

County of Monterey

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



Meeting Agenda - Final

Wednesday, August 5, 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 August 5, 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, August 4, 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. PLN240218 - SCHERER TIMOTHY R TR AND JENSEN WILLIAM CARL & LINDA MARIE TRS AND BRITTON AMY RAY TR**

Administrative hearing to consider a Lot Line Adjustment between three legal lots consisting of Parcel A (0.29 acres), Parcel B (0.49 acres), and Parcel C (0.57 acres), resulting in three parcels containing 0.29 acres (Adjusted Parcel A), 0.51 acres (Adjusted Parcel B), and 0.55 acres (Adjusted Parcel C).

Project Location: 66, 70 and 74 Paso Hondo, Carmel Valley

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305, and there are no exceptions under Section 15300.2.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Vicinity Map](#)

2. PLN250036 - GRIMM MARK & LAUREN STREHLOW TRS

Administrative hearing to consider exterior modifications to an existing single-family dwelling, demolition of a 556-square-foot attached garage, construction of a 556-square-foot addition to the residence and a 793-square-foot attached garage, and associated site improvements including the removal of one Coast live oak tree. The project also involves a 10% reduction to the front setback.

Project Location: 18 La Rancheria Road, Carmel Valley

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and 15303, and none of the exceptions pursuant to Section 15300.2 apply.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Vicinity Map](#)

3. PLN260093 - BRUNICARDI DAVID & CARYN MAROONEY TRS

Administrative hearing to consider demolition of an existing 2,665 square foot single-family dwelling and construction of a 3,217 square-foot single-family dwelling, exterior changes to an existing garage, and installation of new associated site improvements.

Project Location: 3407 4th Ave, Carmel.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15302, and there are no exceptions pursuant to Section 15300.2.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Vicinity Map](#)



County of Monterey

Item No.1

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: AP 26-062

August 05, 2026

Introduced: 7/28/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN240218 - SCHERER TIMOTHY R TR AND JENSEN WILLIAM CARL & LINDA MARIE TRS AND BRITTON AMY RAY TR

Administrative hearing to consider a Lot Line Adjustment between three legal lots consisting of Parcel A (0.29 acres), Parcel B (0.49 acres), and Parcel C (0.57 acres), resulting in three parcels containing 0.29 acres (Adjusted Parcel A), 0.51 acres (Adjusted Parcel B), and 0.55 acres (Adjusted Parcel C).

Project Location: 66, 70 and 74 Paso Hondo, Carmel Valley

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305, and there are no exceptions under Section 15300.2.

RECOMMENDATIONS

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

- a) Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305 and there are no exceptions under Section 15300.2.; and
- b) Approve a Lot Line Adjustment between three legal lots consisting of Parcel A (0.29 acres), Parcel B (0.49 acres) and Parcel C (0.57 acres).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 4 conditions of approval.

PROJECT INFORMATION

Agent: Cindi Scarlett

Property Owner: Amy Britton, Timothy Scherer, & Carl & Linda Jensen

APN: Parcel A (189-251-021-000); Parcel B (189-251-003-000 & 189-251-022-000); & Parcel C (189-251-002-000)

Parcel Size: Parcel A (0.29 acres), Parcel B (0.49 acres) & Parcel C (0.57 acres)

Zoning: Low Density Residential, 1 acre per unit, Design Control Overlay, and Site Plan Review, Residential Allocation Zoning or "LDR/1-D-S-RAZ"

Plan Area: Carmel Valley Master Plan

Flagged and Staked: N/A, no development proposed.

SUMMARY

Staff is recommending approval of an Administrative Permit 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 building/grading permits and/or commencement of the approved use.

On August 5, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, August 5, 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.

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

Monterey County Regional FPD

Prepared by: Jack Sorensen, Assistant Planner, x5765

Reviewed and approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution

- Recommended Conditions of Approval
- Site Plan

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Regional FPD; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jack Sorensen, Assistant Planner; Fionna Jensen, Principal Planner; Timothy Scherer R Trust, Property Owner; Cindi Scarlett, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Chrstina McGinnis, Keep Big Sur Wild, Planning File PLN240218



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Project Location: 66, 70 and 74 Paso Hondo, Carmel Valley

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305, and there are no exceptions under Section 15300.2.

RECOMMENDATIONS

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

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The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 4 conditions of approval.

PROJECT INFORMATION

Agent: Cindi Scarlett

Property Owner: Amy Britton, Timothy Scherer, & Carl & Linda Jensen

APN: Parcel A (189-251-021-000); Parcel B (189-251-003-000 & 189-251-022-000); & Parcel C (189-251-002-000)

Parcel Size: Parcel A (0.29 acres), Parcel B (0.49 acres) & Parcel C (0.57 acres)

Zoning: Low Density Residential, 1 acre per unit, Design Control Overlay, and Site Plan Review, Residential Allocation Zoning or "LDR/1-D-S-RAZ"

Plan Area: Carmel Valley Master Plan

Flagged and Staked: N/A, no development proposed.

SUMMARY

Staff is recommending approval of an Administrative Permit 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 building/grading permits and/or commencement of the approved use.

On August 5, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, August 5, 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.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

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HCD-Environmental Services

Monterey County Regional FPD

Prepared by: Jack Sorensen, Assistant Planner, x5765

Reviewed and approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

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- Recommended Conditions of Approval
- Site Plan

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cc: Front Counter Copy; Monterey County Regional FPD; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jack Sorensen, Assistant Planner; Fionna Jensen, Principal Planner; Timothy Scherer R Trust, Property Owner; Cindi Scarlett, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Chrstina McGinnis, Keep Big Sur Wild, Planning File PLN240218

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:

**SCHERER TIMOTHY R TR AND JENSEN WILLIAM CARL & LINDA MARIE TRS
AND BRITTON AMY RAY TR (PLN240218)**

RESOLUTION NO. 26-062

Resolution by the County of Monterey Chief of
Planning:

- 1) Finding that the project qualifies as a Class 5
Categorical Exemption pursuant to CEQA
Guidelines Section 15305(a), and none of the
exceptions contained in Section 15300.2 apply,
and
- 2) Approve a Lot Line Adjustment between three
legal lots consisting of Parcel A (0.29 acres),
Parcel B (0.49 acres), and Parcel C (0.57 acres),
resulting in three parcels containing 0.29 acres
(Adjusted Parcel A), 0.51 acres (Adjusted Parcel
B), and 0.55 acres (Adjusted Parcel C).

[PLN240218, Scherer Timothy R TR, 64, 66 & 70
Paso Hondo, Carmel Valley (Assessor's Parcel
Numbers: 189-251-021-000, 189-251-003-000, 189-
251-022-000 and 189-251-002-000) Carmel Valley
Master Plan]

**The SCHERER TIMOTHY R TR AND JENSEN WILLIAM CARL & LINDA MARIE
TRS AND BRITTON AMY RAY TR application (PLN240218) came on for an
administrative decision before the County of Monterey Chief of Planning on August 5,
2026. Having considered all the written and documentary evidence, the administrative
record, the staff report, and other evidence presented, the Chief of Planning 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 2010 General
Plan, Carmel Area Master Plan; the requirements of the applicable
subdivision and zoning ordinances (Titles 19 and 21); and other
County health, safety, and welfare ordinances related to land use
development.
EVIDENCE: a) The project has been reviewed for consistency with the text, policies,
and regulations in the:
 - 2010 Monterey County General Plan;
 - Carmel Valley Master Plan;
 - Monterey County Zoning Ordinance (Title 19); and

- Monterey County Zoning Ordinance - (Title 21)

No conflicts were found to exist. The County received no communications from interested members of the public during the course of project review indicating any inconsistencies with the text, policies, and/or regulations of the Monterey County Code (MCC), and the County finds that the project is consistent with the text, policies, and regulations in the applicable documents.

- b) Project. The proposed project involves a lot line adjustment (LLA) between three legal lots of record, Parcel A (0.29 acres), Parcel B (0.49 acres), and Parcel C (0.57 acres). The LLA involves an equal exchange of lands. After the adjustment, there will continue to be three lots of record, containing 0.29 acres [Adjusted Parcel A], 0.51 acres [Adjusted Parcel B], and 0.55 acres [Adjusted Parcel C]. The Applicant/Owners have proposed the LLA as a way to remedy structures that are sited over adjoining property lines on Adjusted Parcel B and C.
- c) Allowed Use. The properties are located at 64, 66 and 70 Paso Hondo, Carmel Valley (Parcel A: Assessor's Parcel Number 189-251-021-000, Parcel B: 189-251-003-000 and 189-251-022-000 and Parcel C: 189-251-002-000), within the Carmel Valley Master Plan. The parcels are zoned Low Density Residential, 1 acre per unit, Design Control Overlay, and Site Plan Review Overlay, Residential Allocation Zoning or LDR/1-D-S-RAZ. The Low-Density Residential zoning district allows lot line adjustments with the granting of an Administrative Permit. Therefore, the proposed project involves an allowed use.
- d) Lot Legality. Per Certificate of Compliance Document No. 2002087789, Parcel A (0.29 acres, APN: 189-251-021-000), is recognized by the County of Monterey as a legal lot of record. Per Certificate of Compliance Document No. 2011051911, Parcel B (0.49 acres, APN: 189-251-003-000 and 189-251-022-000) is recognized by the County of Monterey as a legal lot of record. Per Certificate of Compliance Document No. 2010007573, Parcel C (0.57 acres, APN: 189-251-002-000), is recognized by the County of Monterey as a legal lot of record.
- e) Review of Development Standards - Minimum Lot Size. The development standards for the LDR zoning district are identified in Title 21 section 21.14.060, which identifies the minimum building site as 1 acre. The three developed lots do not meet the required minimum acreage, and as proposed, the lots will continue to not be greater than 1 acre. There is no alternative that would allow all three parcels to be at least 1 acre.
- f) Review of Development Standards- Density. Pursuant to Title 21 section 21.14.060.B, the maximum development density shall not exceed the units/acre as shown for the specific "LDR" district as shown on the zoning map. Pursuant to Title 21 section 21.14.060.A, the subject parcels are zoned LDR/1, which requires that the first single family dwelling per lot occupy a property that contains at least 1 acre of land. No reconfiguration alternative would allow the parcels to contain at least 1 acre. Existing Parcel A is 0.29 acres and is developed with a single-family dwelling and two detached sheds.

With the implementation of the LLA, adjusted Parcel A will continue to be 0.29 acres and developed with one unit. Although existing and adjusted Parcel A's size is less than 1 acre (0.29 acres), the existing residence does not conflict with the zoning district's density standards as the first single-family dwelling is a principally allowed use. Existing Parcel B is (0.49 acres) and is developed with a single-family dwelling and detached garage. Although the implementation of this LLA will result in Parcel B continuing to be less than 1 acre (0.51 acres), the existing residence does not conflict with the zoning district's density standards, as the first single-family dwelling is a principally allowed use. Existing Parcel C is 0.57 acres and contains a single-family dwelling. Although the implementation of this LLA will result in Parcel C continuing to be less than 1 acre (0.55 acres), the existing residence does not conflict with the zoning district's density standards, as the first single-family dwelling is a principally allowed use. However, Parcels A, B, and C's existing and proposed sizes could not support a second unit. Therefore, the maximum development potential and overall density would not change with implementation of the project.

- g) Review of Development Standards-Setbacks. Pursuant to Title 21 section 21.14.060.C, the required main structure setbacks in this LDR district are 30 feet (front) and 10 percent of the average lot width, to a maximum required of 20 feet (side) with a maximum height of 30 feet. The required accessory structure (non-habitable) is 50 feet (front), 6 feet on the front one-half of the property, one foot on the rear one-half of the property, with a maximum height of 15 feet.

The existing residence on Adjusted Parcel C (Jensen) will continue to meet the required setbacks with the implementation of the proposed lot line adjustment, with a front setback of over 30 feet from the front and over 20 feet from the side and rear.

Parcel B's accessory structure is currently built over the side property line (encroaching into Parcel A by 3.2 feet). Through implementation of this project, adjusted Parcel B's (Scherer) accessory structure will no longer straddle Parcels B and C's property line and will instead be set back 2.4 feet from the side property line. This resulting setback does not conform to the required 6-foot setback. Parcel C's (Britton) main residence currently also encroaches into the 10 percent side setback (6.4 feet) by 4.7 feet. With the implementation of this project, the residence will encroach by only 1.7 feet, but will still not conform to the required side setback.

General Plan Policy LU-1.15 requires that "where a lot line adjustment may be configured to result in lots conforming to the policies and standards of this General Plan, that configuration is required." Here, although the proposed Lot Line Adjustment does not result in a configuration that eliminates all non-conforming setbacks, the proposed configuration is the most appropriate given the circumstances. The purpose of the lot line adjustment is to correct longstanding discrepancies between the recorded property lines and

existing improvements, including fences and structures, which were constructed substantially offset from the current parcel boundaries. The proposed adjustment aligns the property lines with the established fence lines and existing patterns of use while maintaining the existing area of each of the three affected parcels. The proposed configuration substantially reduces existing nonconforming conditions across all three properties. At Parcel B, the adjustment significantly reduces the existing setback encroachment affecting the garage, although a small portion would remain within the required setback. At Parcel A, the adjustment brings the residence into near complete compliance, leaving only a minor corner encroachment where a portion of the structure currently crosses onto Parcel B. Further adjustment to improve compliance at Parcel B would require moving the boundary beyond the existing fence line and into the area occupied by Parcel C. The owner of Parcel C has indicated they are unwilling to pursue further adjustment, making additional movement infeasible. As proposed, the lot line adjustment represents the maximum practical correction achievable with the participation and consent of the affected property owners and results in a substantial net reduction in existing nonconformities while aligning legal boundaries with longstanding physical improvements on the ground.

Further, pursuant to Monterey County General Plan Policy LU-1.16.a, lot line adjustments between or among lots that do not conform to minimum parcel size standards may be allowed if the resultant lots are consistent with all other General Plan policies, zoning and building ordinances, and if the lot line adjustment would accommodate legally constructed improvements which extend over a property line. As described above, the proposed LLA would accommodate legally constructed improvements that extend over property lines and reduce existing legal non-conforming setbacks. Additionally, in accordance with Monterey County General Plan Policy LU-1.16.c, the proposed LLA will resolve a boundary issue between or among affected owners as the garage on Parcel B will be fully contained within Adjusted Parcel B within implementation of this project.

- h) Review of Development Standards- Structural Coverage. Pursuant to Title 21 section 21.14.060.E, the maximum site coverage in this LDR district is 35 percent on lots less than twenty thousand square feet and 25 percent on lots of twenty thousand square feet or more. The development on Parcels A, B, and C is below the allowable coverage. With implementation of the project, development on Adjusted Parcel A will have site coverage under the 35 percent allowable coverage. Adjusted Parcel B and C will have site coverage under the 25 percent allowable coverage. Therefore, the resulting parcels conform to the maximum allowed site coverage.
- i) Design. Pursuant to Title 21 Chapter 21.44, the project parcels 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. No

development is proposed, and therefore no Design Approval is required. Additionally, there will be no change in the character of the neighborhood or impact on the public viewshed.

- j) The application, plans, and supporting materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development found in are File No. PLN240218.

2. **FINDING:** **SITE SUITABILITY** - The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Monterey County Regional Fire Protection District, and Environmental Health Bureau. County staff reviewed the application materials and plans, as well as the County's GIS database, and conducted a site visit via Google Earth, to verify that the project conforms to the applicable lot line adjustment plans and that the subject property 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. Recommended conditions have been incorporated.
 - b) There are no physical or environmental constraints that indicate that the property is not suitable for the use proposed and no technical reports were prepared as no environmental concerns were raised by HCD-Planning.
 - c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development are found in File No. PLN240218.

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

- EVIDENCE:**
- a) Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on the subject property.
 - b) There are no known violations on the subject parcels.
 - c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning are found in File No. PLN240218.

4. **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, Monterey County Regional FPD (Fire Protection District), HCD-Engineering Services, HCD-Environmental Services, and the Environmental Health Bureau,

and 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) All necessary facilities are available at the project site. On Parcel A, sanitary disposal is accomplished by an Onsite Wastewater Treatment System (OWTS), Record ID: ON0105080. Parcel B has no wastewater treatment Record ID available, but the location of OWTS is shown on the site plan. Parcel C has an OWTS Record ID: ON0105074. Setback distances of all referenced existing OWTS to the proposed property lines are an improvement in setback distance. All existing OWTS will remain on the parcels they were installed on and no OWTS components are proposed to cross lot lines. All referenced parcels maintain existing connections to Cal-Am public drinking water utilities. No existing drinking water wells on any of the referenced parcels.
- c) The application, plans, and supporting materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development are found in File No. PLN240218.

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 15305(a) categorically exempts minor lot line adjustments not resulting in the creation of any new parcel. The proposed lot line adjustment reconfigures the meets and bounds for three parcels, and will not create any new parcels after adjustment. Therefore, the project is consistent with the parameters of the Class 5 categorical exemptions.
- b) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. There is no substantial evidence of unusual circumstances because there is no feature or condition of the project that distinguishes the project from the exempt class. The properties are not located in an area where an environmental resource of hazardous or critical concern has been designated or precisely mapped by a federal, state, or local agency trees are proposed for removal. The project does not involve a designated historical resource or a hazardous waste site. 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.
- c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development are found in File No. PLN240218.

6. FINDING:

LOT LINE ADJUSTMENT – Section 66412(d) of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision Ordinance – Inland) of the Monterey County Code (MCC) allow a lot line adjustment that meets the following standards:

- a) The lot line adjustment is between four or fewer existing adjoining parcels;
- b) A greater number of parcels than originally existed will not be created as a result of the lot line adjustment; and
- c) The parcels resulting from the lot line adjustment conform to the County's general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

As proposed, the project meets these standards.

- EVIDENCE:**
- a) The parcels are zoned Low Density Residential, 1 acre per unit density, Design Control overlay, and Site Plan Review Overlay, Residential Allocation Zoning (Inland Zone) [LDR/1-D-S-RAZ].
 - b) The lot line adjustment is between four or fewer existing adjoining parcels. The three existing legal lots of record have a total combined area of 1.35 acres. After the adjustment, there will continue to be three lots of record, containing 0.29 acres (Adjusted Parcel A), 0.51 acres (Adjusted Parcel B) and 0.55 acres (Adjusted Parcel C).
 - c) The lot line adjustment will not create a greater number of parcels than originally existed. Three contiguous separate legal parcels of record will be adjusted, resulting in three contiguous separate legal parcels of record. Therefore, no new parcels will be created.
 - d) The proposed lot line adjustment is consistent with the Monterey County Zoning Ordinance (Title 21) and Subdivision Ordinance (Title 19). County staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property, and that no violations exist on the property (see Finding Nos. 1, 2, 3, and 4; and supporting evidence).
 - e) The subject properties are zoned for residential purposes. Parcel A is currently developed with a single-family dwelling and two detached sheds. Adjusted Parcel B is 0.51 acres and is developed with a single-family dwelling and detached garage. Adjusted Parcel C is 0.55 acres and is developed with a single-family dwelling. With the implementation of the proposed LLA, Parcels A, B and C will remedy the encroaching structures on Parcels B and C. None of the property area is under Williamson Act contract or used for agricultural purposes.
 - f) The proposed lot line adjustment does not interfere with existing access and/or utility easements, which will remain unchanged. As an exclusion to the Subdivision Map Act, no map is recorded for a Lot Line Adjustment. To appropriately document the boundary changes, execution and recordation of deeds reflecting the lot line adjustment, as well as a Certificate of Compliance for each adjusted lot, is required per incorporated standard conditions of approval (Condition Nos. 4 and 5).
 - g) The project planner conducted a site inspection via Google Earth to verify that the project would not conflict with zoning or building ordinances.
 - h) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development found in File No. PLN240218.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Board of Supervisors.
- EVIDENCE:** a) Board of Supervisors. Section 19.16.020.A of the Monterey County Subdivision Ordinance (Title 19) states that the Board of Supervisors is the Appeal Authority to consider appeals from the discretionary decisions of the Director of Planning.

DECISION

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

1. Find that the project qualifies as a Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305(a), and none of the exceptions contained in Section 15300.2 apply, and
2. Approve a Lot Line Lot Line Adjustment between three legal lots consisting of Parcel A (0.29 acres), Parcel B (0.49 acres), and Parcel C (0.57 acres), resulting in three parcels containing 0.29 acres (Adjusted Parcel A), 0.51 acres (Adjusted Parcel B), and 0.55 acres (Adjusted Parcel C).

All of which are in general conformance with the attached sketch and subject to the attached 8 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 5th day of August 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 CLERK TO THE BOARD 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.

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 2 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

PLN240218

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative permit (PLN240218) allows a Lot Line Adjustment between three legal lots consisting of Parcel A (0.29 acres), Parcel B (0.49 acres), and Parcel C (0.57 acres), resulting in three parcels containing 0.29 acres (Adjusted Parcel A), 0.51 acres (Adjusted Parcel B), and 0.55 acres (Adjusted Parcel C). The property is located at 64, 66 and 70 Paso Hondo (Assessor's Parcel Numbers 189-251-021-000, 189-251-003-000, 189-251-022-000 and 189-251-002-000), Carmel Valley Master 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "An Administrative Permit (Resolution Number _____) was approved by Chief of Planning for Assessor's Parcel Numbers 189-251-002-000, 189-251-003-000, 189-251-022-000, and 189-251-021-000 on August 5, 2026. The permit was granted subject to 4 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. PD045(A) LOT LINE ADJUSTMENT DEED(S)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Owner(s)/Applicant(s) shall prepare, execute and record separate deeds that reflect all areas being conveyed and the newly adjusted lot line configuration as illustrated in the attached plans and required by California Government Code 66412(d). (HCD – Planning).

Steps

1. Obtain an updated title report (current within 30 days) for each subject parcel of the lot line adjustment.

2. Prepare separate legal descriptions, plats, and closure calculations for the following: (Should the parcels be under the same ownership, Step 2(i) can be excluded)

- i. All adjustment parcels, all areas being conveyed by Owners in conformance to the approved lot line adjustment; and
- ii. Each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued.

All legal descriptions, plats, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B."

3. Prepare separate deeds for the following: (Should the parcels be under the same ownership, Step 3(i) can be excluded)

- i. All of the adjustment parcels, being the areas conveyed by one party to another to conform to the approved lot line adjustment; and
- ii. The entirety of each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued.

NOTE: These deeds will use the respective legal description and plat prepared in Step No. 2 above.

a. The Owner(s)/Applicant(s) shall be responsible for ensuring the accuracy and completeness of all parties listed as Grantor and Grantee on the deeds.

b. Each deed shall state in the upper left corner of the document the party requesting the recording and to whom the recorded document shall be returned.

c. The purpose of the deed shall be stated on the first page of each deed, as follows:

"The purpose of this deed is to adjust the parcel boundaries in conformance to the lot line adjustment approved by the County of Monterey, PLN240218. This deed is being recorded pursuant to §66412(d) of the California Government Code and shall reconfigure the subject parcels in conformance to said approved lot line adjustment."

PLEASE NOTE: Owner(s) is/are responsible for securing any reconveyance, partial reconveyance and /or subordination in connection with any loan, mortgage, lien or other financial obligation on all property being transferred between parties.

4. Following review and any corrections of the legal descriptions and plats by County Surveyor:

a. Owner/Applicant shall submit copies of the fully executed and acknowledged deed(s) for the adjustment parcels and the entire parcels to the project planner for review & approval by County Surveyor.

b. Have the deeds recorded in the following sequence: (Should the parcels be under the same ownership, Step 4(c)(i) can be excluded)_

- i. Deeds for all the adjustment parcels for all owners; and
- ii. Deeds for all the reconfigured parcels in their entirety. This will require owners to deed to themselves the entire reconfigured or adjusted parcel. (Note: In single-party LLAs, only these deeds will need to be recorded since conveyance of adjustment

parcels is unnecessary.)

c. Owner/Applicant shall submit copies of all recorded deeds to the project planner.

**Compliance or
Monitoring
Action to be
Performed:**

With 60 days of project approval, the Applicant/Owner shall submit to HCD-Planning for review and approval draft grant deeds describing the land being transferred (all adjustment parcels) and the entirety of the resulting parcels (each newly adjusted parcel), as applicable.

Prior to issuance of Certificates of Compliance, the Applicant/Owner shall submit all recorded grant deed to HCD-Planning.

4. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

The applicant shall request unconditional Certificates of Compliance for the newly configured parcels as illustrated in the attached plans (HCD - Planning).

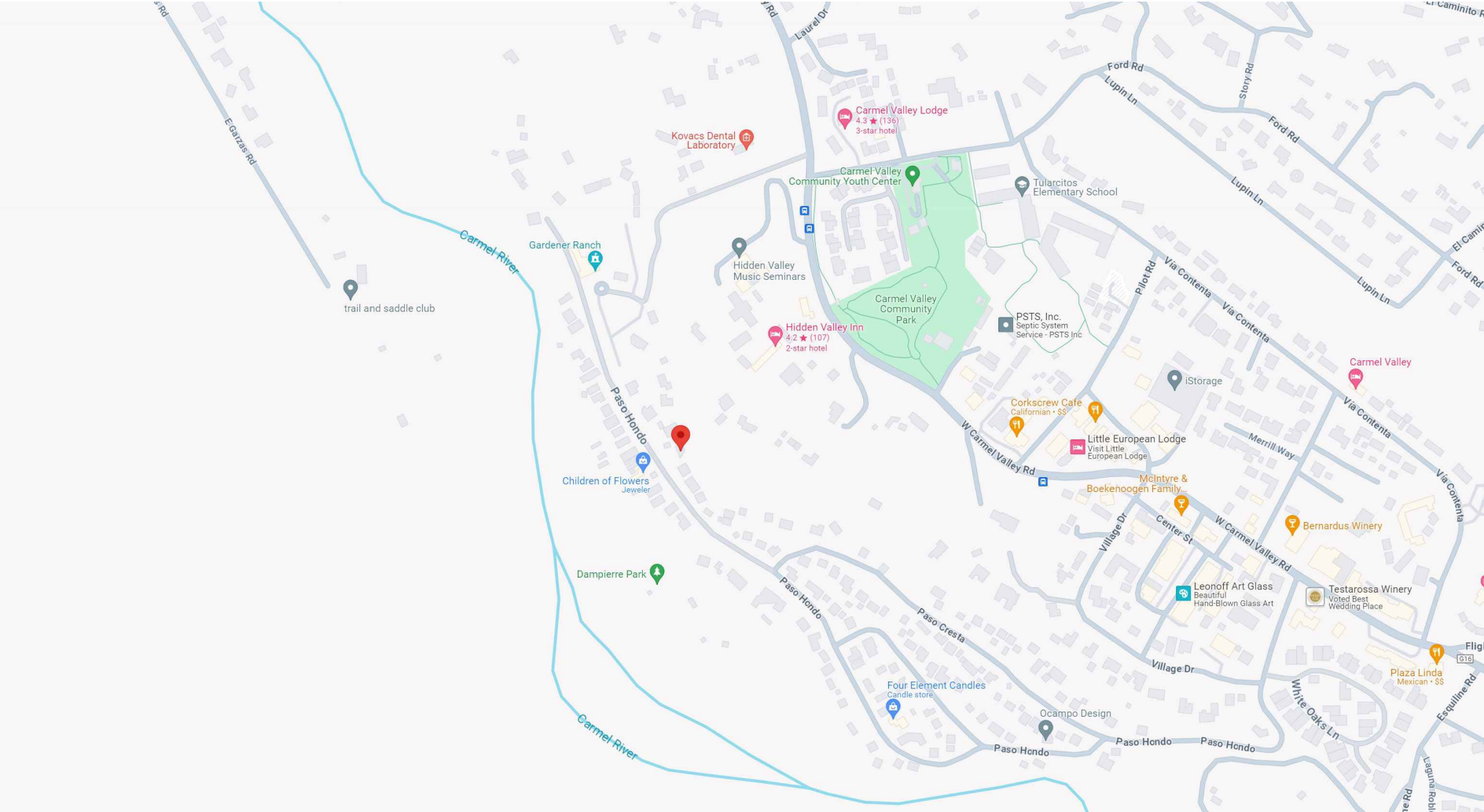
**Compliance or
Monitoring
Action to be
Performed:**

Prior to the expiration of the entitlement, the Owner/Applicant/Surveyor shall prepare legal descriptions for each newly configured parcel and submit them to HCD -Planning for review and approval. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the Certificates of Compliance.

Prior to the expiration of the entitlement and after the Certificates are recorded, the Owner/Applicant shall file a request and pay the fees for separate assessments or combination assessments (for lot mergers) with the Assessor's Office.

Basis of Bearings:
The bearing N37° 15' 30"W for the southwesterly line of Paso Hondo per the map of Los Laureles Tract No. 2 (3 C&T 44) and as found monumented is taken as the basis of bearings for this survey.

Vicinity Map (Not to Scale)



Boundary Legend

A.G.S. - above ground surface
A.S.O. - as shown on
AP - angle point
BC - brass cap or begin curve
BFP - backflow preventer
B.G.S. - below ground surface
BOC - back of curb
COR - corner
CP - control point
CTL - CONTROL
DOC - document
ENG/ENGR - engineer
FD/FND - found
F.T.C. - from true corner
I.P. - iron pipe
L&T - lead & tag
LS - land surveyor
M-T - MAG NAIL & tag
MAG - MAG NAIL
MKD - marked
MON - monument
N-T - nail & tag
N.R.F. - no reference found
N.S.F. - not searched for
O.R. - Official Records, Monterey County
O.U. - origin unknown
POL - point on line
RCE - registered civil engineer
ROW - right of way
S.F.N.F. - searched for, not found
SPK - spike
STA - station/control point
TBM - temporary benchmark

Topography Legend

AC - asphalt concrete
AD - area drain
AL - area light
BLD/BLDG - building
BLDR(S) - boulder(s)
BOC - back of curb
BRK - brick
BTM/BOT - bottom
BW - back of sidewalk
CF - curb face
CHIM - chimney
CL - centerline
CLM - column
CONC - concrete

D - dirt

DG - decomposed granite
DK - deck
DW - driveway
EA - exposed aggregate concrete
ENCL - enclosure
EP - edge of paving
FF - finished floor
FF-THRESH - finished floor threshold
FH - fire hydrant
FL - flow line
FL-NG - flow line natural grade
FNC - fence
FNC-BRD - board fence
FNC-BW - barbed wire fence
FNC-CL - chain-link fence
FNC-GS - grapestake fence
FNC-HW - hogwire fence
FNC-I - iron fence
FNC-LAT - lattice fence
FNC-PR - post & rail fence
FNC-WD - wood fence
FNC-WI - wrought iron fence
FNC-WR - wire fence
FOB - face of building
FOW - face of wall
FS - finished surface
FTG - footing
FW - front of sidewalk
GAR - garage
GB - grade break
GUT - edge of gutter
GUYA - guy anchor
GUYP - guy pole
GVL - gravel
HC - handicap
HDG - hedge
HRAIL - hand rail
INT - intersection
LNDG - landing
LIP - edge of conc gutter
MB - mailbox
MTL - metal
NG - natural grade
P - pool
PLTR - planter
PTO - patio
PVR - paver
RD - road
RDG - ridge
ROOF-P - roof peak

ROOF-R - roof ridge

STC - stucco
STN - stone
STP - step
STRP - stripe
SW - sidewalk
SWL - swale
TC - top of curb
TOP - top of slope
TOE - toe of slope
TW/TOW - top of wall
WALL-AB - Allen Block wall
WALL-CMU - concrete masonry unit wall
WALL-CRML - Carmel stone wall
WALL-DSTN - dry stack stone wall
WALL-RR - rrie wall
WALL-STC - stucco wall
WLK - sidewalk

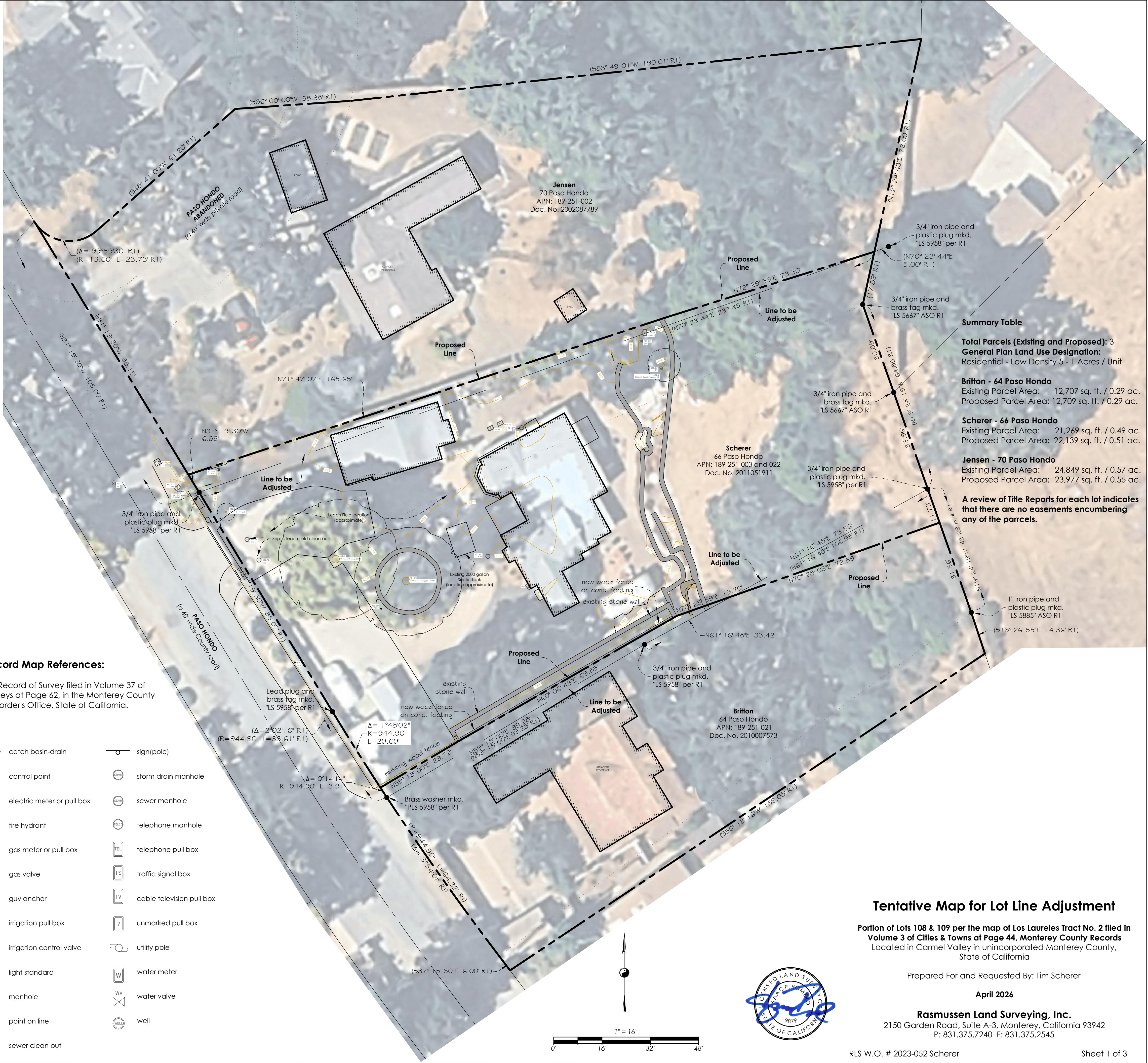
Utility Legend

CATV - cable tv
COMM - communications
CO or C/O - clean out
DDCV - double detector check valve
ELEC - electric
EM - electric meter
EO - electric outlet
GM - gas meter
GV - gas valve
HB - hose bib
ICV - irrigation control valve
IRR - irrigation
JP - joint utility pole
LT - light
LT-STD - light standard/pole
PB - utility pull box
PB-? - unmarked pull box
PF-PIN FLAG
PF-B - blue pin flag
PF-G - green pin flag
PF-O - orange pin flag
PF-P - pink pin flag
PF-PL - purple pin flag
PF-R - red pin flag
PF-W - white pin flag
PF-Y - yellow pin flag
PM - paint mark
PM-B - blue PM (water)
PM-G - green PM (sewer)
PM-O - orange PM (catv/comm)
PM-P - pink PM (unknown facilities)
PM-PL - purple PM (reclaimed water/irr)
PM-R - red PM (elec)
PM-W - white paint mark
PM-Y - yellow PM (gas)
PP - power pole
PVR - paver
SCO - sewer clean out
SDMH - storm drain manhole
SSMH - sanitary sewer manhole
ST LT - street light
STN - stone
TELCO - telephone
TG - top of drain grate
UP - utility pole
UTIL - utility
VLT - vault
VLT-GTE - GTE vault
VLT-PB - PacBell vault
VLT-PGE - PG&E vault
VLT-TELCOM - telecommunications vault
VLT-? - unmarked vault
VLT-VRZ - Verizon vault
WD-wood
WL - water line
WM - water meter
WV - water valve

Record Map References:

R1: Record of Survey filed in Volume 37 of Surveys at Page 62, in the Monterey County Recorder's Office, State of California.

- | | | | |
|--|----------------------------|--|---------------------------|
| | catch basin-drain | | sign/pole |
| | control point | | storm drain manhole |
| | electric meter or pull box | | sewer manhole |
| | fire hydrant | | telephone manhole |
| | gas meter or pull box | | telephone pull box |
| | gas valve | | traffic signal box |
| | guy anchor | | cable television pull box |
| | irrigation pull box | | unmarked pull box |
| | irrigation control valve | | utility pole |
| | light standard | | water meter |
| | manhole | | water valve |
| | point on line | | well |
| | sewer clean out | | |



Summary Table

Total Parcels (Existing and Proposed): 3
General Plan Land Use Designation:
Residential - Low Density 5 - 1 Acres / Unit

Britton - 64 Paso Hondo
Existing Parcel Area: 12,707 sq. ft. / 0.29 ac.
Proposed Parcel Area: 12,709 sq. ft. / 0.29 ac.

Scherer - 64 Paso Hondo
Existing Parcel Area: 21,269 sq. ft. / 0.49 ac.
Proposed Parcel Area: 22,139 sq. ft. / 0.51 ac.

Jensen - 70 Paso Hondo
Existing Parcel Area: 24,849 sq. ft. / 0.57 ac.
Proposed Parcel Area: 23,977 sq. ft. / 0.55 ac.

A review of Title Reports for each lot indicates that there are no easements encumbering any of the parcels.

Tentative Map for Lot Line Adjustment

Portion of Lots 108 & 109 per the map of Los Laureles Tract No. 2 filed in Volume 3 of Cities & Towns at Page 44, Monterey County Records
Located in Carmel Valley in unincorporated Monterey County, State of California

Prepared For and Requested By: Tim Scherer

April 2026

Rasmussen Land Surveying, Inc.

2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545

RLS W.O. # 2023-052 Scherer

Sheet 1 of 3





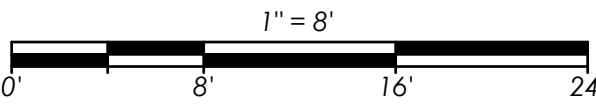
- Indicates monument as noted.
- — — — — Subject Parcel Boundary
- — — — — Proposed Parcel Boundary
- — — — — Parcel Boundary to be Eliminated
- Original Lot Line
- — — — — Parcel Boundary
- — — — — Right of Way
- — — — — Right of Way Center Line
- — — — — Proposed Setback Line
- — — — — Existing Setback Line

Setback Data Table

Britton - 64 Paso Hondo
Front - 30'
Rear - 20'
Side - 6.4'

Scherer - 66 Paso Hondo
Front - 30'
Rear - 20'
Side - 10'

Jensen - 70 Paso Hondo
Front - 30'
Rear - 20'
Side - 8.8'



Tentative Map for Lot Line Adjustment

Portion of Lots 108 & 109 per the map of Los Laureles Tract No. 2 filed in
Volume 3 of Cities & Towns at Page 44, Monterey County Records
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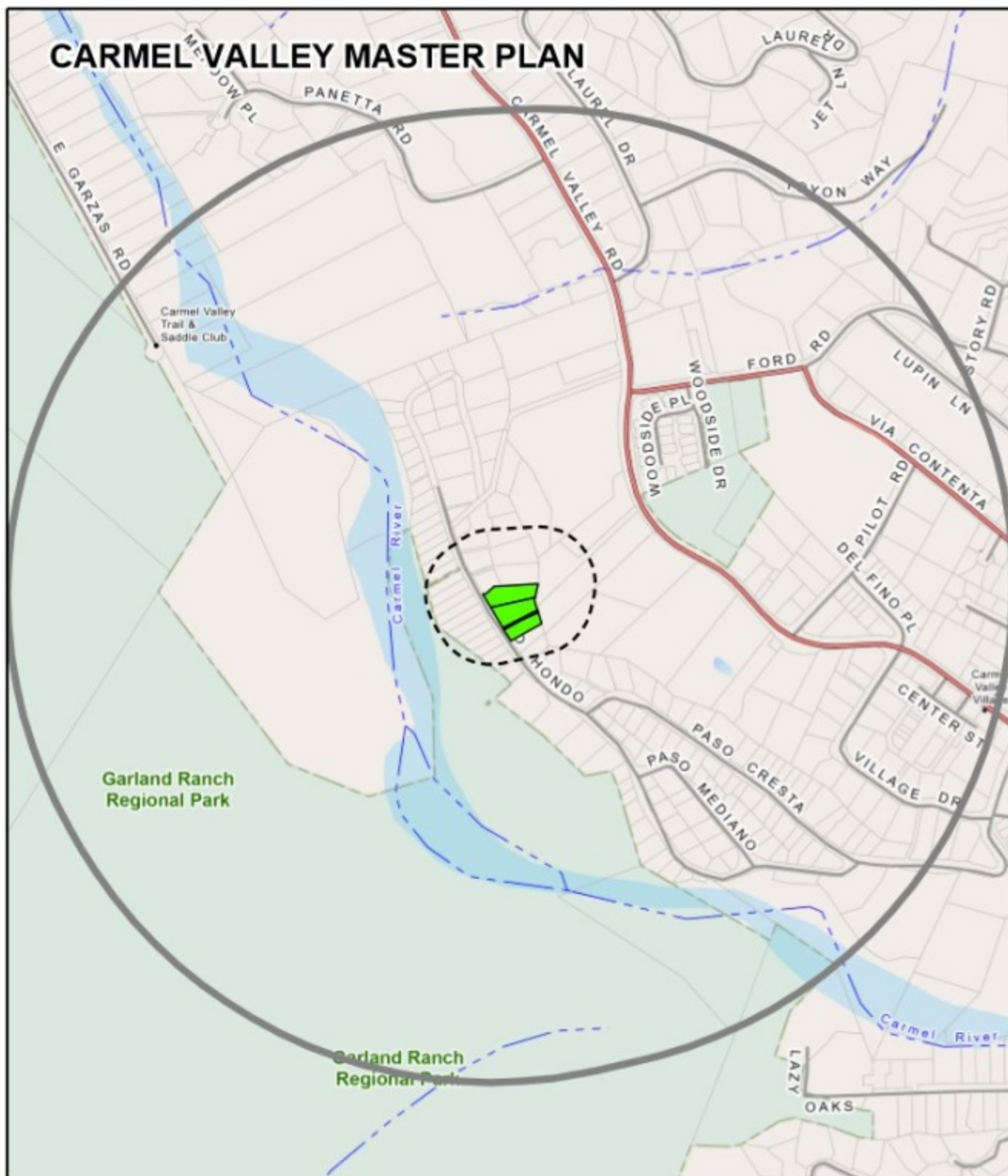
Sheet 3 of 3

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Exhibit B

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CARMEL VALLEY MASTER PLAN



APPLICANT: SCHERER

APN: 189251021000, 189251003000,

FILE # PLN240218



Project Site



300 FT Buffer



2500 FT Buffer

N



0 600
Feet



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County of Monterey

Item No.2

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: AP 26-063

August 05, 2026

Introduced: 7/28/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250036 - GRIMM MARK & LAUREN STREHLOW TRS

Administrative hearing to consider exterior modifications to an existing single-family dwelling, demolition of a 556-square-foot attached garage, construction of a 556-square-foot addition to the residence and a 793-square-foot attached garage, and associated site improvements including the removal of one Coast live oak tree. The project also involves a 10% reduction to the front setback.

Project Location: 18 La Rancheria Road, Carmel Valley

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and 15303, and 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 that the project qualifies for Class 1 and Class 3 Categorical Exemptions pursuant to sections 15301 and 15303 of the CEQA Guidelines, and none of the exceptions contained in Section 15300.2 apply; and
- b) Approve an Administrative Permit to allow a 10 percent reduction to the required front yard setback and Design Approval to allow exterior modifications to an existing single family dwelling, demolition of a 556-square-foot garage and construction of a 556-square-foot addition to the residence, and the construction of a 793 square foot attached garage and associated site improvements including a covered breezeway, trellis, hardscape, and the removal of one Coast live oak tree.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Agent: Merritt Hawley

Property Owner: Grimm Mark and Lauren Strehlow TRS

APN: 187-121-017-000

Parcel Size: 1.55 acres

Zoning: Low Density Residential, 1 unit per 10 acres with Design Control, Site Plan Review and Residential Allocation Zoning overlay districts or "LDR/10-D-S-RAZ"

Plan Area: Carmel Valley Master Plan

Flagged and Staked: No

SUMMARY

Staff are recommending approval of an 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 August 5, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, Tuesday, August 4, 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 Planning 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

Monterey County Regional Fire Protection District

Prepared by: Marlene Garcia, Assistant Planner, x5114

Reviewed and approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution, including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations
- Colors and Materials

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Marlene Garcia, Planner; Jacquelyn M. Nickerson, Principal Planner; Grimm Mark and Lauren Strehlow TRS, Property Owners; Merritt Hawley, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN250036



Administrative Permit

Legistar File Number: AP 26-063

August 05, 2026

Introduced: 7/28/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250036 - GRIMM MARK & LAUREN STREHLOW TRS

Administrative hearing to consider exterior modifications to an existing single-family dwelling, demolition of a 556-square-foot attached garage, construction of a 556-square-foot addition to the residence and a 793-square-foot attached garage, and associated site improvements including the removal of one Coast live oak tree. The project also involves a 10% reduction to the front setback.

Project Location: 18 La Rancheria Road, Carmel Valley

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and 15303, and none of the exceptions pursuant to Section 15300.2 apply.

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- b) Approve an Administrative Permit to allow a 10 percent reduction to the required front yard setback and Design Approval to allow exterior modifications to an existing single family dwelling, demolition of a 556-square-foot garage and construction of a 556-square-foot addition to the residence, and the construction of a 793 square foot attached garage and associated site improvements including a covered breezeway, trellis, hardscape, and the removal of one Coast live oak tree.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Agent: Merritt Hawley

Property Owner: Grimm Mark and Lauren Strehlow TRS

APN: 187-121-017-000

Parcel Size: 1.55 acres

Zoning: Low Density Residential, 1 unit per 10 acres with Design Control, Site Plan Review and Residential Allocation Zoning overlay districts or "LDR/10-D-S-RAZ"

Plan Area: Carmel Valley Master Plan

Flagged and Staked: No

SUMMARY

Staff are recommending approval of an 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 August 5, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, Tuesday, August 4, 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 Planning 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

Monterey County Regional Fire Protection District

Prepared by: Marlene Garcia, Assistant Planner, x5114

Reviewed and approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution, including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations
- Colors and Materials

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cc: Front Counter Copy; Monterey County Regional Fire District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Marlene Garcia, Planner; Jacquelyn M. Nickerson, Principal Planner; Grimm Mark and Lauren Strehlow TRS, Property Owners; Merritt Hawley, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN250036

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:

GRIMM MARK & LAUREN STREHLOW TRS (PLN250036)

RESOLUTION NO. 26-063

Resolution by the Monterey County Chief of Planning:

- 1) Finding that the project qualifies for Class 1 and Class 3 Categorical Exemptions pursuant to sections 15301 and 15303 of the CEQA Guidelines, and none of the exceptions contained in Section 15300.2 apply; and
- 2) Approving an Administrative Permit to allow a 10 percent reduction to the required front yard setback and Design Approval to allow exterior modifications to an existing single family dwelling, demolition of a 556-square-foot garage and construction of a 556-square-foot addition to the residence, and the construction of a 793 square foot attached garage and associated site improvements including a covered breezeway, trellis, hardscape, and the removal of one Coast live oak tree.

[PLN250036, Grimm, 18 La Rancheria Road, Carmel Valley (APN: 187-121-017-000) Carmel Valley Master Plan]

The GRIMM application (PLN250036) came on for a public hearing before the Monterey County Chief of Planning on August 5, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** - The proposed project and/or use, 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 2010 Monterey County General Plan;
 - Carmel Valley Master Plan; and
 - Monterey County Zoning Ordinance (Title 21).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) Project. The proposed project includes remodel and exterior modifications to an existing single-family dwelling, including demolition of an existing 556 square foot detached garage and construction of an equally sized single-family dwelling addition, the construction of a breezeway to connect a currently detached habitable structure to the main residence's proposed addition, and various site improvements such as a replacement pool, new landscaping & hardscape, and the removal of one Coast live oak tree. The project also includes the construction of a 793 square foot attached garage that encroaches into the required front setback by 10%. With implementation of this project, all existing and proposed structures will be attached to the main residence. Exterior modifications to the residence include removal of limited exterior walls (less than 50%), replacing windows and doors, and replacement of exterior siding. Separately, the Applicant is seeking to convert the existing habitable structure into an ADU; however, this work does not require the granting of a discretionary permit. Minor exterior improvements to the structure being converted to an ADU will also occur.
- c) Allowed Use. The property is located at 18 La Rancheria Road, Carmel Valley (APN: 187-121-017-000), within the Carmel Land Use Plan. The parcel is zoned Low Density Residential, 1 unit per 1 acre with Design Control, Site Plan Review and Residential Allocation Zoning Overlay districts [LDR/1-D-S-RAZ]. The zoning district allows for the construction of accessory structures, exterior modifications, and a reduction in the front setback by 10%. Thus, the project, as described in preceding Evidence "b", is allowed, subject to the granting of an Administrative Permit (10% setback reduction) and a Design Approval (structural development). Therefore, the project is an allowed land use for this site.
- d) Lot Legality. The property, Assessor's Parcel Number (APN: 187-121-017-000), is identified as Lot 13 of "La Rancheria Del Carmelo, No. 1" as shown on Map filed July 8, 1937 in Volume 4, Page 10 of Maps of Cities and Towns. Therefore, the County recognizes the property as a legal lot of record.
- e) Design. The property is subject to the Design Control "D" zoning overlay district, which requires review of proposed development to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity of certain developments without imposing undue restrictions on private property pursuant Title 21 Chapter 21.44. As such, the entitlement includes a Design Approval and the requirements to grant the Design Approval have been met in this case. The development has been appropriately sited and designed, and the development meets all required site development standards in the LDR/1-D-S-RAZ zoning district. The size and massing of the structures, as well as the colors and materials, are consistent with public viewshed, the neighborhood character, and surrounding residential development. In addition, Carmel Valley Master Plan Policy CV-1.20 requires that development be visually

compatible with the character of the valley and immediate surrounding areas. The architectural design is a mix of Front-Gabled Roof with Ranch style, and is complementary to the natural environment. The proposed development will use an appropriate palette of exterior materials that conform to the Carmel Valley's rural character and design. The proposed structures are not visible from any public viewing area. The proposed structures and exterior modifications will match the existing residence's colors and materials: beige horizontal wood siding, dark gray/black asphalt shingles, and white aluminum-clad wood windows and doors. All structures propose to use natural-looking materials that blend in well with the surrounding environment. As conditioned, all proposed site lighting shall be downlit, shielded, unobtrusive, and harmonious with the surrounding area. Based on the evidence described above, the proposed structures and uses are consistent with the surrounding character (i.e., structural design features, colors, and material finishes) and scale of development in the vicinity.

- f) Site Plan Review. The property is subject to the Site Plan Review or "S" zoning overlay district, which is intended to provide regulations for where development, by reason of its location, has the potential to adversely affect or be adversely affected by natural resources or site constraints, see Title 21, Chapter 21.45. A site plan was included with the application. The design and location of the proposed development meet site plan requirements. There are no known environmentally sensitive habitats in the vicinity. A fuel management plan was included in the application which included measures to maintain vegetation surrounding the home to reduce fire hazards. A soil engineering investigation and percolation testing report was prepared for the project, which analyzed the soil conditions of the site and determined it was suitable for development of a single-family home. The proposed development is minor and therefore does not require the granting of an Administrative Permit. The project is consistent with requirements of the "S" district overlay.
- g) The property is located within a Residential Allocation Zoning (RAZ) overlay district which denotes a specific area that is subject to policies or ordinances which specify limitations on the number of lots or units which may be created in a given period of time. The proposed development is allowable on the subject parcel pursuant to the Carmel Valley Master Plan of the 2010 General Plan; therefore, the project is consistent with the RAZ zoning overlay.
- h) Development Standards. The site development standards for the LDR zoning district are identified in Title 21 Section 21.14.060. The proposed development is consistent with applicable development standards. All existing and proposed structures will be attached to the existing main residence and therefore are subject to main structure setbacks and height. Required setbacks in the LDR district for main dwelling units are 30 feet (front), 20 feet (rear), and 20 feet (sides). As proposed, the main single-family dwelling, inclusive of the proposed addition and the attached guest suite to be converted to an ADU comply with the current site development standards front

setback of 30 feet. The proposed attached garage unit will be connected to the main dwelling via a covered breezeway and thus be subject to the required 30 foot front setback. However, as illustrated on the attached plans, the garage would encroach 3 feet into the required setback (setback 27 feet from the front property line). This represents a 10 percent reduction of the required 30 front setback, which is allowed pursuant to Title 21 section 21.14.040.F and subject to the granting of an Administrative Permit. The proposed attached garage will be approximately 13 feet and 11 inches from average natural grade, consistent with the height limit for main structures (30 feet) and attached non-habitable accessory structures.

