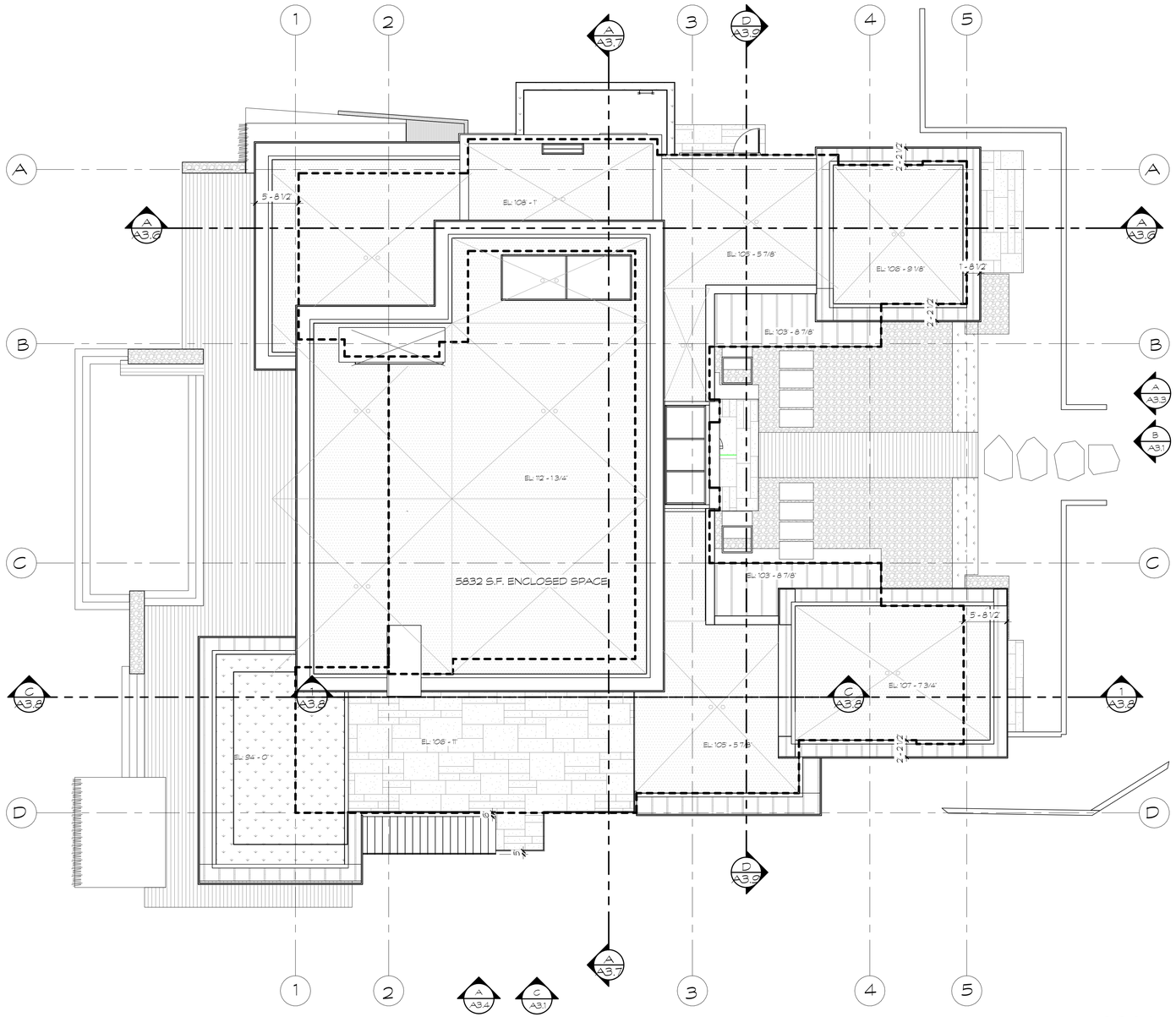
1536 CYPRESS DR.
PEBBLE BEACH, CALIFORNIA 93953

APN 008-471-012-000

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(801)485-0708

A3.9

1/4" SECTION



FIELD VERIFY DIMENSIONS AND T.O.P. W/ FLOOR PLANS AND ELEVATIONS

ALL ROOF PENETRATIONS, INCLUDING PLUMBING AND MECHANICAL VENTS ARE TO BE GROUPED INTO A FALS STONE FACED CHIMNEY.

PROVIDE CONCEALED ROOF HEATING SYSTEM UNDER COLD ROOF CONDITIONS. VALLEYS, CRICKETS, RADIUS INTERSECTIONS, AND PEDESTRIAN AREAS. CONSULT W/ ARCHITECT & ELECTRICTIAN

CONTRACTOR TO ENSURE ADEQUATE INSTALLATION OF HEAT TAPE AT ALL DRAINS, DOWNSPOUTS, & GUTTER LOCATIONS

ROOFING CONTRACTOR TO INSTALL STOW-STOP SYSTEM ON ALL ROOFS THAT SHED ONTO PATIOS, DECKS, DRIVEWAYS, OR ANY OTHER POTENTIALLY HAZARDOUS AREAS

- TOP OF ROOF EL: 112 - 2"
- ROOFTOP DECK 106 - 9"
- MAIN LEVEL 94' - 0"
- LOWER LEVEL 83 - 6"

6 APRIL 2020

REVISIONS

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A NEW DESIGN FOR THE :

1536 CYPRESS DR.

1536 CYPRESS DR.
PEBBLE BEACH, CALIFORNIA 93953

APN: 008-411-012-000

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
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ROOF PLAN

SCALE: 1/8" = 1'-0"

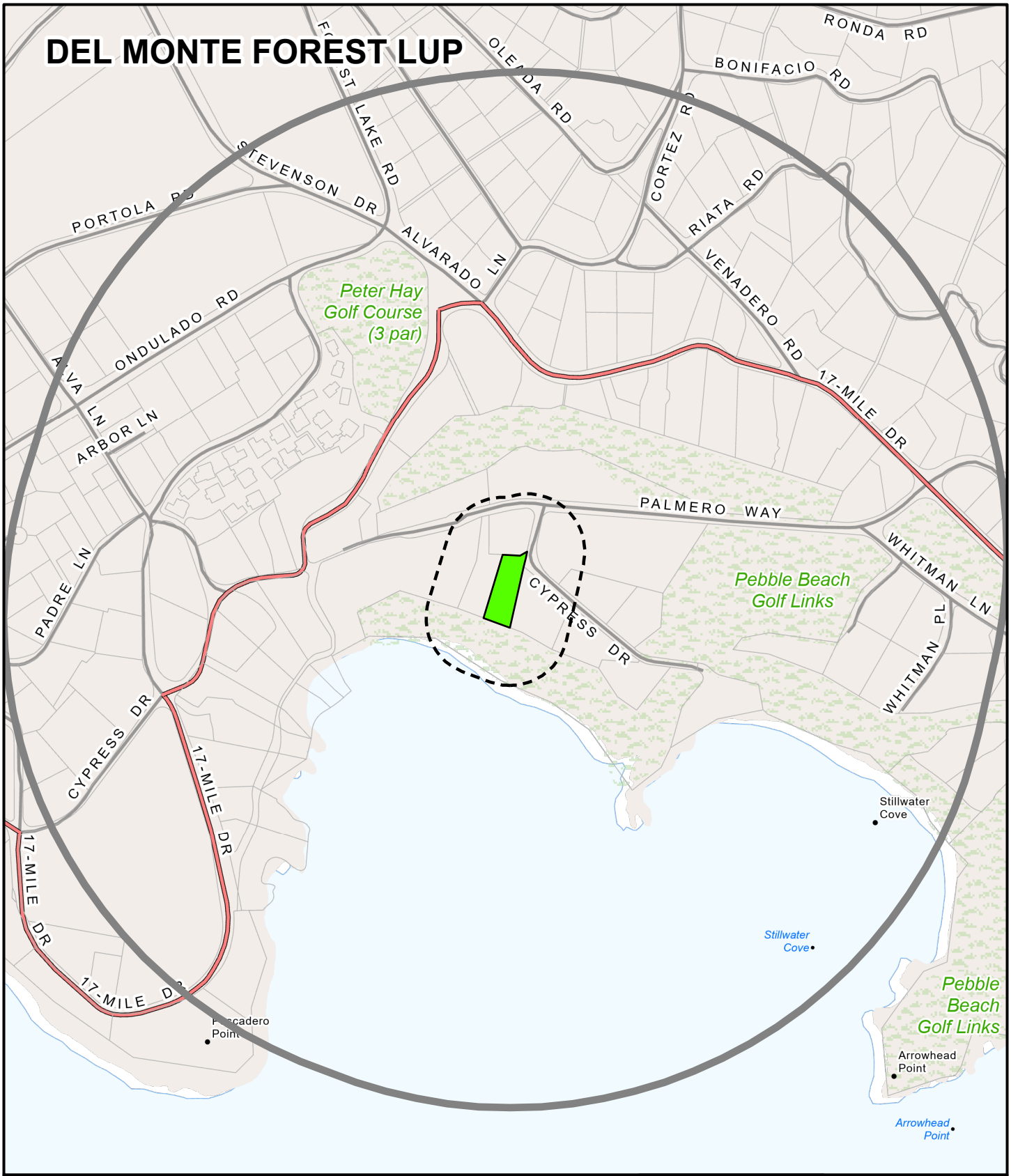
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A4.1

ROOF PLAN

Exhibit C

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APPLICANT: 1536 CYPRESS DRIVE LLC

APN: 008411012000 **FILE #** PLN190408-EXT1

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: OBLEDO

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Introduced: 7/8/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Administrative Permit

PLN250307 - HIMMELVO LAUREN & JANE

Administrative hearing to consider the construction of a 2,545 square foot addition to an existing 867 square foot single family dwelling including the conversion of 776 square feet of an existing guest room and attached carport; construction of a 512 square foot accessory dwelling unit with an attached 207 square foot garage and associated site improvements, including development on slopes in excess of 30%.

Project Location: 24368 San Juan Road, Carmel, CA 93923.

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to section 15300.2 apply.

RECOMMENDATIONS

It is recommended that the Chief of Planning adopt a resolution to:

a. Find the project qualifies for a Class 1 and Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15301 and 15303, and there are no exceptions pursuant to section 15300.2; and
b. Approve a Coastal Administrative Permit and Design Approval to allow construction of 2,391 square foot additions to an existing 1,675 square foot single family dwelling including a 206 square foot garage; a Coastal Administrative Permit and Design Approval to allow the construction of a 402 square foot accessory dwelling; and a Coastal Administrative Permit to allow development on slopes in excess of 30%.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A.1**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Erin Rose
Property Owner: Lauren & Jane Himmelvo
APN: 009-011-006-000
Parcel Size: 2.12 acres
Zoning: Medium Density Residential with a density of 4 units per acre and a Design Control overlay in the Coastal Zone or "MDR/2-D(CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Yes
Planner: Jade Mason, Assistant Planner
masonj@countyofmonterey.gov, (831) 755-3759

SUMMARY

Staff is recommending approval of the three Coastal Administrative Permits and two Design Approvals subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On July 15, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, July 14, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and California Coastal Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Cypress Fire Protection District

Prepared by: Jade Mason, Assistant Planner
Reviewed and approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Planner; Jackie Nickerson, Principal Planner; Lauren & Jane Himmelvo, Property Owners; Erin Rose, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250307

County of Monterey

Item No.2

Administrative Permit

Legistar File Number: AP 26-060

July 15, 2026

Introduced: 7/8/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN250307 - HIMMELVO LAUREN & JANE

Administrative hearing to consider the construction of a 2,545 square foot addition to an existing 867 square foot single family dwelling including the conversion of 776 square feet of an existing guest room and attached carport; construction of a 512 square foot accessory dwelling unit with an attached 207 square foot garage and associated site improvements, including development on slopes in excess of 30%.

Project Location: 24368 San Juan Road, Carmel, CA 93923.

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b. Approve a Coastal Administrative Permit and Design Approval to allow construction of 2,391 square foot additions to an existing 1,675 square foot single family dwelling including a 206 square foot garage; a Coastal Administrative Permit and Design Approval to allow the construction of a 402 square foot accessory dwelling; and a Coastal Administrative Permit to allow development on slopes in excess of 30%.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A.1**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Erin Rose
Property Owner: Lauren & Jane Himmelvo
APN: 009-011-006-000
Parcel Size: 2.12 acres
Zoning: Medium Density Residential with a density of 4 units per acre and a Design Control overlay in the Coastal Zone or "MDR/2-D(CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Yes
Planner: Jade Mason, Assistant Planner
masonj@countyofmonterey.gov, (831) 755-3759

SUMMARY

Staff is recommending approval of the three Coastal Administrative Permits and two Design Approvals subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On July 15, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, July 14, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and California Coastal Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
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Environmental Health Bureau
HCD-Environmental Services
Cypress Fire Protection District

Prepared by: Jade Mason, Assistant Planner
Reviewed and approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
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- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Planner; Jackie Nickerson, Principal Planner; Lauren & Jane Himmelvo, Property Owners; Erin Rose, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250307

Exhibit A

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EXHIBIT A
DRAFT RESOLUTION

Before the Chief of Planning
in and for the County of Monterey, State of California

In the matter of the application of:
HIMMELVO LAUREN & JANE (PLN250307)
RESOLUTION NO. 26-060
Resolution by the County of Monterey Chief of Planning:

1) Finding that the project qualifies for a Class 1 and Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15301 and 15303, and there are no exceptions pursuant to section 15300.2; and
2) Approving a Coastal Administrative Permit and Design Approval to allow construction of 2,391 square foot additions to an existing 1,675 square foot single family dwelling including a 206 square foot garage; a Coastal Administrative Permit and Design Approval to allow the construction of a 512 square foot accessory dwelling unit with an attached 207 square foot garage and associated site improvements; and a Coastal Administrative Permit to allow less than 120 square feet of development on slopes in excess of 30%.

[PLN250307, HIMMELVO LAUREN & JANE, 24368 San Juan Road, Carmel, (APN: 009-011-006-000), Carmel Area Land Use Plan]

The HIMMELVO LAUREN & JANE (PLN250307) came on for an administrative decision before the County of Monterey Chief of Planning on July 15, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the County of Monterey Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 Monterey County General Plan;
- Carmel Area Land Use Plan (CAR LUP);

- Monterey County Coastal Implementation Plan, Part 2 (Carmel CIP); and
- Monterey County Zoning Ordinance (Title 20).

No conflicts were found to exist. No communication was received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Allowed Use. The property is located at 24368 San Juan Road, Carmel (Assessor's Parcel Number 009-011-006-000), Carmel Area Land Use Plan, Coastal Zone. The parcel is zoned Medium Density Residential with a maximum gross density of 2 units per acre, and a Design overlay, in the Coastal Zone or "MDR/2-D(CZ)", which allows additions to an existing single-family dwelling and an accessory dwelling unit subject to the approval of a Coastal Administrative Permit in each case pursuant to Title 20 sections 20.12.040.A and 20.12.040.S. Additionally, pursuant to Title 20 section 20.44, the proposed development is subject to a Design Approval as the underlying zoning includes a "D" overlay. The project also involves under 120 square feet of development on slopes in excess of 30% and therefore requires a Coastal Administrative Permit pursuant to Title 20 section 20.64.230. Therefore, the project is an allowed land use for this site.

c) Lot Legality. The parcel (Assessor's Parcel Number 009-011-006-000, 0.3 acres, 11,394 square feet) is shown in its current configuration and under separate ownership in the Surveyor's Map of a Re-Subdivision of Block 305 and 306, Third Addition to Carmel Woods, Monterey County, California in Volume 3, Page 164, filed for record June 21, 1938. Therefore, the County recognizes the subject property as a legal lot of record.

d) Design/Neighborhood/Community Character and Visual Resources. The project site and surrounding area are designated as being within a Design Control District or "D" overlay, which provides regulations of the location, size, configuration, materials, and color of structures to assure protection of the public viewshed and the neighborhood character as outlined in Title 20, Chapter 20.44. As designed, the single-family dwelling and accessory dwelling unit are consistent with the neighborhood character in which this parcel is located. The single-family dwelling and ADU will include earth-tone colors and natural materials. The proposed development will have a modern architectural style, with exterior colors and materials consisting of horizontal charred wood siding, vertical cedar siding, boxed eaves, exterior brick, green roof, aluminum-clad windows, and Sierra Pacific exterior cladding in the colors Antique Bronze and Black. Although the residence is outside Carmel Area Map A (Local Coastal Program General Viewshed), the parcel borders Pescadero Canyon, which is considered a public viewpoint. To ensure visibility of the residence is limited, CAR LUP Policy 2.2.3.3 indicates that new development on forested slopes within the public viewshed, as illustrated on Map A, shall be sited and designed in such a manner that structures are not visible from public viewpoints, Pescadero Canyon, 17 Mile Drive, and Highway 1. This policy is implemented by Carmel CIP sections 20.146.030.C.1(c) and 20.146.030.C.4, which require that structures blend into the site and its

surroundings through the use of exterior materials that give the appearance of natural materials, modifying bulk and massing to protect the public viewshed, and siting development within forested areas or in areas where existing topography can ensure structures have minimal or no visibility. An exterior lighting condition (Condition No. 4) was added to ensure that lighting will not be intrusive. The project design, together with retention of the surrounding mature trees, will help screen the development. Therefore, as proposed and conditioned, the project blends into the surrounding environment, is consistent with the surrounding residential neighborhood character, and other dwellings in the neighborhood, and assures protection of the public viewshed.

e) Development Standards. Title 20 section 20.12.060 establishes the site development standards applicable to structures within the MDR zoning district. Pursuant to Title 20 section 20.12.060.C, the main structures shall have setbacks of at least 20 feet for the front, 5 feet for the sides, and 10 feet for the rear, and a maximum allowable height of 30 feet. The accessory dwelling unit is attached to the proposed residence and therefore, is subject to the same site development standards as the main structure pursuant to Title 20 section 20.62.040.K. As proposed, the residence and attached accessory structure will be over 20 feet from the front, over 5 feet from the sides, and over 10 feet from the rear. The proposed height of the residence and attached garage is 13.7 feet when measured from average natural grade. The underlying zoning has an allowable building site coverage of 35 percent and a floor area ratio (FAR) maximum of 45 percent. Title 20 section 20.64.030.E.6.a requires that an ADU comply with site coverage and FAR requirements, unless such requirements would preclude an 800 square foot ADU. Here, the proposed additions to the main residence and the ADU's attached garage comply with site coverage requirements (resulting in 3,619 square feet of coverage or 31.7%), but the 512-square-foot ADU would result in an exceedance of site coverage by 144 square feet or 1.3 percent (totaling 36.3%). Similarly, the proposed additions to the main residence and the proposed ADU's garage comply with FAR requirements (resulting in 4,687 or 41%), but the proposed 512 square foot ADU would result in an exceedance of FAR by 72 square feet or 0.6 percent (totaling 45.6%). Since the ADU is less than 800 square feet, such exceedance in coverage and FAR is permissible in this case. Therefore, the property complies with the required site development standards based on the applicable MDR zoning district.

f) Cultural Resources. The Monterey County Geographic Information System (GIS) identified the property to be within a low archaeological sensitivity area. The parcel does not fall within 750 feet of archaeological resources, exempting it from a Coastal Development Permit pursuant of CAR CIP section 20.146.090.A.1. Pursuant to CAR CIP section 20.146.090.B.1.c, an archaeological report is required due to the parcel being within a Moderate Archaeological Sensitivity Zone demonstrated on GIS, however, the parcel is not within 750 feet of a known archaeological resource. The report (LIB250397) concluded that there are no evidence of remains or anything of archaeological significance onsite. A pedestrian survey was done onsite, and no site

indicators of cultural activity were found, along with no historical activity. The subject property is not known to contain cultural resources and therefore, potential impacts to cultural resources is limited and will be controlled by application of the County's standard project condition, Condition No. 3, which requires the contractor to stop work if previously unidentified resources are discovered during construction. Therefore, as proposed, the potential for inadvertent impacts on cultural resources is limited, and as conditioned, the project will avoid or substantially minimize impacts on archaeological resources (CAR LUP Policy 2.8.2).

g) Development on Slopes in Excess of 30%. Pursuant to Title 20 section 20.64.230, less than 120 square feet of development on slopes 30% or more only requires a Coastal Administrative Permit. As illustrated on sheet A-1.3 of the attached plans, the additions to the single family dwelling and the driveway require 85 square feet of development on slopes in excess of 30%. This quantity includes the 465 cubic yards of cut and 85 cubic yards of fill. Therefore, the project meets the outlined criteria of Title 20 section 20.64.230, and a Coastal Administrative Permit is granted in this case.

h) Parking. Parking requirements outlined in Title 20 Section 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans. Title 20 section 20.58.040 also regulates ADU parking requirements for parcels demonstrated in Appendix 15. Per Appendix 15, the subject parcel is not in an area that requires additional parking for accessory dwelling units. Therefore, parking for the ADU is not required.

i) Forest Resources. No trees are proposed for removal. Condition No. 6 ensures that nearby native trees will be protected throughout construction activities.

j) Accessory Dwelling Unit. As demonstrated in Finding 6, the development is consistent with the accessory dwelling unit regulations in Title 20 section 20.64.030.

k) Public Access. As proposed and conditioned, the development is consistent with applicable public access policies of the Carmel LUP. See Finding No. 7 and supporting evidence.

l) Land Use Advisory Committee (LUAC). Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the Monterey County Board of Supervisors, per Resolution No. 08-338, this Project was not referred to the LUAC because it does involve a design approval requiring a public hearing, preparation of an environmental document, a lot line adjustment in the coastal zone, or a variance.

m) The project planner conducted a site inspection on April 27, 2026 to verify that the project on the subject parcel conforms to the plans listed above

n) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250307

2. **FINDING:** **SITE SUITABILITY –** The site is physically suitable for the proposed development and/or use.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Carmel Highlands Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The following reports have been prepared:
- "Norwalk Residence " (County of Monterey Library No. LIB250396) prepared by Dana E. Supernowicz of Historic Resource Associates, in Pebble Beach, CA on October 19, 2025.
- "Phase I Archaeological Assessment in Support of the 24368 San Juan Road Project" (County of Monterey Library No. LIB250397) prepared by Susan Morley, Marina, CA in October 2025.
- "Geotechnical Investigation Design Phase for Proposed Residential Construction, 24368 San Juan Road" (County of Monterey Library No. LIB260028) prepared by Greg Bloom, Watsonville, CA on February 27, 2026.

County staff independently reviewed these reports and concurred with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

c) Staff conducted a site inspection on April 27, 2026, to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250307.

3. **FINDING:** **HEALTH AND SAFETY –** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Cypress Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities will be provided. The property will retain its potable water through California American Water, and Carmel Area Wastewater District (CAWD) will also be sufficient in its continuance in providing sewer for the dwelling and ADU.

c) Staff conducted a site inspection on April 27, 2026, to verify that the site is suitable for this use
d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250307.

4. **FINDING:** **VIOLATIONS –** The subject property is not compliance with all rules and regulations pertaining to the County's Zoning Ordinance.

EVIDENCE:
a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations code enforcement cased on subject property.
b) Per staff's site visit, the subject property currently contains a 130-square-foot shed. This shed required the granting of a discretionary permit. Therefore, with the granting of this permit, the property will come into compliance with requirements of the Zoning Ordinance.
c) Staff conducted a site inspection on April 27, 2026, and researched County records to assess if any violation exists on the subject property.
d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250307.

5. **FINDING:** **CEQA (Exempt) –** The project is categorically exempt from environmental review, and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:
a) California Environmental Quality Act (CEQA) Guidelines Section 15301 and 15303 categorically exempts additions to the existing single-family residence and the construction of accessory structures in a residential zone.
b) This project qualifies for a Class 1 and Class 3 exemption because it is the additions to an existing structure and construction of a new accessory dwelling unit on a residentially zoned lot.
c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. The site is vacant and therefore no historical (structural) resources would be impacted. There is no evidence that cultural resources are present on-site, and as conditioned, the project would have a less than significant impact on cultural resources (see Finding No. 1, evidence "f"). The proposed development is not visible from Highway 1 or designated public access areas/vista points.
d) No adverse environmental effects were identified during staff review of the development application.
e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250307.

6. **FINDING:** **ACCESSORY DWELLING UNIT** – The project meets the established regulations and standards as identified in Title 20 section 20.64.030.

EVIDENCE:

a) Title 20 section 20.64.030 establishes regulations and standards for which an accessory dwelling unit, accessory to the main residence on a lot, may be permitted. The project includes the conversion of an existing 2,095 square foot detached garage into a 512 accessory dwelling unit inclusive of a covered entry and storage.

b) The ADU is below the maximum 1,200 square foot floor area and will be the first ADU on the subject property. The ADU is to be sited along the northeast side of the parcel (see attached plans and Finding 1, Evidence "e").

c) Title 20 Section 20.64.030.E.4 outlines size limitations for ADUs in CAR LUP by specifying that newly constructed ADUs built after March 25, 2024, shall not exceed 1,200 square feet. The proposed ADU will be 512 square feet of the existing garage, which does not exceed the 1,200 square foot maximum. Therefore, the proposed conversion complies with the size limitation policy.

d) As defined in Title 20, Section 20.58.040, the ADU does not provide parking requirements. On-site parking will be provided as the single family dwelling parking requirements of 2 spaces/unit are exceeded.

e) The ADU meets the required site development standards as defined in Title 20 Section 20.12.060 and Section 20.64.030 (See Finding 1, Evidence "e" and "f").

f) The application was reviewed by the Environmental Health Bureau (EHB) to ensure adequate sewage disposal and water supply facilities exist and are readily available to serve the ADU. EHB made the determination that the property has adequate public facilities, and no further comments or conditions were provided (See Finding 3).

g) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in HCD-Planning File No. PLN250307.

7. **FINDING:** **PUBLIC ACCESS-** The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE:

a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Carmel CIP Section 20.146.130, can be demonstrated.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) The subject property is described as an area outside of where the Local Coastal Program requires physical public access (Figure 3, Local Coastal Program Public Access, in the Carmel LUP).

d) The subject project site is not identified as an area where the Local Coastal Program requires visual public access (Map A- Local Coastal Program General Viewshed, in the Carmel LUP). Based on the project location, and its topographical relationship to visual public access points in the area, the

development proposal will not interfere with visual access along Highway 1. Consistent with Carmel LUP Policy 5.3.2.4, the proposed development will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity.

e) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250307.

