

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

DOLORES PASS LLC (PLN220117)

RESOLUTION NO. 24---

Resolution by the Monterey County Planning Commission:

1. Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and none of the exceptions from section 15300.2 apply to the project; and
2. Approving a Combined Development Permit consisting of a:
 - a. Coastal Administrative Permit and Design Approval to allow demolition of a 367 square foot detached garage; the construction of a 3,810 square foot single family dwelling, inclusive of a 441 square foot garage and 158 square foot basement, and associated site improvements;
 - b. Coastal Development Permit to allow removal of five trees, consisting of three landmark size Monterey pine, and two (2) Coast live oak;
 - c. Coastal Development Permit to allow development on slopes in excess of 30%; and
 - d. Coastal Development Permit to allow development within 750 feet of known archaeological resources.

[PLN220117, Dolores Pass LLC, 24726 Dolores Street, Carmel, Carmel Area Land Use Plan, Coastal Zone (APN: 009-111-008-000)]

The Dolores Pass LLC application (PLN220117) came on for a public hearing before the Monterey County Planning Commission on October 25, 2023 and April 24, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans, the Monterey County Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project and/or use, as conditioned, is consistent with the applicable policies of the 1982 Monterey

County General Plan, Carmel Area Land Use Plan, and Monterey County Coastal Implementation Plan (Part 4); the Coastal Zoning Ordinance (Title 20); 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:
- 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 inconsistencies with the text, policies, and regulations in these documents were identified. Planning staff did not receive public comment throughout the course of review of this application.

- b) Allowed Uses. The proposed project is located at 24726 Dolores Street, Carmel within the Carmel Area Land Use Plan in unincorporated Monterey County. The property is zoned Medium Density Residential with a maximum Density of 2 units an acre and a Design Control overlay, Coastal Zone, or “MDR/2-D(CZ).” MDR Zoning allows the development of the first single-family dwelling on a lot as principally allowable uses subject to approval of a Coastal Administrative Permit (Title 20 section 20.12.040.A). Consistent with sections 20.146.060, 20.146.090, of the Carmel Area CIP, additional Coastal Development Permits have been applied to this project to address the proposed tree removal and proximity to a known archaeological resource. A Coastal Development Permit has been applied pursuant to Title 20 section 20.64.230 to allow development on slopes greater than 30%.
- c) Lot Legality. The lot is shown in its current size and configuration as Lot 4 on the Carmel Woods in Volume 3, pg. 21 of “Cities and Towns.” This map was filed on June 9, 1922 with the County of Monterey Recorder. While this map was recorded prior to August 14, 1929 (previous iterations of statewide subdivision legislation did not regulate the “design and improvement of subdivisions”), there are statements on the map by the City Engineer and City Assessor of Carmel-by-the-Sea stating that “each and every block therein has been carefully examined as to its value for residential purposes and that all of said land is suitable for residential purposes” and “that the map in all respects and the streets thereon are proper.” This indicates official review of the subdivision and lot design, which was found to meet the review criteria in place at the time. On October 26, 2018, a letter from County staff notified the property owner at that time that the County had determined that Lot 4 was a legal lot of record and qualified for an unconditional Certificate of Compliance (PLN180465). There are two Certificates of Compliance being processed by the County at the time of this report. Therefore, the County recognizes this parcel as a legal lot of record.
- d) Development Standards. The development standards for the MDR

zoning are codified in Title 20 section 20.12.060, which cross references to the regulations for parking in Chapter 20.58. The project is consistent with all these development standards as detailed in Evidence “e” through “i” below.

- e) Setbacks. Main structures are required to have a minimum 20 foot front setback, 5 foot side setbacks, and a 10 foot rear setback. The proposed front setback is approximately 25 feet and complies with this minimum. The structure has a 5 foot south side setback which complies with this minimum, while a portion of the stairway and landing for a balcony on the southern portion of the residence encroaches into this setback by 1 foot 10 inches. However, such encroachment is allowed by the setback exception established in Title 20 section 20.62.040.D, which allows uncovered stairs and landings to encroach into any required side setback to a maximum of 3 feet. The north side setback is approximately 19 feet, which complies with the 5 foot side setback requirement. The structure complies with the 10 foot rear setback, while a portion of the balcony encroaches into this setback by 1 foot 4 inches. Title 20 section 20.62.040.D allows uncovered decks to encroach into rear setbacks by no more than 6 feet, and so the balcony encroachment is consistent with the exception to regulation.
- f) Height. The maximum allowable height for main structure is 30 feet from average natural grade, while the proposed height of the residence is 29 feet and 2 inches.
- g) Building Site Coverage. The overall size of the property is 8,154 square feet based on the site survey prepared by Lucido Surveyors dated October, 2021. The maximum allowable building site coverage is 35 percent (2,853 square feet), while the proposed coverage is 34.75 percent (2,834 square feet).
- h) Floor Area Ratio. The maximum allowable floor area ratio is 45 percent (3,669 square feet), while the proposed floor area is 44.78 percent (3,652 square feet). The project does include a 158 square foot basement which is not counted toward the floor area ratio development standard, as the definition in Title 20 section 20.06.564 excludes “areas of enclosed floor space constructed and maintained entirely below ground”.
- i) Parking. The required parking for a single-family residence is two spaces, at least one of which must be covered in the MDR zoning. The project proposes two covered spaces in the garage.
- j) Visual Resources and Design. The site is subject to the regulations of the Design Control “D” zoning district, which establishes design review requirements to assure protection of the public viewshed and neighborhood character, the Carmel Area Land Use Plan (LUP) policies protecting scenic resources, and their implementing regulations in the Monterey County Coastal Implementation Plan (CIP), Part 4. The project is consistent with these policies and regulations as detailed in subsequent Evidence “k” through “n” below.
- k) The proposed colors and materials include black window and door frames, a black standing seam metal roof, warm grey wood siding, warm grey open face stone cladding, a four foot tall natural wood

grape stake fence, and a grey smooth coat stucco. These materials, in particular the wood and stone, have a natural appearance and blend the building into its surroundings in accordance with CIP section 20.146.030.C.1.c. The natural wood fence and the grove of existing trees in front of the house further screen and subordinate the residence to the surrounding environment.

- l) Consistent with the Carmel Area LUP, the property was staked and flagged to provide a preview of the proposed development and any potential visual impacts. The planner conducted a site visit on October 4, 2023, and April 3, 2024, and did not identify any visual impacts. The surrounding neighborhood is a mix of one and two story residential development, principally single-family residences. A variety of styles are present, and hip and gable roof forms feature prominently in the neighborhood. The proposed project is a two-story residence with gabled roof forms, consistent with this pattern of development.
- m) The proposed exterior lighting, depicted on sheets A5 and A6 of the project plans attached to this resolution, is downlit and unobtrusive in accordance with CIP section 20.146.060.C.1.d.
- n) Cultural Resources. The project site is located within a high sensitivity area for archaeological resources and within 750 of a known archaeological resource. Due to this proximity, an archaeological investigation was conducted, and a report of the findings was prepared for this project. The archaeological report was negative for artifacts, resources or indicators of archaeological significance; therefore, no further investigation was warranted. See Finding No. 4.
- o) Tree Removal. The project includes removal of 14 trees, consisting of 3 landmark Monterey pine, 10 Coast live oak, and 1 Redwood tree. Of these, the 3 landmark Monterey pine and 2 of the Coast live oak require a Coastal Development Permit to remove, as they are greater than 12 inches in diameter. Overall the tree removal is consistent with the Carmel Area Land Use Plan policies protecting Forest Resources and their implementing regulations in the Monterey County Coastal Implementation Plan, as detailed in Finding No. 5. In summary the tree removal is the minimum under the circumstances and all 14 removed trees will be replaced on a 1:1 basis, in keeping with the Forester's recommendations.
- p) Development on Slopes. The project is designed such that development on slopes has been minimized. The grading on slopes greater than 30% is to create proper drainage in the areas of the former residence's retaining wall, patio and walkways. The proposal avoids all development on slopes greater than 30% for the construction of the home. See Finding No. 6.
- q) Land Use Advisory Committee. The Carmel Highlands/Unincorporated Land Use Advisory Committee reviewed the project at their July 17, 2023 meeting and recommended approval as proposed. Comments at the LUAC related to the turn area of the driveway access, that there is development on slopes in excess of 30% as part of the proposed

project, that the project could be a speculative development, and how removed trees would be replanted on a 1:1 basis. The applicants' representatives were at the meeting and addressed the questions to the LUACs satisfaction. No issues remained.

- r) County staff conducted a site visit on October 4, 2023, and April 3, 2024, to verify that the proposed project conforms to the applicable plans and regulations.
- s) 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 PLN220117.

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, Cypress Fire Protection District and Environmental Health Bureau. County staff reviewed the application materials and plans, as well as the County's GIS database, to verify that the project conforms to the applicable 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) The following technical reports have been prepared for the proposed project to analyze potential impacts to archaeological, biological, and forest resources, and to assess the geologic suitability of the site for the proposed development:
 - "Archaeological Investigation" (LIB230013) prepared by Kaitlin Ruppert, Monterey, CA, November 4, 2022.
 - "Biological Resource Evaluation" (LIB230014) prepared by Janet Walther, Monterey, CA, November 1, 2022.
 - "Tree Resource Assessment Management Plan" (LIB230012) prepared by Frank Ono, Pacific Grove, CA, September 1, 2021, together with addendum dated April 10, 2023 and supplemental correspondences dated December 4, 2023, and March 12, 2024.
 - "Geology Report" (LIB230009) prepared by Robert Barminski, Hollister, CA, October 18, 2022.
 - "Geotechnical Investigation for the Proposed Two-story Single Family Residence with Attached Garage" (LIB230015) prepared by Belinda Taluban, Salinas, CA, November 4, 2022The reports 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. All development shall be in accordance with these reports.
 - c) County staff conducted a site visit on October 4, 2023, and April 3, 2024, 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 PLN220117.

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, Cypress Fire Protection District and the Environmental Health Bureau. Recommended conditions have been incorporated, 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 infrastructure is available to serve the development. The applicant submitted can and will serve letters from the California American Water Company (Cal Am) and the Carmel Area Wastewater District (CAWD) verifying their capability to provide potable water and sewer service to the property. The site is within the boundaries of the Monterey Peninsula Water Management District (MPWMD). An MPWMD residential release form was submitted which showed how the existing water fixtures from the demolished single-family residence would be credited toward the construction of the single-family residence approved under PLN220118. To make up the difference in allowable water use, the applicant purchased a Malpas Water Company Water Entitlement equivalent to 0.24 acre-feet of water (Document No. 201805240), which is sufficient to construct a new single-family residence. The property has access off of Dolores Street. As the project is proposing demolishing the existing detached garage and altering the driveway onto Dolores, Condition No. 13 is incorporated which requires the applicant submit the driveway encroachment design to Public Works, Facilities, and Parks (represented by HCD-Engineering Services) for review and approval.
 - c) In accordance with Monterey County Coastal Implementation Plan section 20.146.080.B., geological and geotechnical reports were prepared to assess the geological suitability of the site for the proposed development and if it would be impacted by any geologic hazards. The geologists report concluded that the home should have an engineered foundation and that proper channeling of drainage and stormwater runoff would be important in maintaining the integrity of the property. The geotechnical report concluded the site was suitable for the proposed use provided that loose soil is scarified and compacted as recommended in the report and that recommendations for foundation and retaining wall design are adhered to. In accordance with Section 16.08.110.D of Monterey County Code, all recommendations included in the

geological report shall be incorporated in the grading plans and specifications. The civil engineer, C3 Engineering, incorporated on-site stormwater treatment with gutters and downspouts that disperse water away from the house for absorption into the vegetated areas. Water from paved areas is collected in a trench drain at the front of the proposed house and is dispersed to vegetated areas.

- d) The projects conceptual grading plans depict approximately 160 cubic yards of cut and 25 cubic yards of fill, resulting in a net export of 135 cubic yards. To minimize traffic impacts during the construction/grading phase of the project, HCD-Engineering services recommended a construction management plan condition, which is incorporated as Condition No. 14. The construction management plan shall be submitted to HCD-Engineering services for review and approval prior to issuance of grading or construction permits, and 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 construction management plan shall be implemented by the applicant during the grading and construction phases of the project.
- e) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in HCD-Planning File PLN220117.

4. FINDING: CULTURAL RESOURCES – The project is consistent with the Carmel Area Land Use Plan policies protecting Cultural Resources and their implementing regulations in the Monterey County Coastal Implementation Plan (CIP), Part 4.

- EVIDENCE:**
- a) Pursuant to Carmel Area CIP section 20.146.090, a Coastal Development Permit has been applied to this project because the project site is within 750 feet of known cultural resources.
 - b) An Archaeological Investigation (LIB230013) was prepared for this property pursuant to CIP section 20.146.090.B. The results of the site survey and archival research from the Northwest Information Center (NWIC) were negative for onsite resources, artifacts, or indicators of archaeological or cultural significance. Due to these results, the archaeologist determined further investigation was not warranted. The archaeologist also consulted the California Native American Heritage Commission Sacred Land File, which was positive, meaning that there are culturally affiliated Native American tribes within the vicinity of the project. The archaeologist reached out to the Esselen Tribe of Monterey County, and the Amah Mutsun Tribal Band of Mission San Juan Bautista. The Esselen Tribe of Monterey County recommended tribal cultural sensitivity training for all construction personnel involved in earth work; and the Amah Mutsun Tribal Band recommended both cultural sensitivity training and archaeological and tribal cultural monitoring. Due to the known sensitivity of the

area, as a precaution, the archaeologist recommended cultural sensitivity training and both archaeological and tribal cultural monitoring, as well as procedures if any resources are encountered during the construction process. In accordance with Carmel Area CIP section 20.146.090.D.2.a, these recommendations have been implemented as a Notice of Report via Condition No. 10. The incorporation of these recommendations ensures that impacts would not be significant should unique archaeological resources or significant historical resources be discovered during earth work.