The allowed site coverage maximum in the LDR district is 25%. The parcel proposed for development is approximately 1.55 acres (67,518 sq. ft), which would allow a maximum site coverage of approximately 16,879 square feet. The proposed development area includes the main single-family dwelling, inclusive of the proposed addition, attached guest suite to be converted to an ADU, and the proposed attached garage unit, which would result in a total lot coverage of 5,427 sq. ft. Therefore, the total site coverage is approximately 0.8%. Therefore, as proposed, the project meets all required development standards.

- i) Tree Removal. One 17-inch Coast live oak tree will be removed with implementation of this project. The granting of this Administrative Permit and Design Approval authorizes such removal as it is the minimum necessary and will not create adverse environmental impacts.
- j) Site Inspection. The project planner conducted a site inspection on June 10, 2026 to verify that the project on the subject parcel conforms to the plans listed above.
- k) The application, project plans, staking and flagging photos, and related supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN250036.
- l) Advisory Committee. The project was not referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the current LUAC Guidelines, this project did not warrant referral.
- m) The application, project plans, and related supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN PLN250036.

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 the Monterey County Regional 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) Staff had identified potential impacts to trees. The following reports were reported to address these issues:
 - “Arborist Report” (LIB2260017) prepared by Rob Thompson, Monterey, CA, October 24 2025.The report indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.
- c) The application, project plans, and related supporting materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250036.

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 the Monterey County Fire Protection District, and consider the application as Complete without conditions.
- b) All necessary public facilities are currently available to the subject property. Domestic water supply will be provided by an existing CalAm connection. The property is served by two onsite wastewater treatment systems (OWTS). A Performance Evaluation was completed for the two existing septic systems, consisting of one 2,000-gallon septic tank and one 1,500-gallon septic tank, and both systems were determined to be in good working order. The applicant revised the site plan to retain the existing number of bedrooms within the primary residence and guest suite, resulting in no increase in bedroom count and, therefore, no expansion of the existing OWTS is required or proposed to implement the proposed project. The Applicant has separately been made aware that future conversion of the existing garage into ADU, which only requires a building permit, will require an OWTS Performance Evaluation to verify that the system remains in good working order and is consistent with the requirements of Monterey County Code (MCC) Chapter 15.20. However, that work is not contemplated in this Administrative Permit and therefore, the Environmental Health Bureau reviewed the application and determined that the proposal is acceptable with no recommended conditions of approval.
- c) The application, project plans, and related supporting materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250036.

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) Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on the subject property.
- b) The application, project plans, and related supporting materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250036.
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 sections 15301 and 15303 categorically exempt modifications to an existing structure with negligible or no expansion of use, and the construction of the accessory structures.
- b) The project, as a whole, includes remodel and exterior modifications to an existing single-family dwelling, including demolition of an existing 556 square foot detached garage and construction of an equally sized single-family dwelling addition, the construction of a breezeway to connect a currently detached habitable structure to the main residence's proposed addition, conversion of detached habitable area into an ADU, and various site improvements such as a replacement pool, new landscaping & hardscape, and the removal of one Coast live oak tree. The project also includes the construction of a 793 square foot attached garage. Therefore, the project qualifies as a Class 1 and Class 3 categorical exemption.
- c) No adverse environmental effects were identified during HCD Staff review of the development application or during a site visit on June 10, 2026.
- d) 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.
- e) The application, project plans, and related supporting materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250036.
6. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** a) Pursuant to Title 21 Section 21.80.040.A of the Monterey County Zoning Ordinance, the decision on this project may be appealed to the Planning Commission.

DECISION

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

1. Find that the project qualifies for Class 1 and Class 3 Categorical Exemptions pursuant to sections 15301 and 15303 of the CEQA Guidelines, and none of the exceptions contained in Section 15300.2 apply; and
2. Approve an Administrative Permit to allow a 10 percent reduction to the required front yard setback and Design Approval to allow exterior modifications to an existing single family dwelling, demolition of a 556-square-foot garage and construction of a 556-square-foot addition to the residence, and the construction of a 793 square foot attached garage and associated site improvements including a covered breezeway, trellis, hardscape, and the removal of one Coast live oak tree.

This approval is contingent upon conformance with the attached Project Plans and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 5th day of August 2026.

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION 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.

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.

County of Monterey HCD Planning

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

PLN250036

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit and Design Approval permit (PLN250036) allows a 10 percent reduction to the required front yard setback and construction that includes the conversion of an existing detached garage into habitable living area (Approximately 556 sq. ft.), the conversion of an existing guest suite into an Accessory Dwelling Unit (Approximately 577 sq. ft.), and the construction of a new attached garage with an adjoining covered breezeway and trellis (Approximately 793 sq. ft.). The project includes site improvements consisting of the removal of one Coast live oak tree (1 Coast live oak). The property is located at 18 La Rancheria Rd, Carmel Valley (Assessor's Parcel Number 187-121-017-000), Carmel Valley Master 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:
"An Administrative Permit and Design Approval (Resolution Number _____) was approved by the HCD Chief of Planning for Assessor's Parcel Number 187-121-017-000 on August 5, 2026. The permit was granted subject to 9 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. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: 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.

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: 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.

6. LANDSCAPING (NON-STANDARD)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Applicant/owner shall submit a Landscape Package Application in accordance with MCC Chapter 16.63 as required in Section 16.63.050 or Section 16.63.060, and subject to review and approval by the Chief of Planning.

Compliance or Monitoring Action to be Performed: Shall submit Landscape Package Application to HCD Chief of Planning for review and approval.
Landscape shall be installed in accordance with the provisions of the approved Landscape Package. Compliance with the approved Landscape

7. PD011(A) - TREE REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

8. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio: 1:1 for a total of one (1) five-gallon Coast live oaks. Tree should be planted in the area with a greatest opening in the stand to allow for a minimum of competition and maximum sunlight. Spacing between trees should be at least 8 feet. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment.

- Replacement ratio recommended by arborist: Rob Thompson

- Other:

Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to HCD -Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

9. PD049 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to HCD -Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to HCD -Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

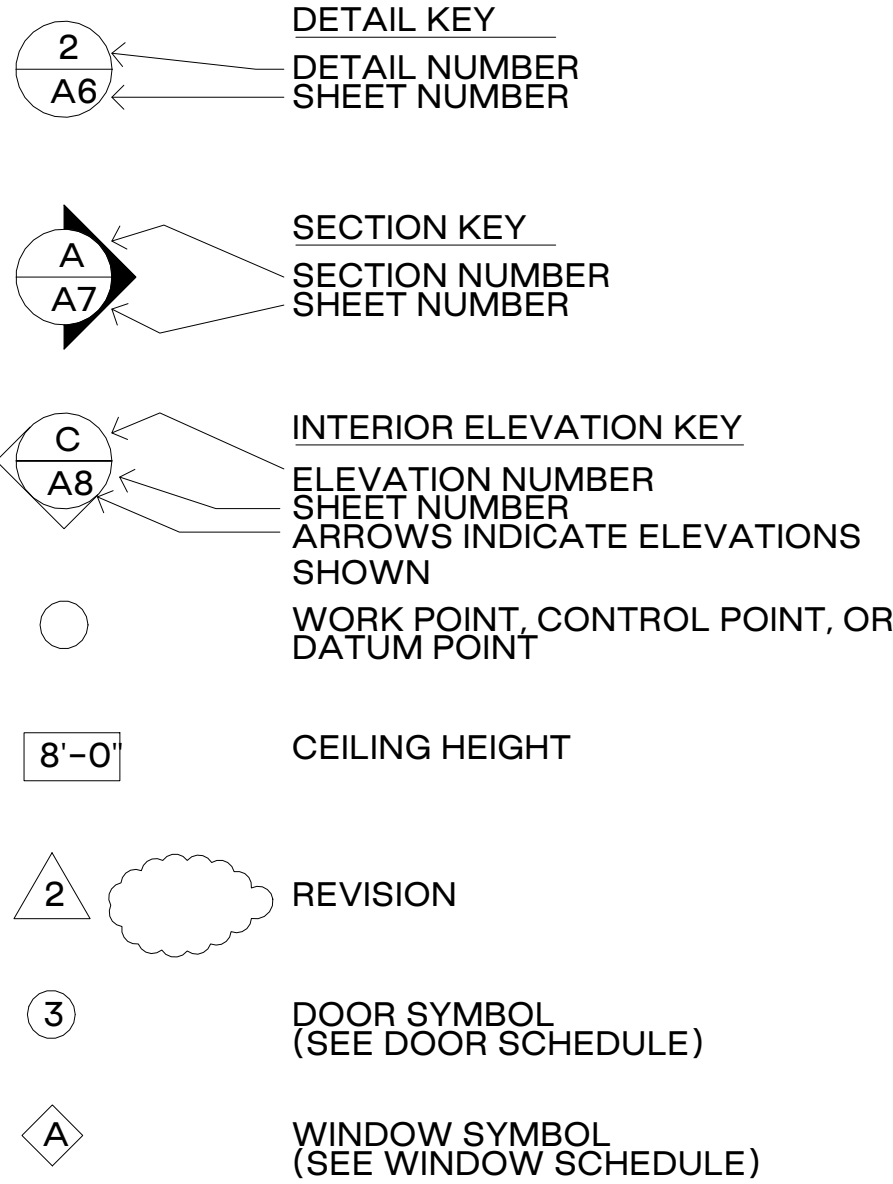
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LA RANCHERIA REMODEL & GARAGE ADDITION

18 LA RANCHERIA, CARMEL VALLEY



SYMBOLS



PROJECT TEAM

OWNERS:
LAUREN & MARK GRIMM
18 LA RANCHERIA ROAD
CARMEL VALLEY, CA 93924

ARCHITECT/APPLICANT:
MERRITT AMANTI ARCHITECTURE & DESIGN
215 WEST FRANKLIN STREET #219
MONTEREY, CA 93940
(917) 572-1246

SURVEYOR:
LANDSET ENGINEERS, INC.
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
(831) 443-6970

LANDSCAPE ARCHITECT:
MARIE GOULET
WILD LAND WORKSHOP
288 PEARL STREET #215
MONTEREY, CA 93924
(508) 797-2237

ARBORIST:
ROB THOMPSON
THOMPSON WILDLAND MANAGEMENT
57 VIA DEL REY
MONTEREY, CA 93940
(831) 372-3796

PROJECT DATA

PROJECT DESCRIPTION:
RENOVATION OF (E) HOUSE, INCLUDING NEW WINDOWS & DOORS TO REPLACE (E). CONSTRUCTION OF (N) ATTACHED 3-CAR GARAGE. REPLACE (E) POOL. CONVERSION OF (E) GARAGE TO LIVEABLE AREA. REDUCTION OF FRONT SETBACK BY 10%.

PROPERTY ADDRESS:
18 LA RANCHERIA ROAD
CARMEL VALLEY, CA 93924

APN:
187-121-017-000

PARCEL SIZE:
APPROX. 67,518 S.F. (1.55 ACRES)

OWNERS:
LAUREN & MARK GRIMM

ZONING:
LDR/1-D-S-RAZ

OCCUPANCY:
R-3, U

EXISTING FLOOR AREAS:
(E) MAIN HOUSE: 2,545 S.F.
(E) ATTACHED GARAGE: 556 S.F.
(E) ATTACHED GUEST SUITE: 577 S.F.
TOTAL = 3,678 S.F.

PROPOSED FLOOR AREAS:
(E) MAIN HOUSE: 2,545 S.F.
(E) ATTACHED GARAGE CONVERTS TO LIVEABLE SPACE: 556 S.F.
(N) ADDITION: 200 S.F.
(E) ATTACHED GUEST SUITE: 577 S.F.
(N) ATTACHED GARAGE: 793 S.F.
TOTAL = 4,671 S.F.

LOT COVERAGE:
REQUIRED: 25% (16,879.5 S.F. ALLOWED)
(N) MAIN HOUSE: 3,301 S.F.
(E) ATTACHED G.SUITE: 577 S.F.
(N) ATTACHED GARAGE: 793 S.F.
(N) ROOF OVERHANGS > 30": 225 S.F.
(N) TRELLIS: 241 S.F.
(N) BREEZEWAY: 290 S.F.
TOTAL = 5,427 S.F. (8%)

IMPERVIOUS COVERAGE:
STRUCTURES:
(N) MAIN HOUSE: 3,301 S.F.
(E) ATTACHED G.SUITE: 577 S.F.
(N) ATTACHED GARAGE: 793 S.F.
TOTAL STRUCTURES: 4,269 S.F.
IMPERVIOUS SURFACES:
CAST IN PLACE CONCRETE: 3,566 S.F.
FLAGSTONE w/ POLYMERIC SAND JOINTS: 1002 S.F.
TOTAL SURFACES: 4,568 S.F.

BUILDING HEIGHT (RIDGE HEIGHT):
(E) MAIN HOUSE: 13'-6 1/2" FROM AVE. NAT. GRADE (30'-0" ALLOWED)
(E) ATTACHED G. SUITE: 11'-6 1/2" FROM AVE. NAT. GRADE (30'-0" ALLOWED)
(N) ATTACHED GARAGE: 13'-9" FROM AVE. NAT. GRADE (30'-0" ALLOWED)

CONSTRUCTION TYPE:
V-B, NON-SPRINKLERED (WILL BE SPRINKLERED AS PART OF BUILDING PERMIT APPLICATION)

GRADING:
PROPOSED CUT AND FILL IS BALANCED ON SITE, ZERO EXPORTED OR IMPORTED SOIL.

AVERAGE NATURAL GRADE:
(E) MAIN HOUSE: +388.9'

PARKING COUNTS:
REQUIRED: 2 SPACES/UNIT
PROPOSED: 3 COVERED SPACES

TREE REMOVAL:
(1) 17" DIAMETER OAK TREE

WATER SERVICE:
CALAM

SEWER SERVICE:
SEPTIC

PLN:
250036

VICINITY MAP



PROJECT LOCATION

SHEET INDEX

- A0.1 TITLE SHEET, PROJECT INFO & KEY PLAN
- A1.0 SURVEY
- A1.1 DEMOLITION SITE PLAN
- A1.2 PROPOSED SITE PLAN
- A2.0 DEMOLITION FLOOR PLAN
- A2.1 PROPOSED FLOOR PLAN
- A2.2 PROPOSED ROOF PLAN
- A3.0 DEMOLITION EXTERIOR ELEVATIONS - MAIN HOUSE & (E) GARAGE
- A3.1 DEMOLITION EXTERIOR ELEVATIONS - GUEST SUITE
- A3.2 PROPOSED EXTERIOR ELEVATIONS - MAIN HOUSE
- A3.3 PROPOSED EXTERIOR ELEVATIONS - (E) GUEST SUITE & (N) GARAGE
- L0.01 FUEL MANAGEMENT PLAN
- L1.00 LANDSCAPE SITE PLAN
- L1.01 PROJECT IMAGERY
- L2.00 LANDSCAPE GRADING PLAN
- L3.00 PLANTING PLAN
- L4.00 IRRIGATION PLAN
- L5.00 CONSTRUCTION DETAILS

PROJECT:

18 La Rancheria
Remodel & Garage
Addition

18 LA RANCHERIA
CARMEL VALLEY, CA 93954

APN:

187-121-017-000

OWNER:

LAUREN & MARK GRIMM

PROJECT NO: 0100



MERRITT AMANTI

ARCHITECTURE & INTERIORS
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The use of these plans is restricted to the original site for which they were prepared. Publication is therefore limited to such use. Reuse, reproduction or publication in whole or in part of these drawings is prohibited. Title to the plans remains with the architect. Visual contact with the drawings constitutes acceptance of these restrictions.

SCALE: 1/32" = 1'-0"

DRAWN BY: MH, HL

PRINT DATE: 3.19.26

DRAWING DATE: 3.20.26

DATE ISSUED FOR CONSTRUCTION:

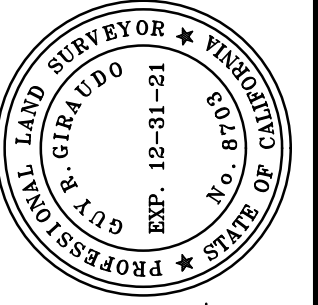
REVISIONS:

SHEET TITLE:

TITLE SHEET, PROJECT
INFO & KEY PLAN

SHEET NUMBER:

A0.1



APPROVED BY:  2/1/22

GUY R. GIRARDO P.L.S. No. 8703



TOPOGRAPHIC MAP
OF
A PORTION OF LOT 13, "LA RANCHERIA DEL CARMELO NO. 1"
IN VOLUME 4 OF CITIES AND TOWNS AT PAGE 10, MONTEREY COUNTY RECORDS
CARMEL VALLEY, CALIFORNIA
FOR
CARMEL BUILDING & DESIGN

A.P.N.: 187-121-017

TOPOGRAPHIC MAP

OF

A PORTION OF LOT 13, "LA RANCHERIA DEL CARMELO NO. 1,"
VOLUME 4 OF CITIES AND TOWNS AT PAGE 10, MONTEREY COUNTY RECORDS
CARMEL VALLEY, CALIFORNIA

FOR
CARMEL BUILDING & DESIGN

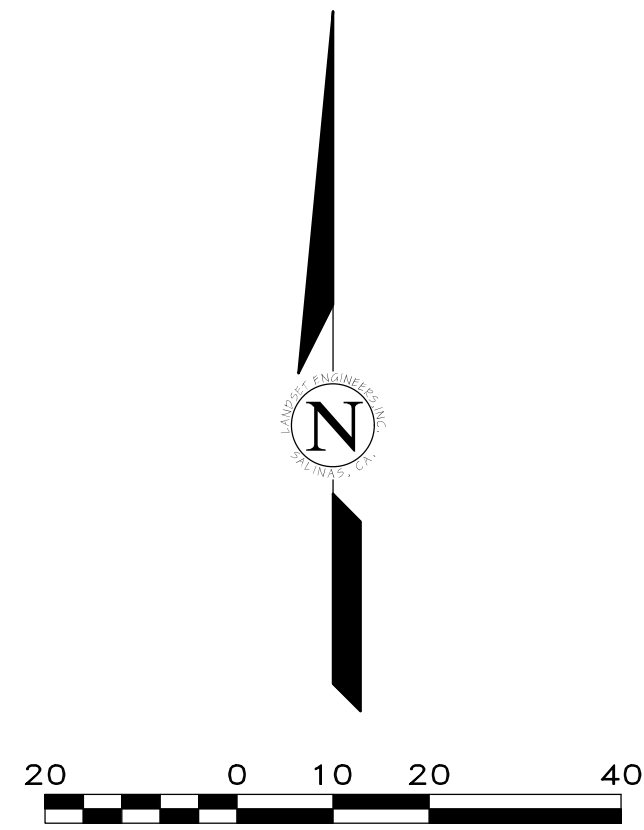
CONTACT INFORMATION:

CLIENT:
MR. MATT HANNER
CARMEL BUILDING & DESIGN
26350 CARMEL RANCHO LN, STE 105
CARMEL, CA 93923

SITE LOCATION:
18 LA RANCHERIA RD
CARMEL VALLEY, CA 93923

	02/18/22	JAN	RELEASED TO CLIENT
No.	DATE	BY	REVISION

SCALE: 1" = 20'
DATE: FEB 2022
JOB NO. 2462-01
SHEET 1
OF 1 SHEETS



LEGEND:

- | | | | | | |
|--|--|--|--------------------------|--|-----------------------------|
| | PROPERTY BOUNDARY | | CONDUIT | | FOUND MONUMENT (TYPE NOTED) |
| | ADJACENT PROPERTY BOUNDARY | | CLEANOUT | | LANDSCAPE LIGHT |
| | ORIGINAL PROPERTY BOUNDARY | | DOWNSPOUT | | STREETLIGHT |
| | EASEMENT (TYPE AS SHOWN) | | ELECTRICAL HUB | | PG&E BOX |
| | ROADWAY CENTERLINE | | ELECTRIC METER | | PG&E GAS MANHOLE |
| | MAJOR CONTOUR LINE (5' INTERVAL) | | ELECTRICAL OUTLET | | PIPE |
| | MINOR CONTOUR LINE (1' INTERVAL) | | ELECTRICAL PANEL | | STORM DRAIN MANHOLE |
| | FENCE (TYPE AS MARKED) | | ELECTRIC MANHOLE | | SANITARY SEWER CLEANOUT |
| | ASPHALT CONCRETE | | FUSEBOX | | TELEPHONE BOX |
| | PORTLAND CEMENT CONCRETE | | GAS LINE | | UNKNOWN UTILITY |
| | PAVERS | | GAS METER | | UTILITY HUB |
| | WOOD | | GAS VALVE | | UTILITY POLE |
| | BRICK | | GUY WIRE | | WATER METER |
| | DECOMPOSED GRANITE | | HOSE BIB | | WATER SERVICE |
| | WATER | | FIRE HYDRANT | | WATER VALVE |
| | ROCK | | IRRIGATION CONTROL VALVE | | |
| | NATURAL GROUND SURFACE/
LANDSCAPED AREA | | | | |

GENERAL NOTES:

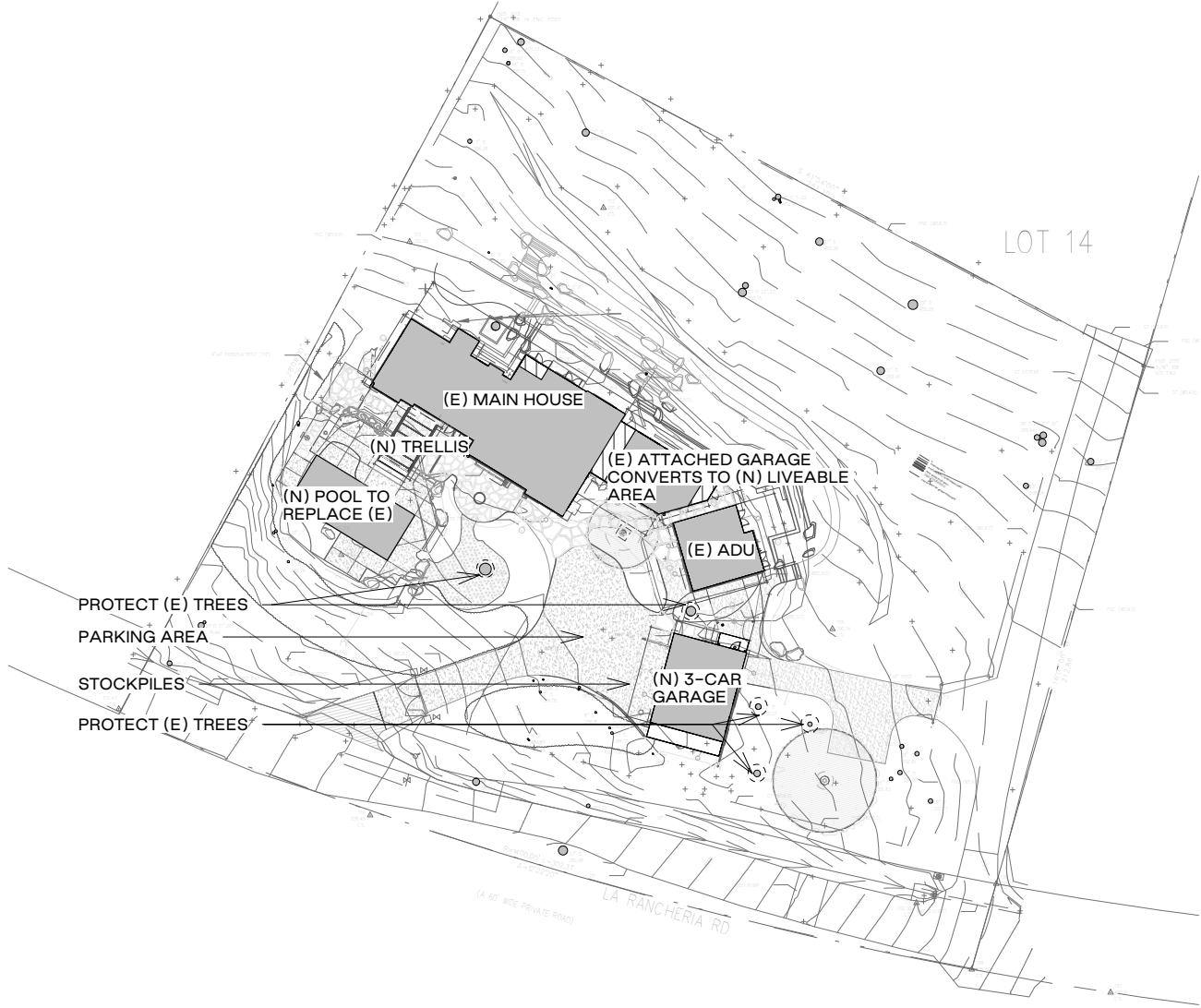
- 1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY 18.7' CONTROL POINT #100, A MAGNETIC NAIL LOCATED APPROXIMATELY 22.5' NORTH AND 18.7' WEST OF THE MOST SOUTHERLY PROPERTY CORNER OF LOT 13. ELEVATION = 392.00" AS SHOWN.
- 2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPLETED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- 3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- 4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (02/11/22) AND DOES NOT SHOW SOILS, GEOLOGICAL, OR ENVIRONMENTAL CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- 5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
- 6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY CONSTITUTION. THE ACCURACY OF THESE TIES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

CONSTRUCTION MANAGEMENT NOTES:

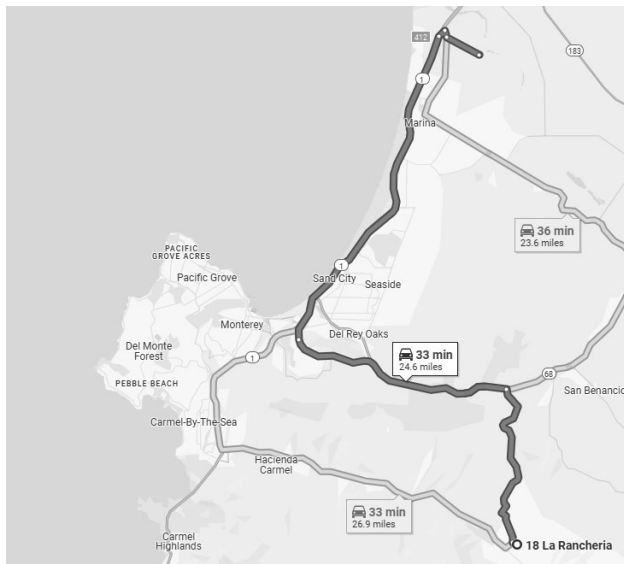
TYPE OF CONSTRUCTION VEHICLES:
NUMBER OF TRUCK TRIPS/ DAY:
AMOUNT OF GRADING PER DAY:
HOURS OF OPERATION:

TRUCKS
5
TOTAL OF 1 WEEK
ALL WORK SHALL TAKE PLACE
DURING DAYLIGHT HOURS.
MONDAY-FRIDAY 8AM-5PM
14 MONTHS

DURATION OF CONSTRUCTION:



(B) Construction Waste Plan
1" = 60'-0"



HAUL ROUTE



SHEET NOTES

- (E) DG DRIVEWAY TO BE SLIGHTLY RESHAPED AND PAVED
- PROTECT (E) FENCE & GATE
- REMOVE (E) HARDSCAPE TO BE REPLACED
- REMOVE (E) LANDSCAPING ELEMENTS TO BE REPLACED
- (E) FENCE TO BE REMOVED
- (E) 17" DIAMETER OAK TREE TO BE REMOVED. SEE ARBORIST REPORT
- (E) R.O.W.
- EXTENTS OF PROPOSED POOL
- EXTENTS OF PROPOSED GARAGE
- REMOVE (E) POOL TO BE REPLACED
- (E) SOLAR PANELS TO REMAIN
- (E) GATE TO REMAIN
- (E) 2000 GALLON SEPTIC TANK TO REMAIN
- (E) 1500 GALLON SEPTIC TANK TO REMAIN
- EDGE OF ROOF OVERHANG
- PROTECT (E) OAKS, TYP. SEE ARBORIST REPORT & LANDSCAPE DWGS
- (E) FENCE TO REMAIN, TYP.
- REMOVE PORTION OF (E) DRIVEWAY FOR (N) PLANTINGS. SEE LANDSCAPE PLAN
- EXTENTS OF PROPOSED DRIVEWAY
- POOL EQUIPMENT TO REMAIN
- (E) ROCK DRIVEWAY
- (E) LEACH FIELD
- (E) WATER METER
- (E) GAS METER
- (E) WATER LINE
- SALVAGE AND REINSTALL (E) SOLAR PANELS IN (E) LOCATION

LEGEND

- EXISTING STRUCTURES
- EXISTING STRUCTURE TO BE DEMOLISHED & REPLACED
- AREAS OF ADDITION
- SETBACK LINE
- PROPERTY LINE
- FENCE
- PROPOSED TOPOGRAPHY

PROJECT:

18 La Rancheria
Remodel & Garage
Addition

18 LA RANCHERIA
CARMEL VALLEY, CA 93954

APN:

187-121-017-000

OWNER:

LAUREN & MARK GRIMM

PROJECT NO: 0100



MERRITT AMANTI

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SCALE: As indicated

DRAWN BY: MH, HL

PRINT DATE: 11.18.25

DRAWING DATE: 11.7.25

DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

SHEET TITLE:

DEMOLITION SITE
PLAN

SHEET NUMBER:

A1.1

SHEET NOTES

- 1 (N) WATER FEATURE
- 2 (N) FLAGSTONE PAVERS w/ GREEN JOINTS @ PATHS NEAR HOUSE, TYP.
- 3 (N) PLANTED AREA. SEE LANDSCAPE DRAWINGS
- 4 (N) FLAGSTONE PAVERS w/ SAND JOINTS
- 5 (N) METAL TRELLIS
- 6 EDGE OF ROOF OVERHANG
- 7 (E) FENCE & GATE
- 8 (E) R.O.W.
- 9 (N) HARDSCAPE
- 10 (E) SOLAR PANELS
- 11 RESHAPED & PAVED (E) DRIVEWAY
- 12 (N) COUNTERTOP GRILL
- 13 (E) LEACH FIELD
- 14 RESHAPED (E) DRIVEWAY w/ DG
- 15 (N) TREE
- 16 (N) CONCRETE PATIO FOR TRASH BINS
- 17 (E) 2000 GALLON SEPTIC TANK
- 18 (E) 1500 GALLON SEPTIC TANK
- 19 (N) BRICK CURB
- 20 (E) POOL EQUIPMENT ENCLOSURE
- 21 (N) BREEZEWAY

PROJECT:

18 La Rancheria
Remodel & Garage
Addition

18 LA RANCHERIA
CARMEL VALLEY, CA 93954

APN:

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OWNER:

LAUREN & MARK GRIMM

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

DRAWN BY: MH, HL

PRINT DATE: 11.18.25

DRAWING DATE: 11.7.25

DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

LEGEND

- EXISTING STRUCTURES
- EXISTING STRUCTURE TO BE DEMOLISHED & REPLACED
- AREAS OF ADDITION
- SETBACK LINE
- PROPERTY LINE
- FENCE
- PROPOSED TOPOGRAPHY

SHEET TITLE:

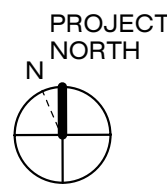
PROPOSED SITE PLAN

SHEET NUMBER:

A1.2



Proposed Site Plan
1/16" = 1'-0"



SHEET NOTES

- 1

REMOVE (E) BRICK PATIO & STEPS
- 2

REMOVE (E) PLANTERS
- 3

REMOVE (E) POSTS TO BE REPLACED w/ (N) WALL. TEMPORARILY SHORE PORTION OF (E) STRUCTURE
- 4

REMOVE (E) FITTINGS, FIXTURES, APPLIANCES, LIGHTING & FINISHES. CAP PLUMBING IN CONCEALED LOCATION
- 5

REMOVE PORTION OF (E) WALL FOR (N) WINDOW. SEE EXTERIOR ELEVATIONS
- 6

REMOVE (E) WINDOW TO BE REPLACED
- 7

REMOVE (E) DOOR TO BE REPLACED
- 8

REMOVE (E) WINDOW TO BE FILLED IN. SEE EXTERIOR ELEVATIONS
- 9

REMOVE (E) WINDOW & DOOR
- 10

REMOVE (E) WALL, WINDOWS, LIGHTING & FINISHES
- 11

REMOVE (E) GATE
- 12

REMOVE (E) WOOD FENCE
- 13

REMOVE (E) CONCRETE PAVERS
- 14

REMOVE (E) CONCRETE PATIO
- 15

REMOVE (E) STONE PAVERS
- 16

(E) CRAWL SPACE ACCESS
- 17

REMOVE (E) WINDOW TO BE REPLACED WITH DOOR
- 18

PROTECT (E) FITTINGS, FIXTURES, APPLIANCES, LIGHTING & FINISHES
- 19

REMOVE (E) FLOORING THROUGHOUT MAIN HOUSE TO BE REPLACED
- 20

REMOVE (E) SKYLIGHT TO BE FILLED IN
- 21

REMOVE (E) WASHER AND DRYER TO BE SALVAGED FOR REUSE
- 22

REMOVE (E) HEARTH AND STONE CLADDING
- 23

PROTECT (E) FIREPLACE
- 24

(E) ATTIC SPACE ACCESS
- 25

REMOVE (E) TRELLIS
- 26

REMOVE (E) SLAB, WALLS, FINISHES, LIGHTING & STRUCTURE TO BE REPLACED
- 27

REMOVE (E) BAY
- 28

PROTECT (E) TREE TO REMAIN
- 29

PROTECT & REMOVE (E) DOOR TO BE RELOCATED

PROJECT:

**18 La Rancheria
Remodel & Garage
Addition**

18 LA RANCHERIA
CARMEL VALLEY, CA 93954

APN:
187-121-017-000

OWNER:
LAUREN & MARK GRIMM

PROJECT NO: 0100

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SCALE: As indicated

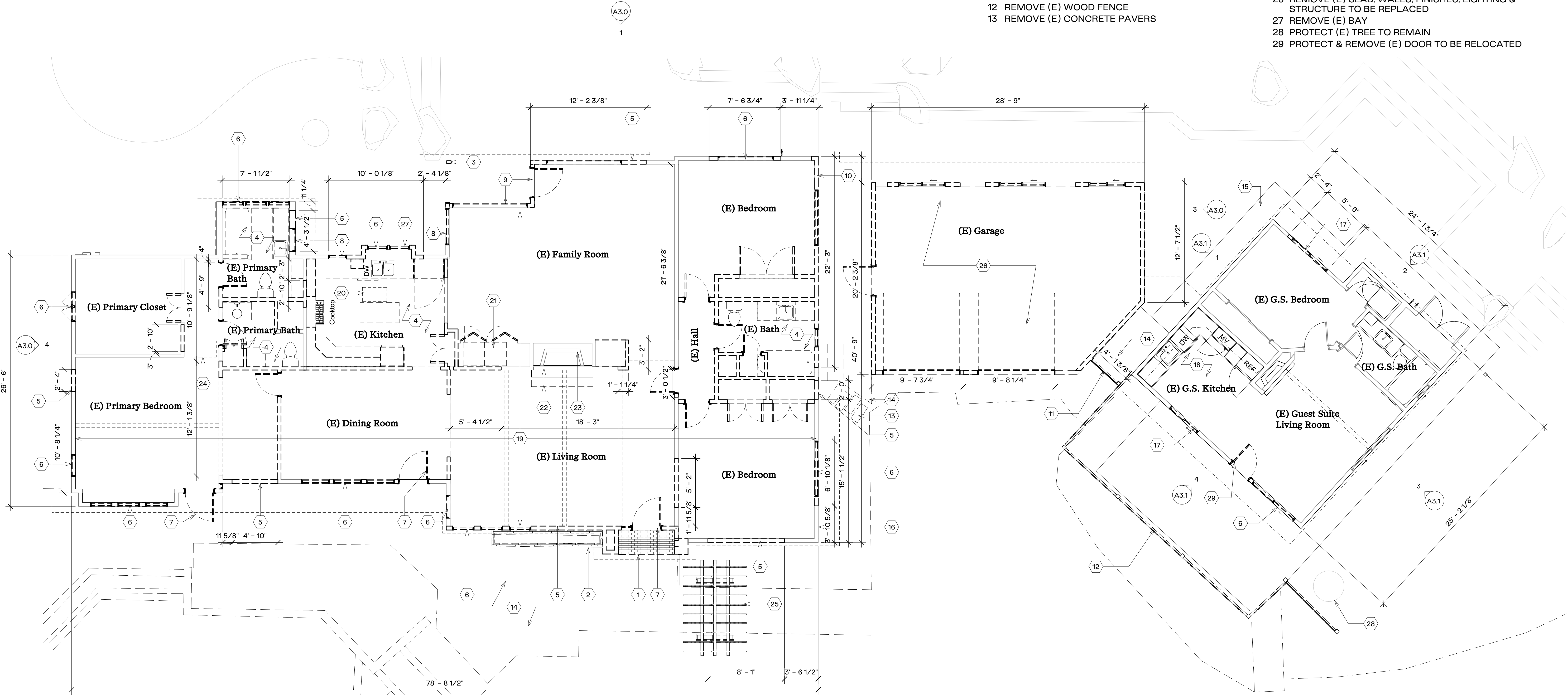
DRAWN BY: MH, HL
PRINT DATE: 11.18.25
DRAWING DATE: 11.7.25
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

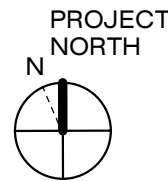
SHEET TITLE:
**DEMOLITION FLOOR
PLAN**

SHEET NUMBER:

A2.0

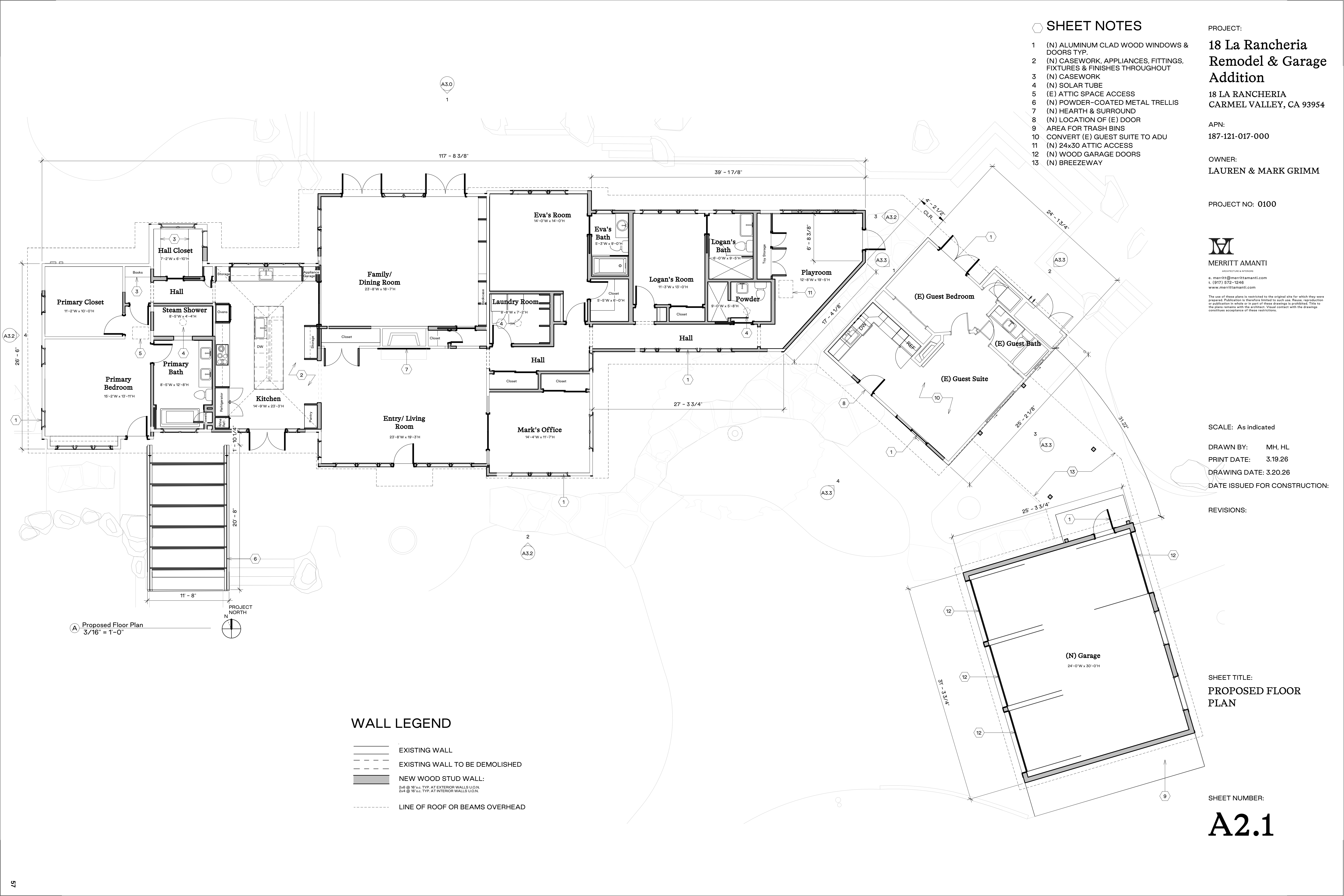


A Demolition Floor Plan
3/16" = 1'-0"



WALL LEGEND

- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED
- NEW WOOD STUD WALL:
2x6 @ 16" o.c. TYP. AT EXTERIOR WALLS U.O.N.
2x4 @ 16" o.c. TYP. AT INTERIOR WALLS U.O.N.
- LINE OF ROOF OR BEAMS OVERHEAD



SHEET NOTES

- 1 (N) ALUMINUM CLAD WOOD WINDOWS & DOORS TYP.
- 2 (N) CASEWORK, APPLIANCES, FITTINGS, FIXTURES & FINISHES THROUGHOUT
- 3 (N) CASEWORK
- 4 (N) SOLAR TUBE
- 5 (E) ATTIC SPACE ACCESS
- 6 (N) POWDER-COATED METAL TRELLIS
- 7 (N) HEARTH & SURROUND
- 8 (N) LOCATION OF (E) DOOR
- 9 AREA FOR TRASH BINS
- 10 CONVERT (E) GUEST SUITE TO ADU
- 11 (N) 24x30 ATTIC ACCESS
- 12 (N) WOOD GARAGE DOORS
- 13 (N) BREEZEWAY

PROJECT:
**18 La Rancheria
Remodel & Garage
Addition**
18 LA RANCHERIA
CARMEL VALLEY, CA 93954

APN:
187-121-017-000

OWNER:
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PROJECT NO: 0100

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SCALE: As indicated

DRAWN BY: MH, HL
PRINT DATE: 3.19.26
DRAWING DATE: 3.20.26
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

SHEET TITLE:
**PROPOSED FLOOR
PLAN**

SHEET NUMBER:

A2.1

WALL LEGEND

- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED
- NEW WOOD STUD WALL:
2x6 @ 16" o.c. TYP. AT EXTERIOR WALLS U.O.N.
2x4 @ 16" o.c. TYP. AT INTERIOR WALLS U.O.N.
- LINE OF ROOF OR BEAMS OVERHEAD

A Proposed Floor Plan
3/16" = 1'-0"

SHEET NOTES

- 1

(E) ELECTRICAL METER
- 2

REMOVE (E) GARAGE DOORS TO BE REPLACED w/ WINDOWS
- 3

REMOVE (E) WOOD ENTRY DOOR
- 4

REMOVE (E) ENTRY TRELLIS
- 5

REMOVE PORTION OF (E) WALL FOR (N) WINDOW
- 6

REMOVE (E) WOOD & VINYL WINDOWS TO BE REPLACED THROUGHOUT, TYP.
- 7

REMOVE (E) WOOD FENCE
- 8

REMOVE (E) HORIZONTAL SIDING TO BE REPLACED
- 9

REMOVE (E) ROOF
- 10

REMOVE (E) SKYLIGHT TO BE FILLED IN
- 11

REFINISH (E) CHIMNEY
- 12

(E) ASPHALT COMPOSITION SHINGLE ROOF
- 13

REMOVE (E) WOOD FASCIA TO BE REPLACED THROUGHOUT, TYP.
- 14

REMOVE (E) LIGHT, TYP.
- 15

REMOVE (E) BRICK PLANTER
- 16

PROTECT (E) SOLAR PANELS
- 17

REMOVE PORTION OF (E) WALL FOR (N) DOOR
- 18

REMOVE (E) WALL
- 19

REMOVE (E) DOOR TO BE REPLACED WITH WINDOW
- 20

REMOVE (E) POSTS TO BE REPLACED w/ (N) WALL. TEMPORARILY SHORE PORTION OF (E) STRUCTURE
- 21

REMOVE (E) BAY

PROJECT:

18 La Rancheria
Remodel & Garage
Addition

18 LA RANCHERIA
CARMEL VALLEY, CA 93954

APN:

187-121-017-000

OWNER:

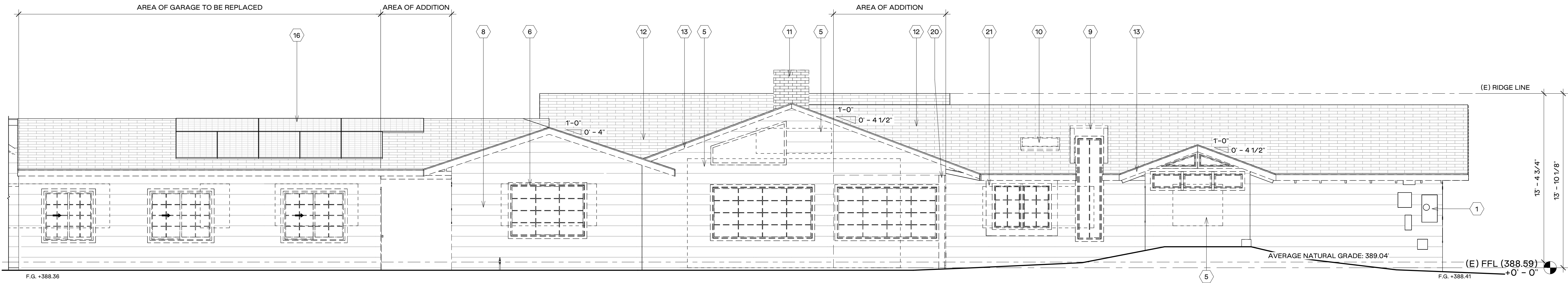
LAUREN & MARK GRIMM

PROJECT NO: 0100

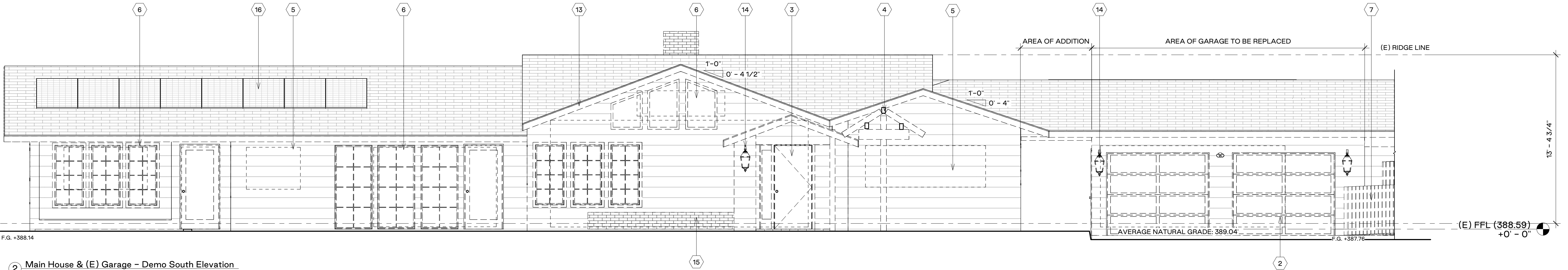
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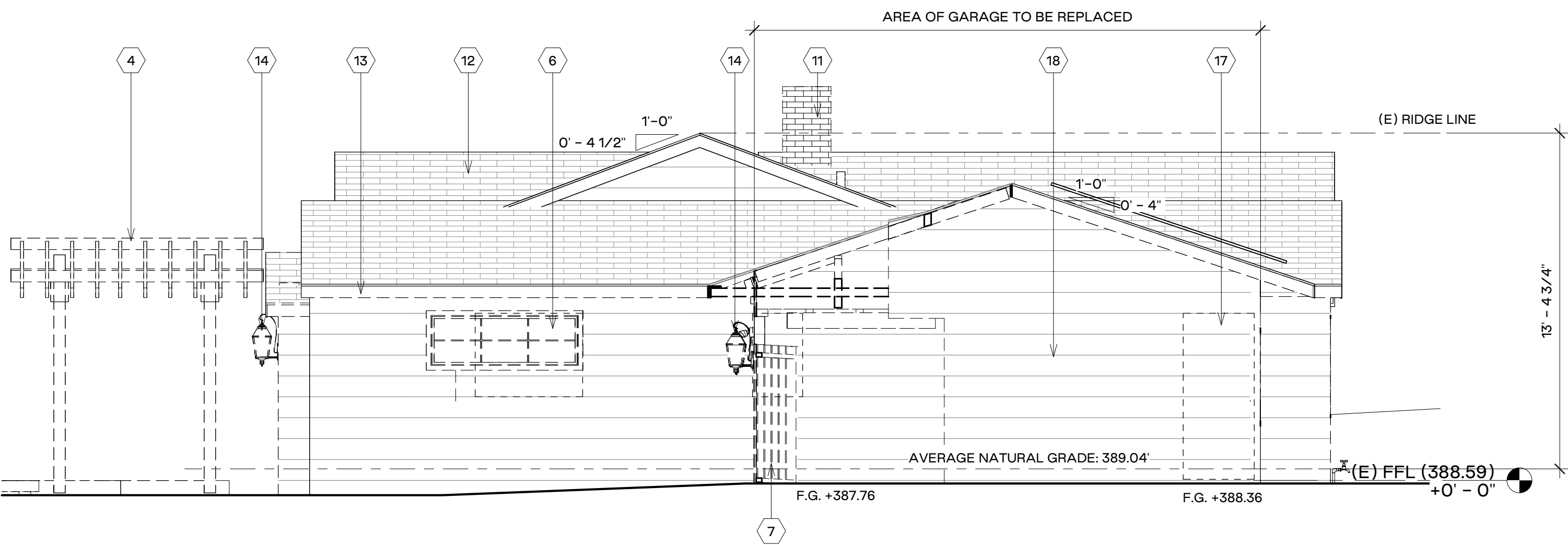
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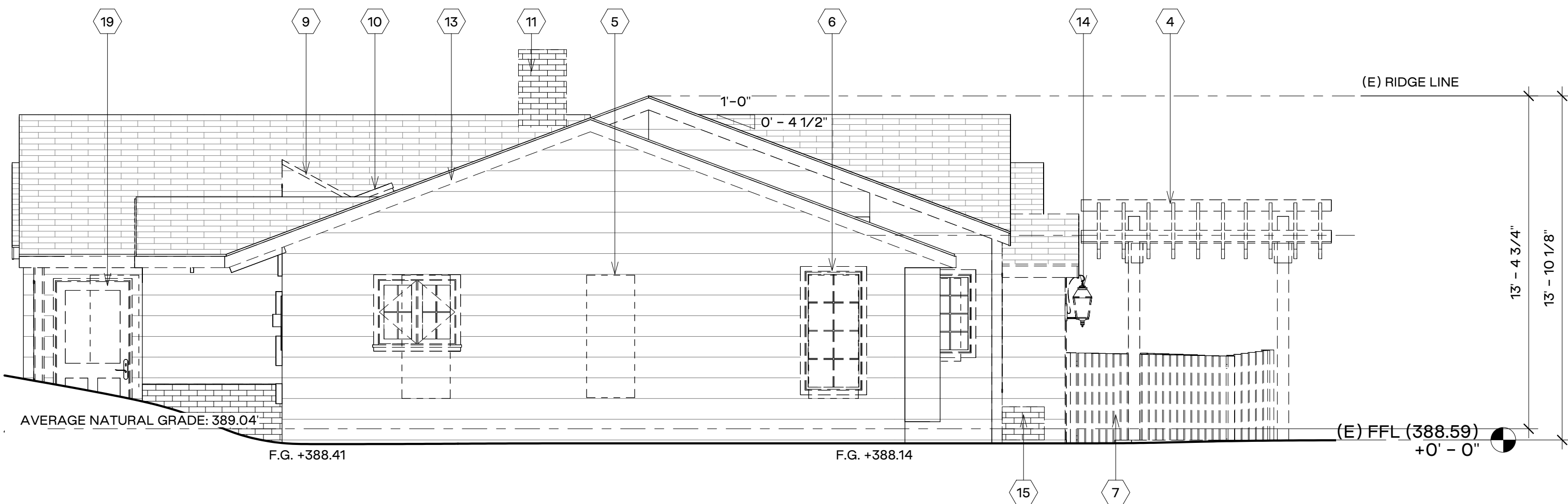
1 Main House & (E) Garage - Demo North Elevation
1/4" = 1'-0"