8. **FINDING:** **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) California Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is appealable to or by the Coastal Commission because the project is located between the first public road and the sea.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Chief of Planning does hereby:

1. Find the project qualifies for a Class 1 and Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15301 and 15303, and that none of the exceptions pursuant to section 15300.2; and
2. Approve the Coastal Administrative Permit and Design Approval to allow construction of 2,391 square foot additions to an existing 1,675 square foot single family dwelling including a 206 square foot garage; Coastal Administrative Permit and Design Approval to allow the construction of a 512 square foot Accessory Dwelling Unit with an attached 207 square foot garage; and Coastal Administrative Permit to allow less than 120 square feet of development on slopes in excess of 30%.

All of which are in general conformance with the attached sketch and subject to the attached conditions**,** all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 15th day of July 2026.

_____

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN250307

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval (PLN250307) allows the construction of a 2,545 square foot addition to an existing 867 square foot single family dwelling including the conversion of 776 square feet of an existing guest room and attached carport; construction of a 512 square foot accessory dwelling unit with an attached 207 square foot garage and associated site improvements, including development on slopes in excess of 30%. The property is located at 24368 San Juan Road, Carmel (Assessor's Parcel Number 009-011-006-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit and Design Approval (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 009-011-006-000 on July 15, 2026. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

5. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

6. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

7. PW0005 – DRIVEWAY IMPROVEMENTS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Construct a Hot Mix Asphalt driveway connection to San Juan Rd. The design and construction is subject to the
approval of the HCD -PWFP. Encroachment Permits are required for all work within the public right-of-way.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit the design for review and approval of the HCD-PWFP, obtain an
encroachment permit from the HCD -PWFP prior to issuance of building or grading permits, and construct
and complete improvements prior to occupancy or commencement of use. Applicant is responsible to
obtain all permits and environmental clearances.

8. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a site-specific Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval that describes how the site will be managed during construction to protect onsite and nearby sensitive resources, avoid construction nuisance impacts to nearby properties, and reduce congesting/circulation impacts to the local transportation network. The applicant shall be required to adhere to the approved CMP. The Construction Management Plan shall include the following (As applicable):

Names and contact information (primary and secondary) of parties responsible for project during construction.

Summary table including:

Types of construction vehicles and number of truck and/or vehicle trips/day.

Quantity and extent (acreage) of grading per day (Air Quality Management District Standards).

Hours of operation.

Project scheduling (dates) and duration of construction.

Map illustrating:

Location of project (vicinity map).

Proposed route for hauling material.

Location of Sensitive Receptors (schools, hospitals, etc) along haul route.

Location of stockpiles and parking for construction vehicles.

Sensitive areas (tree protection zones, drainage, environmentally sensitive habitat, slopes, etc) where no parking, stockpiling, construction will occur.

The CMP shall:

Prescribe measures to reduce traffic impacts including but not limited to scheduling hauling and material deliveries off-peak hours and encouraging carpooling

Prohibit blocking of access roads or driveways.

Avoid impacting access to private properties by not parking on neighboring properties or impinging on the travel lane of access roads. Construction vehicles shall be encouraged to not park directly in-front of neighboring properties.

Ensure pedestrian paths of travel are not impeded or that alternative paths of travel are provided.

Provide adequate storage and staging areas. Staging and storage areas shall be on-site to maximum extent possible to reduce potential noise, dust, glare, and other impacts to neighboring property.

If on-site storage and staging areas cannot be accommodated, appropriate best management practices shall be implemented to ensure that off-site storage and staging do not adversely impact access or cause excessive noise, dust, or lighting for neighboring properties.

The Applicant/Owner may need to obtain separate authorization to utilize off-site storage and staging areas. The owner/applicant shall be responsible for securing this authorization prior to approval of the CMP.

Prior to the commencement of construction activities, the applicant shall post a publicly visible sign that outlines the specifics of the construction management plan, the telephone number of the on-site contractor, and the telephone number of the person to contact regarding complaints. This contact person shall respond to complaints and take corrective action within 24 hours.

Recommendations from the project biologist, arborist, archaeologist, and/or other qualified professionals relating to construction activities shall be included in the CMP.

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

HIMMELVO RESIDENCE

REMODEL, ADDITIONS & ADU 3

24368 SAN JUAN RD, CARMEL, CA, 93923

APN 009-011-006-000 [MOCO CZ, CARMEL LUP]



ARCHEOLOGICAL MATERIALS STOP-WORK

SHOULD CONCENTRATIONS OF ARCHAEOLOGICAL OR PALEONTOLOGICAL MATERIALS BE ENCOUNTERED DURING CONSTRUCTION OR GRADING OPERATIONS, ALL GROUND-DISTURBING WORK SHALL BE TEMPORARILY HALTED ON THE SITE AND THE COMMUNITY DEVELOPMENT DEPARTMENT CONTACTED. WORK NEAR THE ARCHAEOLOGICAL FINDS SHALL NOT BE RESUMED UNTIL A QUALIFIED ARCHAEOLOGIST HAS EVALUATED THE MATERIALS AND OFFERED RECOMMENDATIONS FOR FURTHER ACTION. PREHISTORIC MATERIALS THAT COULD BE ENCOUNTERED INCLUDE: OBSIDIAN OR CHERT FLAKES OR TOOLS, LOCALLY DARKENED MIDDEN, GROUND STONE ARTIFACTS, DEPOSITIONS OF SHELL, DIETARY BONE, AND HUMAN BURIALS. SHOULD HUMAN REMAINS BE UNCOVERED, STATE LAW REQUIRES EXCAVATION IS HALTED IN THE IMMEDIATE AREA AND THAT THE COUNTY CORONER BE CONTACTED IMMEDIATELY. SHOULD THE CORONER DETERMINE THAT THE REMAINS ARE LIKELY THOSE OF A NATIVE AMERICAN, THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION MUST BE CONTACTED WITHIN 24 HOURS OF IDENTIFICATION. THE HERITAGE COMMISSION CONSULTS WITH THE MOST LIKELY NATIVE AMERICAN DESCENDANTS TO DETERMINE THE APPROPRIATE TREATMENT OF THE REMAINS.

CONSTRUCTION PLAN SUMMARY

1. THE PROPOSED PROJECT IS A SFR REMODEL THAT IS TO BE COMPLETED IN A TIME FRAME OF SEVEN MONTHS.
2. THE PROPOSED PROJECT WILL BE BUILT BY A LICENSED CONTRACTOR WITH AN AVERAGE OF THREE WORKERS WORKING ON THE PROJECT PER WORKING DAY.
3. PARTIES RESPONSIBLE DURING CONSTRUCTION:
   A. OWNER: LAUREN & JANE HIMMELVO
   B. CONTRACTOR: D ONE BUILDERS, KYLE DICKSON 2
4. ON AVERAGE, TWO TO THREE TRUCKS A DAY AT SITE AND ONE TRIP TO MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT A WEEK.
5. HOURS OF OPERATIONS: M-F, 8AM - 5PM.
6. PROJECT SCHEDULING: START FEBRUARY 2026 END NOVEMBER 2026.
7. WASTE TO BE HAULED TO MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT LANDFILL IN MARINA.

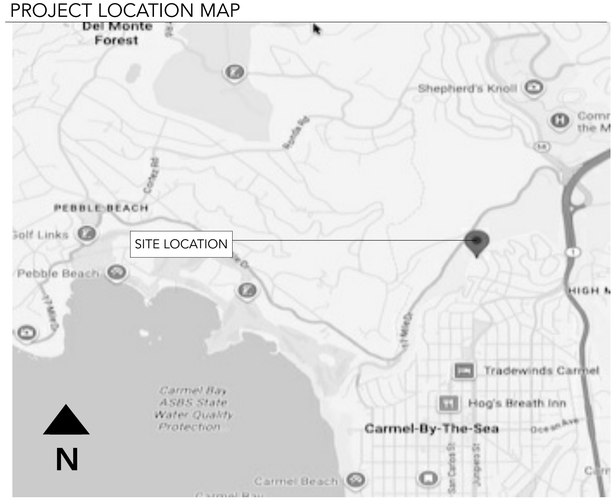
HOURS OF CONSTRUCTION

THE OPERATION OF TOOLS AND EQUIPMENT USED IN CONSTRUCTION SHALL BE LIMITED TO THE HOURS AUTHORIZED BY LOCAL AUTHORITY. NO HEAVY EQUIPMENT RELATED CONSTRUCTION ACTIVITY IS ALLOWED ON SUNDAYS OR HOLIDAYS. IF THE MUNICIPALITY ADOPTS A NOISE ORDINANCE IN THE FUTURE, APPLICABLE PROVISIONS OF SAID ORDINANCE SHALL REPLACE THIS CONDITION.

SPECIAL WORK GUIDELINES

- LIMIT ONE TRUCK PER TRADE VENDOR AT THE SITE. OFF SITE PARKING IS AVAILABLE.
- PARK IN DESIGNATED SPOTS POINTED OUT BY THE JOB SUPERVISOR ONLY.
- KEEP NOISE TO A MINIMUM. IF THERE ARE TIMES THAT EXCESSIVE NOISE WILL BE NECESSARY, LET THE JOB SUPERVISOR KNOW SO THEY CAN WARN THE NEIGHBORS.
- JOB SITE HOURS ARE 8:00 AM TO 5:00 PM, MONDAY THRU FRIDAY. NO WORK SHALL BE DONE DURING WEEKENDS OR HOLIDAYS, NO EXCEPTIONS.
- JOB SITE SHALL BE LEFT IN A SAFE, CLEAN CONDITION AT THE END OF EACH WORK DAY. ALL TRUCKS AND TRAILERS SHALL BE MOVED FROM THE PROPERTY.
- EATING LUNCH, STORING MATERIALS, OR MEETINGS SHALL BE ON THE SITE OF THE OWNERS PROPERTY.
- ALL BREAKS SHALL BE ON THE OWNERS PROPERTY WHERE THE WORK IS BEING DONE.
- MUSIC, SMOKING, VAPING, CHEWING TOBACCO, OR DRINKING ALCOHOLIC BEVERAGES IS PROHIBITED.

PROJECT LOCATION MAP



CONTRACTOR CHECKLIST

- SMOKE & CO2 ALARMS AFFIDAVIT
- PHOTOS OF INSTALLED SMOKE & CO2 ALARMS TO MATCH THE DRAWINGS
- CONSTRUCTION, DEMOLITION RECYCLE FORMS
- CONTRACTOR MUST SAVE ALL DUMP RECEIPTS

FIRE SPRINKLERS

SPRINKLERS ARE REQUIRED

WATER CREDITS

WATER FIXTURE UPGRADES
WATER CREDIT PURCHASE REQUESTED

ZONING CONFORMANCE

FULL INTERIOR REMODEL
ADDITIONS INCLUDING ADU & ~~DETATCHED~~ GARAGE 2

BUILDING CODES

ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING:

- CALIFORNIA BUILDING CODE 2022
- CALIFORNIA NON-RESIDENTIAL CODE 2022
- CALIFORNIA MECHANICAL CODE 2022
- CALIFORNIA PLUMBING CODE 2022
- CALIFORNIA ELECTRICAL CODE 2022
- CALIFORNIA FIRE CODE 2022
- CALIFORNIA ENERGY CODE 2022
- CALIFORNIA GREEN BUILDING STANDARDS CODE 2022
- CALIFORNIA HISTORIC BUILDING CODE 2022
- MONTEREY COUNTY TITLE-20 2024
- MONTEREY COUNTY CODE AMENDMENTS 2022

LEGAL OWNER

LAUREN & JANE HIMMELVO
3265 CAMINO DEL MONTE
CARMEL, CA 93923
432.298.3420
lauren@countryandseaweed.com

DESIGNER & PERMIT AGENT

ERIN C ROSE
PO BOX 222399
CARMEL, CA 93922
808.217.7623
erin.rose.HI@gmail.com

STRUCTURAL ENGINEER

STUART A SCOTT SE#3890
STUART A SCOTT SE INC
1905 RUCKER AVENUE
GILROY, CA 95020
408.500.5712
StuartAScottSE@gmail.com

GENERAL CONTRACTOR

KYLE DICKSON C#1028049
D ONE BUILDERS
8901 MURRAY AVE STE B
GILROY, CA 95020
408.310.1337
office@Donebuilders.com 2

CIVIL ENGINEER

GUY GIRARDO PE#56569 PLS#8703
LANDSET ENGINEERS, INC.
540 CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
831.443.6970
ssouza@landseteng.com

INTERIOR DESIGNER

LAUREN HIMMELVO
COUNTRY & SEAWEED
3265 CAMINO DEL MONTE
CARMEL, CA 93923
432.298.3420
lauren@countryandseaweed.com

GEOTECH ENGINEER

GREG BLOOM GE#2691 PE#58819
BUTANO GEOTECHNICAL ENGINEERING
404 WESTRIDGE DRIVE
WATSONVILLE, CA 95076
831.724.2612
greg@butanogeotech.com

SURVEYOR

FRANK LUCIDO PLS#8368
LUCIDO SURVEYORS
2 SAUCITO AVENUE
DEL RAY OAKS, CA 93940
831.620.5032
info@lucidosurveyors.com

ENERGY COMPLIANCE

DAVID KNIGHT
MONTEREY ENERGY GROUP
26465 CARMEL RANCHO BLVD #8
CARMEL, CA 93923
831.372.8328
jenn@meg4.com

HISTORIAN

DANA E. SUPERNOWICZ, M.A., RPA
HISTORIC RESOURCE ASSOCIATES
3142 BIRD ROCK ROAD
PEBBLE BEACH, CA 93953
831.641.7474
historic.resource@comcast.net

ARCHEOLOGIST

BRENNA WHEELIS, BA.
ACHASTA ARCHEOLOGICAL SERVICES
3059 BOSTICK AVENUE
MARINA, CA 9393
831.262.2300
bwheelis@achastaservices.com

HAZARDOUS MATERIALS

CHRIS GATWARD
M2 ENVIRONMENTAL LLC
22 LOWER RAGSDALE DRIVE
MONTEREY, CA 93940
chris@m3environmental.com
831.649.4623

LANDSCAPE ARCHITECT

N/A 3 4

SITE DETAILS

LAND USE:	SINGLE FAMILY RESIDENTIAL
ZONING:	MDR/2-D(CZ)
DENSITY:	2U/A
SITE AREA:	11,394 SF
YEAR BUILT:	1948
OCCUPANCY TYPE:	R-3/U
CONSTRUCTION TYPE:	V-B
SPRINKLED:	NO
STORIES:	ONE
LIVING AREA:	1,675 SF
HOUSE:	*840 SF*
GUEST APT:	*524 SF*
CARPORT:	*311 SF*
JURISDICTION:	MOCO CZ: *CARMEL LUP - BUILDING AREA* *DEL MONTE FOREST LUP - IN REAR SETBACK*
FIRE DISTRICT:	CYPRESS
WATER:	CALAM
WATER CREDIT PURCHASE:	9.7 CREDITS REQUESTED (5.8 ARE FOR ADU)
SEWER:	CAWD (SEWER)
ELECTRICITY/GAS:	PG&E
HISTORIC BLDG:	NO
ARCHEOLOGY:	NO
FLOODPLAIN:	NO
WUI ZONE:	YES
EASEMENTS:	NO
ENCROACHMENT:	DRIVEWAY REQUESTED
NON-CONFORMING:	NO
VARIANCE:	~~GARAGE REQUESTED~~ 2 3

NOTES

BUILDING AREA OF PARCEL IS IN CARMEL LUP
SMALL SLIVER OF PARCEL, IN REAR SETBACK, IS IN DEL MONTE FOREST LUP
WATER CREDIT PURCHASE REQUESTED FOR ADU & BASEMENT BATHROOM
DRIVEWAY ENCROACHMENT REQUESTED
~~GARAGE VARIANCE REQUESTED 5' INTO FRONT SETBACK~~ 3 2
NO IRRIGATED LANDSCAPING, RESTORE SUCCULENTS RETAINED DURING DEMO/GRADING + ADD ZERO WATER NATIVE PLANTS IN DISTURBED AREAS OF SITE. INSTALL BIODEGRADABLE TWO YEAR EROSION CONTROLS. 5

DEFERRED SUBMITTAL

PLANNING
~~CIVIL ENGINEERING~~ 4
DRIVEWAY ENCROACHMENT
~~GARAGE VARIANCE~~ 3 2

BUILDING
FIRE SUPPRESSION
SOLAR & BATTERY BACKUP SYSTEM
FAU MODEL, BTU, PIPE SIZE & LENGTHS
RADIANT MODEL, BTU, PIPE SIZE & LENGTHS
GAS SCHEMATIC
GAS PIPE SIZE & LENGTHS
PLUMBING SCHEMATIC
PLUMBING PIPE SIZE & LENGTHS
~~OCCUPANCY RATING~~
RIGHT OF WAY TEMPORARY ENCROACHMENT 2

PROJECT DESCRIPTION

PLANNING

1) REMODEL EXISTING 840 SF RESIDENCE
2) DEMO CHICKEN COOP IN NORTH SETBACK
3) DEMO ALL HARDSCAPE, LANDSCAPE WALLS, GATE PILLARS, & FENCE ALONG FRONT PROPERTY LINE
4) CONVERT EXISTING 300 SF CARPORT TO CONDITIONED LIVING SPACE
5) FIRST FLOOR ADDITIONS TOTALLING 1,769 SF
6) NEW 1,068 SF WALK OUT BASEMENT REC ROOM, GYM & BATHROOM
7) NEW 402 SF ~~ADA COMPLIANT~~ ADU WITH 45 SF COVERED WALKWAY TO ADU ENTRY
8) NEW 206 SF GARAGE ONE CAR GARAGE
9) ~~NEW PERMEABLE PAVER PARKING SPACE BETWEEN ADU & GARAGE~~
10) TWO ~~THREE~~ NEW GRAVEL PARKING SPACES FOR OCCUPANTS OF HOME AND ADU AT EXISTING DRIVEWAY AREA
11) REPLACE EXISTING NON-NATIVE LANDSCAPING WITH NATIVE XERISCAPING
12) REPLACE EXISTING ROOF WITH CLASS-A TAR & GRAVEL AND/OR GREEN LIVING ROOF (TBD)
13) MOVE DRIVEWAY TO SOUTH PROPERTY LINE ~~& RECONFIGURE TO NEW GARAGE/CARPORT~~ (ENCROACHMENT PERMIT)
14) REGRADE TO ACCOMMODATE EXCAVATION. ~~1,500 CY~~ CUT TO BE REDISTRIBUTED AS FILL OR GARDEN BEDS, NO SOIL WILL BE EXPORTED OFF-SITE
15) ROOFLINES WILL NOT EXCEED ~~20'~~ 19' (JAN 2026) ABOVE THEIR CORRESPONDING LOWEST NATURAL GRADE. ADDITIONS STEP DOWN TO FOLLOW THE NATURAL, GENTLE, SLOPE OF THE LOT.
16) RE-SIDE EXISTING BUILDINGS & MAIN FLOOR ADDITIONS WITH ~~SHOSUGI BAN~~ HORIZONTAL WOOD SIDING (TREAT EXISTING). ~~CORTEN STEEL SIDING~~ ON LOWER FLOOR AND ADU.
17) ALL NEW WINDOWS AND DOORS TO BE SIERRA PACIFIC URBAN LINE, DOUBLE PANED & TEMPERED. FAUX COPPER ALUMINUM CLAD EXTERIOR AND BLACK ALUMINUM CLAD EXTERIOR, NATURAL PINE INTERIOR TO BE STAINED.

TREE REMOVAL

1) REMOVAL OF FIVE NON-NATIVE TREES ~~AND ONE OAK~~: HAZARDOUS 24" PINE ALREADY REMOVED VIA PERMIT TRM250402.

BUILDING

1) UPDATE ALL MECHANICAL, ELECTRICAL, PLUMBING AS REQUIRED BY CODE
2) RELOCATE EXISTING SEWAGE PUMP OUTSIDE FOOTPRINT OF PROPOSED ADDITIONS

RIGHT OF WAY

1) RECONFIGURE DRIVEWAY & OFF STREET PARKING ACCESS THROUGH RIGHT OF WAY

12/22/2025 - CHANGES FROM DESIGN APPROVAL 1

1) FOOTAGE DECREASE IN BSC AND FAR
2) LIVING ROOM PLATE INCREASED FROM 10' TO 12'
3) MAXIMUM HEIGHT ABOVE NATURAL GRADE INCREASED FROM 18' TO ~~20'~~ TO 19' (JAN 2026)
4) ADU ENTRY ROOFLINE CHANGE W/ NEW STORAGE CLOSET. EXTEND EAVE OF FORMER CARPORT TO MEET ~~ADU~~ ADU ROOFLINE
5) SOLAR PANELS & BACKUP BATTERIES ADDED TO PROJECT, ARRAY & STORAGE SIZE TBD
6) STEPS (FLOOR LEVEL CHANGES) REMOVED FROM MAIN FLOOR TO MEET AGE-IN-PLACE NEEDS
7) REMOVE STAIRS FROM LIVING ROOM TO REAR PATIO
8) RECONFIGURE/REDUCE TILE DECK AND SAUNA ROOM TO ACCOMMODATE SPIRAL STAIRCASE
9) RECONFIGURE WALKWAYS AND PATIO SHAPE AND SIZE
10) MOVE THE INTERIOR STAIRS TO LOWER FLOOR FURTHER WEST
11) NUMBER OF SKYLIGHTS REDUCED, ALL WILL BE VELUX FIXED SKYLIGHTS WITH BLACK OUT SHADES
12) INSULATE ROOF, FRAMED EXTERIOR WALLS & FRAMED FLOORS
13) RADIANT FLOOR HEATING IN SELECT ROOMS

01/26/2026- CHANGES FROM DESIGN APPROVAL 2

1) ROTATE GARAGE 90 DEGREES, ATTACH ADU TO GARAGE
2) ~~MOVE ATTACHED GARAGE FIVE FEET (5') INTO FRONT SETBACK (VARIANCE REQUESTED)~~
3) RECONFIGURE DRIVEWAY, PARKING, LANDSCAPE WALLS, DRAINAGE, AND DRIVEWAY GATE LOCATION. ADD 6' WOOD FENCE AT FRONT PROPERTY LINE.
4) EXTERIOR SIDING CHANGED TO CLASS-A HORIZONTAL BLACK CEDAR ON EXISTING HOME. ADDITIONS, ADU, AND GARAGE TO BE CLASS-A VERTICAL CEDAR WITH CLEAR STAIN.
5) RADIANT FLOOR HEATING AREAS REDUCED PER T-24 RECOMMENDATION
6) MOVE SCULLERY FIREPLACE & CHIMNEY TO NORTH WALL OF LIVING ROOM, RECONFIGURE SCULLERY
7) REDUCED NUMBER OF SOUTH AND WEST FACING WINDOWS IN DINING AND LIVING ROOM. REDUCED NORTH LIVING ROOM WINDOWS. BASEMENT DOORS AND WINDOWS REDUCED TO MATCH MAIN FLOOR CHANGES.
8) PRIVACY VESTIBULE ADDED TO PRIMARY BEDROOM DOOR
9) ROOFLINES RECONFIGURED AT ADU & HOUSE ENTRY
10) SKYLIGHTS IN HOUSE REDUCED. SKYLIGHT ADDED TO ADU.
11) ALL WINDOWS AND DOORS IN ADU RECONFIGURED.
12) GARAGE PLATE INCREASED TO 9' TO ACCOMODATE SUV ROOF RACKS

02/02/2026- MOVE GARAGE OUT OF FRONT SETBACK 3

1) CHANGE ADU TO ADU
2) MOVE GARAGE OUT OF FRONT SETBACK, RESCIND VARIANCE REQUEST
3) REDUCE GARAGE PLATE TO 8'
4) REDUCE ADU PLATE TO 8' & CHANGE ALL WINDOWS & DOORS

02/27/2026- MARK 30% GRADE, CUT FILL QTY 4

1) AREAS OF EXISTING GRADE OVER 30% MARKED ON SITE PLANS.
2) EXISTING GRADE OVER 30% RESULT FROM LAND WORK BY PREVIOUS OWNER (PLANTERS, LANDSCAPE WALL, AND PATIOS). AREAS DO NOT REPRESENT ORIGINAL/NATURAL GRADE.
3) REGRADE TO ACCOMMODATE EXCAVATION. 465 CY CUT AND 85CY FILL, FOR NET 380 CY CUT.
4) NET 380 CY CUT TO BE REDISTRIBUTED AS FILL OR GARDEN BEDS, NO SOIL WILL BE EXPORTED OFF-SITE

FAR & BUILDING SITE COVERAGE 3

BSC: BUILDING SITE COVERAGE	Existing	Additions	Proposed	
House	867	0	867	*867*
Guest Apt	508	-32	476	*1,343*
Carport Conversion	300	0	300	*1,643*
Great Room + Hall	0	1500	1500	*3,143*
Pbath Wedge (incl Deck & Stairs)	0	269	269	*3,412*
	1675	1737	3412	HOUSE ONLY BSC
ADU	0	396	396	*3,808*
ADU covered entry & storage	0	116	116	*3,924*
	0	512	512	ADU ONLY BSC
Garage	0	207	207	GARAGE ONLY BSC
	1675	2456	4131	TOTAL BLDG SITE CVG

FAR: FLOOR AREA RATIO	Exist	Additions	Proposed	
Walk Out Basement (FAR only)	0	919	919	*2,656*
Gym (FAR Only)	0	149	149	*2,805*
	0	1,068	5,199	FLOOR AREA RATIO

CALCULATIONS

lot size	*45% far*	*35% bsc*	FOOTAGES	
11,394	*5,127.3*	*3,987.9*	3,412	house
+150 SF for JADU egress	*150.0*	*150.0*	512	ADU + entry eave
	5,277.3	*4,137.9*	207	garage
			4,131	BSC total
			-6.9	BSC balance
			5,199	FAR total
			-78.3	FAR balance