- c) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in HCD-Planning File PLN220117.

5. FINDING: **TREE REMOVAL** – The tree removal is consistent with Carmel Area Land Use Plan policies protecting Forest Resources, and their implementing regulations in the Monterey County Coastal Implementation Plan (CIP), Part 4, Regulations for Development in the Carmel Area Land Use Plan.

- EVIDENCE:**
- a) The project proposes removal of 14 trees, consisting of 3 landmark sized Monterey pine, 10 Coast live oak, and 1 Redwood tree.
 - b) Tree removal in areas subject to the Carmel Area Land Use Plan requires a Coastal Development Permit unless the removal falls under the exemptions detailed in CIP section 20.146.060.A.1. In this case, the thinning of small (less than 12 inches in diameter) trees does not require a Coastal Development Permit pursuant to CIP section 20.146.060.A.1.c., so the 9 trees less than 12 inches in diameter do not require a permit to remove. Allowing the removal of the other 5 requires a Coastal Development Permit. Additionally, 3 of the Monterey pine are landmark trees, being greater than 24 inches in diameter, and development standard 20.146.060.D.1 prohibits the removal of landmark trees, unless the decision-making body finds that the trees are not visually or historically significant and there no alternatives whereby the tree removal can be avoided.
 - c) Forest Management Plan. A Forest Management Plan (LIB230012) was prepared by Frank Ono to assess the proposed removal and provide recommendations to preserve overall forest health as required by CIP section 20.146.060.B.
 - d) Landmark Trees. In accordance with CIP section 20.146.060.D.1., the 3 landmark Monterey pine (Tree #114, #115, and #128) are not visually or historically significant, and there are no alternatives whereby their removal can be avoided. Tree #128 is within the footprint of the proposed residence near the southern property line, and attempting to re-site the home further north would both impact a landmark Redwood tree and entail development on slopes in excess of 30%. Tree #114 has a lean with two longitudinal fissures, and would be destabilized by any excavation around its base. As the grading for the project involves re-contouring the site in this area for the driveway and entrance path, excavation around the base of this tree would be unavoidable, making its removal unavoidable. Tree #115 is in poor condition with a thinning crown

- the forester described it as “senescent” with not much time left in its life spiral. The project would entail removing the hardscape near the tree and removal of adjacent pine tree #114, such that any interlaced roots between the two trees would be impacted by demolition. Together, these factors make removal of tree #115 unavoidable.

- e) The project is consistent with CIP section 20.146.060.D.3 and 4, that removal of native trees be limited to those necessary for the proposed development or required for the overall health and long-term maintenance of the forest, as verified in the Forest Management Plan. Trees #122, #123, #124, #125, #130, #131, #132, and #133 are all in the development footprint of the proposed residence. Tree #129 is immediately adjacent to the proposed residence and would be impacted by excavation for the foundation. Tree #119 is not in the immediate footprint of the residence; however, it is in poor health and suppressed by the surrounding trees, and recommended for removal by the forester. Tree #135 is outside of the immediate development footprint; however, it is also in poor health and recommended to be removed by the forester.
- f) Tree Replacement. CIP section 20.146.060.D.6. requires replacement on a 1:1 basis of all trees greater than 12 inches in diameter, which would be 5 trees. Typically, the County has required replacement of landmark trees on a 2:1 basis, which would require 8 replacement trees (6 to replace the 3 landmark Monterey Pine and 2 to replace the 2 non-landmark Coast Live oak). However, the forester recommended a replacement ratio of 1:1 for all proposed tree removals to maintain forest health, totaling 14 trees. As this exceeds typical replacement requirements, staff is recommending a 1:1 replacement condition for all trees removed consistent with the forester’s recommendation as Condition No. 11.
- g) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in HCD-Planning File PLN220117.

6. FINDING: DEVELOPMENT ON SLOPES – There is no feasible alternative which would allow development to occur on slopes of less than 30% and, as sited, the project better achieves the goals and policies of the Monterey County Local Coastal Program.

- EVIDENCE:**
- a) The proposed project includes approximately 229 square feet of development on slopes in excess of 30% for grading areas of the retaining wall, patio and walkways of the former residence to create proper drainage.
 - b) Title 20 section 20.64.230 prohibits development on slopes in excess of 30% unless a finding can be made that either there is no feasible alternative which would allow development to occur on slopes of less than 30%; or the proposed development better achieves the goals, policies and objectives of the Monterey County Local Coastal Program than other development alternatives.
 - c) For the implementation of stormwater control measures due to the

design of the house off of slopes in excess of 30%, there is cut and fill to grade two areas of slopes greater than 30% where there are presently a retaining wall, patio, and walking paths of the former residence. There are both no alternatives to avoid development in these locations and the implementation of the drainage plan better achieves the goals of the Local Coastal Program. CIP section 20.146.050.E.4.e.10.e. requires that on-site drainage be designed to accommodate increased runoff resulting from site modification; the stormwater control plan requires grading of the aforementioned areas in order to disperse water runoff away from the house and into the surrounding vegetation.

- d) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN220117.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on the subject property.
 - b) County staff conducted a site visit on October 4, 2023, and April 3, 2024, and did not identify any code violations on the property.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN220117.

8. 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) CEQA Guidelines section 15303 exempts the new construction or conversion of a limited number of small structures, including a new single-family dwelling in a residential zone.
 - b) As the construction of a new single-family residence with associated site improvements in a residential zoning district, the project fits the criteria of this exemption.
 - c) None of the exceptions for categorical exemptions detailed in CEQA Guidelines section 15300.2 apply to the project, as detailed in subsequent Evidence “d” through “i”.
 - d) The project is not located in an area that is mapped as an environmental resource of hazardous or critical concern by a local, state, or federal agency.
 - e) The project, construction of a single-family residence and associated site improvements on a property zoned to allow such uses and without potentially significant impacts, would not contribute to a potential cumulative impact.
 - f) There are no unusual circumstances associated with the project that would cause a potential environmental impact.
 - g) The nearest scenic highway is Highway 1, which is approximately 0.58 east of the site. However, the project is not within view of the highway due to distance and intervening development and

vegetation.

- h) The project is not located on a hazardous waste site compiled pursuant to Section 65962.5 or the Government Code.
- i) The project would not cause a substantial adverse change in the significance of a historical resource. While the residence that was on the site was built in 1938, it was determined not to be historically significant by a qualified historian from the County's list of approved historical consultants and has since been demolished to the foundation.
- j) No adverse environmental effects were identified during staff review of the development application during site visits on October 4, 2023, and April 3, 2024.
- k) See supporting Findings No. 1 and 2.
- l) 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 PLN220117.

9. 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 Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in section 20.146.130 of the Carmel Area Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the applicable Local Coastal Program requires public access (Figure 3, Public Access, in the Carmel Area Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) 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 PLN220117.

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

- EVIDENCE:**
- a) Board of Supervisors. Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20) allows an appeal to 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. 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 removal of protected trees and development on slopes in excess of 30%.

Both of these circumstances fall under conditional uses which require coastal development permits.

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

1. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and none of the exceptions from section 15300.2 apply to the project; and
2. Approving a Combined Development Permit consisting of a:
 - a. Coastal Administrative Permit and Design Approval to allow demolition of a 367 square foot detached garage; the construction of a 3,810 square foot single family dwelling, inclusive of a 441 square foot garage and 158 square foot basement, and associated site improvements;
 - b. Coastal Development Permit to allow removal of five trees, consisting of three landmark Monterey pine and two Coast live oak;
 - c. Coastal Development Permit to allow development on slopes in excess of 30%; and
 - d. Coastal Development Permit to allow development within 750 feet of known archaeological resources.

PASSED AND ADOPTED this 24th day of April, 2024, upon motion of Commissioner _____, seconded by Commissioner _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Melanie Beretti, AICP
Planning Commission Secretary

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 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 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

PLN220117

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN220117) consists of:
1) a Coastal Administrative Permit and Design Approval to allow demolition of a 367 square foot detached garage; the construction of a 3,810 single family dwelling inclusive of a 441 square foot garage and 158 square foot basement, and associated site improvements; 2) a Coastal Development Permit to allow removal of 5 trees consisting of three (3) landmark size Monterey Pine, and two (2) Coast Live Oak; 3) a Coastal Development Permit to allow development on slopes in excess of 30%; and 4) a Coastal Development Permit to allow development within 750 feet of known archaeological resources.

The property is located at 24726 Dolores Street, Carmel, Carmel Area Land Use Plan (Assessor's Parcel Number 009-111-008-000). 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 Combined Development Permit (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Number 009-111-008-000 on April 24, 2024. The permit was granted subject to 15 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. 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.

6. 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.

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. 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.

8. 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.

9. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A(n) Forest Management Plan (Library No. LIB230012), was prepared by Frank Ono on September 1, 2021 together with an addendum dated April 10, 2023 and supplemental correspondence dated December 4, 2023 and is on file in Monterey County HCD - Planning. All development shall be in accordance with this report."
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to HCD - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the HCD - Planning.

10. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A(n) Archaeological Investigation (Library No. LIB230013), was prepared by Kaitlin Ruppert, MSc, RPA on November 4, 2022 and is on file in Monterey County HCD - Planning. All development shall be in accordance with this report."
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to HCD - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the HCD - Planning.

11. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to final of construction permits, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio recommended by arborist: 1:1 for all trees removed, like-for-like species totaling 14 trees:
- 3 Monterey pine
- 10 Coast live oak
- 1 Redwood

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: Prior to final of construction permits, 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.

12. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

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

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

13. PW0005 – DRIVEWAY IMPROVEMENTS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Construct driveway connection(s) to Dolores Street. The design and construction is subject to the approval of the HCD-PWFP. Encroachment Permits are required for all work within the public right-of-way.

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

14. 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.

15. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

GENERAL NOTES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODE AND ORDINANCE REQUIREMENTS SET FORTH BY THE PREVAILING GOVERNING BODY.
GOVERNING CODES ASSOCIATED WITH THIS PROJECT:
2022 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA ENERGY CODE (CEC) & CALIFORNIA GREEN BUILDING CODE (CALGREEN), AND ALL OTHER APPLICABLE LOCAL AND STATE LAWS & REGULATIONS.
THESE DRAWINGS ARE PREPARED FOR USE BY A PROPERLY LICENSED AND CERTIFIED CONTRACTOR. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER AND OR ENGINEERS OR RECORD.
ALL WRITTEN DIMENSIONS SHALL SUPERCEDE SCALED DIMENSIONS.
CONTRACTOR TO VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT THE SITE PRIOR TO CONSTRUCTION.
CONTRACTOR IS RESPONSIBLE FOR COMPLETE FINAL DISPOSAL OF ALL CONSTRUCTION DEBRIS IN A MANNER CONSISTENT WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.
ADDRESS IDENTIFICATION:
PRIOR TO CONSTRUCTION, A LEGIBLE ADDRESS IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ALL ARABIC NUMBERS OR ALPHABETIC LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL NOT BE LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.3 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

PRE-HISTORIC OR ARCHAEOLOGICAL RESOURCES PROTECTION RECOMMENDATIONS (SEE ARCHAEOLOGICAL SURVEY BY EMC)
1. PRIOR TO CONSTRUCTION, ALL PERSONNEL DIRECTLY INVOLVED IN PROJECT & RELATED GROUND DISTURBANCE SHALL BE PROVIDED ARCHAEOLGICAL AND CULTURAL SENSITIVITY TRAINING. THE TRAINING SHALL BE CONDUCTED BY A NATIVE AMERICAN MONITOR OR A QUALIFIED ARCHAEOLGIST THAT MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR ARCHAEOLOGY. THE TRAINING SHALL TAKE PLACE AT A DAY AND TIME TO BE DETERMINED IN CONJUNCTION WITH THE PROJECT CONSTRUCTION FOREMAN, AND PRIOR TO ANY SCHEDULED GROUND DISTURBANCE. THE TRAINING INCLUDING THE FOLLOWING: A DISCUSSION OF APPLICABLE LAWS AND PENALTIES; SAMPLES OR VISUAL AIDS OF ARTIFACTS THAT COULD BE ENCOUNTERED IN THE PROJECT VICINITY, INCLUDING WHAT THOSE ARTIFACTS AND RESOURCES MAY LOOK LIKE PARTIALLY BURIED, OR WHOLLY BURIED AND FRESHLY EXPOSED; AND INSTRUCTIONS TO HALT WORK IN THE VICINITY OF ANY POTENTIAL CULTURAL RESOURCE DISCOVERY, AND NOTIFY THE ARCHAEOLOGICAL MONITOR AS NECESSARY. IF A HANDOUT IS PROVIDED BY THE ARCHAEOLOGIST, THE FOREMAN WILL KEEP A COPY OF IT IN HIS OR HER VEHICLE AS A REFERENCE. HAVING REFERENCE MATERIAL IN THE VEHICLE DOES NOT REPLACE CONTACTING AN ARCHAEOLOGIST SHOULD RESOURCES BE UNCOVERED.