2 Main House & (E) Garage - Demo South Elevation
1/4" = 1'-0"



3 Main House & (E) Garage - Demo East Elevation
1/4" = 1'-0"



4 Main House & (E) Garage - Demo West Elevation
1/4" = 1'-0"

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

DRAWN BY: MH, HL

PRINT DATE: 11.18.25

DRAWING DATE: 11.7.25

DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

SHEET TITLE:

DEMOLITION
EXTERIOR ELEVATIONS
- MAIN HOUSE & (E)
GARAGE

SHEET NUMBER:

A3.0

SHEET NOTES

- 1 REMOVE (E) LIGHT, TYP.
- 2 REMOVE (E) WOOD FASCIA TO BE REPLACED THROUGHOUT, TYP.
- 3 (E) ASPHALT COMPOSITION SHINGLE ROOF
- 4 REMOVE (E) WOOD FENCE
- 5 REMOVE (E) WINDOW TO BE REPLACED WITH DOOR
- 6 (E) WINDOWS TO REMAIN
- 7 PROTECT & REMOVE (E) DOOR TO BE RELOCATED
- 8 PROTECT & REMOVE (E) WINDOW TO BE RELOCATED
- 9 REMOVE PORTION OF (E) WALL FOR (N) WINDOW
- 10 IF POSSIBLE PRESERVE (E) HORIZONTAL SIDING

PROJECT:

18 La Rancheria
Remodel & Garage
Addition

18 LA RANCHERIA
CARMEL VALLEY, CA 93954

APN:

187-121-017-000

OWNER:

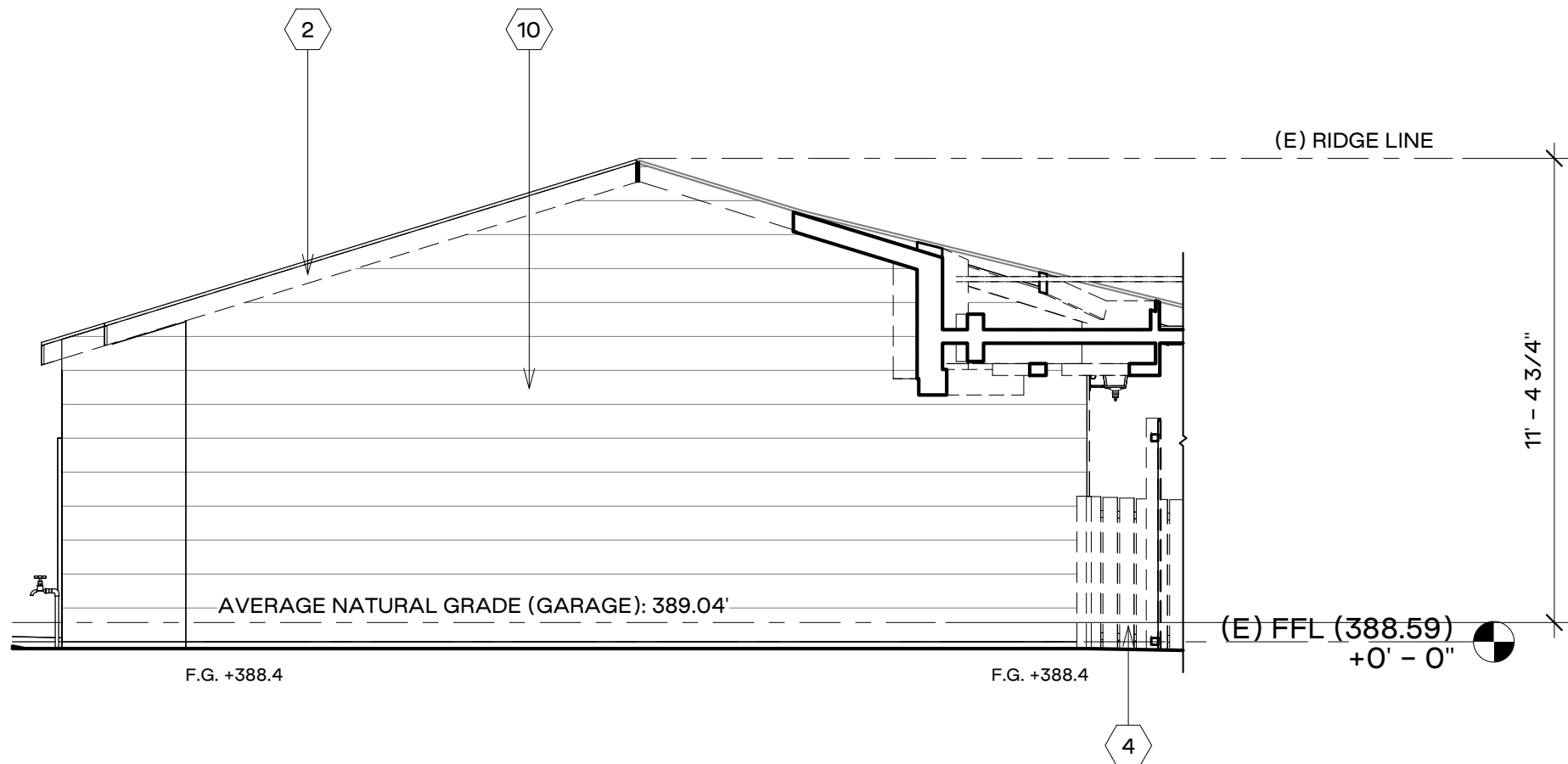
LAUREN & MARK GRIMM

PROJECT NO: 0100

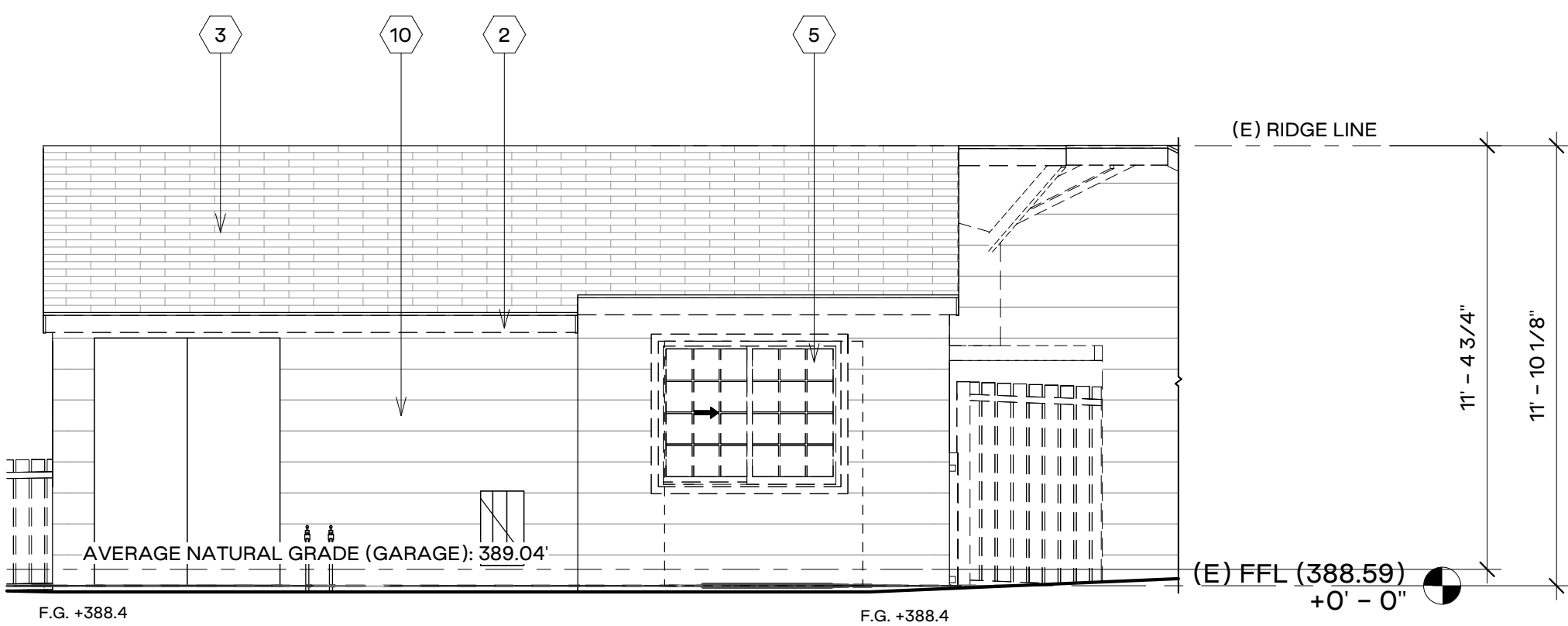
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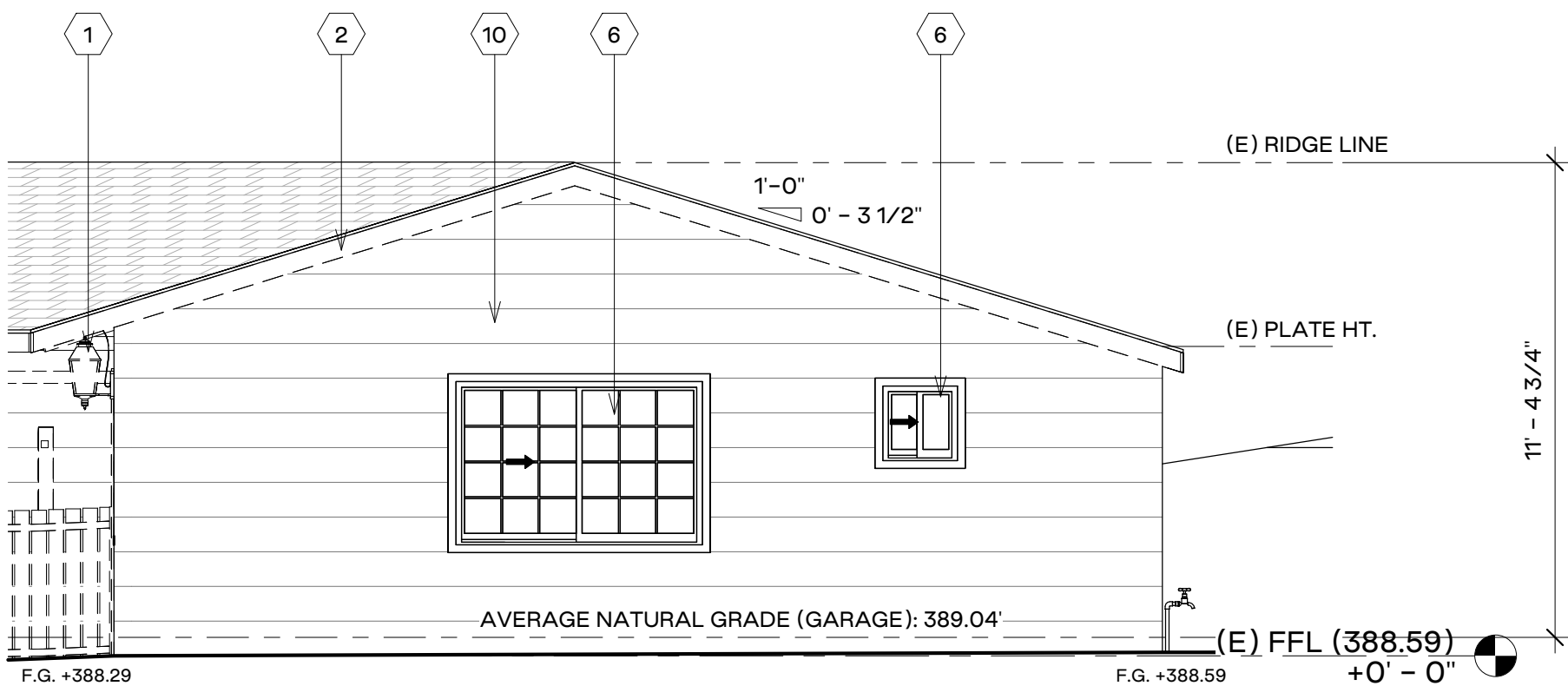
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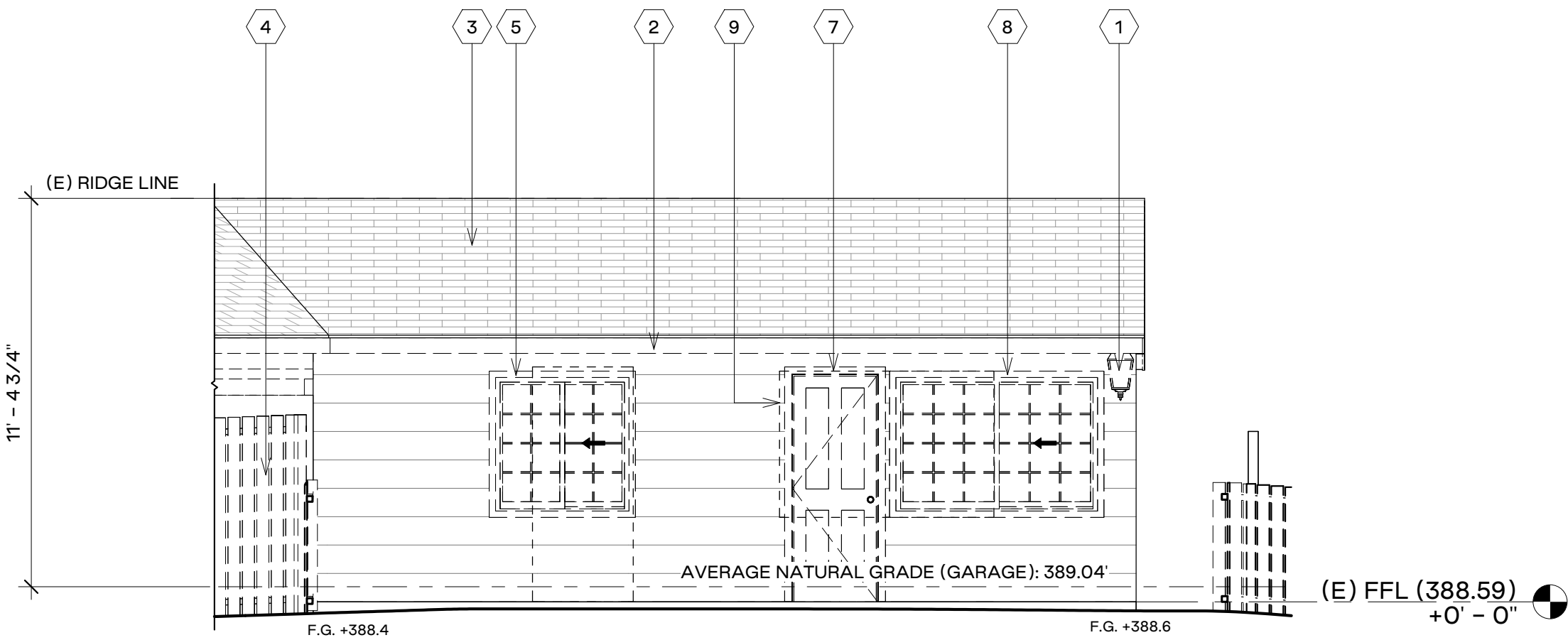
1 (E) Guest Suite - Demo North Elevation
1/4" = 1'-0"



2 (E) Guest Suite - Demo East Elevation
1/4" = 1'-0"



3 (E) Guest Suite - Demo South Elevation
1/4" = 1'-0"



4 (E) Guest Suite - Demo West Elevation
1/4" = 1'-0"

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

DRAWN BY: MH, HL

PRINT DATE: 11.18.25

DRAWING DATE: 11.7.25

DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

SHEET TITLE:

DEMOLITION
EXTERIOR ELEVATIONS
- GUEST SUITE

SHEET NUMBER:

A3.1

SHEET NOTES

- 1

(N) FIRE RESISTANT HORIZONTAL SIDING, PAINTED
- 2

(N) FINISH MATERIAL ON CHIMNEY
- 3

(N) LIGHT, TYP.
- 4

(E) ASPHALT COMPOSITION SHINGLE ROOF
- 5

(E) ELECTRICAL METER
- 6

(N) ALUMINUM CLAD WOOD WINDOWS w/ WOOD TRIM & SILL, TYP.
- 7

(N) ROOF AWNING OVER ENTRY
- 8

(N) ROOF FINISH TO MATCH (E)
- 9

(E) SOLAR PANELS
- 10

PATCH (E) WALL AS REQ'D
- 11

(N) WD TRIM @ CORNERS
- 12

(N) WOOD FASCIA & METAL GUTTERS, TYP.
- 13

PATCH ROOF AS REQ'D
- 14

(N) ASPHALT COMPOSITION SHINGLE ROOF
- 15

(N) ENTRY AWNING
- 16

(N) POWDER-COATED METAL TRELLIS
- 17

(N) SOLAR TUBE

PROJECT:

18 La Rancheria
Remodel & Garage
Addition

18 LA RANCHERIA
CARMEL VALLEY, CA 93954

APN:

187-121-017-000

OWNER:

LAUREN & MARK GRIMM

PROJECT NO: 0100

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

DRAWN BY: MH, HL

PRINT DATE: 11.18.25

DRAWING DATE: 11.7.25

DATE ISSUED FOR CONSTRUCTION:

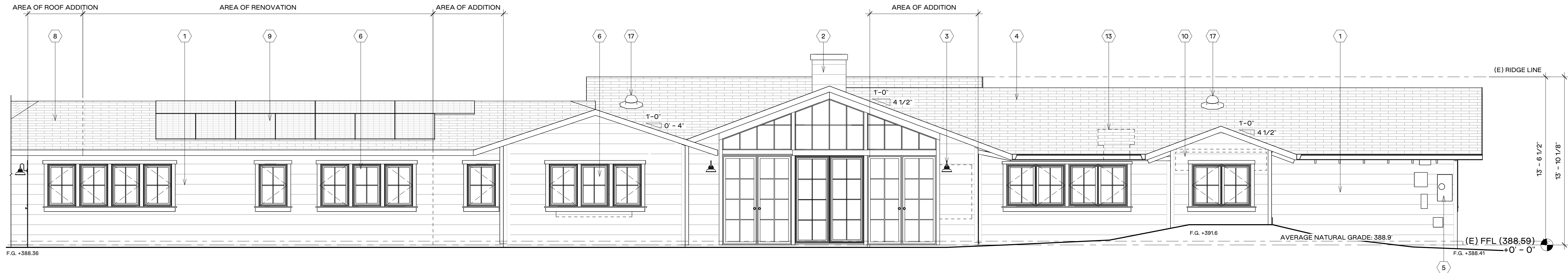
REVISIONS:

SHEET TITLE:

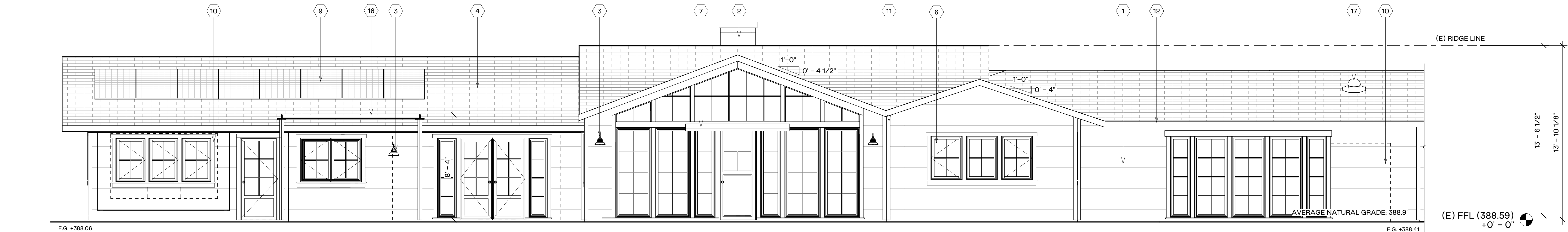
PROPOSED EXTERIOR
ELEVATIONS - MAIN
HOUSE

SHEET NUMBER:

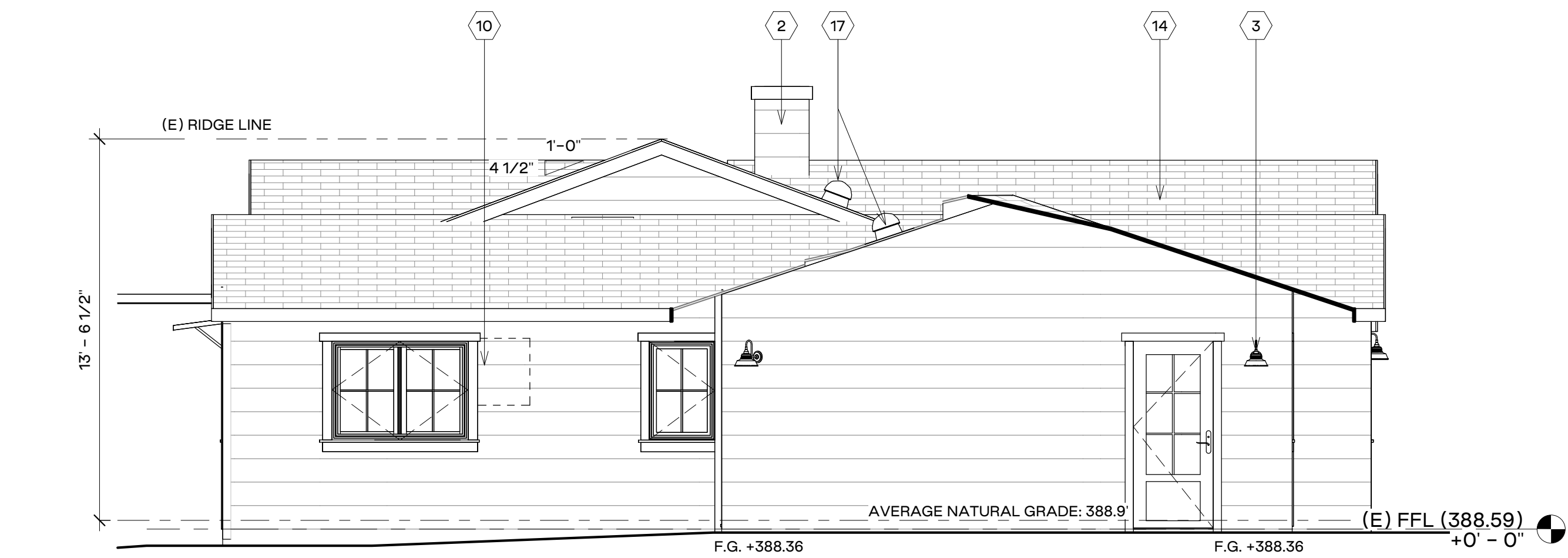
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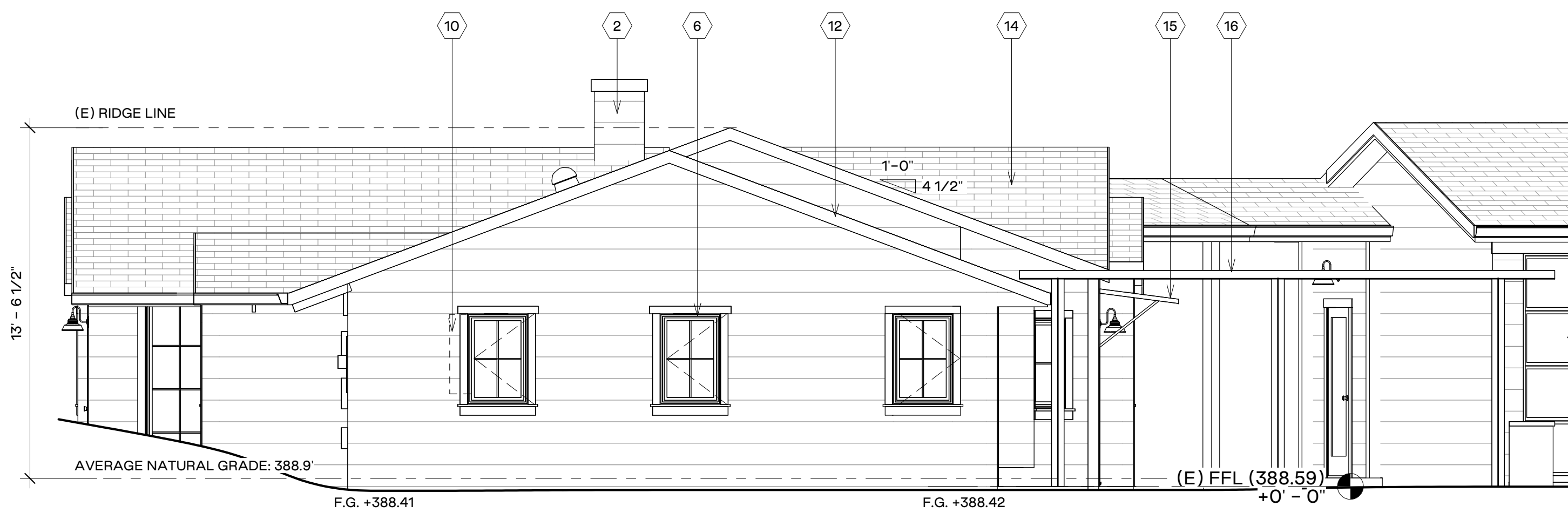
1 Main House - Proposed North Elevation
1/4" = 1'-0"



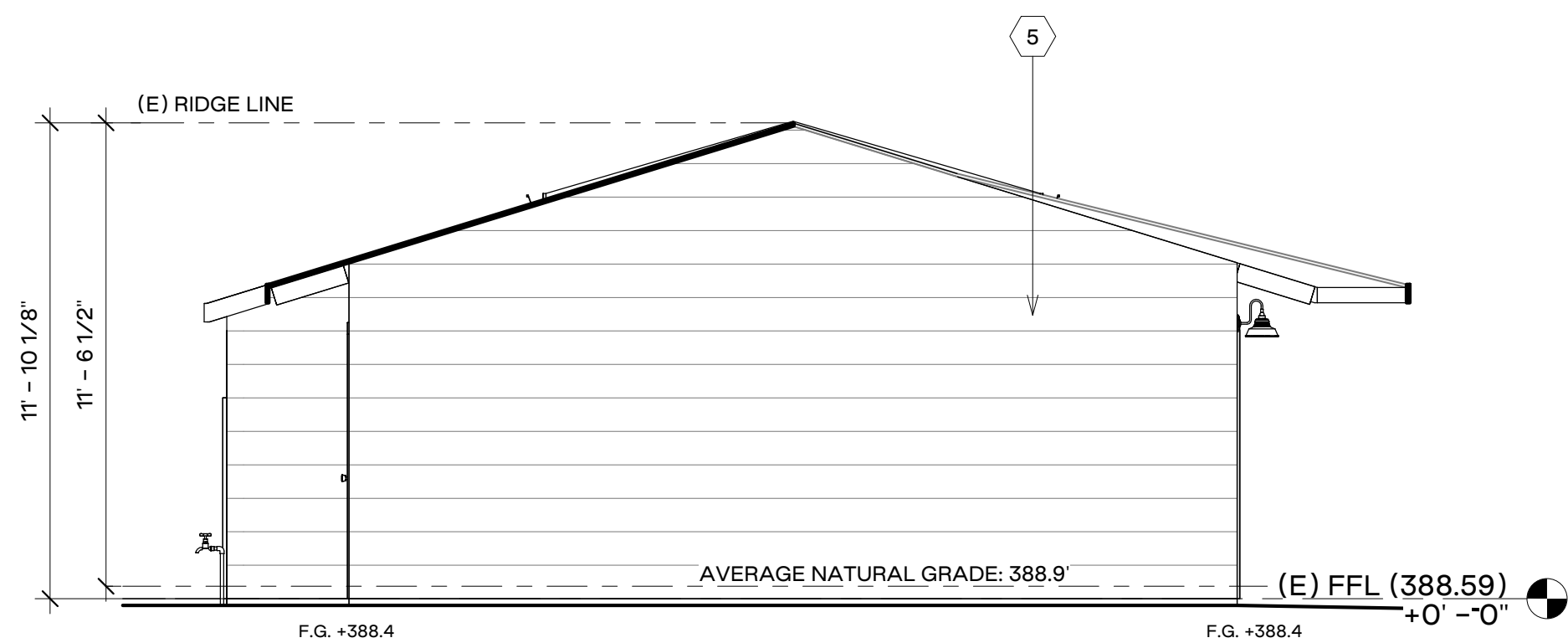
2 Main House - Proposed South Elevation
1/4" = 1'-0"



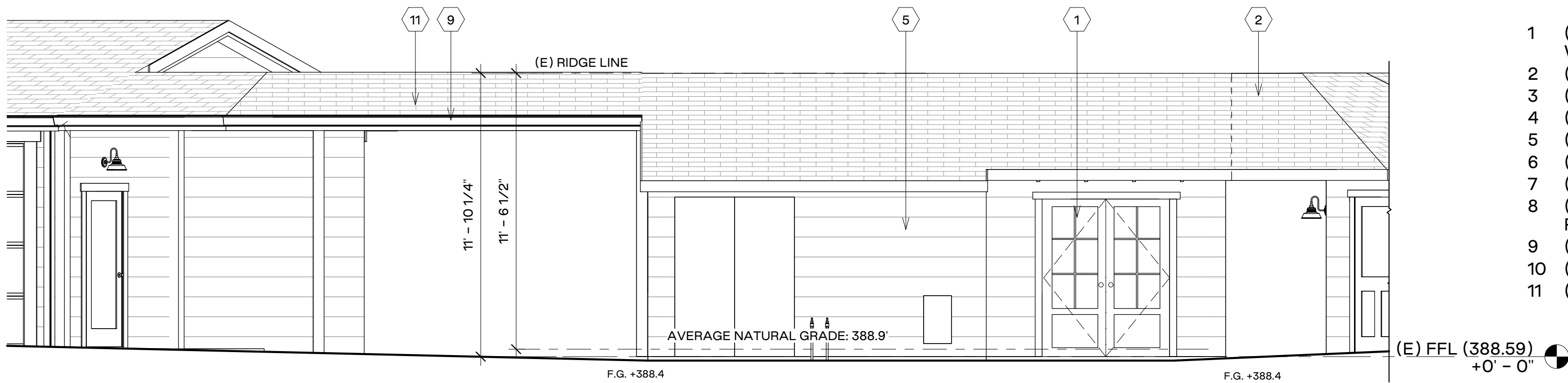
3 Main House - Proposed East Elevation
1/4" = 1'-0"



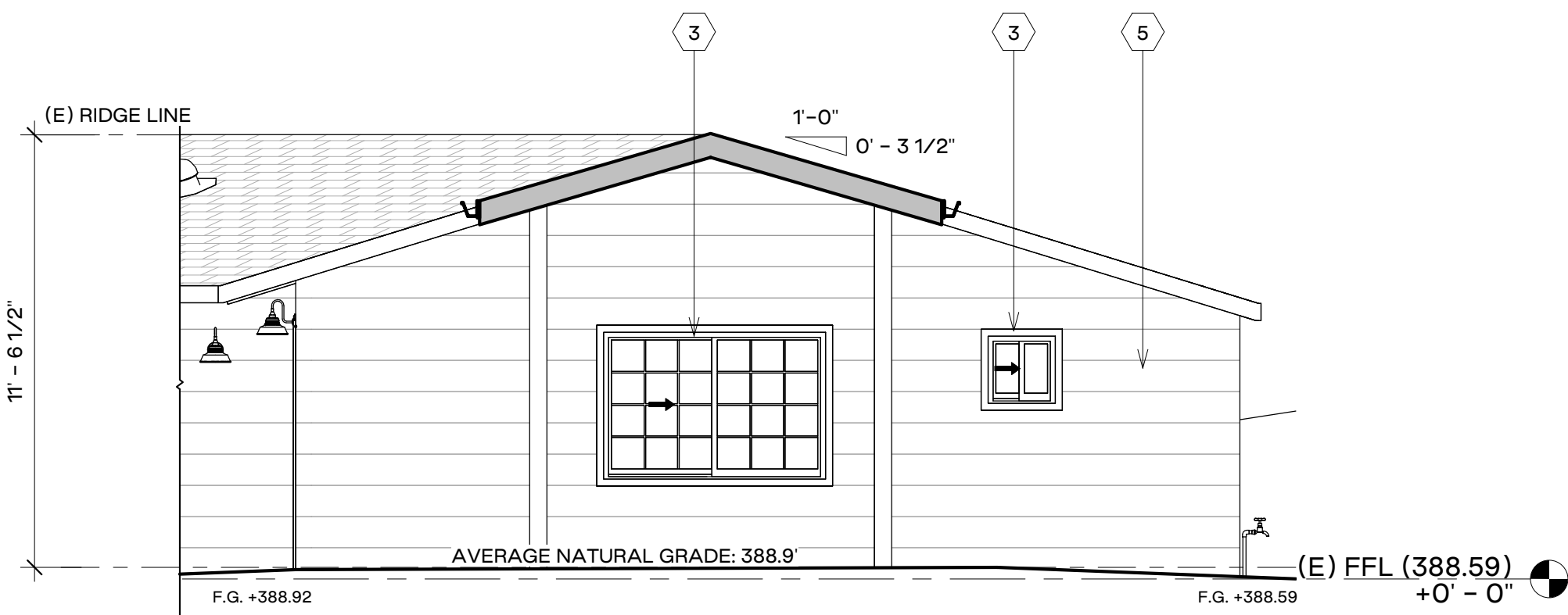
4 Main House - Proposed West Elevation
1/4" = 1'-0"



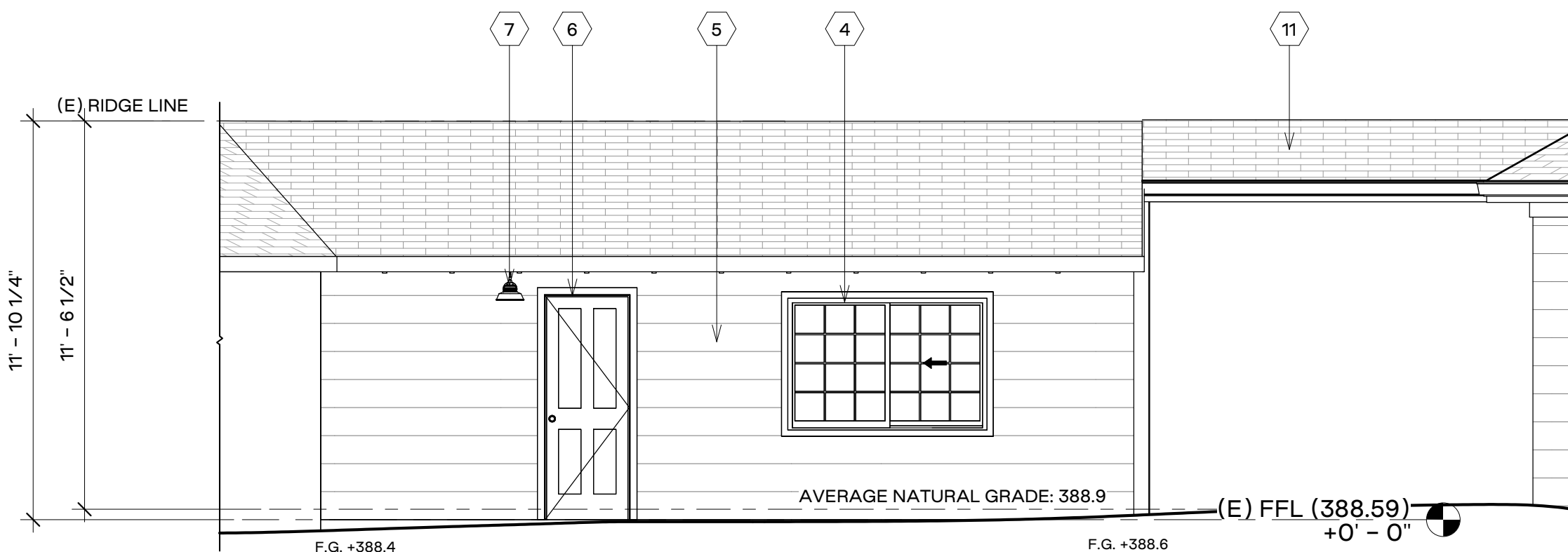
① (E) ADU – Proposed North Elevation
1/4" = 1'-0"



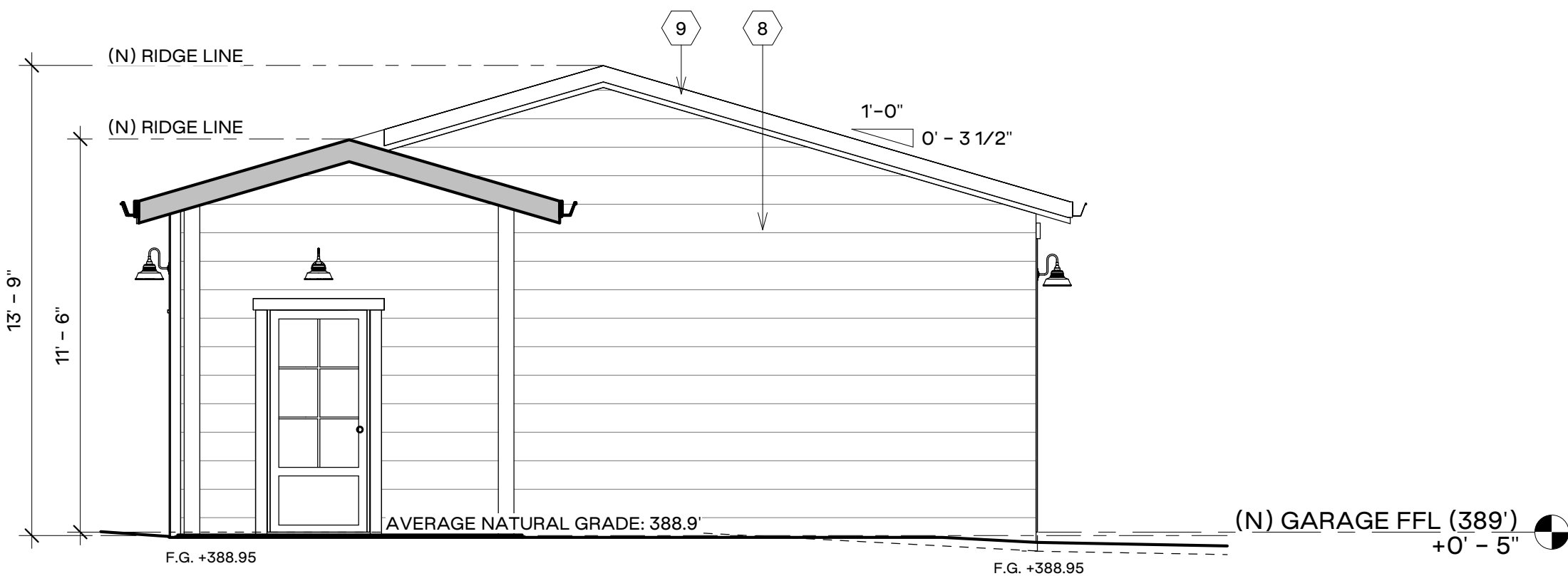
② (E) ADU & Breezeway – Proposed East Elevation
1/4" = 1'-0"



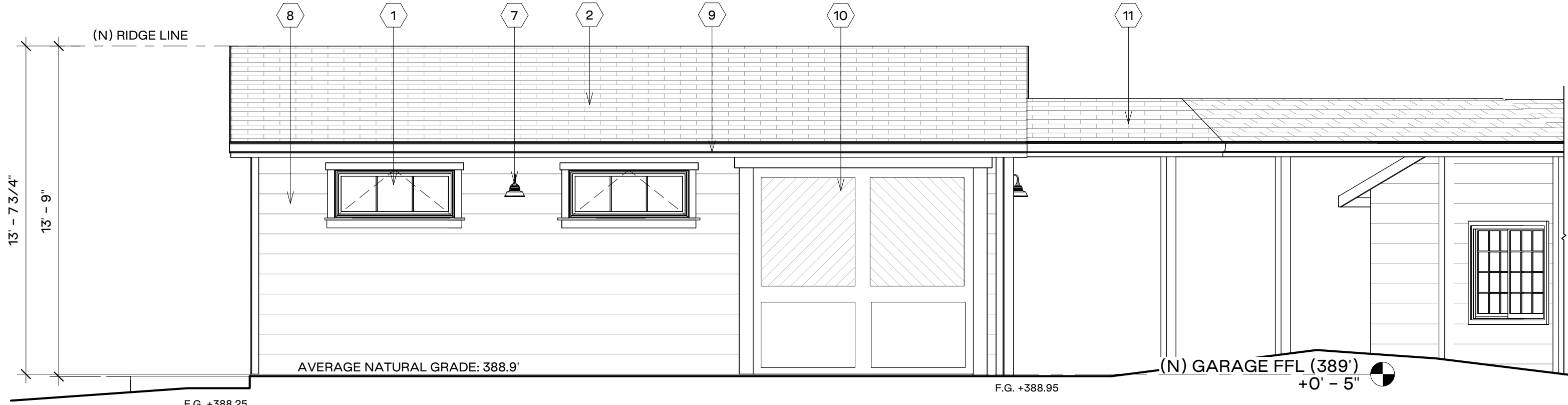
③ (E) ADU – Proposed South Elevation
1/4" = 1'-0"



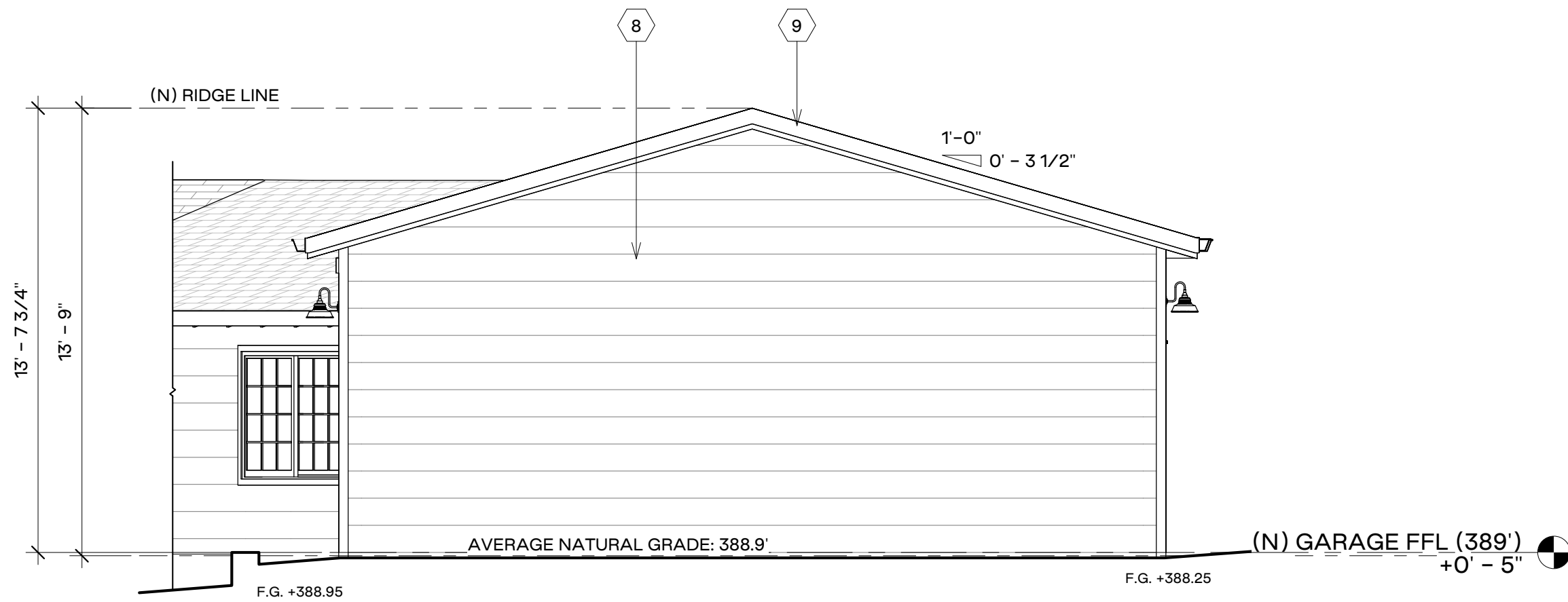
④ (E) ADU – Proposed West Elevation
1/4" = 1'-0"



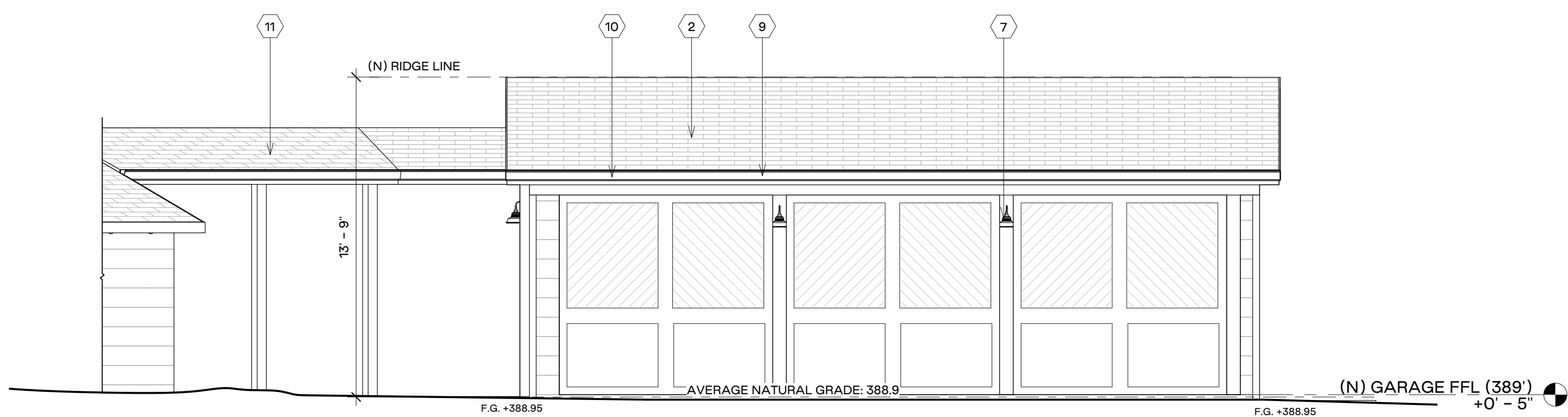
⑤ (N) Garage – Proposed North Elevation
1/4" = 1'-0"



⑥ (N) Garage – Proposed East Elevation
1/4" = 1'-0"



⑦ (N) Garage – Proposed South Elevation
1/4" = 1'-0"



⑧ (N) Garage – Proposed West Elevation
1/4" = 1'-0"

SHEET NOTES

- (N) ALUMINUM CLAD WOOD WINDOWS w/ WOOD TRIM & SILL, TYP.
- (N) ROOF FINISH TO MATCH (E)
- (E) WOOD & VINYL WINDOWS
- (N) LOCATION OF (E) WINDOW
- (E) HORIZONTAL SIDING
- (N) LOCATION OF (E) DOOR
- (N) LIGHT, TYP.
- (N) FIRE RESISTANT HORIZONTAL SIDING, PAINTED
- (N) WOOD FASCIA & METAL GUTTERS, TYP.
- (N) WOOD GARAGE DOORS & TRIM
- (N) BREEZEWAY

PROJECT:

18 La Rancheria Remodel & Garage Addition

18 LA RANCHERIA
CARMEL VALLEY, CA 93954

APN:

187-121-017-000

OWNER:

LAUREN & MARK GRIMM

PROJECT NO: 0100



MERRITT AMANTI

ARCHITECTURE & INTERIORS
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DRAWN BY: MH, HL

PRINT DATE: 11.18.25

DRAWING DATE: 11.18.25

DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

SHEET TITLE:

PROPOSED EXTERIOR ELEVATIONS - (E) GUEST SUITE & (N) GARAGE

SHEET NUMBER:

A3.3



LEGEND

- NON-COMBUSTIBLE ZONE - WITHIN 5' OF STRUCTURES
- GREEN ZONE - ZERO TO 30' OF STRUCTURES
- MANAGEMENT ZONE - WITHIN 100' OF STRUCTURES
- EXISTING TREES
- PROPERTY LINE

FUEL MANAGEMENT ZONE NOTES

- NESTING SEASON - IF CLEARING IS TO BE DONE BETWEEN NOVEMBER 1ST AND AUGUST 1ST.
- THE FOLLOWING FUEL MANAGEMENT ZONES (FMZ) SHALL BE ESTABLISHED AS SHOWN ON PLAN AND AS VERIFIED IN THE FIELD WITH LANDSCAPE ARCHITECT.
- NON-COMBUSTIBLE ZONE - TO A DISTANCE OF 5 FEET. A NON-COMBUSTIBLE BUFFER OF 5 FEET AROUND STRUCTURES INCLUDING WOOD DECKS, CONSISTING OF HARDSCAPE SURFACES (SUCH AS PATIOS AND GRAVEL) OR BARE SOIL.
- GREEN ZONE - ALL LANDSCAPED AREA. SEE PLANTING PLAN. EXISTING PLANTING TO REMAIN UNLESS OTHERWISE NOTED. ALL LANDSCAPING MOSTLY OCCURS WITHIN THE GREEN ZONE AREA. THE PLANTING OF FLAMMABLE SHRUBS AND ORNAMENTAL GRASSES IS LIMITED IN THIS AREA. THE SPACING BETWEEN LANDSCAPING PLANTS AND VOLUME OF LANDSCAPING BIOMASS SHOULD BE ANNUALLY MAINTAINED. AVOID AND REGULARLY REMOVE THICK LAYERS OF MULCH AND LEAF LITTER. PRUNE SHRUBS REGULARLY TO MAINTAIN SPACE BETWEEN PLANTINGS.
- MANAGEMENT ZONE - FOR A WIDTH OF 100 FEET FROM THE STRUCTURE. REMOVE LOW HANGING TREE BRANCHES SMALLER THAN 3 INCHES IN DIAMETER UP TO A MINIMUM OF 8 FEET. AN INITIAL TREATMENT SHALL REQUIRE PRUNING OF SMALLER BRANCHES LESS THAN 3 INCHES IN DIAMETER TO KEEP THE TREE CANOPY 8 FEET ABOVE THE GROUND. AND A DENSITY REDUCTION OF UNDERSTORY SHRUBS. TREATMENT OF UNDERSTORY SHRUBS IS TO BE MAINTAINED ANNUALLY TO A MAXIMUM HEIGHT OF 2.5 FEET. WHEN THINNING, DO NOT CLEAR CUT BUT SELECTIVELY REMOVE MORE FLAMMABLE SPECIES AND PRUNE MORE DESIRABLE SPECIES (SUCH AS CURRANT AND WILD ROSE). LEAF LITTER SHOULD BE KEPT TO A MAXIMUM DEPTH OF NO MORE THAN FOUR INCHES. HERBACEOUS GROUND COVER LAYER AND GRASSLAND SHOULD BE MOWED AND MAINTAINED ANNUALLY IN EARLY SUMMER TO A MINIMUM OF FOUR INCHES WITHIN 100 FEET OF STRUCTURES. WOODY WEED SPECIES SUCH AS FRENCH BROOM, POISON HEMLOCK, AND THISTLES SHOULD BE COMPLETELY REMOVED ANNUALLY. THROUGHOUT ALL FUEL MANAGEMENT ZONES, REMOVE ALL DEAD BRANCHES ON THE GROUND SMALLER THAN 6 INCHES OF DIAMETER. RETAIN WOODY MATERIAL LARGER THAN 8 INCHES OF DIAMETER FOR WILDLIFE HABITAT IF NOT UNDER TREE CANOPY AND NOT WITHIN 100 FEET OF STRUCTURES.
- PRESCRIPTIONS FOR TREE PRUNING - MAINTAIN VERTICAL CLEARANCE UNDER TREE CANOPY OF 8' FROM THE GROUND OR $\frac{1}{3}$ THE HEIGHT OF THE TREE. WITHIN THIS VERTICAL CLEARANCE, REMOVE ALL DEAD BRANCHES AND LIMBS AND REMOVE ALL BRANCHES DEAD OR LIVING UNDER 3 INCHES IN DIAMETER. IN LANDSCAPED AREAS REMOVE ALL SPLIT AND DISEASED BRANCHES LARGER THAN 3 INCHES IN DIAMETER. OAKS WITH LIVE LIMBS RESTING ON THE GROUND NEED NOT BE REMOVED, BUT ALL GROUND DEBRIS BENEATH AND AROUND THE LIMBS SHOULD BE REMOVED. DO NOT THIN OR PRUNE THE TREE CANOPY ABOVE THE VERTICAL CLEARANCE ZONE OF 8' FROM GROUND OR $\frac{1}{3}$ HEIGHT OF THE TREE, AS THIS WILL INCREASE UNDERSTORY GROWTH AND FIRE RISK. AFTER INITIAL PRUNING, TREE PRUNING SHOULD BE NEEDED INFREQUENTLY, EVERY 3-5 YEARS.

