

**Before the Housing and Community Development Chief of Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

KING PHILIP M & DENA TRS (PLN230274)

RESOLUTION NO. 24 - 015

Resolution by the Monterey County Chief of Planning:

- 1) Finding the project Categorical Exempt pursuant to CEQA Guidelines section 15301, Existing Facilities, and no exceptions pursuant to section 15300.2 can be made; and
- 2) Approving a Coastal Administrative Permit and Design Approval to allow construction of a new 690 square foot second story addition, a 65 square foot main level addition, and remodel of an existing single family dwelling; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

[PLN230274, King Philip M & Dena Trs, 2657 16th Avenue, Carmel, Carmel Area Land Use Plan, Coastal Zone (APN: 009-394-006-000)]

The KING PHILIP M & DENA TRS application (PLN230274) came on for an administrative hearing before the Monterey County HCD Chief of Planning on March 20, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, written 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:
 - 1982 Monterey County General Plan;
 - Carmel Area Land Use Plan (Carmel Area LUP);
 - Monterey County Coastal Implementation Plan, Part 1, Zoning Ordinance (Title 20); and
 - Monterey County Coastal Implementation Plan, Part 4, Regulations for Development in the Carmel Area Land Use Plan Area (Carmel Area CIP).

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

- b) Allowed Use. The property is located at 2657 16th Avenue (Accessor's Parcel Number [APN]: 009-394-006-000), Carmel, within the Carmel Area Land Use Plan in the Coastal Zone. The parcel is zoned Medium Density Residential, 2 units per acre with a Design Control overlay district in the Coastal Zone or "MDR/2-D(CZ)", which allows for the construction of the first single family dwelling on a legal lot of record, subject to the granting of a Coastal Administrative Permit in each case (Title 20 section 20.12.040.A). The project consists of a remodel and addition, including a new second story, to an existing single family dwelling. The subject property is 300 feet of the mean high tide of the sea and pursuant to Title 20 section 20.70.120.A.4, the project requires a Coastal Administrative Permit. Therefore, the project is an allowed land use for this site.
- c) Lot Legality. The property is shown in its current configuration as lot 12 of block 6 on the Map of Mission Tract, an addition to Carmel-By-The-Sea, on Page 2 of Volume 4 of Cities and Towns. Therefore, the County recognizes the subject parcel as a legal lot of record.
- d) Design/Neighborhood and Community Character. The property is subject to the Design Control "D" overlay zoning district regulations contained in Title 20 Chapter 20.44, which requires design review of proposed development to assure protection of the public viewshed and neighborhood character. The proposed development will be consistent with the existing structure on the property and the neighborhood as a whole. Proposed colors and materials include beige painted board and batten siding for the upper level addition, beige cement plaster will cover the existing board and batten and brick exterior walls for the main level, dark composite shingle roofing and black aluminum window frames. The proposed colors and materials are consistent with the other nearby development and is complimentary to the natural environmental settings nearby including the sandy beaches and Carmel River Lagoon and Wetland Natural Preserve. The proposed size and massing of the home will fit in with neighborhood as it is made up of one story and two story homes. The proposed development will not block any views of the ocean and will not be visible from any scenic highways. Condition No. 4 has been applied to ensure that additional exterior lighting is down-lit, unobtrusive, and harmonious with the local area.
- e) Development Standards. Development standards for the Medium-Density Residential zoning district can be found in Title 20 section 20.12.060. The proposed development is consistent with applicable development standards. The required setback standards for main structures include a minimum of a 20 foot front setback, 5 foot side setback and a 10 foot rear setback. Since the addition is located on the rear half of the existing structure, the existing 20 foot front setback will not be affected, neither will the existing 5 foot western side setback. The structure will also retain its 10 foot rear setback. The proposed addition will be located directly above the rear, eastern side of the existing

dwelling and will have an eastern side setback of 6 feet. The two-story addition will have a height of 22 feet and 6 inches from the average natural grade, which is below the maximum allowed height of 30 feet for main structures. The maximum allowed building site coverage in the MDR/2 zoning district is 35% (2,100 square feet). The proposed site coverage is 34% (2,010 square feet). The MDR/2 zoning district establishes a maximum floor area ratio of 45% (2,700 square feet), as proposed, the development would increase the existing single-family dwelling's floor area ratio from 30% (1,825 square feet) to 45% (2,700 square feet). Therefore, the project meets all the applicable site development standards.

- f) Cultural Resources. The subject parcel is located within 750 feet of known archaeological resources, therefore an archaeological report was prepared pursuant to section 20.146.090 of the Carmel Area CIP. The onsite survey was negative for cultural resources and further investigation was not recommended. The County's standard condition of approval (Condition No. 3) has been added to ensure work will be halted if any potential archaeological resources, or indicators of resources, are unearthed during construction. See Finding No. 4 and supporting evidences.
- g) The application, project plans, staking & flagging photos and related support materials submitted by the project applicant to Monterey County HCD- Planning for the proposed development found in Project File PLN230274.

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, Cypress Fire Protection District, HCD-Environmental Services and the 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 potentially historical and archaeological resources. The following was prepared:
 - “Phase I Archaeological Study” (LIB240027) prepared by Dana E. Supernowicz, Pebble Beach, California, December 11, 2023. The above-mentioned technical report by an outside consultant 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 support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development found in Project File PLN230274.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the 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, Cypress Fire Protection District, HCD- Environmental Services and the Environmental Health Bureau. 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) The property has a verified connection to the Carmel Area Wastewater District (CAWD) for public sewer utilities. No gray water or rainwater catchment systems are proposed with this application. The property also has an existing connection to California American Water for public drinking water utilities. The existing fixture count is 20.9 and the proposed is 20.7. With the implementation of high efficiency fixtures, the applicants will be decreasing their water usage.
 - c) 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 PLN230274.

4. **FINDING:** **ARCHAEOLOGICAL RESOURCES** – The proposed project meets the requirements to allow development within 750 feet of known archaeological resources.

- EVIDENCE:**
- a) Pursuant to Carmel Area CIP section 20.146.090, a Coastal Administrative Permit has been applied to this project because the project site is within 750 feet of known cultural resources.
 - b) The project includes minimal ground disturbance, 10 square feet of area will be added to the existing front entry porch and 65 feet will be added to the front of the living room. The applicants submitted an archaeological report that concluded there is no evidence of precontact archaeological sites, features, or artifacts discovered during the pedestrian survey, and no further archaeological investigation was recommended for the proposed project.
 - c) The County’s standard condition of approval (Condition No. 3) has been added to ensure work will be halted if any potential archaeological resources, or indicators of resources, are unearthed during construction.
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County HDC-Planning for the proposed development are found in Project File PLN230274.

5. **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.

- b) Staff reviewed aerial footage of the site and researched County records to assess if any violation exists on the subject property.
- c) The application, plans and supporting materials submitted by the project applicant to Monterey County HDC-Planning for the proposed development are found in Project File PLN230274.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15301 categorically exempts interior and exterior alterations and additions to existing structures provided the addition will not result in an increase of 50% of the floor area or 2,500 square feet, whichever is less.
 - b) This project qualifies for a Class 1 Categorical Exemption because it is an addition to an existing single-family dwelling which does not increase the floor area by 50% or 2,500 square feet. The existing floor area is 1,825 square feet, and the proposed floor area is 2,700 square feet. The proposed addition has a floor area of 875 square feet, or approximately 48% of the original floor area. The project also includes an interior remodel and minor exterior modifications to an existing structure and therefore meets the requirements of the Class 1 Categorical Exemption.
 - c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project:
 - The location of a project site is not considered for Class 1 Categorical Exemption;
 - Successive projects of the same type and in the same place (additions to a single-family dwelling on this lot) would not contribute to a significant cumulative impact;
 - There are no unusual circumstances regarding this project that would cause a significant effect to the environment (see Findings 1 and 2, and supporting evidence);
 - The project site is not visible from any scenic highways, and the proposed development would not result in damages to scenic resources; and
 - The project site is not located on or near any hazardous waste sites listed in Section 65962.5 of the Government Code.
 - d) Staff conducted a site inspection on September 28, 2023 to verify that the site and proposed project meet the criteria for an exemption.
 - e) The application, plans and supporting materials submitted by the project applicant to Monterey County HDC-Planning for the proposed development are found in Project File PLN230274.

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 20.86.020, an aggrieved party may appeal a decision of the Chief of Planning to the Board of Supervisors.
 - b) California Coastal Commission. This project is appealable to the California Coastal Commission pursuant to Title 20 section

20.86.080.A.3, as it includes development that is permitted in the underlying zone as a conditional use. The project includes development within 750 feet of known archaeological resources. This circumstance falls under conditional uses which require a coastal development permit.

DECISION

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

1. Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, Existing Facilities, and no exceptions pursuant to section 15300.2 can be made; and
2. Approve a Coastal Administrative Permit and Design Approval to allow construction of a new 690 square foot second story addition, a 65 square foot main level addition, and remodel of an existing single family dwelling; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

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

PASSED AND ADOPTED this 20th day of March, 2024:

Melanie Beretti

DocuSigned by:
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Melanie Beretti, AICP
HCD Acting Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON **MARCH 21, 2024**.

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 OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **APRIL 1, 2024**.

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

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN230274

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval (PLN230274) allows construction of an approximately 690 square foot second story addition to an existing single family dwelling, a 65 square foot addition to the main level of the home and development within 750 feet of known archaeological resources. The property is located at 2657 16th Ave, Carmel (Assessor's Parcel Number 009-394-006-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing 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 24-015) was approved by the HCD Director or Designee for Assessor's Parcel Number 009-394-006-000 on March 20th, 2024. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

Responsible Department: Planning

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

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

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

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

5. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

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

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



View from driveway showing proposed renovations



aerial view showing proposed renovations

1 Conceptual design model views
Scale:



Scale:



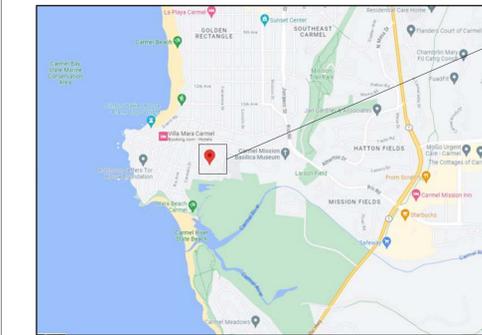
2645 16th av street view



2657 16th av street view (subject property)



2667 16th av street view



VICINITY MAP

project location

Project north

PROJECT ZONING / AREA SUMMARY:

King Residence 2657 16th Avenue, Carmel, CA		
Area Summary		
8/23/2023		
APN number	009-394-006-000	
Site Area: (per site survey)	6,000 sf	
	0.14 acres	
Existing conditioned areas:		
main level	1,825	existing
total existing conditioned area	1,825	total
Existing unconditioned areas		
storage	90	existing
front porch	20	
total existing unconditioned areas:	110	total
Proposed renovated / addition conditioned areas:		
main level renovation area	835	renovation to kitchen, living, dining, stair
main level addition area	65	65 sf added to front of exist. family room
main level existing conditioned area to remain	990	existing area, no work proposed
upper level addition	690	area added above existing main level
total proposed conditioned area	2,580	total
Proposed unconditioned areas:		
storage	90	existing area, no work proposed
front porch	30	10 sf added to front porch
total proposed unconditioned areas:	120	total
total proposed conditioned plus unconditioned areas:	2,700	total
Zoning:		
MDR/2-D(CZ)	Code Requirements:	proposed:
Density:	2 units / acre	1 unit
Minimum Setbacks:		
Front:	20'	19'-3 1/2" (no change)
Side:	5'	7'-3" east, 5'-5 1/2" west (no change)
Rear:	10'	10'-9" (no change)
Maximum Height:	30'	23'-1" (approx. 5'-9" additional height)
Building Site Coverage Maximum		
Site coverage maximum in square feet	2,100	percentage of lot area based on site area
Site coverage proposed - area	2,010	bidg footprint, covered porch
Site coverage proposed - percentage of lot area	34%	
floor area ratio maximum		
floor area ratio maximum - in square feet	2,700	percentage of lot area based on site area
floor area ratio proposed - area	2,700	total conditioned + unconditioned areas
floor area ratio proposed - percentage of lot area	45%	
Building Site Coverage Maximum		
Site coverage maximum in square feet	2,700	percentage of lot area based on site area
Site coverage proposed - area	2,010	bidg footprint, covered porch
Site coverage proposed - percentage of lot area	34%	

DIRECTORY

Building Owners:
Phil and Dena King
2657 16th Avenue
Carmel, CA 93923
831-521-1977 Dena
831-917-0567 Phil
pdkgp@comcast.net

Architect:
Greg Klein Architect
2622 Lincoln Av
Alameda, CA 94501
510-459-6239
gregkleinarchitect@gmail.com

Surveyor:
L&S Engineering and Surveying
2460 Garden Road, Suite G
Monterey, CA 93940
831-655-2723

CODE INFORMATION

Applicable Codes:
California Residential Code,
California Plumbing Code,
California Energy Code,
California Electrical Code,
California Mechanical Code,
all 2022 edition.

Project Data:

Scope of Work:
Renovations to existing residence - approximate 690 sf addition above existing single level home, including added stair, family room, bedroom, bathroom at upper level, renovation of existing kitchen, relocation of laundry and existing bath to new location, addition of 65 sf at front of existing family room, renovation to exterior front area including painting existing finishes, new roof. Removal of greater than 50% of wall area will require installation of fire sprinkler system.
Estimated Value of project: \$500,000.

Zoning / Project Data:

Construction Type: VB Non-Rated
Zoning: MDR/2-D(CZ)
Occupancy: E3 - Single Family Residential - (no sprinklers in existing structure)
Lot Area: 6,000 Square Feet (per survey)
Lot Dimensions: 60'x100' - see existing site plan
Area / Zoning Summary - see table this sheet

DRAWING INDEX

A001	Project Data, Site Photos, Notes
A100	Existing / Proposed Site Plan
A101	Construction Management Plan
A200.0	Existing / Demolition Floor Plan and Roof Plan
A200.1	Existing / Proposed Wall Calculations
A201	Proposed Floor Plans
A202	Proposed Roof Plan
A203	Slaking Plan / Slaking Photos
A300	Existing Exterior Elevations / Building Section
A301	Existing Exterior Elevations
A302	Proposed Exterior Elevations / Building Section
A303	Proposed Exterior Elevations
SS	Site Survey

GREG KLEIN ARCHITECT



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OWNERS:
Phil and Dena King
2657 16th Avenue
Carmel, CA 93923

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Revisions Date

planning submittal 08-23-2023

planning revision 01-23-2024

King Residence

2657 16th Avenue
Carmel, CA 93923

APN 009 394 006 000

Drawing Title

Title Sheet-
Project Data

Scale

Drawn By gk

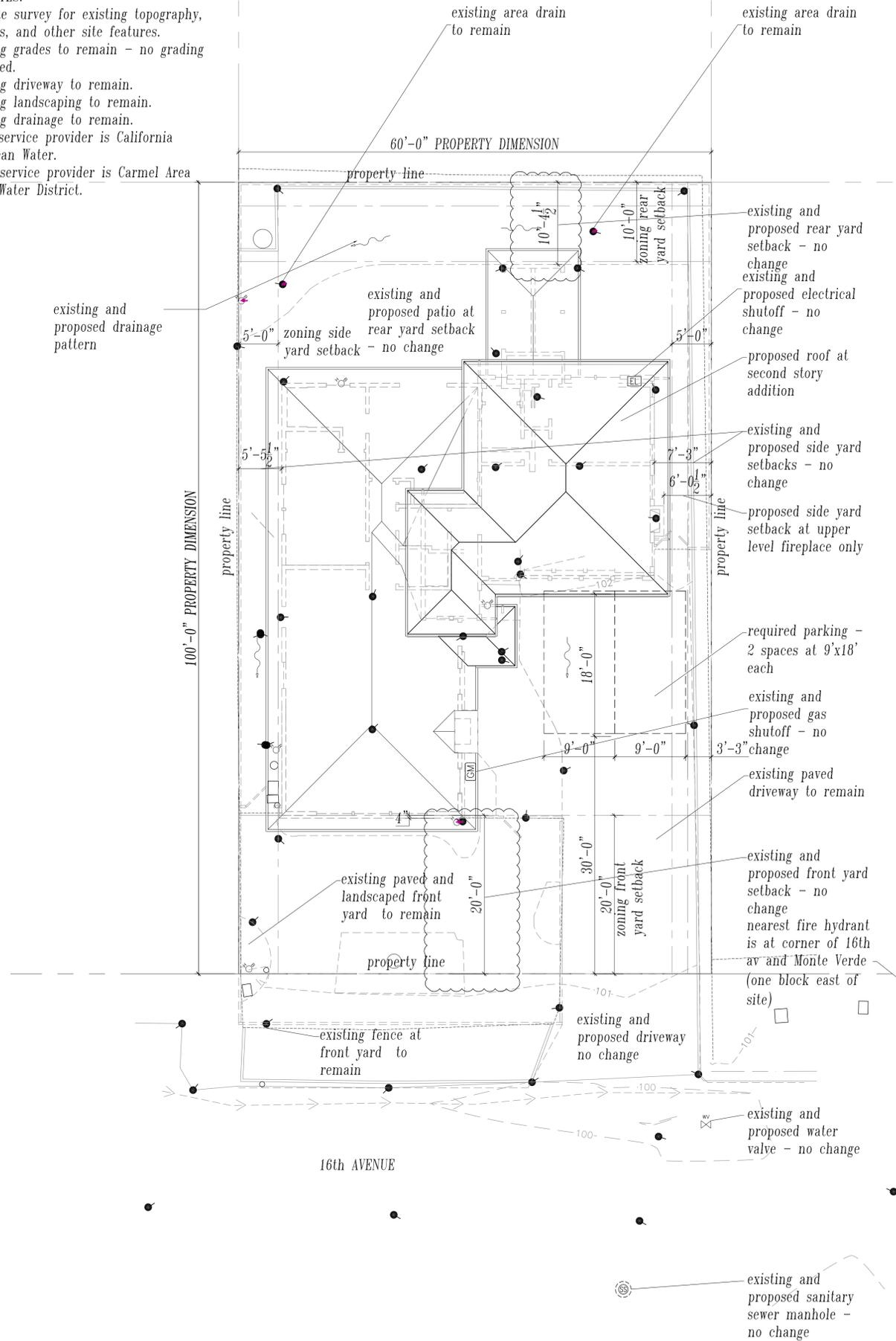
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Drawing Number

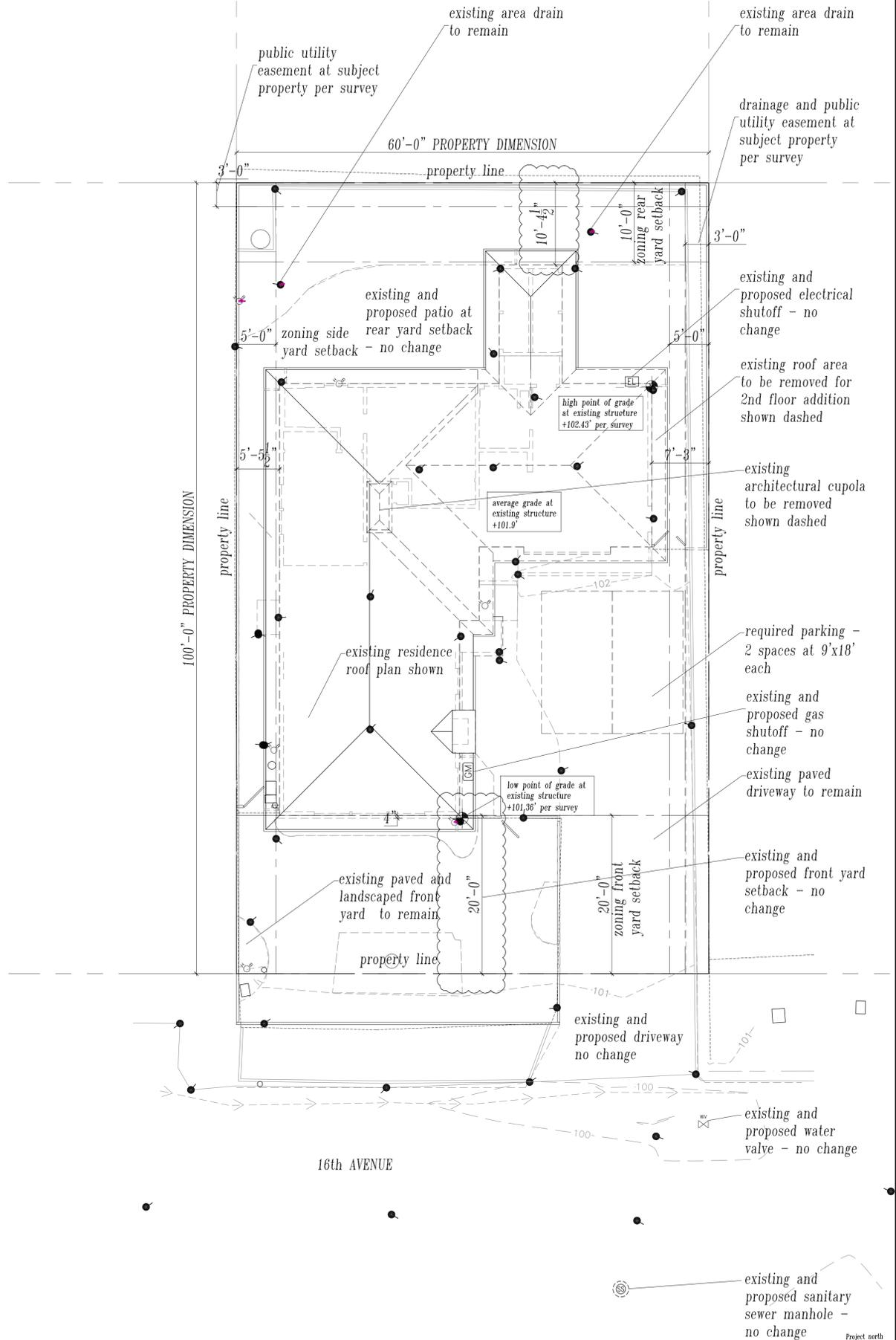
A001

SITE PLAN NOTES:

1. See site survey for existing topography, utilities, and other site features.
2. Existing grades to remain - no grading proposed.
3. Existing driveway to remain.
4. Existing landscaping to remain.
5. Existing drainage to remain.
6. Water service provider is California American Water.
7. Sewer service provider is Carmel Area Waste Water District.