2. THAT A NATIVE AMERICAN MONITOR AND AN ARCHAEOLOGIST BE PRESENT DURING ANY GROUND DISTURBING ACTIVITIES.
3. IN THE EVENT ARCHAEOLOGICAL RESOURCES ARE ENCOUNTERED DURING GROUND DISTURBING ACTIVITIES, CONTRACTOR SHALL TEMPORARILY HALT OR DIVERT EXCAVATIONS WITHIN A 50' DIAMETER (65 FEET) OF THE FIND UNTIL IT CAN BE EVALUATED. ALL POTENTIALLY SIGNIFICANT ARCHAEOLOGICAL DEPOSITS SHALL BE EVALUATED TO DETERMINE WHETHER THE RESOURCE IS ELIGIBLE FOR INCLUSION ON THE CALIFORNIA REGISTER OF HISTORIC RESOURCES. EVEN IF DISCOVERED DURING CONSTRUCTION, IF ARCHAEOLOGICAL DEPOSITS ARE ENCOUNTERED, THEY WILL BE EVALUATED AND MITIGATED SIMULTANEOUSLY IN THE TIMELIEST MANNER PRACTICABLE. ALLOWING FOR RECOVERY OF MATERIALS AND DATA BY STANDARD ARCHAEOLOGICAL PROCEDURES. FOR PRE-HISTORIC ARCHAEOLOGICAL SITES, THIS DATA RECOVERY INVOLVES THE HAND- EXCAVATED RECOVERY AND NON DESTRUCTIVE ANALYSIS OF A SMALL SAMPLE OF THE DEPOSIT. HISTORIC RESOURCES SHALL ALSO BE SAMPLED THROUGH HAND EXCAVATION, THOUGH ARCHITECTURAL FEATURES MAY REQUIRE CAREFUL MECHANICAL EXPOSURE AND HAND EXCAVATION.

4. ANY PREVIOUSLY UNDISCOVERED RESOURCES FOUND DURING CONSTRUCTION ACTIVITIES SHALL BE REPORTED ON APPROPRIATE CALIFORNIA DEPARTMENT OF PARKS AND RECREATION (DPR) FORMS AND EVALUATED FOR SIGNIFICANCE BY A QUALIFIED ARCHAEOLOGIST. SIGNIFICANT CULTURAL RESOURCES CONSIST OF BUT ARE NOT LIMITED TO STONE, BONE, GLASS, CERAMICS, POTTERY, WOOD, OR SHELL ARTIFACTS, OR FEATURES INCLUDING HEARTHES, STRUCTURAL REMAINS, OR HISTORIC DUMPIERS. IF THE RESOURCE IS DETERMINED SIGNIFICANT, A QUALIFIED ARCHAEOLOGIST SHALL PREPARE AND IMPLEMENT A RESEARCH DESIGN AND ARCHAEOLOGICAL DATA RECOVERY PLAN THAT WILL CAPTURE THOSE CATEGORIES OF DATA FOR WHICH THE SITE IS SIGNIFICANT IN ACCORDANCE WITH SECTION 15064.5 OF THE CEQA GUIDELINES. THE ARCHAEOLOGIST SHALL ALSO PERFORM APPROPRIATE TECHNICAL ANALYSES, PREPARE A COMPREHENSIVE REPORT COMPLETE WITH METHODS, RESULTS, AND RECOMMENDATIONS, AND PROVIDE FOR THE PERMANENT CURATION OF THE RECOVERED RESOURCES. RECOMMENDATIONS FOR PERMANENT CURATION OF RECOVERED RESOURCES WILL NOT BE APPLICABLE TO PREHISTORIC CULTURAL RESOURCES MATERIALS OR TRIBAL CULTURAL RESOURCES AS SUCH RESOURCES WILL BE RETURNED TO THE TRIBES. ALL SIGNIFICANT PREHISTORIC CULTURAL MATERIALS AND OR TRIBAL CULTURAL RESOURCES RECOVERED SHALL BE, RETURNED TO NATIVE AMERICAN TRIBES TRADITIONALLY AND CULTURALLY AFFILIATED WITH THE AREA.

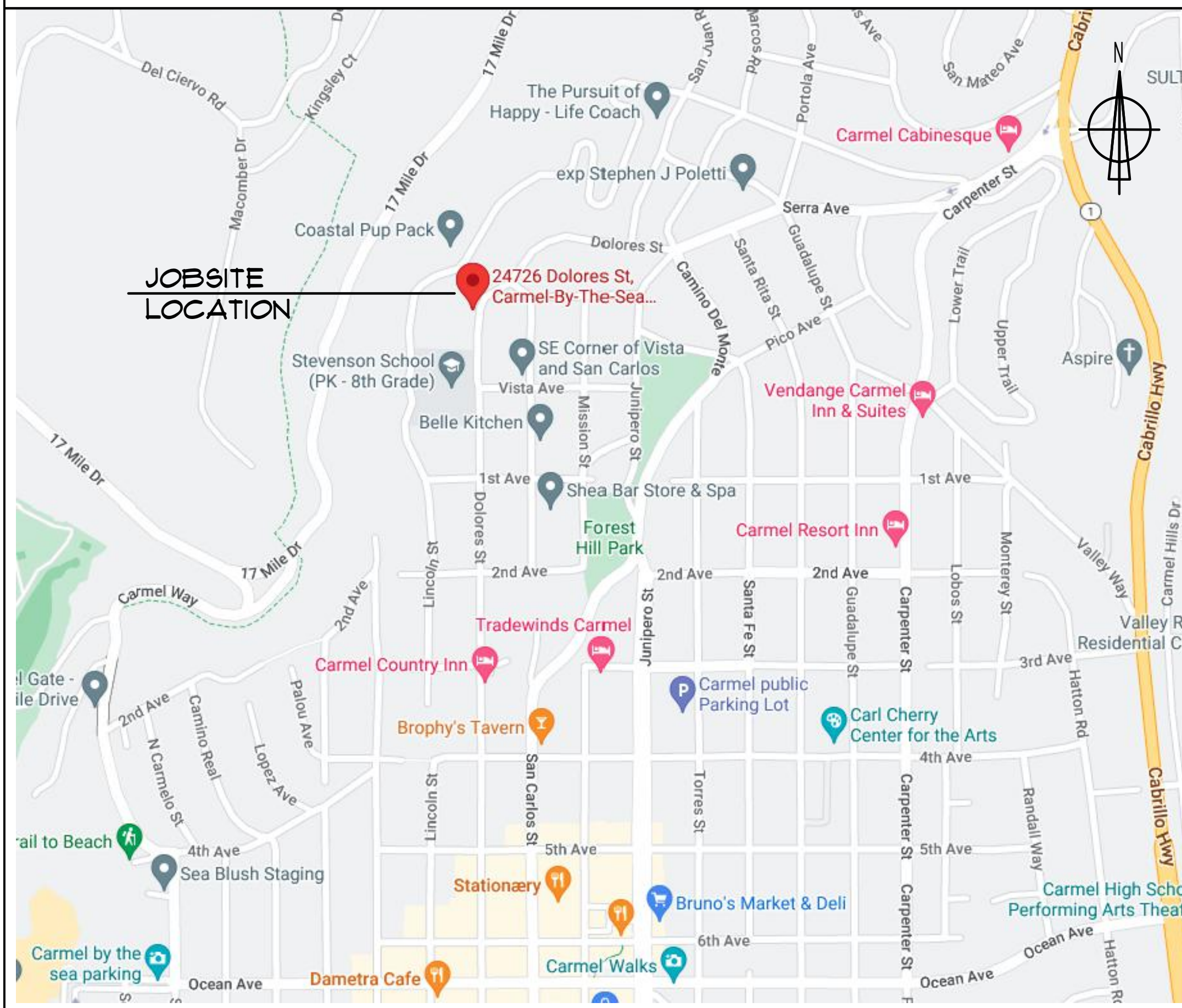
5. CALIFORNIA HEALTH AND SAFETY CODE SECTION 10590.5 AND THE CEQA GUIDELINES SECTION 15064.5(B) CONTAIN THE MANDATED PROCEDURES OF CONDUCT FOLLOWING THE DISCOVERY OF HUMAN REMAINS. ACCORDING TO THE PROVISIONS IN CEQA, IF HUMAN REMAINS ARE ENCOUNTERED AT THE SITE, ALL WORK IN THE IMMEDIATE VICINITY OF THE DISCOVERY SHALL CEASE AND NECESSARY STEPS TO ENSURE THE INTEGRITY OF THE IMMEDIATE AREA SHALL BE TAKEN. THE MONTEREY COUNTY CORONER SHALL BE NOTIFIED IMMEDIATELY. THE CORONER SHALL THEN DETERMINE WHETHER THE REMAINS ARE NATIVE AMERICAN. IF THE CORONER DETERMINES THE REMAINS ARE NATIVE AMERICAN, THE CORONER SHALL NOTIFY THE NATIVE AMERICAN HERITAGE COMMISSION WITHIN 24 HOURS, WHO WOULD, IN TURN, NOTIFY THE PERSON THE NATIVE AMERICAN HERITAGE COMMISSION IDENTIFIES AS THE MOST LIKELY DESCENDANT OF ANY HUMAN REMAINS. FURTHER ACTIONS SHALL BE DETERMINED, IN PART, BY THE DESIRES OF THE MOST LIKELY DESCENDANT. THE MOST LIKELY DESCENDANT HAS 48 HOURS TO MAKE RECOMMENDATIONS REGARDING THE DISPOSITION OF THE REMAINS FOLLOWING NOTIFICATION FROM THE NATIVE AMERICAN HERITAGE COMMISSION OF THE DISCOVERY. IF THE MOST LIKELY DESCENDANT DOES NOT MAKE RECOMMENDATIONS WITHIN 48 HOURS, THE OWNER SHALL WITH APPROPRIATE DIGNITY, REMOVE THE REMAINS IN AN AREA OF THE PROPERTY SECURE FROM FURTHER DISTURBANCE. ALTERNATIVELY, IF THE OWNER DOES NOT ACCEPT THE MOST LIKELY DESCENDANT'S RECOMMENDATIONS, THE OWNER OR THE DESCENDANT MAY REQUEST MEDIATION BY THE NATIVE AMERICAN HERITAGE COMMISSION.

BIOLOGICAL RESOURCES PROTECTION RECOMMENDATIONS (SEE BIOLOGICAL RESOURCE EVALUATION REPORT BY EMC)
1. IF POSSIBLE, CONSTRUCTION SHOULD BE INITIATED OUTSIDE OF THE NESTING BIRD SEASON (JANUARY 15 THROUGH SEPTEMBER 15). IF CONSTRUCTION MUST BEGIN DURING THE NESTING BIRD SEASON, A PRE- CONSTRUCTION SURVEY FOR NESTING BIRDS SHOULD BE CONDUCTED BY A QUALIFIED MONTEREY COUNTY- APPROVED BIOLOGIST TO ENSURE THAT NO NESTS WOULD BE DISTURBED DURING PROJECT CONSTRUCTION.
AS THE SIZE OF THE CONSTRUCTION AREA IS SMALL, A PROFESSIONAL SURVEY MAY ONLY TAKE ONE TO TWO HOURS. IF NO NESTING ACTIVITY IS OBSERVED, A LETTER REPORT CONFIRMING ABSENCE SHALL BE PREPARED AND SUBMITTED TO THE COUNTY OF MONTEREY AND NO FURTHER ACTION IS REQUIRED.
IF AN ACTIVE NEST IS FOUND, FOLLOW- UP SURVEYS WOULD BE NEEDED TO CHECK ON THE NEST AND DETERMINE WHEN THE NEST IS NO LONGER ACTIVE. AN APPROPRIATE BUFFER BETWEEN EACH NEST AND ACTIVE CONSTRUCTION WOULD ALSO BE ESTABLISHED.
2. TO AVOID IMPACTS TO SPECIAL- STATUS BAT SPECIES, APPROXIMATELY 14 DAYS PRIOR TO CONSTRUCTION ACTIVITIES, A QUALIFIED MONTEREY COUNTY- APPROVED BIOLOGIST SHOULD CONDUCT A HABITAT ASSESSMENT FOR BATS AND POTENTIAL ROOSTING SITES IN TREES OR BUILDINGS WITHIN 50 FEET OF THE CONSTRUCTION SITE. A PRE- CONSTRUCTION SURVEY FOR NESTING BIRDS AND ROOSTING BATS CAN BE CONDUCTED SIMULTANEOUSLY.
IF NO ROOSTING SITES OR BATS ARE FOUND, A LETTER REPORT CONFIRMING ABSENCE SHALL BE PREPARED AND SUBMITTED TO THE COUNTY OF MONTEREY AND NO FURTHER ACTION IS REQUIRED. IF BATS OR ROOSTING SITES ARE FOUND, BATS SHALL NOT BE DISTURBED WITHOUT SPECIFIC NOTICE TO AND CONSULTATION WITH CDFW.