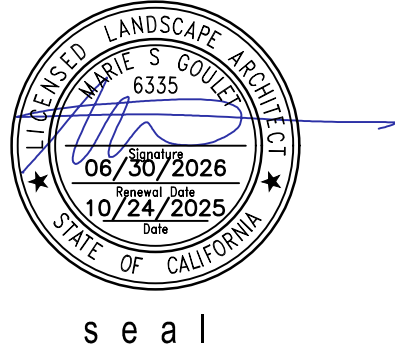
TITLE 23 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE:
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE GRADING DESIGN PLAN.



PLAN 0 20 40 FEET NORTH

ONLY THE ORIGINAL SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOPS'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT. WILD LAND WORKSHOPS WILL NOT BE RESPONSIBLE FOR ANY REPRODUCTION OR MODIFICATION OF THIS DRAWING. THE CONTRACTOR SHALL INDEMNIFY AND HOLD WILD LAND WORKSHOPS HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THIS AGREEMENT. IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES AND OMISSIONS AT THE TIME OF BID. THIS DRAWING IS NOT TO BE USED BY WILD LAND WORKSHOPS.

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LAUREN AND MARK
GRIMM

18 LA RANCHERIA RD.
CARMEL VALLEY, CA 93923

18 LA RANCHERIA

APN: 187-121-017
18 LA RANCHERIA RD.
CARMEL VALLEY, CA 93923

project		
1	PLANNING APPLICATION	2025.10.24
no. description		

date: 11.14.2025

FUEL MANAGEMENT PLAN

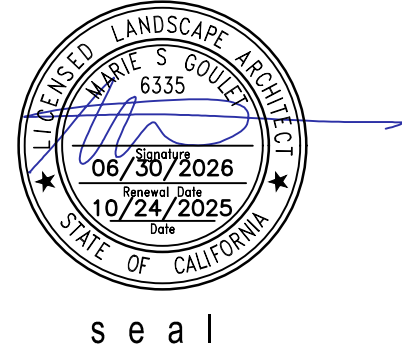
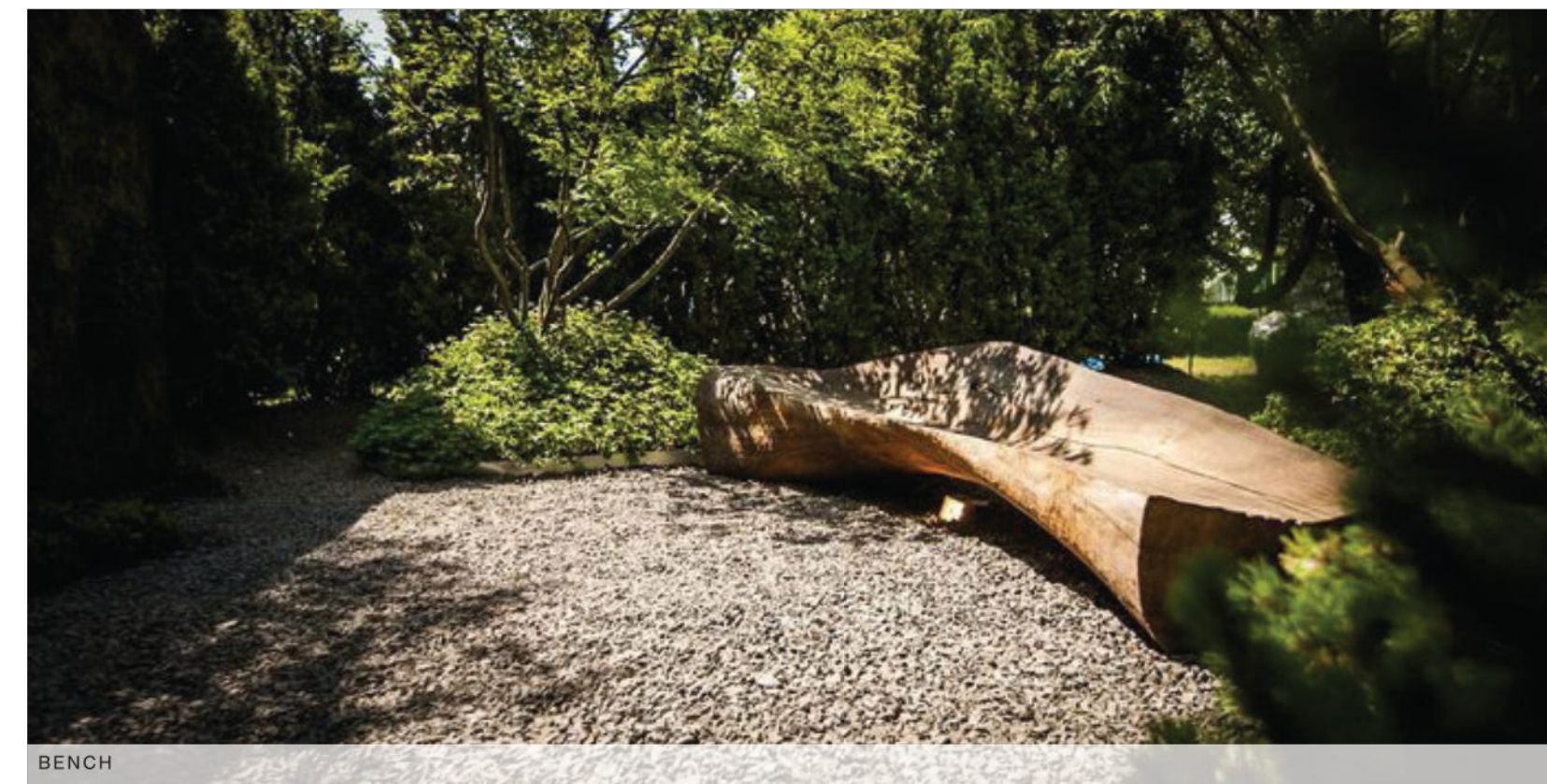
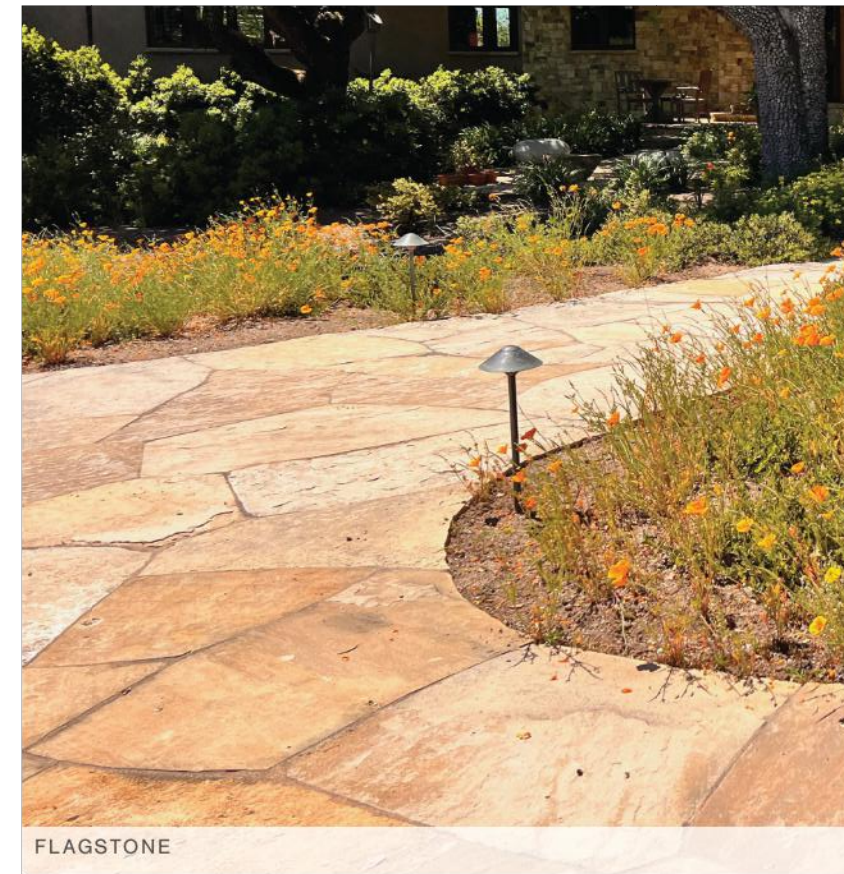
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BIRD BATH



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t e a m

18 LA RANCHERIA RD.
CARMEL VALLEY, CA 93923

owner

APN: 187-121-017
18 LA RANCHERIA RD.
CARMEL VALLEY, CA 93923

p r o j e c t

1	PLANNING APPLICATION	2025.10.2
no.	description	

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date: 11.14.2025
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PROJECT IMAGERY

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-- of _____



**Know what's below.
Call 811 before you dig.**

PLAN

0 10 20 FEET

NORTH



PLANTING LEGEND: TREES

KEY	Count	BOTANICALNAME	COMMONNAME	SIZE	SPACING	WATER USE
PC	1	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	AS SHOWN	L
QA	1	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	AS SHOWN	VL

Shrubs

KEY	Count	BOTANICALNAME	COMMONNAME	SIZE	SPACING	WATER USE
AW	7	ARCTOSTAPHYLOS 'WARREN ROBERTS'	WARREN ROBERTS MANZANITA	5 GAL	6" OC	L
BF	113	BULBINE FRUTESCENS	YELLOW BULBINE	1 GAL	2" OC	L
CD	13	CEANOTHUS GLORIOSUS 'HEART'S DESIRE'	HEART'S DESIRE CEANOTHUS	5 GAL	4" OC	L
LX	13	LAVANDULA X INTERMEDIA	WHITE GROSSO LAVENDER	1 GAL	2" OC	L
LT	5	LEUCOSPERMUM 'TANGO'	TANGO PINCUSHION	5 GAL	5" OC	L
FB	10	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	1 GAL	4" OC	L
RA	4	ROSMARINUS OFFICINALIS 'ALBUS'	WHITE ROSEMARY	5 GAL	2" OC	L

Perennials

KEY	Count	BOTANICALNAME	COMMONNAME	SIZE	SPACING	WATER USE
AA	19	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	3" OC	L
BB	2	BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA	5 GAL	AS SHOWN	L
C	6	CLINOPODIUM DOUGLASII	YERBA BUENA	1 GAL	1'-0"	L
E	29	ERIGERON GLAUCUS	SEASIDE DAISY	1 GAL	2" OC	L
EA	21	ESCHSCHOLZIA CALIFORNICA 'ALBA'	WHITE CALIFORNIA POPPY	PLUGS	2" OC	VL
FC	77	FRAGERIA CHILOENSIS	BEACH STRAWBERRY	4" POT	1" OC	M
GB	40	GAURA LINDHEIMERI BELLEZA WHITE	WHITE GAURA	1 GAL	1' 6" OC	M
R	218	GERANIUM 'ROZANNE'	HARDY GERANIUM	1 GAL	1" OC	M
HM	4	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	3" OC	M
I	27	IRIS DOUGLASIANA 'CANYON SNOW'	CANYON SNOW DOUGLAS IRIS	1 GAL	2" OC	L
O	8	OXALIS OREGANA	REDWOOD SORREL	1 GAL	1'-0"	M
PB	40	PENSTEMON HETEROPHYLLUS 'BLUE SPRINGS'	FOOTHILL PENSTEMON	1 GAL	1'-6" OC	VL
J	2	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL	AS SHOWN	M
WF	3	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	5 GAL	4" OC	M

Grasses

KEY	Count	BOTANICALNAME	COMMONNAME	SIZE	SPACING	WATER USE
CN	10	CALAMAGROSTIS NUTKAENSIS	PACIFIC REED GRASS	1 GAL	4" OC	M
BG	15	BOUTELOUA GRACILIS 'BLONDE AMBITION'	'BLONDE AMBITION' BLUE GRAMA GRASS	1 GAL	2" OC	L
L	74	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	PLATINUM BEAUTY MAT RUSH	1 GAL	2" OC	L
T	121	CAREX TUMULICOLA	FOOTHILL SEDGE	4" POT	1'-6" OC	L

PLANTING MIXES

	CALIFORNIA NATIVE EROSION CONTROL SEED MIX : TBD INSTALLED IN DISTURBED AREAS WHERE NO PLANTING IS PROPOSED
	PROPOSED LAWN, UC VERDE BUFFALO GRASS
	50% MIX OF DYMONDIA AND THYMUS GOLDSTREAM

SITE LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	(E) CONDITIONS, SEE TOPOGRAPHIC SURVEY
	EXISTING VEGETATION
	PROTECT (E) TREE TO REMAIN
	REMOVE (E) TREE AND ROOT COMPLETE: SEE ARBORIST REPORT FOR TREE NUMBER AND SPECIES SEE PLANTING PLAN FOR MITIGATION TREES

DESCRIPTION OF WORK

- THE PROPOSED SITE WORK INCLUDES THE FOLLOWING:
- REPLACEMENT OF AN EXISTING POOL WITH A NEW RECTANGULAR POOL WITH AUTOMATIC POOL COVER, CONCRETE COPING AND DECK
 - REPLACE LANDSCAPE PLANTS WITH NEW PLANTINGS WHERE SHOWN
 - REPLACE EXISTING DRIVEWAY PAVING WITH NEW PAVING
 - ADD OUTDOOR BBQ AREA WITH COVERED TRELLIS (SEE ARCHITECTS DRAWINGS)

TITLE 23 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE:
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GRADING DESIGN PLAN.



PLAN 0 10 20 FEET NORTH

IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BO OF ALL SUCH ERRORS, DISCREPANCIES AND DISCREPANCIES. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE LANDSCAPE ARCHITECT AND THE LANDSCAPE ARCHITECT'S FIRM HARMLESS FROM AND AGAINST ALL SUCH CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY THE LANDSCAPE ARCHITECT OR THE LANDSCAPE ARCHITECT'S FIRM AS A RESULT OF SUCH ERRORS, DISCREPANCIES OR DISCREPANCIES. THIS NOTICE SHALL BE IN WRITING AND SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT WITHIN 10 BUSINESS DAYS OF THE DATE OF DISCOVERY OF SUCH ERRORS, DISCREPANCIES OR DISCREPANCIES. THIS NOTICE SHALL BE IN WRITING AND SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT WITHIN 10 BUSINESS DAYS OF THE DATE OF DISCOVERY OF SUCH ERRORS, DISCREPANCIES OR DISCREPANCIES.

NOT FOR CONSTRUCTION



WILD LAND
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seal

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team

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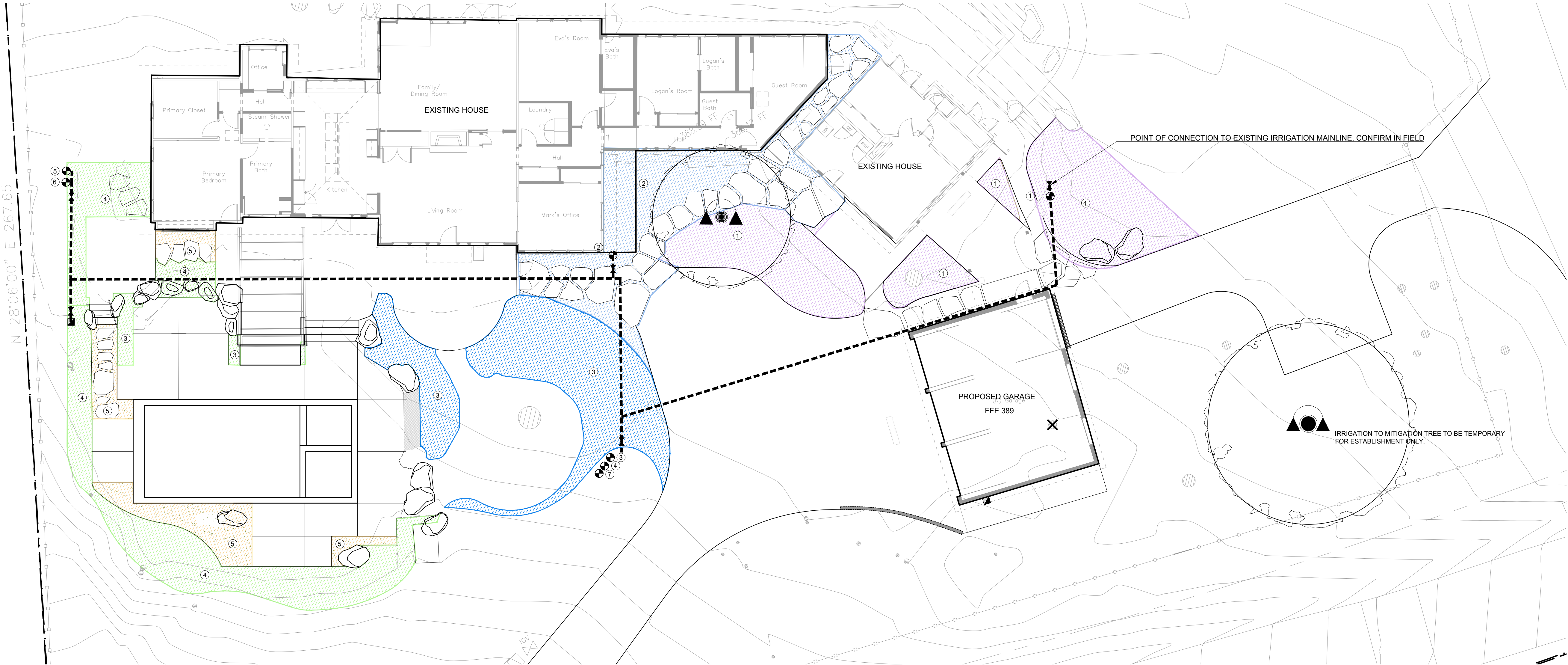
PLANTING PLAN

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IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUF.	MODEL	REMARKS
	CONNECT TO EXISTING CONTROLLER			
	CONNECT TO EXISTING MAINLINE			
	DRIP CONTROL ZONE KIT	RAINBIRD	XCZ-075-PRF-BF	OR APPROVED
	GATE VALVE	NIBCO		TRUE UNION, LINE SIZE
	HOSE BIB	RAINBIRD / TORO		
	MAIN LINE: 24" MINIMUM COVER, SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS	ANY	APPROVED	
	LATERAL LINE / DRIP SUPPLY LINE: SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS	ANY	APPROVED	
	ROOT ZONE WATERING SYSTEM	RAINBIRD	RWS-S-B C-1401	

VALVE LEGEND

HYDROZONE / STATION	DRIP / SUB / SPRAY	GPM	PLANT WATER USE
01	EMITTERS TO EACH PLANT	TBD	L
02	EMITTERS TO EACH PLANT	TBD	L
03	EMITTERS TO EACH PLANT	TBD	L
04	EMITTERS TO EACH PLANT	TBD	L
05	SUB-SURFACE DRIP	TBD	L
06	EMITTERS / POT	TBD	L
07	RWS TO EACH TREE	TBD	L

IRRIGATION NOTES

- CONNECT PROPOSED IRRIGATION TO EXISTING IRRIGATION MAINLINE, MASTERVALVE, FLOW SENSOR AND ET BASED CONTROLLER.
- TREE PROTECTION - AVOID CRZ OF EXISTING TREES, WHERE NECESSARY TO TRENCH WITHIN DRIFLINE, TRENCHES SHALL BE HAND DUG.
- THE IRRIGATION DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE LIMITS INDICATED.
- THE CONTRACTOR SHALL VERIFY THE STATIC WATER PRESSURE PRIOR TO START OF CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT IF WATER PRESSURE IS NOT WITHIN WORKING RANGE OF 15-40 PSI.
- THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
- COPPER PIPE AND CONNECTIONS SHALL BE USED IN PLACE OF PVC AT ANY PLACE WHERE IRRIGATION PIPE WILL REMAIN EXPOSED.
- INSTALL IRRIGATION CONTROL WIRE PARALLEL TO MAINLINE IN CONDUIT. DIRECT BURIAL IS ACCEPTABLE IN PLANTING AREAS.
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE LEAST AMOUNT OF WATER NEEDED FOR GOOD PLANT HEALTH. CONTRACTOR TO PROGRAM CONTROLLER ACCORDINGLY.
- VALVE BOXES TO BE GREEN IN COLOR WITH BOLT DOWN NON HINGED LIDS THAT ARE MARKED IRRIGATION
- LAWN AREAS TO BE HAND-WATERED FOR ESTABLISHMENT.
- REMOVED IRRIGATION FROM 15 GALLON OAK ONCE ESTABLISHED.

IRRIGATION DISCLAIMER

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN WALLS, PAVED AREAS OR OUTSIDE OF PROJECT BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL

Project Name	18 LA RANCHERIA	Status		Calc By	BA
Project Number		Date	10/16/2025		

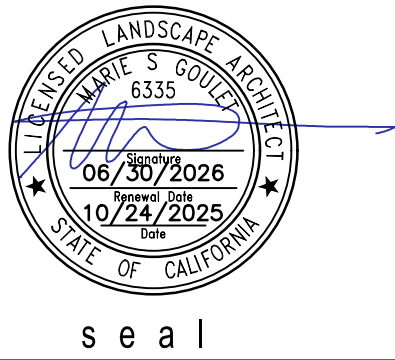
Reference Evapotranspiration (ETo)		39.10				
Hydrozone #/Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b s or d	Irrigation Efficiency (IE) ^c	ETAF (PFIE)	Landscape Area (sq ft)	ETAF x Area
Regular Landscape Areas						
01 CASITA	0.2	D	0.81	0.247	957.18	236.34
02 CASITA	0.2	D	0.81	0.247	481	118.77
03 OAK WOODLAND	0.3	D	0.81	0.247	725	179.08
04 POOL SIDE	0.2	D	0.81	0.247	654.96	161.72
05 LAWN	0.3	D	0.81	0.370	318.5	117.96
06 POTS	0.2	D	0.81	0.247	12.63	3.12
07 TREES	0.2	D	0.81	0.247	40.00	9.88
				Totals (A)	3189.27 (B)	816.98
						19805.26
Special Landscape Areas						
7				1.00	0	0.00
8				1.00	0	0.00
				Totals (C)	0 (D)	0.00
					ETWU Total (Gallons)	19805.26
					Maximum Allowed Water Allowance (MAWA) ^e (Gallons)	42522.86
					ETWU (Acre Feet)	0.06
					MAWA (Acre Feet)	0.13

TITLE 23 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE:
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE GRADING DESIGN PLAN.



PLAN 0 10 20 FEET NORTH

NOT FOR CONSTRUCTION



ARCHITECT
MERRITT AMANTI
215 West Franklin Street, Suite 219
Monterey CA 93940
(917) 572-1246

ARBORIST
ROB THOMPSON
Thompson Wildland Management (TWM)
57 Via Del Rey
Monterey, CA. 93940
(831) 277-1419

team

LAUREN AND MARK
GRIMM

18 LA RANCHERIA RD.
CARMEL VALLEY, CA 93923

owner

18 LA RANCHERIA

APN: 187-121-017
18 LA RANCHERIA RD.
CARMEL VALLEY, CA 93923

project

1	PLANNING APPLICATION	2025.10.24

no. description

date: 11.14.2025

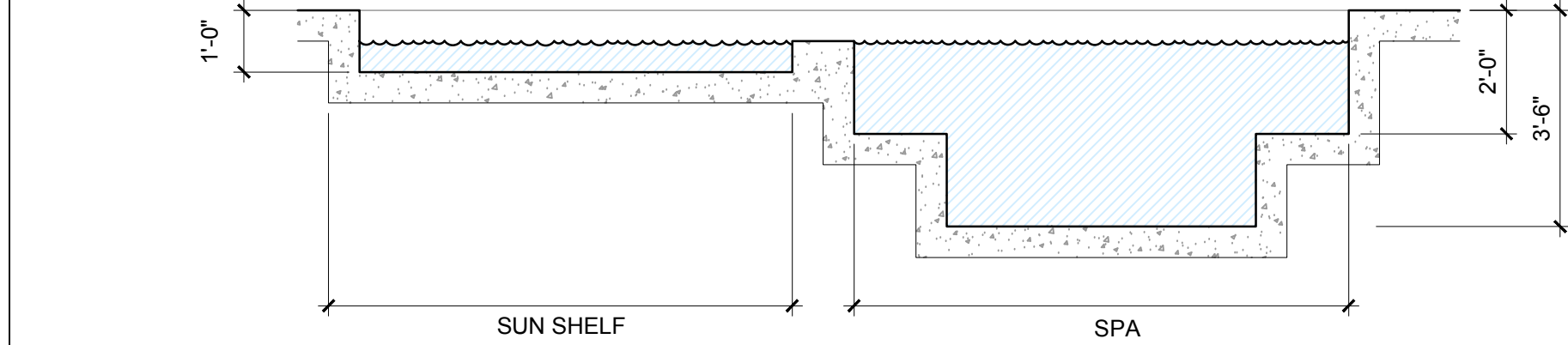
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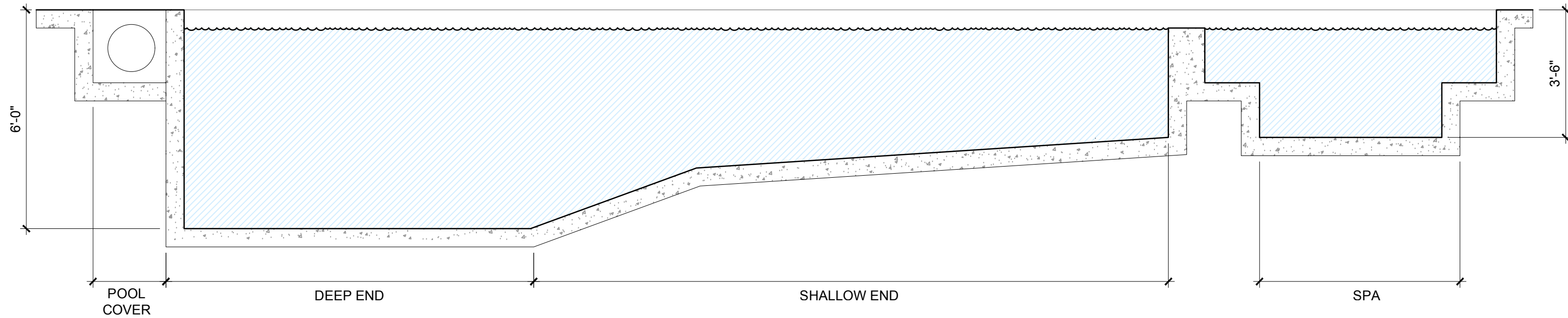
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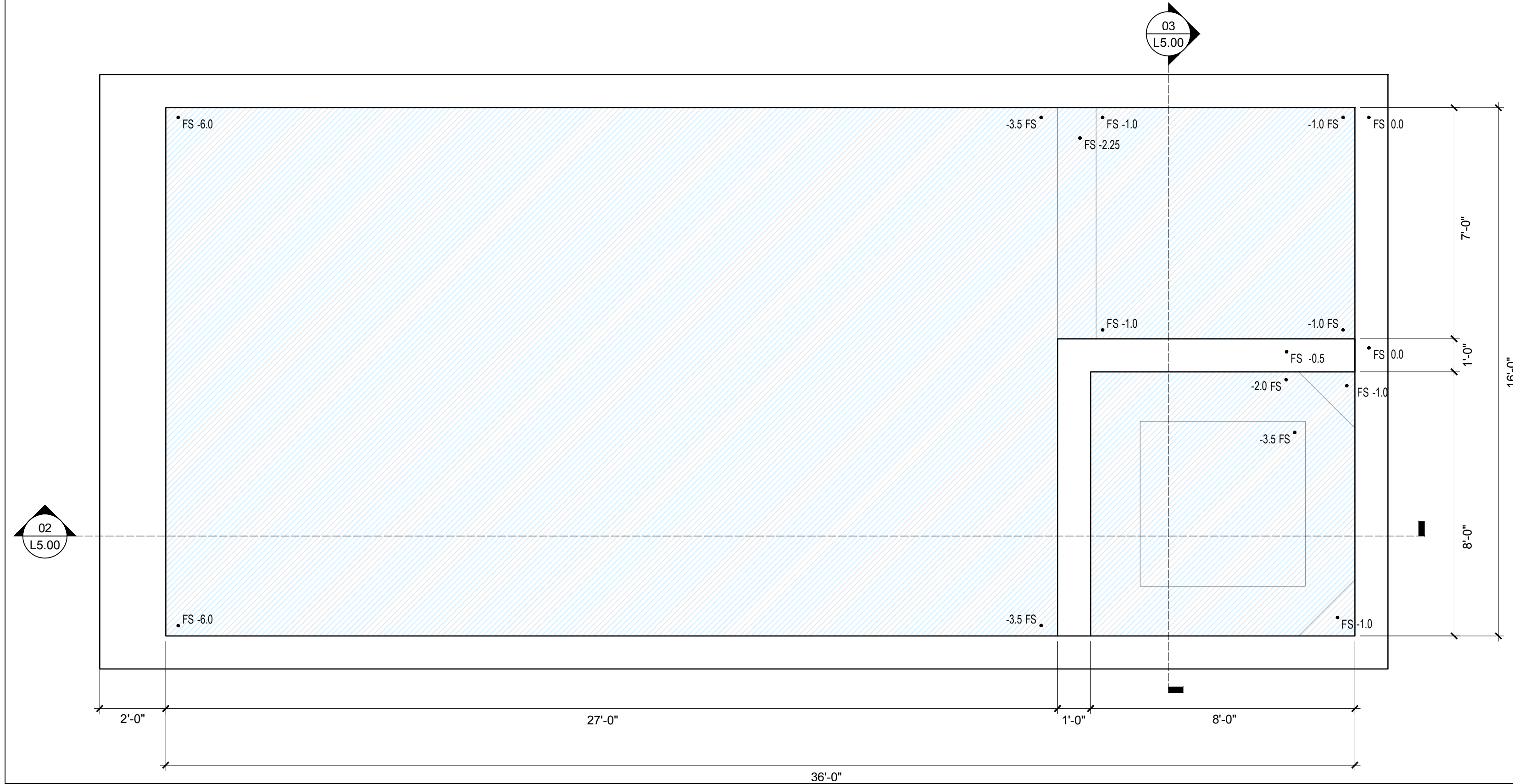
of



03 POOL CROSS SECTION
SCALE: 3/8" = 1'-0"



02 POOL LONGITUDINAL SECTION
SCALE: 3/8" = 1'-0"



01 POOL PLAN
SCALE: 3/8" = 1'-0"

ONLY THE ORIGINAL, SIGNED, HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOPS' PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT. WILD LAND WORKSHOPS WILL NOT BE RESPONSIBLE FOR ANY MISINTERPRETATION MADE TO THIS DRAWING. ELECTRONIC COPIES OF THIS DRAWING ARE NOT TO BE USED FOR ANY OTHER PURPOSE.

IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES AND DISCREPANCIES. THE CONTRACTOR SHALL INQUIRE AND FOLD THE LANDSCAPE ARCHITECT AND THE OWNER IMMEDIATELY AFTER CONSTRUCTION OF THE WORK. IMMEDIATELY AFTER CONSTRUCTION OF THE WORK, IMMEDIATELY AFTER CONSTRUCTION OF THE WORK, IMMEDIATELY AFTER CONSTRUCTION OF THE WORK.

NOT FOR CONSTRUCTION



WILD LAND WORKSHOP

LANDSCAPE ARCHITECTURE
MONTEREY CA (831) 238 8459



seal

ARCHITECT
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18 LA RANCHERIA

APN: 187-121-017
18 LA RANCHERIA RD.
CARMEL VALLEY, CA 93923

project

no.	description
1	PLANNING APPLICATION

date: 11.14.2025

CONSTRUCTION DETAILS

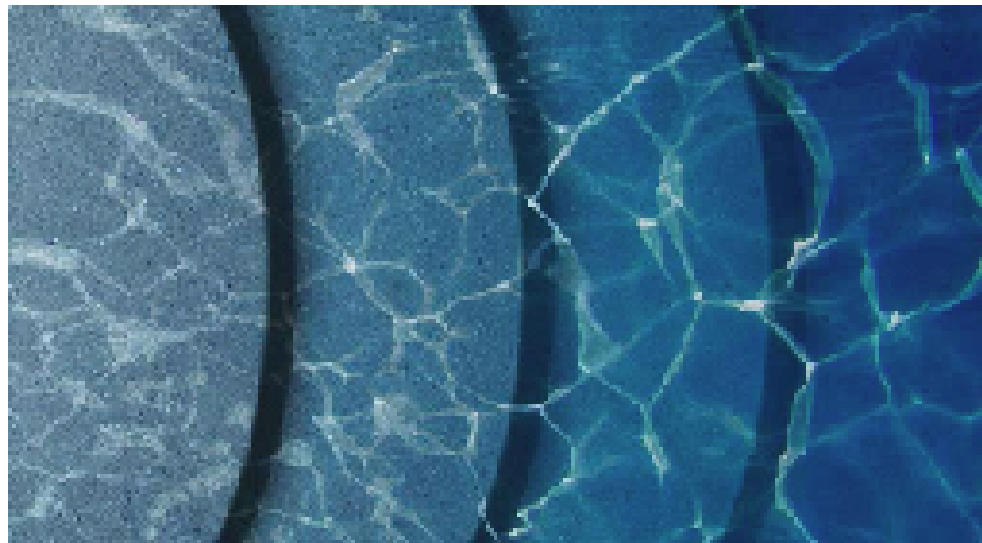
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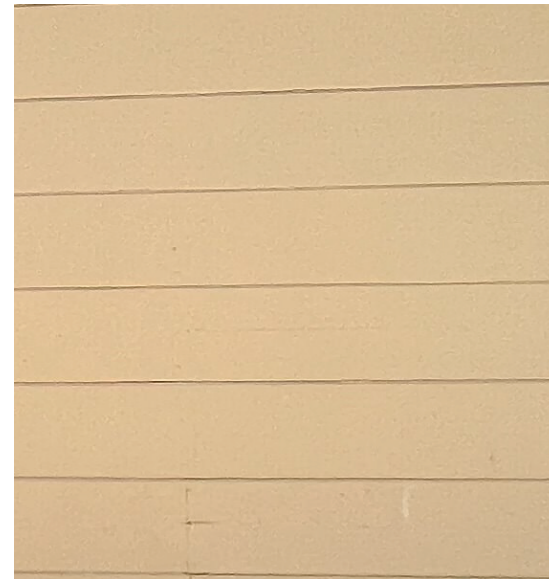
sheet no. of



Pool walls options: Aquabelle Palisades tile or NPT Balistone Celadon tile



Pool finish: Moraine



Exterior: Painted 1x10 horizontal wood boards to match existing



Driveway: Concrete



Roofing: Asphalt shingles to match existing



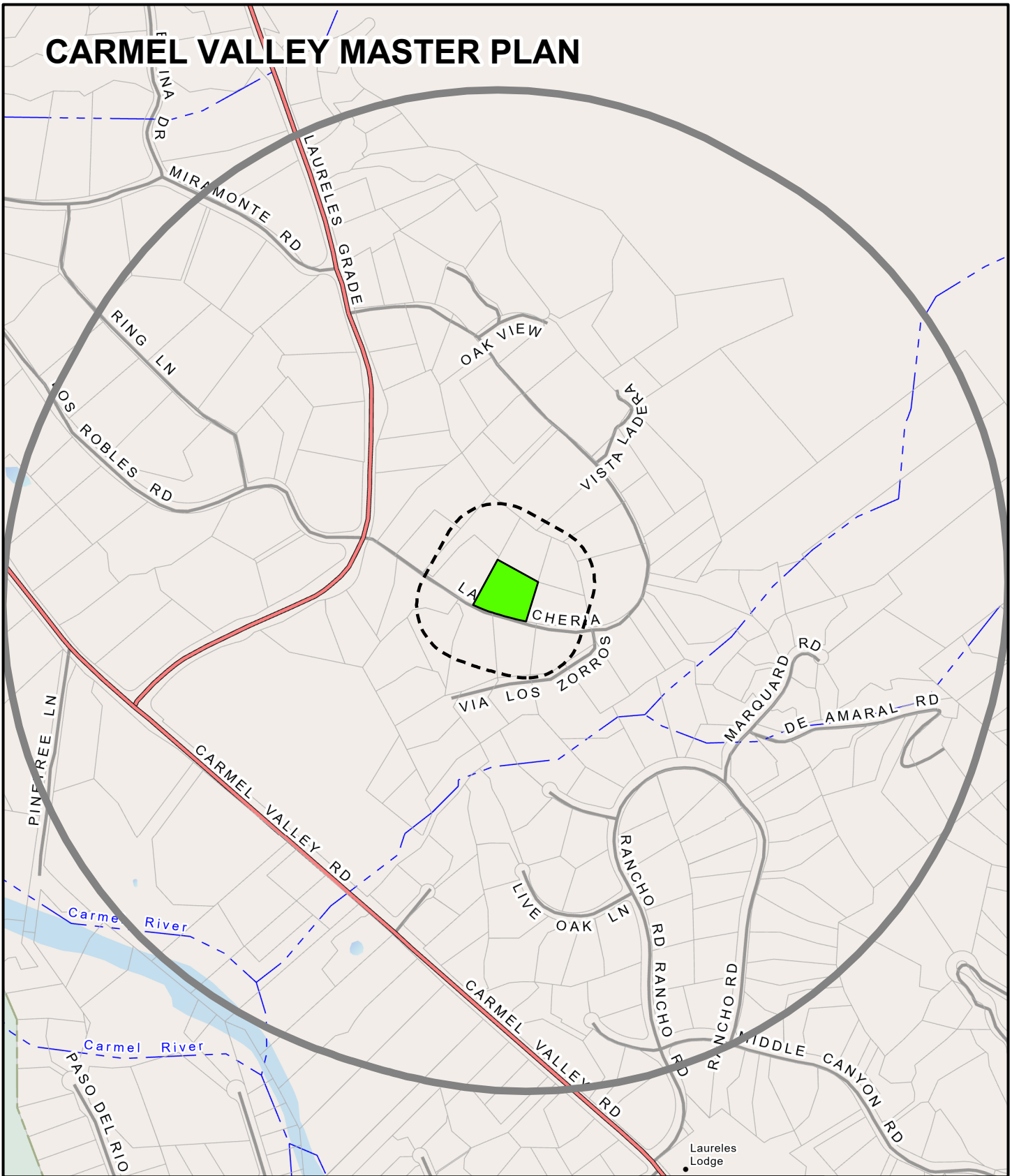
Windows: Aluminum clad wood windows with traditional muntins



Exhibit B

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CARMEL VALLEY MASTER PLAN



APPLICANT: GRIMM MARK & LAUREN STREHLOW TRS

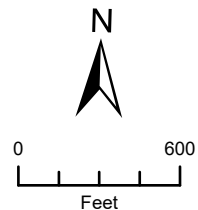
APN: 187121017000

FILE # PLN250036

 Project Site

 300 FT Buffer

 2500 FT Buffer



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County of Monterey

Item No.3

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: AP 26-064

August 05, 2026

Introduced: 7/28/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN260093 - BRUNICARDI DAVID & CARYN MAROONEY TRS

Administrative hearing to consider demolition of an existing 2,665 square foot single-family dwelling and construction of a 3,217 square-foot single-family dwelling, exterior changes to an existing garage, and installation of new associated site improvements.

Project Location: 3407 4th Ave, Carmel.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15302, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

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

- a) Find that the project qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- b) Approve a Coastal Administrative Permit and Design Approval to allow demolition of an existing 2,665 square foot single-family dwelling and removal of associated site improvements, and construction of a 3,217 square-foot single-family dwelling, exterior changes to an existing garage, and installation of new associated site improvements.

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

PROJECT INFORMATION:

Agent: Samuel Pitnick

Property Owner: Brunicardi David & Caryn Marooney TRS

APN: 009-153-005-000

Parcel Size: 0.51 acres

Zoning: MDR/2-D-(CZ)

Plan Area: Carmel Land Use Plan

Flagged and Staked: Yes

SUMMARY:

Staff is recommending approval of 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 building/grading permits and/or commencement of the approved use.

On August 5, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, August 4, 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.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
Cypress Fire Protection District

Prepared by: Jack Sorensen, Assistant Planner, 831-784-5765

Reviewed and approved by: Fionna Jensen, Principal Planner

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution

- Draft Conditions of Approval
- Site Plan, Elevations & Floor Plans
- Colors and Materials

Exhibit B - Vicinity Map

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jack Sorensen, Assistant Planner; Fionna Jensen, Principal Planner; David & Caryn Brunicardi, Property Owners; Samuel Pitnick, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN260093.



Administrative Permit

Legistar File Number: AP 26-064

August 05, 2026

Introduced: 7/28/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN260093 - BRUNICARDI DAVID & CARYN MAROONEY TRS

Administrative hearing to consider demolition of an existing 2,665 square foot single-family dwelling and construction of a 3,217 square-foot single-family dwelling, exterior changes to an existing garage, and installation of new associated site improvements.

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

- a) Find that the project qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- b) Approve a Coastal Administrative Permit and Design Approval to allow demolition of an existing 2,665 square foot single-family dwelling and removal of associated site improvements, and construction of a 3,217 square-foot single-family dwelling, exterior changes to an existing garage, and installation of new associated site improvements.

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

PROJECT INFORMATION:

Agent: Samuel Pitnick

Property Owner: Brunicardi David & Caryn Marooney TRS

APN: 009-153-005-000

Parcel Size: 0.51 acres

Zoning: MDR/2-D-(CZ)

Plan Area: Carmel Land Use Plan

Flagged and Staked: Yes

SUMMARY:

Staff is recommending approval of 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 building/grading permits and/or commencement of the approved use.

On August 5, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, August 4, 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.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
Cypress Fire Protection District

Prepared by: Jack Sorensen, Assistant Planner, 831-784-5765

Reviewed and approved by: Fionna Jensen, Principal Planner

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution

- Draft Conditions of Approval
- Site Plan, Elevations & Floor Plans
- Colors and Materials

Exhibit B - Vicinity Map

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jack Sorensen, Assistant Planner; Fionna Jensen, Principal Planner; David & Caryn Brunicardi, Property Owners; Samuel Pitnick, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN260093.

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:

BRUNICARDI DAVID & CARYN MAROONEY TRS (PLN260093)

RESOLUTION NO. 26-064

Resolution by the County of Monterey Chief of Planning:

- 1) Finding that the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines sections 15302 and none of the exceptions pursuant to Section 15300.2 apply; and
- 2) Approving a Coastal Administrative Permit and Design Approval to allow demolition of an existing 2,665 square foot single-family dwelling and removal of associated site improvements, and construction of a 3,217 square-foot single-family dwelling, exterior changes to an existing garage, and installation of new associated site improvements.

[PLN2600983, BRUNICARDI DAVID & CARYN MAROONEY TRS, 3407 4th Avenue, Carmel, Carmel Area Land Use Plan (APN: 009-153-005-000)]

The BRUNICARDI DAVID & CARYN MAROONEY TRS application (PLN260093) came on for administrative hearing before the County of Monterey Chief of Planning on August 5, 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:

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;
 - Monterey County Coastal Implementation Plan Part 4;
 - 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) The project involves the demolition of an existing 2,665 square foot single-family dwelling and certain site improvements (driveway, hardscape, internal paths), and the construction of a replacement 3,217 square foot single family dwelling and associated site improvements including exterior changes to an existing 889 square foot detached garage and office, construction of a new pervious driveway, hardscape, patios, a trellis, generator, and landscaping walls.
- c) Allowed Use. The property is located at 3407 4th Avenue, Carmel (Assessor's Parcel Number [APN]: 009-153-005-000), Carmel Land use Plan. The parcel is zoned Medium Density Residential with a 2 units per acre density and a Design Control overlay in the Coastal Zone, or "MDR/2-D(CZ)", which allows for the construction of a single-family dwelling, subject to the granting of a Coastal Administrative Permit and Design Approval, per Title 20 section 20.12.060. Exterior changes to the garage and office structure only require a Design Approval. Therefore, the project is an allowed land use for this site.
- d) The project planner conducted a site inspection on June 30, 2026 to verify that the project on the subject parcel conforms to the plans listed above.
- e) Lot Legality. The subject property (APN: 009-153-005-000) is approximately 0.51 acres (23,388 square feet) and is identified in its current configuration as Lot 6, in Block 22, as shown on map entitled, "Hatton Fields Tract No. 2, Being a Subdivision of a Portion of Rancho Canada De La Segunda, Monterey County, California", filed April 5, 1926 in Volume 3, Maps of "Cities and Towns" at page 32, in the Office of the County Recorder of the County of Monterey, State of California. Therefore, the County recognizes the subject property as a legal lot of record.
- f) Design/Neighborhood and Community Character. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The replacement single-family dwelling will have a modern architectural style with exterior colors and materials that consist of: stained vertical wood siding, light tan stucco siding, natural stone veneer, dark brown metal-framed windows and doors, and a pitched dark gray and brown asphalt shingle roof. Exterior improvements to the garage involve additional doors and windows, repainting the exterior stucco, and a new roof; all colors and materials to match the proposed residence. Residences within the vicinity have eclectic architectural styles, ranging from Tudor and modern to craftsman-style homes. The exterior finishes and earth-tone colors blend in with the surrounding built environment and are consistent with the surrounding residential neighborhood character. The subject property is surrounded by other developed residential properties, all of which have residential structures with similar elevations and heights as the proposed two-story residence. Though the proposed residence will be positioned within the existing developed footprint, the proposed pitched roof and the proposed landscaping at the front of the property will further ensure that the proposed residence will not detract from the neighborhood

character. Additionally, the height of the proposed dwelling is positioned three feet below the maximum allowed height. Therefore, the proposed development assures visual integrity and compatibility with the surrounding neighborhood. Due to intervening residences and vegetation, and the reduced allowable height in this zoning district, the proposed residence and accessory structure will not create any adverse visual impacts (see subsequent Evidence “h”). The project, as designed and sited, assures protection of the public viewshed, is consistent with the neighborhood character, and assures visual integrity.

- g) Development Standards. Pursuant to Title 20 section 20.12.060, main structures within the MDR zoning district shall have setbacks of at least 20 feet for the front, 5 feet for the sides, and 10 feet for the rear. Additionally, the maximum allowable height within this zoning district is 30 feet. As proposed, the single-family dwelling with a detached garage will have setbacks of approximately 60+ feet (front), 5 feet and 30 feet (sides), and over 80 feet (rear). The proposed development will have a height of 27 feet 2 inches from the average natural grade. The subject property has an allowable building site coverage of 35 percent and allowable floor area ratio of 45 percent. As proposed, the project will result in a site coverage of 16.3 percent, which is a 2.5 percent reduction of the current site coverage. The proposed project will result in a floor area ratio of 20 percent. Therefore, the property complies with the required site development standards based on the applicable zoning district.
- h) Scenic and Visual Resources. Map A of the Carmel Area Land Use Plan indicates which areas of the Carmel LUP fall within the Local Coastal Program General Viewshed, and the viewshed as seen from Highway 1, Scenic Road, and public lands within the Carmel segment and Carmel City Beach. As seen on Map A of the Carmel Area LUP, the subject property is within the general viewshed; however, due to intervening residences and mature vegetation, as well as the placement and design of the residence, the proposed structures will not create any adverse impacts to scenic and visual resources. Key Policy 2.2.2 of the Carmel Area Land Use Plan requires that development be subordinate to the natural scenic character of the area and must conform to the basic viewshed policy of minimum visibility. The proposed residence will be sited in the same location as the previous residence with a reduced footprint, which is currently screened by mature trees, and neighboring residences. Staff conducted a site visit on June 30, 2026, and determined that the project would not be visible from any common public viewing area, including Scenic Road, and Highway 1 due to intervening mature vegetation, changes in elevations, and development. Consistent with Policy 2.2.3.1, the proposed development is not visible from common public viewing areas identified in Map A, nor visible from the shoreline, and therefore will not detract from the natural beauty of the scenic shoreline and the undeveloped ridgelines and slopes in the public viewshed. Therefore, the proposed project is consistent with the Visual Resources policies of Carmel Area Land Use Plan and would have no impact on visual resources.
- i) Cultural Resources. The Monterey County Geographic Information System (GIS) identifies the subject property as having moderate

archaeological sensitivity. Accordingly, an archaeological report was not required for this project. However, an archaeological report was previously prepared for the project site in 2012. This report (County of Monterey Library No. LIB120287) found that there is no evidence that any cultural resources are present. Therefore, there is no evidence that the proposed project would disturb cultural resources. The potential for inadvertent impacts on cultural resources is limited and will be controlled by the 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.

- j) Forest Resources. The site is developed with pavers and landscape features and is not heavily forested. No native tree removal is proposed. Trees which are located close to construction sites shall be protected from inadvertent damage from construction (Condition No. 4) by fencing off the canopy driplines and/or critical root zones with protective materials.
- k) Historical Resources. The existing residence is 90 years old, as it was constructed in 1936. An addition to the façade occurred in 1975. A previously prepared Phase 1 Historic Assessment (County of Monterey Library No. LIB120288) confirmed that while the age of the house is over 50 years, the residence retains no historical significance; its design does not provide any distinctive historical design or style, and is not associated with any specific event that could be considered historical. The existing residence was previously owned by a local San Francisco property manager who has no historical significance. Therefore, the project will not impact historical resources.
- l) Public Access. See Finding No. 6 and supporting evidence.
- m) LUAC. Based on the Board of Supervisors Guidelines, the project was not referred to the Carmel Highlands LUAC for review because the project does not involve the granting of a Design Approval at a public hearing, the preparation of an Initial Study or Environmental Impact Report, or a lot line adjustment.
- n) 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 PLN260093.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Cypress Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to archaeological, historic resources, and soils/slope stability. The following reports have been prepared:
 - “Historical Evaluation of 3407 Fourth Avenue, Carmel, CA” (County of Monterey Library No. LIB120288) prepared by Kent L. Seavey, Salinas (August 2012).

- “Preliminary Archaeological Assessment” (County of Monterey Library No. LIB120287) prepared by Mary Doane and Gary Breschini, Carmel (July 2012).
- “Geotechnical Investigation” (County of Monterey Library No. LIB260084) prepared by HARO, KASUNICH, AND ASSOCIATES, INC., Carmel (February 2026)

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on June 30, 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 the Monterey County HCD - Planning for the proposed development found in Project File PLN260093.

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. Additionally, the establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case 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, Cypress Fire Protection District, HCD- Engineering Services, Environmental Health Bureau, and HCD - Environmental Services. 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 continue to be provided. The project site is supplied potable water by California American Water, which will continue to serve the proposed main residence. Carmel Area Wastewater District will continue to provide wastewater treatment to the main residence via an existing sewer main.
 - c) Staff conducted a site inspection on June 30, 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 the Monterey County HCD - Planning for the proposed development found in Project File PLN260093.

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 Building Services Department records and is not aware of any violations existing on subject property. However, staff is aware that the Applicant/Owner has yet to comply with required tree replanting conditions of numerous

Coastal Development Permit waivers that authorized the removal of 15 hazardous native trees (TRM170049, TRM190187, TRM220289, TRM230319, TRM240413, TRM250348, TRM250395). To ensure timely compliance with the replanting requirements of these tree removal permits, Condition No. 7 has been applied to require that the Applicant/Owner replant 15 Monterey pine trees (5 gallons or larger). The proposed tree replanting locations shall be shown on the landscape plans (Condition No. 8)

- b) Staff conducted a site inspection on June 30, 2026, and researched County records to assess if any violation exists on the subject property.
- c) There are no known violations on the subject parcel.
- d) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN260093.

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 15302 categorically exempts replacement and reconstruction of existing facilities, such as residences and accessory structures with the proposed structures being located on the same site as the structure replaced, and will have substantially the same purpose and capacity of the structure being replaced.
 - b) The project involves the demolition of an existing 2,665 square-foot residence and the construction of a replacement 3,217 square-foot single-family dwelling, and the remodel of an existing detached garage and office. Therefore, the Class 2 Categorical Exemption applies.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on June 30, 2026.
 - d) 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, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. Although the property is located in close proximity to a scenic highway (Highway 1) and in an area illustrated as the “Local Coastal Program General Viewshed” (Map A of the Carmel Area LUP), the proposed development will not be visible from the designated scenic corridor (see Finding No. 1, Evidence “f” and “h”). While the subject property is within 2000 feet of known archaeological resources, the subject property does not indicate any resources present through trowel scrapings that has taken place and the pedestrian survey that was conducted. The Archaeological report prepared (County of Monterey Library No. LIB120287) concludes that the proposed project has no surface evidence of potentially significant resources on the project parcel. Condition No. 3 has been added to assure the protection of cultural and archaeological resources and reduce any potential impacts as a result from construction and ground disturbance activities. There is no substantial evidence that would support a fair argument that the proposed project should be delayed for archaeological reasons.

- e) No adverse environmental effects were identified during staff review of the development application during a site visit on June 30, 2026.
 - 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 PLN260093.
6. **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 20.146.130 of the Monterey County Coastal Implementation Plan 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 visual or physical public access (Carmel Area, Figure 3, Local Coastal Program Public Access).
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260093.
7. **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.3, the project is not subject to appeal by/to the California Coastal Commission because it does not involve a conditionally allowed use, is not between the first public road and the sea, and is not a major public works facility.