SEE A-1.3 PROPOSED SITE PLAN FOR HARDSCAPE COVERAGE TABLE

PAGE INDEX FOR PLN250307

SHEETS MARKED WITH * ARE NEW SHEETS IN 01.26.2026 REVISION SET

A-0	COVER: PROJECT DATA
*A-0.1	CONDITIONS OF APPROVAL
SURV	SITE SURVEY
*A-0.2	EXISTING HOUSE+TERRAIN W/ PROPOSED OVERLAY
*A-0.3	RENDERINGS PROPOSED PROJECT
*FLAG1	HOUSE CORNER STAKING PLAN
*FLAG2	HOUSE FLAGGING PLAN
*FLAG3	ADU & GARAGE STAKING & FLAGGING PLANS
*A-1.1	SITE PREPARATION / CMP PLAN
A-1.2	EXISTING / DEMO SITE PLAN
A-1.3	PROPOSED SITE PLAN
*A-1.4	FUEL MANAGEMENT PLAN
A-1.5	BUILDING SITE COVERAGE [BSC] & FAR STUDY
~~A-1.5~~	~~GRADING & DRAINAGE PLAN~~, SEE CIVIL
~~*A-1.6~~	~~GRADING & DRAINAGE PLAN OVER SURVEY~~ , SEE CIVIL
*A-2.1	DEMO FLOOR PLAN
*A-2.4	PROPOSED LOWER FLOOR PLAN
*A-2.5	PROPOSED MAIN FLOOR PLAN
*A-2.6	PROPOSED ADU & GARAGE FLOOR PLAN
*A-3.1	EXTERIOR HOUSE ELEVATIONS: EAST (STREET)
*A-3.2	EXTERIOR HOUSE ELEVATIONS: SOUTH (SIDE)
*A-3.3	EXTERIOR HOUSE ELEVATIONS: WEST (REAR)
*A-3.4	EXTERIOR HOUSE ELEVATIONS: NORTH (SIDE)
*A-3.5	PROPOSED CROSS SECTIONS
*A-3.6	EXTERIOR ELEVATIONS ADU & GARAGE
*A-4.1	EXISTING / DEMO ROOF PLAN
*A-4.2	PROPOSED ROOF PLAN HOUSE
*A-4.3	ROOF PLAN ADU & GARAGE
*FM-1.1	FINISH MATERIALS
C1	CIVIL COVER SHEET
C2	GRADING & DRAINAGE PLAN
C3	GRADING SECTIONS & DETAILS
C4	UTILITY PLAN
C5-C6	CONSTRUCTION DETAILS
C7	EROSION & SEDIMENT CONTROL PLAN
C8	CONSTRUCTION MANAGEMENT PLAN

REVISION HISTORY DETAIL

1 **12.22.25** **PLN2.0** PLANNING CO#1 - MATCH BUILDING SUBMITTAL
PS1.3 EDITED: ALL PAGES

2 **01.26.26** **PLN3.0** PLANNING RFI#1 & CO#2
PS1.9 EDITED: ALL PAGES

3 **02.02.26** **PLN4.0** PLANNING RFI#1 & CO#3
PS2.0 ADU, MOVE GARAGE OUT OF FRONT SETBACK
EDITED: A-0, A-0.2, A-0.3, FLAG3, A-1.3 to A-1.7, A-3.6

4 **03.07.26** **PLN5.0** PLANNING RFI#2
PS2.2 MARK GRADE OVER 30%, CUT/FILL EDIT, CVL ADDED
FND'T EDITS + FND VENT CALCS
EDITED: A-0, A-1.2, A-2.2 NEW: CIVIL SET

5 **03.31.26** **BLDG2.0** BUILDING RFI#1 & CO#1
EDITED: ALL PAGES NEW: T24, STRUCTURAL. PG&E, A-2.1

6 **04.17.26** **PLN6.0** PLANNING RFI#3
PS2.4 CALC SF/CY CUT/FILL GRADE OVER 30%,

SUBMITTAL RECORD

11.07.25	1.0	LH/ER	INITIAL DESIGN APPROVAL SUBMITTAL
12.22.25	1.3	ER	INITIAL COMBI PLANNING/BUILDING SUBMITTAL
01.26.26	1.9	ER	PLANNING RFI#1 & CHANGE ORDER #2
01.26.26	2.0	ER	PLANNING RFI#1 & CHANGE ORDER #3
03.07.26	2.2	ER	PLANNING RFI#2
04.01.26	2.3	ER	BUILDING RFI#1 & CO#1
04.16.26	2.4	ER	PLANNING RFI#3

A-0

FOR PERMITTING ONLY

PLAN SET:	HIMSJ 2.4
ISSUE DATE:	4/17/26
PLANNING APPROVAL	

COVER: PROJECT DATA

HIMMELVO RESIDENCE
24368 SAN JUAN RD, CARMEL, CA, 93923
APN 009-011-006-000

REVISIONS

1	PLN CO#1 12.22.2025
2	PLN RFI#1 & CO#2 01.26.2026
3	PLN RFI#1 & CO#3 02.02.2026
4	PLN RFI#2 03.07.2026
5	BLDG RFI#1 & CO#1 04.01.2026
	PLN RFI#3 04.17.2026

All attempts have been made to ensure the accuracy of plans. Should contradictory conditions arise, it is the responsibility of the owner, licensed consultant, trade partner, and/or the contractor to notify Erin C. Rose before commencement of construction activities to address discrepancies.

Renderings are approximate representations only and do not guarantee appearance of final product.

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Plans has been created for Lauren & Jane Himmelvo for 24368 San Juan Road and are solely intended for use in application to relevant municipal departments and utility companies in Monterey County, California. Plans may be used to obtain bids, estimates, and/or licensed professional consulting related to the Design, Planning, or Building Permit Application process. Plans shall not be used by any other individual or for any other purpose without written consent of Erin C Rose. Plan sheet must be marked 'FOR CONSTRUCTION' in title block to be used for construction activities.

FOR PERMITTING ONLY

ERIN C. ROSE
Principal Designer
PO BOX 222399
CARMEL CA 93923
808.217.7623

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN250307

0. PD001 - SPECIFIC USES ONLY

Responsible
Planning

Condition/Mitigation Monitoring Measure:
This _____ permit (PLNxxxxxx) allows _____. The property is located at _____ (Assessor's Parcel Number xxx-xxx-xxx-000), ____ Area Plan/Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed:
The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

0. PD002 - NOTICE PERMIT APPROVAL

Responsible
Planning

Condition/Mitigation Monitoring Measure:
The applicant shall record a Permit Approval Notice. This notice shall state:
"A [Type of Permit] (Resolution Number _____) was approved by [Name of Hearing Body] for Assessor's Parcel Number *** on [Date the permit was approved]. The permit was granted subject to *** conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed:
Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

0. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPOR

Responsible
Planning

Condition/Mitigation Monitoring Measure:
If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed:
The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

0. HOLD PERMIT DUE TO NO ACCOUNT/UNABLE TO LOCATE ACCOUNT

Responsible
Planning

Condition/Mitigation Monitoring Measure:
TOTAL FEES $6,509.00 HAS BEEN PAID IN FULL BY APPLICANT LAUREN HIMMELVO ON 11/19/2025. M HERNANDEZ

FEE WAS PAID VIA ON-LINE ON 11/14/2025 IN $6,466.00. A RETURNED CHECK FEE OF $43.00 HAS BEEN ADDED MAKING A TOTAL OF $6,509.00 THAT WILL NEED TO BE PAID. ENTRY DONE BY CASHIER M HERNANDEZ

Compliance or Monitoring Action to be Performed:
"TOTAL OF $6,509.00 WILL NEED TO BE PAID. PAYMENT CAN BE VIA ON-LINE, CHECK, CASHIER'S CHECK, MONEY ORDER, CASH OR CREDIT CARD.

0. PW0005 – DRIVEWAY IMPROVEMENTS

Responsible
Pub Works

Condition/Mitigation Monitoring Measure:
Construct a Hot Mix Asphalt driveway connection to San Juan Rd. The design and construction is subject to the
approval of the HCD -PWFP. Encroachment Permits are required for all work within the public right-of-way.

Compliance or Monitoring Action to be Performed:
Owner/Applicant shall submit the design for review and approval of the HCD-PWFP, obtain an encroachment permit from the HCD -PWFP prior to issuance of building or grading permits, and construct
and complete improvements prior to occupancy or commencement of use. Applicant is responsible to
obtain all permits and environmental clearances.

0. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible
Pub Works

Condition/Mitigation Monitoring Measure:
The applicant shall submit a site-specific Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval that describes how the site will be managed during construction to protect onsite and nearby sensitive resources, avoid construction nuisance impacts to nearby properties, and reduce congesting/circulation impacts to the local transportation network. The applicant shall be required to adhere to the approved CMP. The Construction Management Plan shall include the following (As applicable):
Names and contact information (primary and secondary) of parties responsible for project during construction.
Summary table including:
Types of construction vehicles and number of truck and/or vehicle trips/day.
Quantity and extent (acreage) of grading per day (Air Quality Management District Standards).
Hours of operation.
Project scheduling (dates) and duration of construction.
Map illustrating:
Location of project (vicinity map).
Proposed route for hauling material.
Location of Sensitive Receptors (schools, hospitals, etc) along haul route.
Location of stockpiles and parking for construction vehicles.
Sensitive areas (tree protection zones, drainage, environmentally sensitive habitat, slopes, etc) where no parking, stockpiling, construction will occur.
The CMP shall:
Prescribe measures to reduce traffic impacts including but not limited to scheduling hauling and material deliveries off-peak hours and encouraging carpooling
Prohibit blocking of access roads or driveways.
Avoid impacting access to private properties by not parking on neighboring properties or impinging on the travel lane of access roads. Construction vehicles shall be encouraged to not park directly in-front of neighboring properties.
Ensure pedestrian paths of travel are not impeded or that alternative paths of travel are provided.
Provide adequate storage and staging areas. Staging and storage areas shall be on-site to maximum extent possible to reduce potential noise, dust, glare, and other impacts to neighboring property.
If on-site storage and staging areas cannot be accommodated, appropriate best management practices shall be implemented to ensure that off-site storage and staging do not adversely impact access or cause excessive noise, dust, or lighting for neighboring properties.
The Applicant/Owner may need to obtain separate authorization to utilize off-site storage and staging areas. The owner/applicant shall be responsible for securing this authorization prior to approval of the CMP.
Prior to the commencement of construction activities, the applicant shall post a publicly visible sign that outlines the specifics of the construction management plan, the telephone number of the on-site contractor, and the telephone number of the person to contact regarding complaints. This contact person shall respond to complaints and take corrective action within 24 hours.
Recommendations from the project biologist, arborist, archaeologist, and/or other qualified professionals relating to construction activities shall be included in the CMP.

Compliance or Monitoring Action to be Performed:
1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall
submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the
construction/grading phase of the project.

NEW SHEET 01.25.2026 2

A-0.1
FOR PERMITTING ONLY

PLAN SET: HIMSJ 2.4
ISSUE DATE: 4/17/26
PLANNING APPROVAL

CONDITIONS OF APPROVAL

HIMMELVO RESIDENCE
24368 SAN JUAN RD, CARMEL, CA, 93923
APN 009-011-006-000

REVISIONS

	PLN CO#1 12.22.2025
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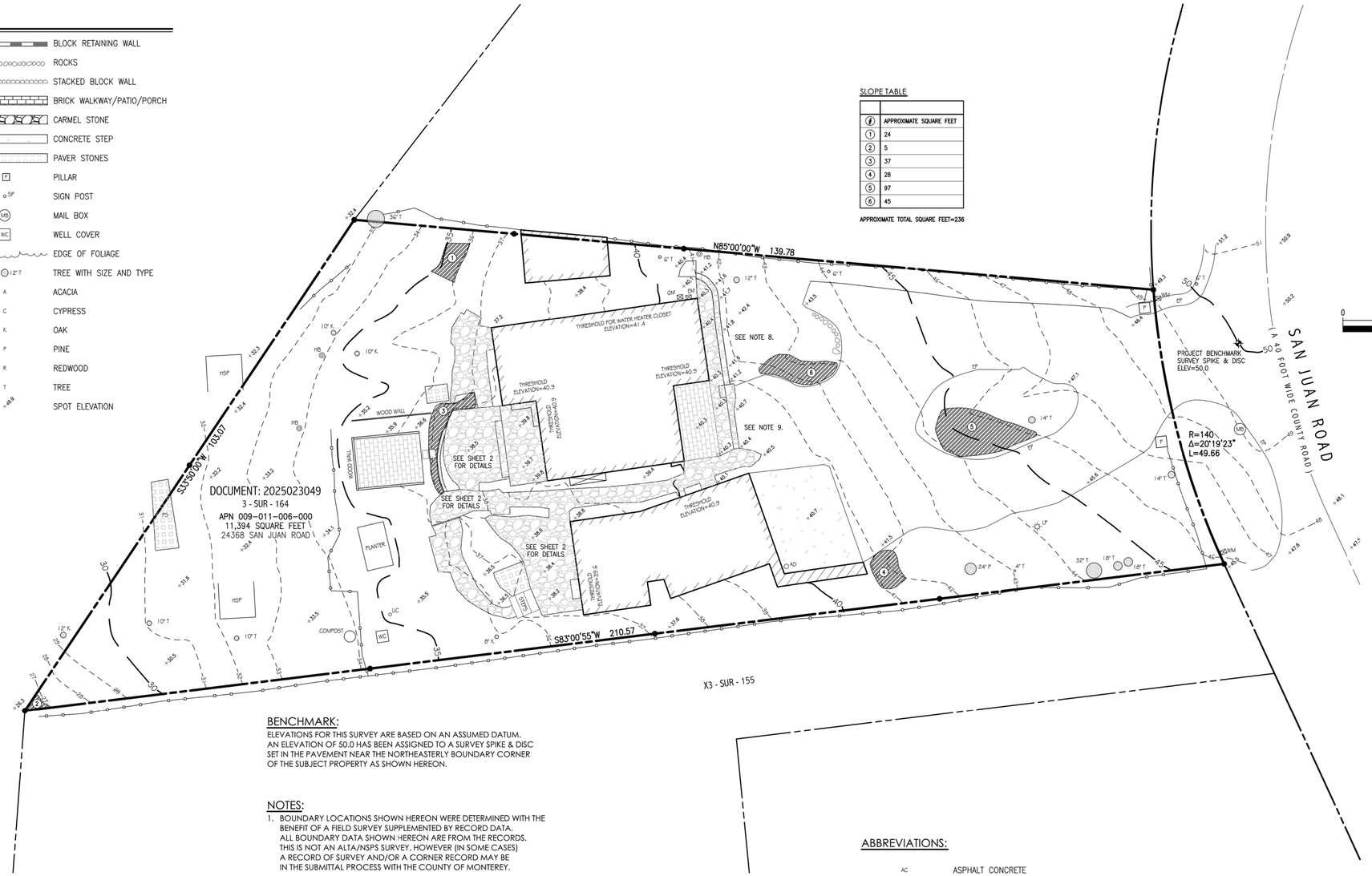
FOR PERMITTING ONLY

ERIN C. ROSE
Principal Designer
PO BOX 222399
CARMEL CA 93923
808.217.7623

LEGEND:

- SET IRON BAR & CAP, PLS 8368
- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- PROJECT BENCHMARK
- 50 CONTOUR (MAJOR)
- 49 CONTOUR (MINOR)
- APPROXIMATE BUILDING OUTLINE
- CHIMNEY
- THRESHOLD ELEVATION — APPROXIMATE FLOOR ELEVATION
- GARAGE SLAB ELEVATION — APPROXIMATE GARAGE SLAB ELEVATION
- W WATER LINE
- WV WATER VALVE
- WM WATER METER
- FH FIRE HYDRANT
- HB HOSE BIB
- ICV IRRIGATION CONTROL VALVE
- SS SANITARY SEWER LINE
- MH SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEAN-OUT
- SD STORM DRAIN
- MH STORM DRAIN MANHOLE
- AD AREA DRAIN
- CB STORM DRAIN CATCH BASIN
- E ELECTRIC LINE
- UP UTILITY POLE
- GW GUY WIRE
- EV ELECTRIC VAULT
- UV UTILITY VAULT
- EM ELECTRIC METER
- UC UTILITY CONNECTION
- LP LAMP POST
- G GAS LINE
- GM GAS METER
- T TELEPHONE LINE
- TS TELEPHONE STANDARD
- TV CABLE TELEVISION LINE
- CTVB CABLE TELEVISION BOX
- WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- FLOWLINE
- SLOPE BETWEEN 25% AND 35%

- BLOCK RETAINING WALL
- ROCKS
- STACKED BLOCK WALL
- BRICK WALKWAY/PATIO/PORCH
- CARMEL STONE
- CONCRETE STEP
- PAVER STONES
- P PILLAR
- SP SIGN POST
- MB MAIL BOX
- WC WELL COVER
- EDGE OF FOLIAGE
- 12"T TREE WITH SIZE AND TYPE
- A ACACIA
- C CYPRESS
- K OAK
- P PINE
- R REDWOOD
- T TREE
- +49.9 SPOT ELEVATION



SLOPE TABLE

#	APPROXIMATE SQUARE FEET
1	24
2	5
3	37
4	28
5	97
6	45

APPROXIMATE TOTAL SQUARE FEET=236

SCALE: 1"=10'

0 10 20 30 40

BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A SURVEY SPIKE & DISC SET IN THE PAVEMENT NEAR THE NORTHEASTERLY BOUNDARY CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON.

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS. THIS IS NOT AN ALTA/NSPS SURVEY, HOWEVER (IN SOME CASES) A RECORD OF SURVEY AND/OR A CORNER RECORD MAY BE IN THE SUBMITTAL PROCESS WITH THE COUNTY OF MONTEREY.
2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES (IF ANY) ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
8. THE WALL ELEVATIONS IN THE AREA ARE APPROXIMATE ONLY DUE TO THE UNEVEN NATURE OF THE PHYSICAL FEATURES.
9. THE SPOT ELEVATIONS IN THE AREA ARE APPROXIMATE ONLY DUE TO THE UNEVEN NATURE OF THE PHYSICAL FEATURES.
10. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN SEPTEMBER OF 2025.

ABBREVIATIONS:

AC	ASPHALT CONCRETE
BOC	BACK OF CURB
BSW	BACK OF SIDEWALK
CS	CARMEL STONE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE SLAB
DG	DECOMPOSED GRANITE
DWY	DRIVEWAY
EP	EDGE OF PAVEMENT
EX AGG	EXPOSED AGGREGATE
FC	FACE OF CURB
HSP	HORSESHOE PIT
LG	LIP OF GUTTER
PCC	PORTLAND CEMENT CONCRETE
PS	PAVER STONES
PVC	POLY VINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
TE	TRASH ENCLOSURE

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF Lauren Himmelvo IN AUGUST OF 2025.

10/2/2025
DATE

FRANK LUCIDO JR.
PLS 8368
EXPIRES 12/31/25

PROFESSIONAL LAND SURVEYOR · FRANK LUCIDO JR. · No. 8368 · STATE OF CALIFORNIA

TOPOGRAPHIC SITE SURVEY

OF

24368 SAN JUAN ROAD

PER

DOCUMENT: 2025023049

Records of Monterey County

PREPARED FOR

Lauren Himmelvo

BY

LUCIDO SURVEYORS

Boundary and Construction Surveys · Topographic and Planimetric Mapping
ALTA Surveys and GIS Database Management · Land Planning and Consulting

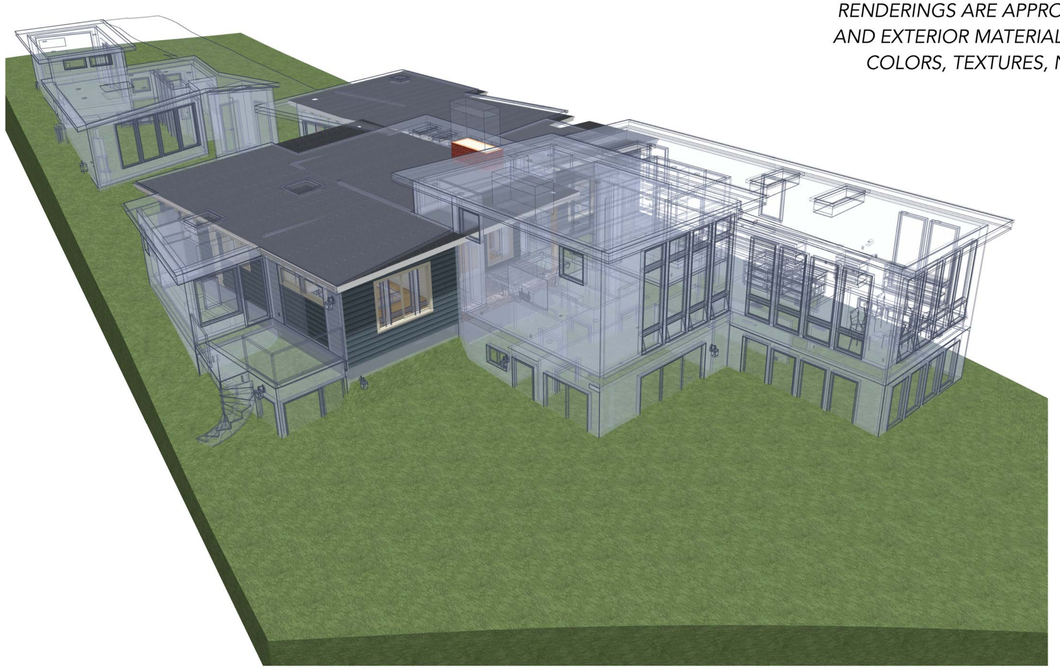
2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940

info@lucidosurveyors.com
(831) 620-5032

SCALE: 1"=10'	PROJECT No. 3737	SEPTEMBER 2025
CARMEL WOODS	COUNTY OF MONTEREY	STATE OF CALIFORNIA

RENDERING DISCLAIMER

RENDERINGS ARE APPROXIMATE REPRESENTATIONS OF MASSING AND EXTERIOR MATERIALS. RENDERINGS DO NOT RELFECT EXACT COLORS, TEXTURES, NOR ACTUAL MATERIAL APPEARANCE.



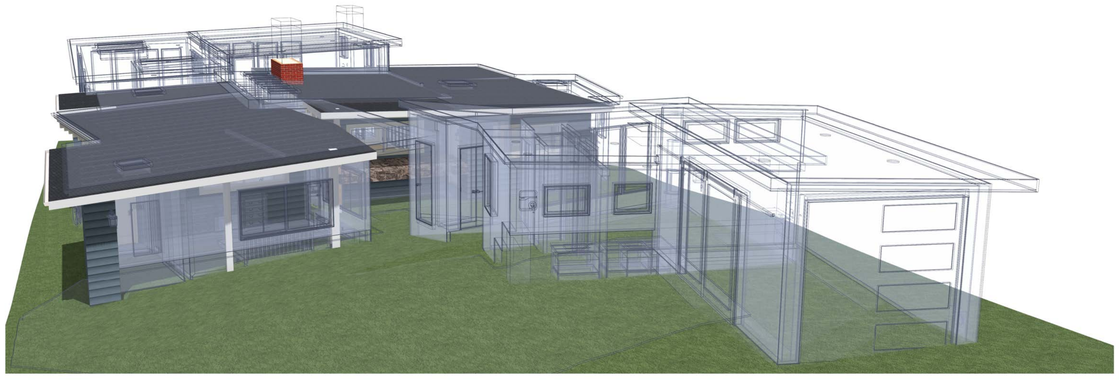
DRONE VIEW COMPARISION FROM NORTH WEST



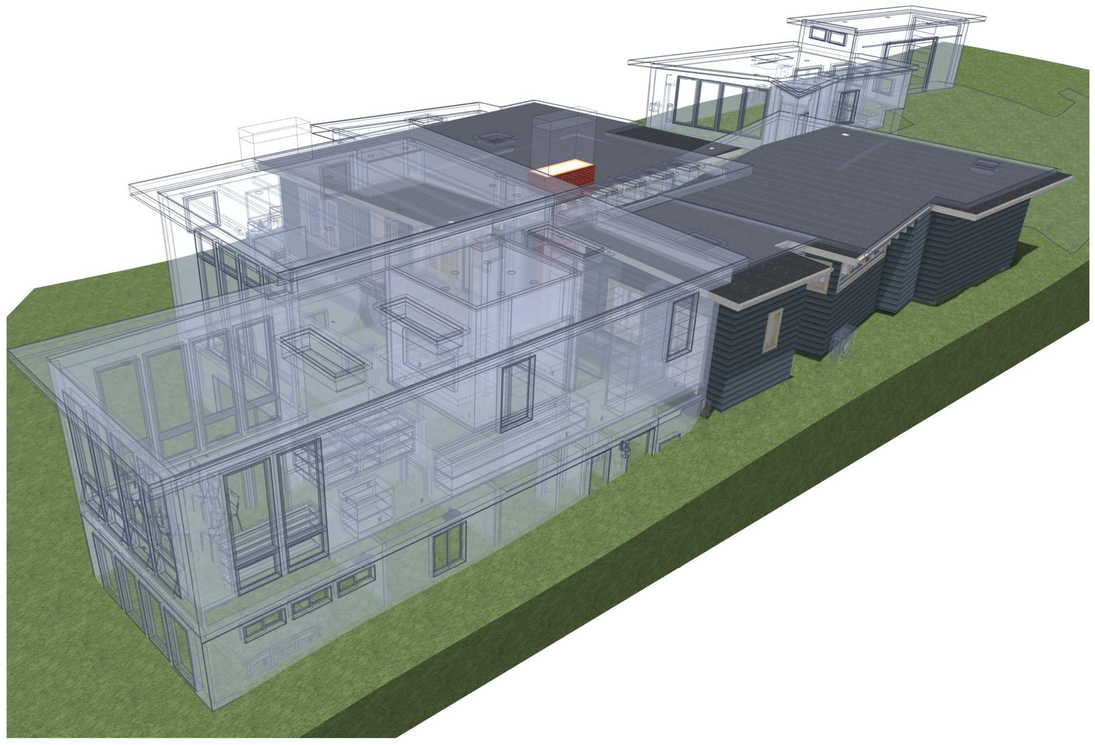
NEW SHEET 01.25.2026 2

DRONE VIEW COMPARISION FROM NORTH EAST

ALL RENDERINGS UPDATED WITH NEW GARAGE/ADU LOCATION FEB 02, 2026 3



DRONE VIEW COMPARISION FROM SOUTH EAST



DRONE VIEW COMPARISION FROM SOUTH WEST

A-0.2

FOR PERMITTING ONLY

PLAN SET:	HIMSJ 2.4
ISSUE DATE:	4/17/26
PLANNING APPROVAL	

EXISTING HOUSE +TERRAIN W/ PROPOSED OVERLAY

HIMMELVO RESIDENCE

24368 SAN JUAN RD, CARMEL, CA, 93923

APN 009-011-006-000

REVISIONS	
	PLN CO#1 12.22.2025
2	PLN RFI#1 & CO#2 01.26.2026
3	PLN RFI#1 & CO#3 02.02.2026
	PLN RFI#2 03.07.2026
	BLDG RFI#1 & CO#1 04.01.2026
	PLN RFI#3 04.17.2026