2 Proposed Site Plan
Scale: 1/8" = 1'-0"



1 Existing Site Plan
Scale: 1/8" = 1'-0"

GREG KLEIN ARCHITECT
2622 Lincoln Avenue
Alameda, California 94501
510-459-6239
gregkleinarchitect@gmail.com



OWNERS:
Phil and Dena King
2657 16th Avenue
Carmel, CA 93923

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Revisions	Date
planning submittal	08-23-2023
planning revision	01-23-2024
planning revision	02-26-2024

King Residence

2657 16th Avenue
Carmel, CA 93923
APN 009 394 006 000

Drawing Title

Existing / Proposed Site Plans

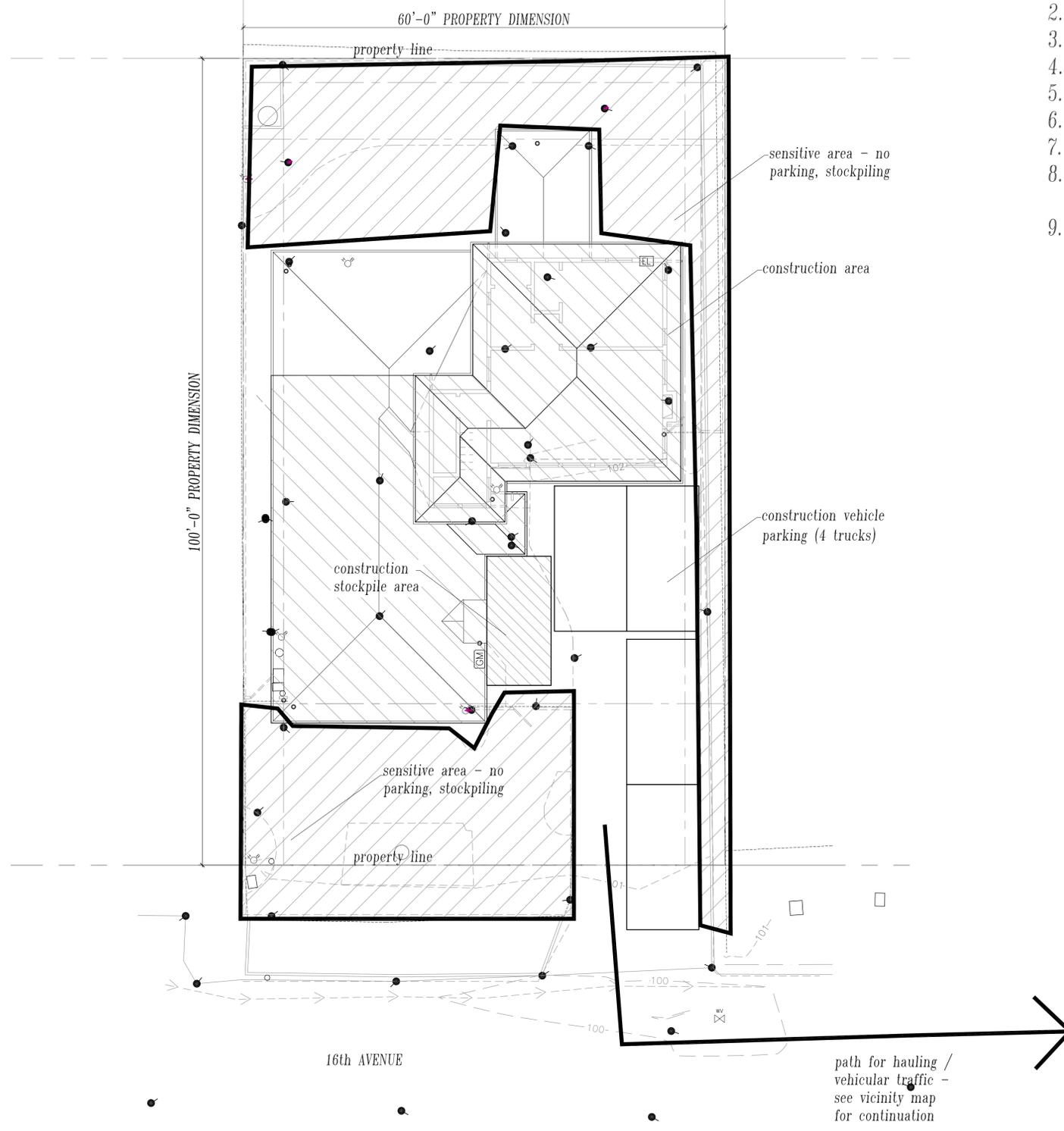
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Drawn By: gk

Job Number: 2023-05

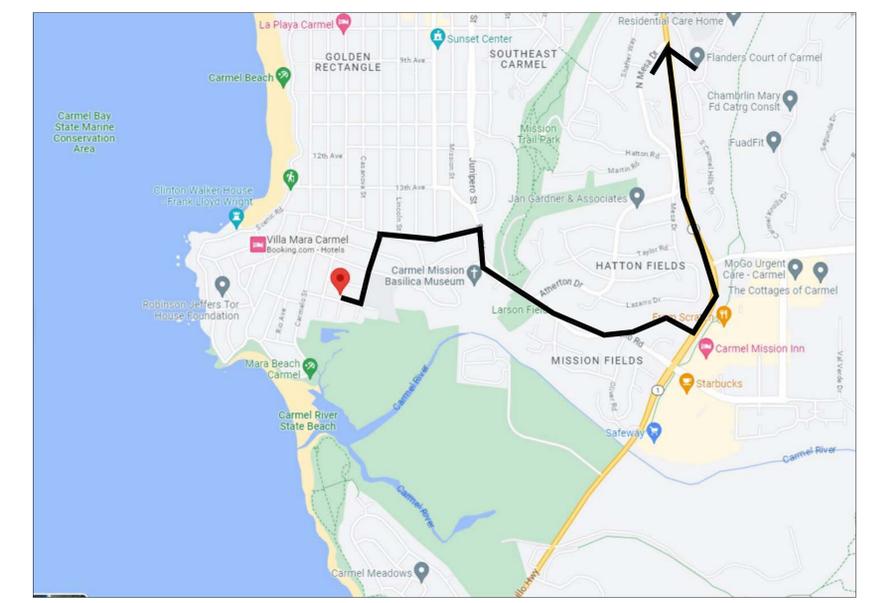
Drawing Number

A100



CONSTRUCTION MANAGEMENT PLAN NOTES:

- Types of construction vehicles and number of trucks / vehicle trips per day: 4 trucks, 4 vehicle trips per day.
- Amount of grading per day: none except for footings less than 3 cubic yards
- Hours of operation: 8 AM to 5 PM.
- Project scheduling: 6 months construction period.
- See vicinity map below
- See map for proposed route for hauling material.
- See site plan for location of stockpile areas and construction vehicle parking.
- See site plan for sensitive areas where no parking, stockpiling, construction will occur.
- Contractor contact information:
 Dave Pond, Carmel Custom Homes
 27880 Dorris Drive Suite 230
 Carmel, California
 831-905-5801 mobile
 dave@carmelcustomhomes.com



2 Vicinity Map showing hauling route
Scale:

1 Construction Management Plan
Scale: 1/8" = 1'-0"

GREG KLEIN ARCHITECT



2622 Lincoln Avenue
 Alameda, California 94501
 510-459-6239
 gregkleinarchitect@gmail.com



OWNERS:
 Phil and Dena King
 2657 16th Avenue
 Carmel, CA 93923

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Revisions	Date
planning submittal	08-23-2023
planning revision	01-23-2024