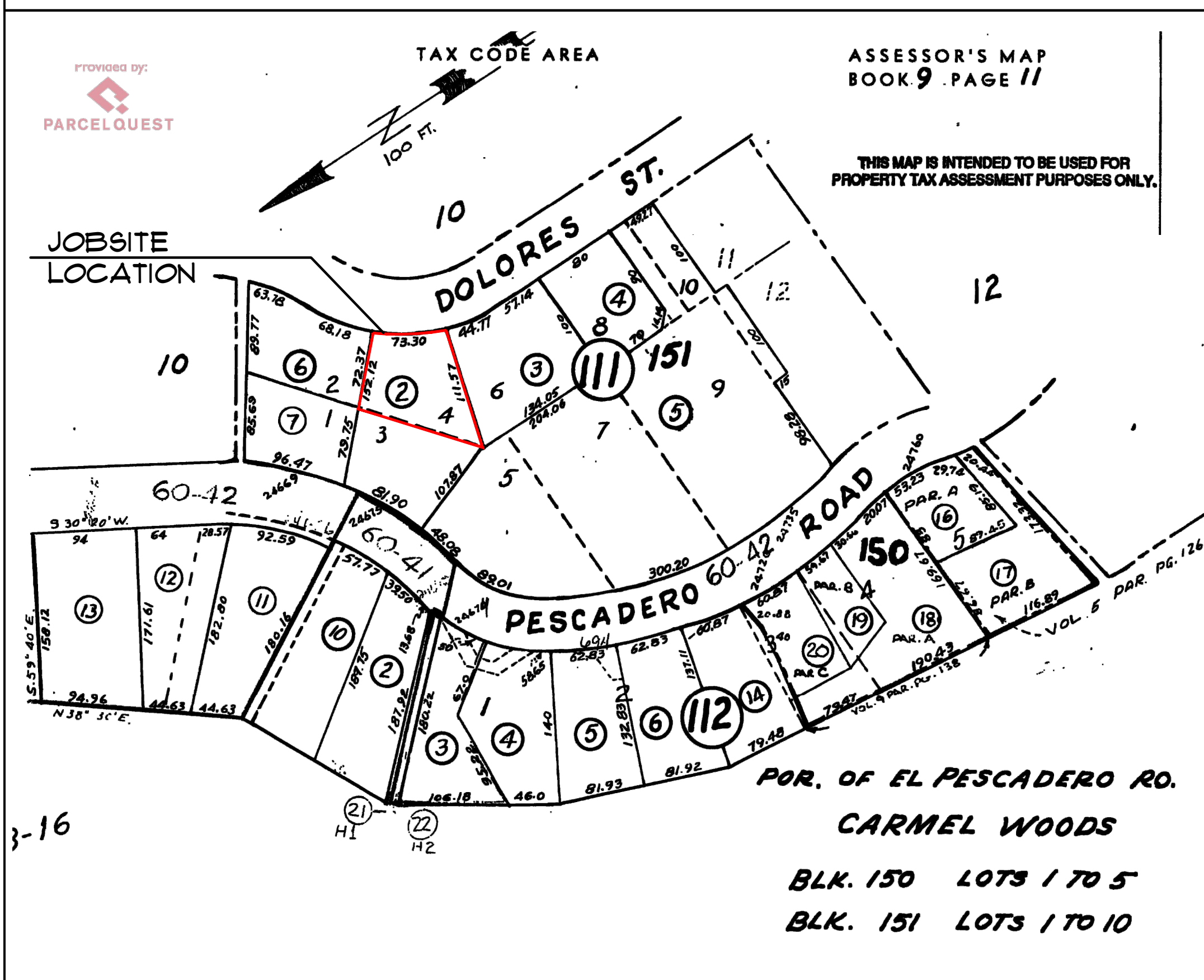
ABBREVIATIONS

Table with columns for abbreviations and their corresponding full names. Includes categories like ANCHOR BOLT, ASPHALTIC CONCRETE, AIR CONDITIONING, etc.

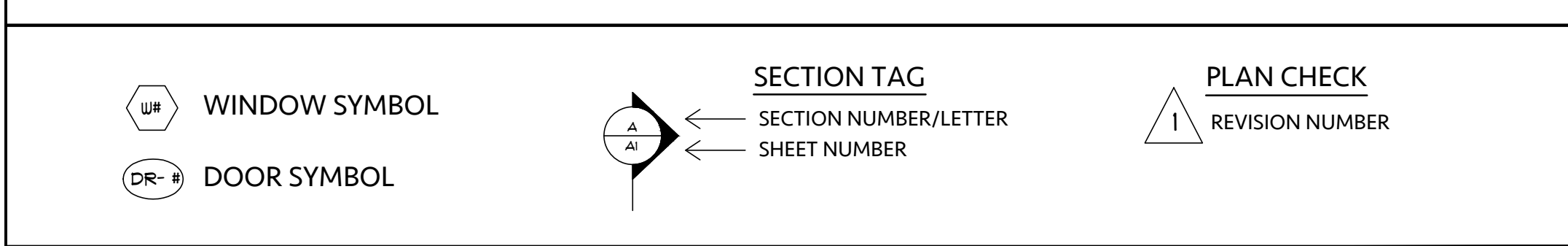
VICINITY MAP



A.P.N. MAP



SYMBOL KEY



DRAWING INDEX

Table listing drawing titles and sheet numbers under categories: GENERAL (Title Sheet, General Notes, etc.), SITE SURVEY (Topographic Survey), GRADING & DRAINAGE (Title Sheet, Grading & Drainage Plan, etc.), and ARCHITECTURAL (Proposed Site & Roof Plan, Demolition Plan, etc.).

PROJECT DIRECTORY

Table listing project roles and contact information: OWNER (Justin Hastings), APPLICANT (Angie Phares), ARBORIST (Frank Ono), ARCHAEOLOGIST (Kaitlin Ruppert), BIOLOGIST (Janet Walther), CIVIL (Jennifer Rudolph), GEOLOGICAL (Robert Barmski), GEOTECHNICAL (Belinda Taluban), SURVEYOR (Frank Lucido, Jr.), and STRUCTURAL (T.B.D.).

PROJECT SCOPE

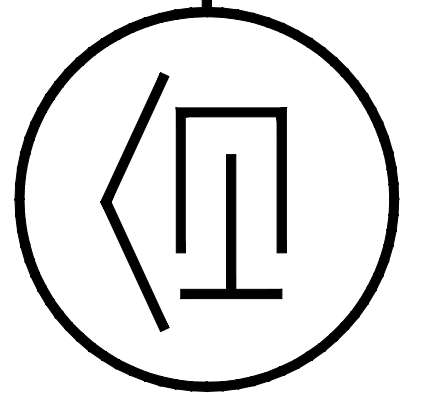
Construction of a new three story 3,211 SF Single Family residence with attached 441 SF, two car Garage and 158 SF basement. Scope also includes a new driveway and approach, repairs to existing fencing with new fencing proposed at rear or residence (to match existing), removal of trees with replacement ratio of 1:1, grading & drainage, & new landscaping.

PROJECT DATA

Table containing project data: LOT DATA (Project Address: 24726 Dolores Street, Carmel, CA 93923), APN (009-111-008-000), Zoning (MDR-2/D(CZ)), Occupancy (R-3/U), Construction Type (V-B), and DEFERRED SUBMITTALS (1. Fire Sprinklers, 2. Photovoltaic System).

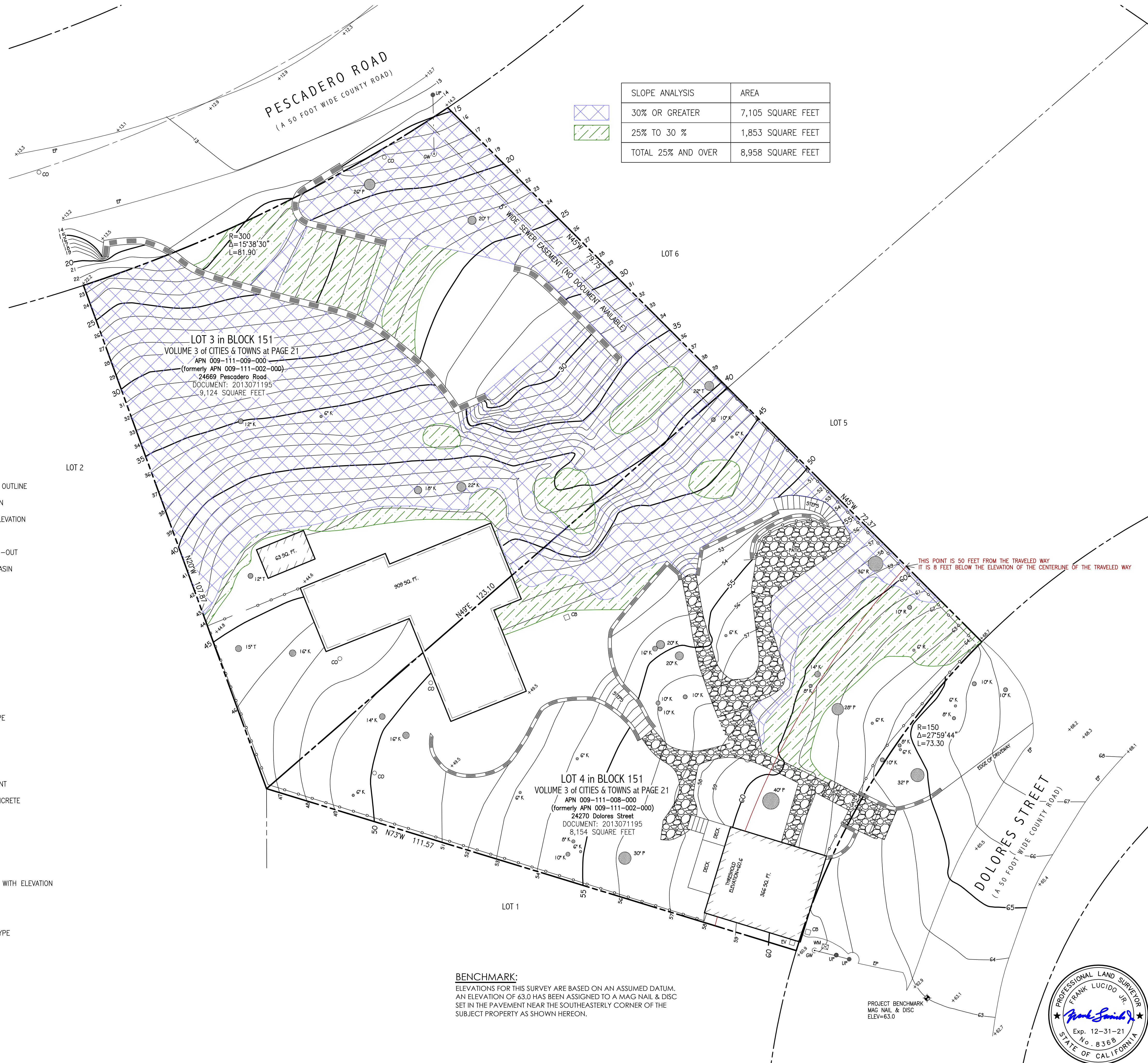
Revision/Issue table with columns for revision number, description, and date. Shows revisions 1 and 2.

HASTINGS CONSTRUCTION, INC. 11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940 (831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM LIC#: 791539 CLASS: A/B



Drawing Title: TITLE SHEET Job Title: DOLORES STREET RESIDENCE - DOLORES PASS, LLC Project Address & APN: 24726 DOLORES STREET, CARMEL, CA 93923 APN: 009-111-008-000 | LOT 4, BLOCK 151

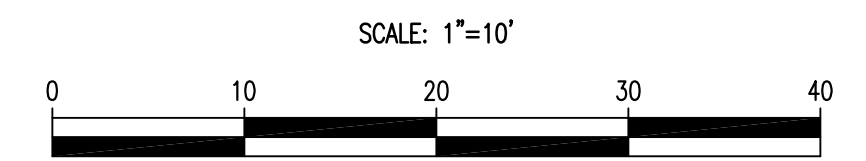
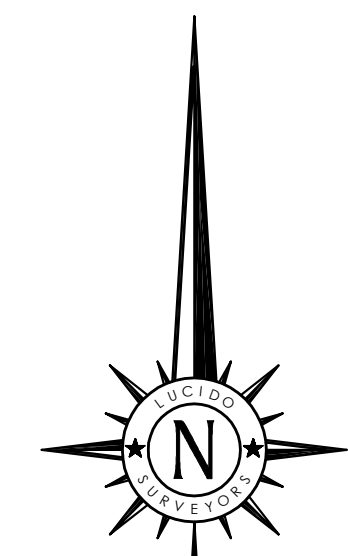
Project and sheet information table: Project: HC 22-009, Date: 3/11/2024, Drawn by: AAP, Sheet: T1, Scale: N.T.S.



LEGEND:

- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- ◆ PROJECT BENCHMARK
- 50 --- CONTOUR (MAJOR)
- 45 --- CONTOUR (MINOR)
- EP --- EDGE OF PAVEMENT
- EDGE OF DRIVEWAY
- APPROXIMATE BUILDING OUTLINE
- OLD HOUSE FOUNDATION
- APPROXIMATE FLOOR ELEVATION
- WM WATER METER
- CO SANITARY SEWER CLEAN-OUT
- CS STORM DRAIN CATCH BASIN
- UP UTILITY POLE
- GW GUY WIRE
- EV ELECTRIC VAULT
- RETAINING WALL
- WOOD FENCE
- STONE PATIO
- AC ASPHALT CONCRETE
- CS CARMEL STONE
- CMP CORRUGATED METAL PIPE
- CONC CONCRETE SLAB
- DG DECOMPOSED GRANITE
- EX AGG EXPOSED AGGREGATE
- P.U.E. PUBLIC UTILITY EASEMENT
- PC PORTLAND CEMENT CONCRETE
- PS PAVER STONE
- PVC POLY VINYL CHLORIDE
- RAW ROCK WALKWAY
- TE TRASH ENCLOSURE
- OHU-## OVERHEAD UTILITY LINE WITH ELEVATION
- EDGE OF FOLIAGE
- 12" T TREE WITH SIZE AND TYPE
- A ACACIA
- C CYPRESS
- K OAK
- P PINE
- R REDWOOD
- T TREE
- x.83.0 SPOT ELEVATION

BENCHMARK:
 ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM.
 AN ELEVATION OF 63.0 HAS BEEN ASSIGNED TO A MAG NAIL & DISC
 SET IN THE PAVEMENT NEAR THE SOUTHEASTERLY CORNER OF THE
 SUBJECT PROPERTY AS SHOWN HEREON.



NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS, AND IS SHOWN APPROXIMATE ONLY - NOT FOR CONSTRUCTION. ANY BOUNDARY DATA SHOWN IS PER Volume 3 of Cities and Towns at Page 21.
2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN. THE SEWER EASEMENT SHOWN IS NOT SUPPORTED BY DOCUMENTATION AND THEREFOR MUST BE VERIFIED BEFORE ANY AND/OR ALL INFERENCES ARE MADE AND/OR DETERMINED.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES (IF ANY) ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS. IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN AUGUST OF 2020.

TOPOGRAPHIC SITE SURVEY

OF
LOT 3 AND LOT 4 in BLOCK 151
 IN
 Volume 3 of Cities and Towns at Page 21
 Records of Monterey County
 PREPARED FOR
Dolores Pass LLC



BY
LUCIDO SURVEYORS
 Boundary and Construction Surveys · Topographic and Planimetric Mapping
 ALTA Surveys and GIS Database Management · Land Planning and Consulting
 2 Saucito Avenue info@lucidosurveyors.com
 DEL REY OAKS, CALIFORNIA 93940 (831) 620-5032

SCALE: 1"=10' PROJECT No. 2811 OCTOBER 2021
 ENVIRONS OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

SEE TREE RESOURCE MANAGEMENT PLAN FOR FULL REPORT

Lot	ID#	Diameter	Species	Condition	Remove	Prune	Comments
4	113	6	CLO	Fair			
4	114	40	MP	Poor	x		Thinning crown
4	115	28	MP	Poor	x		Thinning crown
4	116	6	CLO	Fair			
4	117	8	CLO	Fair			
4	118	14	CLO	Fair			
4	119	6	RDWD	Poor	x		Suppressed
4	120	10	RDWD	Fair			
4	121	36	RDWD	Fair			
4	122	6	CLO	Poor	x		Thinning crown
4	123	20	CLO	Poor	x		Stem decay, thin crown
4	124	20	CLO	Poor	x		Thinning crown, Beetles
4	125	10	CLO	Dead	x		
4	126	10	CLO	Fair			
4	127	10	CLO	Fair			Excessive lean
4	128	30	MP	Poor	x		Thinning crown
4	129	10	CLO	Poor	x		Thinning crown
4	130	6	CLO	Fair	X		BUILDING FOOTPRINT
4	131	8	CLO	Fair	X		BUILDING FOOTPRINT
4	132	6	CLO	Poor	x		Thinning crown
4	133	6	CLO	Poor	x		Stem decay, Thinning crown
4	134	16	CLO	Fair			
4	135	6	CLO	Poor	x		Unstable
4	137	6	CLO	Fair			
4	138	10	CLO	Fair			

PROJECT DATA SUMMARY

Parcel Size: 8,154 SF (0.1871901 AC)

Building Coverage: Allowed (35%): 2,853.9 SF
Proposed: 2,834 SF

Grading (see sheets C1-C5)
Tree Removal: (see above)

Impervious Coverage: Building footprint: 2,360 SF
Covered Patios: 49 SF
Other: 713 SF

Parking: Required: 2 Spaces/unit
Proposed: 2 Spaces (Garage)

FLOOR AREA RATIO CALCS.:

Allowed (45%): 3,669.3 SF

Proposed Gross Floor Area (G.F.A.):
Entry Level: 1,919 SF
2nd Level: 1,292 SF
Garage: 441 SF
Total: 3,652 SF

Not Included in G.F.A. (subterranean):
Basement: 158 SF



NEW FENCE CONCEPT
NEW FENCING AT SIDE AND REAR PROPERTY LINES.
WOOD & WIRE DEER FENCING 6'-0" MAX. HT.



NEW FENCE CONCEPT
NEW FENCING AT FRONT PROPERTY LINE.
MODERN GRAPE STAKE 4'-0" MAX. HT.



Revision/Issue	Date
PLN22@111 - FC	1/19/23
PLN22@111 - HEARING CMTS.	10/25/23

HASTINGS CONSTRUCTION, INC.

11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: **PROPOSED SITE & ROOF PLAN**

Job Title: **DOLORES STREET RESIDENCE - DOLORES PASS, LLC**

Project Address & APN: **24726 DOLORES STREET, CARMEL, CA 93923
APN: 009-111-008-000 | LOT 4, BLOCK 151**

Project: **HC22009**

Date: **3/11/2024**

Drawn By: **AEV/JAAP**

Scale: **3/16" = 1'-0"**

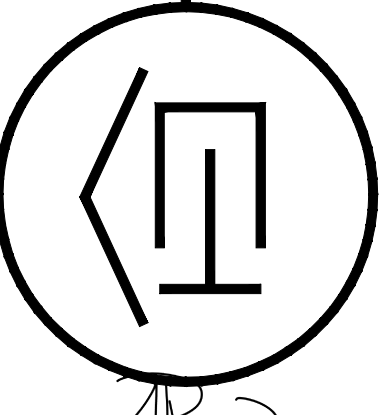
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PROPOSED SITE & ROOF PLAN
SCALE: 3/16" = 1'-0"

Revision/Issue	Date

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 LIC#: 791539 CLASS: A/B



Drawing Title:
DEMO PLAN

Job Title:
DOLORES STREET RESIDENCE - DOLORES PASS, LLC

Project Address & APN:
**24726 DOLORES STREET, CARMEL, CA 93923
 APN: 009-111-008-000 | LOT 4, BLOCK 151**

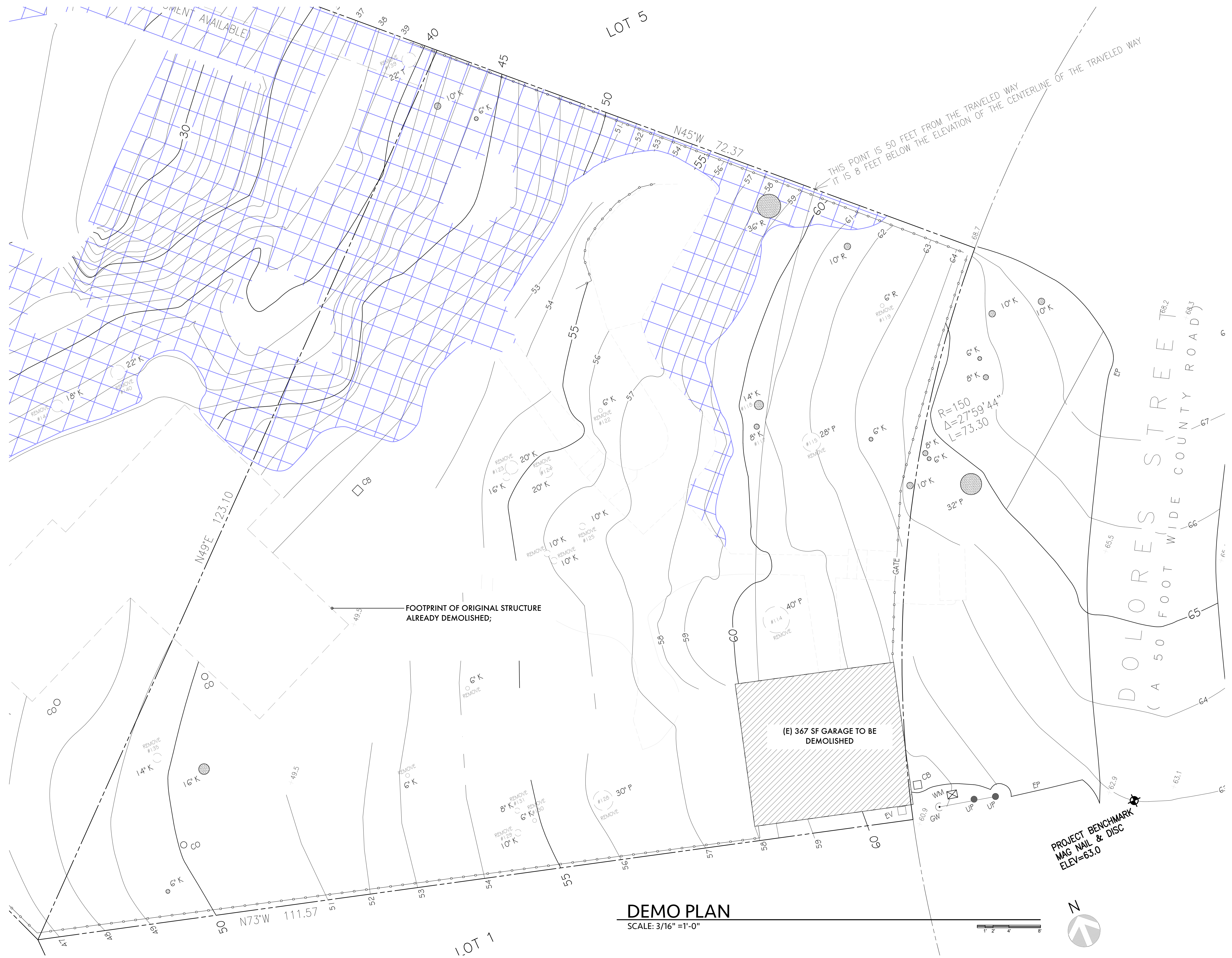
Project:
HC22009

Date:
3/11/2024

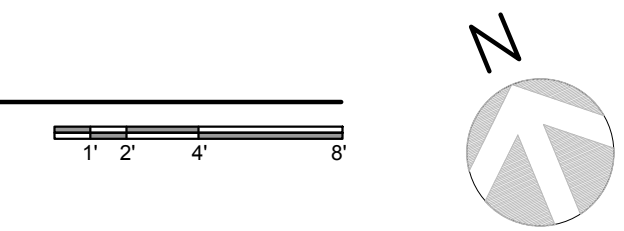
Drawn By:
AEJ/AAP

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

Sheet:
A1.1



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



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△ △ SLOPE ANALYSIS

Total Building Footprint: 2,360 SF

Building Footprint in 30%: 0 SF

Paving in 30%: 0 SF

Retaining in 30%: 0 SF

Cut/Fill in 30%: 229 SF

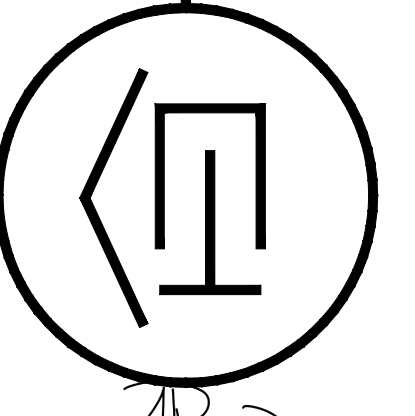
Total Disturbance in 30% = 229 SF

Existing Grade at 30%

Revision/Issue	Date
△ PLN22@111 - PC	1/19/23
△ PLN22@111 - HEARING CMTS	10/25/23

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 LIC#: 791539 CLASS: A/B



Drawing Title: **SLOPE ANALYSIS**

Job Title: **DOLORES STREET RESIDENCE - DOLORES PASS, LLC**

Project Address & APN: **24726 DOLORES STREET, CARMEL, CA 93923
 APN: 009-111-008-000 | LOT 4, BLOCK 151**

Project: **HC22009**

Date: **3/11/2024**

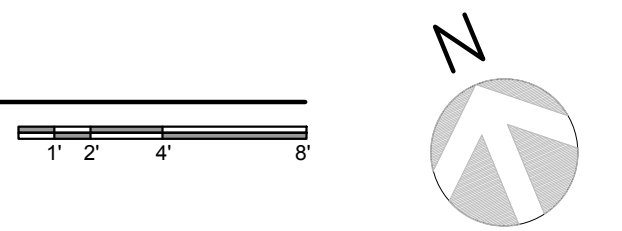
Drawn By: **AEJ/AAP**

Scale: **3/16" = 1'-0"**

Sheet: **A1.2**



△ △ SLOPE ANALYSIS
 SCALE: 3/16" = 1'-0"



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SIMILAR HOMES IN THE AREA



Revision/Issue	Date
PLN220111 - HEARING CMTs	10/25/23

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 LIC #: 791539 CLASS: A/B

Drawing Title:
SIMILAR HOMES IN THE AREA

Job Title:
DOLORES STREET RESIDENCE - DOLORES PASS, LLC

Project Address & APN:
**24726 DOLORES STREET, CARMEL, CA 93923
 APN: 009-111-008-000 | LOT 4, BLOCK 151**

Project:
HC22009

Date:
3/11/2024

Drawn By:
AEJ/AAP

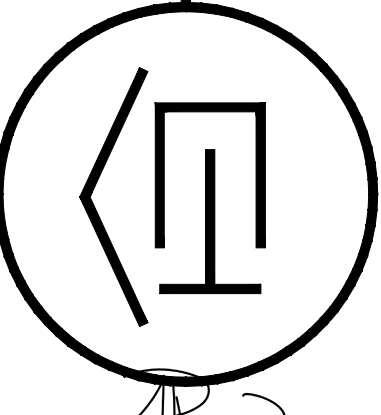
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3/8" = 1'-0"