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FOR PERMITTING ONLY

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808.217.7623



VIEW FROM NEW DRIVEWAY

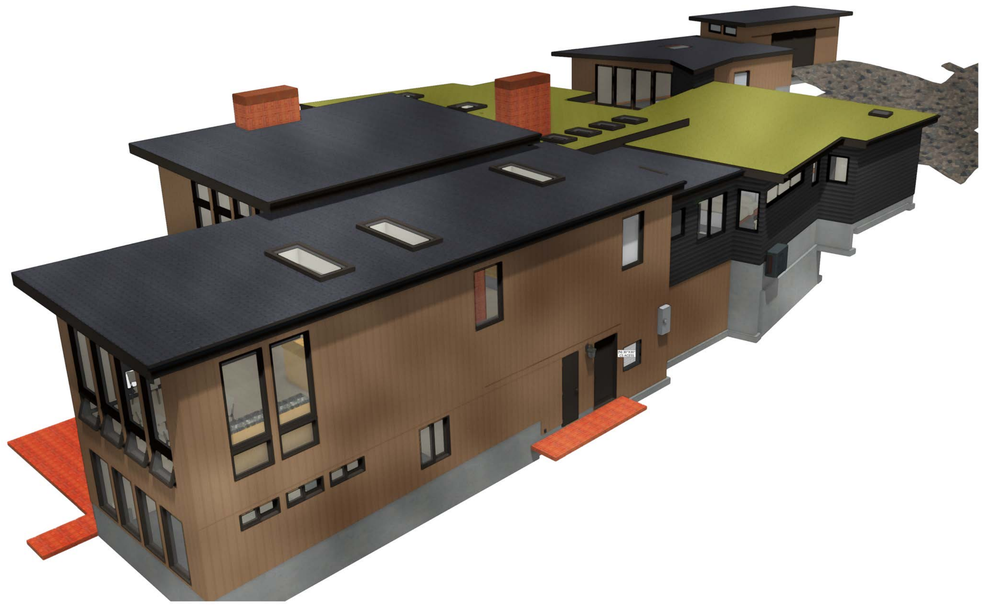


DRONE VIEW FROM SOUTH EAST



DRONE VIEW FROM NORTH WEST

NEW SHEET 01.25.2026 2



DRONE VIEW FROM SOUTH WEST

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ALL RENDERINGS UPDATED WITH NEW GARAGE/ADU LOCATION FEB 02, 2026 3



VIEW FROM BACK YARD LOOKING SOUTH EAST

A-0.3

FOR PERMITTING ONLY

PLAN SET:	HIMSJ 2.4
ISSUE DATE:	4/17/26
PLANNING APPROVAL	

RENDERINGS PROPOSED PROJECT

HIMMELVO RESIDENCE
24368 SAN JUAN RD, CARMEL, CA, 93923
APN 009-011-006-000

REVISIONS	
	PLN CO#1 12.22.2025
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ALL WORK MUST COMPLY WITH TREE PROTECTION AND ROOT ZONE PROHIBITION SHOWN ON SHEET A-1.1

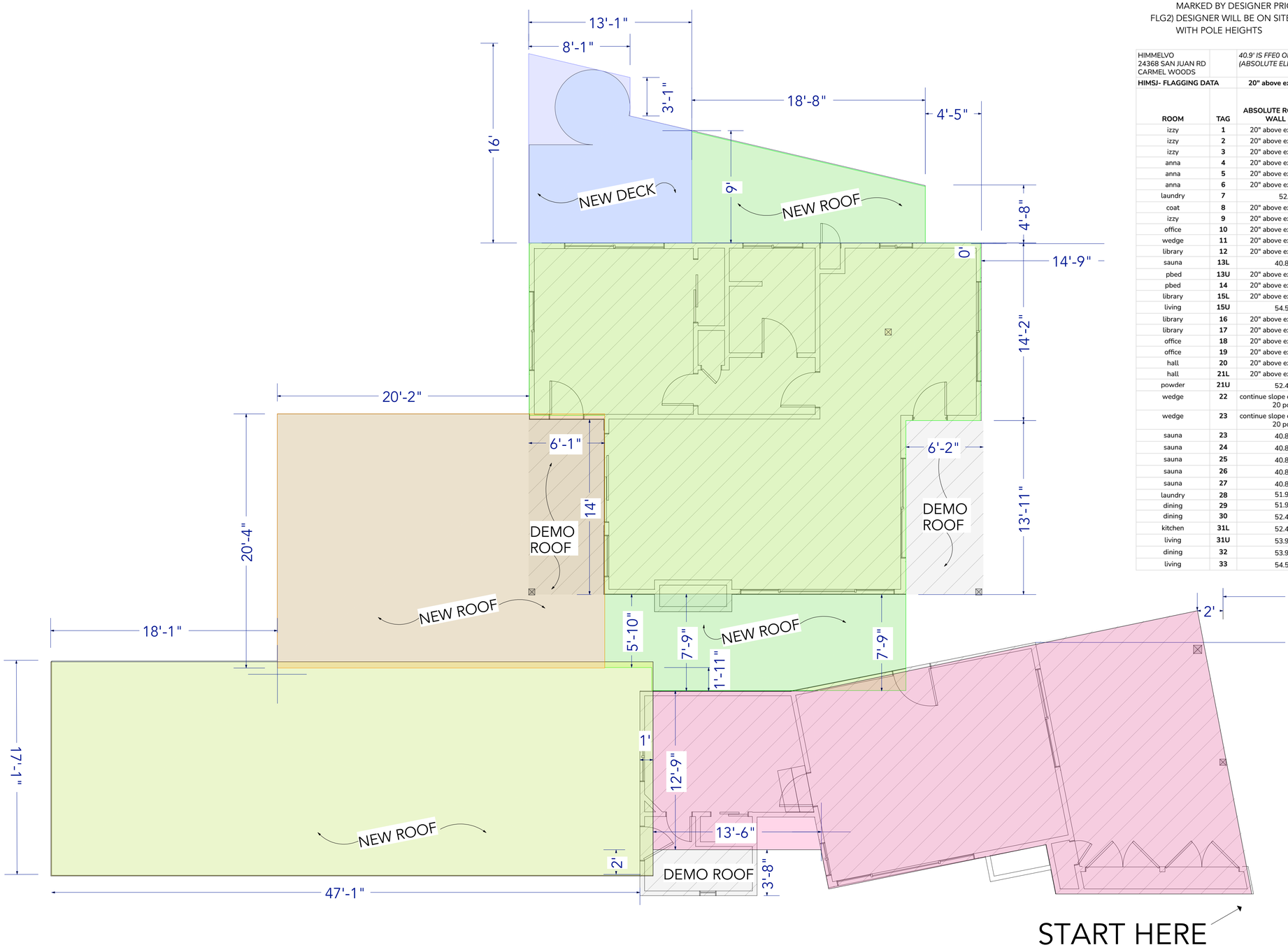
NEW SHEET 01.25.2026 (2)

FLAGGING & STAKING SCOPE OF WORK

ALL WORK MUST COMPLY WITH TREE PROTECTION AND ROOT ZONE PROHIBITION SHOWN ON SHEET A-1.1

FLG1) POINTS OF NEW CONSTRUCTION WILL BE MEASURED AND MARKED BY DESIGNER PRIOR TO FLAGGING

FLG2) DESIGNER WILL BE ON SITE DURING FLAGGING TO ASSIST WITH POLE HEIGHTS



HIMMELVO 24368 SAN JUAN RD CARMEL WOODS		*40.9' IS FFE0 OF HOUSE (ABSOLUTE ELEVATION)*
HIMSJ- FLAGGING DATA		**20" above existing roof**
ROOM	**TAG**	**ABSOLUTE ROOF TOP AT WALL EDGE**
izzy	**1**	20" above existing roof
izzy	**2**	20" above existing roof
izzy	**3**	20" above existing roof
anna	**4**	20" above existing roof
anna	**5**	20" above existing roof
anna	**6**	20" above existing roof
laundry	**7**	52.4
coat	**8**	20" above existing roof
izzy	**9**	20" above existing roof
office	**10**	20" above existing roof
wedge	**11**	20" above existing roof
library	**12**	20" above existing roof
sauna	**13L**	40.817
pbed	**13U**	20" above existing roof
pbed	**14**	20" above existing roof
library	**15L**	20" above existing roof
living	**15U**	54.525
library	**16**	20" above existing roof
library	**17**	20" above existing roof
office	**18**	20" above existing roof
office	**19**	20" above existing roof
hall	**20**	20" above existing roof
hall	**21L**	20" above existing roof
powder	**21U**	52.442
wedge	**22**	continue slope of north roof + 20 poles
wedge	**23**	continue slope of north roof + 20 poles
sauna	**23**	40.817
sauna	**24**	40.817
sauna	**25**	40.817
sauna	**26**	40.817
sauna	**27**	40.817
laundry	**28**	51.900
dining	**29**	51.900
dining	**30**	52.442
kitchen	**31L**	52.442
living	**31U**	53.900
dining	**32**	53.900
living	**33**	54.525

N

HOUSE CORNER STAKING PLAN

SCALE: 1/4" = 1'-0"

0 1 3 5 10 20

FLAG1

FOR PERMITTING ONLY

PLAN SET:	HIMSJ 2.4
ISSUE DATE:	4/17/26
PLANNING APPROVAL	

HOUSE CORNER STAKING PLAN

HIMMELVO RESIDENCE

24368 SAN JUAN RD, CARMEL, CA, 93923

APN 009-011-006-000

REVISIONS

	PLN CO#1 12.22.2025
2	PLN RFI#1 & CO#2 01.26.2026
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	BLDG RFI#1 & CO#1 04.01.2026
	PLN RFI#3 04.17.2026

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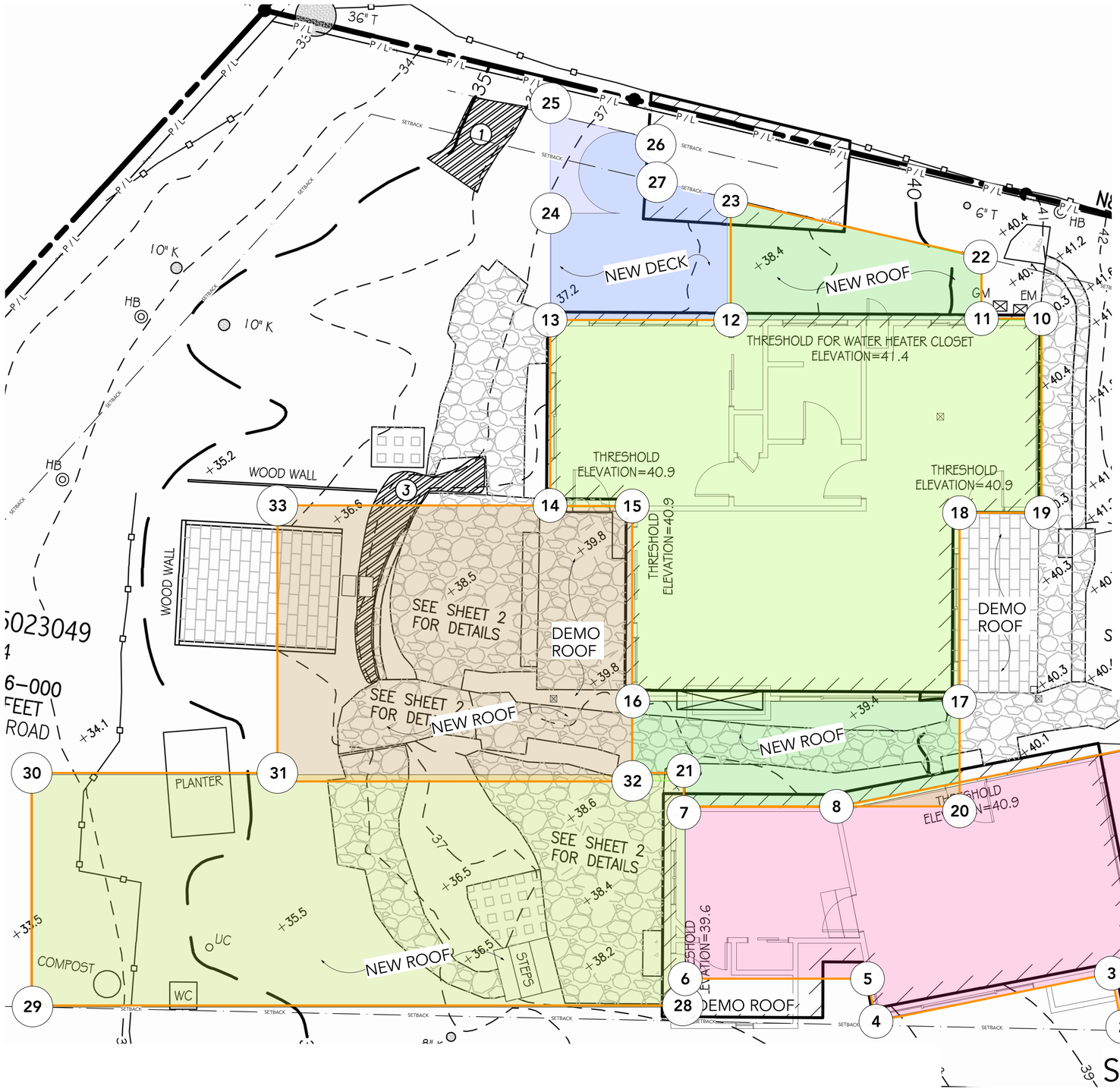
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FOR PERMITTING ONLY

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Principal Designer
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CARMEL CA 93923
808.217.7623

ALL WORK MUST COMPLY WITH TREE PROTECTION AND ROOT ZONE PROHIBITION SHOWN ON SHEET A-1.1

NEW SHEET 01.25.2026 2



FLAGGING & STAKING SCOPE OF WORK

ALL WORK MUST COMPLY WITH TREE PROTECTION AND ROOT ZONE PROHIBITION SHOWN ON SHEET A-1.1

FLG1) POINTS OF NEW CONSTRUCTION WILL BE MEASURED AND MARKED BY DESIGNER PRIOR TO FLAGGING

FLG2) DESIGNER WILL BE ON SITE DURING FLAGGING TO ASSIST WITH POLE HEIGHTS

HIMMELVO 24368 SAN JUAN RD CARMEL WOODS		*40.9' IS FFE0 OF HOUSE (ABSOLUTE ELEVATION)*
HIMSJ- FLAGGING DATA		**20" above existing roof**
ROOM	**TAG**	**ABSOLUTE ROOF TOP AT WALL EDGE**
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sauna	**24**	40.817
sauna	**25**	40.817
sauna	**26**	40.817
sauna	**27**	40.817
laundry	**28**	51.900
dining	**29**	51.900
dining	**30**	52.442
kitchen	**31L**	52.442
living	**31U**	53.900
dining	**32**	53.900
living	**33**	54.525

N

HOUSE FLAGGING PLAN

SCALE: 1/4" = 1'-0"

0 1 3 5 10 20

FLAG2

FOR PERMITTING ONLY

PLAN SET:	HIMSJ 2.4
ISSUE DATE:	4/17/26
PLANNING APPROVAL	

HOUSE FLAGGING PLAN

HIMMELVO RESIDENCE

24368 SAN JUAN RD, CARMEL, CA, 93923

APN 009-011-006-000

REVISIONS

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	PLN RFI#3 04.17.2026

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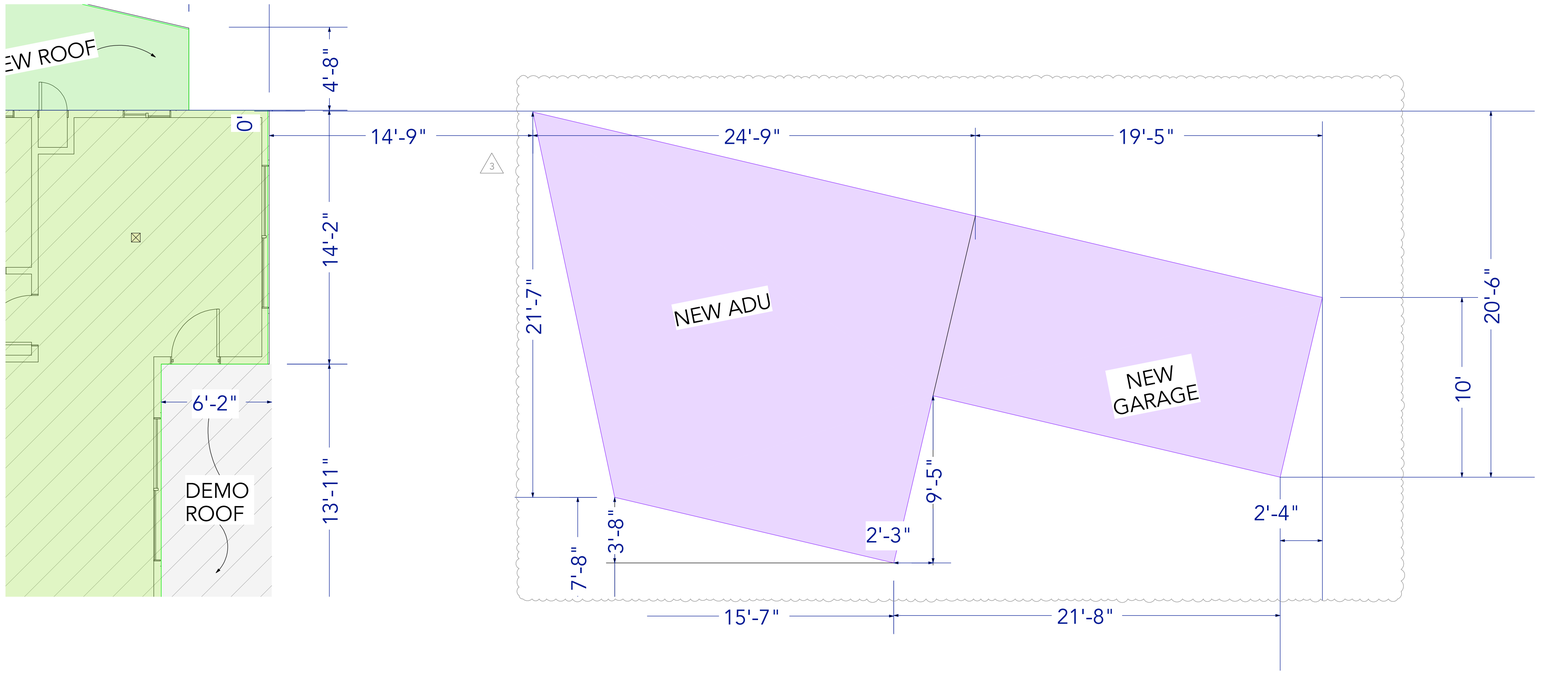
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ALL WORK MUST COMPLY WITH TREE PROTECTION AND ROOT ZONE PROHIBITION SHOWN ON SHEET A-1.1

NEW SHEET 01.25.2026 (2)



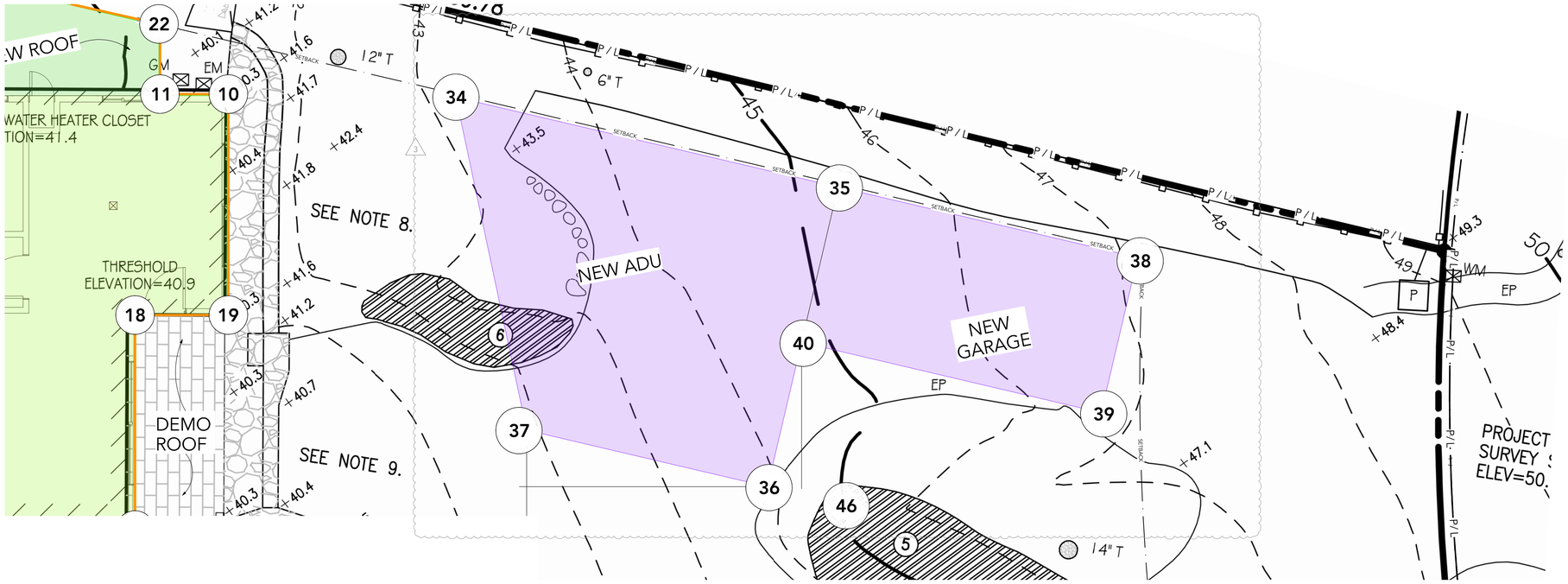
FLAGGING & STAKING SCOPE OF WORK

ALL WORK MUST COMPLY WITH TREE PROTECTION AND ROOT ZONE PROHIBITION SHOWN ON SHEET A-1.1

FLG1) POINTS OF NEW CONSTRUCTION WILL BE MEASURED AND MARKED BY DESIGNER PRIOR TO FLAGGING

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HIMMELVO		*40.9' IS FFE0 OF HOUSE*
HIMSJ- FLAGGING DATA		**20" above existing roof**
ROOM	**TAG**	**ABSOLUTE ROOF TOP AT**
HIMMELVO 24368 SAN JUAN RD CARMEL WOODS		*40.9' IS FFE0 OF HOUSE (ABSOLUTE ELEVATION)*
ROOM	**TAG**	**ABSOLUTE ROOF TOP AT WALL EDGE**
NO VARIANCE OPTION: garage not in front setback		
jadu (ffe0+24)	**34**	53.900
jadu (ffe0+24)	**35L**	53.900
jadu (ffe0+24)	**36**	54.900
jadu (ffe0+24)	**37**	54.900
garage (ffe0+78)	**35U**	56.900
garage (ffe0+78)	**38**	56.900
garage (ffe0+78)	**39**	57.233
garage (ffe0+78)	**40**	57.233



N

ADU & GARAGE STAKING & FLAGGING PLANS

SCALE: 1/4" = 1'-0"

0 1 3 5 10 20

FLAG3

FOR PERMITTING ONLY

PLAN SET:	HIMSJ 2.4
ISSUE DATE:	4/17/26
PLANNING APPROVAL	

ADU & GARAGE STAKING & FLAGGING PLANS

HIMMELVO RESIDENCE

24368 SAN JUAN RD, CARMEL, CA, 93923

APN 009-011-006-000

REVISIONS

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ALL WORK MUST COMPLY WITH TREE PROTECTION AND ROOT ZONE PROHIBITION SHOWN ON SHEET A-1.1

NEW SHEET 01.25.2026 (2)

TREE PROTECTION NOTES

TPR1) PRIOR TO GRADING, EXCAVATION, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
A) EXCAVATION WITHIN 6 FEET OF A TREE TRUNK IS NOT PERMITTED.
B) NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.

TPR2) NO MATERIAL MAY BE STORED WITHIN THE DRIPLINE OF A PROTECTED TREE TO INCLUDE THE DRIP LINES OF TREES ON NEIGHBORING PARCELS.

TPR3) 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. 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 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 FENCING.

TPR4) THE STRUCTURAL ROOT ZONE -- STRUCTURAL ROOT ZONE SHALL BY 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 PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.

TPR5) 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.

TPR6) 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.