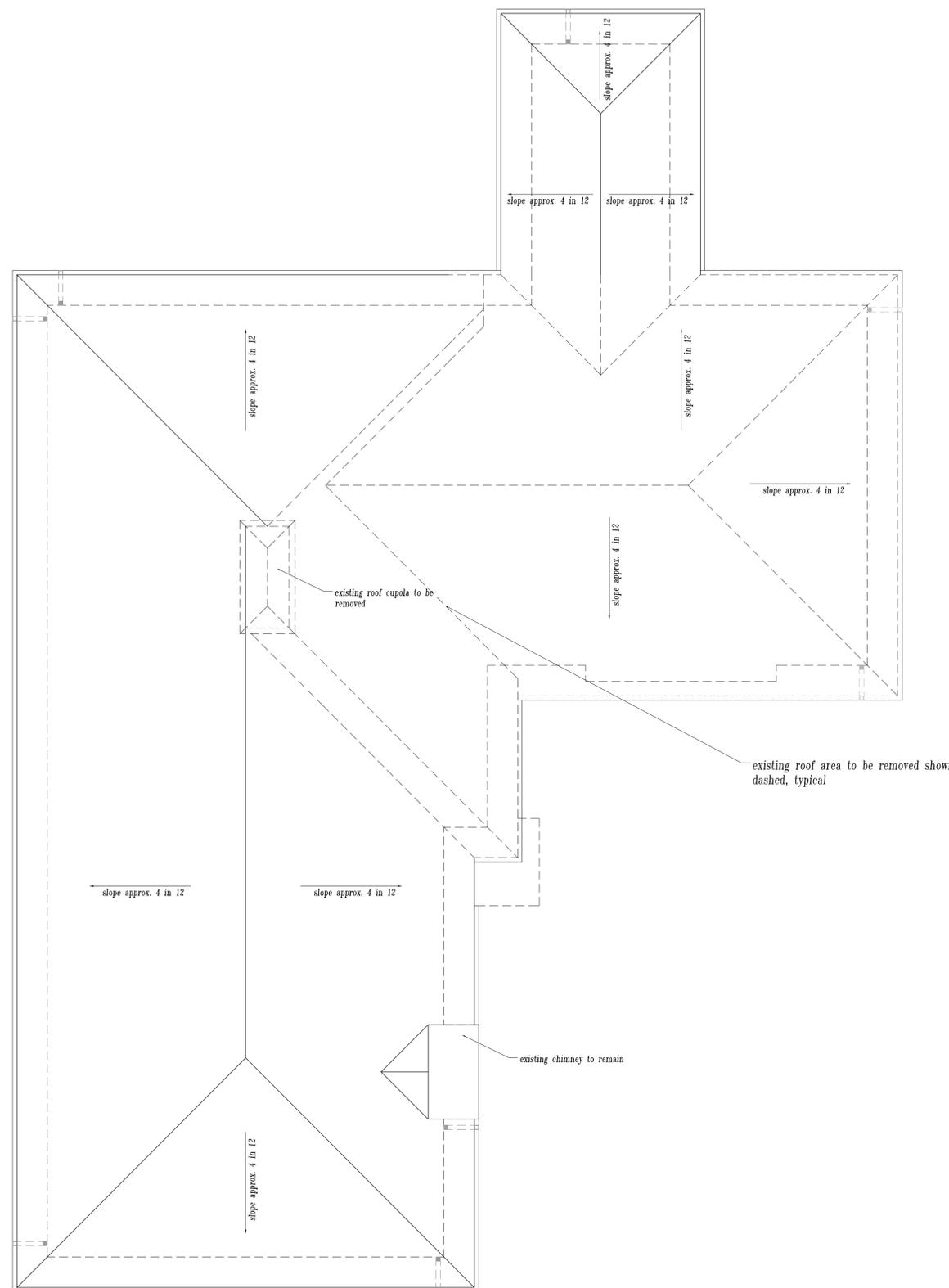
King Residence

2657 16th Avenue
 Carmel, CA 93923

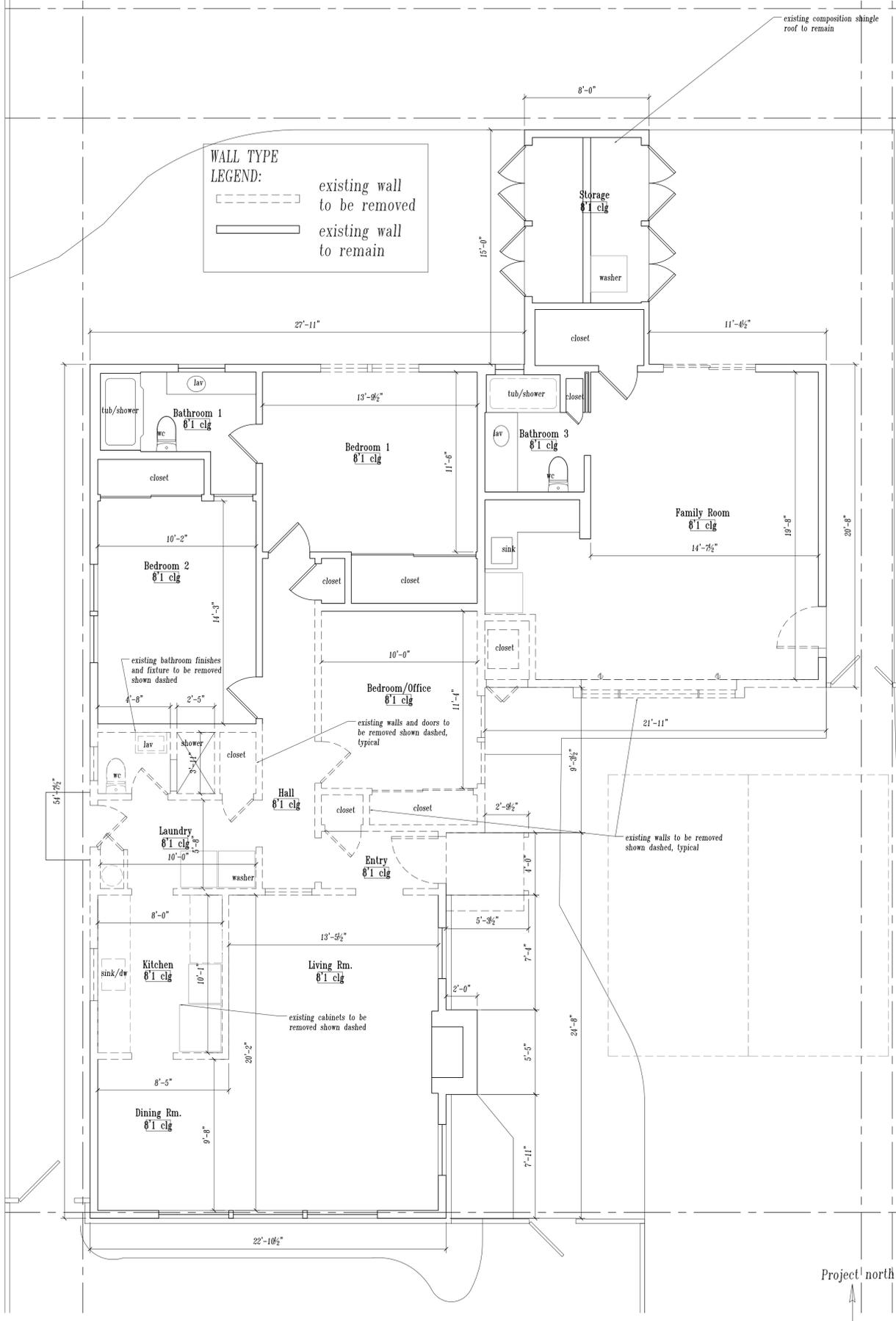
APN 009 394 006 000

Drawing Title	Construction Management Plan
Scale	as noted
Drawn By	gk
Job Number	2023-05
Drawing Number	

A101



2 Existing Roof Plan
Scale: 1/4" = 1'-0"



1 Existing Floor Plan
Scale: 1/4" = 1'-0"



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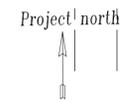
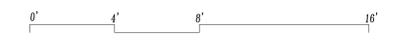
Revisions	Date
planning submittal	08-23-2023
planning revision	01-23-2024

King Residence

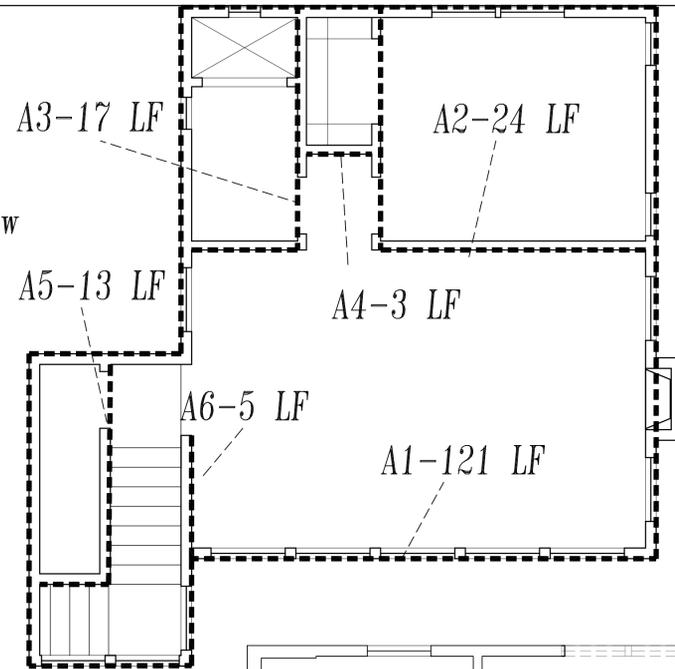
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APN 009 394 006 000

Drawing Title	Existing/Demolition Floor Plans
Scale	1/4"=1'-0"
Drawn By	gk
Job Number	2023-05
Drawing Number	