Sheet
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Revision/Issue	Date
△ PLN220118 - PC	1/19/23
△ PLN220118 - PC HEARING	10/25/23

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 LIC#: 791539 CLASS: A/B

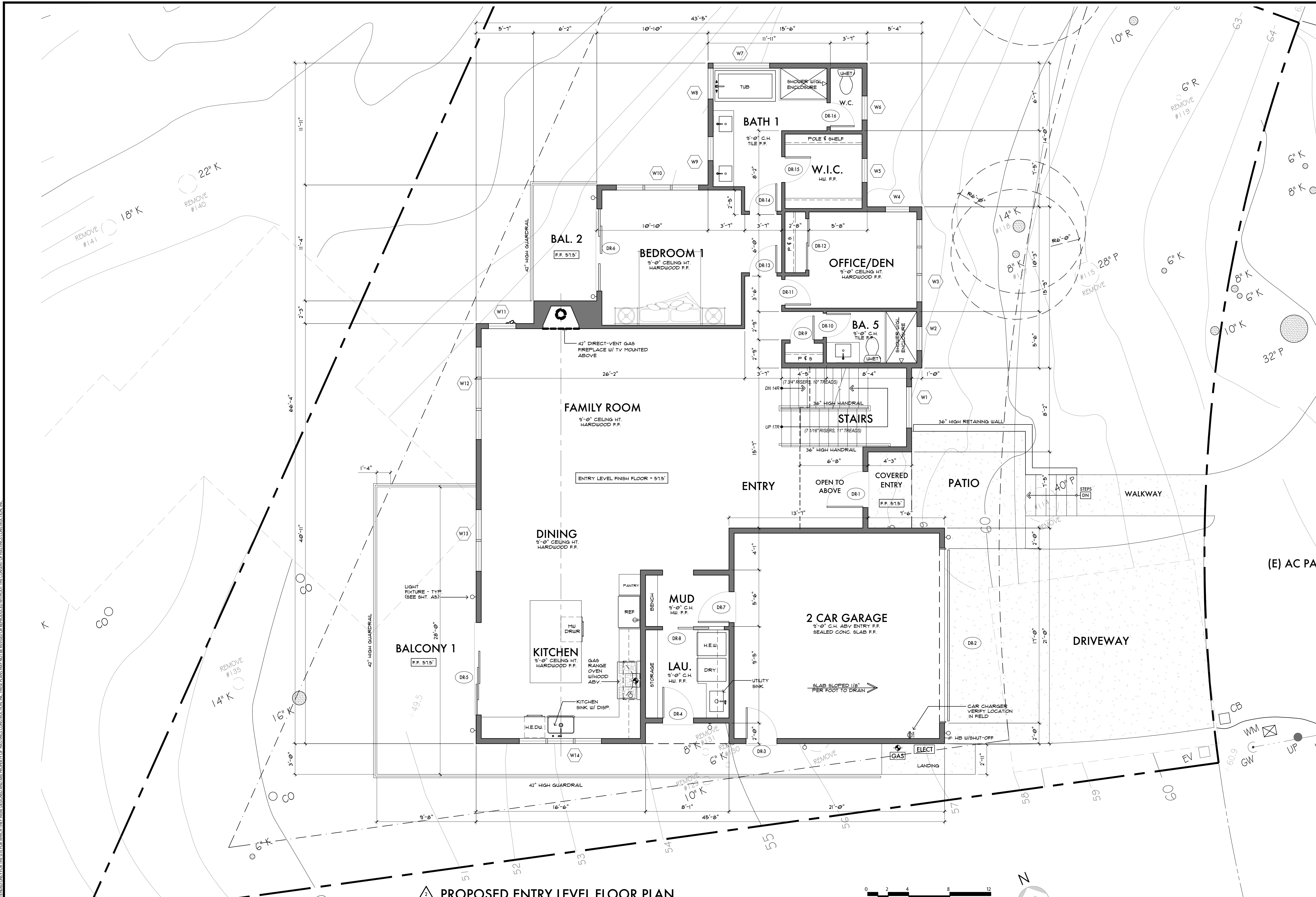


PROPOSED ENTRY LEVEL FLOOR PLAN

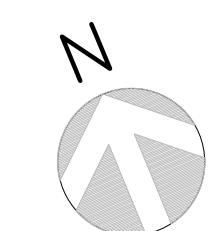
Project: DOLORES STREET RESIDENCE - DOLORES PASS, LLC
 Project Address & APN: 24726 DOLORES STREET, CARMEL, CA 93923
 APN: 009-111-008-000 | LOT 4, BLOCK 151

Project: HC 22-009
 Date: 3/11/2024
 Drawn By: TS/AAP
 Scale: NOTED

Sheet: **A2**



△ PROPOSED ENTRY LEVEL FLOOR PLAN

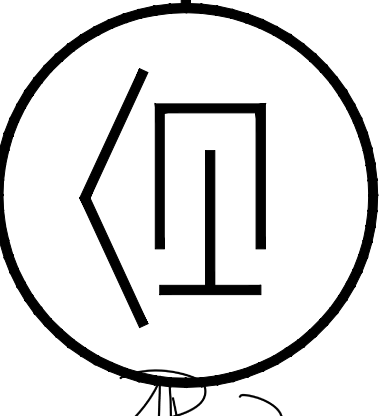


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Revision/Issue	Date
△ PLN220118 - P.C.	1/19/23
△ PLN220118 - P.C. HEARING	10/25/23

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LIC#: 791539 CLASS: A/B



Drawing Title:
PROPOSED UPPER LEVEL FLOOR PLAN

Job Title:
DOLORES STREET RESIDENCE - DOLORES PASS, LLC

Project Address & APN:
**24726 DOLORES STREET, CARMEL, CA 93923
APN: 009-111-008-000 | LOT 4, BLOCK 151**

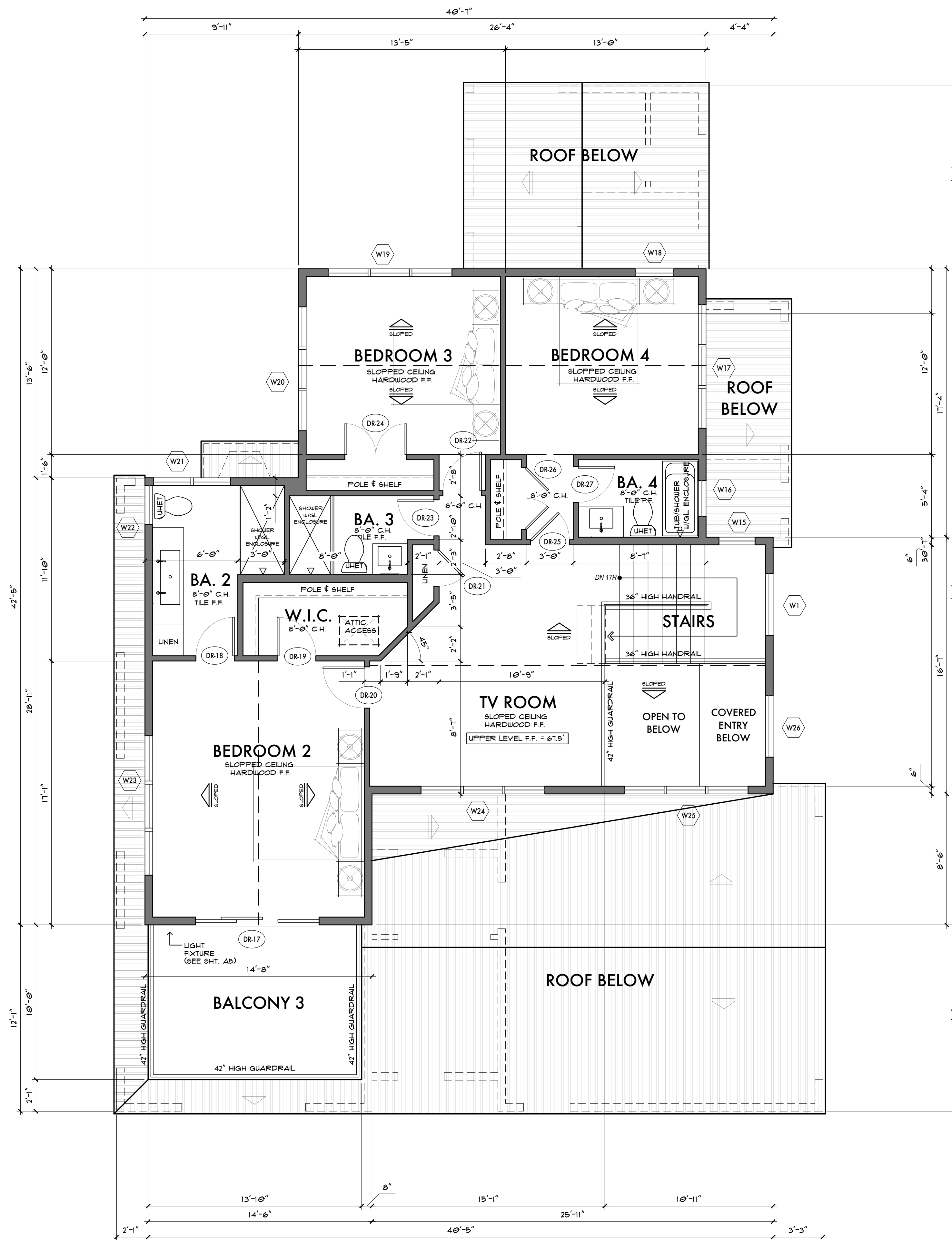
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HC 22-009

Date:
3/11/2024

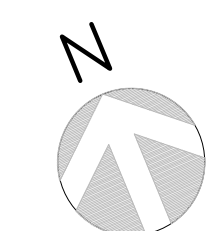
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TS/AAF

Scale:
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Sheet
A3



△ PROPOSED UPPER LEVEL FLOOR PLAN

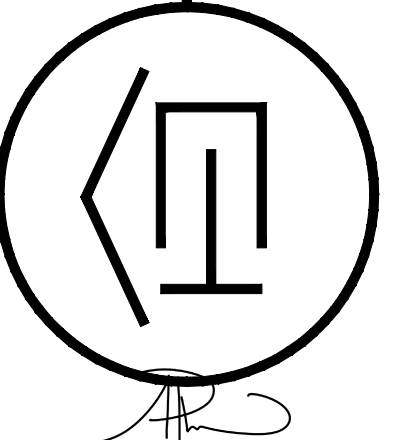


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Revision/Issue	Date
△ PLN220118 - FC	1/19/23
△ PLN220118 - FC HEARING	10/25/23

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LIC#: 791539 CLASS: A/B



Drawing Title:
PROPOSED BASEMENT FLOOR PLAN

Job Title:
DOLORES STREET RESIDENCE - DOLORES PASS, LLC

Project Address & APN:
**24726 DOLORES STREET, CARMEL, CA 93923
APN: 009-111-008-000 | LOT 4, BLOCK 151**

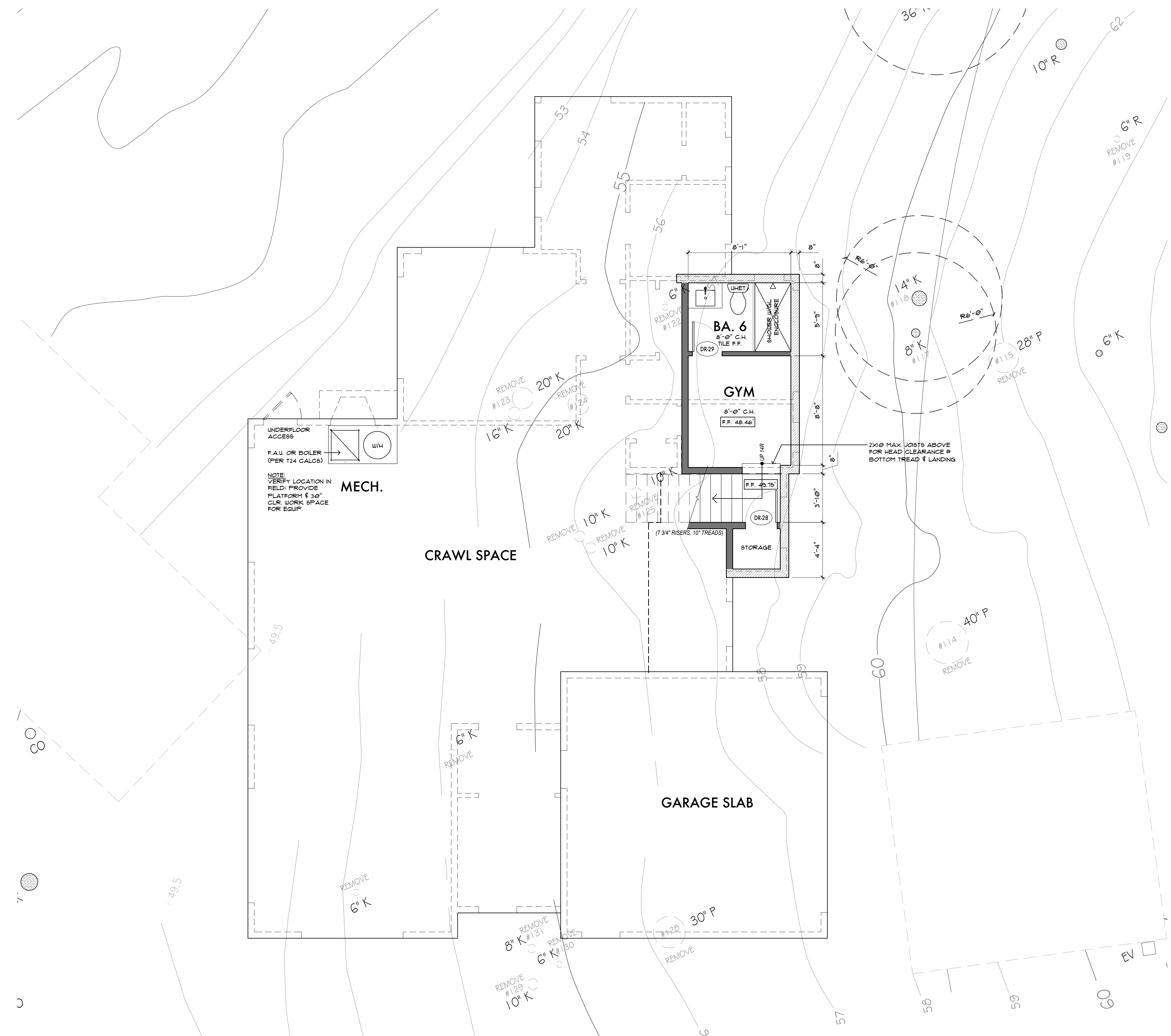
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HC 22-009