DECISION

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

1. Find that the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines sections 15302 and none of the exceptions pursuant to Section 15300.2 apply; and
2. Approve a Coastal Administrative Permit and Design Approval to allow demolition of an existing 2,665 square foot single-family dwelling and removal of associated site improvements, and construction of a 3,217 square-foot single-family dwelling, exterior changes to an existing garage, and installation of new associated site improvements.

PASSED AND ADOPTED this 5th day of August 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 CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS NOT APPEALABLE TO THE COASTAL COMMISSION.

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.

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County of Monterey HCD Planning

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

PLN260093

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

This Coastal Administrative Permit and Design Approval to allow demolition of an existing 2,665 square foot single-family dwelling and removal of associated site improvements, and construction of a 3,217 square-foot single-family dwelling, exterior changes to an existing garage, and installation of new associated site improvements. The property is located at 3407 4th Avenue, Carmel, (Assessor's Parcel Number 009-153-005-000), 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 Chief of Planning for Assessor's Parcel Number 009-153-005-000 on August 5, 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. 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.

5. 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.

6. PD055 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Planning

**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 trucks 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 the 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.
- (HCD - Planning)

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of a construction permit, the Owner/Applicant/Contractor shall prepare and submit a CMP meeting the requirements of this condition to 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 yes, they of the project.

7. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio: 1:1
- Other: 15 trees need to be replanted to comply with the requirements of TRM170049, TRM190187, TRM220289, TRM230319, TRM240413, TRM250348, TRM250395.
Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to HCD -Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

8. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The landscape plans shall illustrate the location and species of trees required to be replanted pursuant to this permit. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County HCD - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

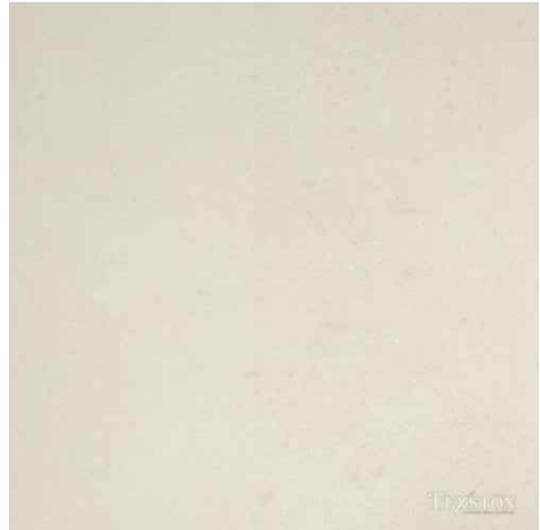
PROPOSED MATERIALS



ASPHALT SHINGLE ROOF -
DARK GRAY & BROWN



VERTICAL WOOD SIDING -
STAINED



STUCCO SIDING - LIGHT TAN



NATURAL STONE VENEER -
TAN/GRAY/BROWN



ALUMINUM WINDOWS/DOORS -
DARK BRONZE

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY SURVEY AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
- CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".
- SMOKE DETECTORS IN THE MAIN DWELLING SHALL BE INSTALLED AND FIELD VERIFIED IN EACH BEDROOM, IN THE HALLWAY LEADING TO THE BEDROOMS AND ON EACH FLOOR PER CRC R314.2. CARBON MONOXIDE ALARMS SHLL BE INSTALLED AND FIELD VERIFIED ON EACH FLOOR PER CRC R315.2.
- ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
- THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS
- CONTRACTOR TO OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND TO MAINTAIN THE TICKET IN ACTIVE STATUS AND ON SITE FOR INSPECTION THROUGHOUT THE PROJECT.

AVERAGE NATURAL GRADE CALCULATIONS

PROPOSED HOUSE:
HIGHEST ELEVATION = 420.5'
LOWEST ELEVATION = 416.5'

(420.5+416.5)/2 = 418.5' AVERAGE NATURAL GRADE (A.N.G.)

ALLOWABLE HEIGHT ABV. A.N.G. = 30'-0" OR 448.5'
PROPOSED HEIGHT ABV. A.N.G. = 27'-2" OR 445.6'

EXISTING SITE PHOTOS



STREET VIEW OF (E) HOUSE & GARAGE



FRONT OF (E) GARAGE



BACK OF (E) HOUSE

BUILDING CODE INFO

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

2025 CALIFORNIA BUILDING CODE
2025 CALIFORNIA RESIDENTIAL CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA ELECTRICAL CODE
2025 CALIFORNIA ENERGY CODE
2025 CALIFORNIA FIRE CODE
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

ALL MATERIALS & CONSTRUCTION TO COMPLY WITH CHAPTER 7A OF THE 2025 CBC, AND CHAPTER 3, SECTION 337R OF THE 2025 CRC.

SHEET INDEX

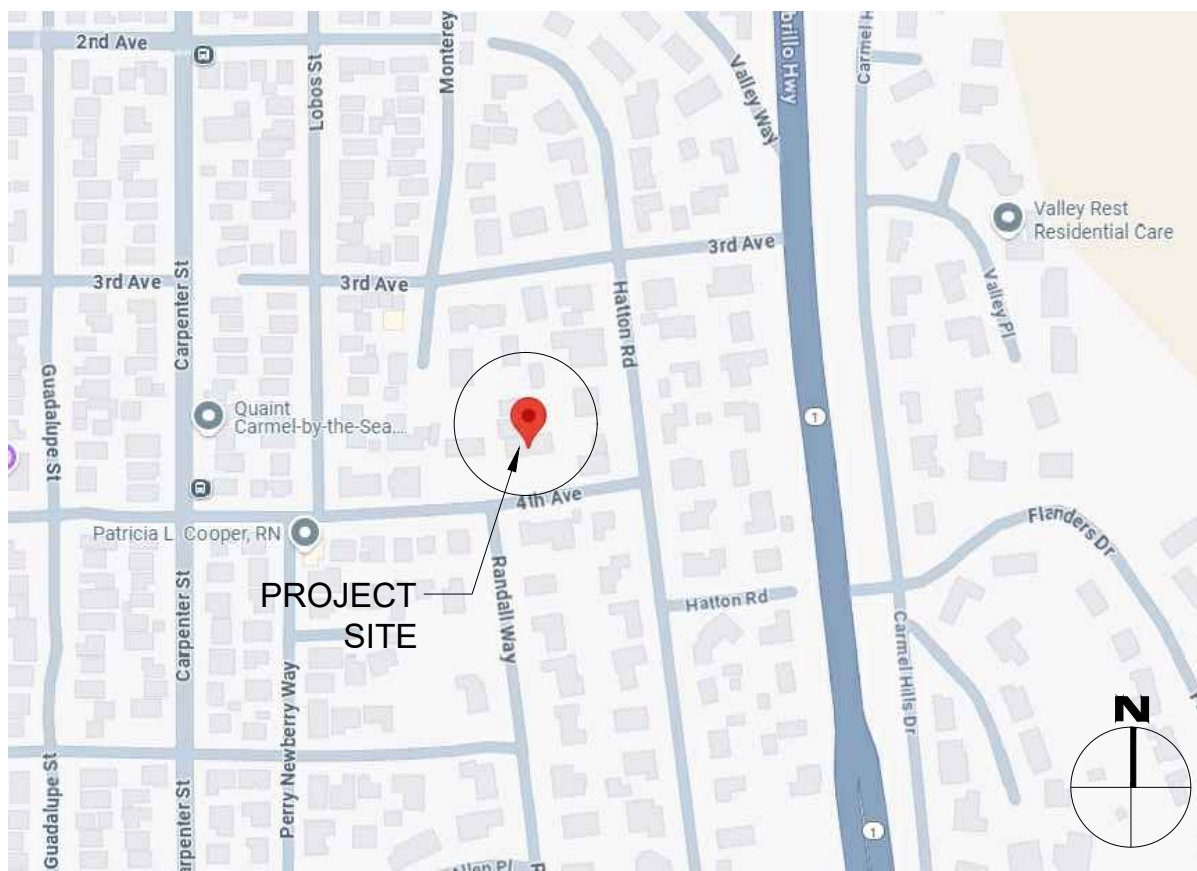
G1.0	PROJECT INFORMATION
G1.1	CONSTRUCTION MANAGEMENT & EROSION CONTROL
G1.2	BEST MANAGEMENT PRACTICES
G1.3	FUEL MANAGEMENT PLAN
G1.4	SURVEY
G1.5	PROPOSED RENDERING
A1.0	EXISTING SITE PLAN
A1.1	PROPOSED SITE PLAN
A1.2	PROPOSED SITE LIGHTING
A2.0	EXISTING GARAGE FLOOR & ROOF PLAN
A2.1	PROPOSED GARAGE FLOOR & ROOF PLAN
A2.2	PROPOSED FIRST FLOOR PLAN
A2.3	PROPOSED SECOND FLOOR PLAN
A2.4	PROPOSED ROOF PLAN
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS
A3.3	BUILDING ELEVATIONS
A3.4	BUILDING ELEVATIONS
A3.5	BUILDING ELEVATIONS
A4.0	DOOR & WINDOW SCHEDULES
L-1.0	SITE PLAN
L-2.0	GRADING PLAN
L-3.0	CONSTRUCTION DETAILS
L-4.0	PLANTING NOTES
L-4.1	PLANTING PLAN
L-5.0	SITE LIGHTING PLAN
L-5.1	SITE LIGHTING SPECS
L-5.2	SITE LIGHTING SPECS

SCOPE OF WORK

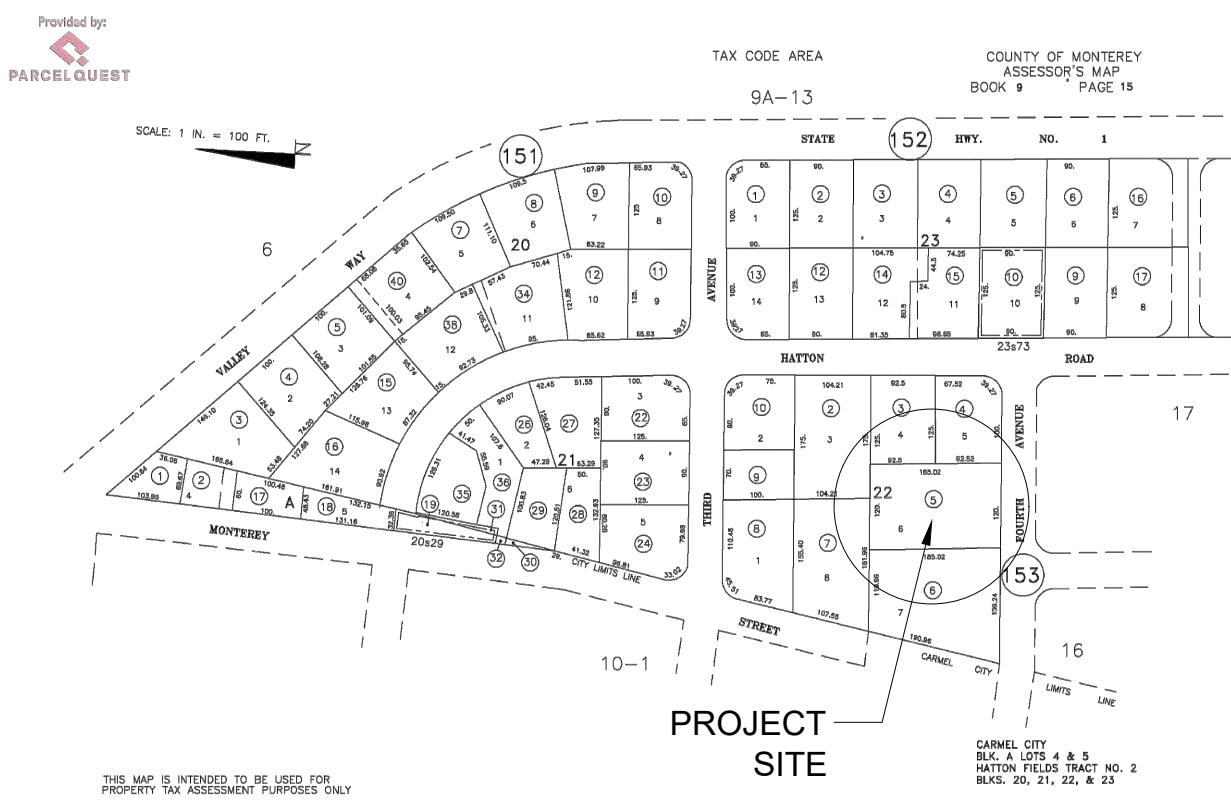
DEMOLITION OF AN (E) 2,665 SF ONE STORY HOUSE. CONSTRUCTION OF A NEW 3,217 SF TWO STORY HOUSE. REMODEL (E) DETACHED GARAGE & OFFICE TO MATCH NEW HOUSE - REPLACE (E) ASPHALT SHINGLE ROOF WITH NEW ASPHALT SHINGLE ROOF, REPLACE (E) WINDOWS & DOORS.

SCOPE OF WORK ALSO INCLUDES CONSTRUCTION OF A NEW DRIVEWAY, PATIOS & WALKWAYS. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFO.

VICINITY MAP



PARCEL MAP



PROJECT TEAM

OWNER	DAVID & CARYN BRUNICARDI 3407 4TH AVENUE CARMEL, CA 93923
ARCHITECT	SAMUEL PITNICK ARCHITECTS, INC. LICENSE # C-34362 PO BOX 22412, CARMEL, CA 93922 PHONE: (831) 241-1895 SAMUEL.PITNICK@GMAIL.COM
LANDSCAPE DESIGN	SEVEN SPRINGS STUDIOS 2548 EMPIRE GR., SANTA CRUZ, CA 95060 PHONE: (831) 466-9617
SURVEYOR	LANDSET ENGINEERS INC. 520 CRAZY HORSE CANYON RD B SALINAS, CA 93907 PHONE: (831) 443-6970
ARCHAEOLOGIST	ARCHAEOLOGICAL CONSULTING P.O. BOX 3377, SALINAS CA, 93912 PHONE: (831) 422-4912
GEOTECHNICAL ENGINEER	HARO KASUNICH & ASSOCIATES INC. 116 E LAKE AVE, WATSONVILLE, CA 95076 PHONE: (831) 722-4175

PROJECT INFORMATION

PROPERTY ADDRESS	3407 4TH AVENUE CARMEL, CA 93923
APN	009-153-005-000
ZONING	MDR/2-D(CZ)
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	R-3 / SINGLE FAMILY RESIDENCE U / GARAGE
YEAR BUILT	1941 (REMODELED 2014)

BUILDING INFORMATION & LOT COVERAGE

LOT SIZE	23,388 SF
ALLOWABLE FLOOR AREA	45% OR 10,524.6 SF
(E) FLOOR AREA:	
(E) HOUSE	2,665 SF
(E) GARAGE & OFFICE	889 SF
(E) A.D.U.	746 SF
TOTAL	4,300 SF

(P) FLOOR AREA:	
(P) FIRST FLOOR	2,093 SF
(P) SECOND FLOOR	1,124 SF
SUB-TOTAL	3,217 SF

(E) GARAGE & OFFICE	889 SF
(E) A.D.U.	746 SF
TOTAL	4,852 SF

ALLOWABLE SITE COVERAGE	35% OR 8,185.8 SF
-------------------------	-------------------

(E) SITE COVERAGE:	
(E) STRUCTURES	4,300 SF
(E) EAVES > 30"	0 SF
(E) DECKS/PATIOS > 24"	121 SF
TOTAL	4,421 SF OR 18.9%

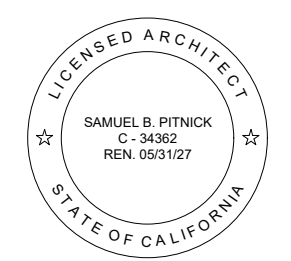
(P) SITE COVERAGE:	
(P) STRUCTURES	3,728 SF
(P) EAVES > 30"	88 SF
(P) DECKS/PATIOS > 24"	0 SF
TOTAL	3,816 SF OR 16.3%

MISCELLANEOUS

WATER SOURCE	CAL AM
WASTE DISPOSAL SYSTEM	SEWER
TREES TO BE REMOVED	NONE
GRADING ESTIMATES	NONE
(E) PARKING	2 SPACES (COVERED)
(P) PARKING	2 SPACES (COVERED)
(E) BUILDING SPRINKLERED	NO
(P) BUILDING SPRINKLERED	YES

BRUNICARDI
RESIDENCE

3407 4TH AVENUE
CARMEL, CA 93923



SAMUEL PITNICK
ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL.PITNICK@GMAIL.COM

REVISIONS	DATE

ARCHITECTURAL

PROJECT
INFORMATION

Scale: SEE DWG.
Drawn By: SBP
Job: -

G1.0

02/19/2026

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

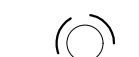
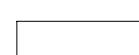
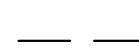
GENERAL NOTES

1. TREE PROTECTION SHALL BE IN PLACE PRIOR TO ANY PERMITS BEING ISSUED.
2. ALSO SEE BEST MANAGEMENT PRACTICES SHEET.
3. CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".

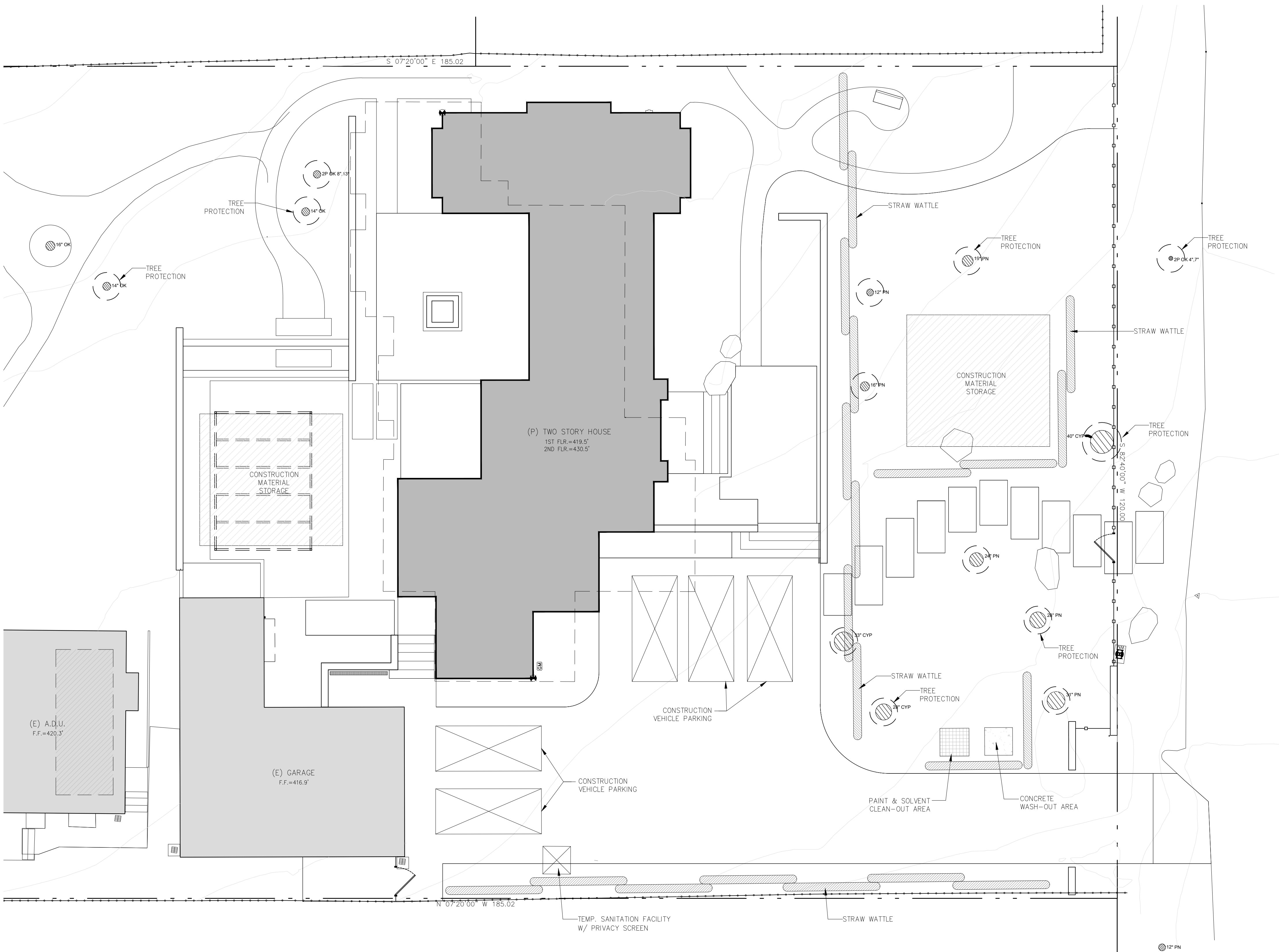
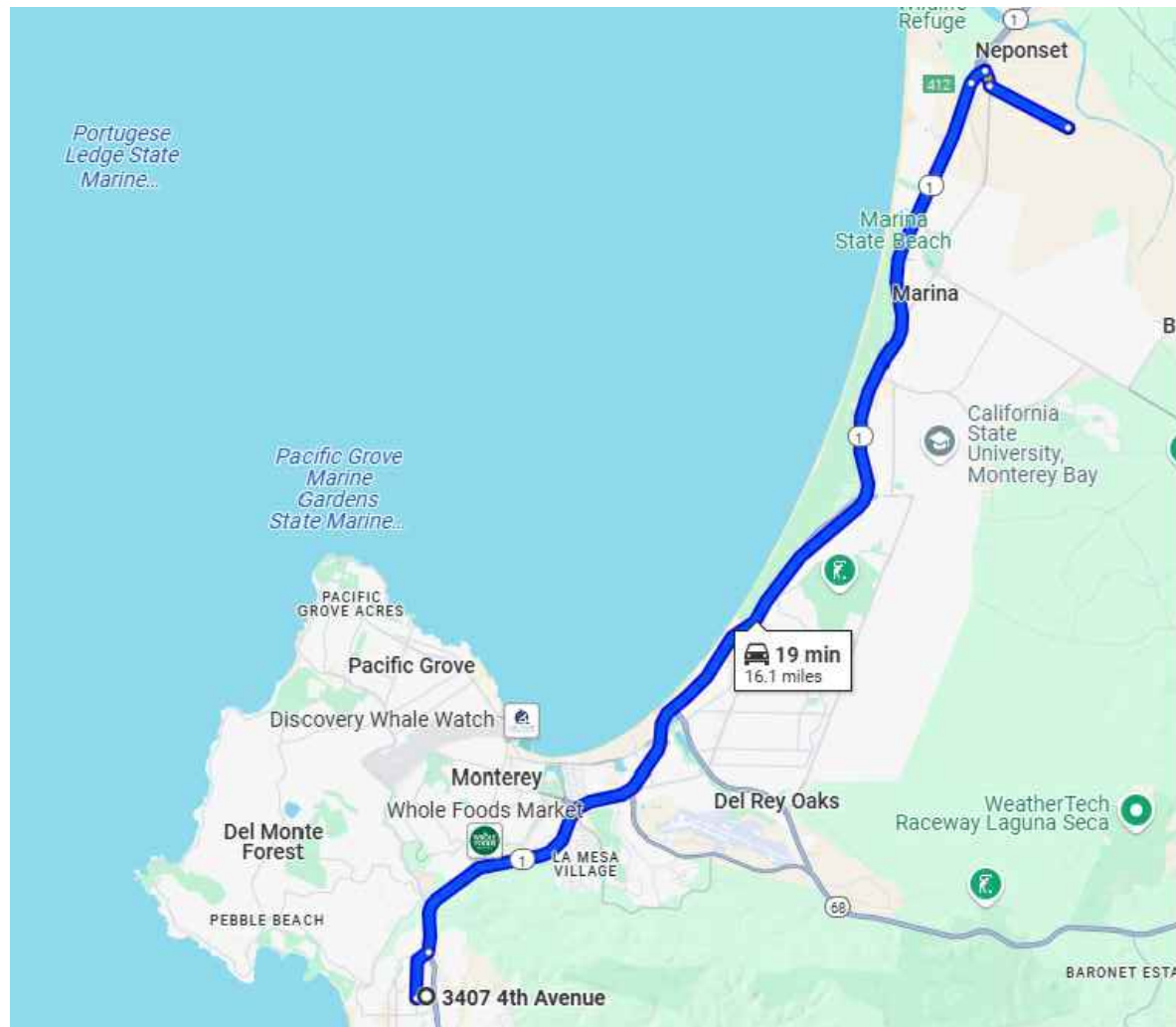
CONSTRUCTION MANAGEMENT NOTES

1. DURATION OF CONSTRUCTION IS APPROX. 12-16 MONTHS STARTING FROM THE DATE PERMITS ARE ISSUED.
2. WORK SHALL BE PERFORMED BETWEEN THE HOURS OF 8 AM AND 5 PM. WORK PERFORMED BEFORE 8AM SHALL BE NON-CONSTRUCTION ACTIVITY (QUIET HOUR)
3. TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING THE OCEAN AVENUE EXIT OFF OF HIGHWAY ONE. TRUCKS WILL TAKE HIGHWAY ONE NORTH AND EXIT DEL MONTE BLVD. TO TRANSPORT WASTE AND DEBRIS TO MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT. REFER TO MAP ON THIS SHEET.
4. THE NUMBER OF WORKERS WILL VARY THROUGH OUT THE CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 2 TO 12.
5. EROSION CONTROL PROTECTION TO BE INSTALLED PER THE PERMITTED PLANS.
6. STERILE STRAW WATTLES SHALL BE PLACED BEFORE AND DURING RAIN STORM EVENTS TO CONTAIN STORM WATER AND EROSION DURING CONSTRUCTION.
7. ALL ON AND OFF-ROAD DIESEL EQUIPMENT SHALL NOT IDLE FOR MORE THAN 5 MINUTES.
8. SUBSTITUTE GASOLINE-POWERED IN PLACE OF DIESEL-POWERED EQUIPMENT, WHERE FEASIBLE.
9. USE ALTERNATIVELY FUELED CONSTRUCTION EQUIPMENT ON-SITE WHERE FEASIBLE, SUCH AS COMPRESSED NATURAL GAS (CNG), LIQUEFIED NATURAL GAS (LNG), PROPANE OR BIODIESEL.
10. CONSTRUCTION TRUCK TRIPS WILL BE SCHEDULED DURING NON-PEAK HOURS TO REDUCE PEAK HOUR EMISSIONS.
11. DUST CONTROL MEASURES WILL BE IMPLEMENTED INCLUDING THE USE WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. WATERING FREQUENCY SHALL BE INCREASED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NON-POTABLE) WILL BE USED WHENEVER POSSIBLE.
12. ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CVC SECTION 23114.
13. TRUCK STAGING - ALL TRUCK STAGING REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE STAGED ON PRIVATE PROPERTY.

CONSTRUCTION MANAGEMENT LEGEND

- | | | | |
|---|--------------------------------|---|-----------------|
|  | CONSTRUCTION MATERIAL STORAGE |  | STRAW WATTLE |
|  | PAINT & SOLVENT CLEAN-OUT AREA |  | TREE PROTECTION |
|  | CONCRETE CONTAINMENT WASHOUT |  | SILT FENCING |

TRUCK ROUTING FROM SITE TO DUMP

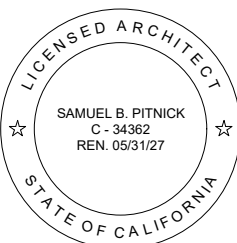


1 CONSTRUCTION MANAGEMENT & EROSION CONTROL PLAN
SCALE: 1/8"=1'-0"



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RESIDENCE

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REVISIONS DATE

REVISIONS	DATE

ARCHITECTURAL

CONSTRUCTION
MANAGEMENT
PLAN

Scale: SEE DWG.

Drawn By: SBP

Job: -

G1.1

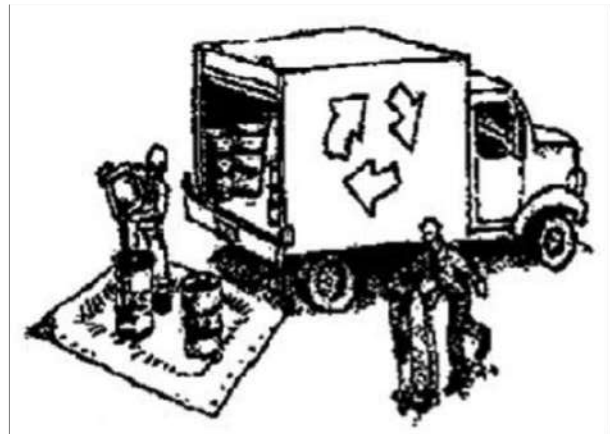
02/19/2026

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CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

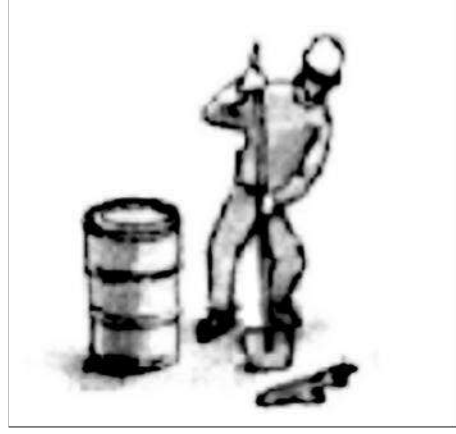
Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.

- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Waste Management

- ❑ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).



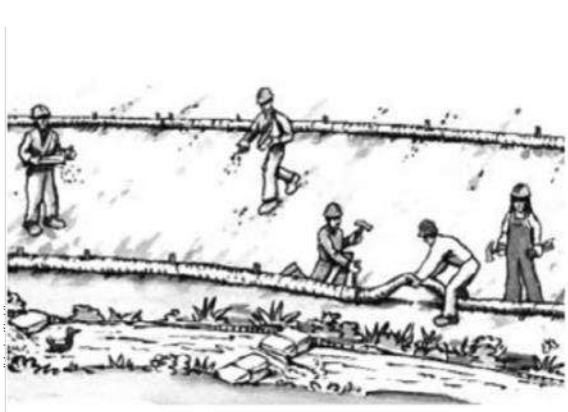
EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ❑ Inlet protection is the last line of spill defense. Drains/ inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management District's guidelines for accepting hazardous waste materials).
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.



EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filler, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
 - Unusual soil conditions, discoloration, or odor
 - Abandoned underground tanks
 - Abandoned wells
 - Buried barrels, debris, or trash.

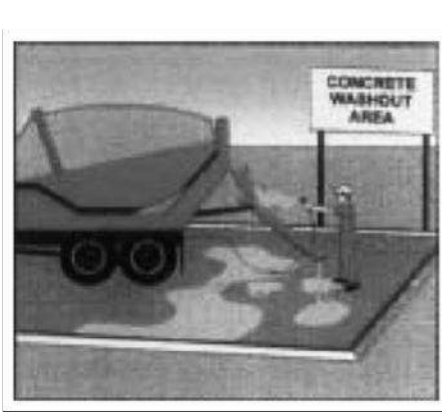


PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt or concrete pavement.

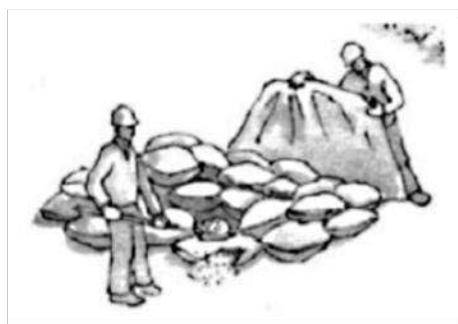
Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.



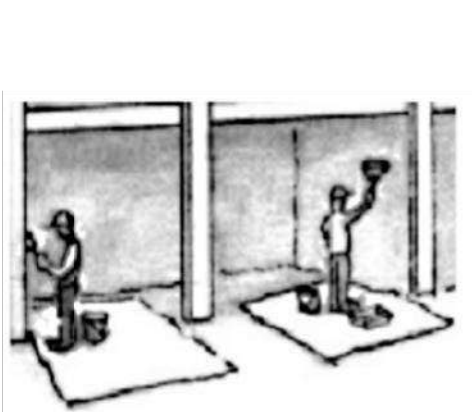
CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/ trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



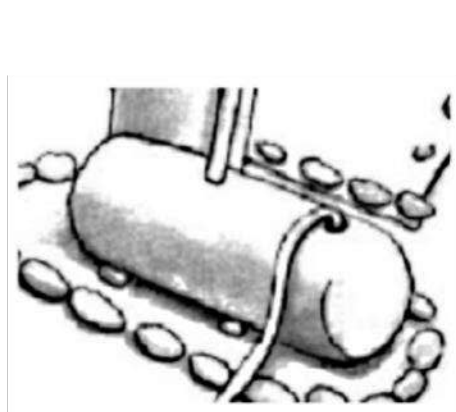
PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



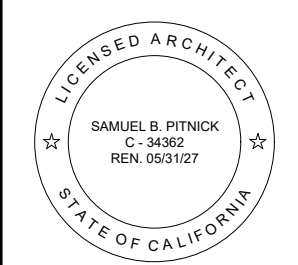
DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- ❑ Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

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EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

ARCHITECTURAL

BEST
MANAGEMENT
PRACTICES

Scale: SEE DWG.
Drawn By: SBP
Job: -

G1.2

02/19/2026

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FUEL MANAGEMENT NOTES

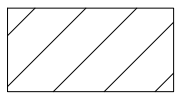
'GREEN ZONE' WITHIN 30 FEET SURROUNDING THE BUILDING:

- CUT FLAMMABLE VEGETATION AROUND BUILDINGS A MINIMUM 30 FEET OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER, EXCEPT FOR LANDSCAPING, AS FOLLOWS:
 - CUT DRY AND DEAD GRASS TO A MAXIMUM HEIGHT OF 4 INCHES.
 - MAINTAIN THE ROOF AND GUTTERS OF THE STRUCTURE FREE OF LEAVES, NEEDLES OR OTHER DEAD VEGETATIVE GROWTH.
 - MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD.
 - TRIM TREE LIMBS THAT EXTEND WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVE PIPE. O TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10 FEET FROM THE GROUND.
 - REMOVE ALL LIMBS WITHIN 6 FEET OF THE GROUND.
 - REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL.
 - REMOVE ALL CUT MATERIAL FROM THE AREA.
- REMOVE ALL CUT MATERIAL FROM THE AREA OR CHIP AND SPREAD ON SITE.
- PROVIDE AND MAINTAIN AT ALL TIMES A SCREEN OVER THE OUTLET OF EVERY CHIMNEY OR STOVEPIPE THAT IS ATTACHED TO A FIREPLACE, STOVE OR OTHER DEVICE THAT BURNS ANY SOLID OR LIQUID FUEL. THE SCREEN SHALL BE CONSTRUCTED OF NONFLAMMABLE MATERIAL AND OPENINGS OF NOT MORE THAN ONE-HALF INCH IN SIZE.
- POST HOUSE NUMBERS PER FIRE DEPARTMENT REQUIREMENTS.

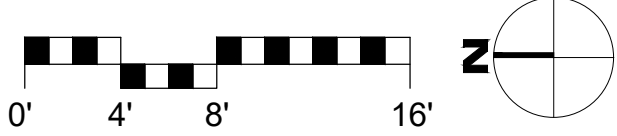
'REDUCED FUEL ZONE' BETWEEN 30 AND 100 FEET AROUND THE BUILDING:

- CUT PLANTS AND GRASS BENEATH TREE CANOPIES TO PREVENT FIRE FROM SPREADING TO THE TREES. THESE PLANTS SHOULD BE 'TOPPED OFF' LEAVING THE ROOT STRUCTURE INTACT TO MINIMIZE EROSION.
- CUT OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF 4 INCHES.
- CREATE HORIZONTAL SPACING BETWEEN SHRUBS AND TREES.
- CREATE VERTICAL SPACING BETWEEN GRASS, SHRUBS AND TREES.
- DO NOT USE HERBICIDE OR OTHER CHEMICAL METHODS TO REMOVE VEGETATION.

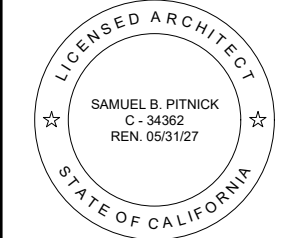
FUEL MANAGEMENT LEGEND

-  'GREEN ZONE' WITHIN 30 FEET SURROUNDING THE BUILDING
-  'REDUCED FUEL ZONE' BETWEEN 30 AND 100 FEET AROUND THE BUILDING

1 FUEL MANAGEMENT PLAN
SCALE: 1/8"=1'-0"



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REVISIONS	DATE

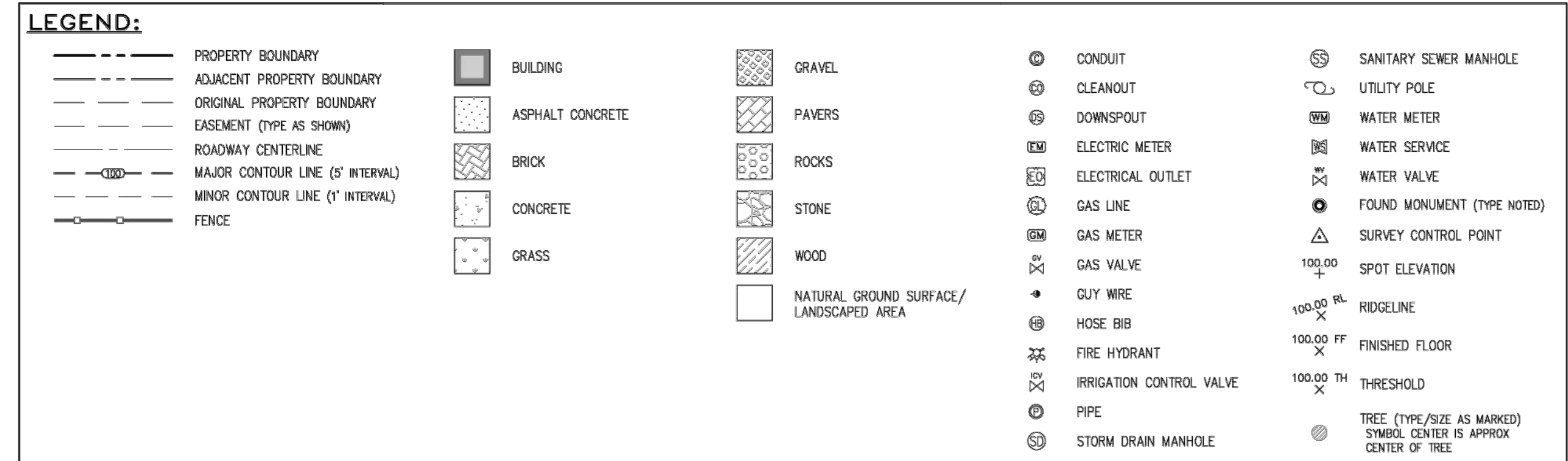
ARCHITECTURAL

FUEL
MANAGEMENT
PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

G1.3

02/19/2026

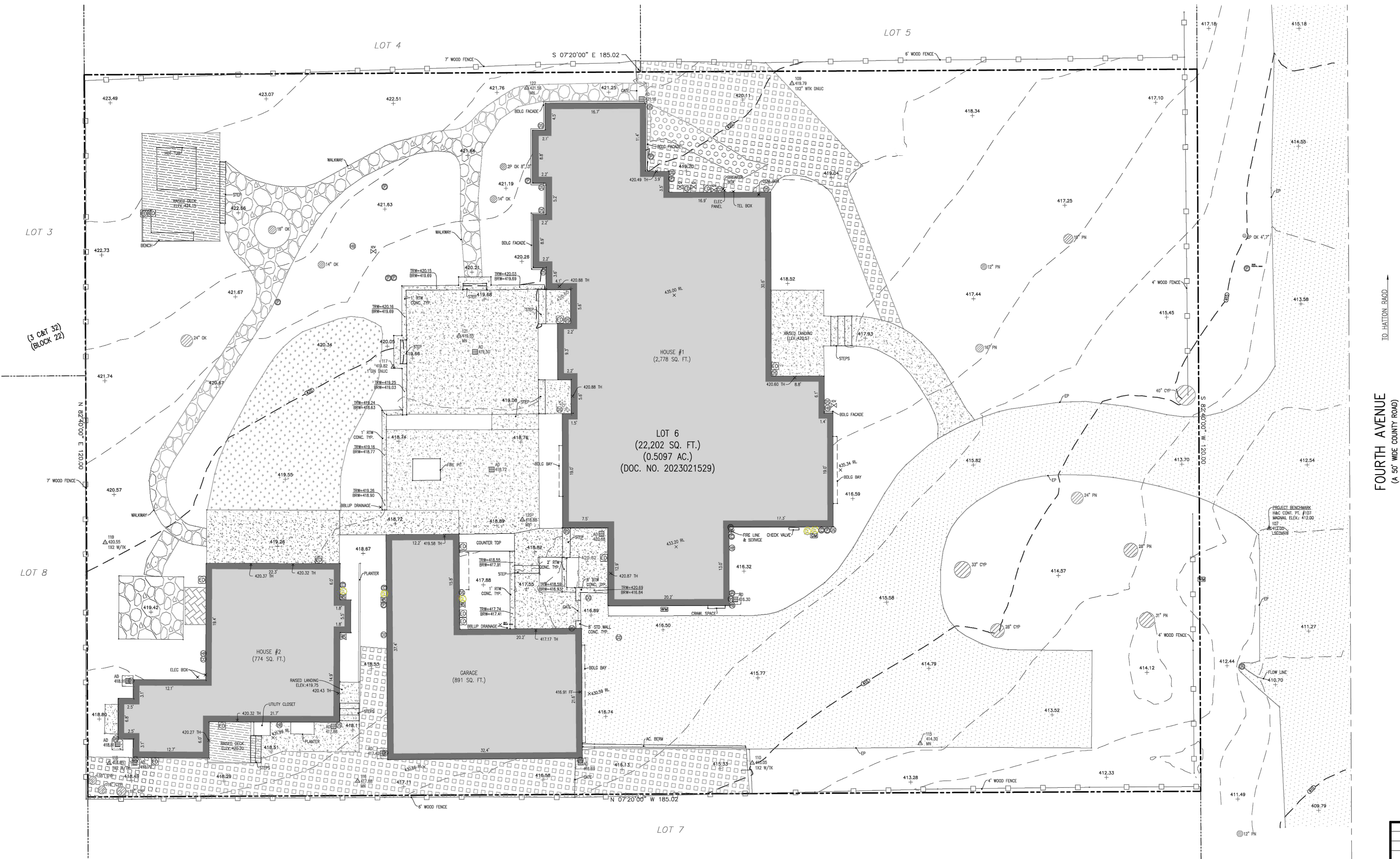


ABBREVIATIONS:

AC	=	ASPHALT CONCRETE	FL	=	FLOWLINE
AD	=	AREA DRAIN	FND	=	FOUND
BLDG	=	BUILDING	GR	=	GRATE
BRK	=	BRICK	MGN	=	MONUMENT
BRKR	=	BREKER	METL	=	METAL
BRW	=	BOTTOM OF RETAINING WALL	OK	=	OAK
BW	=	BACK OF SIDEWALK	PN	=	PINE
CB	=	CATCH BASIN	RL	=	RIIDGE LINE
CL	=	CENTERLINE	RW	=	RETAINING WALL
CMU	=	CONCRETE MASONRY UNIT	RWD	=	REDWOOD
CONC	=	CONCRETE	STN	=	STONE
CTL	=	CONTROL	STD	=	STANDING
CYP	=	CYPRESS	TH	=	THRESHOLD
DG	=	DECOMPOSED GRANITE	TR	=	TREE
ELEC	=	ELECTRIC	TRW	=	TOP OF RETAINING WALL
EP	=	EDGE OF PAVEMENT	UTL	=	UTILITY
ESMT	=	EASEMENT	WD	=	WOOD
FF	=	FINISHED FLOOR			

GENERAL NOTES:

- 1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&W CONTROL POINT #1107. A MAGNETIC NAIL LOCATED 81' SOUTHERLY AND 45' EASTERLY FROM THE SOUTHWESTERLY PROPERTY CORNER, ELEVATION IS 412.00" AS SHOWN.
- 2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- 3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- 4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (06/23/2015) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- 5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
- 6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.



FOURTH AVENUE
(A 50' WIDE COUNTY ROAD)

CONTACT INFORMATION:
CLIENT:
MR. & MRS. DAVID & CARYN
BRUNICARDI
3407 4TH AVENUE
CARMEL, CA 93923

SITE LOCATION:
3407 4TH AVENUE
CARMEL, CA 93923

				SHEET 1 OF 1 SHEETS
	11/18/25	AL	TREE UPDATE	
	07/08/25	AL	RELEASED TO CLIENT	
No.	DATE	BY	REVISION	

APN: 009-153-005

TOPOGRAPHIC MAP

THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2023021529
OF
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL, CALIFORNIA

FOR
MR. & MRS. DAVID & CARYN BRUNICARDI



LANDSET
ENGINEERS, INC.
1570-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

APPROVED BY:

GUY R. GIRAUDO P.L.S. No. 8703

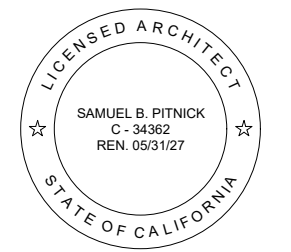


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1 PROPOSED RENDERING OF FRONT ELEVATION
SCALE: N.T.S.

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REVISIONS	DATE

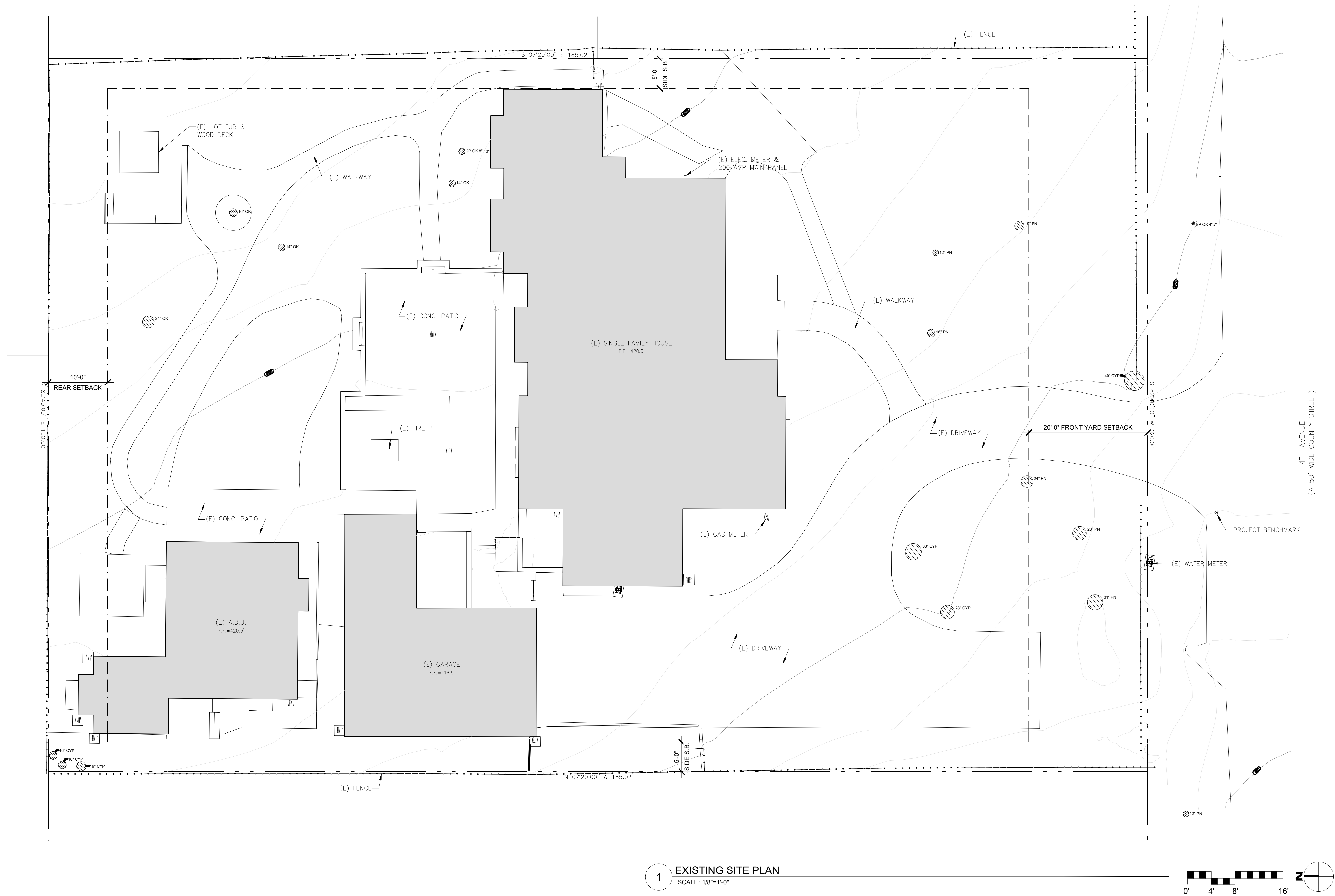
ARCHITECTURAL
PROPOSED
RENDERING

Scale: SEE DWG.
Drawn By: SBP
Job: -

G1.5

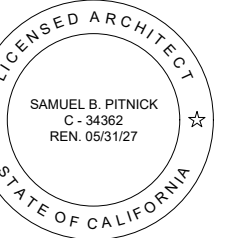
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1 EXISTING SITE PLAN
SCALE: 1/8"=1'-0"

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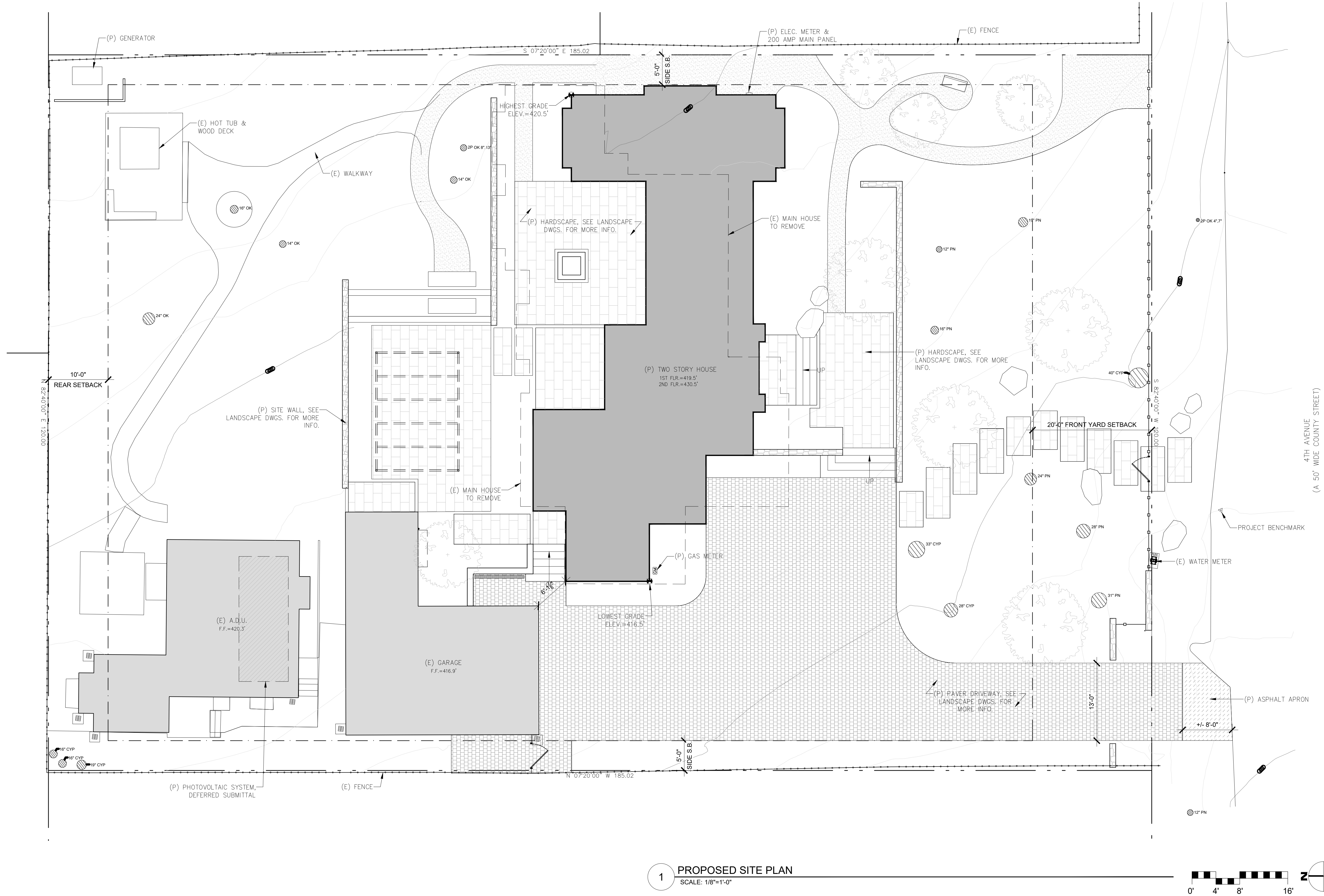
ARCHITECTURAL
EXISTING
SITE PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A1.0

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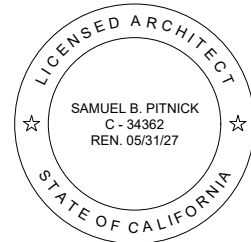
1 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

SITE PLAN NOTES

1. CONTRACTOR SHALL PROVIDE UNDERGROUND POWER TO NEW ELECTRICAL METER & MAIN PANEL.
2. SEE DRAWINGS PREPARED BY SEVEN SPRINGS STUDIOS FOR ADDITIONAL SITE PLAN DETAILS & INFORMATION.