A200.0

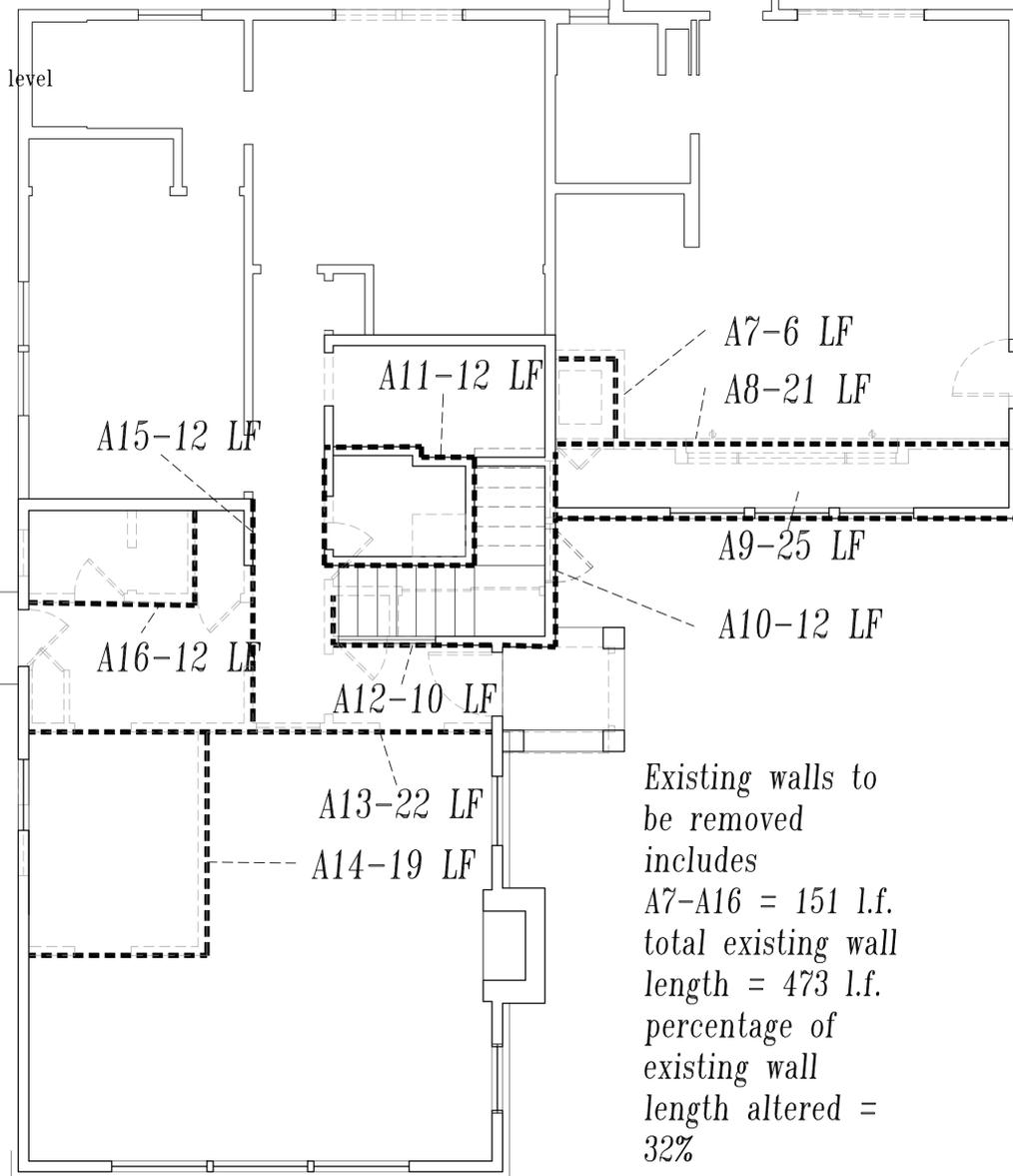


upper level
addition - note
that all walls at
this level are new
walls



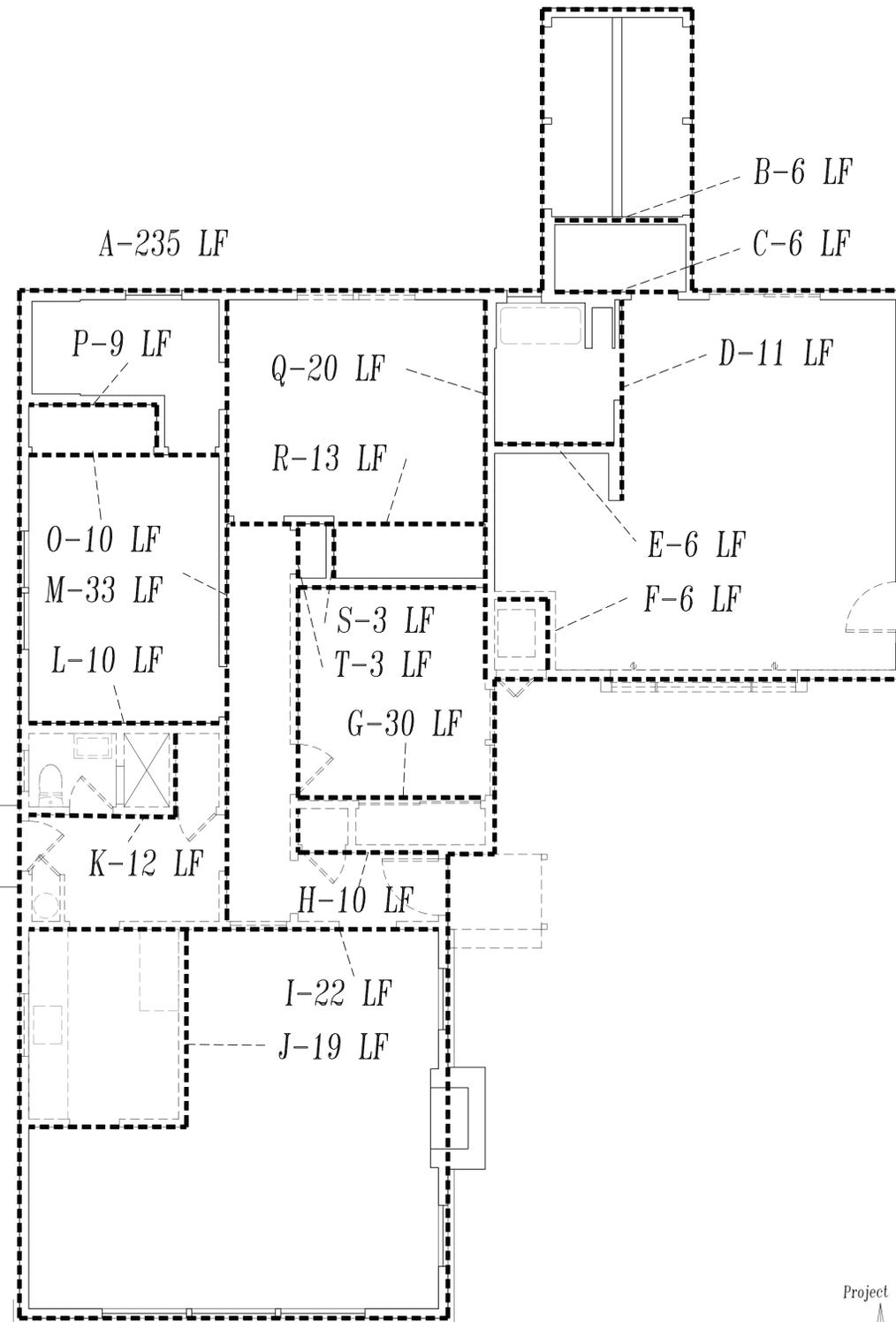
3 Addition Wall Length Calculations - Upper level
Scale: 1/4" = 1'-0"

existing walls		proposed altered wall lengths:	
wall label	length		
A	235	A1	121
B	6	A2	24
C	6	A3	17
D	11	A4	3
E	6	A5	13
F	6	A6	5
G	30	A7	6
H	10	A8	21
I	22	A9	25
J	19	A10	12
K	12	A11	12
L	10	A12	10
M	33	A13	22
N	10	A14	19
O	9	A15	12
P	9	A16	12
Q	20		
R	13		
S	3		
T	3		
TOTAL EXISTING		TOTAL ALTERED	334
		ALTERED/EXISTING PERCENTAGE	71%

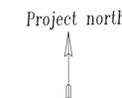


Existing walls to
be removed
includes
A7-A16 = 151 l.f.
total existing wall
length = 473 l.f.
percentage of
existing wall
length altered =
32%

2 Addition-Renovation Wall Length Calculations - main level
Scale: 1/4" = 1'-0"



1 Existing Wall Length Calculations - main level
Scale: 1/4" = 1'-0"



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planning submittal	08-23-2023
planning revision	01-23-2024

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Drawing Title
Existing and Proposed
Wall Calculations
Scale 1/4"=1'-0"
Drawn By gk
Job Number 2023-05
Drawing Number

A200.1



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planning revision	01-23-2024

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Drawing Title

Proposed Main & Upper Level Plans

Scale 1/4"=1'-0"

Drawn By gk

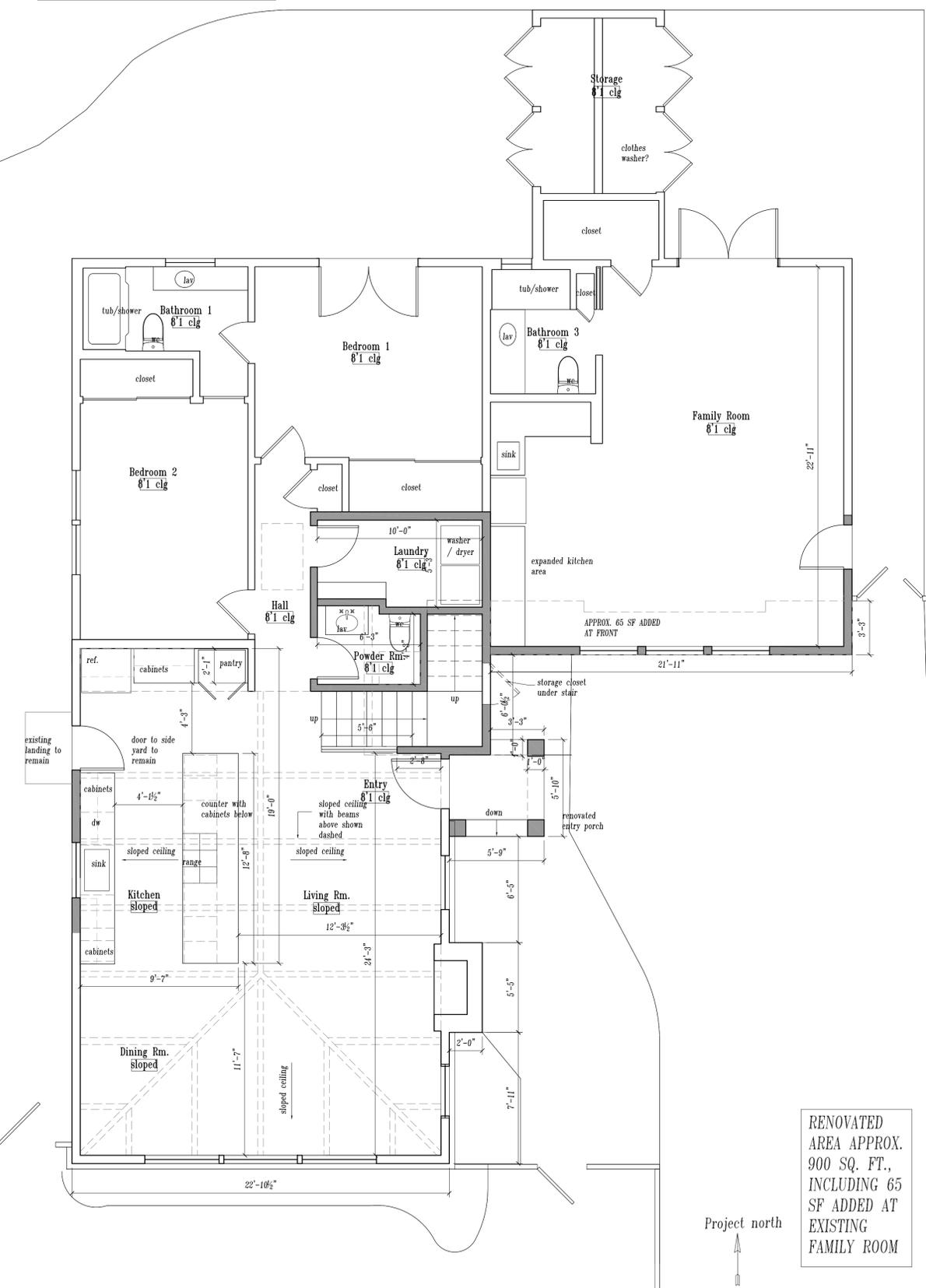
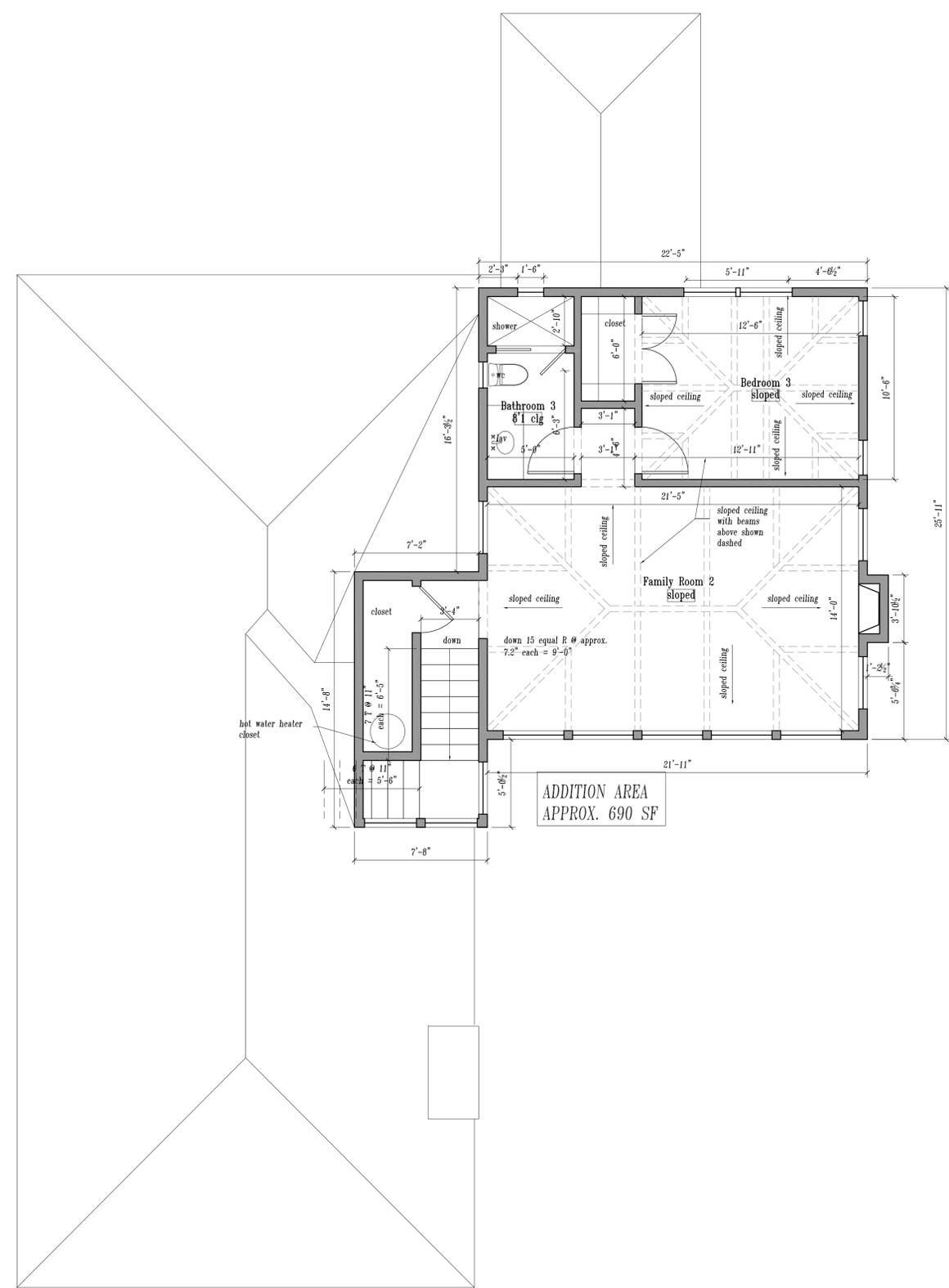
Job Number 2023-05