Date:
3/11/2024

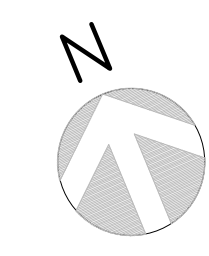
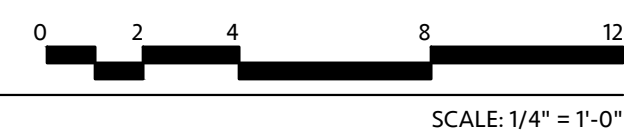
Drawn By:
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Scale:
NOTED

Sheet
A4



△ △ PROPOSED BASEMENT LEVEL FLOOR PLAN



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EXTERIOR FINISHES PALLET



LIGHT FIXTURES

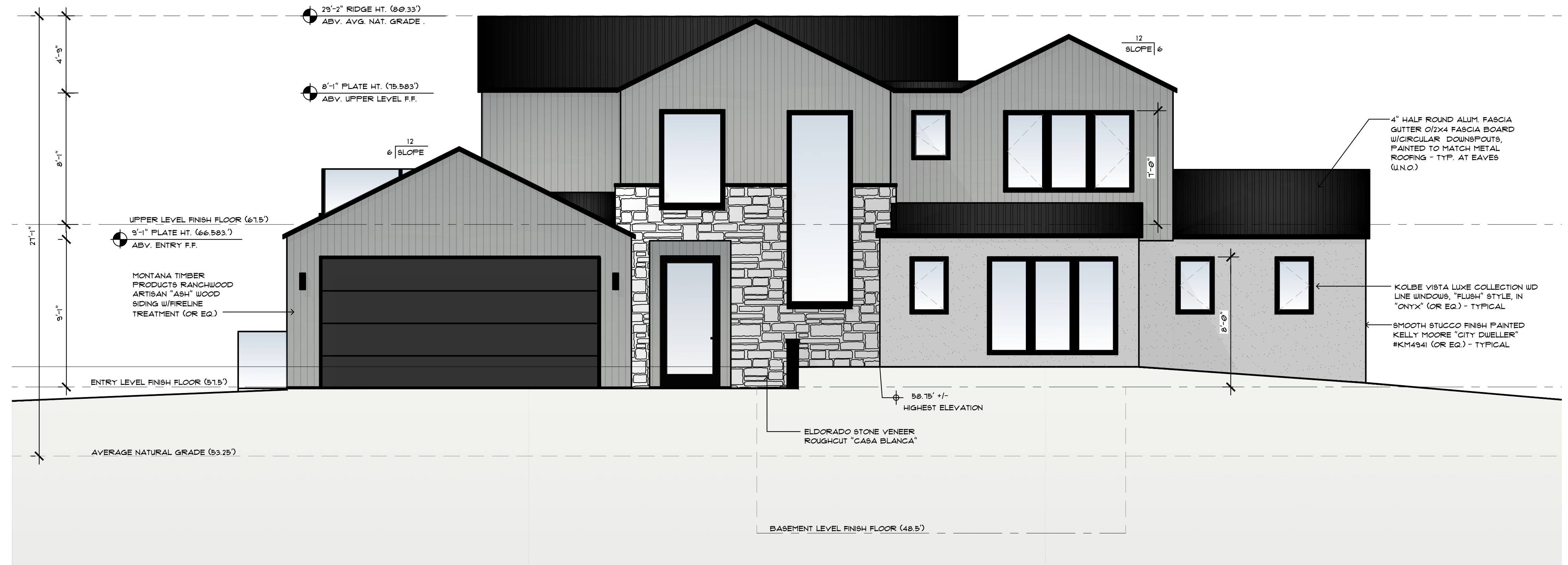
Kichler Walden 12" High Black Outdoor LED Wall Light

Product Details
This Kichler outdoor LED wall light is energy-efficient and has a basic design that will fit in most everywhere.

Additional Info:
This simple but stylish, tall outdoor LED wall light is designed to complement everyday exterior accents like awnings, walkways and trim. With a versatile look that's perfect for a wide range of homes, this rectangular metal two-light fixture delivers light from the top and bottom, is finished on the outside in featured black, and made with sandblasted glass to optimize reflectivity. This energy-efficient exterior light from Kichler is ADA compliant.



- 12" high x 9" wide. Extends 3.5" from the wall. Backplate is 9.5" x 4.5" high.
- Built-in 20-watt LED array has a light output comparable to a 75-watt incandescent bulb.
- 1200 lumens. 3000K color temperature. 90 CRI. Dimmable with electronic low voltage dimmer, or LED rated dimmer.
- Modern LED outdoor wall light. Light shines from both the top and bottom.
- Textured black finish. Metal construction. Sandblasted clear glass interior to optimize reflectivity.
- Wet location rated for outdoor use. Can also be used indoors. ADA compliant.



PROPOSED EAST ELEVATION

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



PROPOSED NORTH ELEVATION

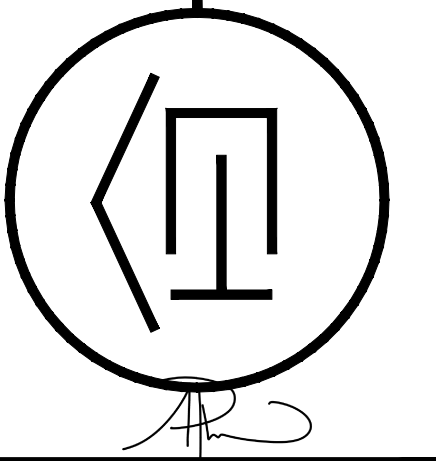
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Revision/Issue	Date
△ PLN22@11.1 - PC	1/19/23
△ PLN22@11.1 - HEARING CMTB.	10/25/23

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LIC#: 791539 CLASS: A/B



Drawing Title:
PROPOSED EXTERIOR ELEVATIONS

Job Title:
DOLORES STREET RESIDENCE - DOLORES PASS, LLC

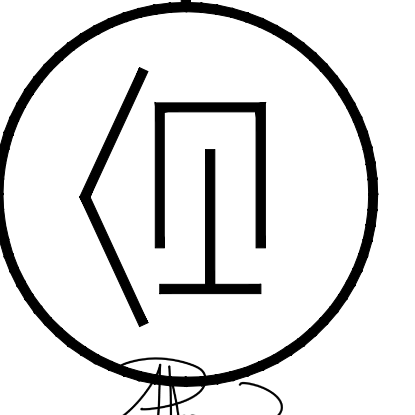
Project Address & APN:
24726 DOLORES STREET, CARMEL, CA 93923
APN: 009-111-008-000 | LOT 4, BLOCK 151

Project:	Sheet:
HC22009	A5
Date: 3/11/2024	
Drawn By: TS/AAP	
Scale: NOTED	

Revision/Issue	Date
1 PLN220111 - FC	1/19/23
2 PLN220111 - HEARING CMTS.	10/25/23

HASTINGS CONSTRUCTION, INC.

11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B



Project: **DOLORES STREET RESIDENCE - DOLORES PASS, LLC**

Job Title: **PROPOSED EXTERIOR ELEVATIONS**

Project Address & APN: **24726 DOLORES STREET, CARMEL, CA 93923
APN: 009-111-008-000 | LOT 4, BLOCK 151**

Project: **HC22009** Sheet

Date: **3/11/2024**

Drawn By: **TS/AAP**

Scale: **NOTED**

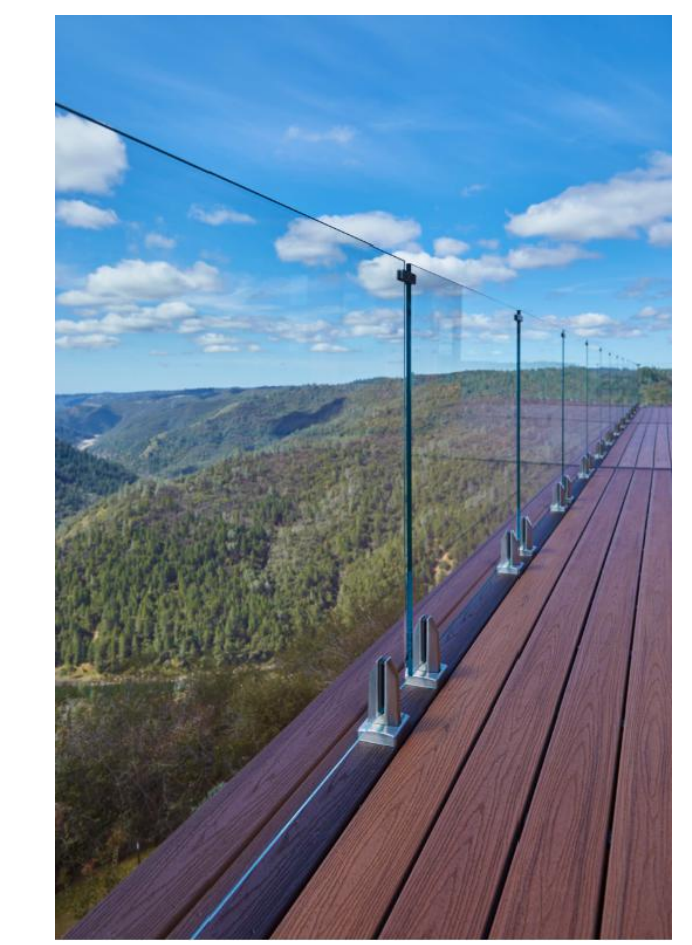
A6



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



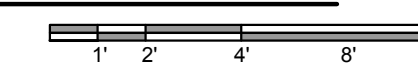
GLASS RAILING CONCEPT



WITH PIN ATTACHMENT
Viewrail Universal Pins and glass railing, hardware finished in matte black.



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



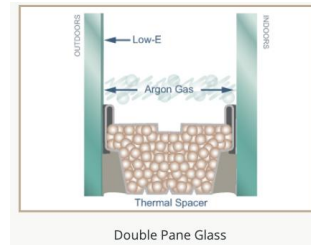
THESE PLANS ARE INTENDED ONLY FOR THE SITE FOR WHICH THEY WERE DESIGNED AND ARE PROPERTY OF HASTINGS CONSTRUCTION, INC. THESE PLANS MAY NOT BE REPRODUCED OR REBROKEN WITHOUT THE CONSENT OF HASTINGS CONSTRUCTION, INC.

KOLBE EXTERIOR DOORS & WINDOWS

VistaLuxe® Collection WD LINE

The VistaLuxe WD LINE's extruded aluminum exteriors and warm wood interiors prove that minimalist design can feel warm and organic. Perfect for projects requiring a streamlined look, the VistaLuxe WD LINE combines function with style to create openings as unique as your vision.

- The VistaLuxe WD LINE provides:
- A reduced visible frame for an increased viewing area
 - An industry-leading frame-to-daylight opening ratio
 - Enhanced energy efficiency and thermal performance
 - Precise vertical and horizontal alignment on mullied windows, with glass in the same plane
 - 2 energy profile styles with square exteriors and interiors
 - An alternative to steel, or an option used in conjunction with steel products
 - Custom solutions and complementary products



The Look of Steel

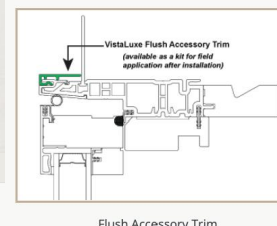
The clean lines and narrow frames of VistaLuxe WD LINE windows and doors can mimic the appearance of steel when finished in a dark color. Optional performance divided lites in square or triangular profiles further promote this interior aesthetic.

In addition to achieving the look of steel, VistaLuxe WD LINE products offer three important benefits for your project:

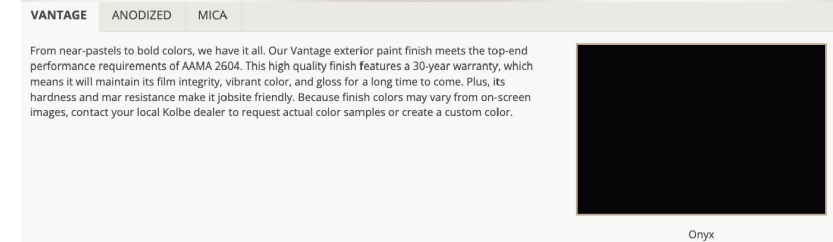
- Better efficiency
- Lower cost
- Shorter lead times



Flush
For an extremely streamlined look, choose Flush style VistaLuxe WD LINE products. Available with either double or triple pane glass.