TREE PROTECTION EXAMPLES


OAK


CONIFER


CLUSTER

CERTIFIED ARBORIST MUST VERIFY STRUCTURAL ROOT ZONES AND DRIPLINES PRIOR TO ISSUANCE OF GRADING PERMIT. (6)

TREE PROTECTION AND WORK ZONES

zones are in shown in feet. measure from outside of trunk 4.5 feet above natural grade

TAG	DIAMETER INCHES	SPECIES	NO DIG ZONE FT	STRUCTURAL ROOT ZONE FT	DRIPLINE ZONE FT
1	36	REDWOOD	6	18	54
2	10	OAK	6	5	15
3	10	OAK	6	5	15
4	10	TREE	6	5	15
5	10	TREE	6	5	15
6	12	OAK	6	6	18
7	4	TREE	6	2	6
8	32	TREE	6	16	48
9	18	TREE	6	9	27
10	18	TREE	6	9	27
11	14	TREE	6	7	21
12	6	TREE	6	3	9
13	12	OAK	6	6	18

SITE LEGEND

- EXISTING ITEMS TO REMAIN
- EXISTING HOUSE
- DEMO ITEMS
- DEMO ROOF TO GRADE
- NEW ITEMS
- AREAS OF ADDITION
- NEW PERMEABLE HARDSCAPE
- NEW RETAINING WALL OR LANDSCAPE WALL
- NEW 6' WOOD FENCE
- RESTRICTED TREE ROOT ZONE 6' FROM TREE TRUNK WITH 4FT TALL ORANGE PROTECTION FENCING AND 6" OF MULCH WITH GORILLA HAIR NO DIG, NO WALK, NO TOOLS, NO DRIVE, NO STORAGE
- STRUCTURAL ROOT ZONE *TBD BY CERTIFIED ARBORIST* HAND DIG ONLY NOT ROOT CUTS > 2" DIAMETER NO MACHINE EXCAVATION NO AIR HOSE EXCAVATION NO WATER EXCAVATION (6)

SITE PREPARATION SCOPE OF WORK

ALL WORK MUST COMPLY WITH TREE PROTECTION AND ROOT ZONE PROHIBITION SHOWN ON SHEET A-1.1

SPR1) TREE PROTECTION 2X4 AND 4' ORANGE NETTING, OR STAKES WITH NETTING FOR CLUSTERS, AS SHOWN ON PLAN
SPR2) INSTALL 6" OF MULCH, RINGED WITH WATTLES 6' FROM TRUNK OF EVERY TREE. OK TO COMBINE 6' ZONES THAT OVERLAP. SEE LOCATION IN PLAN.
SPR3) INSTALL GORILLA HAIR AND ORANGE GROUND NETTING TO CONTAIN MULCH AND ACT AS VISUAL WARNING OF OFF LIMITS TREE ZONES.
SPR4) INSTALL TREE ZONE SIGNAGE (NO WALK, NO DIG, NO STORAGE, NO EQUIPMENT, NO DRIVING) ON EVERY TREE OR CLUSTER (NAIL TO 2X4, NOT THE TREE)
SPR5) INSTALL TEMP POWER POLE
SPR6) INSTALL PAINT WASHOUT BASIN
SPR7) INSTALL PORT O LET & PRIVACY SCREENING
SPR8) MATERIALS STAGING UNLOCKED
SPR9) INSTALL SIGNS FOR WORKER PARKING
SPR10) REMOVE AND LEVEL DRIVEWAY ISLAND, INSTALL DOWNHILL WATTLES AND GRAVEL FOR PARKING
SPR11) LEVEL GARDEN AREA BY FUTURE ADU, INSTALL DOWNHILL WATTLES AND GRAVEL FOR PARKING
SPR12) INSTALL GRAVEL BY CARPORT FOR MATERIALS STORAGE
SPR13) LEVEL CONEX LOCATION & SET TEMP CONCRETE CORNER BLOCKS (MUFFIN BLOCKS)
SPR14) SIGNAGE FOR DEMOLITION DUMPSTER/TRAILER PARKING
SPR15) SITE EROSION WATTLES AS SHOWN ON PLAN
SPR16) INSTALL HAND WASH SINK & FIRST AID STATION
SPR17) SIGNAGE FOR CONSTRUCTION WATER SPIGOT
SPR18) INSTALL CONSTRUCTION PRIVACY FENCING AT STREET (EAST) PROPERTY LINE
SPR19) INSTALL OSHA & CALWORKS SIGNAGE ON PORT-O-LET PRIVACY SCREEN
SPR20) SIGNAGE FOR GRADING SOIL STORE PILES LOCATIONS W/ TARPS & WATTLES
SPR21) INSTALL WATTLES & TARPS AT SOIL STORAGE LOCATIONS
SPR22) CONTRACTOR TO SELECT HOSE BIB FOR WATER USE DURING CONSTRUCTION (TBD)

SITE PREPARATION NOTES

SPN1) TREE ROOT PROTECTION 6' DIAMETER, 6" THICK MULCH RINGS SHOWN WITH CODE REQUIREMENT. STABILIZE WITH TEMP JUTE NETTING AND ORANGE NETTING. INSPECT WEEKLY DURING CONSTRUCTION AND AFTER EVERY HEAVY RAIN, REPLENISH AS REQUIRED.
SPN2) TREE NO-DIG ROOT ZONES. IS THE SAME AS THE TREE MULCH RING 6' ZONE. NOTE NOT TO DIG, DRIVE OVER ,OR HARASS THE TREES IN THEIR 6' PROTECTED ZONE, EVER. FINES START AT $25K PER VIOLATION, PER TREE.
SPN3) TREE CODE REGARDING APPROPRIATE DIGGING TECHNIQUES OUTSIDE THE 6' NO DIG ZONE. FINES START AT $25K PER VIOLATION, PER TREE.
SPN4) STRAW WATTLES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ANY WORK ON THE SITE AND BE INSPECTED WEEKLY AND AFTER EVERY RAIN EVENT. FINES START AT $25K PER INCIDENT WHERE CONSTRUCTION RUNOFF OR DETRITUS (INCLUDING SOIL) IS OBSERVED IN THE ROADWAY.
SPN5) NO SOIL, GROUND MATERIAL, GRAVEL, ETC MAY BE PRESENT IN THE ROADWAY DUE TO EROSION OR CONSTRUCTION TRAFFIC. FINES START AT $25K PER INCIDENT WHERE CONSTRUCTION RUNOFF OR DETRITUS (INCLUDING SOIL!) IS OBSERVED IN THE ROADWAY.
SPN6) *RD AND PM TO DETERMINE IF TEMPORARY GRANITE CRUSHER ROCK WILL BE NECESSARY FOR CONSTRUCTION VEHICLE EGRESS TO THE SITE. APPLY FOR ROW ENCROACHMENT PERMIT IF CONSTRUCTION EGRESS OCCURS IN ROW NOT INCLUDING THE EXISTING DRIVEWAY. GRAVEL, DECOMPOSED GRANITE, OR MULCH ARE NOT ACCEPTABLE FOR USE.
SPN7) LOCATION OF CONSTRUCTION FENCING MUST BE 100% PERCENT ON PRIVATE PROPERTY (NOT IN THE RIGHT OF WAY), WITH THE EXCEPTION OF THE EXISTING DRIVEWAY.
~~SPN8) CARMEL-BY-THE SEA ONLY: NO PARKING WITHIN THE NEWLY ADOPTED CODE OF 30' FROM INTERSECTIONS. NEW AS OF 1/1/25.~~
SPN9) NO PARKING IN THE RIGHT OF WAY (ROW), AT ALL. NO PLANTS CAN BE DISTURBED, NO PARKING SPACES CAN BE CREATED FOR EASE OF CONSTRUCTION., NO MATERIALS STORAGE, NO PORTA POTTY, NO CONSTRUCTION FENCING - **UNLESS GC HAS OBTAINED A TEMPORARY RIGHT OF WAY ENCROACHMENT AHEAD OF COMMENCING WORK.**
SPN10) DESIGNER AND PM TO DETERMINE NECESSITY AND APPROPRIATE MATERIALS OF TEMPORARY ROW ENCROACHMENT REQUESTS. THE CITY DOES *NOTAUTOMATICALLY GRANT THEM UNLESS THERE IS NO FEASIBLY USABLE AREA INSIDE THE PROPERTY LINE. DO NOT ASSUME YOU WILL GET ONE.
SPN11) CONSTRUCTION FENCING MUST NOT BLOCK VEHICLE, BICYCLE, OR PEDESTRIAN VIEW OF INTERSECTIONS, SIDEWALKS, STREET PARKING, DRIVEWAYS, OR A NEIGHBORS REASONABLE VISIBILITY FROM THEIR DRIVEWAY OR GARAGE. IN SHORT, IT CANNOT BE INSTALLED IN SUCH A WAY THAT CREATES A FORESEEABLE HAZARD.

ADDRESS IDENTIFICATION

PRIOR TO CONSTRUCTION, A LEGIBLE ADDRESS IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ALL ARABIC NUMBERS OR ALPHABETIC LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL NOT BE LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.



N

SITE PREPARATION / CMP PLAN
SCALE: 1/8" = 1'-0"

0 5 10 20 50

A-1.1

FOR PERMITTING ONLY

PLAN SET:	HIMSJ 2.4
ISSUE DATE:	4/17/26
PLANNING APPROVAL	

SITE PREPARATION / CMP PLAN

HIMMELVO RESIDENCE
24368 SAN JUAN RD, CARMEL, CA, 93923
APN 009-011-006-000

REVISIONS

	PLN CO#1 12.22.2025
2	PLN RFI#1 & CO#2 01.26.2026
3	PLN RFI#1 & CO#3 02.02.2026
	PLN RFI#2 03.07.2026
	BLDG RFI#1 & CO#1 04.01.2026
6	PLN RFI#3 04.17.2026

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FOR PERMITTING ONLY

ERIN C. ROSE
Principal Designer
PO BOX 222399
CARMEL CA 93923
808.217.7623

ALL WORK MUST COMPLY WITH TREE PROTECTION AND ROOT ZONE PROHIBITION SHOWN ON SHEET A-1.1

A-1.2

FOR PERMITTING ONLY

PLAN SET:	HIMSJ 2.4
ISSUE DATE:	4/17/26
PLANNING APPROVAL	

SITE LEGEND

- EXISTING ITEMS TO REMAIN
- EXISTING HOUSE
- DEMO ITEMS
- DEMO ROOF TO GRADE
- NEW ITEMS
- AREAS OF ADDITION
- NEW PERMEABLE HARDSCAPE
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- STRUCTURAL ROOT ZONE ***TBD BY CERTIFIED ARBORIST*** HAND DIG ONLY NOT ROOT CUTS > 2" DIAMETER NO MACHINE EXCAVATION NO AIR HOSE EXCAVATION NO WATER EXCAVATION (6)
- SLOPE OVER 30%. DUE TO WORK BY PRIOR OWNER. DOES NOT REPRESENT ORIGINAL/ NATURAL GRADE
- PROPOSED DEVELOPMENT ON SLOPE OVER 30%. DUE TO WORK BY PREVIOUS OWNER. DOES NOT REPRESENT ORIGINAL NATURAL GRADE. (6)

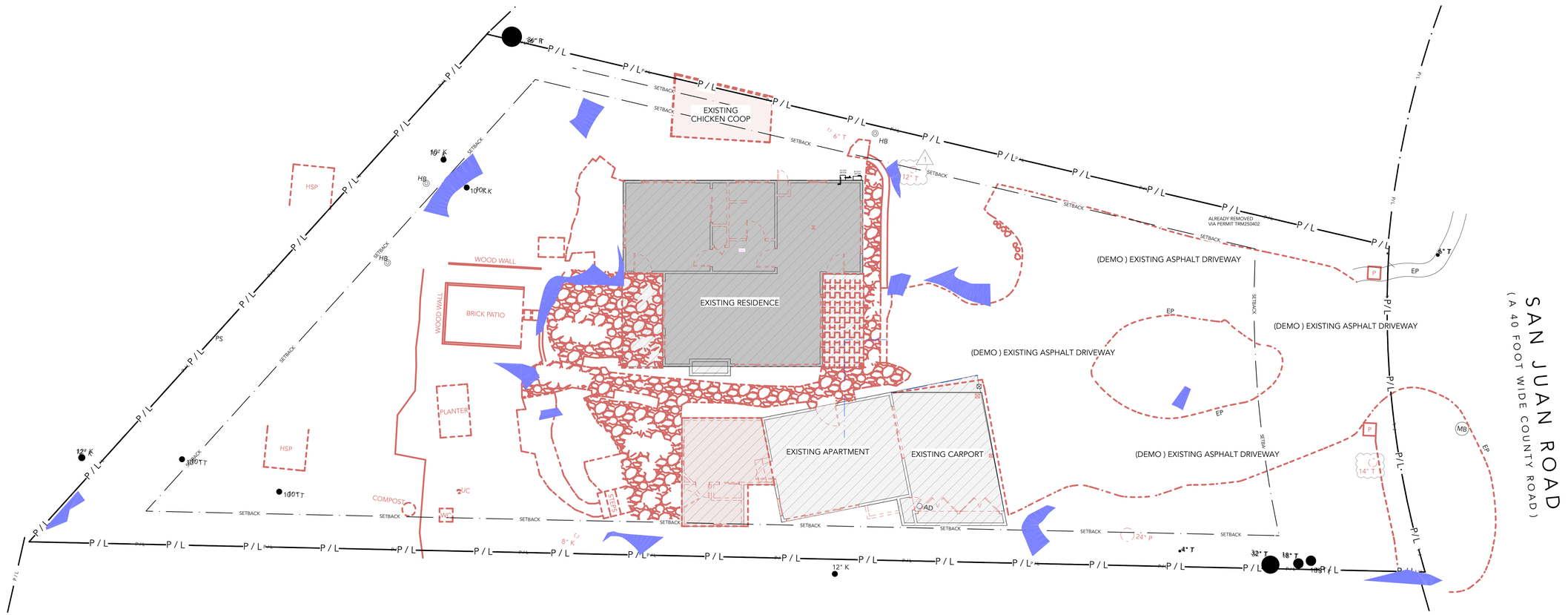
SITE DEMOLITION SCOPE OF WORK

ALL WORK MUST COMPLY WITH TREE PROTECTION AND ROOT ZONE PROHIBITION SHOWN ON SHEET A-1.1

SD1) DEMO CHICKEN COOP
SD2) DEMO ALL EXTERIOR HARDSCAPE, ~~SAVE FLAGSTONE FOR RE-USE IF FINANCIALLY VIABLE~~
~~SD3) RELOCATE RAISED GARDEN BED IF FINANCIALLY VIABLE~~
SD4) DEMO STONE GATE PILLARS AT DRIVEWAY
SD5) DEMO FRONT (EAST, STREET) FENCING
SD6) DEMO LANDSCAPE WALLS
SD7) REMOVE SUCCULENTS, PLACE AT REAR OF PROPERTY FOR RE-PLANTING
SD8) RE-SET ANY FLAGGING OR STAKING MOVED DURING DEMOLITION PROCESS. MUST BE RE-SET ON SAME DAY.
SD9) RELOCATE ELECTRICAL METER TO TEMP POWER POLE, LOCATION TBD
SD10) REMOVE GAS METER, STORE IN CONEX FOR REINSTALLATION - **DO NOT DEMO GAS LINE FROM STREET OR MOVE THE SERVICE FEED AT THE HOUSE**

STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY HCD - PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED

(1) ADDITIONAL DETAIL ADDED



N

EXISTING / DEMO SITE PLAN

SCALE: 1/8" = 1'-0"

0 5 10 20 50

EXISTING / DEMO SITE PLAN

HIMMELVO RESIDENCE
24368 SAN JUAN RD, CARMEL, CA, 93923
APN 009-011-006-000

REVISIONS	
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ALL WORK MUST COMPLY WITH TREE PROTECTION AND ROOT ZONE PROHIBITION SHOWN ON SHEET A-1.1

HIMSJ PLN250307 — 04/17/2026

30% SLOPE CALCULATIONS (all values are decimal feet)

TAG) LOCATION	TOTAL SF	UNDEV SF	DEV SF	lowest grade	highest grade	avg orig grade	revised to ffe or undev lowest	delta to ffe	slab+ depth	develop delta	develop cut / fill	total SF * dev delta/27 TOTAL CY	undev SF * dev delta/27 UNDEV CY	dev SF * dev delta/27 DEVELOP CY	COMMENTS
1) adu entry	22.67	19.01	3.66	42.0	43.1	42.6	43.1	1.10	-0.8	0.35	FILL	0.294	0.246	0.05	planter build up
2) car court center	4.69	0.00	4.69	45.2	44.3	44.8	44.3	-0.90	-0.8	-1.65	CUT	0.287	0.000	0.29	3" pavers.
3) lower floor south exterior door	10.92	7.57	3.35	36.8	32.3	34.6	32.3	-4.50	-0.8	-5.25	CUT	2.123	1.472	0.65	terracing by previous owner.
4) lower floor footprint storage	3.93	0.00	3.93	36.5	30.1	33.3	30.1	-6.40	-0.8	-7.15	CUT	1.041	0.000	1.04	terracing by previous owner.
5) lower floor footprint gym	11.40	0.00	11.40	36.1	30.1	33.1	30.1	-6.00	-0.8	-6.75	CUT	2.850	0.000	2.85	terracing by previous owner.
6) lower floor gym, shower, walkway	33.97	0.00	33.97	36.9	30.1	33.5	30.1	-6.80	-0.8	-7.55	CUT	9.499	0.000	9.50	terracing by previous owner.
7) south car court parking	18.20	0.00	18.20	41.5	43.1	42.3	43.1	1.60	-0.8	0.85	FILL	0.573	0.000	0.57	root ball of large plant
8) library patio landscape wall	8.27	5.38	2.89	41.8	40.3	41.1	40.3	-1.50	-0.8	-2.25	CUT	0.689	0.448	0.24	widen walkway to 36"
9) office corner landscape wall	6.32	3.54	2.78	41.8	40.3	41.1	40.3	-1.50	-0.8	-2.25	CUT	0.527	0.295	0.23	widen walkway to 36"
10) by redwood (no development)	14.53	14.53	0.00	35.0	36.0	35.5	35.0	0.00	0.0	0.0	NONE	0.000	0.000	0.00	no development of 30% slope
11) between oaks 2 & 3 (no development)	28.22	28.22	0.00	34.5	35.2	34.9	34.5	0.00	0.0	0.0	NONE	0.000	0.000	0.00	no development of 30% slope
12) southwest corner of lot (no development)	8.89	8.89	0.00	26.8	28.5	27.7	26.8	0.00	0.0	0.0	NONE	0.000	0.000	0.00	no development of 30% slope
13) southeast corner of lot (no development)	14.79	14.79	0.00	45.0	45.9	45.5	45.0	0.00	0.0	0.0	NONE	0.000	0.000	0.00	no development of 30% slope
TOTALS	186.80	101.93	84.87									17.88	2.46	15.42	TOTALS

	SF	CY	COMMENT
TOTAL 30% SLOPE ON LOT	186.80	17.88	
TOTAL UNDEVELOPED 30%+ SLOPE	101.93	2.46	
TOTAL DEVELOPED 30%+ SLOPE	84.87	15.42	*below Coastal Development Permit threshold*
TOTAL DEVELOPED 30%+ MORE THAN 24" DEEP	60.22	-26.70	*triggers Coastal Admin Permit*

SITE LEGEND

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- EXISTING HOUSE
- DEMO ITEMS
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- NEW ITEMS
- AREAS OF ADDITION
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PROPOSED SITE SCOPE OF WORK

ALL WORK MUST COMPLY WITH TREE PROTECTION AND ROOT ZONE PROHIBITION SHOWN ON SHEET A-1.1

SP1) NEW ASPHALT APRON AT SAN JUAN ROAD (IN ROW-RIGHT OF WAY)
SP2) NEW PERMEABLE PAVER DRIVEWAY, RECONFIGURED (ENCROACHMENT PERMIT FOR ROW SECTION)
SP3) NEW CORTEN GATE PILLARS & GATE AT EAST PROPERTY LINE RECONFIGURED DRIVEWAY
SP4) NEW 4' TALL METAL DRIVEWAY GATE
SP5) NEW GATE MOTOR WEST OF NORTH PILLAR
SP6) NEW CODE/CALL BOX BY SOUTH GATE PILLAR WITH FIRE DEPARMENT ACCESS KEYBOX
SP7) GRAVEL PARKING IN AREA OF FORMER DRIVEWAY (NORTH EAST HALF OF EAST PROPERTY LINE
SP8) NEW LANDSCAPE WALLS AND RETAINING WALLS AS SHOWN, ~~FINAL TBD~~ BY CIVIL ENGINEER
SP9) NEW GARAGE & ADU ~~WITH PERMEABLE PAVER PARKING BETWEEN THE BUILDINGS~~
SP10) NEW FRENCH DRAINS AND DISSIPATION PITS AS SHOWN ON DRAINAGE PLAN, ~~FINAL TBD~~ BY CIVIL ENGINEER
SP11) CUT AND FILL TO LEVEL BUILDING PADS OF ADDITION, GARAGE, AND ADU
SP12) ALL CUT SOIL TO BE REDISTRIBUTED ON SITE WITH APPROPRIATE 2 YEAR EROSION CONTROL IN PLACE
SP13) NEW PERMEABLE PAVER WALKWAYS AND REAR PATIO
SP14) NEW CONCRETE STEPS TO ACCOMMODATE GRADE SLOPES
SP15) TWO NEW MINI SPLIT COMPRESSORS ON CONCRETE PADS AS SHOWN ON PLAN
SP16) RELOCATE ELECTRICAL METER TO SOUTH WALL OF LAUNDRY ROOM/CRAWL SPACE AS SHOWN ON PLAN. TBD BY ELECTRICIAN.

STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY HCD - PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED

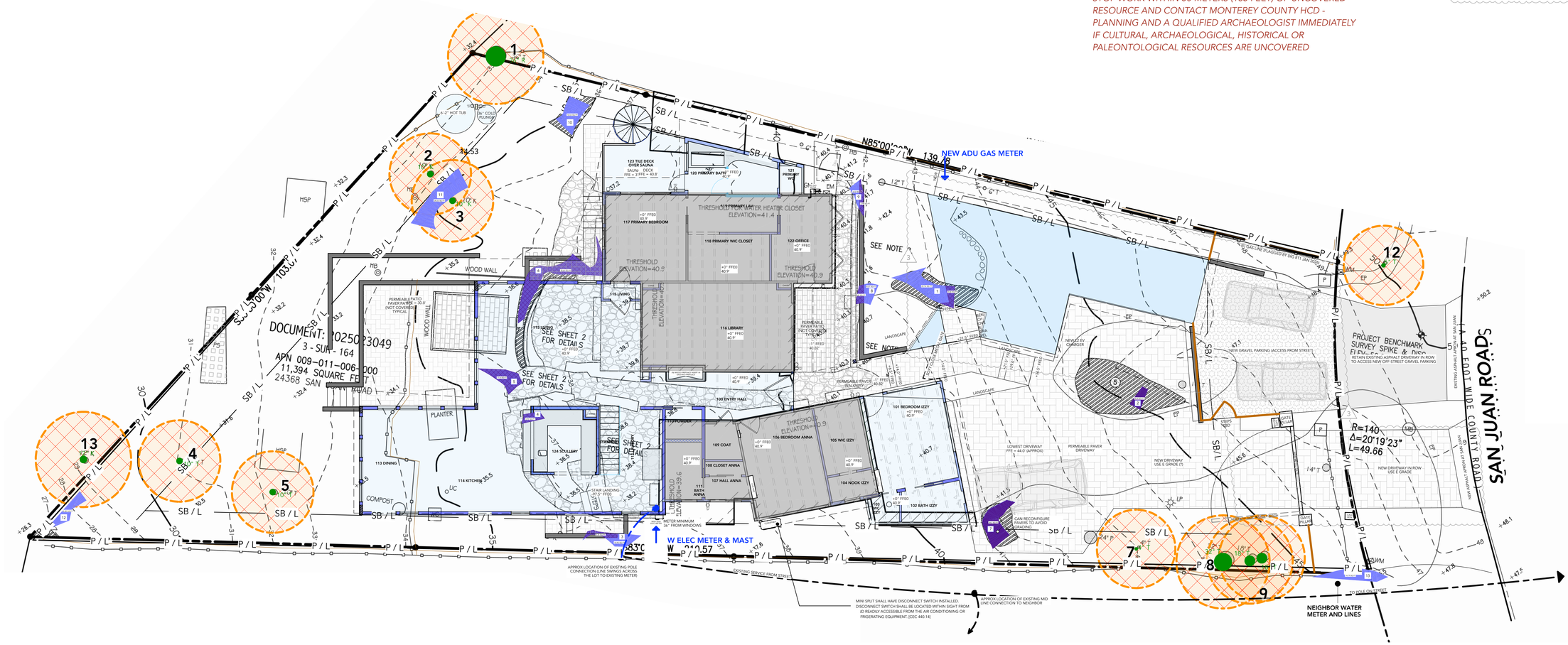
DEMO HARDSCAPE	
asphalt driveway (not in ROW)	2,017
pavers, patios & walkways	1,315
total demo hardscape	***3,332***

PROPOSED IMPERVIOUS COVERAGE	
entry steps & landing	10
adu entry steps & landing	30
sauna steps	12
patio steps	16
gym steps	12
basement steps	6
total impervious concrete	***86***
keep (e) asphalt driveway in ROW	275

PROPOSED PERMEABLE COVERAGE	
paver driveway (not in ROW) & carport	1,424
paver walkways east	383
paver walkways south	36
paver patio west	336
paver walkways gym/sauna	100
gravel driveway & parking	464
total permeable pavers	***2,743***
new permeable driveway in ROW	208

BUILDING COVERAGE	
Existing Stuctures Footprint	1,675
Proposed Structures Footprint	4,131

GARAGE/ADU MOVED OUT OF FRONT SETBACK FEB 02, 2026 (3)



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

0 5 10 20 50

A-1.3
FOR PERMITTING ONLY

PLAN SET: HIMSJ 2.4
ISSUE DATE: 4/17/26
PLANNING APPROVAL

PROPOSED SITE PLAN

HIMMELVO RESIDENCE
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CARMEL CA 93923
808.217.7623

ALL WORK MUST COMPLY WITH TREE PROTECTION AND ROOT ZONE PROHIBITION SHOWN ON SHEET A-1.1

NEW SHEET 01.25.2026 (2)

FUEL MANAGEMENT PLAN SCOPE OF WORK

ALL WORK MUST COMPLY WITH TREE PROTECTION AND ROOT ZONE PROHIBITION SHOWN ON SHEET A-1.1

FMP1) REMOVE ALL EXISTING LANDSCAPING, REPLACE WITH XERISCAPE CALIFORNIA NATIVES

FMP2) GRAVEL OR HARDSCAPE, MINIMUM OF 5' FROM ALL EXTERIOR WALLS AND STRUCTURES IN EMBER RESISTANT ZONE

FMP3) NATIVE, LOW FIRE RISK VEGITATION IN GREEN ZONE 5' TO 30' FROM STRUCTURES

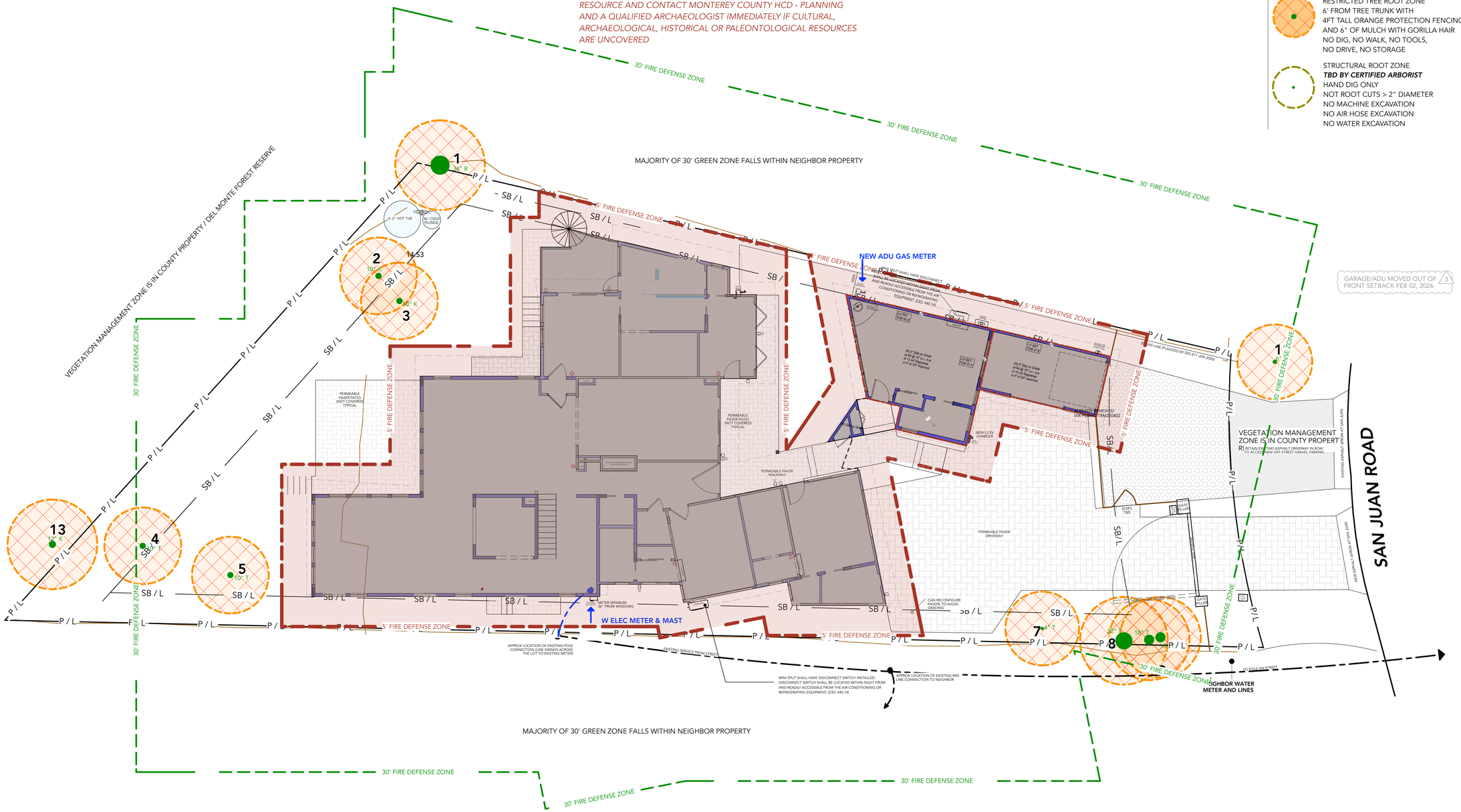
FMP4) MAJORITY OF 30'+ MAINTENANCE ZONE FALLS IN COUNTY OR NEIGHBOR PROPERTY

FMP5) ALL TREES HAVE BEEN PROFESSIONALLY PRUNED BY TOPES TREE SERVICE, NOVEMBER 2025. SEE SURVEY AND DEMO SITE PLAN.

STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY HCD - PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED

SITE LEGEND

- EXISTING ITEMS TO REMAIN
- EXISTING HOUSE
- DEMO ITEMS
- DEMO ROOF TO GRADE
- NEW ITEMS
- AREAS OF ADDITION
- NEW PERMEABLE HARDSCAPE
- NEW RETAINING WALL OR LANDSCAPE WALL
- NEW 6' WOOD FENCE
- RESTRICTED TREE ROOT ZONE 6' FROM TREE TRUNK WITH 4FT TALL ORANGE PROTECTION FENCING AND 6" OF MULCH WITH GORILLA HAIR NO DIG, NO WALK, NO TOOLS, NO DRIVE, NO STORAGE
- STRUCTURAL ROOT ZONE ***TBD BY CERTIFIED ARBORIST*** HAND DIG ONLY NOT ROOT CUTS > 2" DIAMETER NO MACHINE EXCAVATION NO AIR HOSE EXCAVATION NO WATER EXCAVATION



FUEL MANAGEMENT PLAN

SCALE: 1/8" = 1'-0"

0 5 10 20 50

N

A-1.4

FOR PERMITTING ONLY

PLAN SET:	HIMSJ 2.4
ISSUE DATE:	4/17/26
	PLANNING APPROVAL

FUEL MANAGEMENT PLAN

HIMMELVO RESIDENCE
24368 SAN JUAN RD, CARMEL, CA, 93923
APN 009-011-006-000

REVISIONS

1	PLN CO#1	12.22.2025
2	PLN RFI#1 & CO#2	01.26.2026
3	PLN RFI#1 & CO#3	02.02.2026
	PLN RFI#2	03.07.2026
	BLDG RFI#1 & CO#1	04.01.2026
	PLN RFI#3	04.17.2026

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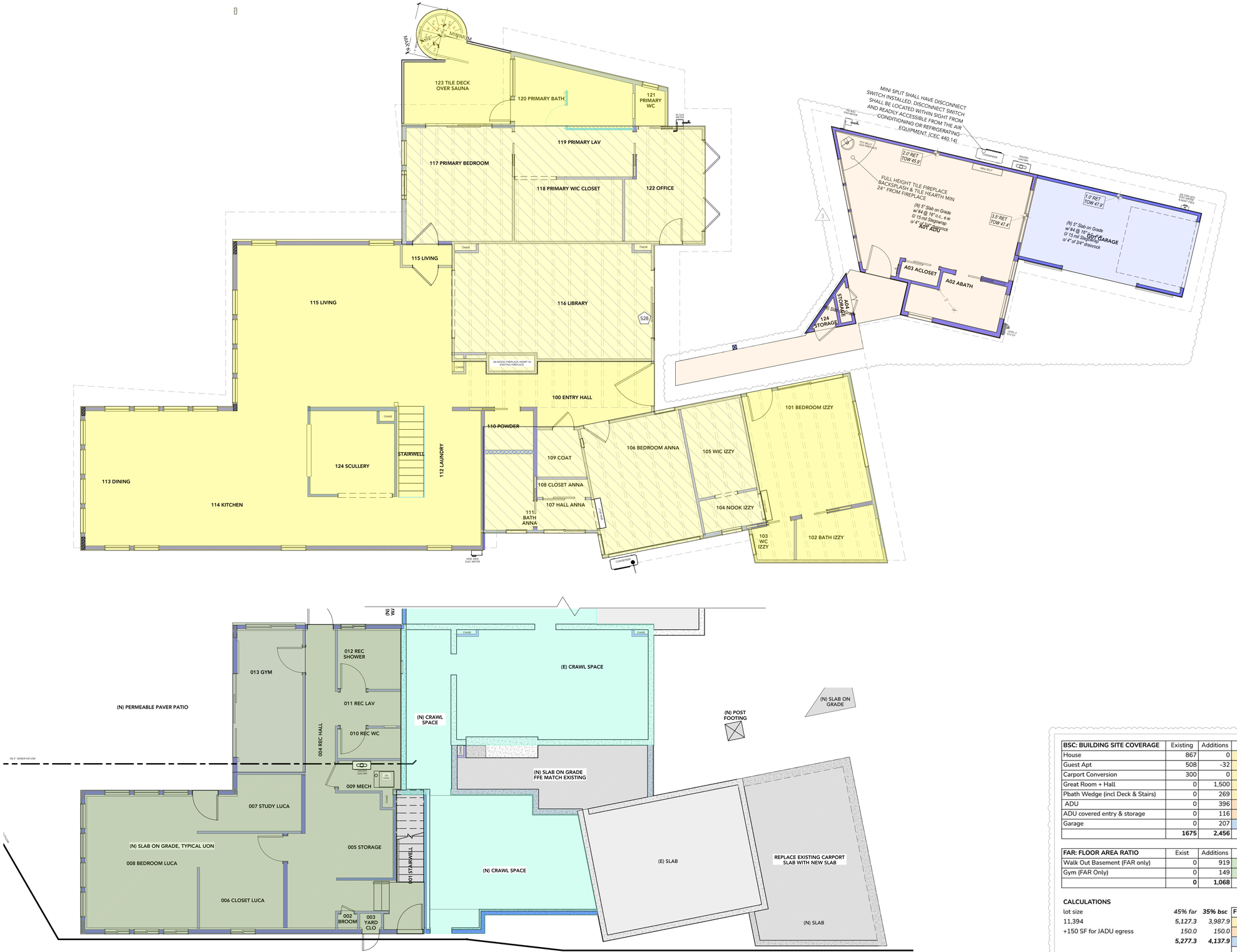
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Principal Designer
PO BOX 222399
CARMEL CA 93923
808.217.7623



GARAGE/ADU MOVED OUT OF FRONT SETBACK FEB 02, 2026 3

BSC: BUILDING SITE COVERAGE	Existing	Additions	Proposed		
House	867	0	867		867
Guest Apt	508	-32	476		1,343
Carport Conversion	300	0	300		1,643
Great Room + Hall	0	1,500	1,500		3,143
Pbath Wedge (incl Deck & Stairs)	0	269	269		3,412
ADU	0	396	396		3,808
ADU covered entry & storage	0	116	116		3,924
Garage	0	207	207		4,131
	1675	**2,456**	**4,131**	**BLDG SITE CVG**	

FAR: FLOOR AREA RATIO	Exist	Additions	Proposed		
Walk Out Basement (FAR only)	0	919	919		5,050
Gym (FAR Only)	0	149	149		5,199
	0	**1,068**	**5,199**	**FLOOR AREA RATIO**	

CALCULATIONS

lot size	*45% far*	*35% bsc*	FOOTAGES	
11,394	*5,127.3*	*3,987.9*	*3,412*	house
+150 SF for JADU egress	*150.0*	*150.0*	*512*	ADU + entry eave
	5,277.3	***4,137.9***	*207*	garage
			4,131	**BSC total**
			-6.9	***BSC balance***
			5,199	**FAR total**
			-78.3	***FAR balance***

BUILDING SITE COVERAGE [BSC] & FAR STUDY

SCALE: 3/16" = 1'-0"

0 1 3 5 10 20

A-1.5

FOR PERMITTING ONLY

PLAN SET: HIMSJ 2.4
ISSUE DATE: 4/17/26
PLANNING APPROVAL

BUILDING SITE COVERAGE [BSC] & FAR STUDY

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ALL WORK MUST COMPLY WITH TREE PROTECTION AND ROOT ZONE PROHIBITION SHOWN ON SHEET A-1.1

NEW SHEET 01.25.2026 2



WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- LINE OF CEILING TRANSITIONS/ EXPOSED BEAM
- EXISTING WALL TO BE REMOVED
- AREA OF REMODEL
- AREA OF DEMO
- AREA OF ADDITION

WALL SCHEDULE

2D SYMBOL	WALL TYPE
	8" CONCRETE RETAINING WALL
	8" CONCRETE STEM WALL_EXIST
	FOUNDATION WALL- 2X6, VERT CEDAR, NEW
	CONCRETE FIREPLACE PAD
	DECK RAILING/FENCE
	INTERIOR RAILING
	EXTERIOR WALL- 2X4 CONVERT TO INT DRYWALL
	EXTERIOR WALL- 2X4, DEMO SIDING REP W SHUGI
	EXTERIOR WALL- 2X4, EXIST BRICK
	EXTERIOR WALL- 2X4, SIDING, NEW
	EXTERIORWALL- 2X6, SHOSUGI, NEW
	FOUNDATION WALL+ 2X6, DRYWALL
	INTERIOR 2X4 HALF WALL NEW
	EXTERIORWALL- 2X6, VERT CEDAR, NEW
	8" CONCRETE WALL VERT CEDAR, NEW
	GLASS SHOWER
	INTERIOR WALL- 2X6, RED BRICK FIREPLACE, NEW
	INTERIOR WALL- 2X4, 1/2 DRYWALL, NEW
	INTERIOR WALL- 2X4, 1/2" DRYWALL, EXISTING
	INTERIOR WALL- 2X4, 1HR X DRYWALL, NEW
	INTERIOR WALL- 2X4, BRICK XGYP, NEW
	INTERIOR WALL- 2X4, RED BRICK BOTH SIDES
	INTERIOR WALL- 2X4, RED BRICK FIREPLACE, NEW
	INTERIOR WALL- 2X6, 1/2" DRYWALL, NEW
	INTERIOR WALL- 2X6, REINFORCED 1/2" DRYWALL, NEW
	SLAB FOOTING WALL_EXIST
	8" CONCRETE STEM WALL_REPLACE EXIST

DEMOLITION SCOPE OF WORK

D1) DEMO CHICKEN COOP
D2) FULL DEMO OF SOUTHWEST APARTMENT ADDITION (STEPPED DOWN AREA). ROOF TO GRADE. DEMO STEM WALLS ~~IF NOT VIABLE FOR RE-USE~~
D3) DEMO WEST STEM WALL OF SOUTHWEST APARTMENT ~~IF NOT VIABLE TO UNDERPIN WITH NEW STAIRWELL WALL~~
D4) DEMO ALL ROOFING TO TOP OF RAFTERS (ROOF MATERIAL, DECKING)
D5) REMOVE ALL SIDING & KEEP FOR REFINISH & RE-USE * MAY REQUIRE ZIP OR SHEAR PLY DURING REMOVAL - TBD PRIOR TO DEMOLITION
D6) TRIM EXPOSED EXTERIOR RAFTER TAILS ON SOUTH WALL OF LIVING ROOM. DEMO TO EXTERIOR EDGE OF TOP PLATE. DO NOT REMOVE INTERIOR CONTINUATION OF THE RAFTERS.
D7) DEMO EAST PORCH RAFTERS, SAVE FOR RE-USE.
D8) DEMO WEST PORCH RAFTERS, SAVE FOR RE-USE.
D9) TRIM EXPOSED EXTERIOR RAFTER TAILS ON NORTH WALL OF BATHROOM & KITCHEN AS SHOWN. DEMO TO EXTERIOR EDGE OF TOP PLATE. DO NOT REMOVE INTERIOR CONTINUATION OF THE RAFTERS.
D10) TRIM EXPOSED EXTERIOR RAFTER TAILS ON NORTH WALL OF APARTMENT AS SHOWN. DEMO TO EXTERIOR EDGE OF TOP PLATE OR EXTERIOR EDGE OF PROPOSED ADDITION WALL. DO NOT REMOVE INTERIOR CONTINUATION OF THE RAFTERS.
D11) TRIM RAFTER TAILS ON NORTH EAVE OF CARPORT AS SHOWN. DEMO TO EXTERIOR EDGE OF PROPOSED ADDITION WALL'S TOP PLATE. DO NOT REMOVE RAFTERS THAT ARE IN THE CARPORT.
D12) TBD - REDUCE DEPTH OF EXISTING EAVES TO ALLOW LIGHT AND/OR REMOVE DAMAGED ENDS OF EXISTING EXPOSED RAFTER TAILS @ FASCIA
D13) REMOVE TILE FLOORING ON SLAB
D14) REMOVE ALL WINDOWS & KEEP FOR RE-SALE
D15) REMOVE INTERIOR DUTCH DOORS & KEEP FOR REFINISH & RE-USE
D16) REMOVE INTERIOR DOORS FOR REFINISH & RE-USE
D17) DEMO ALL FIXTURES
D18) REMOVE ALL APPLIANCES FOR DONATION
D19) MECHANICALS, DUCTING, PLUMBING. AND ELECTRICAL DEMO TBD
D20) REMOVE AND SAVE KITCHEN CABINETS FOR REINSTALLATION
D21) DEMO BUILT IN WEST (RIGHT) OF FIREPLACE. DO NOT REMOVE BUILT IN ON EAST (LEFT) SIDE
D22) REMOVE FIREPLACE INSERT AND CARMEL STONE FACING
D23) DEMO ALL EXTERIOR HARDSCAPE, ~~SAVE FLAGSTONE FOR RE-USE IF FINANCIALLY VIABLE~~
~~D24) RELOCATE RAISED GARDEN BED IF FINANCIALLY VIABLE~~

N

DEMO FLOOR PLAN
SCALE: 1/4" = 1'-0"

0 1 3 5 10 20

A-2.1

FOR PERMITTING ONLY

PLAN SET:	HIMSJ 2.4
ISSUE DATE:	4/17/26
PLANNING APPROVAL	

DEMO FLOOR PLAN

HIMMELVO RESIDENCE
24368 SAN JUAN RD, CARMEL, CA, 93923
APN 009-011-006-000

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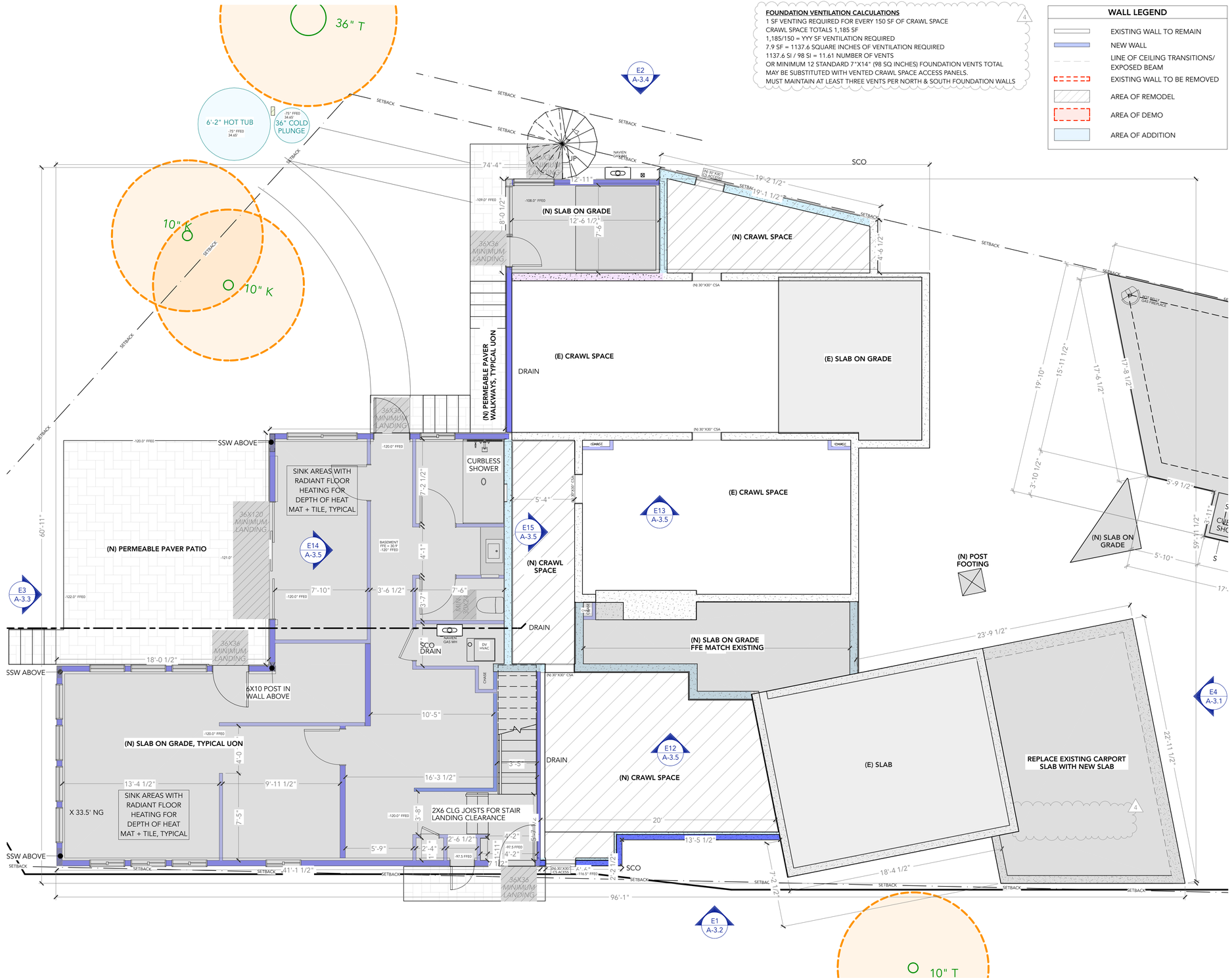
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ALL WORK MUST COMPLY WITH TREE PROTECTION AND ROOT ZONE PROHIBITION SHOWN ON SHEET A-1.1

NEW SHEET 01.25.2026 (2)

FOUNDATION VENTILATION CALCULATIONS (4)
1 SF VENTING REQUIRED FOR EVERY 150 SF OF CRAWL SPACE
CRAWL SPACE TOTALS 1,185 SF
1,185/150 = YYY SF VENTILATION REQUIRED
7.9 SF = 1137.6 SQUARE INCHES OF VENTILATION REQUIRED
1137.6 SI / 98 SI = 11.61 NUMBER OF VENTS
OR MINIMUM 12 STANDARD 7"X14" (98 SQ INCHES) FOUNDATION VENTS TOTAL
MAY BE SUBSTITUTED WITH VENTED CRAWL SPACE ACCESS PANELS.
MUST MAINTAIN AT LEAST THREE VENTS PER NORTH & SOUTH FOUNDATION WALLS



WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- LINE OF CEILING TRANSITIONS/ EXPOSED BEAM
- EXISTING WALL TO BE REMOVED
- AREA OF REMODEL
- AREA OF DEMO
- AREA OF ADDITION

WALL SCHEDULE

2D SYMBOL	WALL TYPE
	8" CONCRETE RETAINING WALL
	8" CONCRETE STEM WALL_EXIST
	FOUNDATION WALL- 2X6, VERT CEDAR, NEW
	CONCRETE FIREPLACE PAD
	DECK RAILING/FENCE
	INTERIOR RAILING
	EXTERIOR WALL- 2X4 CONVERT TO INT DRYWALL
	EXTERIOR WALL- 2X4, DEMO SIDING REP W SHUGI
	EXTERIOR WALL- 2X4, EXIST BRICK
	EXTERIOR WALL- 2X4, SIDING, NEW
	EXTERIORWALL- 2X6, SHOSUGI, NEW
	FOUNDATION WALL+ 2X6, DRYWALL
	INTERIOR 2X4 HALF WALL NEW
	EXTERIORWALL- 2X6, VERT CEDAR, NEW
	8" CONCRETE WALL VERT CEDAR, NEW
	GLASS SHOWER
	INTERIOR WALL- 2X6, RED BRICK FIREPLACE, NEW
	INTERIOR WALL- 2X4, 1/2 DRYWALL, NEW
	INTERIOR WALL- 2X4, 1/2" DRYWALL, EXISTING
	INTERIOR WALL- 2X4, 1HR X DRYWALL, NEW
	INTERIOR WALL- 2X4, BRICK XGYP, NEW
	INTERIOR WALL- 2X4, RED BRICK BOTH SIDES
	INTERIOR WALL- 2X4, RED BRICK FIREPLACE, NEW
	INTERIOR WALL- 2X6, 1/2" DRYWALL, NEW
	INTERIOR WALL- 2X6, REINFORCED 1/2" DRYWALL, NEW
	SLAB FOOTING WALL_EXIST (4)
	8" CONCRETE STEM WALL_REPLACE EXIST

N

PROPOSED HOUSE FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

0 1 3 5 10 20

A-2.2

FOR PERMITTING ONLY

PLAN SET: HIMSJ 2.4
ISSUE DATE: 4/17/26
PLANNING APPROVAL

PROPOSED HOUSE FOUNDATION PLAN

HIMMELVO RESIDENCE
24368 SAN JUAN RD, CARMEL, CA, 93923
APN 009-011-006-000

REVISIONS

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	PLN RFI#1 & CO#3 02.02.2026
(4)	PLN RFI#2 03.07.2026
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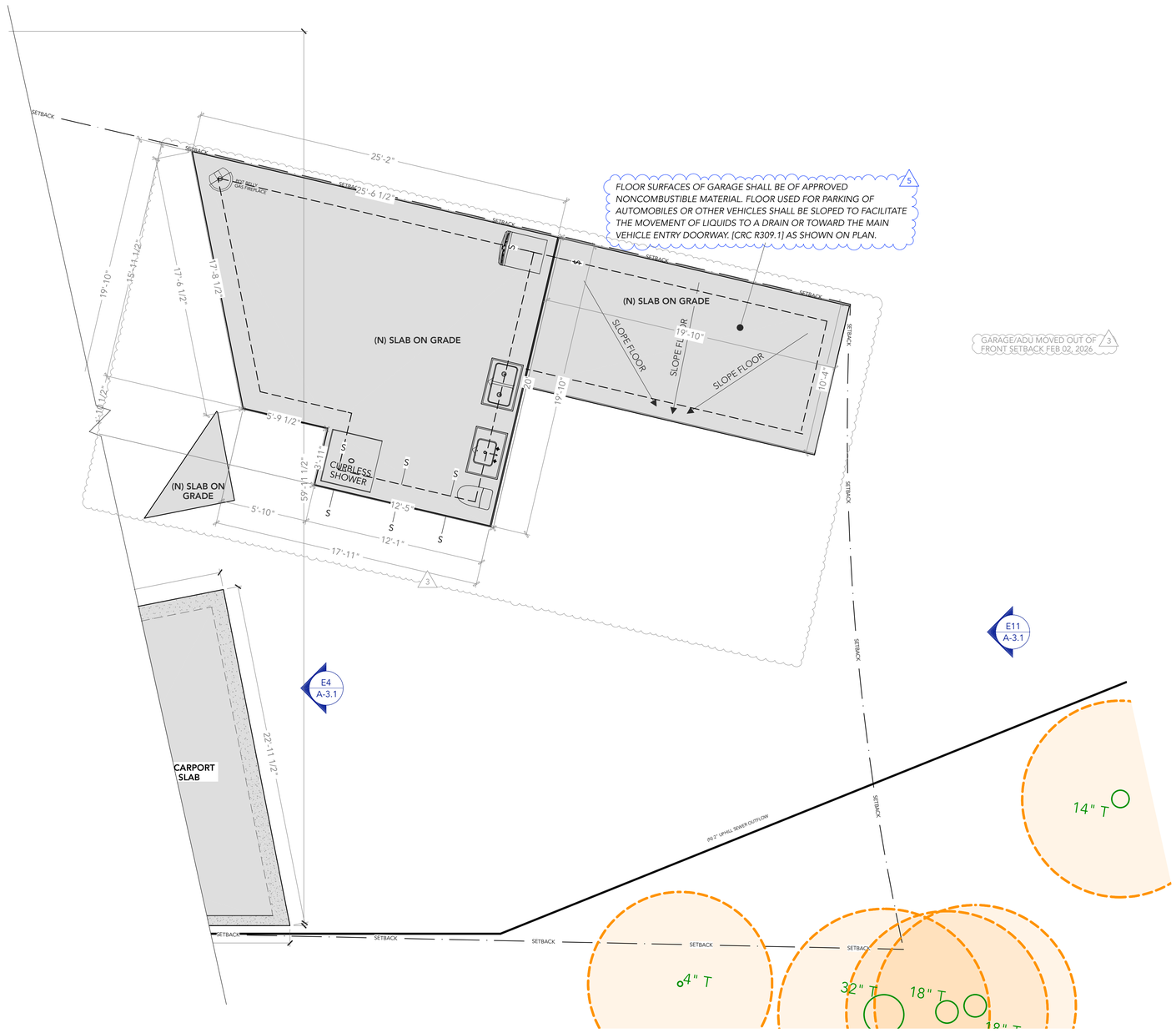
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CARMEL CA 93923
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ALL WORK MUST COMPLY WITH TREE PROTECTION AND ROOT ZONE PROHIBITION SHOWN ON SHEET A-1.1