Drawing Number

A201

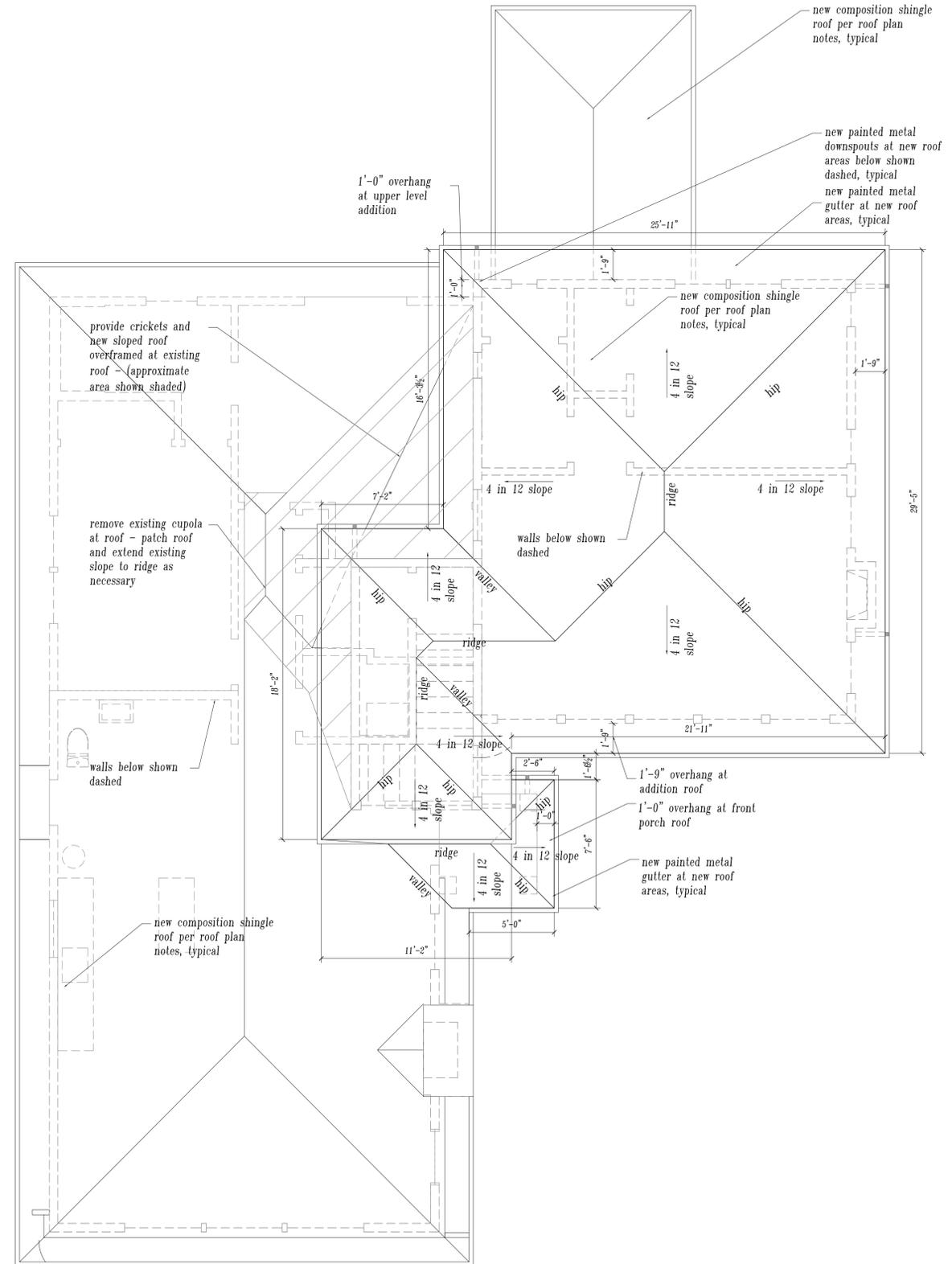
WALL TYPE LEGEND:

- new wall
- existing wall to remain



ROOF PLAN NOTES:

1. New roof - composition shingle class A roof over 30 lb. felt over existing or new plywood sheathing color per exterior elevations.



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planning revision	01-23-2024

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Drawing Title

Proposed
Roof Plan

Scale 1/4"=1'-0"

Drawn By gk

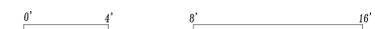
Job Number 2023-05

Drawing Number

Project north



1 Proposed Roof Plan
Scale: 1/4" = 1'-0"



A202



01 view from driveway



05 view from street



02 view from driveway



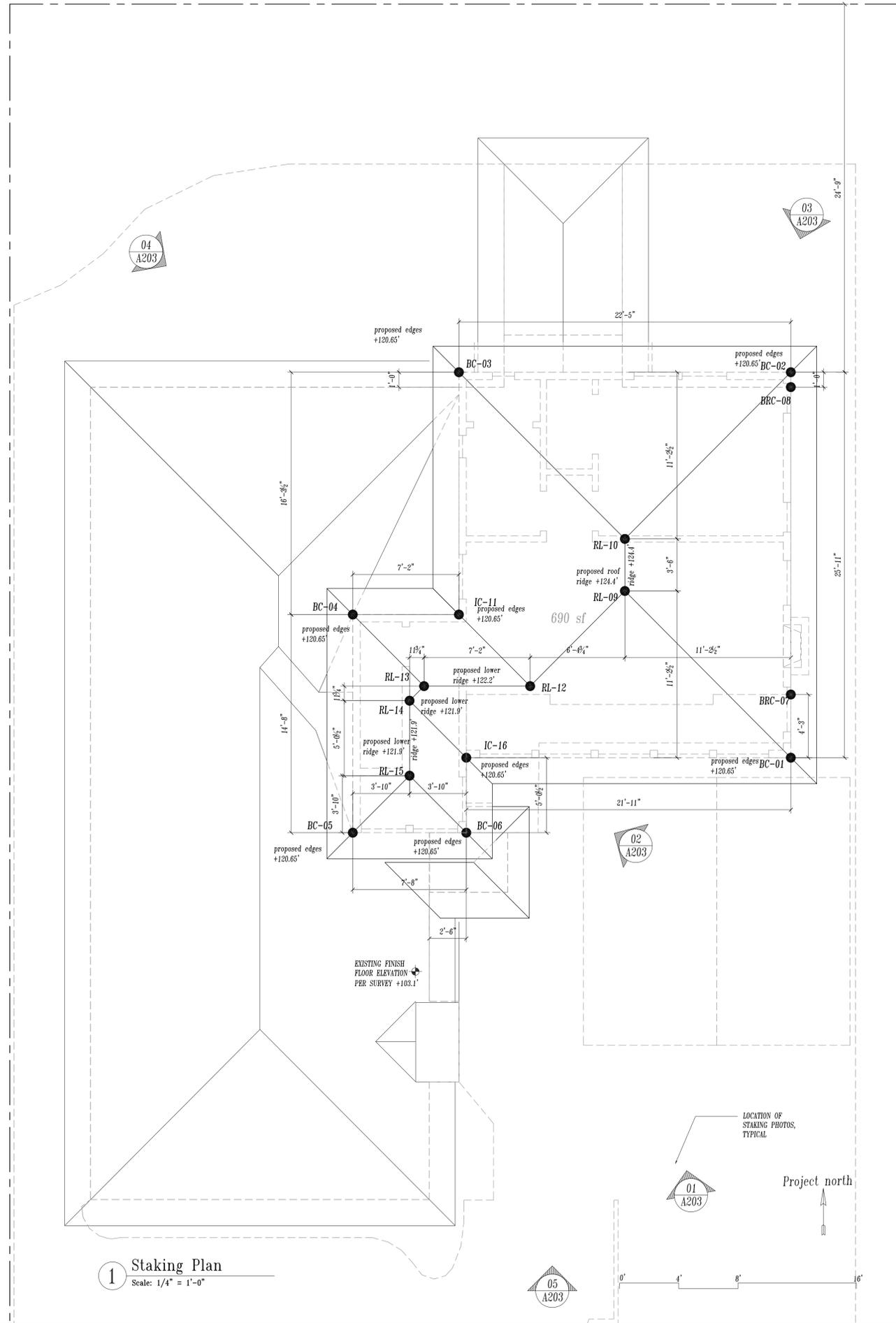
03 view of addition from rear



03 view of addition from rear

2 Staking Photos
Scale:

NOTE: STAKING ERRECTED ON 01-18-2024 PER STAKING PLAN



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Drawing Title

Staking Plan

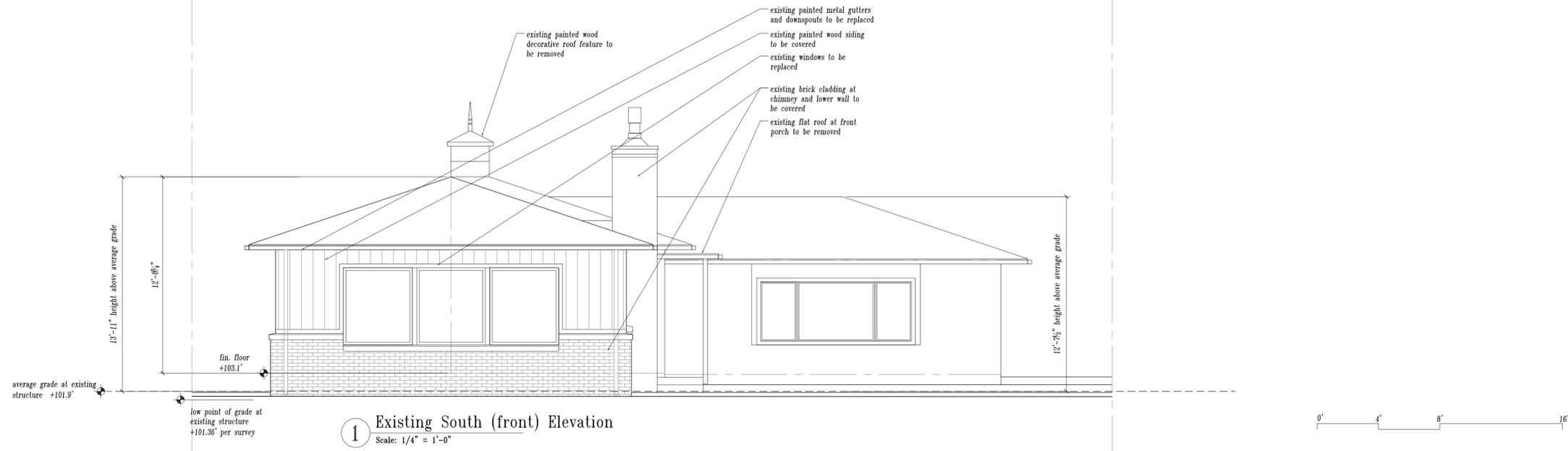
Scale 1/4"=1'-0"