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REVISIONS DATE

ARCHITECTURAL

PROPOSED
SITE PLAN

Scale: SEE DWG.

Drawn By: SBP

Job: -

A1.1

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Lightology

Two If By Sea Outdoor Wall Sconce
ITEM NUMBER MFR833767



BRAND

Modern Forms

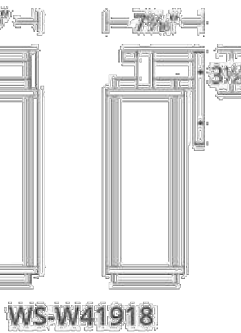
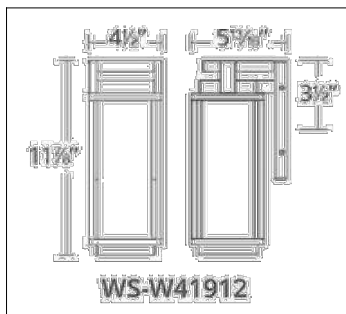
DESCRIPTION

The Two If By Sea Outdoor Wall Light features aluminum hardware with clear hammered seeded glass for a soft glow on all sides of this geometric wall sconce. Down light illumination.



Shown in: Black / Clear

SHADE COLOR	Clear
BODY FINISH	Black
WATTAGE	15W
DIMMER	Low Voltage Electronic
DIMENSIONS	5.81"W x 11.88"H x 4.5"D
LAMP	1 x LED/15W/120V LED
Technical Information	
LUMINOUS FLUX	870 lumens
LUMENS/WATT	58.00
LAMP COLOR	3000 K
COLOR RENDERING	90 CRI
ITEM NUMBER	MFR833767

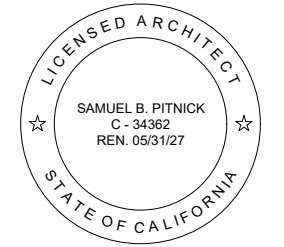


COMPANY	PROJECT	FIXTURE TYPE	APPROVED BY	DATE

LIGHTOLOGY.COM | QUOTES@LIGHTOLOGY.COM Apr 05, 2021 | 1.866.954.4489

1 PROPOSED EXTERIOR WALL SCONCE
SCALE: N.T.S.

BRUNICARDI
RESIDENCE
3407 4TH AVENUE
CARMEL, CA 93923



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REVISIONS	DATE

ARCHITECTURAL

PROPOSED
SITE
LIGHTING

Scale: SEE DWG.
Drawn By: SBP
Job: -

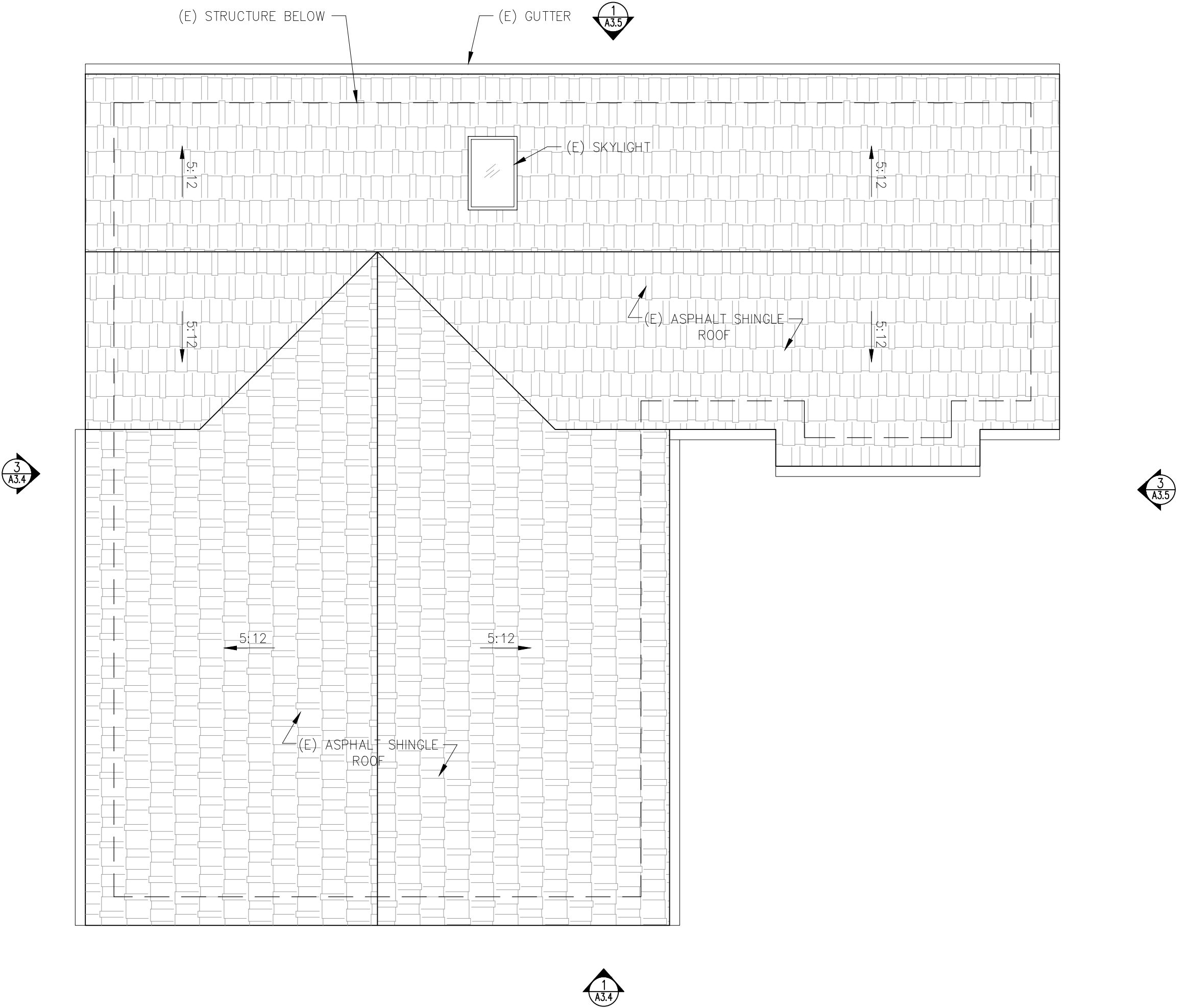
A1.2

02/19/2026

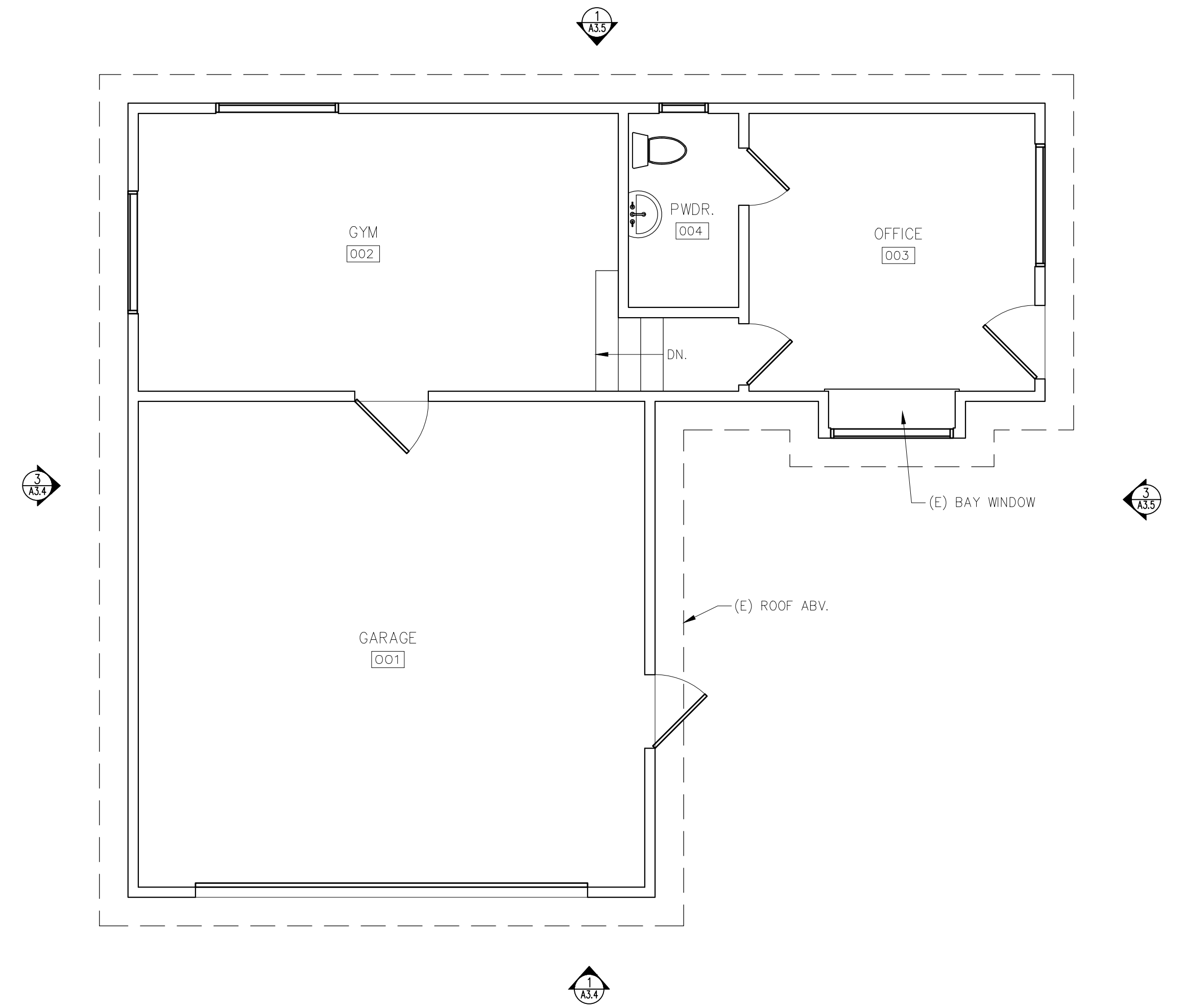
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- WALL TYPE LEGEND:
- (E) WALL TO REMAIN
 - (E) WALL TO REMOVE
 - (P) WALL

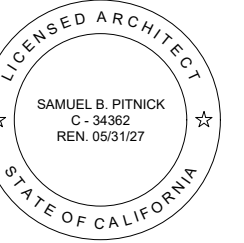
2 EXISTING GARAGE ROOF PLAN
SCALE: 1/4"=1'-0"



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



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REVISIONS	DATE

ARCHITECTURAL

EXISTING
GARAGE FLOOR
& ROOF PLAN

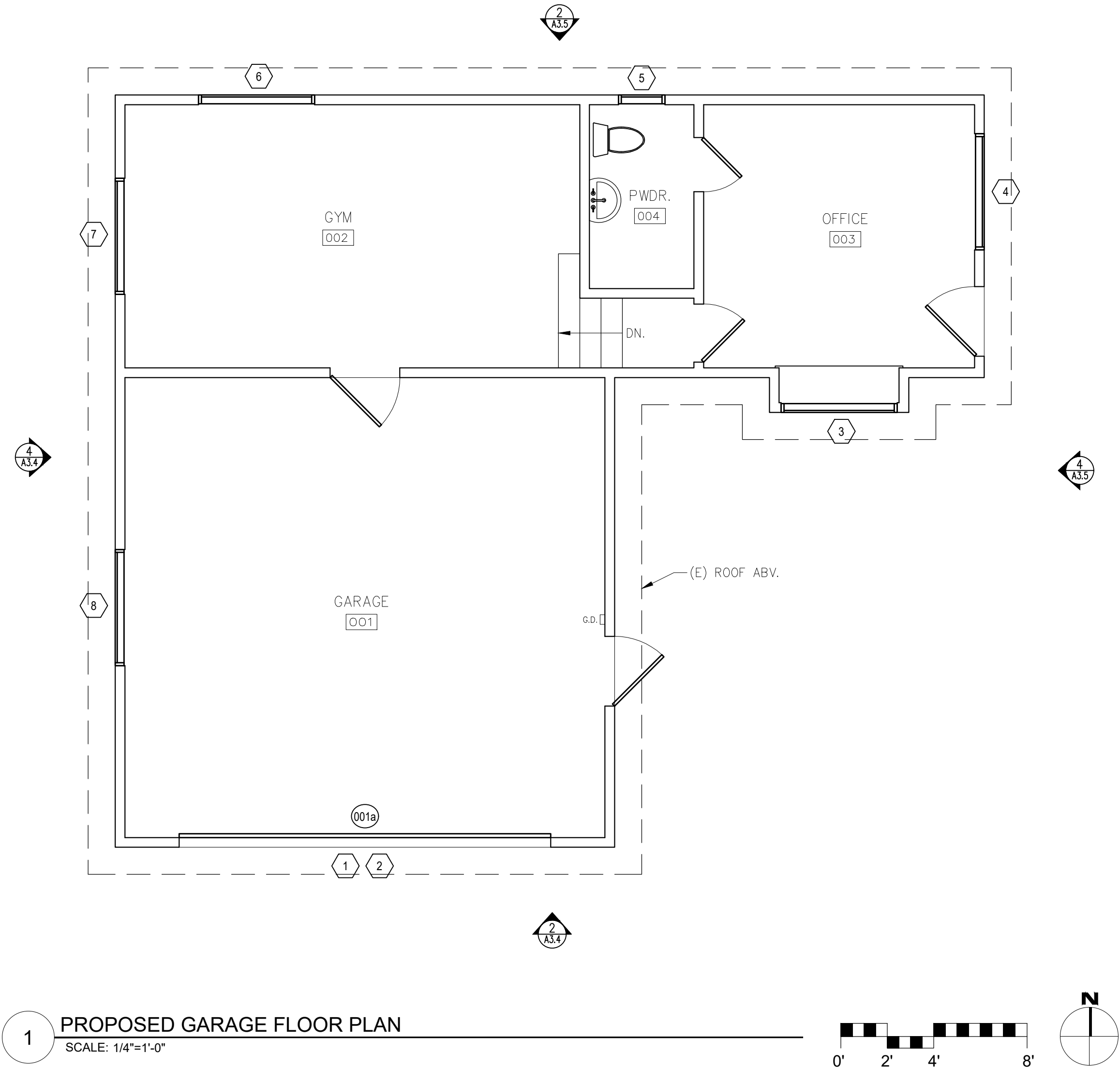
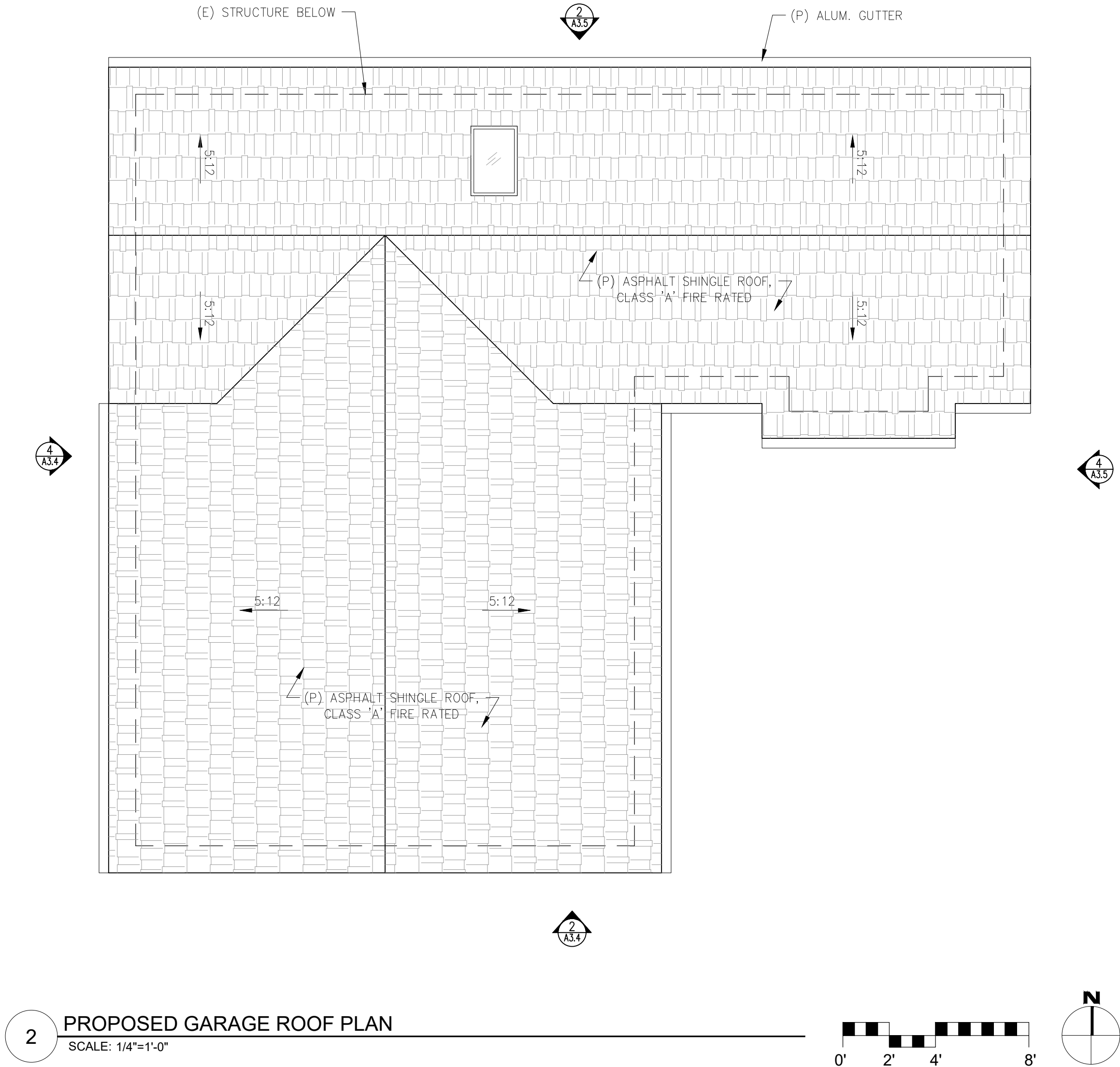
Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.0

02/19/2026

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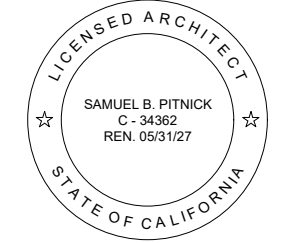
WALL TYPE LEGEND:
—— (E) WALL TO REMAIN
--- (E) WALL TO REMOVE
—— (P) WALL



FLOOR PLAN SYMBOLS LEGEND	
	TAMPER RESISTANT DUPLEX OUTLET, BY LUTRON 'DESIGNER' SERIES W/ SCREWLESS WALL PLATES, TYP. ALL OUTLETS
	TAMPER RESISTANT QUAD OUTLET
	220V TAMPER RESISTANT DUPLEX OUTLET
	GROUND FAULT CIRCUIT INTERRUPT OUTLET
	WATER PROOF EXTERIOR GFCI OUTLET / TAMPER RESISTANT
	TAMPER RESISTANT FLOOR OUTLET
	GARAGE DOOR OPENER W/ AUTOMATIC GARAGE DOOR BATTERY BACKUP
	THERMOSTATIC CONTROL FOR HEATING SYSTEM, IN BATHROOMS FOR 'NUHEAT' UNDER-FLOOR HEATING SYSTEM
	HOSE BIBB W/ ANTI-SIPHON DEVICE

NOTE:
1. ONLY PROPOSED CHANGES TO ELECTRICAL ARE SHOWN. ALL OTHER (E) ELECTRICAL TO REMAIN AS IS, AND NOT SHOWN FOR CLARITY.

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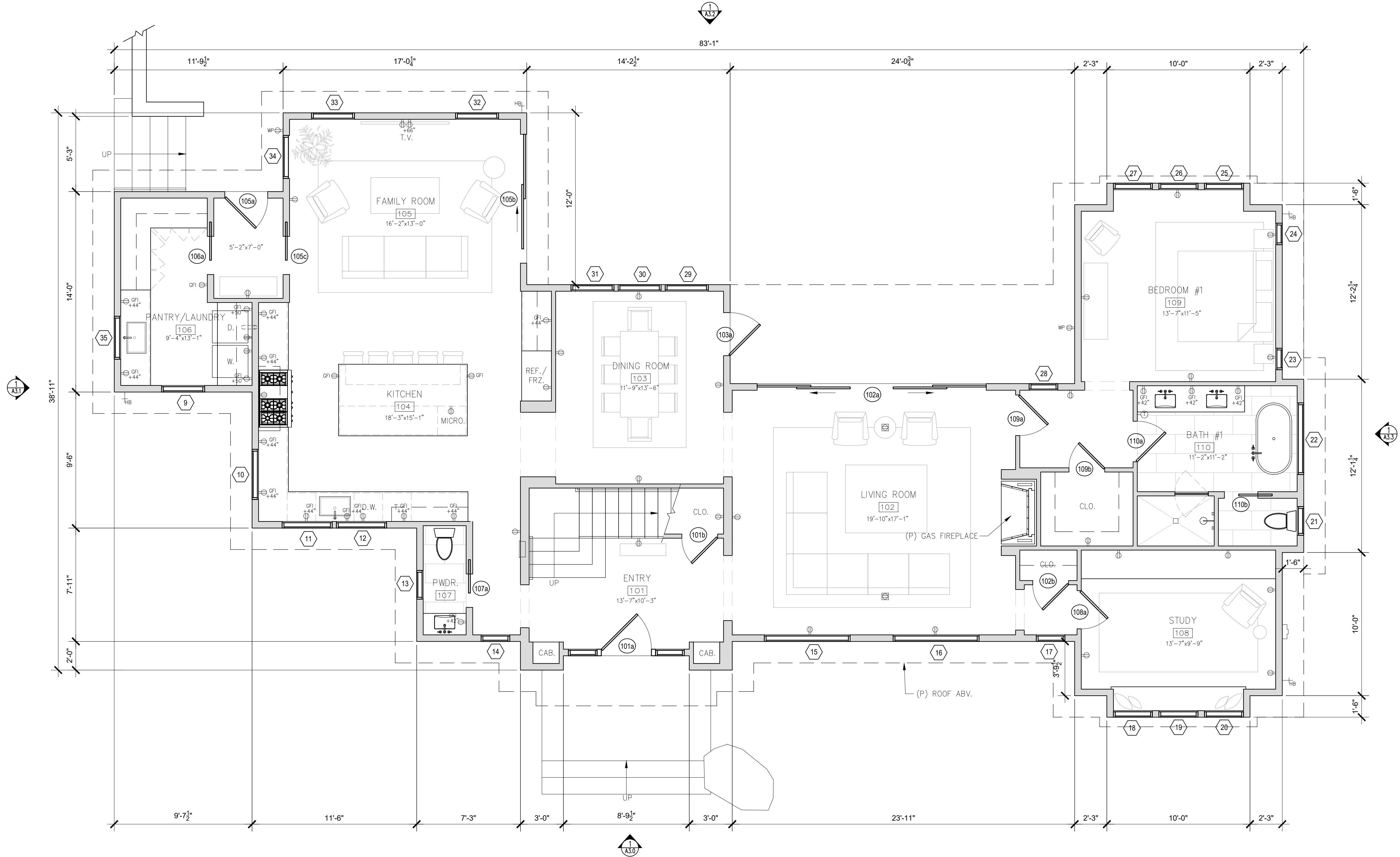
ARCHITECTURAL
PROPOSED
GARAGE FLOOR
& ROOF PLAN
Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.1

02/19/2026

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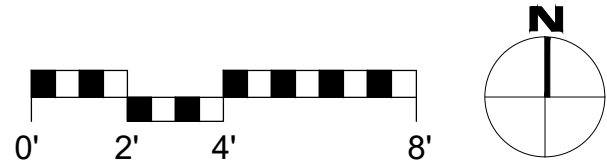
WALL TYPE LEGEND:
— (E) WALL TO REMAIN
- - - (E) WALL TO REMOVE
= (P) WALL



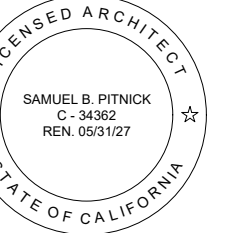
FLOOR PLAN SYMBOLS LEGEND

- TAMPER RESISTANT DUPLEX OUTLET, BY LUTRON 'DESIGNER' SERIES W/ SCREWLESS WALL PLATES, TYP. ALL OUTLETS
- TAMPER RESISTANT QUAD OUTLET
- 220V TAMPER RESISTANT DUPLEX OUTLET
- GROUND FAULT CIRCUIT INTERRUPT OUTLET
- WATER PROOF EXTERIOR GFCI OUTLET / TAMPER RESISTANT
- TAMPER RESISTANT FLOOR OUTLET
- GARAGE DOOR OPENER W/ AUTOMATIC GARAGE DOOR BATTERY BACKUP
- THERMOSTATIC CONTROL FOR HEATING SYSTEM, IN BATHROOMS FOR 'NUHEAT' UNDER-FLOOR HEATING SYSTEM
- HOSE BIBB W/ ANTI-SIPHON DEVICE

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



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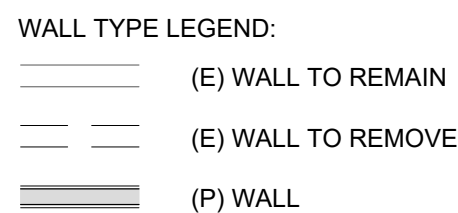
ARCHITECTURAL

PROPOSED
FIRST FLOOR
PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.2

02/19/2026



FLOOR PLAN SYMBOLS LEGEND	
	TAMPER RESISTANT DUPLEX OUTLET, BY LUTRON 'DESIGNER' SERIES W/ SCREWLESS WALL PLATES, TYP. ALL OUTLETS
	TAMPER RESISTANT QUAD OUTLET
	220V TAMPER RESISTANT DUPLEX OUTLET
	GROUND FAULT CIRCUIT INTERRUPT OUTLET
	WATER PROOF EXTERIOR GFCI OUTLET / TAMPER RESISTANT
	TAMPER RESISTANT FLOOR OUTLET
	GARAGE DOOR OPENER W/ AUTOMATIC GARAGE DOOR BATTERY BACKUP
	THERMOSTATIC CONTROL FOR HEATING SYSTEM, IN BATHROOMS FOR 'NUHEAT' UNDER-FLOOR HEATING SYSTEM
	HOSE BIBB W/ ANTI-SIPHON DEVICE

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[illegible]

ARCHITECTURAL

PROPOSED
SECOND FLOOR
PLAN

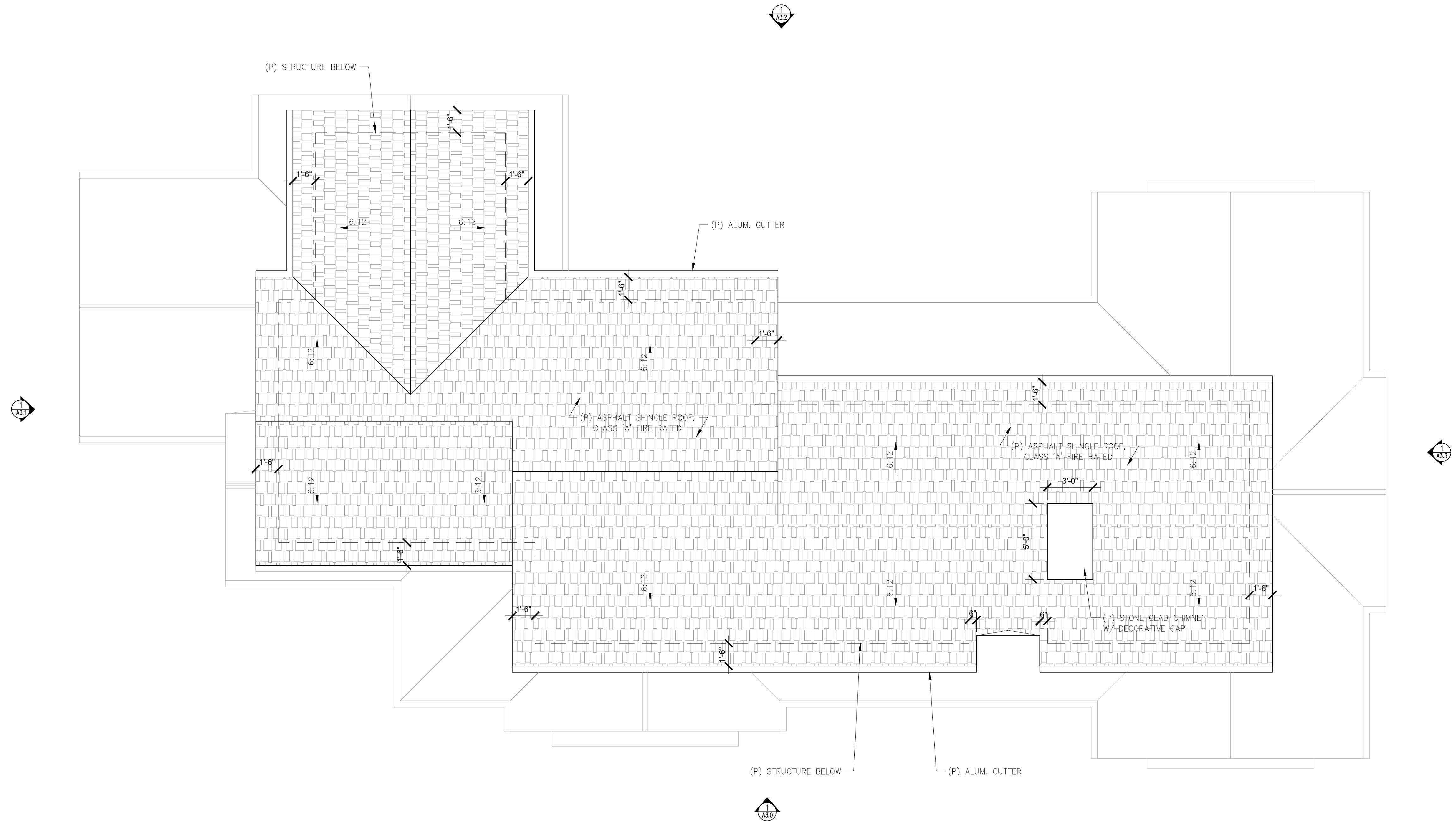
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Drawn By: SBP

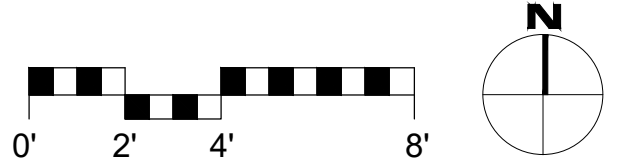
Job: -

A2.3

02/19/2026



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



REVISIONS	DATE

ARCHITECTURAL

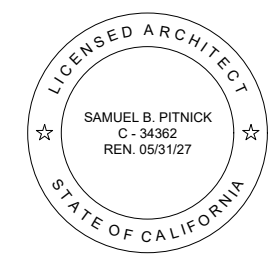
**PROPOSED
ROOF PLAN**

Scale: SEE DWG.

Drawn By: SBP

Job: -

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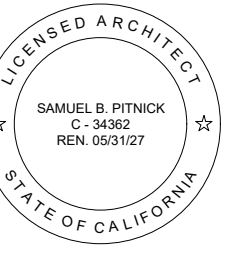
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A2.4

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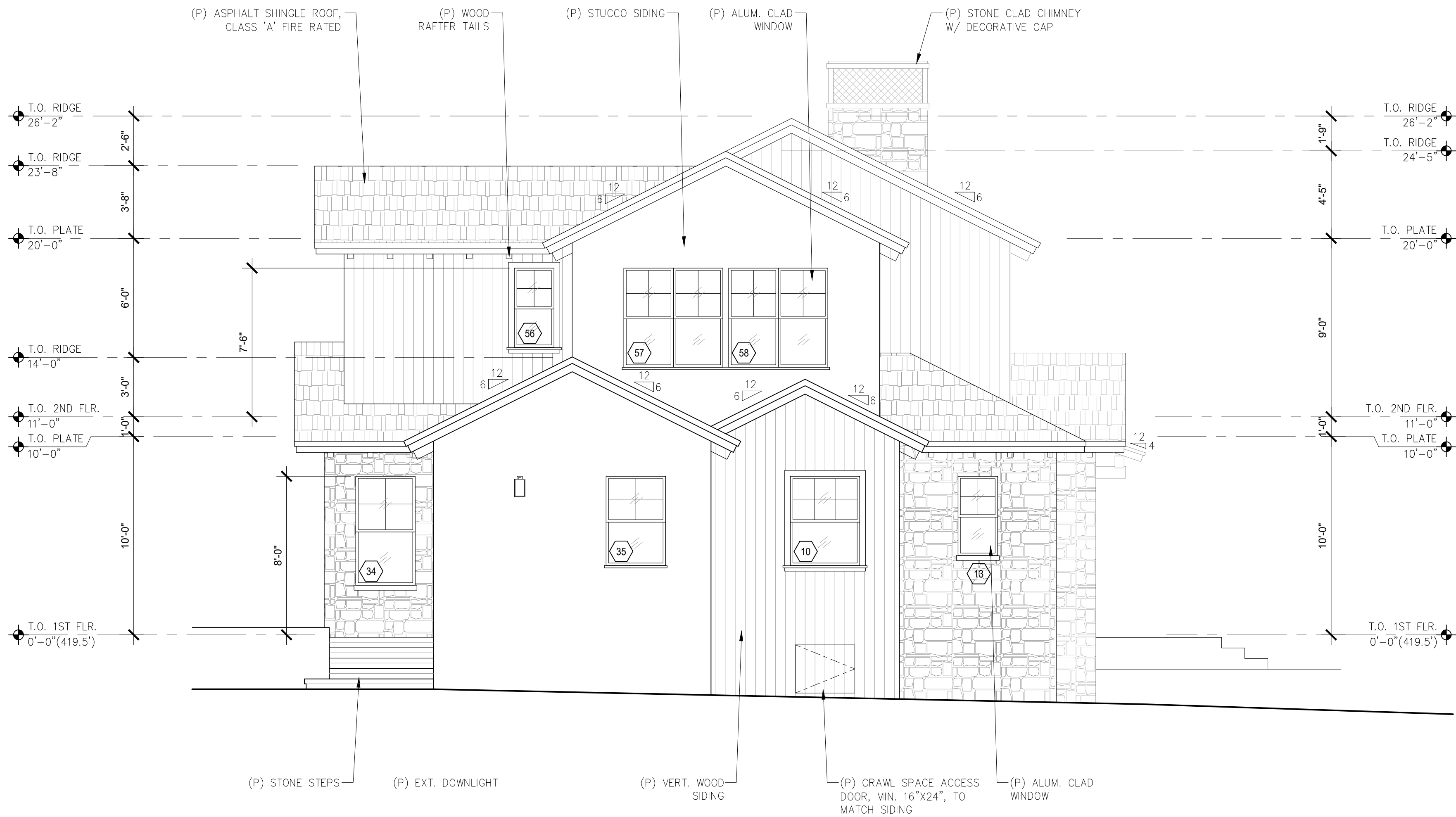
ARCHITECTURAL
BUILDING
ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

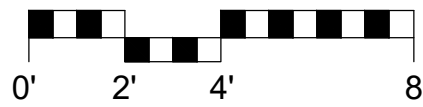
A3.0

02/19/2026

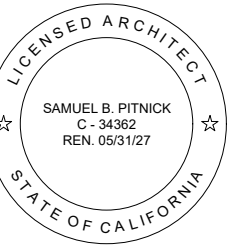
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1 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



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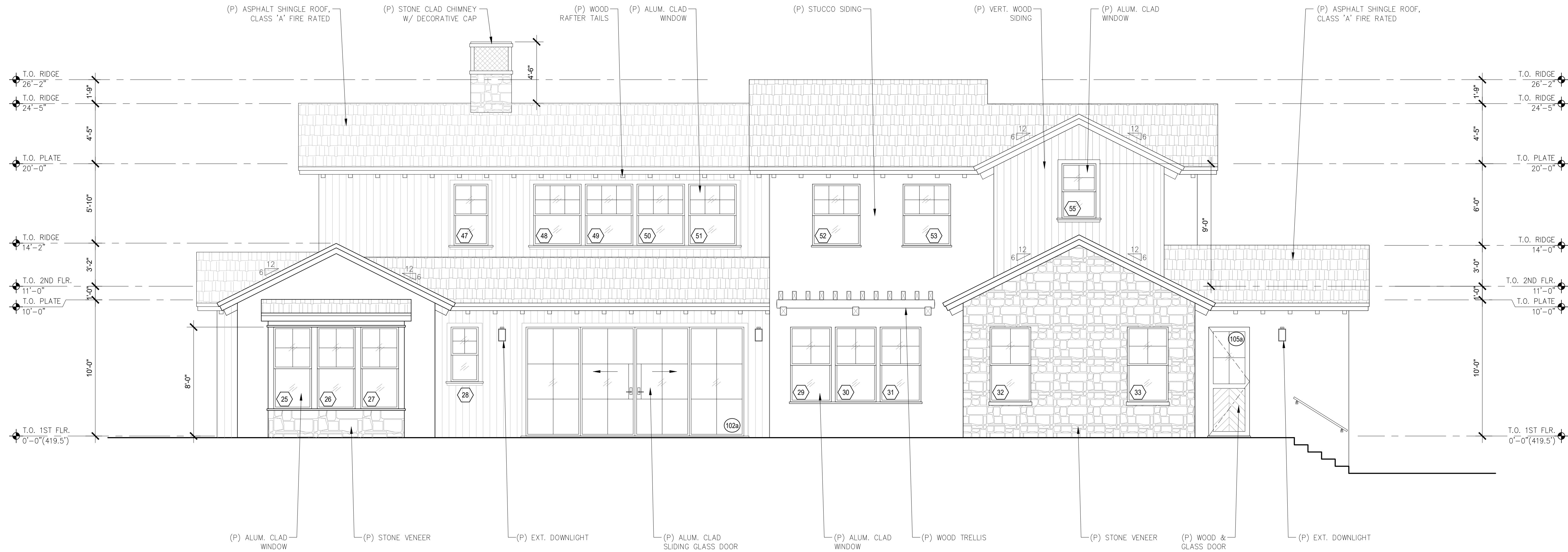
ARCHITECTURAL
BUILDING
ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

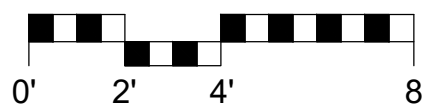
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02/19/2026

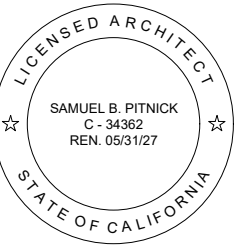
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1 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"



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REVISIONS DATE

ARCHITECTURAL

BUILDING
ELEVATIONS

Scale: SEE DWG.

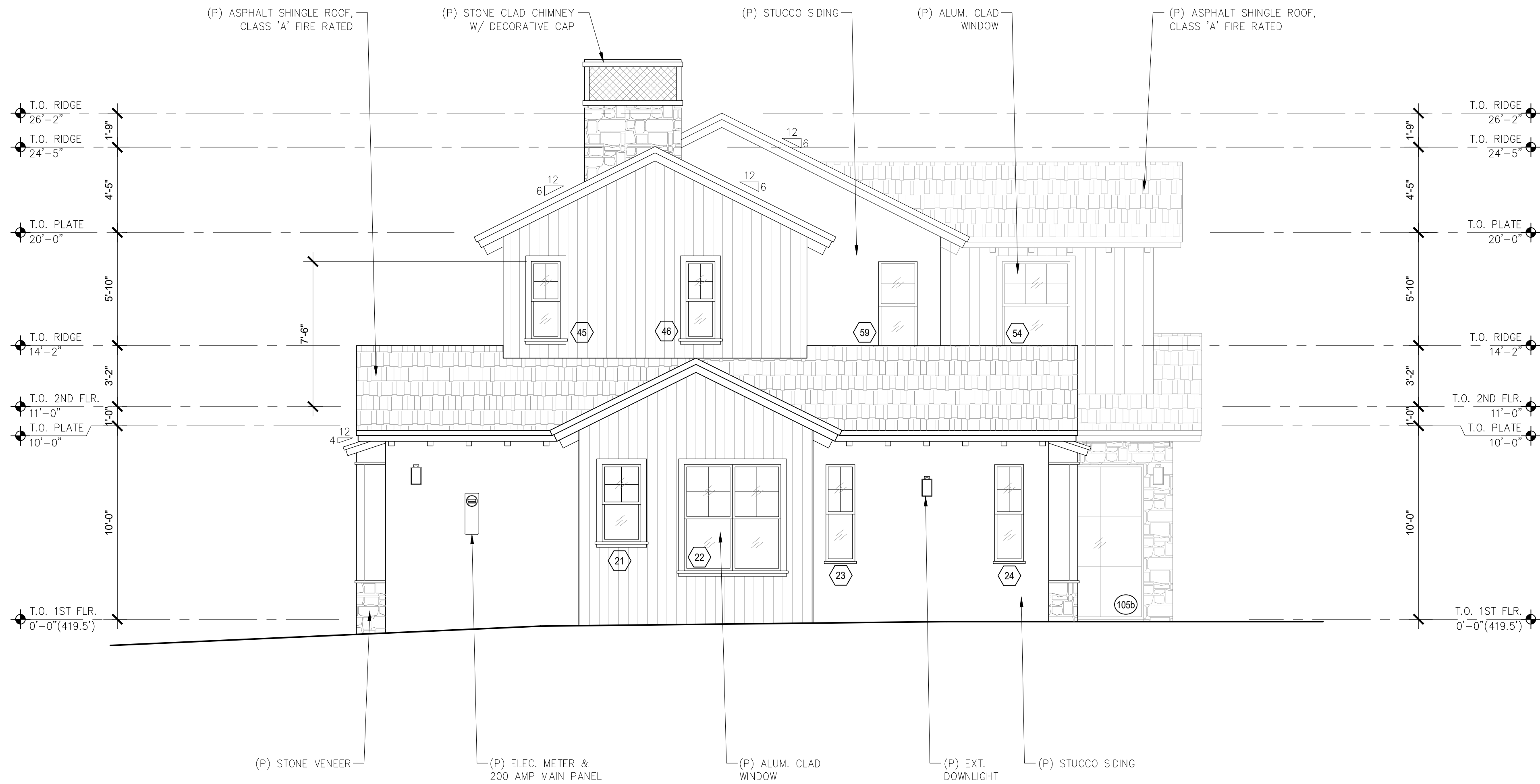
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Job: -

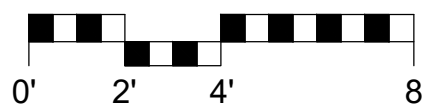
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02/19/2026

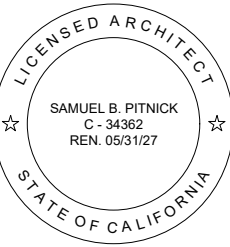
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1 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



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REVISIONS	DATE

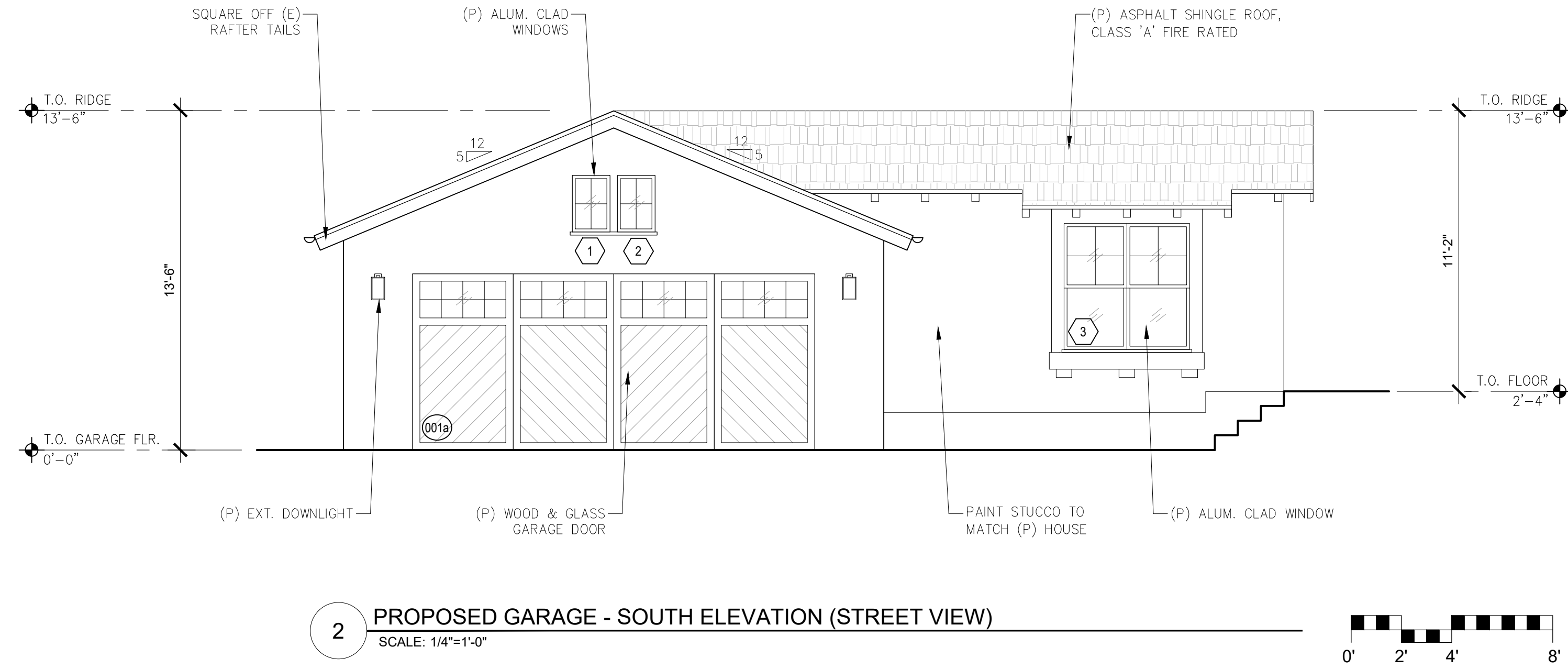
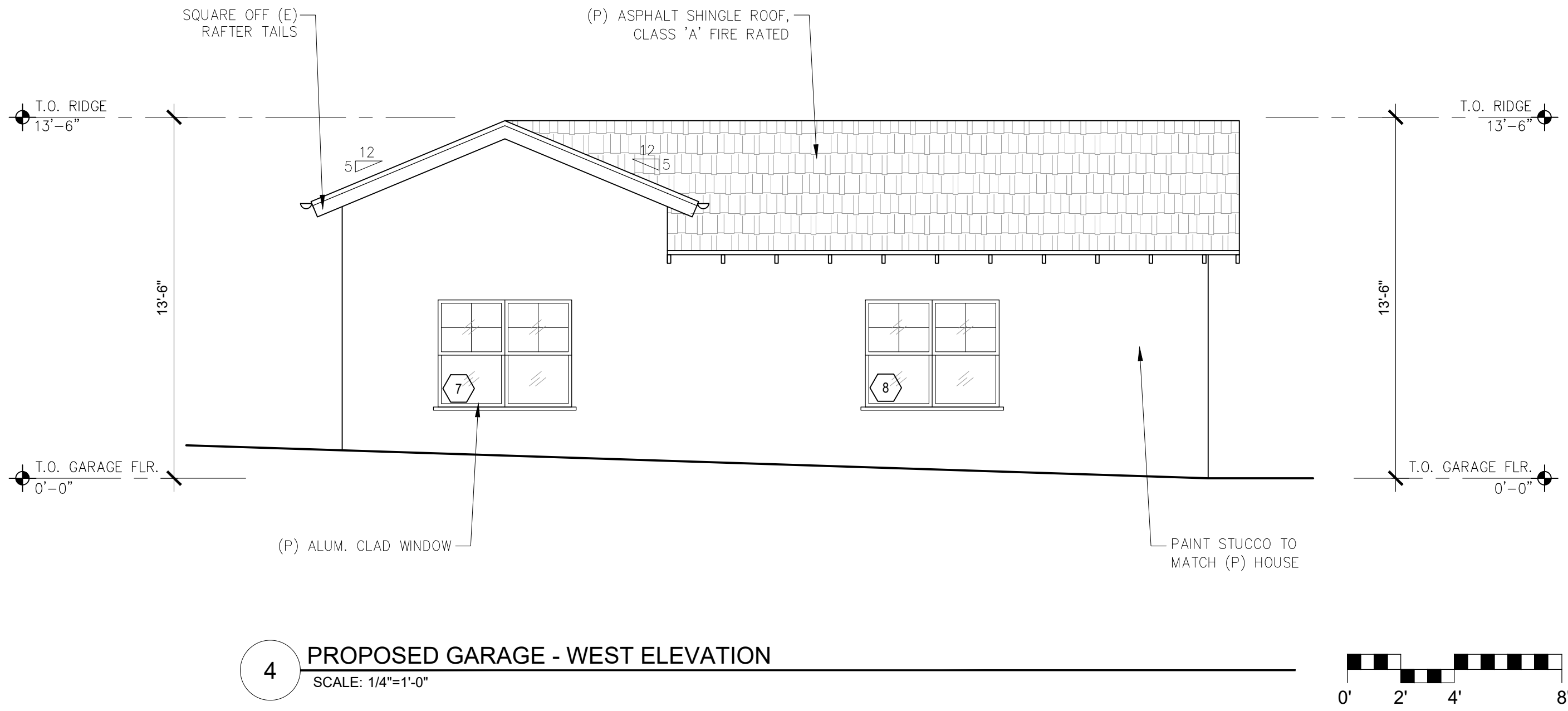
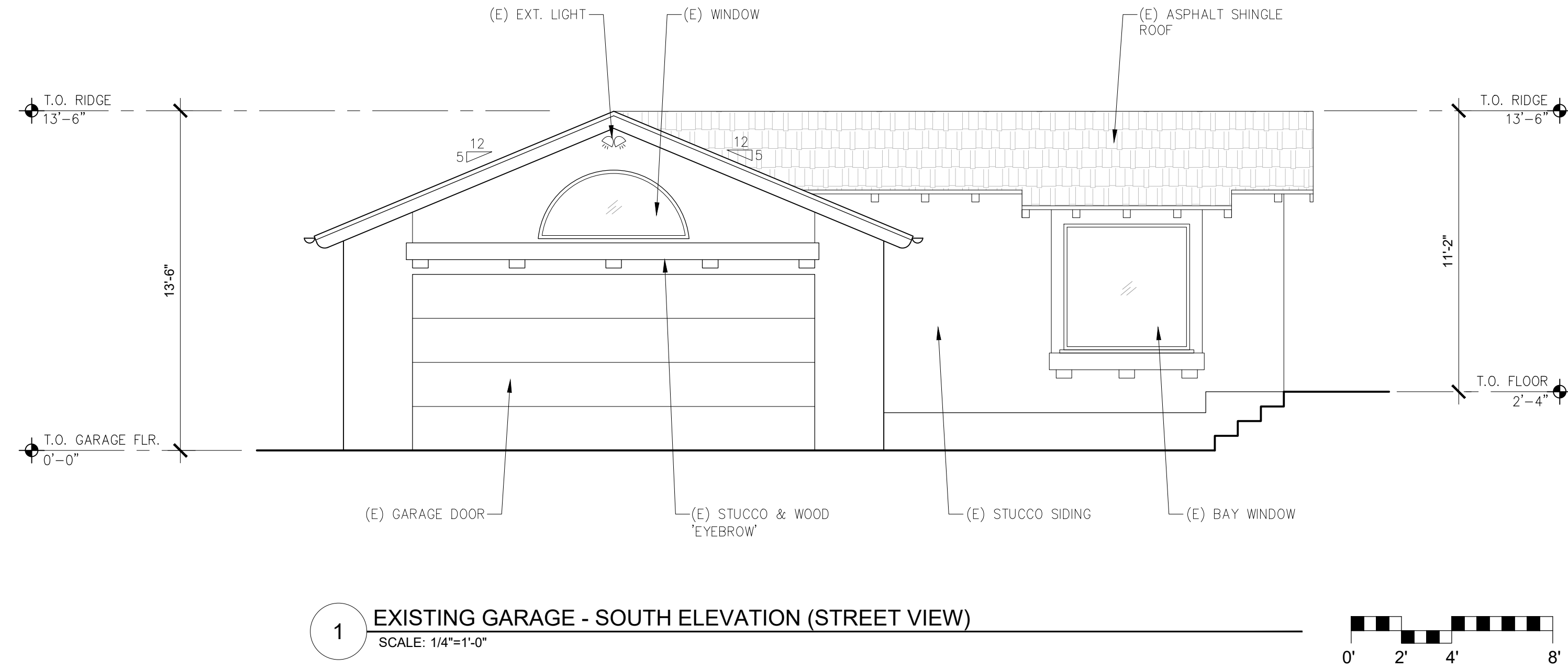
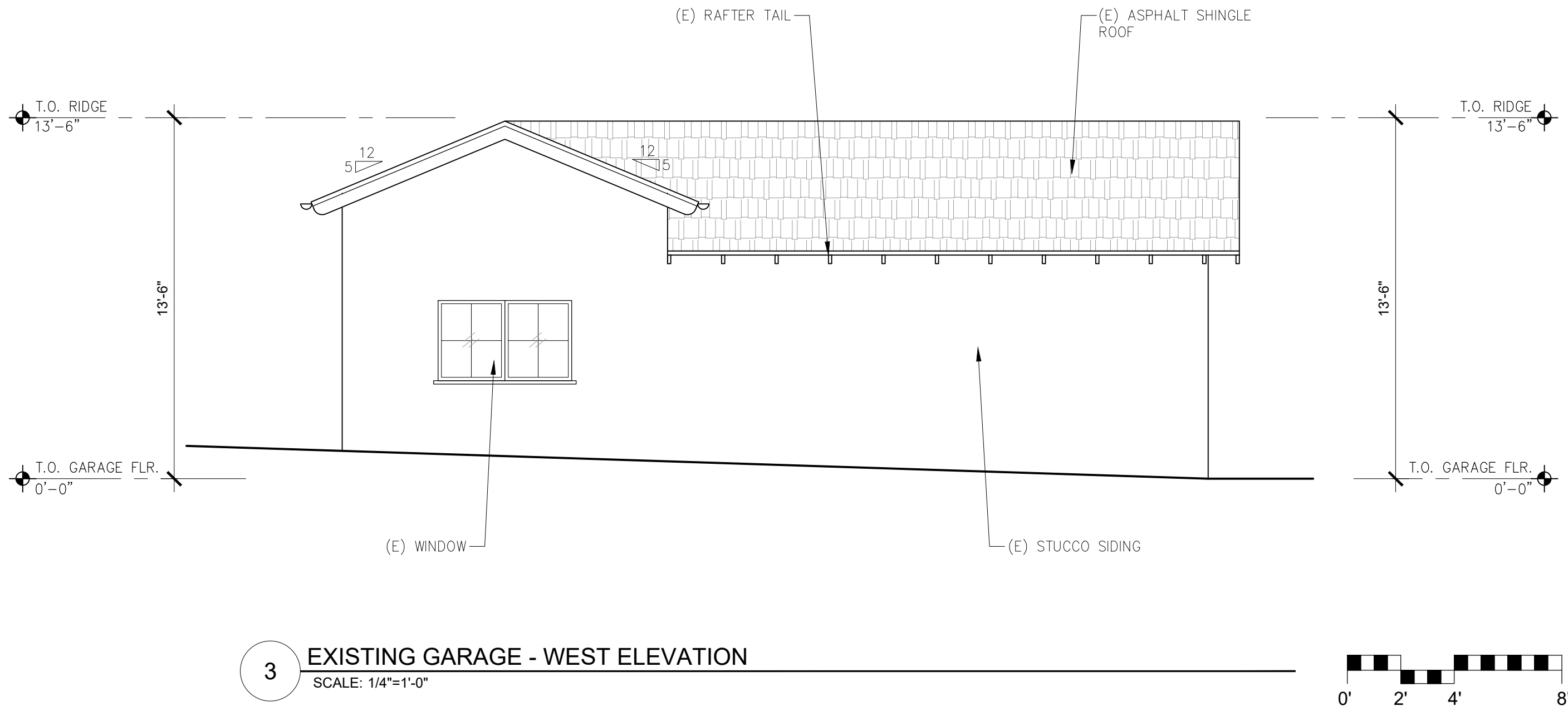
ARCHITECTURAL
BUILDING
ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