NEW SHEET 01.25.2026 2



N

ADU & GARAGE FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

0 1 3 5 10 20

A-2.3

FOR PERMITTING ONLY

PLAN SET:	HIMSJ 2.4
ISSUE DATE:	4/17/26
PLANNING APPROVAL	

ADU & GARAGE FOUNDATION PLAN

HIMMELVO RESIDENCE

24368 SAN JUAN RD, CARMEL, CA, 93923

APN 009-011-006-000

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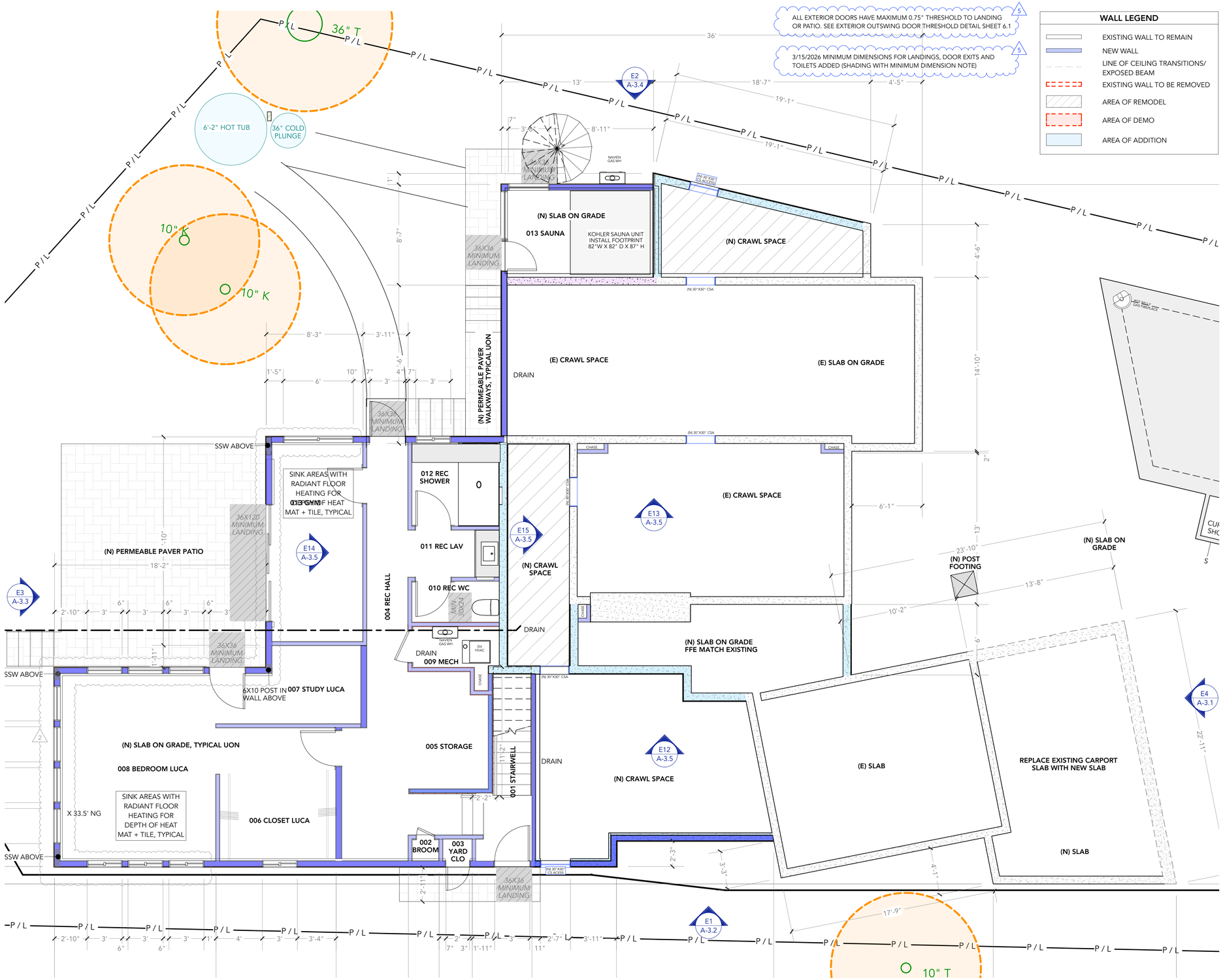
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NEW SHEET 01.25.2026 (2)

ALL EXTERIOR DOORS HAVE MAXIMUM 0.75" THRESHOLD TO LANDING OR PATIO. SEE EXTERIOR OUTSWING DOOR THRESHOLD DETAIL SHEET 6.1 (5)

3/15/2026 MINIMUM DIMENSIONS FOR LANDINGS, DOOR EXITS AND TOILETS ADDED (SHADING WITH MINIMUM DIMENSION NOTE) (5)



WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- LINE OF CEILING TRANSITIONS/ EXPOSED BEAM
- EXISTING WALL TO BE REMOVED
- AREA OF REMODEL
- AREA OF DEMO
- AREA OF ADDITION

WALL SCHEDULE

2D SYMBOL	WALL TYPE
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	CONCRETE FIREPLACE PAD
	DECK RAILING/FENCE
	INTERIOR RAILING
	EXTERIOR WALL- 2X4 CONVERT TO INT DRYWALL
	EXTERIOR WALL- 2X4, DEMO SIDING REP W SHUGI
	EXTERIOR WALL- 2X4, EXIST BRICK
	EXTERIOR WALL- 2X4, SIDING, NEW
	EXTERIORWALL- 2X6, SHOSUGI, NEW
	FOUNDATION WALL+ 2X6, DRYWALL
	INTERIOR 2X4 HALF WALL NEW
	EXTERIORWALL- 2X6, VERT CEDAR, NEW
	8" CONCRETE WALL VERT CEDAR, NEW
	GLASS SHOWER
	INTERIOR WALL- 2X6, RED BRICK FIREPLACE, NEW
	INTERIOR WALL- 2X4, 1/2 DRYWALL, NEW
	INTERIOR WALL- 2X4, 1/2" DRYWALL, EXISTING
	INTERIOR WALL- 2X4, 1HR X DRYWALL, NEW
	INTERIOR WALL- 2X4, BRICK XGYP, NEW
	INTERIOR WALL- 2X4, RED BRICK BOTH SIDES
	INTERIOR WALL- 2X4, RED BRICK FIREPLACE, NEW
	INTERIOR WALL- 2X6, 1/2" DRYWALL, NEW
	INTERIOR WALL- 2X6, REINFORCED 1/2" DRYWALL, NEW
	SLAB FOOTING WALL_EXIST
	8" CONCRETE STEM WALL_REPLACE EXIST

N

PROPOSED LOWER FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 1 3 5 10 20

A-2.4

FOR PERMITTING ONLY

PLAN SET: HIMSJ 2.4
ISSUE DATE: 4/17/26
PLANNING APPROVAL

PROPOSED LOWER FLOOR PLAN

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NEW SHEET 01.25.2026 (2)

DECK AND STAIR GUARDRAIL NOTES (5)

INSTALLATION AND METHOD OF GUARDRAIL CONSTRUCTION SHALL COMPLY WITH COMPLIANCE WITH THE FOLLOWING CODE MINIMUMS:

1) GUARDS OF MINIMUM 42 INCHES HIGH ARE REQUIRED AT OPEN-SIDED WALKING SURFACES THAT ARE MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. [CRC R312.1.2]
2) THE HEIGHT OF GUARDS IS MEASURED VERTICALLY FROM ADJACENT WALKING SURFACES, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF STAIRWAY TREADS. [CRC R312.2]
3) REQUIRED GUARDS ON THE OPEN SIDE OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS [CRC R312.2].
4) INTERMEDIATE RAILINGS SHALL BE SPACED SO THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH [CRC 312.3].
5) SEE DETAILS SHEET A-6.2

ALL EXTERIOR DOORS HAVE MAXIMUM 0.75" THRESHOLD TO LANDING OR PATIO. SEE EXTERIOR OUTSWING DOOR THRESHOLD DETAIL SHEET 6.1 (5)

3/15/2026 MINIMUM DIMENSIONS FOR LANDINGS, DOOR EXITS AND TOILETS ADDED (SHADING WITH MINIMUM DIMENSION NOTE) (5)

VIEWRAIL SPIRAL STAIRCASE DETAIL 1.0/A-6.4 (5)

FASCIA MOUNT 9/16" GLASS RAILING, MIN 42" ABOVE TILE SURFACE OF DECK, SEE DETAILS SHEETS A-6.2 & A-6.3 (5)

FASCIA MOUNT 9/16" GLASS RAILING, MIN 42" ABOVE TILE SURFACE OF DECK, SEE DETAILS SHEETS A-6.2 & A-6.3 (5)

SEE HANDRAIL & INTERIOR STAIR DETAILS SHEET A-6.2

TILE HEARTH MIN 18" FROM WOOD FIREPLACE

FAUX BOX BEAMS IN GREAT ROOM ARE 42" OC

MECH SOFFIT MATCH CLG HEIGHT OF #106 HIGHEST CLG

VERIFY FFE OF SLAB AFTER DEMOLITION OF TILE

MINI SPLIT SHALL HAVE DISCONNECT SWITCH INSTALLED. DISCONNECT SWITCH SHALL BE LOCATED WITHIN SIGHT FROM AND READILY ACCESSIBLE FROM THE AIR CONDITIONING OR REFRIGERATING EQUIPMENT. [CEC 440.14] (5)

6'-2" HOT TUB

36" COLD PLUNGE

2
10" K
10" K
3

123 TILE DECK OVER SAUNA
120 PRIMARY BATH
121 PRIMARY WC
MIN 30X24
119 PRIMARY LAV
117 PRIMARY BEDROOM
118 PRIMARY WIC CLOSET
122 OFFICE
115 LIVING
(N) DV GAS FIREPLACE
116 LIBRARY
100 ENTRY HALL
110 POWDER
109 COAT
108 CLOSET ANNA
107 HALL ANNA
111 BATH ANNA
106 BEDROOM ANNA
105 WIC IZZY
104 NOOK IZZY
103 WC IZZY
102 BATH IZZY
TUB IN SLAB DEPTH TBD
101 BEDROOM IZZY
124 STORAGE
A04 STORAGE
A03 AC
113 DINING
X 33.5' NG
114 KITCHEN
4'X8' ISLAND
124 SCULLERY
112 LAUNDRY
STAIRWELL
BIG MIRROR
CONDENSER
NEW 200A ELEC METER
(E) GAS METER
CHASE
36X36 MINIMUM LANDING
36X96 MINIMUM LANDING
26X36 MINIMUM LANDING
E1 A-3.2
E2 A-3.4
E3 A-3.3
E4 A-3.1
E12 A-3.5
E13 A-3.5
E14 A-3.5
E15 A-3.5
S28

WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- LINE OF CEILING TRANSITIONS/ EXPOSED BEAM
- EXISTING WALL TO BE REMOVED
- AREA OF REMODEL
- AREA OF DEMO
- AREA OF ADDITION

WALL SCHEDULE

2D SYMBOL	WALL TYPE
	8" CONCRETE RETAINING WALL
	8" CONCRETE STEM WALL_EXIST
	FOUNDATION WALL- 2X6, VERT CEDAR, NEW
	CONCRETE FIREPLACE PAD
	DECK RAILING/FENCE
	INTERIOR RAILING
	EXTERIOR WALL- 2X4 CONVERT TO INT DRYWALL
	EXTERIOR WALL- 2X4, DEMO SIDING REP W SHUGI
	EXTERIOR WALL- 2X4, EXIST BRICK
	EXTERIOR WALL- 2X4, SIDING, NEW
	EXTERIORWALL- 2X6, SHOSUGI, NEW
	FOUNDATION WALL+ 2X6, DRYWALL
	INTERIOR 2X4 HALF WALL NEW
	EXTERIORWALL- 2X6, VERT CEDAR, NEW
	8" CONCRETE WALL VERT CEDAR, NEW
	GLASS SHOWER
	INTERIOR WALL- 2X6, RED BRICK FIREPLACE, NEW
	INTERIOR WALL- 2X4, 1/2 DRYWALL, NEW
	INTERIOR WALL- 2X4, 1/2" DRYWALL, EXISTING
	INTERIOR WALL- 2X4, 1HR X DRYWALL, NEW
	INTERIOR WALL- 2X4, BRICK XGYP, NEW
	INTERIOR WALL- 2X4, RED BRICK BOTH SIDES
	INTERIOR WALL- 2X4, RED BRICK FIREPLACE, NEW
	INTERIOR WALL- 2X6, 1/2" DRYWALL, NEW
	INTERIOR WALL- 2X6, REINFORCED 1/2" DRYWALL, NEW
	SLAB FOOTING WALL_EXIST
	8" CONCRETE STEM WALL_REPLACE EXIST

N

PROPOSED MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

0 1 3 5 10 20

A-2.5

FOR PERMITTING ONLY

PLAN SET: HIMSJ 2.4
ISSUE DATE: 4/17/26
PLANNING APPROVAL

PROPOSED MAIN FLOOR PLAN

HIMMELVO RESIDENCE
24368 SAN JUAN RD, CARMEL, CA, 93923
APN 009-011-006-000

REVISIONS

	PLN CO#1	12.22.2025
2	PLN RFI#1 & CO#2	01.26.2026
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	PLN RFI#2	03.07.2026
5	BLDG RFI#1 & CO#1	04.01.2026
	PLN RFI#3	04.17.2026

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FOR PERMITTING ONLY

ERIN C. ROSE
Principal Designer
PO BOX 222399
CARMEL CA 93923
808.217.7623

ALL WORK MUST COMPLY WITH TREE PROTECTION AND ROOT ZONE PROHIBITION SHOWN ON SHEET A-1.1

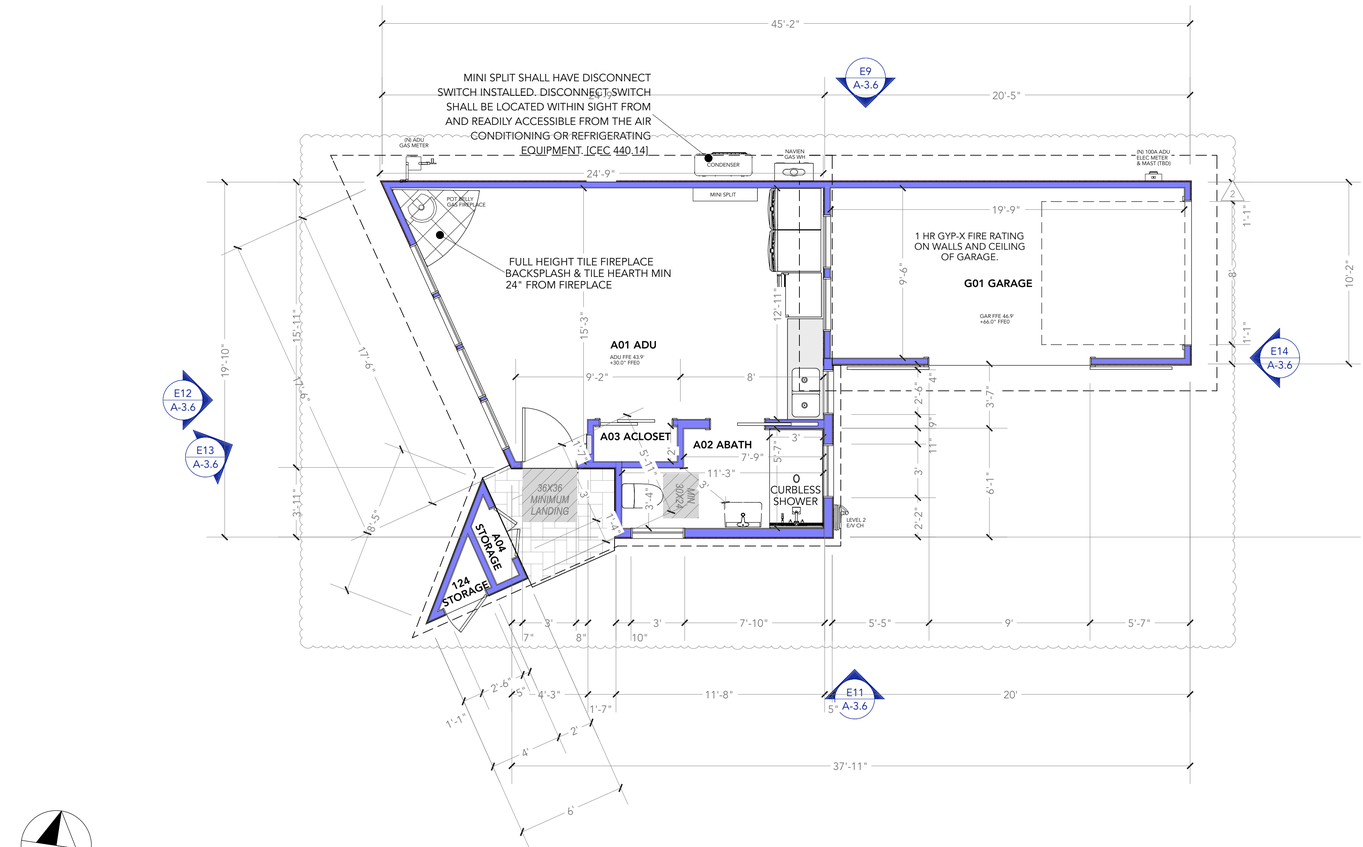
NEW SHEET 01.25.2026 (2)

5 ALL EXTERIOR DOORS HAVE MAXIMUM 0.75" THRESHOLD TO LANDING OR PATIO. SEE EXTERIOR OUTSWING DOOR THRESHOLD DETAIL SHEET 6.1

5 3/15/2026 MINIMUM DIMENSIONS FOR LANDINGS, DOOR EXITS AND TOILETS ADDED (SHADING WITH MINIMUM DIMENSION NOTE)

WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- LINE OF CEILING TRANSITIONS/ EXPOSED BEAM
- EXISTING WALL TO BE REMOVED
- AREA OF REMODEL
- AREA OF DEMO
- AREA OF ADDITION



N

ADU & GARAGE FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 1 3 5 10 20

WALL SCHEDULE

2D SYMBOL	WALL TYPE
	8" CONCRETE RETAINING WALL
	8" CONCRETE STEM WALL_EXIST
	FOUNDATION WALL- 2X6, VERT CEDAR, NEW
	CONCRETE FIREPLACE PAD
	DECK RAILING/FENCE
	INTERIOR RAILING
	EXTERIOR WALL- 2X4 CONVERT TO INT DRYWALL
	EXTERIOR WALL- 2X4, DEMO SIDING REP W SHUGI
	EXTERIOR WALL- 2X4, EXIST BRICK
	EXTERIOR WALL- 2X4, SIDING, NEW
	EXTERIORWALL- 2X6, SHOSUGI, NEW
	FOUNDATION WALL+ 2X6, DRYWALL
	INTERIOR 2X4 HALF WALL NEW
	EXTERIORWALL- 2X6, VERT CEDAR, NEW
	8" CONCRETE WALL VERT CEDAR, NEW
	GLASS SHOWER
	INTERIOR WALL- 2X6, RED BRICK FIREPLACE, NEW
	INTERIOR WALL- 2X4, 1/2 DRYWALL, NEW
	INTERIOR WALL- 2X4, 1/2" DRYWALL, EXISTING
	INTERIOR WALL- 2X4, 1HR X DRYWALL, NEW
	INTERIOR WALL- 2X4, BRICK XGYP, NEW
	INTERIOR WALL- 2X4, RED BRICK BOTH SIDES
	INTERIOR WALL- 2X4, RED BRICK FIREPLACE, NEW
	INTERIOR WALL- 2X6, 1/2" DRYWALL, NEW
	INTERIOR WALL- 2X6, REINFORCED 1/2" DRYWALL, NEW
	SLAB FOOTING WALL_EXIST
	8" CONCRETE STEM WALL_REPLACE EXIST

A-2.6

FOR PERMITTING ONLY

PLAN SET:	HIMSJ 2.4
ISSUE DATE:	4/17/26
PLANNING APPROVAL	

PROPOSED ADU & GARAGE FLOOR PLAN

HIMMELVO RESIDENCE
24368 SAN JUAN RD, CARMEL, CA, 93923
APN 009-011-006-000

REVISIONS

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Principal Designer
PO BOX 222399
CARMEL CA 93923
808.217.7623

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NEW SHEET 01.25.2026 2



E4: EXISTING EXTERIOR HOUSE ELEVATIONS: EAST (STREET)

SCALE: 1/4" = 1'-0"

0 1 3 5 10 20



E4: PROPOSED EAST ELEVATION-HOUSE ONLY

SCALE: 1/4" = 1'-0"

0 1 3 5 10 20



E11: PROPOSED EAST ELEVATION FROM STREET LEVEL

SCALE: 1/4" = 1'-0"

0 1 3 5 10 20

A-3.1

FOR PERMITTING ONLY

PLAN SET:	HIMSJ 2.4
ISSUE DATE:	4/17/26
PLANNING APPROVAL	

EXTERIOR HOUSE ELEVATIONS: EAST (STREET)

HIMMELVO RESIDENCE

24368 SAN JUAN RD, CARMEL, CA, 93923

APN 009-011-006-000

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NEW SHEET 01.25.2026 2



E1: EXISTING EXTERIOR HOUSE ELEVATIONS: SOUTH (SIDE)

SCALE: 1/4" = 1'-0"

0 1 3 5 10 20



E1: PROPOSED EXTERIOR HOUSE ELEVATIONS: SOUTH (SIDE)

SCALE: 1/4" = 1'-0"

0 1 3 5 10 20

A-3.2

FOR PERMITTING ONLY

PLAN SET:	HIMSJ 2.4
ISSUE DATE:	4/17/26
PLANNING APPROVAL	

EXTERIOR HOUSE ELEVATIONS: SOUTH (SIDE)

HIMMELVO RESIDENCE

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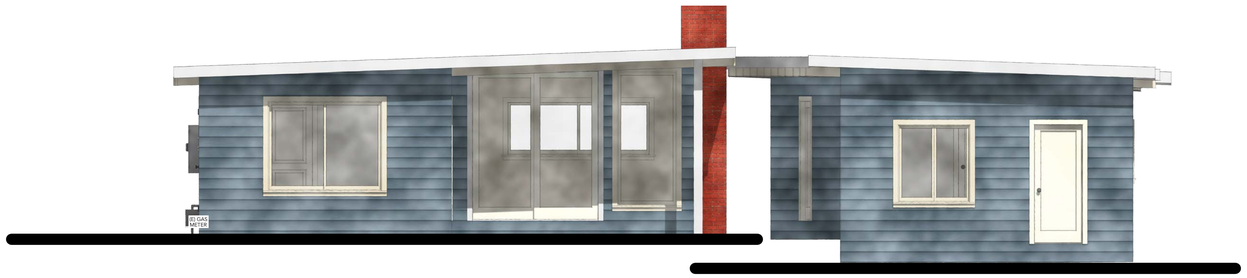
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NEW SHEET 01.25.2026 2



E3: EXISTING EXTERIOR HOUSE ELEVATIONS: WEST (REAR)

SCALE: 1/4" = 1'-0"

0 1 3 5 10 20



E3: PROPOSED EXTERIOR HOUSE ELEVATIONS: WEST (REAR)

SCALE: 1/4" = 1'-0"

0 1 3 5 10 20

A-3.3

FOR PERMITTING ONLY

PLAN SET:	HIMSJ 2.4
ISSUE DATE:	4/17/26
PLANNING APPROVAL	

EXTERIOR HOUSE ELEVATIONS: WEST (REAR)

HIMMELVO RESIDENCE

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NEW SHEET 01.25.2026 2



E2: EXISTING EXTERIOR HOUSE ELEVATIONS: NORTH (SIDE)

SCALE: 1/4" = 1'-0"

0 1 3 5 10 20



E2: PROPOSED EXTERIOR HOUSE ELEVATIONS: NORTH (SIDE)

SCALE: 1/4" = 1'-0"

0 1 3 5 10 20

A-3.4

FOR PERMITTING ONLY

PLAN SET:	HIMSJ 2.4
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EXTERIOR HOUSE ELEVATIONS: NORTH (SIDE)

HIMMELVO RESIDENCE

24368 SAN JUAN RD, CARMEL, CA, 93923

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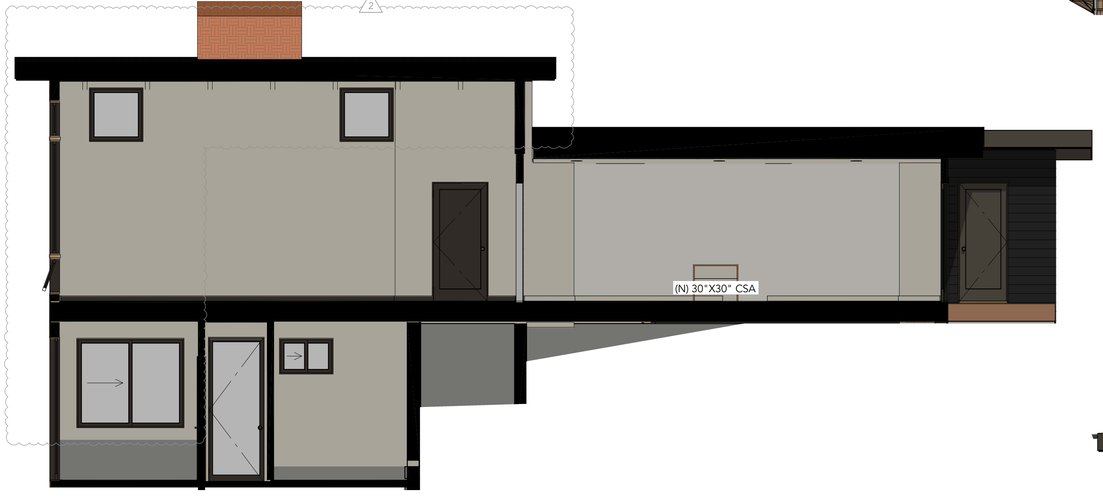
SECTION E12: W<->E THROUGH DINING / KITCHEN / ANNA / IZZY LOOKING NORTH

SCALE: 1/4" = 1'-0"



SECTION E15: N<->S SAUNA / CRAWL/ STAIRS LOOKING EAST

SCALE: 1/4" = 1'-0"



SECTION E13: W<->E THROUGH LIVING / LIBRARY LOOKING NORTH

SCALE: 1/4" = 1'-0"



SECTION E14: N<->S THROUGH LIVING / DINING / LUCA LOOKING EAST

SCALE: 1/4" = 1'-0"

0 1 3 5 10 20

NEW SHEET 01.25.2026

SECTIONS ARE FOR REFERENCE ONLY. INFORMATION IN STAMPED CIVIL AND STRUCTURAL SETS TAKE PRECEDENCE OVER ARCHITECTURAL SECTIONS. CONTACT DESIGNER IMMEDIATELY WHEN CONFLICTING INFORMATION IS FOUND, PRIOR TO COMMENCING WORK IN AREAS OF CONFLICT.