Drawn By gk

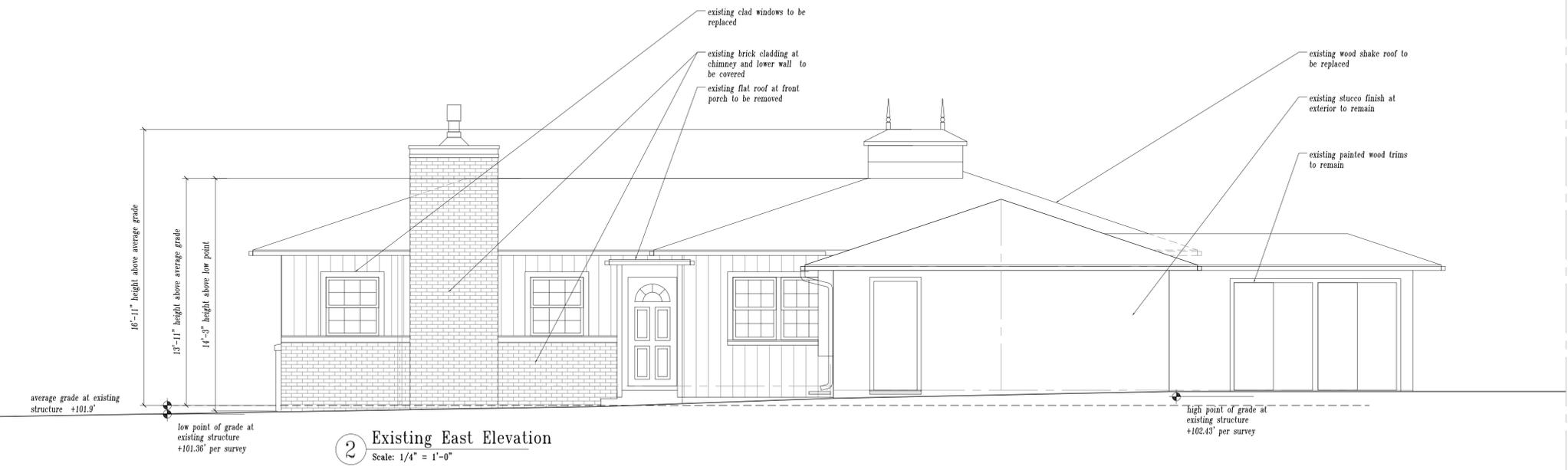
Job Number 2023-05

Drawing Number

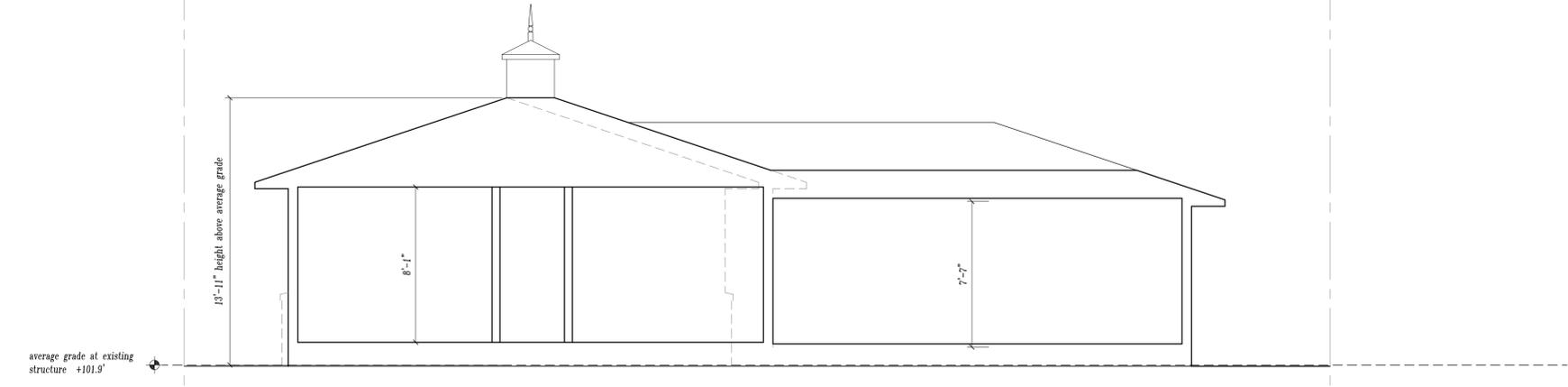
A203



1 Existing South (front) Elevation
Scale: 1/4" = 1'-0"



2 Existing East Elevation
Scale: 1/4" = 1'-0"



3 Existing Building Section
Scale: 1/4" = 1'-0"

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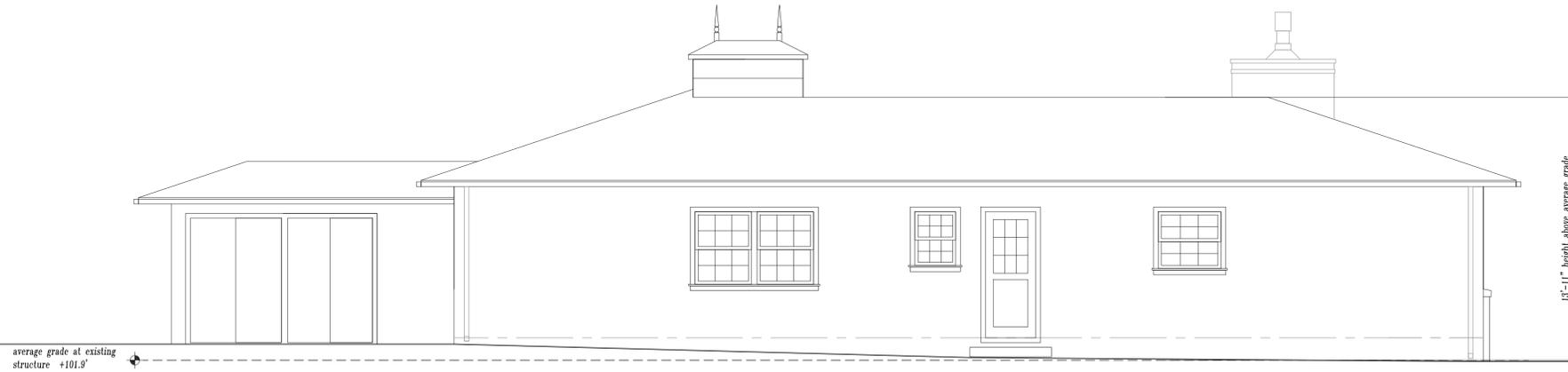
Drawing Title	Existing Ext. Elevations / Section
Scale	1/4"=1'-0"
Drawn By	gk
Job Number	2023-05
Drawing Number	

A300

average grade at existing structure +101.9'



1 Existing North Elevation
Scale: 1/4" = 1'-0"



average grade at existing structure +101.9'

2 Existing West Elevation
Scale: 1/4" = 1'-0"

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Revisions	Date
planning submittal	08-23-2023
planning revision	01-23-2024

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Drawing Title

Existing
Ext. Elev.

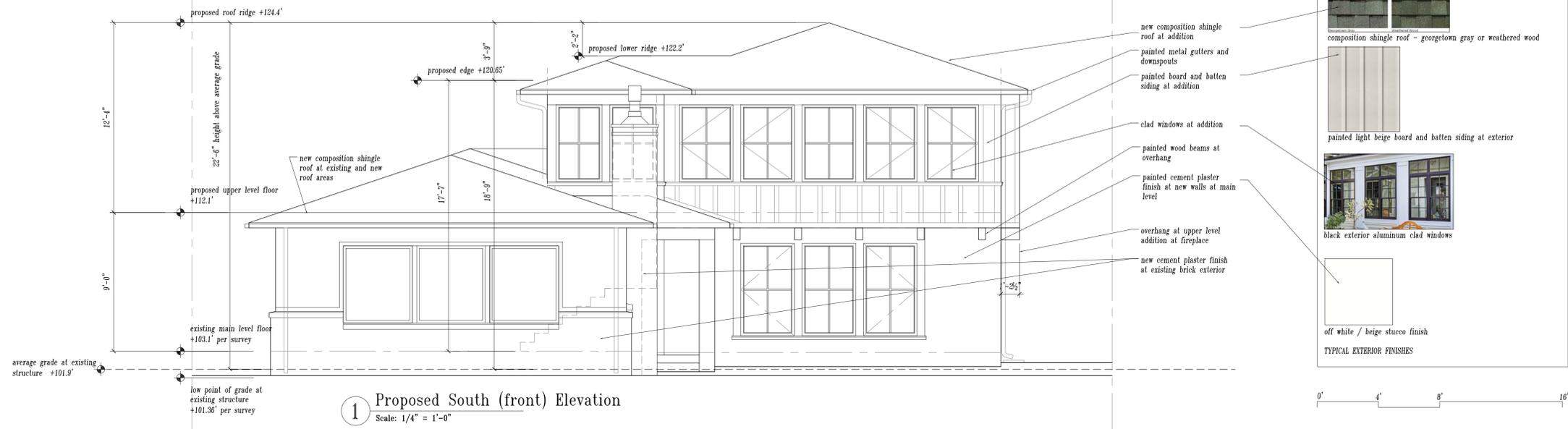
Scale 1/4"=1'-0"