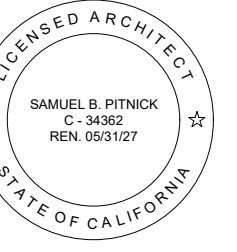
A3.3

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REVISIONS	DATE

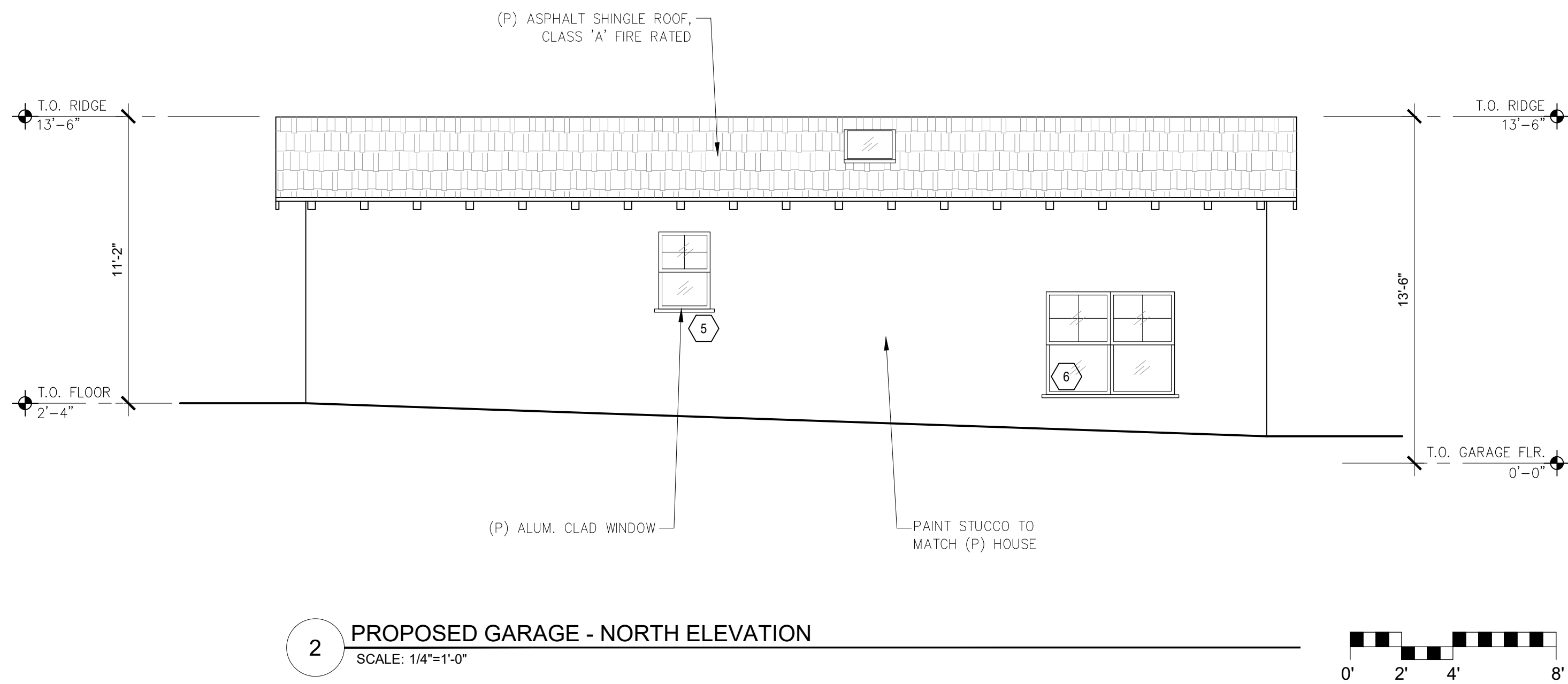
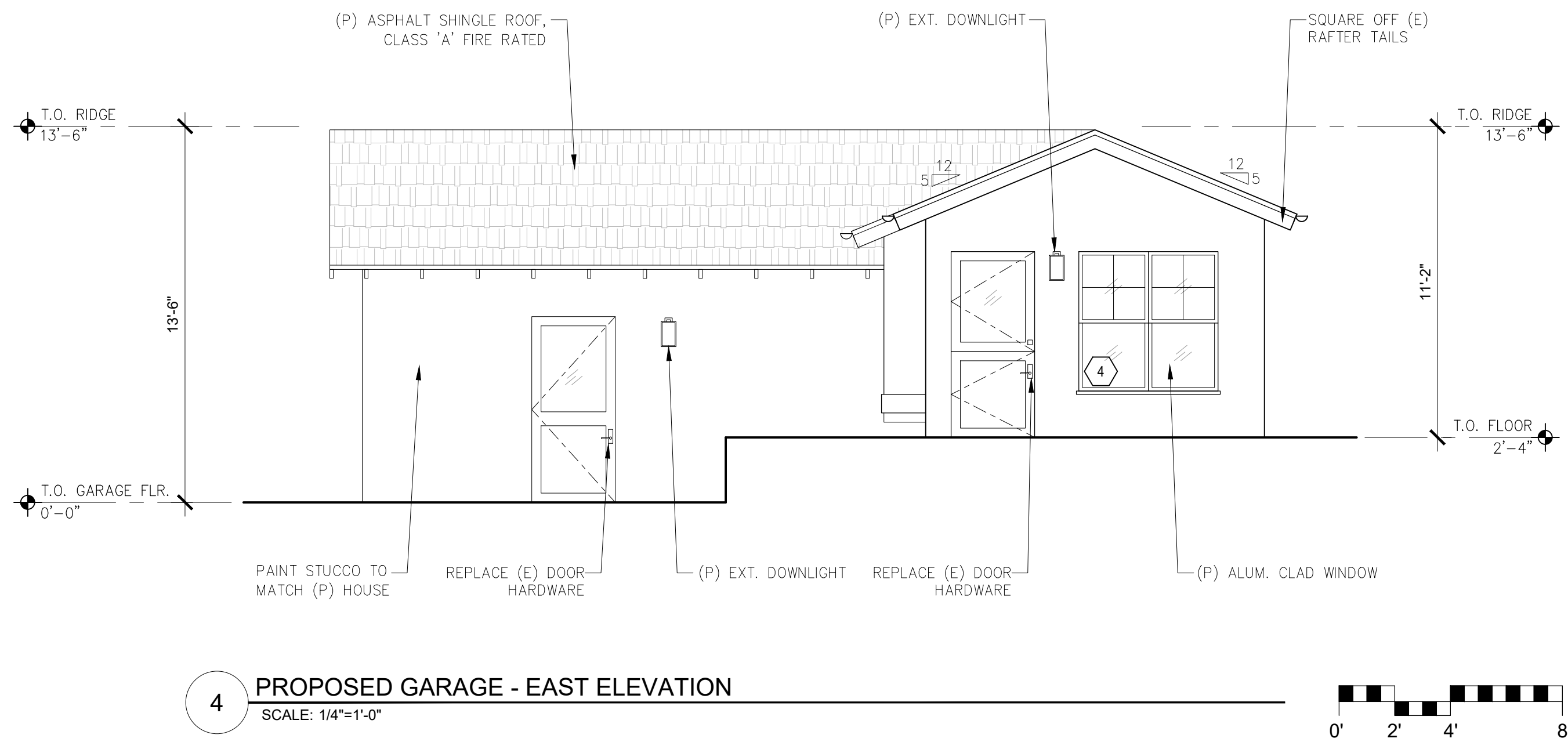
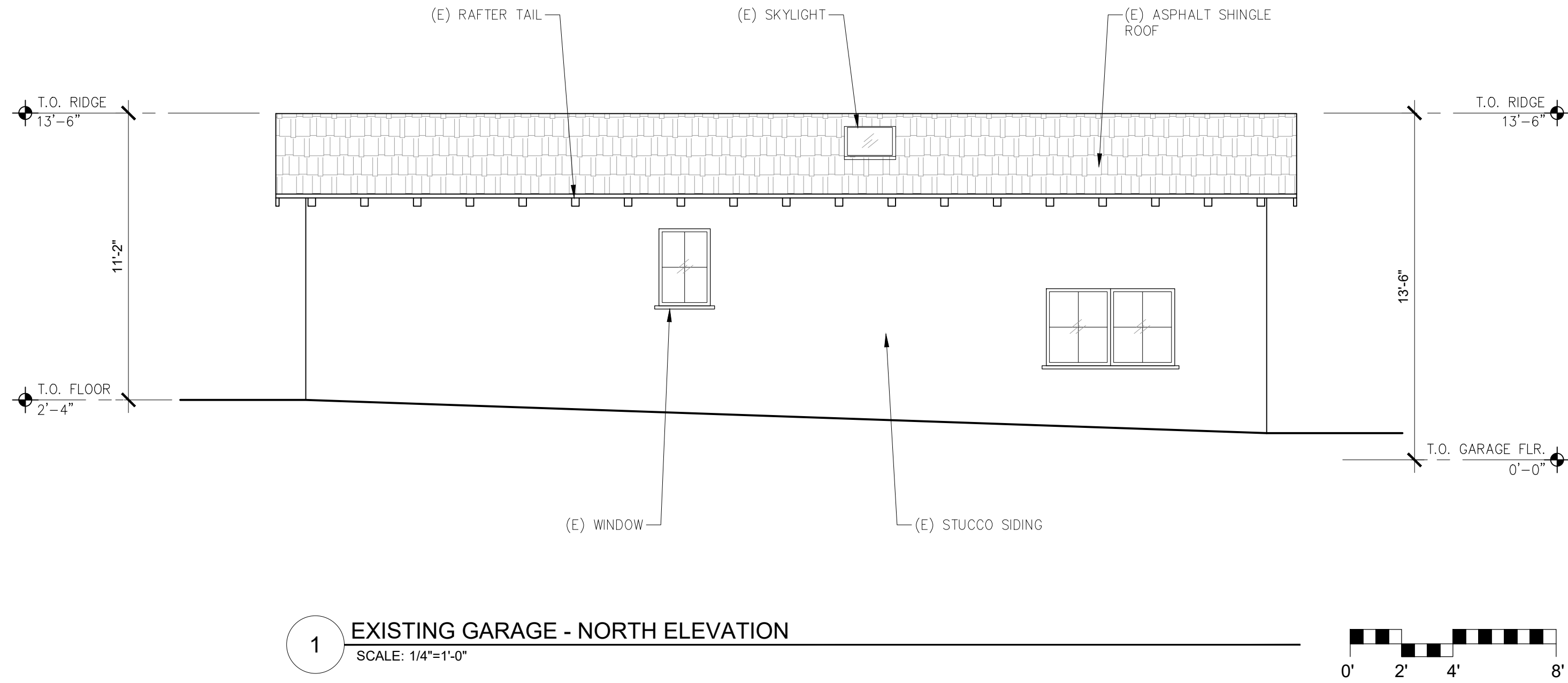
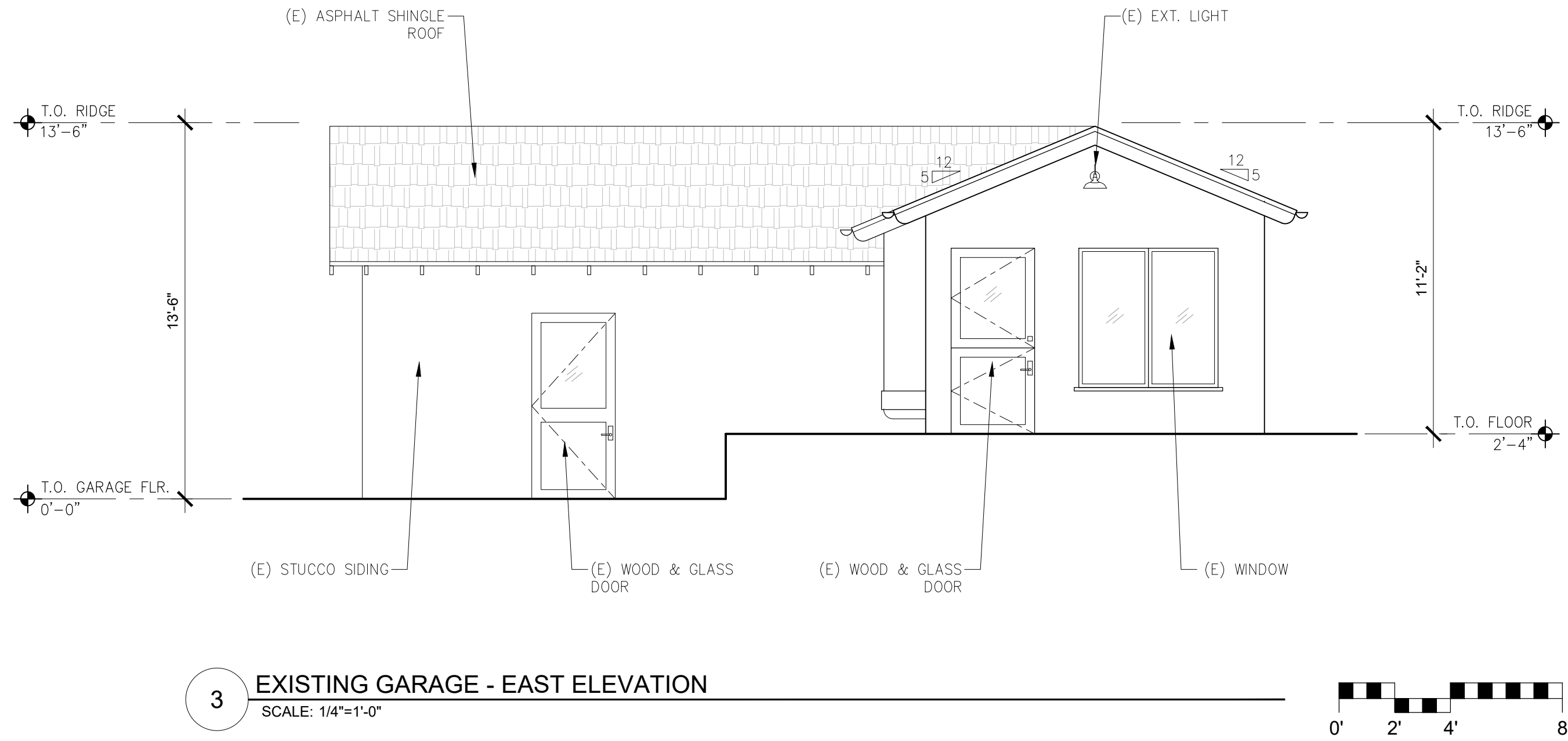
ARCHITECTURAL
BUILDING
ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

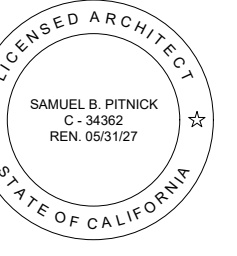
A3.4

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REVISIONS	DATE

ARCHITECTURAL
BUILDING
ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A3.5

02/19/2026

WINDOW SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	WINDOW MTL.	FRAME MTL.	TYPE	COMMENTS
1	1'-6"	2'-3"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
2	1'-6"	2'-3"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
3	5'-0"	5'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
4	5'-0"	5'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
5	2'-0"	3'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
6	5'-0"	4'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
7	5'-0"	4'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
8	5'-0"	4'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
9	3'-0"	4'-6"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
10	3'-6"	4'-6"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
11	3'-6"	4'-6"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
12	3'-6"	4'-6"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
13	2'-0"	4'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
14	2'-0"	4'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
15	6'-0"	6'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
16	6'-0"	6'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
17	2'-0"	4'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
18	2'-9"	6'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
19	2'-9"	6'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
20	2'-9"	6'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
21	2'-0"	4'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
22	5'-0"	5'-6"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
23	1'-6"	5'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
24	1'-6"	5'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
25	2'-9"	6'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
26	2'-9"	6'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
27	2'-9"	6'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
28	2'-0"	4'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
29	3'-0"	5'-6"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
30	3'-0"	5'-6"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
31	3'-0"	5'-6"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
32	3'-0"	5'-6"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
33	3'-0"	5'-6"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
34	3'-0"	5'-6"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
35	3'-0"	4'-6"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
36	6'-0"	5'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING, EGRESS
37	6'-0"	5'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
38	2'-0"	3'-6"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
39	2'-0"	3'-6"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
40	3'-0"	5'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
41	3'-0"	5'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING, EGRESS
42	4'-0"	2'-0"		GLASS	ALUM. CLAD	SLIDING	TEMPERED GLAZING
43	3'-0"	5'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
44	3'-0"	5'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING, EGRESS
45	1'-6"	4'-6"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
46	1'-6"	4'-6"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
47	2'-6"	4'-6"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
48	3'-6"	4'-6"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
49	3'-6"	4'-6"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
50	3'-6"	4'-6"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
51	3'-6"	4'-6"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
52	3'-6"	4'-6"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
53	3'-6"	4'-6"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
54	3'-6"	4'-6"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
55	2'-6"	4'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
56	2'-0"	4'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
57	5'-0"	5'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
58	5'-0"	5'-0"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING
59	2'-0"	4'-6"		GLASS	ALUM. CLAD	SINGLE-HUNG	TEMPERED GLAZING

EXTERIOR DOOR SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
001a	16'-0"	7'-0"	-	WOOD/GASS	WOOD	GARAGE-SECTIONAL	TEMPERED GLAZING
101a	3'-6"	8'-0"	-	WOOD/GLASS	WOOD	SWING	W/ 24" SIDELITES, TEMPERED GLAZING
102a	16'-0"	8'-0"	-	ALUM. CLAD/GLASS	ALUM. CLAD	SLIDING	TEMPERED GLAZING
103a	3'-0"	8'-0"	-	ALUM. CLAD/GLASS	ALUM. CLAD	SWING	TEMPERED GLAZING
105a	3'-0"	8'-0"	-	WOOD/GLASS	WOOD	SWING	TEMPERED GLAZING
105b	9'-0"	8'-0"	-	ALUM. CLAD/GLASS	ALUM. CLAD	SLIDING	TEMPERED GLAZING
109a	2'-8"	8'-0"	-	WOOD/GLASS	WOOD	DUTCH	TEMPERED GLAZING

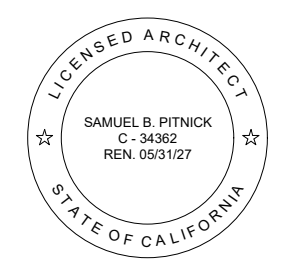
INTERIOR DOOR SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
101b	2'-6"	8'-0"	2.25"	WOOD	WOOD	SWING	
102b	2'-6"	8'-0"	2.25"	WOOD	WOOD	SWING	
105c	2'-8"	8'-0"	2.25"	WOOD	WOOD	POCKETING	
106a	2'-8"	8'-0"	2.25"	WOOD	WOOD	POCKETING	
107a	2'-6"	8'-0"	2.25"	WOOD	WOOD	POCKETING	
108a	2'-8"	8'-0"	2.25"	WOOD	WOOD	SWING	
109a	2'-10"	8'-0"	2.25"	WOOD	WOOD	SWING	
109b	2'-6"	8'-0"	2.25"	WOOD	WOOD	SWING	
110a	2'-10"	8'-0"	2.25"	WOOD	WOOD	SWING	
110b	2'-6"	8'-0"	2.25"	WOOD/GLASS	WOOD	POCKETING	TEMPERED GLAZING, OBSCURED
201a	2'-6"	7'-6"	2.25"	WOOD	WOOD	SWING	
202a	2'-8"	7'-6"	2.25"	WOOD	WOOD	SWING	
202b	2'-0"	7'-6"	2.25"	WOOD	WOOD	SWING	
203a	2'-8"	7'-6"	2.25"	WOOD	WOOD	SWING	
204a	2'-8"	7'-6"	2.25"	WOOD	WOOD	SWING	
204b	5'-0"	7'-6"	2.25"	WOOD	WOOD	FRENCH, CLOSET	
205a	2'-8"	7'-6"	2.25"	WOOD	WOOD	SWING	
205b	2'-6"	7'-6"	2.25"	WOOD/GLASS	WOOD	POCKETING	TEMPERED GLAZING, OBSCURED
205c	2'-6"	7'-6"	2.25"	WOOD/GLASS	WOOD	POCKETING	TEMPERED GLAZING, OBSCURED
206a	2'-8"	7'-6"	2.25"	WOOD	WOOD	SWING	
206b	2'-6"	7'-6"	2.25"	WOOD/GLASS	WOOD	POCKETING	TEMPERED GLAZING, OBSCURED

WINDOW & EXTERIOR DOOR NOTES

- WINDOWS & DOORS ARE BY 'KOLBE - VISTALUX' (OR APPV'D EQUAL)
GLAZING: DUAL GLAZING, ARGON GAS, LOWE2
MTL: ALUM. EXTERIOR - DARK BRONZE
STAIN GRADE INTERIOR
- CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS WITH ON SITE FIELD CONDITIONS PRIOR TO ORDERING WINDOWS & DOORS.
- ALL DIMENSIONS ARE GIVEN FOR OVERALL FRAME SIZE
- ALL HEAD HEIGHTS TO ALIGN WHERE POSSIBLE
- ALL OPERABLE WINDOWS & SLIDING DOORS TO BE PROVIDED WITH SCREENS.
- REQUIRED SAFETY GLAZING SHALL CONFIRM TO THE HUMAN IMPACT LOADS PER CRC SECTIONS R308.3 & R308.4.
- GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
(A) THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET ; AND
(B) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR; AND
(C) THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR; AND
(D) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING; AND
(E) GLAZING IN ENCLOSURES FOR, OR WALLS FACING BATHTUBS & SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
(F) FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOOR ASSEMBLIES.
- GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
- CONTRACTOR TO PROVIDE SHOP DRAWING TO ARCHITECT FOR REVIEW PRIOR TO ORDERING DOORS AND WINDOWS.
- ALL WINDOWS TO BE DUAL GLAZED - ARGON FILLED WITH THERMAL SPACER
- MIN. U-VALUE & SGHC = SEE TITLE 24 REPORT
- EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§R327.8.2.1]
- EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITIONRESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1- 1/4 INCHES THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-7A-1. [§R327.8.3]

BRUNICARDI
RESIDENCE

3407 4TH AVENUE
CARMEL, CA 93923



SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

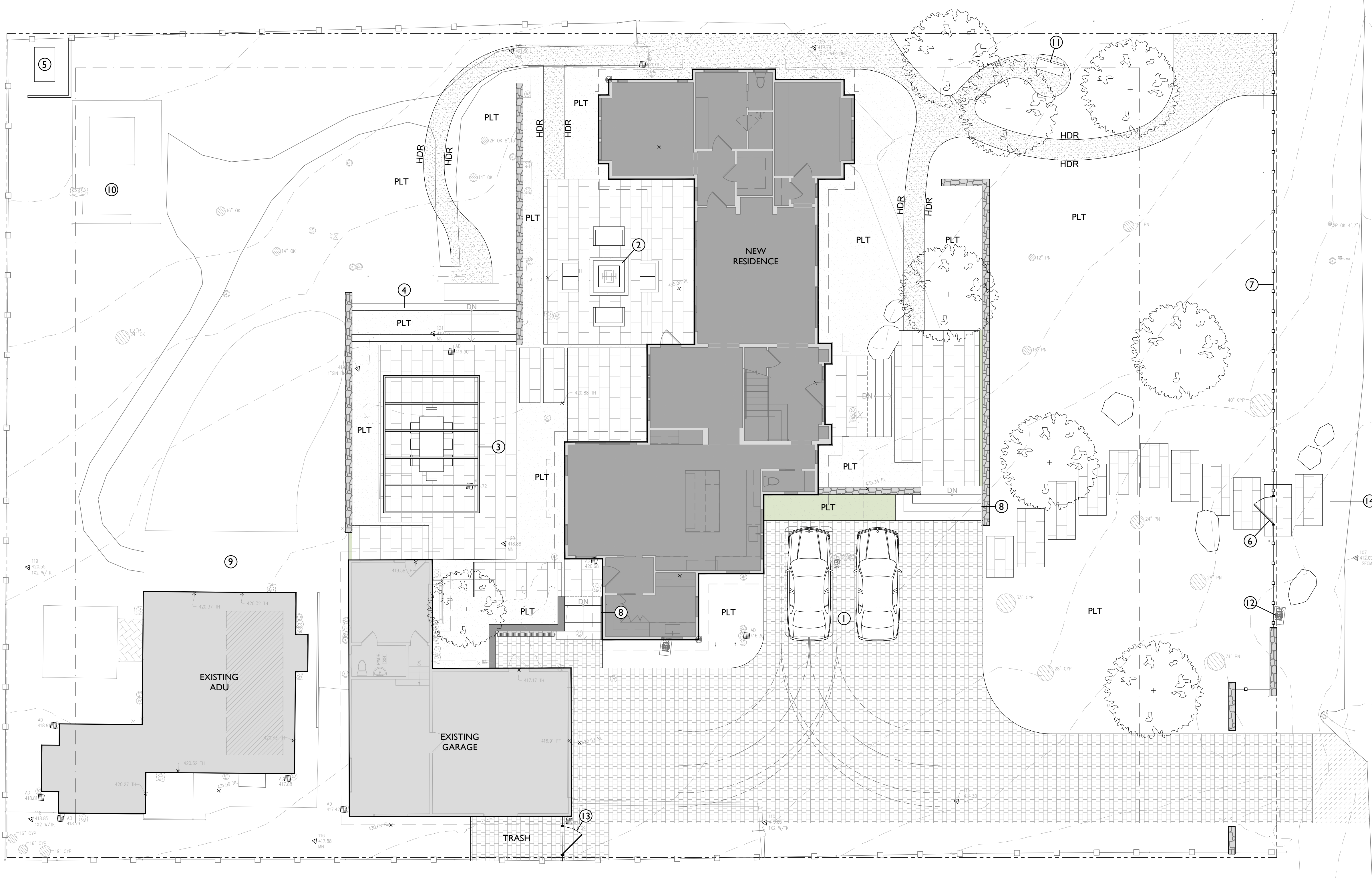
ARCHITECTURAL

DOOR &
WINDOW
SCHEDULES

Scale: SEE DWG.
Drawn By: SBP
Job: -

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SHEET INDEX

SHEET NO:	CONTENTS:
L-1.0	SITE PLAN
L-2.0	GRADING PLAN
L-3.0	CONSTRUCTION DETAILS
L-4.0	PLANTING NOTES
L-4.1	PLANTING PLAN
L-5.0	SITE LIGHTING PLAN
L-5.1	SITE LIGHTING SPECS
L-5.2	SITE LIGHTING SPECS

LEGEND

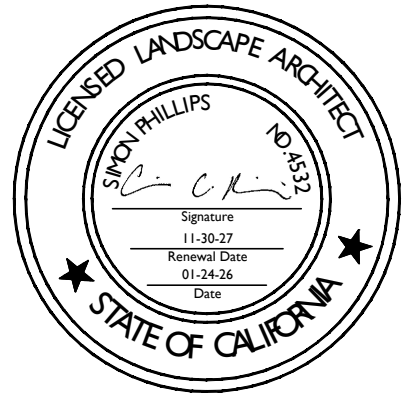
- ASPHALT PAVING: MATCH EXISTING ROAD SECTION
- DRIVEWAY PAVERS: SAND SET OVER 8" COMPACTED PERMEABLE CLASS II BASE. INSTALL PER MANUFACTURERS INSTRUCTIONS
- STONE PAVING: WET SET OVER CONCRETE SUB-SLAB AND ANTI-FRACTURE MEMBRANE. SUB-SLAB TO BE 4" THICK WITH #4 AT 16" O.C. OVER 6" COMPACTED CLASS II BASE FOR PEDESTRIAN AREAS.
- CRUSHED GRAVEL: FOR PEDESTRIAN AREAS - 2" OF 3/8" 'CALIFORNIA GOLD' CRUSHED GRAVEL OVER 4" COMPACTED CLASS II PERMEABLE BASE OVER COMPACTED SUBGRADE. FOR VEHICLE AREAS - 2" OF 3/8" CALIFORNIA GOLD CRUSHED GRAVEL OVER 6" COMPACTED CLASS II PERMEABLE BASE OVER COMPACTED SUBGRADE.
- STEPS: STONE TREADS AND RISERS WET SET OVER CONCRETE SUB-STAIRS
- RETAINING WALL WITH STUCCO FINISH: COLOR AND FINISH TO MATCH HOUSE
- STONE RETAINING WALL: STONE TYPE TO MATCH ARCHITECTURAL STONE
- BOULDER: STONE TYPE TO MATCH ARCHITECTURAL STONE USED ON HOUSE - BOULDERS TO BE MINIMUM 2' X 3' X 4' +/-
- METAL EDGE
- PLANTING AREA
- EXISTING TREE: TO REMAIN, PRESERVE AND PROTECT

REFERENCE NOTES

- GUEST PARKING
- GAS FIREPIT WITH AUTO IGNITER AND STONE VENEER
- TRELLIS: SEE 1/L-3.0
- STONE RISERS WITH TILE AND PLANTED TREADS
- ELECTRICAL GENERATOR PAD: FINAL SIZE DETERMINED BY EQUIPMENT SPECIFICATIONS AND CLEARANCES.
- PEDESTRIAN GATE: GRAPESTAKE TO MATCH EXISTING FRONT FENCE
- EXISTING GRAPE STAKE FENCE: TO BE REMOVED AND REPLACED WITH 6' HIGH GRAPE STAKES TO MATCH THE EXISTING FENCE.
- ORNAMENTAL STEEL HANDRAIL: 36" HIGH PRIMED AND PAINTED TO MATCH HOUSE TRIM COLOR
- EXISTING CONCRETE PAVING: TO REMAIN
- EXISTING SPA AND WOOD DECK: TO REMAIN
- SEATING CIRCLE WITH BENCH
- EXISTING WATER METER
- EXISTING GATE AND FENCE: TO REMAIN
- REMOVE EXISTING ASPHALT AND BASE ROCK AT EXISTING DRIVE APRON

SEVEN
SPRINGS
STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617



PROJECT NAME:

BRUNICARDI
RESIDENCE

PROJECT ADDRESS:

3407 4TH AVENUE
CARMEL, CA 93923

APN: 009-153-005

ISSUANCE:

PLANNING SUBMITTAL

PROJECT NO: 2025-23

DATE: 03/16/2026

REVISIONS:

DATE DESCRIPTION

SHEET NAME:

SITE PLAN

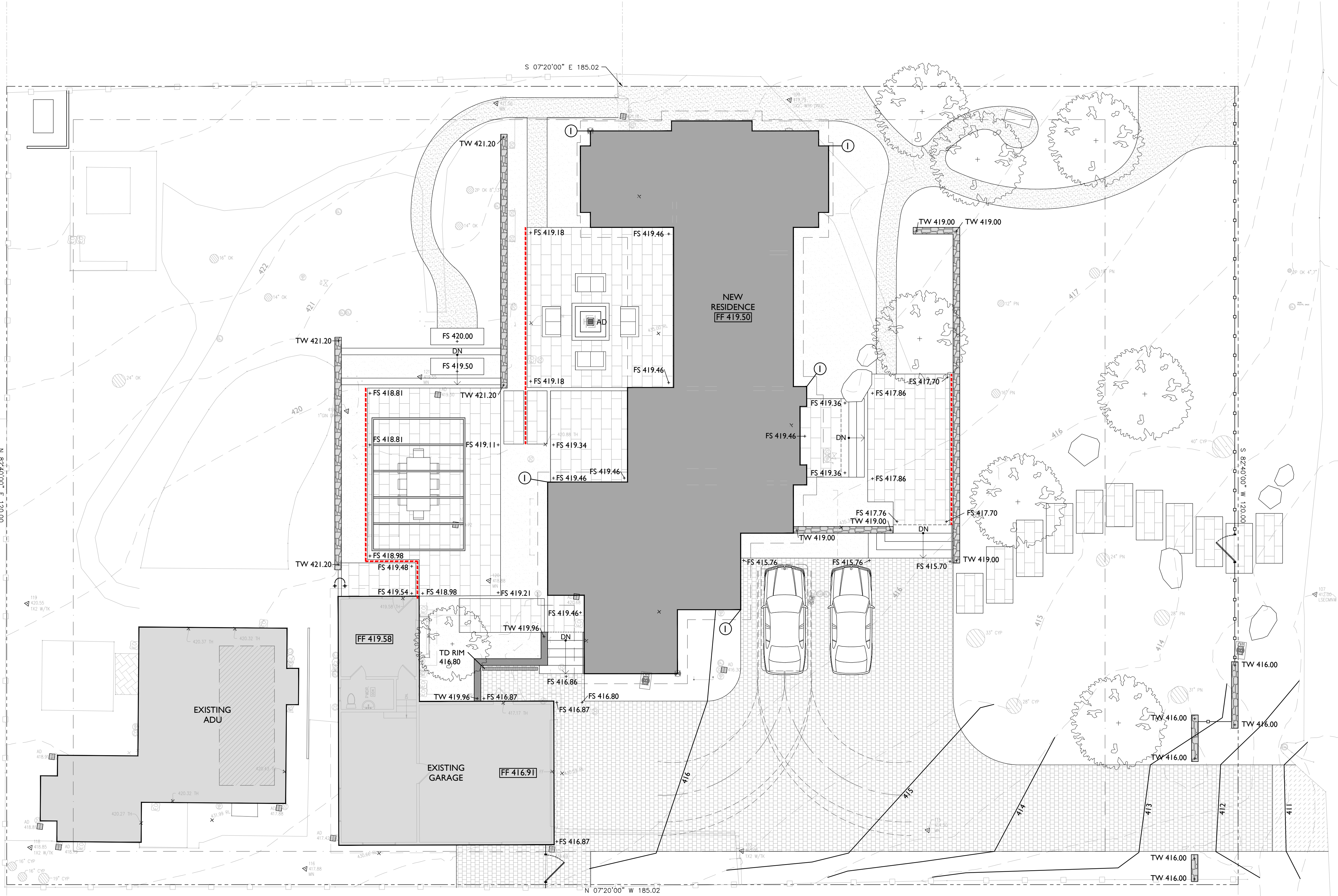
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L-1.0

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LEGEND

× 214.05	EXISTING ELEVATION
+ FS 0.00	SPOT ELEVATION
FS	FINISH SURFACE (PAVING OR DG)
FG	FINISH GRADE
TW	TOP OF WALL
TC	TOP OF CURB
HP / LP	HIGH POINT / LOW POINT
VIF	VERIFY IN FIELD
5.00%	SLOPE
GB	GRADE BREAK
↻	FLUSH
CB	CATCH BASIN
10 LF 6" SD S=0.1	SOLID DRAIN LINE: SIZE AS SHOWN
10 LF 4" SD	PERFORATED DRAIN LINE: SIZE AS SHOWN
---	MULTI-FLOW DRAIN: 6" MULTI-FLOW - STAND VERTICALLY
CO	CLEAN OUT

REFERENCE NOTES

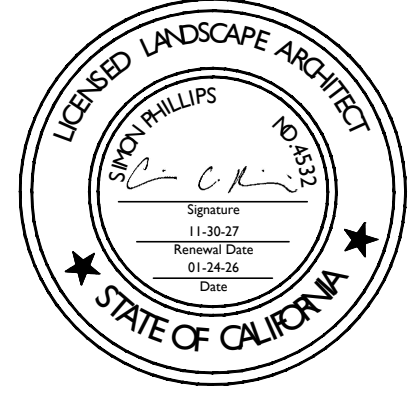
1. DOWNSPOUTS ON HOUSE TO DISCHARGE ON SPLASH PADS OR TO BE CONNECTED TO EXISTING SITE DRAINAGE SYSTEM.

GENERAL NOTES

1. VERIFY ALL EXISTING AREA DRAIN INVERTS AND DRAIN LINE SIZES ARE CONSISTENT WITH THOSE SHOWN ON PLAN, PRIOR TO CONSTRUCTION. DETERMINE OPTIMUM ROUTING OF NEW DRAIN LINES IN FIELD.
2. CAP DRAIN LINES AT HIGH POINTS.
3. DRAIN LINES ARE SHOWN SCHEMATICALLY - CONTRACTOR TO ENSURE DRAIN LINES ARE INSTALLED TO ALLOW FOR BOXED TREES TO BE INSTALLED AS SHOWN WITHOUT CONFLICTS TO ROOT BALLS AND OTHER UTILITIES.
4. CONNECT NEW DRAIN LINES TO EXISTING SITE DRAINAGE SYSTEM.
5. CONTRACTOR TO VERIFY EXISTING WALL HEIGHTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES BETWEEN PROPOSED HEIGHTS SHOWN ON PLAN.
6. DRAIN LINE INVERT ELEVATIONS TO BE DETERMINED IN FIELD ONCE EXISTING DRAIN LINE INVERTS ARE VERIFIED.
7. ALL DRAIN LINES TO BE RIGID SDR 35 WITH GLUED FITTINGS AND CONNECTIONS.
8. INSTALL CLEANOUTS AT THE END OF THE ALL THE DRAIN LINES.
9. CONNECT ALL DOWN SPOUTS ON MAIN RESIDENCE AND ADU TO SOLID 4" DRAIN LINES AND RUN IN DEDICATED SYSTEM TO STORMWATER DISSIPATORS AS DETERMINED IN FIELD.
10. INSTALL 4" DIAMETER DRAINLINES BEHIND ALL SITE RETAINING WALLS ON THE UP HILL SIDE OF WALL. WRAP DRAIN IN FILTER FABRIC AND DRAIN ROCK.
11. ALL RETAINING WALLS TO BE WATERPROOFED ON THE BACKSIDES OF WALLS.
12. DRAINAGE SYSTEM UNDER POOL DETERMINED BY CONTRACTOR.

SEVEN SPRINGS STUDIO LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617



PROJECT NAME:

**BRUNICARDI
RESIDENCE**

PROJECT ADDRESS:

3407 4TH AVENUE
CARMEL, CA 93923

APN: 009-153-005

ISSUANCE:

PLANNING SUBMITTAL

PROJECT NO: 2025-23

DATE: 03/16/2026

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DATE	DESCRIPTION
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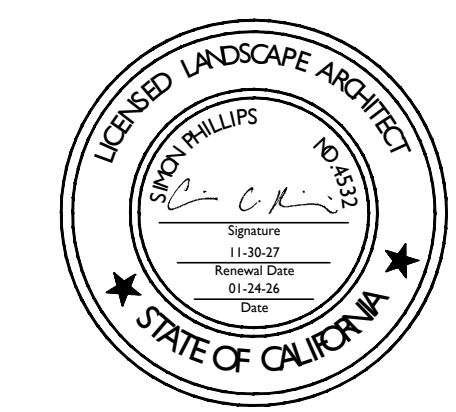
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GRADING PLAN

SHEET NO:

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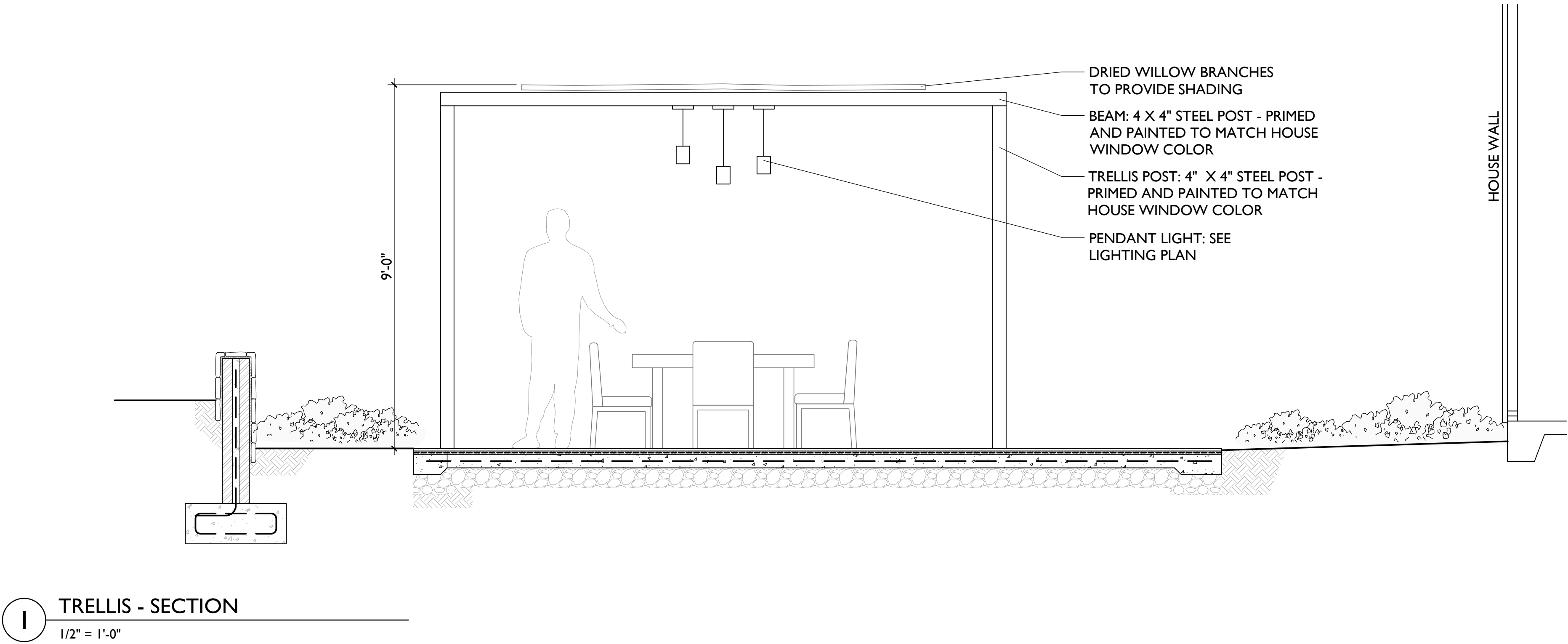


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CARMEL, CA 93923
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INSPIRATION IMAGE



ISSUANCE:
PLANNING SUBMITTAL

PROJECT NO: 2025-23
DATE: 03/16/2026

REVISIONS:
DATE DESCRIPTION

SHEET NAME:
**CONSTRUCTION
DETAILS**

SHEET NO:

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WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL

Project Name Brunicardi Residence
Project Number 25-23

Reference Evapotranspiration (ETo)							49.70
Hydrozone # /Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
1 Entry Garden	0.3	drip	0.81	0.37	3104	1149.63	35424.69
2 Entry Walk	0.5	drip	0.81	0.62	346	213.58	6581.26
3 Guest Parking	0.3	drip	0.81	0.37	922	341.48	10522.41
4 Entry Garden	0.5	drip	0.81	0.62	688	424.69	13086.44
5 Back Garden	0.3	drip	0.81	0.37	670	248.15	7646.44
6 Back Garden	0.5	drip	0.81	0.62	230	141.98	4374.83
				Totals	(A) 5960	(B) 2519.51	77636.06
Special Landscape Areas							
				1.00		0.00	0.00
				Totals	(C) 0	(D) 0.00	0.00
						ETWU Total (Gallons)	77636.06
						Maximum Allowed Water Allowance (MAWA) ^e (Gallons)	101008.29
						ETWU (Acre Feet)	0.24
						MAWA (Acre Feet)	0.31

^a Hydrozone #/Planting Description E.g. 1.) front lawn 2.) low water use plantings 3.) medium water use planting	^b Irrigation Method overhead spray or drip	^c Irrigation Efficiency 0.75 for spray head 0.81 for drip	^d ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre- inches per acre per year to gallons per square foot per year.
---	---	--	--

^eMAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .95 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas		
Total ETAF x Area	(B)	2519.51
Total Area	(A)	5960.00
Average ETAF	B ÷ A	0.42

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas		
Total ETAF x Area	(B+D)	2519.51
Total Area	(A+C)	5960.00
Site-wide ETAF	(B+D) ÷ (A+C)	0.42

MWELO COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

C. C. Phillips
SIMON PHILLIPS 4532 03-16-2026
SIGNED NAME CLA# DATE

MONTEREY COUNTY COMPLIANCE STATEMENT

I CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE, DROUGHT-TOLERANT, NON-INVASIVE SPECIES; LIMITED TURF; AND LOW-FLOW, WATER CONSERVING IRRIGATION FIXTURES.

C. C. Phillips
SIMON PHILLIPS 4532 03-16-2026
SIGNED NAME CLA# DATE

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT STATEMENT

I HAVE COMPLIED WITH THE MONTEREY PENINSULA WATER MANAGEMENT DISTRICT WATER EFFICIENT LANDSCAPE REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE USE OF CLIMATE APPROPRIATE, NON-INVASIVE SPECIES, AND LIMITED TURF.