Flush Accessory Trim
From near invisible to bold colors, we have it. Our flush exterior panel finish meets the highest performance requirements of AIAA 2604. The high quality steel finish is 10 times stronger, which means it's more resistant to chips, scratches, abrasion, and staining for a long-term look. Plus, its hardness and low expansion make it easy to clean. Request color swatches or view our color swatch images, contact your local field dealer to request actual color samples or create a custom color.



Casements & Awnings

VistaLuxe WD LINE casements and awnings are perfect for configurations that take advantage of natural ventilation. The reduced visible frame allows a greater daylight opening, and increased viewing area - an 87% vision area on a 3-ft-by-6-ft casement. The optional Evo operator elevates the streamlined aesthetic, allowing the hardware to remain discreet - maintaining the clean lines of the product.

- Features**
- Fine interiors, ready for a variety of finishes as is
 - Exterior wood parts are treated
 - Extruded aluminum exterior with Vantage® paint finish meets top-end performance requirements of AIAA 2604 (p. 3)
 - Energy efficient, insulating Solar Low-E glass as is
 - Accessory grooves are integral to the extruded frames so units can easily be mullied together
 - Interior insect screens with Rustic aluminum frames and BetterView® fiberglass mesh as is
 - Stainless steel exterior operator parts
 - Matte Black Ashlar handle as is
 - Integral nailing fin with additional head drip caps

CASEMENT & AWNING HARDWARE



Ashlar Handle - Matte Black

Direct Sets

VistaLuxe WD LINE direct sets are perfectly designed to combine with other VistaLuxe WD LINE products. Create a custom configuration by mulling direct sets to operating windows and doors, or create large walls of glass with multiple direct sets in floor-to-ceiling configurations that precisely align both horizontally and vertically.

- Features**
- Fine interiors, ready for a variety of finishes as is
 - Exterior wood parts are treated
 - Extruded aluminum exterior with Vantage® paint finish meets top-end performance requirements of AIAA 2604 (p. 3)
 - Energy efficient, insulating Solar Low-E glass as is
 - Accessory grooves are integral to the extruded frames so units can easily be mullied together
 - Glazing is direct set to the interior
 - Integral nailing fin with additional head drip caps



Ashlar Looking Lever - Matte Black

Sliding Doors

Complementary sliding patio doors are a space-saving way to connect your indoor and outdoor living spaces. VistaLuxe WD LINE sliding patio doors have 31 styles and top rail and a 5" bottom rail, so you can embrace maximum views, 2-panel, 3-panel, and 4-panel configurations are available, with clean, square interiors and exteriors.

- Features**
- 31 window styles and top rail, 5" bottom rail
 - Extruded aluminum exterior with Vantage® paint finish meets top-end performance requirements of AIAA 2604 (p. 3)
 - Exterior wood parts are treated
 - Energy efficient, insulating Solar Low-E glass as is
 - Accessory grooves are integral to the extruded frames so units can easily be mullied together
 - Tandem rollers with adjustable ball-bearing wheels carry the sliding panel

Swinging Doors

Doors can be a defining feature of a project - VistaLuxe WD LINE swinging doors are designed with slim styles and rails to maximize viewing areas and invite the light into your space. Combine with other VistaLuxe WD LINE products into a unique design while preserving symmetry and sightlines.

- Features**
- Frame set up in one or two
 - Screen with BetterView® fiberglass mesh and extruded aluminum framing
 - One-piece, pultruded fiberglass sill with continuous extruded storm flange
 - On an interior threshold
 - Interior insect screens with Rustic aluminum frames and BetterView® fiberglass mesh as is
 - Nailing fin with head drip caps
 - Corrosion-resistant stainless steel hardware
 - Black weatherstripping and interlock

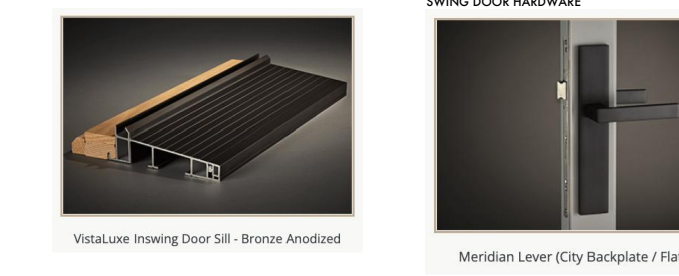
- Options** (some options are not available)
- 20% fluoropolymer exterior paint finish*
 - 3 1/2" top panel
 - Drifts available with 10" bottom rail and/or 5" side panel rail
 - Adjustable storm flange and frame expanders for field application
 - Universal design (no outside sill cap) fits
 - Secondary security (SS) available on 2" air gap
 - Panel automation for ease of use as is

Operational Configurations

- 1 panel, 2 panel, 3 panel and 4-panel
- 3 wide unit in an Active-Fixed-Active (WFA) configuration



Non-Adjustable 4 x 1/2 Hinges - Matte Black



VistaLuxe Inswing Door SR - Bronze Anodized



DOOR & WINDOW SCHEDULES

LEVEL	DOOR NUMBER	SIZE		DOOR MATERIAL	HANDLING	GLAZING	REMARKS
		WIDTH	HEIGHT				
BENTY LEVEL	DE1	5'-6"	8'-0"	ALUM. CLAD & GLASS	LH	TEMPERED	KOLBE VISTA LUXE WD
	DE2	11'-0"	8'-0"	ALUMINUM	SECT	-	CLOPAY MODERN STEEL GARAGE DOOR
	DE3	5'-0"	8'-0"	ALUM. CLAD & GLASS	LHFR	TEMPERED OBSCURED	KOLBE VISTA LUXE WD OBSCURED GLAZING "FROSTED MATTE"
	DE4	5'-0"	8'-0"	ALUM. CLAD & GLASS	LHFR	TEMPERED	KOLBE VISTA LUXE WD
	DE5	5'-0"	8'-0"	ALUM. CLAD & GLASS	TRI-SLD	TEMPERED	KOLBE VISTA LUXE WD
	DE6	8'-0"	8'-0"	ALUM. CLAD & GLASS	TRI-SLD	TEMPERED	KOLBE VISTA LUXE WD
	DE7	5'-0"	8'-0"	WOOD	LH	-	SELECTION TBD
	DE8	5'-0"	8'-0"	WOOD	PKT	-	SELECTION TBD
	DE9	2'-4"	8'-0"	WOOD	RHR	-	SELECTION TBD
	DE10	2'-4"	8'-0"	WOOD	LH	-	SELECTION TBD
	DE11	2'-6"	8'-0"	WOOD	RH	-	SELECTION TBD
	DE12	6'-0"	8'-0"	WOOD	BI-PASS	-	SELECTION TBD
	DE13	2'-6"	8'-0"	WOOD	RH	-	SELECTION TBD
	DE14	2'-6"	8'-0"	WOOD	RH	-	SELECTION TBD
	DE15	2'-6"	8'-0"	WOOD	LH	-	SELECTION TBD
	DE16	2'-4"	8'-0"	WOOD	RH	-	SELECTION TBD
UPPER LEVEL	DE17	8'-0"	1'-0"	ALUM. CLAD & GLASS	TRI-SLD	TEMPERED	KOLBE VISTA LUXE WD
	DE18	2'-6"	1'-0"	WOOD	RH	-	SELECTION TBD
	DE19	2'-6"	1'-0"	WOOD	LH	-	SELECTION TBD
	DE20	2'-6"	1'-0"	WOOD	RH	-	SELECTION TBD
	DE21	2'-4"	1'-0"	WOOD	RHR	-	SELECTION TBD
	DE22	2'-6"	1'-0"	WOOD	RH	-	SELECTION TBD
	DE23	2'-4"	1'-0"	WOOD	RH	-	SELECTION TBD
	DE24	2'-6" FR	1'-0"	WOOD	FR/DG	-	SELECTION TBD
	DE25	2'-6"	1'-0"	WOOD	LH	-	SELECTION TBD
	DE26	2'-6" FR	1'-0"	WOOD	FR/DG	-	SELECTION TBD
FRAME LVL	DE28	2'-6"	1'-0"	WOOD	RHR	-	SELECTION TBD
	DE29	2'-4"	1'-0"	WOOD	LH	-	SELECTION TBD
	DE30	-	-	-	-	-	REMOVED

LEVEL	WINDOW NUMBER	SIZE		TYPE	GLAZING	REMARKS
		WIDTH	HEIGHT			
BENTY LEVEL	W1	4'-0"	12'-0"	DB	TEMPERED	
	W2	2'-4"	3'-6"	CSMT	TEMPERED	
	W3	8'-0"	6'-0"	XGX CSMT	TEMPERED	
	W4	2'-4"	3'-6"	CSMT	TEMPERED	EGRES
	W5	2'-4"	3'-6"	CSMT	TEMPERED	
	W6	2'-4"	3'-6"	CSMT	TEMPERED	
	W7	5'-6"	5'-6"	DB	TEMPERED	
	W8	3'-0"	5'-6"	DB	TEMPERED	
	W9	2'-4"	4'-6"	CSMT	TEMPERED	
	W10	8'-0"	5'-6"	XGX CSMT	TEMPERED	
UPPER LEVEL	W11	2'-8"	5'-6"	CSMT	TEMPERED	
	W12	9'-0"	5'-6"	XGX CSMT	TEMPERED	
	W13	6'-0"	5'-6"	DBL CSMT	TEMPERED	
	W14	8'-0"	5'-0"	XGX CSMT	TEMPERED	
	W15	2'-4"	4'-6"	DB	TEMPERED	
	W16	2'-4"	3'-0"	CSMT	TEMPERED	
	W17	8'-0"	5'-0"	XGX CSMT	TEMPERED	
	W18	2'-8"	4'-6"	CSMT	TEMPERED	EGRES
	W19	8'-0"	4'-6"	XGX CSMT	TEMPERED	
	W20	8'-0"	4'-6"	XGX CSMT	TEMPERED	EGRES
FRAME LVL	W21	5'-0"	3'-6"	DBL CSMT	TEMPERED	
	W22	2'-6"	3'-6"	CSMT	TEMPERED	
	W23	9'-0"	5'-0"	XGX CSMT	TEMPERED	
	W24	8'-0"	4'-6"	XGX CSMT	TEMPERED	
	W25	8'-0"	4'-6"	DB	TEMPERED	3 DB UNITS MULLIED TOGETHER TO MATCH W24
	W26	4'-0"	6'-0"	DB	TEMPERED	

Clopay GARAGE DOORS

MODERN STEEL™ garage doors

Modern Steel™ garage doors complement contemporary and mid-century modern home styles. Doors are available with or without windows and with or without grooves in the panels. All are available in multiple paint, Ultra-Grain® and Lustr™ finishes to create the perfect look for your home.

OVERVIEW

Modern Steel™ garage doors are available with a wide variety of options to suit your taste and your home's appearance. Whether your home is mid-century modern, contemporary, or somewhere in between, these beautiful and durable steel-panel garage doors will add curb appeal to your home's exterior.

CONSTRUCTION OVERVIEW

- Available in 3, 2 or 1-layer steel and insulation construction options.
- Garage door insulation options include 2" or 1-3/8" Intellico® polyurethane, 2", 1-3/8", 1-5/16" polystyrene.
- Insulated door R-values range from 4.4 to 18.4.
- The steel skins are protected by the use of a tough, layered coating system, which includes a hot-dipped galvanized layer and baked-on primer and top coat.
- WINDCODE® door reinforcement product available for high wind load applications. (Click for details)

DESIGN OVERVIEW

- Available as either a flush or grooved steel panel design.
- Steel surface textures vary by model and paint surface. See chart here for more details
- 13 factory finish options available, including Ultra-Grain® wood-look finishes.
- Many glass and window size options available including insulated, frosted, slim, and long and short designs.
- Optional window grilles can be removed for easy cleaning.

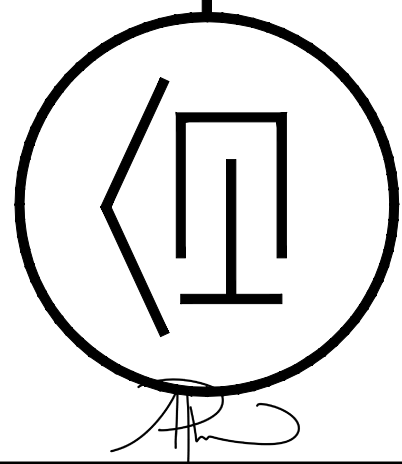


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Revision/Issue	Date
PLN22@118 - FC	1/19/23
PLN22@118 - FC HEARING	1/25/23

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LIC #: 791539 CLASS: A/B



Drawing Title:
DOOR & WINDOW SCHEDULES

Job Title:
DOLORES STREET RESIDENCE - DOLORES PASS, LLC

Project Address & APN:
**24726 DOLORES STREET, CARMEL, CA 93923
APN: 009-111-008-000 | LOT 4, BLOCK 151**

Project: HC 22-009	Sheet
Date: 3/11/2024	A7
Drawn By: AAP	
Scale: N.T.S.	

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