Drawn By gk

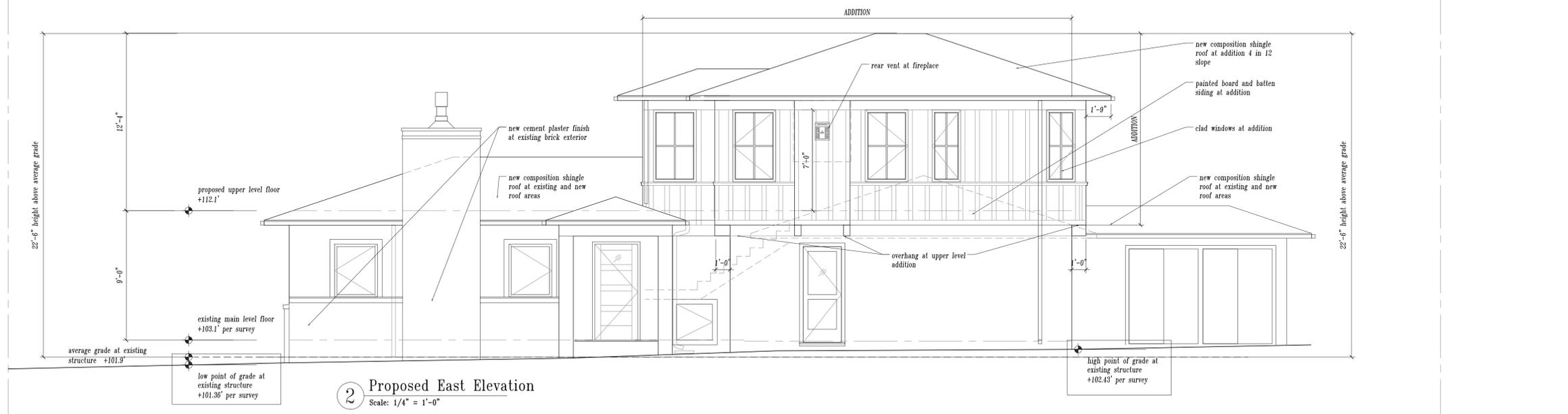
Job Number 2023-05

Drawing Number

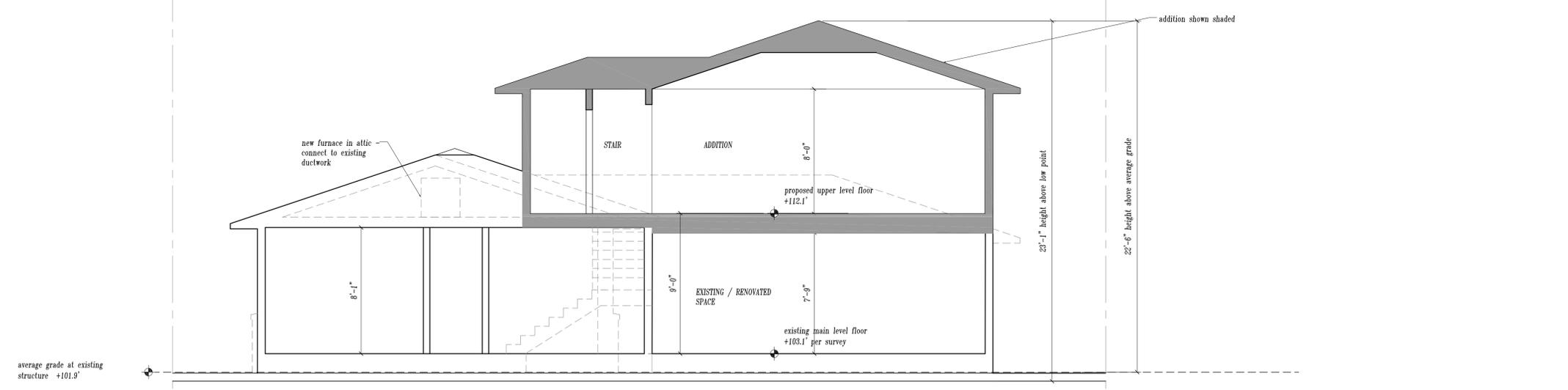
A301



1 Proposed South (front) Elevation
Scale: 1/4" = 1'-0"



2 Proposed East Elevation
Scale: 1/4" = 1'-0"



5 Proposed Building Section
Scale: 1/4" = 1'-0"

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Drawing Title	Proposed Ext. Elevations / Section
Scale	1/4"=1'-0"
Drawn By	gk
Job Number	2023-05
Drawing Number	

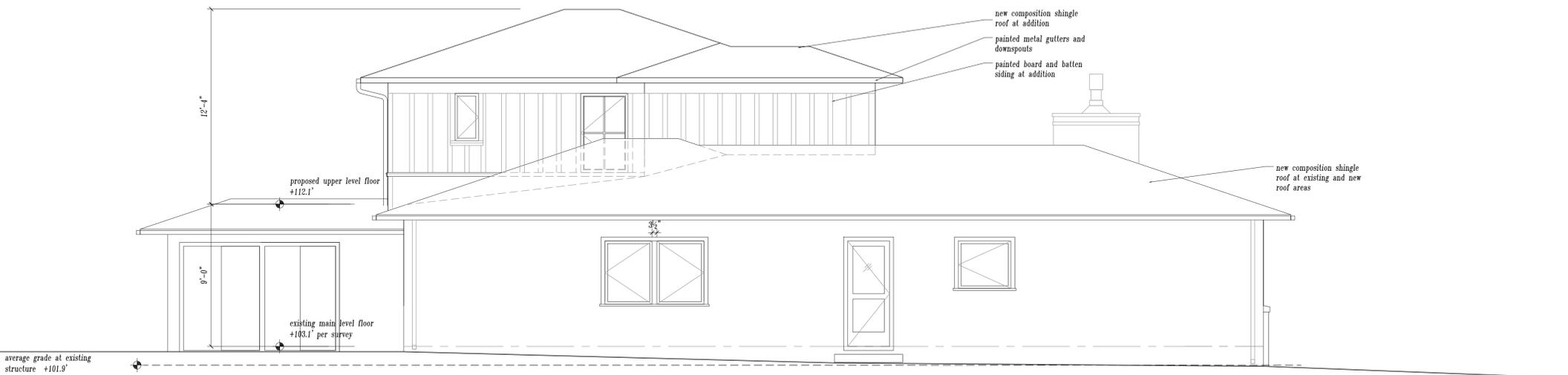
A302

average grade at existing structure +101.9'



SEE A302 FOR ADDITIONAL INFORMATION

3 Proposed North Elevation
Scale: 1/4" = 1'-0"



4 Proposed West Elevation
Scale: 1/4" = 1'-0"

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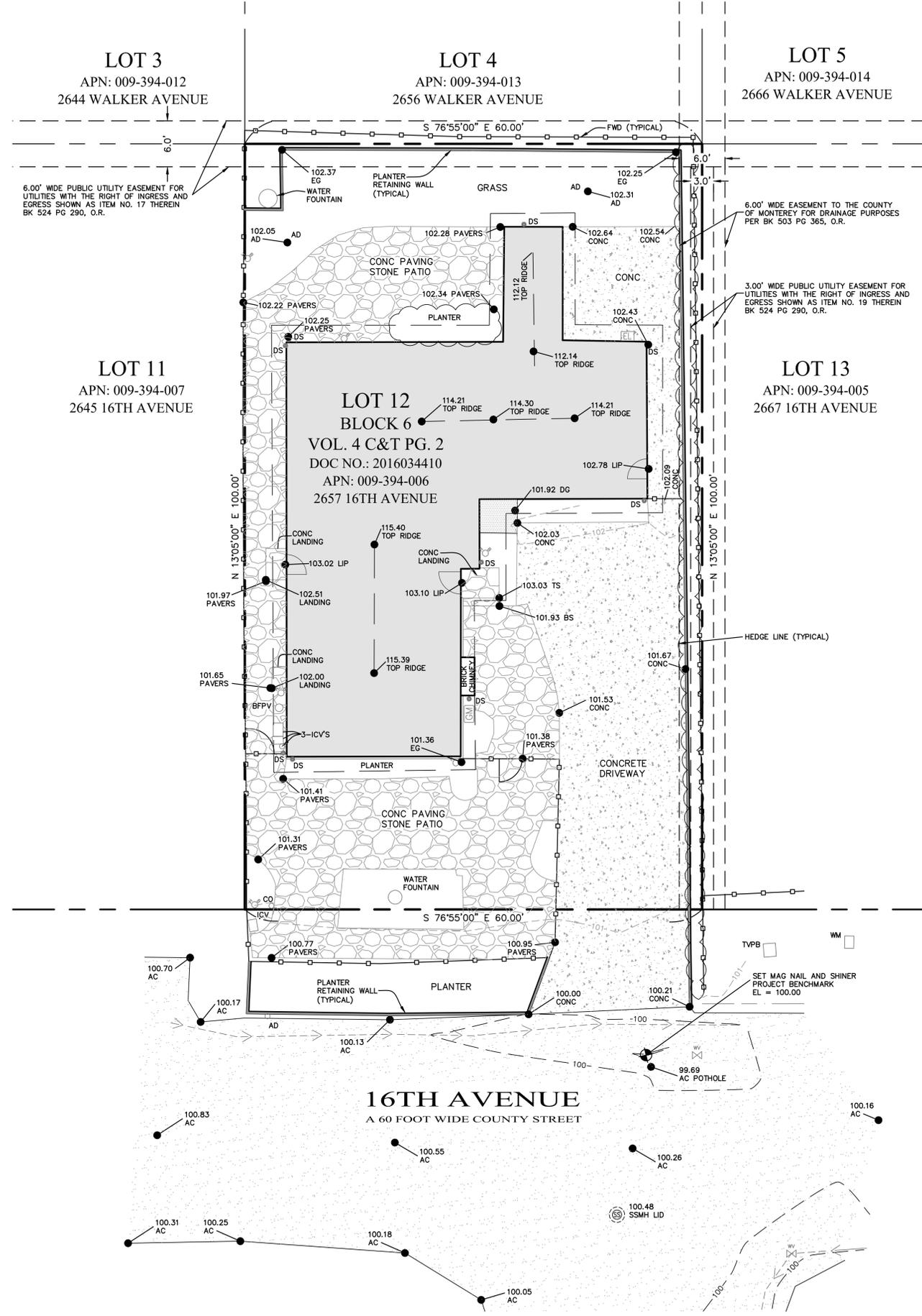
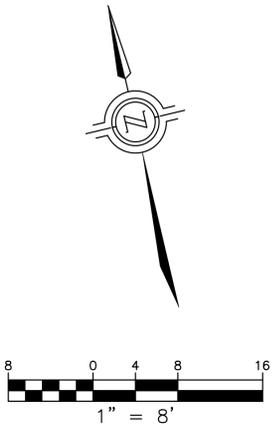
Revisions	Date
planning submittal	08-23-2023
planning revision	01-23-2024

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Drawing Title	Proposed Ext. Elevations
Scale	1/4"=1'-0"
Drawn By	gk
Job Number	2023-05
Drawing Number	

A303



LEGEND

	PROPERTY LINE		WATER METER
	ROOF LINE		WATER VALVE
	FLOW LINE		IRRIGATION CONTROL
	WOOD FENCE		FIRE HYDRANT
	OVERHEAD WIRE		HOSE BIB
	MAJOR CONTOUR		BACKFLOW PREVENTOR
	MINOR CONTOUR		ELECTRICAL METER
	80.00 → SPOT ELEVATION		UTILITY POLE
	AC ASPHALT		GUY WIRE
	BS BOTTOM STAIRS		GAS VALVE
	CONC CONCRETE		GAS METER
	CYP CYPRESS TREE		SEWER MANHOLE
	DG DECOMPOSED GRANITE		SEWER CLEANOUT
	EG EXISTING GRADE		DOWNSPOUT
	ELEC ELECTRICAL		AC PAVEMENT
	FC FACE OF CURB		CONCRETE
	FL FLOW LINE		BRICK PAVERS
	FP FINISH PAVEMENT		STONE PAVERS
	FW FACE OF WALL		DECOMPOSED GRANITE
	JUN JUNIPER TREE		
	O OAK TREE		
	PLM PALM TREE		
	RL RIDGE LINE		
	T TREE		
	TS TOP OF STAIRS		
	TYP TYPICAL		

NOTES

- BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER GRANT DEED DOCUMENT NO. 2016034410 AND SHOWN APPROXIMATE ONLY.
- THIS TOPOGRAPHIC SURVEY IS PREPARED FOR DESIGN PURPOSES ONLY.
- ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY ARE SHOWN PER CHICAGO TITLE COMPANY PRELIMINARY REPORT ORDER NO. FWMN-5221600058-RS DATED 04/18/2016.
- DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- CONTOUR INTERVAL = ONE FOOT.
- TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
- POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.
- NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
- A LOCAL BENCHMARK FOR THIS PROJECT IS A MAG NAIL AND SHINER SET IN AC PAVEMENT AS SHOWN HEREON, HAVING AN ELEVATION OF 100.00 FEET BASED UPON AN ASSUMED DATUM.
- THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN APRIL 2023.



DRAWN BY: BA
 DESIGNED BY: 5/12/23
 DATE: 1" = 8'
 SCALE: 23-13
 JOB NUMBER: 2023-13
 LAST REVISED: 23-13
 REVISED BY:

TOPOGRAPHIC SURVEY
 2657 16TH AVENUE
 CARMEL, CA 93923
 APN: 009-394-060

PREPARED FOR:
 DENA & PHILIP KING