C. C. Phillips
Simon Phillips 4532 03-16-2026
Signed Name CLA# Date

GENERAL NOTES

- ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
- CONTRACTOR TO TAKE SAMPLES OF PLANTING AREA SOIL, FROM 0"-12" DEEP FROM AT LEAST THREE SEPARATE LOCATIONS FROM PLANTING AREAS ON THE SITE, MIXED TO FORM A SINGLE COMPOSITE SAMPLE. COMBINED VOLUME OF COMPOSITE SAMPLE SHALL BE AT LEAST 1-QUART. SAMPLE LOCATIONS SHALL BE MARKED ON THE PLANTING PLAN AND SHALL BE REPRESENTATIVE OF SITE CONDITIONS AND PROPOSED PLANTING TYPES.
- FORWARD THE COMPOSITE SAMPLES TO THE TESTING LABORATORY FOR TESTING AND THEIR RECOMMENDATIONS AS TO EXACT FERTILIZERS AND SOIL AMENDMENTS TO BE USED IN PLANTING, WAYPOINT ANALYTICAL A05-2 COMPLETE ANALYSIS.
LAB REPORT TO INCLUDE RECOMMENDATION LETTER AND TESTING RESULTS.
LAB REPORT TO INCLUDE AN ESTIMATED INFILTRATION RATE FOR SOIL TESTED.
LAB REPORT TO NOTE THE PROPOSED PLANTING TYPES SPECIFIC TO THE PROJECT, GROUND-COVERS, NATIVE GRASSES AND TREES.
- AMENDMENT AND FERTILIZER RECOMMENDATIONS BY THE TESTING LAB SHALL BE SPECIFIC TO THE PROPOSED AMENDMENTS TO BE USED AND INCLUDE THE AMENDMENT LAB TEST / SAMPLE ID NUMBER AND TESTING DATE AS REFERENCE. GENERIC RECOMMENDATIONS WILL BE REJECTED AND WILL REQUIRE SPECIFIC RECOMMENDATIONS TO BE OBTAINED FROM THE TESTING LAB. CONTRACTOR TO AMEND SITE SOIL FOLLOWING THE SPECIFIC RECOMMENDATIONS PROVIDED IN THE SOIL ANALYSIS.
- FOR BIDDING PURPOSES ASSUME SOIL AMENDMENT FERTILIZER TO BE COMMERCIAL FERTILIZER, 16-6-8 (N-P-K) UNIFORM PELLET, EXACT FERTILIZER TO BE DETERMINED BY TESTING LAB ANALYSIS.
- INSTALL COMMERCIAL PLANT FERTILIZER PACKETS / TABLETS, TWO-YEAR CONTROLLED -RELEASE 20-10-05 (N-P-K). BEST TABS BY SIMPLOT PROFESSIONAL PRODUCTS, AGRIFORM BY THE SCOTTS COMPANY.
- SOIL AMENDMENTS TO BE MINERALIZED AND NITRIFIED BARK OR SAWDUST, WITH WETTING AGENT AND PROPERLY PULVERIZED, CONTAINING A MINIMUM OF 270LBS. PER CUBIC YARD OF ORGANIC MATTER. SUBMIT SAMPLE ANALYSIS FOR APPROVAL.
- AMENDMENT CHEMISTRY – SUITABILITY CONSIDERATIONS
A. NITROGEN (DRY WEIGHT BASIS): 0.4 TO 0.6%
B. IRON (MINIMUM): 0.08%
C. ORGANIC CONTENT: ABOVE 17%
D. CARBON-NITROGEN RATIO: BELOW 25
E. PH: BELOW 8.0
F. SALINITY (ECE): A VALUE SUCH THAT WHEN COMBINED WITH THE EXISTING SITE SOIL AT A USE RATE DETERMINED BY THE TESTING LAB ANALYSIS, THE SALINITY OF THE AMENDED SOIL SHALL NOT EXCEED 4.0 DS/M (MMHOS/CM).
- GYPSUM (IF REQUIRED BY EXISTING SOILS TEST): AGRICULTURAL GRADE, OMRI LISTED.
A. CAL-SUL PELLETIZED GYPSUM BY NORTH PACIFIC, PORTLAND OR
B. ULTRA FINE AG GYPSUM BY WESTERN MINING & MINERALS
C. APPROVED EQUAL
- SULFUR (IF REQUIRED BY EXISTING SOILS TEST): GRANULAR DEGRADABLE SULFUR PRODUCT, TIGER 90CR ORGANIC 0-0-90 SULFUR BY TIGERSUL.COM, OR APPROVED EQUAL.
- CONTRACTOR TO INCLUDE A MINIMUM OF 4 CUBIC YARDS OF COMPOST PER 1,000 SF OF PERMEABLE AREA TO A DEPTH OF 6" UNLESS SPECIFIED OTHERWISE IN SOIL ANALYSIS REPORT.
- SOIL ANALYSIS
A. CONTRACTOR TO PROVIDE A COPY OF THE SOIL ANALYSIS AND REPORT AT COMPLETION OF THE PROJECT.
B. CONTRACTOR TO PROVIDE VERIFICATION OF IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS OF SOIL ANALYSIS REPORT RECOMMENDATIONS AT COMPLETION OF PROJECT.
- ALL PLANTING AREAS TO BE CULTIVATED TO A MINIMUM DEPTH OF 10". SOIL AMENDMENTS AND COMMERCIAL FERTILIZERS TO BE APPLIED AT THE RATES SPECIFIED IN THE TESTING LAB ANALYSIS.
- CROSS-RIP OR CULTIVATE SUB-GRADE TO THE 10" MINIMUM DEPTH. ADD WATER IF NECESSARY AND CONTINUE RIPPING OR CULTIVATION UNTIL THE ENTIRE SPECIFIED DEPTH IS LOOSE AND FRIABLE. CROSS RIPPING SHALL INCLUDE AREAS IN BETWEEN TREE AND PLANT PITS. UPON COMPLETION OF CROSS RIPPING APPLY THE AMENDMENTS AS SPECIFIED IN THE TESTING LAB ANALYSIS. SETTLE THE SOIL WITH WATER AS NEEDED AND REGRADE HIGH/LOW AREAS TO CREATE A SMOOTH FINISH GRADE.
- UNIFORMLY SPREAD AND INCORPORATED THE MATERIALS TO OBTAIN A HOMOGENEOUSLY BLENDED SOIL. 6-INCHES IN DEPTH. IF GYPSUM AND/OR SULFUR ARE REQUIRED TO BE ADDED AS PART OF AMENDMENTS PER SOILS REPORT FROM THE TESTING LAB, MANUALLY WATER THE AMENDED SOILS USING IMPACT SPRINKLERS OR HOSE-END SPRINKLERS - TO APPLY 1/2-INCH OF WATER OVER ALL PLANTING AREAS. EXISTING SOILS WITH HIGH ALKALINITY AS DETERMINED BY THE SOILS REPORT FROM THE TESTING LAB WILL BE REQUIRED TO BE SIMILARLY MANUALLY WATERED TO LEACH THE SALTS DEEPER INTO THE SOIL. AMOUNT OF WATER TO BE DETERMINED BY THE TESTING LAB.
- PRE-MIX AMENDMENTS INTO SOIL BEFORE BACKFILLING PLANT PITS - DO NOT MIX INSIDE PITS. BREAK LARGE CLOUDS INTO SMALL PIECES. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
- INSTALL 3" MULCH TO ALL PLANTING AREAS. MULCH TO BE SHREDDED CEDAR BARK OR SIMILAR. SUBMIT A SAMPLE OF MULCH FOR OWNER & LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
- INSTALL GOPHER BASKETS ON ALL CONTAINER PLANTS. BASKET SHALL PROVIDE A MINIMUM OF 6 INCHES CLEARANCE ALL AROUND THE ROOT BALL. TOP OF BASKET SHALL BE FLUSH TO THE ROOT BALL TOP.
- INSTALL GOPHER WIRE UNDER ALL AREAS OF NATURAL TURF AND RED FESCUE. GOPHER WIRE TO BE OVERLAPPED AT ALL SEAMS A MINIMUM OF 3" AND STAPLE SEAMS AND EDGES A MINIMUM OF 12" O.C. OR TIGHTER IF NEEDED TO REMOVE BUBBLED AREAS OF WIRE. STAPLES TO BE DEEP ENOUGH TO FIRMLY ANCHOR THE WIRE WITHOUT DISTORTING ITS SHAPE. INSTALL EXTRA STAPLES IN AREAS WHERE THE WIRE IS BUBBLED OR NOT MAKING FULL CONTACT WITH THE GROUND BELOW.
- COMPOST: COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA TILLED TO A DEPTH OF 6".
- NO PLANTING OR MULCH TO BE INSTALLED WITHIN 5' OF ANY STRUCTURES.
- ALL NEW PLANTING TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM, IRRIGATION CONTROLLER TO HAVE EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSING CAPABILITIES AND A RAIN SENSOR. ALL SHRUB AND GROUNDCOVER PLANTING AREAS TO BE IRRIGATED WITH A POINT SOURCE DRIP SYSTEM OR UNDERGROUND NETAFIM TYPE SYSTEM AS DETERMINED BY CONTRACTOR. DRIP IRRIGATION SYSTEMS TO BE USED ON SLOPES STEEPER THAN 4:1.
- IRRIGATION SYSTEM TO HAVE A DEDICATED METER, BACKFLOW PREVENTER AND FLOW SENSOR, AND MASTER VALVE AT THE POINT OF CONNECTION.
- PRESSURE REGULATORS SHALL BE INSTALLED AT EACH DRIP VALVE AND SET TO THE OPTIMAL PRESSURE AS SUGGESTED BY THE MANUFACTURER OF THE DRIP EMITTERS. ALL DRIP ZONES INSTALLED ON SLOPES TO BE FITTED WITH CHECK VALVES AND ALL LINES TO INCLUDE FLUSH PORTS.
- IRRIGATION SYSTEM TO BE SET UP WITH TWO MAINLINES - ONE MAINLINE WOULD BE CONNECTED DOWN STREAM OF THE FLOW SENSOR AND MASTER VALVE FOR THE SOLENOID VALVES. THE SECOND MAIN LINE WOULD BE CONNECTED UPSTREAM OF THE FLOW SENSOR AND MASTER VALVE AND USED TO FEED THE HOSE BIBS. CONTRACTOR TO VERIFY HOSE BIB LOCATIONS WITH HOMEOWNERS PRIOR TO INSTALLATION.
- MANUAL-SHUT-OFF VALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION AND AT VALVE MANIFOLDS. HOSE BIBS TO BE INSTALLED, VERIFY LAYOUT IN FIELD WITH OWNER & LANDSCAPE ARCHITECT
- IRRIGATION VALVES TO CORRESPOND TO HYDROZONE LIMITS. TREES SHALL BE IRRIGATED ON THEIR OWN VALVES AND BE SEPARATED FROM GROUNDCOVER, SHRUB AND LAWN VALVES.
- IRRIGATION SYSTEM TO BE A DESIGN BUILD. ALL PLANTING AREAS TO BE DRIP IRRIGATED.
- CONTRACTOR TO DISCUSS IRRIGATION DESIGN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT PRODUCT INFORMATION TO LANDSCAPE ARCHITECT FOR ALL IRRIGATION EQUIPMENT INCLUDING VALVES, FILTERS, PRESSURE REGULATORS, DRIP EMITTERS, VALVE BOXES, SHUT OFF VALVES, LINE TYPES AND CONTROLLER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- LAWN TO BE IRRIGATED WITH OVERHEAD STREAM ROTORS WITH MATCHED PRECIPITATION RATES. ROTOR TYPE TO BE HUNTER MP ROTATORS OR EQUAL. HEAD LAYOUT TO ALLOW FOR FULL COVERAGE USING AN OPTIMAL HEAD LAYOUT GIVEN THE GEOMETRY OF THE AREA BEING IRRIGATED.
- TEMPORARY IRRIGATION INSTALLED FOR HYDROSEED AREAS TO BE REMOVED AFTER PLANT ESTABLISHMENT OR 2 YEARS FROM DATE OF INSTALLATION. IRRIGATION TO BE INSTALLED ABOVE GROUND. IRRIGATION HEADS TO BE SECURED TO STAKES ABOVE GRADE. INSTALL DEDICATED VALVES FOR THE HYDROSEED SYSTEMS WITH SHUT OFF VALVES UPSTREAM OF SOLENOID VALVE. CAP MAIN LINE ONCE VALVES ARE REMOVED. ADJUST SPRAY AS NEEDED TO AVOID OVER SPRAY ONTO EXISTING OAK TREES.

PLANT LEGEND

*WUCCODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
TREES				
L	Ah ARCTOSTAPHYLOS 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	24" BOX	MULTI
M	Ms MAGNOLIA STELLATA	STAR MAGNOLIA	24" BOX	
VL	Oi OLEA 'SWAN HILL'	SWAN HILL OLIVE	24" BOX	MULTI
SHRUBS				
M	Am ACACIA 'COUSIN ITT'	COUSIN ITT ACACIA	5 GAL.	
L	Ac ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	
L	Ab ANIGOZANTHOS 'BUSH RANGER'	BUSH RANGER KANGAROO PAW	1 GAL.	
M	Ae ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL.	
L	Ap ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	5 GAL.	
L	As ARCTSOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	5 GAL.	
L	Cs CALANDRINIA SPECTABILIS	ROCK PURSLANE	1 GAL.	
L	Cy CEANOTHUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	5 GAL.	
L	Co COTYLEDON ORBICULATA	ROUND-LEAFED NAVEL-WORT	1 GAL.	
L	Ee ECHEVERIA ELEGANS	HENS & CHICKS	1 GAL.	
L	Ek ERIGERON KARVISKIANUS	SANTA BARBARA DAISY	1 GAL.	
M	Hq HEBE 'QUICKSILVER'	QUICKSILVER HEBE	1 GAL.	
M	If ISOTOMA FLUVIATALIS	BLUE STAR CREEPER	1 GAL.	
L	Ln LAURUS NOBILIS	BAY LAUREL	15 GAL. HEDGE FORM	
L	Lb LEUCOSPERMUM 'BLANCHE ITO'	BLANCHE PINCUSHION	5 GAL.	
L	Lc LOROPETALUM 'CRIMSON FIRE'	CRIMSON FIRE FRINGE FLOWER	5 GAL.	
L	Ls LOROPETALUM 'SHANG-WHITE'	EMERALD SNOW LOROPETALUM	5 GAL.	
L	Om OLEA 'MONTRA'	LITTLE OLLIE OLIVE	15 GAL.	
M	Ps PENNISETUM SPATHIOLATUM	SLENDER VELD'T GRASS	1 GAL.	
L	Pw PITTOSPORUM 'WHEELER'S DWARF'	WHEELER'S DWARF PITTOSPORUM	5 GAL.	
M	Po PRUNUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRY LAUREL	5 GAL.	
L	Sb SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE		
L	Ss SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.	
M	Sa SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL.	
L	Wm VESTRINGIA 'LOW HORIZON'	LOW HORIZON COAST ROSEMARY	1 GAL.	
VINES				
M	Rs ROSA 'SALLY HOLMES'	SALLY HOLMES ROSE	5 GAL.	
GROUND COVER				
L	 DYMONDIA MARGARETE	SILVER CARPET	4" POT	PLANT TOUCHING
M	 OPHIOPOGON JAPONICUS	MONDO GRASS	4" POT	PLANT TOUCHING
L	 THYMUS 'ELFIN'	ELFIN THYME	4" POT @ 12" O.C.	
MISCELLANEOUS				
	 CRUSHED GRAVEL: FOR PEDESTRIAN AREAS 2" OVER 4" COMPACTED CLASS II BASE. FOR VEHICLE AREAS 2" CRUSHED GRAVEL OVER 6" COMPACTED CLASS II BASE.			
	 MULCH			
	 HDPE METAL EDGING: WELD ALL JOINTS AND PRIME AND PAINT ONCE WELDED.			

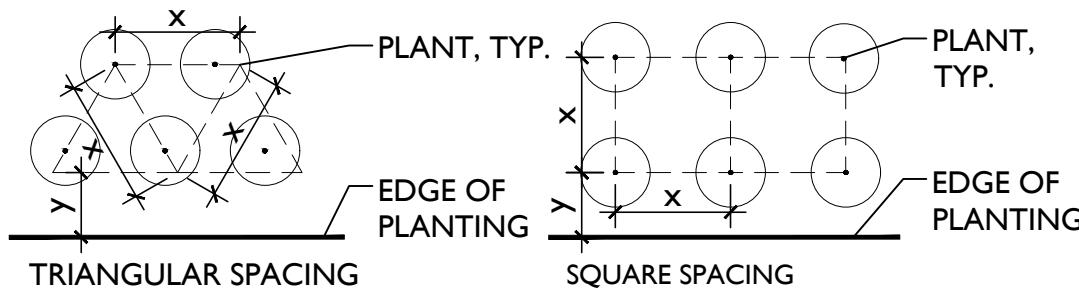
REFERENCE NOTES

- HYDROSEED TO FOLLOW GRADING LIMITS AS DETERMINED DURING CONSTRUCTION.
- HYDROSEED TO BE APPLIED AT 36 LBS/AC EVENLY BETWEEN THE SPECIES LISTED
- EXISTING TREE: TO BE REMOVED
- FINAL PLACEMENT OF MITIGATION TREES TO BE DETERMINED IN FIELD. TOTAL MITIGATION TREES TO BE PLANTED - 3.
- CITRUS TREES AVAILABLE FROM MENLO GROWERS IN GILROY
- 5' NON-COMBUSTIBLE ZONE AROUND ALL STRUCTURES
- IRRIGATION FOR MITIGATION TREES BY THE YOGA STUDIO TO BE CONNECTED TO THE YOGA STUDIO POTABLE LINE - INSTALL WITH BACKFLOW PREVENTER AND BATTERY OPERATED VALVE.

* WATER USE CATEGORY (WUC) KEY

WUCOLS REGION APPLICABLE TO THIS PROJECT: REGION I
H = HIGH; M = MODERATE; L = LOW; VL = VERY LOW; NL = SPECIES NOT LISTED
* FROM: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS) UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, L.R. COSTELLO, K.S. JONES

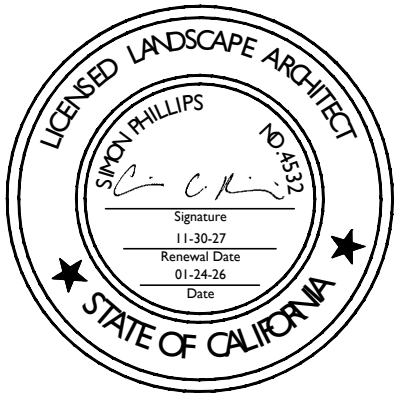
PLANT SPACING AND PLANTING SETBACK DIAGRAM



- FOR SPACING 'X', SEE PLANTING PLAN LEGEND
- Y= 1/2X + 12" UON

SEVEN SPRINGS STUDIO LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617



PROJECT NAME:

BRUNICARDI RESIDENCE

PROJECT ADDRESS:

3407 4TH AVENUE
CARMEL, CA 93923

APN: 009-153-005

ISSUANCE:

PLANNING SUBMITTAL

PROJECT NO: 2025-23

DATE: 03/16/2026

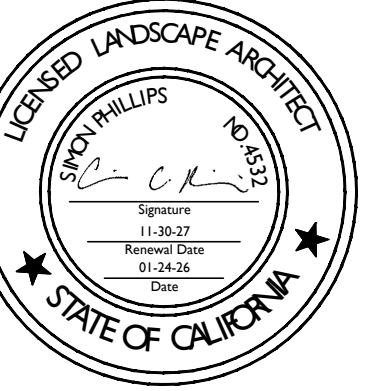
REVISIONS:

DATE DESCRIPTION

SHEET NAME:

PLANTING NOTES

SHEET NO:



PROJECT ADDRESS:
407 4TH AVENUE
CARMEL, CA 93923
APN: 009-153-005

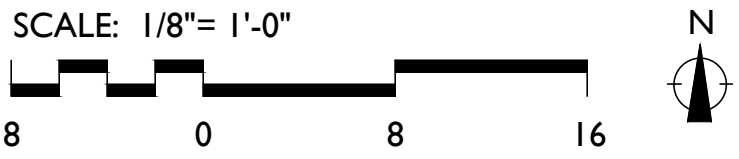
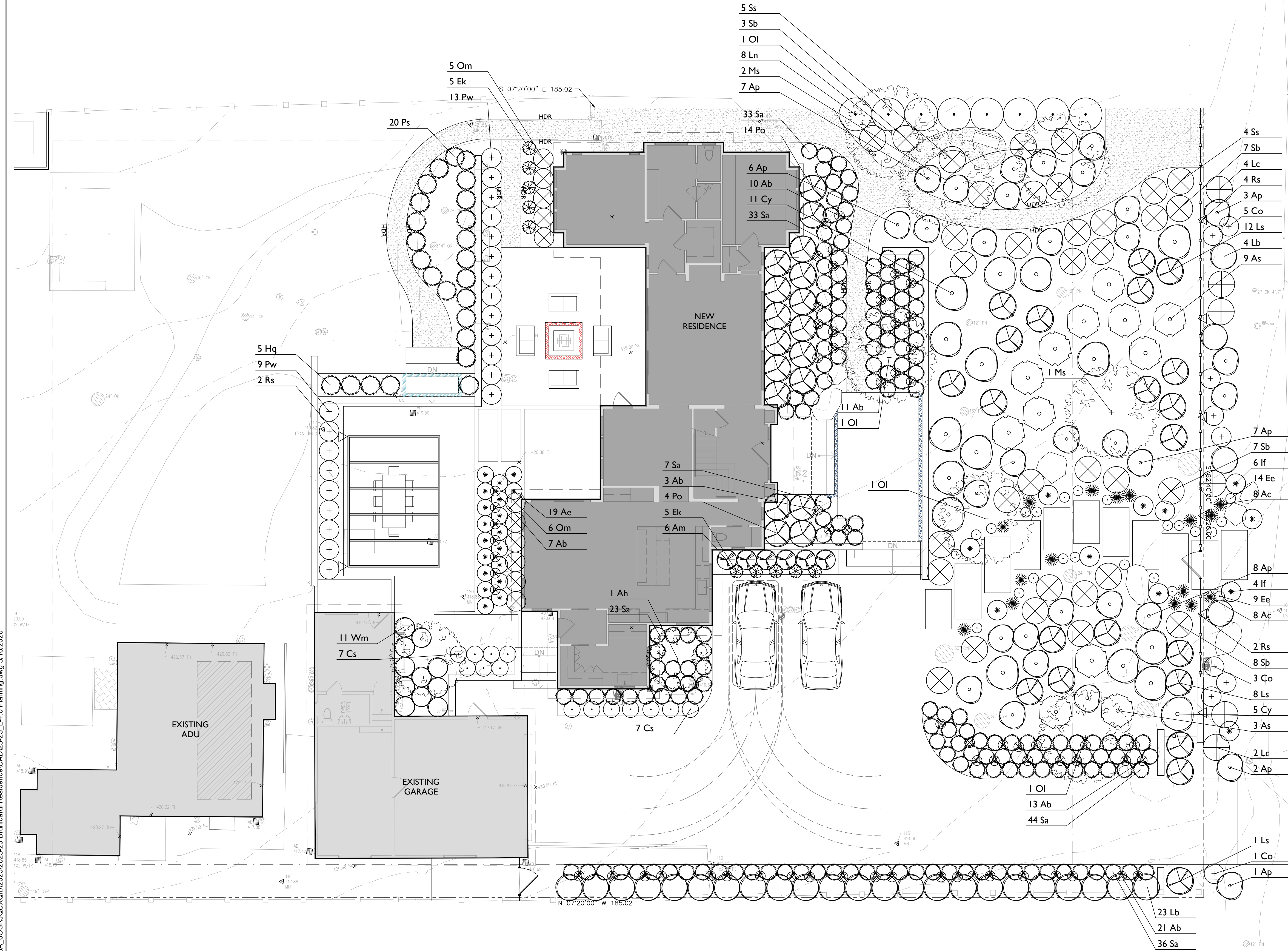
REFERENCE NOTES

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- ⑤ CITRUS TREES AVAILABLE FROM MENLO GROWERS IN GILROY
- ⑥ 5' NON-COMBUSTIBLE ZONE AROUND ALL STRUCTURES
- ⑦ IRRIGATION FOR MITIGATION TREES BY THE YOGA STUDIO TO BE CONNECTED TO THE YOGA STUDIO POTABLE LINE - INSTALL WITH BACKFLOW PREVENTER AND BATTERY OPERATED VALVE.

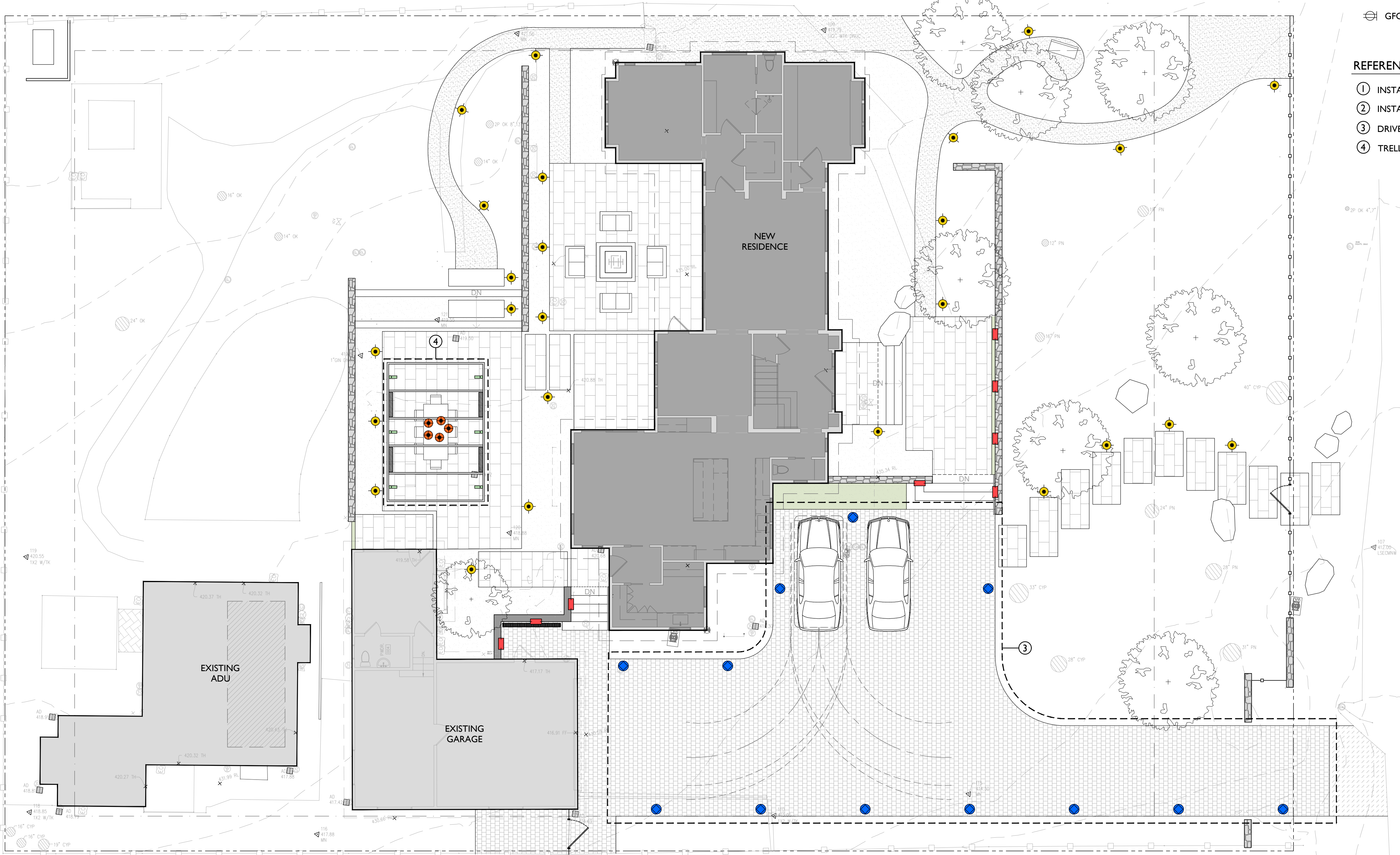
PROJECT NO: 2025-23
DATE: 03/16/2026

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SHEET NO:



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GENERAL NOTES

1. SYSTEM SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. VERIFY ALL LIGHT LOCATIONS AND CABLE RUNS IN FIELD WITH LANDSCAPE ARCHITECT. CABLING TO BE SIZED TO PROVIDE A MINIMUM 10.5 VOLTS AND A MAX OF 11.5 VOLTS TO ALL FIXTURES. MINIMUM CABLE SIZE IS 12 GAUGE MULTI STRAND DIRECT BURIAL CABLE.
2. ALLOW 30% OF TRANSFORMER CAPACITY FOR FUTURE ADDITIONAL SITE LIGHTING.
3. COORDINATE SWITCHING ZONES FOR SITE LIGHTING WITH OWNER.
4. PROVIDE GFCI ELECTRICAL OUTLETS AS SHOWN ON DRAWINGS.
5. RUN MAXIMUM OF 10 LIGHTS IN DAISY CHAIN.
6. RUN ADDITIONAL 2" SLEEVES UNDER ALL PAVING AREAS FOR POSSIBLE FUTURE SITE LIGHTING- REVIEW LOCATIONS IN FIELD WITH LANDSCAPE ARCHITECT.
7. 8" DEPTH MINIMUM CABLE BURIAL.
8. ALL WIRE CONNECTIONS SHALL BE WATER-PROOFED USING FULLY ENCAPSULATED, DIRECT BURIAL WATERPROOF CONNECTORS.
9. SPACE LIGHTS EVENLY.
10. TRANSFORMER LOCATIONS AND SWITCHING TO BE DETERMINED.
11. ALL SITE LIGHTS TO BE ON DIMMERS.

FIXTURE LEGEND

SYM	TYPE	MANUFACTURER	LAMP	COMMENTS
	RECESSED WALL LIGHT	FX LUMINAIRE PD-LED20W-BZ	2X20W 2700K	SEE 1/L-4.1
	RECESSED DRIVE LIGHT	FX LUMINAIRE-FC-LED20WFL- GW- 090-BZ	MR-16 2700K	SEE 2/L-4.1
	PATH LIGHT	SPJ-21-BKPL-MBR-2W-12V	2W LED 2700K	SEE 3/L-4.1
	TRELLIS LIGHT	FX LUMINAIRE CA-51-E6-W-FL-AB	MR-16 2700K	SEE 1/L-4.2
	PENDANT LIGHT	SPJ 18-10A-MBR-2W-2700K-8-15V	2W LED 2700K	SEE 2/L-4.2
	HEATERS	BROMIC PLATINUM SMART-HEAT ELECTRIC II MARINE BH 3622006		
	GFCI OUTLET	IN WEATHERPROOF HOUSING		

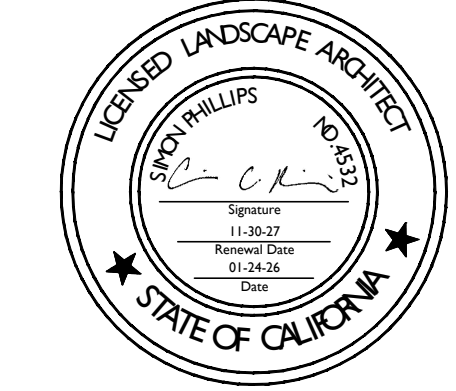
REFERENCE NOTES

1. INSTALL SWITCHED OUTLET IN FIRE PIT FOR AUTO-IGNITER.
2. INSTALL ELECTRICAL OUTLETS AT BBQ AREA WITH WEATHERPROOF COVERS
3. DRIVEWAY FIXTURES TO BE ON SEPARATE SWITCH
4. TRELLIS FIXTURES TO BE ON SEPARATE SWITCH



SEVEN
SPRINGS
STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617



PROJECT NAME:
**BRUNICARDI
RESIDENCE**

PROJECT ADDRESS:
3407 4TH AVENUE
CARMEL, CA 93923
APN: 009-153-005

ISSUANCE:
PLANNING SUBMITTAL

PROJECT NO: 2025-23
DATE: 03/16/2026

REVISIONS:
DATE DESCRIPTION

SHEET NAME:
**SITE LIGHTING
PLAN**

SHEET NO:

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



APN: 009-153-005

Wall Lights

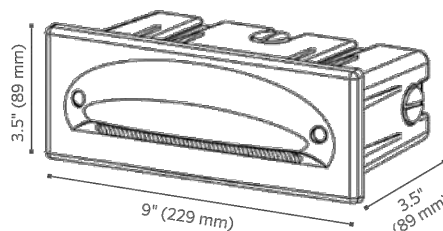
PROJECT
CATALOG #
TYPE
NOTES

Diameter of collar is 3" / 7.62 cm



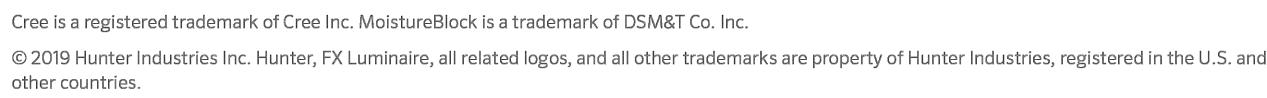
- Die-cast brass or composite construction
- MR-16 lamp type
- Compatible with Luxor® technology
- Input voltage: 10-15V

- Die-cast aluminum construction
- Two-layer marine-grade anodization and powder coat finish
- Cree® integrated LEDs
- ProAIM® adjustability
- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V



LANDSCAPE LIGHTING

Cubes	Code	
■ LOW-VOLTAGE CUBE Supports AC dimmable LEDs and incandescent; MAX LOAD: 60W/5A	LCM-LV	
■ RELAY/0-10V CUBE Supports relay switch; MAX LOAD: 250VAC/5A	LCM-RLY-010V	



LANDSCAPE LIGHTING

FXLIT-015-SS-STANDARD-WALL-PD-EN 10/16

NTS

NTS

NTS

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FXLuminaire.

CA-51 Accent Light

STANDARD PLUS



PROJECT _____

CATALOG # _____

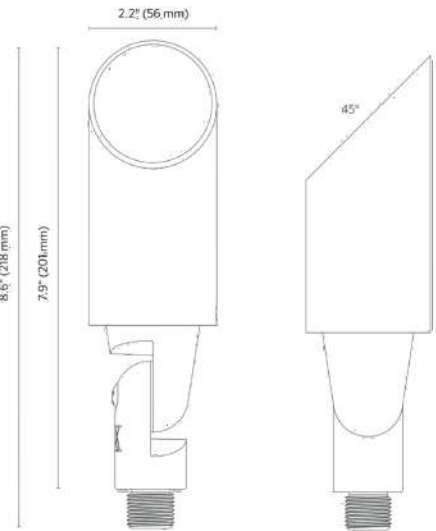
TYPE _____

NOTES _____

Combining elegant design with a durable, select brass construction, the Cora CA-51 Accent Light was built to outlast any landscape. Featuring black oxide stainless steel hardware for an extra layer of corrosion resistance, this multifunctional up/down light is especially well-suited for coastal regions and projects with modest budgets. Its accessory-friendly design also offers compatibility with various mounts and lenses.

Quick Facts

- Multidirectional fixture offers up/down capability for added design flexibility
- Solid brass construction and black oxide stainless steel hardware deliver strong corrosion resistance
- Antique bronze finish provides increased durability and elegant look
- Fully potted on the inside to prevent water intrusion in any orientation
- MR-16 lamp
- 10' (3 m) or 26' (8 m) lead



CA-51 Accent Light ORDERING INFORMATION

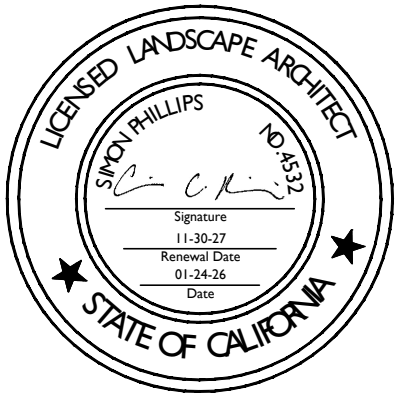
Fixture	Power	Color Temp	Beam Angle	Finish	Wire Lead
CA-51	E6 6.0 VA, MR-16 Eco LED Lamp	W Warm (2700K)	FL Flood (35°)	FB Black	[default] 10' (3 m)
	E9 9.5 VA, MR-16 Eco LED Lamp	S Soft (3000K)	WF Wide Flood (60°)	AB Antique Bronze	XL 26' (8 m)
	P4 4.3 VA, MR-16 Pro LED Lamp				
	P5 5.4 VA, MR-16 Pro LED Lamp				
	ZD5 5.4 VA, MR-16 ZD LED Lamp				
NL	Lamp not included				

☐ - ☐ - ☐ - ☐ - ☐ - ☐

CA51-XXXXXXX-XX-AB

SEVEN
SPRINGS
STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617



PROJECT NAME:

BRUNICARDI
RESIDENCE

PROJECT ADDRESS:

3407 4TH AVENUE
CARMEL, CA 93923

APN: 009-153-005

ISSUANCE:

PLANNING SUBMITTAL

PROJECT NO: 2025-23

DATE: 03/16/2026

REVISIONS:

DATE DESCRIPTION

SHEET NAME:

SITE LIGHTING
SPECS

SHEET NO:

SPJ LIGHTING Inc. ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING		SPECIFICATION SHEET		Hanging Light SPJ18-10A	
MODEL: SPJ18-10A MATERIAL: Solid Brass FINISH SHOWN: Rusty ELECTRICAL: 8-15V WATTAGE: 2W ENGINE: FB-2W-CYL-TA16 LUMENS: 150 COLOR TEMP: 2700K MOUNTING: Hanging					
FINISHES ☐ Matte Bronze (MBR) ☐ Verde (V) ☐ Moss (M) ☐ Black (B) ☐ Rusty (R) ☐ Satin Brass (SB) ☐ Aged Brass (AG) ☐ Raw Copper (RC) ☐ Natural Copper (NC) PVD PREMIUM ☐ PVD Polished (PVDOP) ☐ PVD Satin (PVDOS) ☐ PVD Graphite (PVDG) ☐ PVD Bronze (PVDOS2) ☐ PVD Black (PVDOLJ)					
WATTAGE ☐ 2W		LUMENS ☐ 150			
Custom lumen packages are available upon request					
COLOR TEMPERATURE ☐ 2200K ☐ 5000K ☐ 2700K ☐ 6500K ☐ 3000K ☐ RGBW ☐ 4000K Custom options are available					
ELECTRICAL ☐ 8-15V					
Ordering Example SPJ18-10A-R-2W-27K-8-15V		Customer Approval		Date	

2 PENDANT LIGHT
NTS

1 TRELLIS LIGHT
NTS

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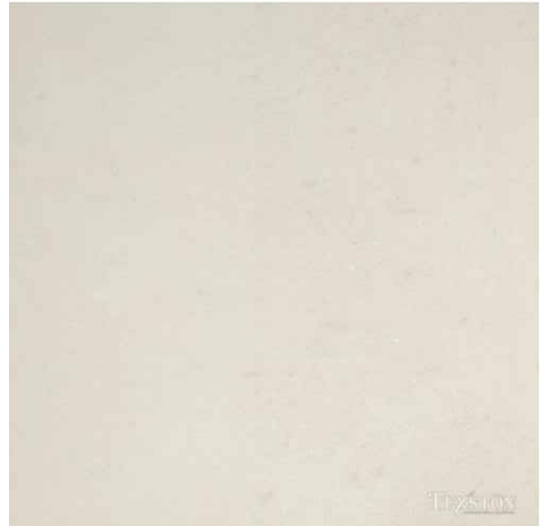
PROPOSED MATERIALS



ASPHALT SHINGLE ROOF -
DARK GRAY & BROWN



VERTICAL WOOD SIDING -
STAINED



STUCCO SIDING - LIGHT TAN



NATURAL STONE VENEER -
TAN/GRAY/BROWN



ALUMINUM WINDOWS/DOORS -
DARK BRONZE

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY SURVEY AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
- CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".
- SMOKE DETECTORS IN THE MAIN DWELLING SHALL BE INSTALLED AND FIELD VERIFIED IN EACH BEDROOM, IN THE HALLWAY LEADING TO THE BEDROOMS AND ON EACH FLOOR PER CRC R314.2. CARBON MONOXIDE ALARMS SHLL BE INSTALLED AND FIELD VERIFIED ON EACH FLOOR PER CRC R315.2.
- ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
- THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS
- CONTRACTOR TO OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND TO MAINTAIN THE TICKET IN ACTIVE STATUS AND ON SITE FOR INSPECTION THROUGHOUT THE PROJECT.

AVERAGE NATURAL GRADE CALCULATIONS

PROPOSED HOUSE:
HIGHEST ELEVATION = 420.5'
LOWEST ELEVATION = 416.5'

(420.5+416.5)/2 = 418.5' AVERAGE NATURAL GRADE (A.N.G.)

ALLOWABLE HEIGHT ABV. A.N.G. = 30'-0" OR 448.5'
PROPOSED HEIGHT ABV. A.N.G. = 27'-2" OR 445.6'

EXISTING SITE PHOTOS



STREET VIEW OF (E) HOUSE & GARAGE



FRONT OF (E) GARAGE



BACK OF (E) HOUSE

BUILDING CODE INFO

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

2025 CALIFORNIA BUILDING CODE
2025 CALIFORNIA RESIDENTIAL CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA ELECTRICAL CODE
2025 CALIFORNIA ENERGY CODE
2025 CALIFORNIA FIRE CODE
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

ALL MATERIALS & CONSTRUCTION TO COMPLY WITH CHAPTER 7A OF THE 2025 CBC, AND CHAPTER 3, SECTION 337R OF THE 2025 CRC.

SHEET INDEX

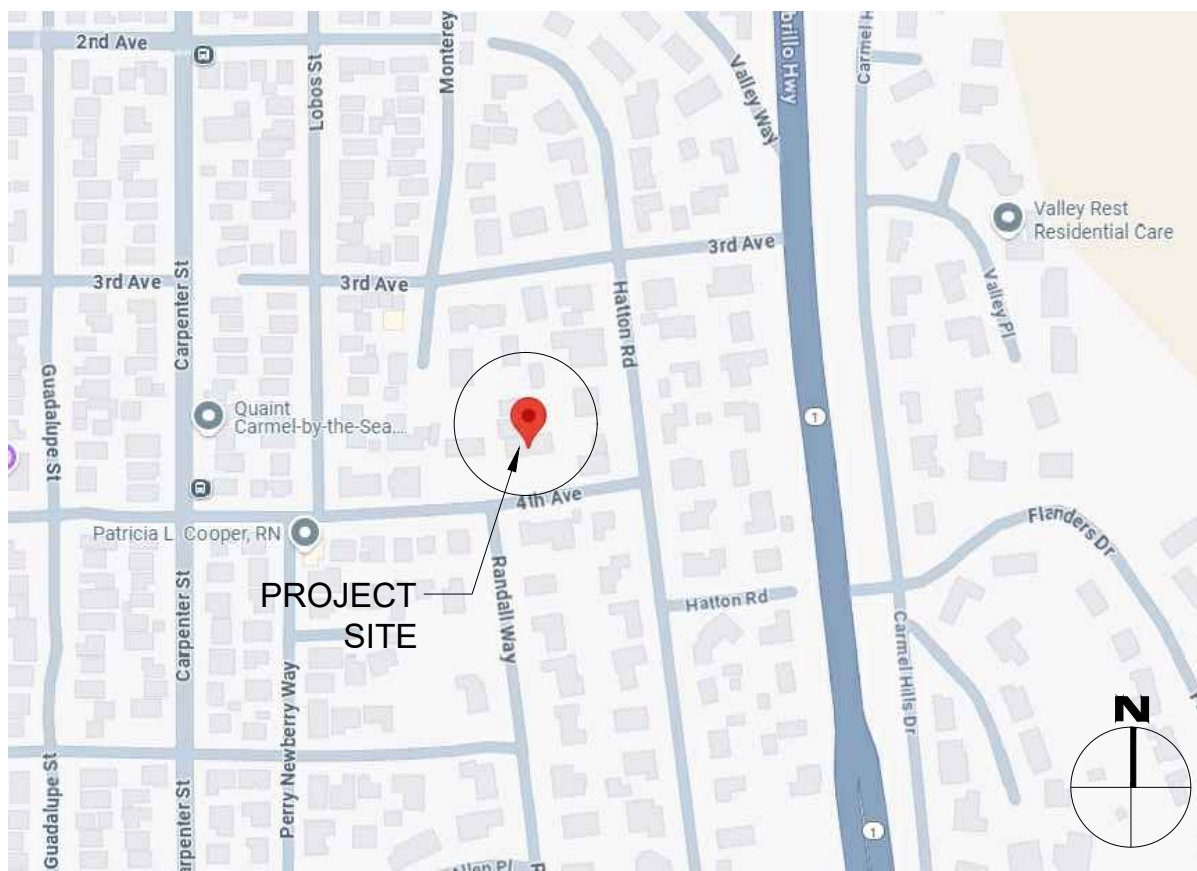
G1.0	PROJECT INFORMATION
G1.1	CONSTRUCTION MANAGEMENT & EROSION CONTROL
G1.2	BEST MANAGEMENT PRACTICES
G1.3	FUEL MANAGEMENT PLAN
G1.4	SURVEY
G1.5	PROPOSED RENDERING
A1.0	EXISTING SITE PLAN
A1.1	PROPOSED SITE PLAN
A1.2	PROPOSED SITE LIGHTING
A2.0	EXISTING GARAGE FLOOR & ROOF PLAN
A2.1	PROPOSED GARAGE FLOOR & ROOF PLAN
A2.2	PROPOSED FIRST FLOOR PLAN
A2.3	PROPOSED SECOND FLOOR PLAN
A2.4	PROPOSED ROOF PLAN
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS
A3.3	BUILDING ELEVATIONS
A3.4	BUILDING ELEVATIONS
A3.5	BUILDING ELEVATIONS
A4.0	DOOR & WINDOW SCHEDULES
L-1.0	SITE PLAN
L-2.0	GRADING PLAN
L-3.0	CONSTRUCTION DETAILS
L-4.0	PLANTING NOTES
L-4.1	PLANTING PLAN
L-5.0	SITE LIGHTING PLAN
L-5.1	SITE LIGHTING SPECS
L-5.2	SITE LIGHTING SPECS

SCOPE OF WORK

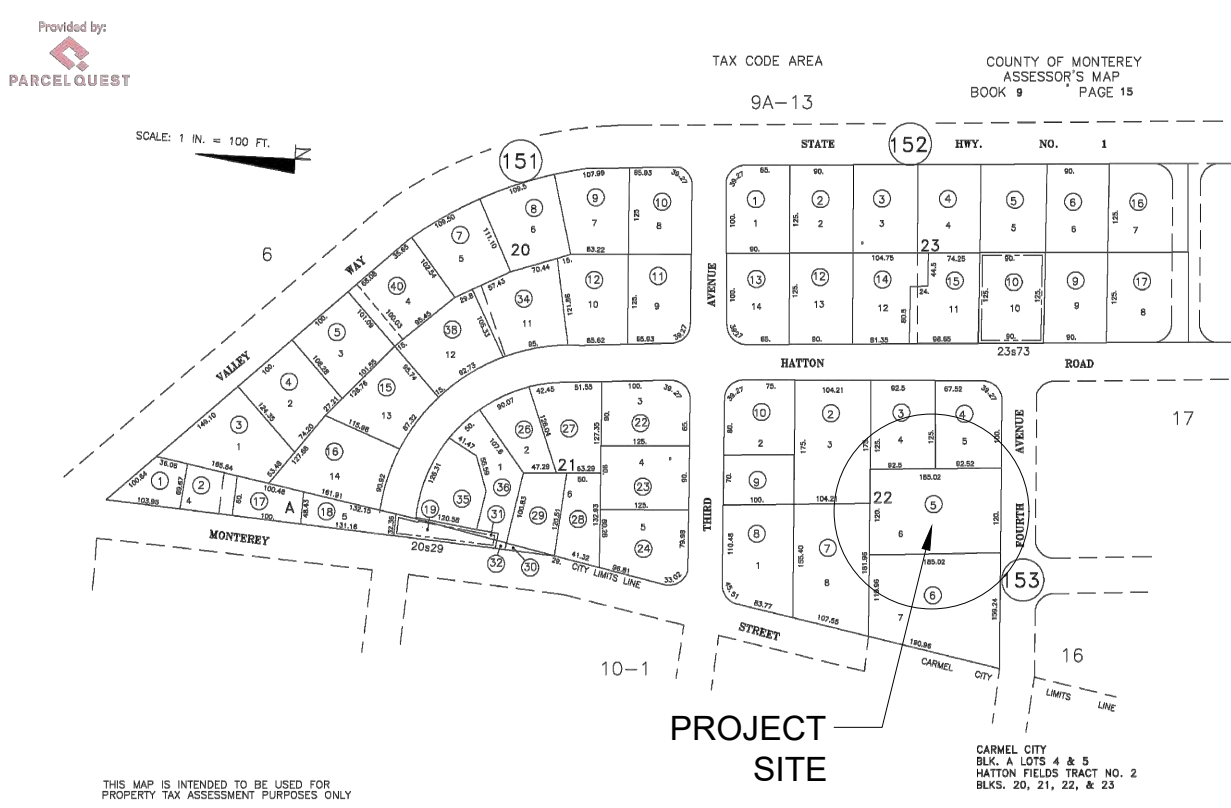
DEMOLITION OF AN (E) 2,665 SF ONE STORY HOUSE. CONSTRUCTION OF A NEW 3,217 SF TWO STORY HOUSE. REMODEL (E) DETACHED GARAGE & OFFICE TO MATCH NEW HOUSE - REPLACE (E) ASPHALT SHINGLE ROOF WITH NEW ASPHALT SHINGLE ROOF, REPLACE (E) WINDOWS & DOORS.

SCOPE OF WORK ALSO INCLUDES CONSTRUCTION OF A NEW DRIVEWAY, PATIOS & WALKWAYS. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFO.

VICINITY MAP



PARCEL MAP



PROJECT TEAM

OWNER	DAVID & CARYN BRUNICARDI 3407 4TH AVENUE CARMEL, CA 93923
ARCHITECT	SAMUEL PITNICK ARCHITECTS, INC. LICENSE # C-34362 PO BOX 22412, CARMEL, CA 93922 PHONE: (831) 241-1895 SAMUEL@PITNICK@GMAIL.COM
LANDSCAPE DESIGN	SEVEN SPRINGS STUDIOS 2548 EMPIRE GR., SANTA CRUZ, CA 95060 PHONE: (831) 466-9617
SURVEYOR	LANDSET ENGINEERS INC. 520 CRAZY HORSE CANYON RD B SALINAS, CA 93907 PHONE: (831) 443-6970
ARCHAEOLOGIST	ARCHAEOLOGICAL CONSULTING P.O. BOX 3377, SALINAS CA, 93912 PHONE: (831) 422-4912
GEOTECHNICAL ENGINEER	HARO KASUNICH & ASSOCIATES INC. 116 E LAKE AVE, WATSONVILLE, CA 95076 PHONE: (831) 722-4175

PROJECT INFORMATION

PROPERTY ADDRESS	3407 4TH AVENUE CARMEL, CA 93923
APN	009-153-005-000
ZONING	MDR/2-D(CZ)
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	R-3 / SINGLE FAMILY RESIDENCE U / GARAGE
YEAR BUILT	1941 (REMODELED 2014)

BUILDING INFORMATION & LOT COVERAGE

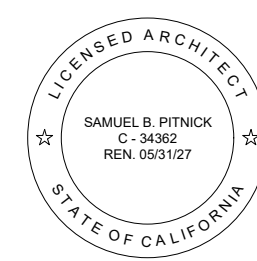
LOT SIZE	23,388 SF
ALLOWABLE FLOOR AREA	45% OR 10,524.6 SF
(E) FLOOR AREA:	
(E) HOUSE	2,665 SF
(E) GARAGE & OFFICE	889 SF
(E) A.D.U.	746 SF
TOTAL	4,300 SF
(P) FLOOR AREA:	
(P) FIRST FLOOR	2,093 SF
(P) SECOND FLOOR	1,124 SF
SUB-TOTAL	3,217 SF
(E) GARAGE & OFFICE	889 SF
(E) A.D.U.	746 SF
TOTAL	4,852 SF
ALLOWABLE SITE COVERAGE	35% OR 8,185.8 SF
(E) SITE COVERAGE:	
(E) STRUCTURES	4,300 SF
(E) EAVES > 30"	0 SF
(E) DECKS/PATIOS > 24"	121 SF
TOTAL	4,421 SF OR 18.9%
(P) SITE COVERAGE:	
(P) STRUCTURES	3,728 SF
(P) EAVES > 30"	88 SF
(P) DECKS/PATIOS > 24"	0 SF
TOTAL	3,816 SF OR 16.3%

MISCELLANEOUS

WATER SOURCE	CAL AM
WASTE DISPOSAL SYSTEM	SEWER
TREES TO BE REMOVED	NONE
GRADING ESTIMATES	NONE
(E) PARKING	2 SPACES (COVERED)
(P) PARKING	2 SPACES (COVERED)
(E) BUILDING SPRINKLERED	NO
(P) BUILDING SPRINKLERED	YES

BRUNICARDI
RESIDENCE

3407 4TH AVENUE
CARMEL, CA 93923



SAMUEL PITNICK
ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK@GMAIL.COM

REVISIONS	DATE

ARCHITECTURAL

PROJECT
INFORMATION

Scale: SEE DWG.

Drawn By: SBP

Job: -

G1.0

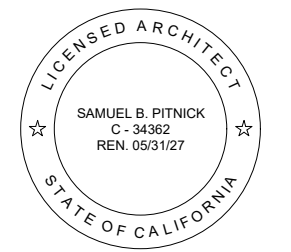
02/19/2026

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1 PROPOSED RENDERING OF FRONT ELEVATION
SCALE: N.T.S.

BRUNICARDI
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3407 4TH AVENUE
CARMEL, CA 93923



SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1885
EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

ARCHITECTURAL
PROPOSED
RENDERING

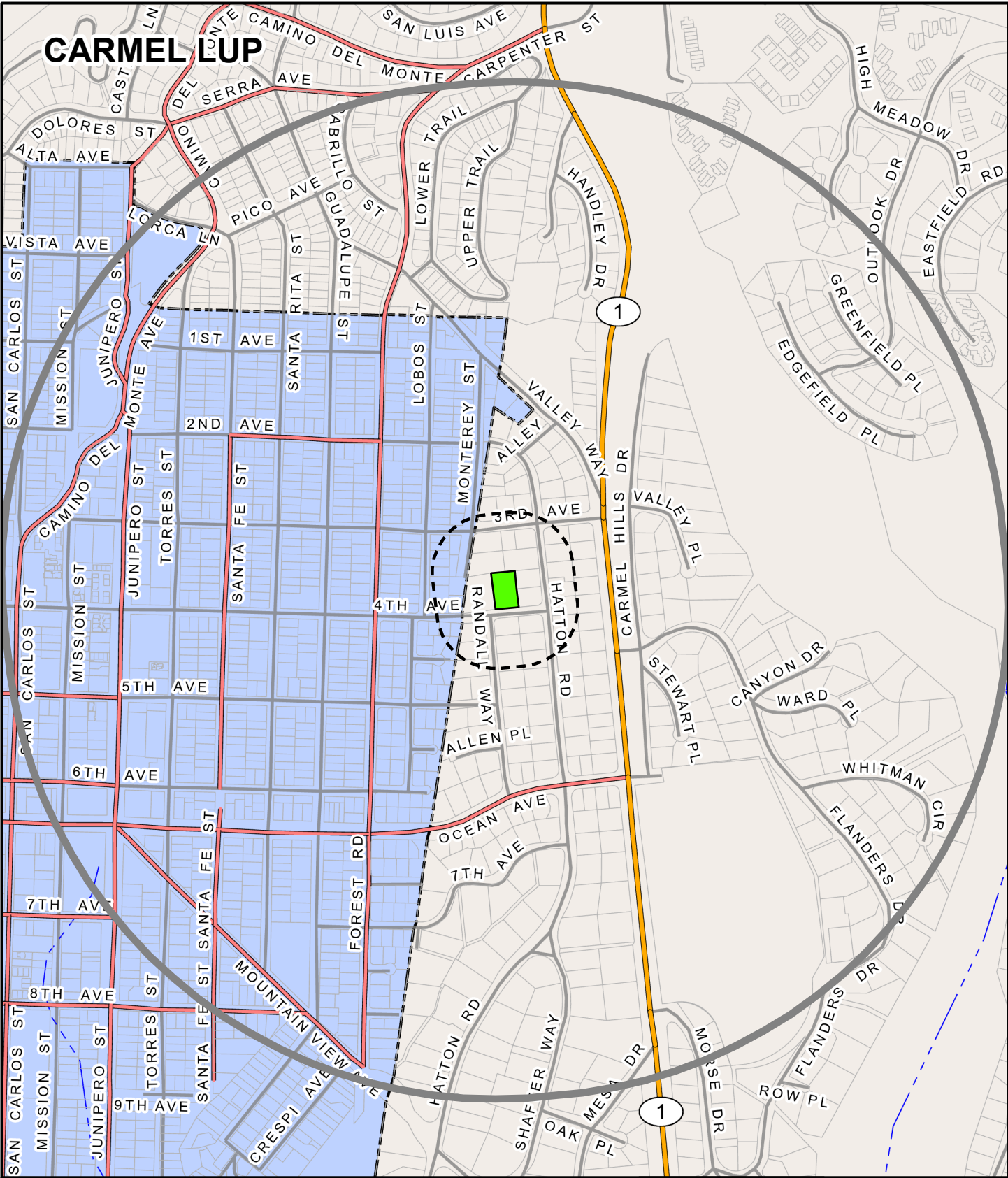
Scale: SEE DWG.
Drawn By: SBP
Job: -

G1.5

02/19/2026

Exhibit B

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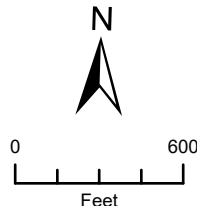


APPLICANT: BRUNICARDI

APN: 009153005000

FILE # PLN260093

 Project Site  300 FT Buffer  2500 FT Buffer



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