A-3.5

FOR PERMITTING ONLY

PLAN SET:	HIMSJ 2.4
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PROPOSED CROSS SECTIONS

HIMMELVO RESIDENCE

24368 SAN JUAN RD, CARMEL, CA, 93923

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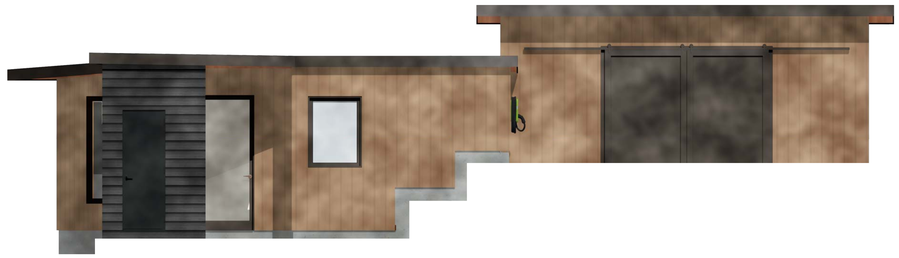
ALL WORK MUST COMPLY WITH TREE PROTECTION AND ROOT ZONE PROHIBITION SHOWN ON SHEET A-1.1

NEW SHEET 01.25.2026 2

0 1 3 5 10 20



E10: GARAGE & ADU EAST (STREET) ELEVATION
SCALE: 1/4" = 1'-0"



E11: ADU & GARAGE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



E12: ADU WEST ELEVATION (PARALLEL TO ADU)
SCALE: 1/4" = 1'-0"



E13: ADU WEST ELEVATION
SCALE: 1/4" = 1'-0"



E14: ADU EAST ELEVATION
SCALE: 1/4" = 1'-0"



E9: ADU & GARAGE NORTH ELEVATION
SCALE: 1/4" = 1'-0"

A-3.6

FOR PERMITTING ONLY

PLAN SET:	HIMSJ 2.4
ISSUE DATE:	4/17/26
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EXTERIOR ELEVATIONS ADU & GARAGE

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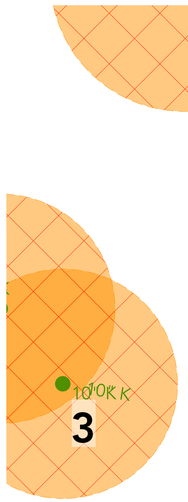
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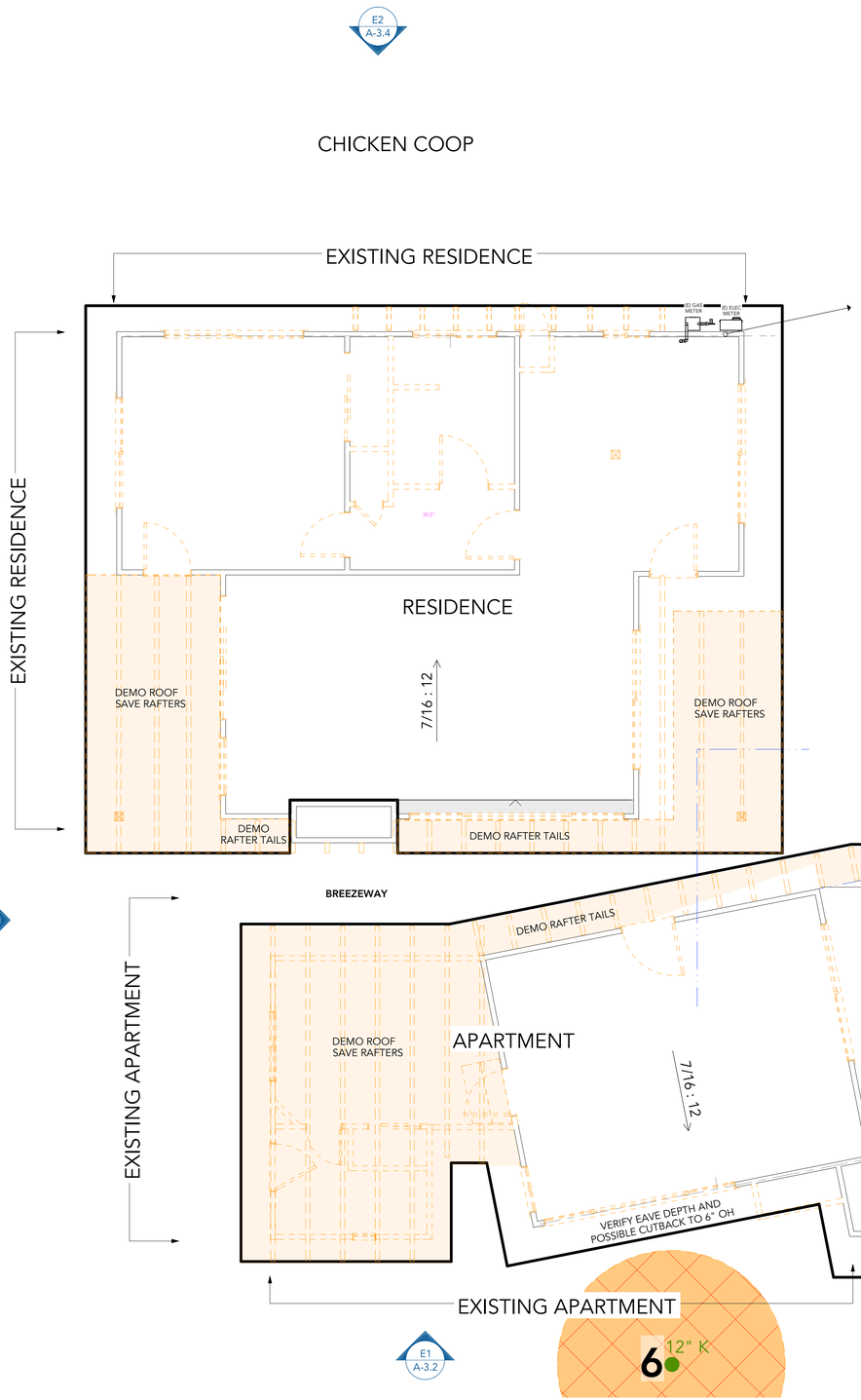
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EXISTING / DEMO ROOF PLAN

SCALE: 1/4" = 1'-0"

0 1 3 5 10 20

A-4.1

NEW SHEET 01.25.2026 2

FOR PERMITTING ONLY

PLAN SET:	HIMSJ 2.4
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EXISTING / DEMO ROOF PLAN

HIMMELVO RESIDENCE
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	PLN RFI#3 04.17.2026

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FOR PERMITTING ONLY

ERIN C. ROSE
Principal Designer
PO BOX 222399
CARMEL CA 93923
808.217.7623

ALL WORK MUST COMPLY WITH TREE PROTECTION AND ROOT ZONE PROHIBITION SHOWN ON SHEET A-1.1

NEW SHEET 01.25.2026 2

SOLAR PV ARRAY NOTES 5

R902.4 ROOFTOP-MOUNTED PHOTOVOLTAIC (PV) PANEL SYSTEMS

ROOFTOP-MOUNTED PHOTOVOLTAIC (PV) PANEL SYSTEMS INSTALLED ON OR ABOVE THE ROOF COVERING SHALL BE TESTED, LISTED AND IDENTIFIED WITH A FIRE CLASSIFICATION IN ACCORDANCE WITH UL 2703. LISTED SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THEIR LISTING. CLASS A, B OR C PHOTOVOLTAIC PANEL SYSTEMS AND MODULES SHALL BE INSTALLED IN JURISDICTIONS DESIGNATED BY LAW AS REQUIRING THEIR USE OR WHERE THE EDGE OF THE ROOF IS LESS THAN 3 FEET (914 MM) FROM A LOT LINE. LOCATION OF SOLAR ARRAY TBD BY SOLAR CONTRACTOR, INSTALLED VIA SEPARATE PERMIT THROUGH SOLAR CONTRACTOR.

ROOF LEGEND

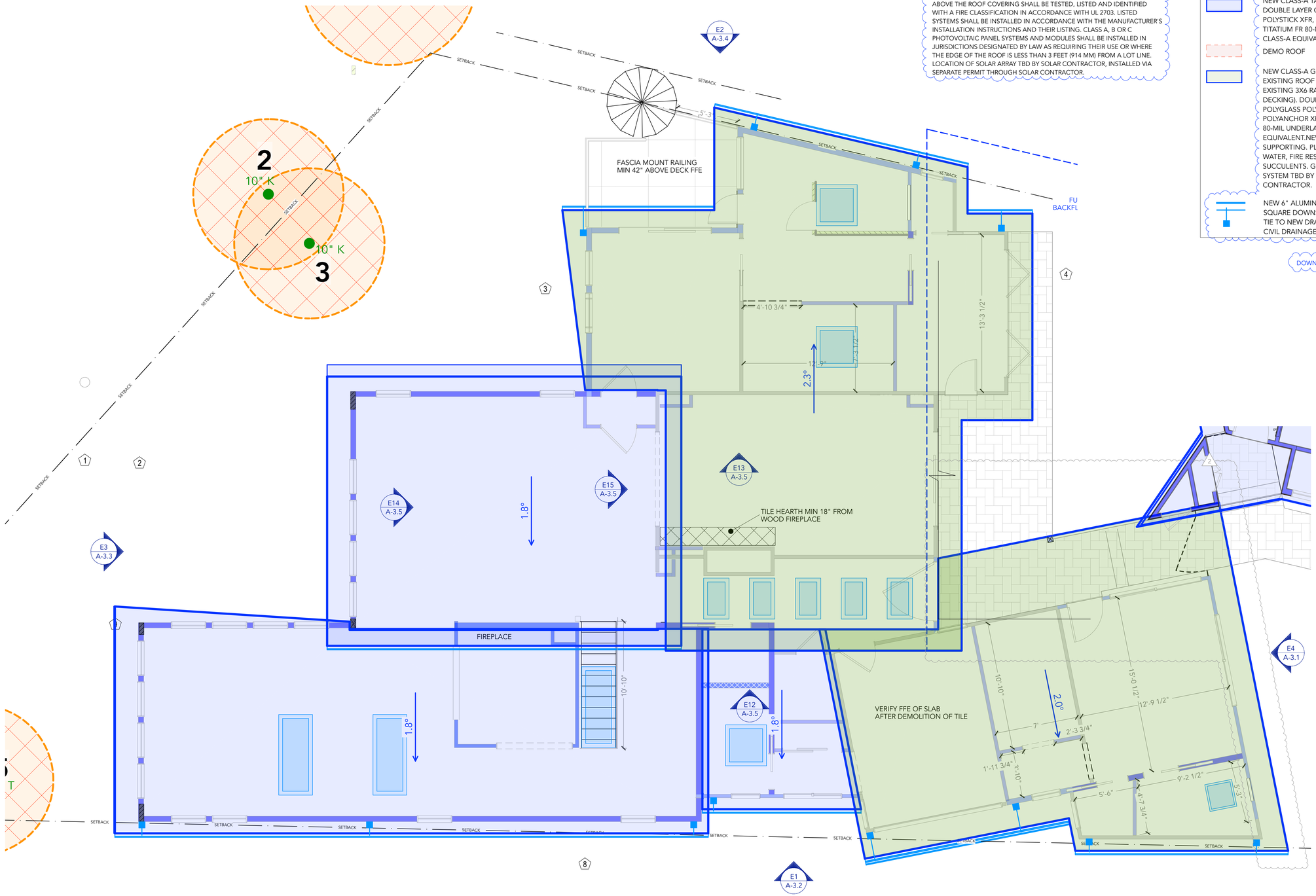
NEW CLASS-A TAR & GRAVEL ROOF. DOUBLE LAYER OF POLYGLASS POLYSTICK XFR, POLYANCHOR XFR, OR TITATIUM FR 80-MIL UNDERLAYMENT OR CLASS-A EQUIVALENT. 5

DEMO ROOF

NEW CLASS-A GREEN ROOF OVER EXISTING ROOF DECKING (RETAIN EXISTING 3X6 RAFTERS UNDER DECKING). DOUBLE LAYER OF POLYGLASS POLYSTICK XFR, POLYANCHOR XFR, OR TITATIUM FR 80-MIL UNDERLAYMENT OR CLASS-A EQUIVALENT.NEW ROOF IS SELF-SUPPORTING. PLANTED W/ ZERO-WATER, FIRE RESISTANT SUCCULENTS. GREEN ROOF SYSTEM TBD BY GREEN ROOF CONTRACTOR.

NEW 6" ALUMINUM GUTTERS AND SQUARE DOWNSPOUTS. DOWNSPOUTS TIE TO NEW DRAINAGE SYSTEM (SEE CIVIL DRAINAGE PLANS).

DOWNSPOUTS ADDED 3.11.2026 5



PROPOSED ROOF PLAN HOUSE

SCALE: 1/4" = 1'-0"

0 1 3 5 10 20

A-4.2

FOR PERMITTING ONLY

PLAN SET:	HIMSJ 2.4
ISSUE DATE:	4/17/26
PLANNING APPROVAL	

PROPOSED ROOF PLAN HOUSE

HIMMELVO RESIDENCE

24368 SAN JUAN RD, CARMEL, CA, 93923

APN 009-011-006-000

REVISIONS

	PLN CO#1	12.22.2025
2	PLN RFI#1 & CO#2	01.26.2026
3	PLN RFI#1 & CO#3	02.02.2026
	PLN RFI#2	03.07.2026
5	BLDG RFI#1 & CO#1	04.01.2026
	PLN RFI#3	04.17.2026

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NEW SHEET 01.25.2026 (2)

ROOF LEGEND

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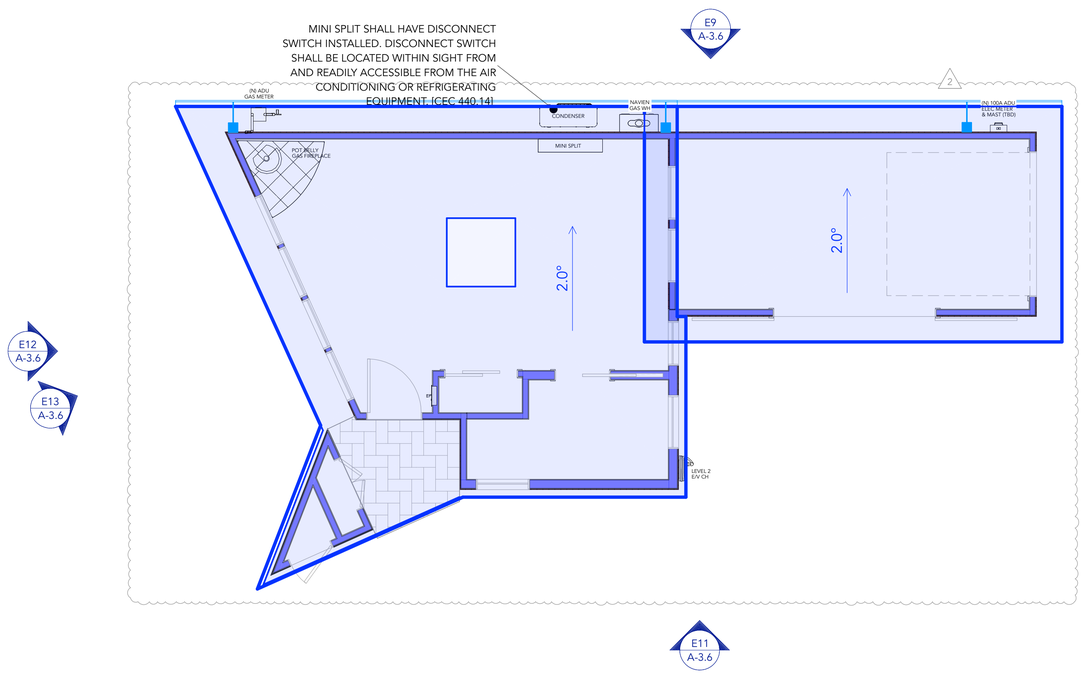
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NEW 6" ALUMINUM GUTTERS AND SQUARE DOWNSPOUTS. DOWNSPOUTS TIE TO NEW DRAINAGE SYSTEM (SEE CIVIL DRAINAGE PLANS).

DOWNSPOUTS ADDED 3.11.2026 (5)

MINI SPLIT SHALL HAVE DISCONNECT SWITCH INSTALLED. DISCONNECT SWITCH SHALL BE LOCATED WITHIN SIGHT FROM AND READILY ACCESSIBLE FROM THE AIR CONDITIONING OR REFRIGERATING EQUIPMENT. [CEC 440.14]



ROOF PLAN ADU & GARAGE

SCALE: 1/4" = 1'-0"

N

0 1 3 5 10 20

A-4.3

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PLAN SET:	HIMSJ 2.4
ISSUE DATE:	4/17/26
PLANNING APPROVAL	

ROOF PLAN ADU & GARAGE

HIMMELVO RESIDENCE
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NEW SHEET 01.25.2026 2



GREEN ROOF



EXTERIOR SCONCE



PATH LIGHT



CONCRETE

EXTERIOR MATERIALS

ROOFING:	CLASS-A TAR & GRAVEL
	CLASS-A GREEN LIVING ROOF
SIDING:	CLASS-A BLACK HORIZONTAL WOOD
	CLASS-A VERTICAL CEDAR
GUTTER:	ALUMINUM, MATCH FASCIA
DOWNSPOUTS:	ALUMINUM, MATCH SIDING
WINDOWS:	SIERRA PACIFIC ALUMINUM CLAD, BLACK 023
	SIERRA PACIFIC ALUMINUM CLAD, ANTIQUE BRONZE 057
SKYLIGHTS:	VELUX W/BLACKOUT SHADES
DOORS:	SIERRA PACIFIC ALUMINUM CLAD & GLASS, BLACK 023
	SIERRA PACIFIC ALUMINUM CLAD & GLASS, ANTIQUE BRONZE 057
GARAGE DOOR:	ANTIQUE BRONZE WITH LITES
FRONT DOOR:	SIERRA PACIFIC PIVOT ALUMINUM CLAD GLASS, BLACK 023
FOUNDATIONS:	BOARD FORM CONCRETE
FOUNDATION VENTS:	VULCAN VENTS
ATTIC VENTS:	NONE
EXTERIOR TRIM COLOR:	MATCH SIDING
EXTERIOR PAINT COLOR:	NONE
BOXED EAVES:	TBD, LIGHT OAK WHERE BOXED
STONE FACING:	BRICK
CHIMNEY SHROUD:	CORTEN STEEL
FENCING:	6' WOOD
RETAINING WALLS:	BOARD FORM CONCRETE
WALKWAYS:	PERMEBLE PAVERS, COLOR TBD
PATIOS:	PERMEBLE PAVERS, COLOR TBD
DRIVEWAY:	PERMEBLE PAVERS, COLOR TBD
DRIVEWAY GATE:	6' TALL PERFORATED CORTEN, CUSTOM DESIGN
GATE PILLARS:	TBD
EXTERIOR LIGHTING:	HUBBARDTON FORGE HENRY
PATH LIGHTING:	KICHLER PATH
GENERATOR:	NONE
SOUND ENCLOSURE:	NONE
ROOFTOP SOLAR:	STANDARD ROOF MOUNT PANELS



BLACK HORIZONTAL CLASS-A CEDAR SIDING



BOXED EAVE



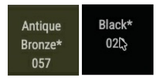
SLIDER



AWNING



CASEMENT



SIERRA PACIFIC EXTERIOR CLADDING



VERTICAL CLASS-A CEDAR SIDING



CORTEN STEEL PANELING



ACCORDION



PIVOT



SWING



MULTI -SLIDE



EXTERIOR BRICK



PERMEABLE PAVERS

FM-1.1

FOR PERMITTING ONLY

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FINISH MATERIALS

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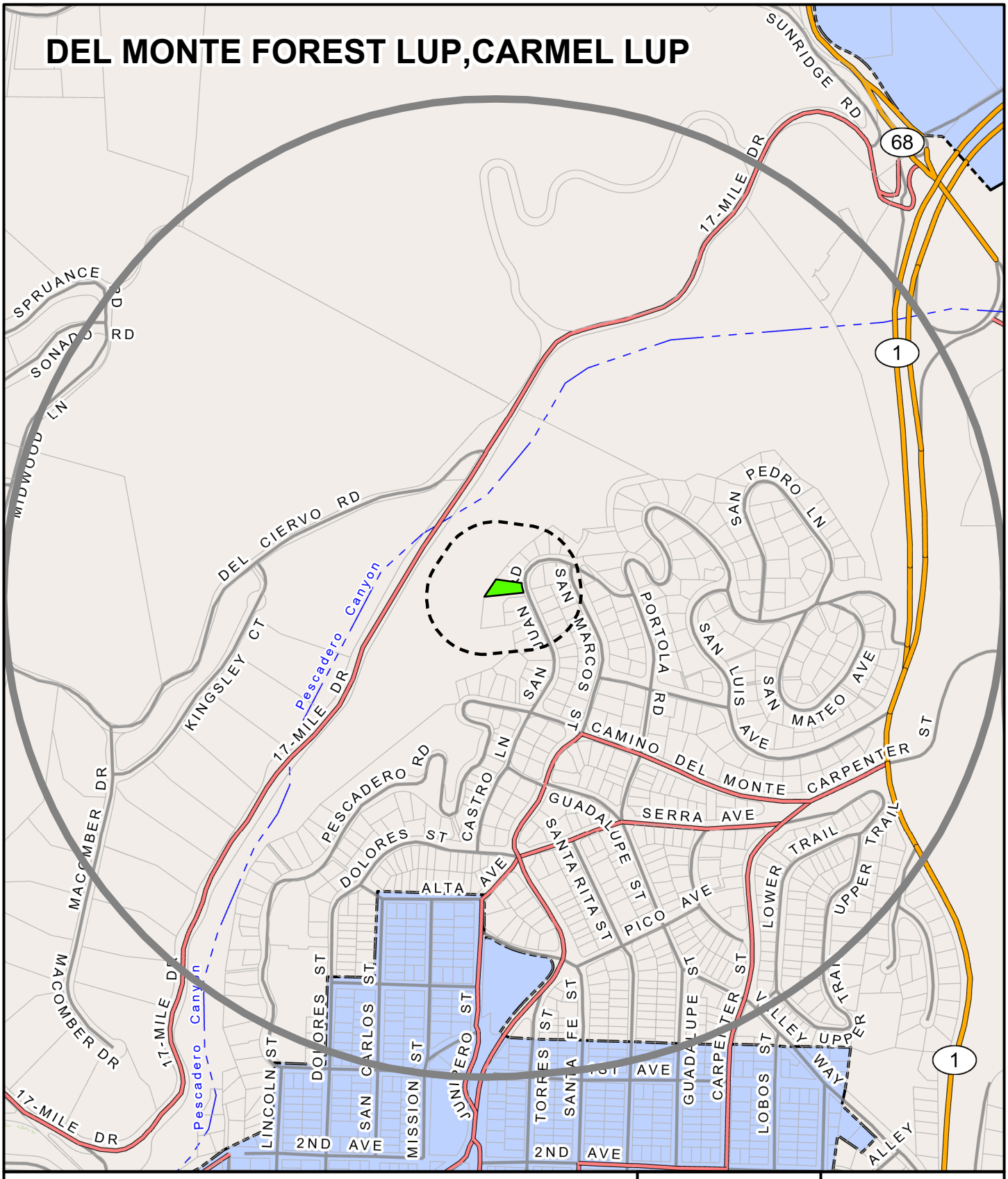
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Principal Designer
PO BOX 222399
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Exhibit B

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DEL MONTE FOREST LUP,CARMEL LUP



APPLICANT: HIMMELVO LAUREN & JANE

APN: 009011006000 **FILE #** PLN250307

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

COUNTY OF MONTEREY CALIFORNIA • 1850 •

PLANNER: JADE MASOI

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