

Exhibit A

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DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:

LOEWY PETER H & SUSAN J

(PLN250204) RESOLUTION NO. --

Resolution by the County of Monterey Zoning
Administrator:

- 1) Finding the project qualifies as a Class 3
Categorical Exemption pursuant to CEQA
Guidelines section 15303, and there are no
exceptions pursuant to Section 15300.2; and
- 2) Approving a Combined Development Permit
consisting of:
 - a. Coastal Administrative Permit and
Design Approval to allow the demolition
of an existing 240 square foot shed and
construction of a 2,206 square foot single
family dwelling with a basement and an
attached 450 square foot garage with
associated site improvements; and
 - b. A Coastal Development Permit to allow
the removal of 10 protected trees.

[PLN250204, LOEWY PETER H & SUSAN J,
24744 Dolores Street, Carmel, Carmel Land Use Plan
(APN: (009-111-015-000)]

The LOEWY PETER H & SUSAN J application (PLN250204) came on for public hearing before the County of Monterey Zoning Administrator on December 11, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan (General Plan);
 - Carmel Land Use Plan (CAR LUP);
 - Carmel Area Coastal Implementation Policy Part 4 (CIP); and Monterey County Zoning Ordinance (Title 20);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Allowed Use. The property is located at 24744 Dolores Street, Carmel (Assessor's Parcel Number 009-111-015-000), subject to the Carmel Land Use Plan. The parcel is zoned Medium Density Residential, 2 acres per unit, and Design Control overlay, or "MDR/2-D". MDR zoning allows for the establishment of the first single-family dwelling as a principally allowed use subject to the granting of a Coastal Administrative Permit pursuant to Title 20 section 20.12.040.A. The Design Control overlay requires the granting of a Design Approval for all structures. The proposed project involves the demolition of a 240 square foot shed, the construction of a 2,206 square foot single family dwelling with an attached 450 square foot garage, 237 square foot deck, and associated site improvements. Associated site improvements include a 237 square foot subterranean patio, a 122 square foot covered patio, and a 10 square foot porch. The site is currently undeveloped besides a shed that is proposed for removal, and the proposed residence would establish the first single family dwelling on a legal lot of record. The project as proposed would require a Coastal Development Permit per CAR CIP section 20.146.060, to allow removal of 6 Monterey Pines and 4 Monterey cypress. As further detailed in the evidence below and Finding 6, adequate findings can be made for the granting of a Coastal Development permit in each case. Therefore, the project is an allowed land use for this site.
- c) Lot Legality. The subject property is shown in its current configuration (16,552 square feet) as adjusted Lot 10 of Block 151 of a Final Map entitled "Por. Of El Pescadero Ro. Carmel Woods", recorded in February of 2025 (Assessor's Map Book 009 Towns, Page 11-2). Therefore, the County recognizes the subject properties as legal lots of record.
- d) Review of Development Standards. The proposed project meets all required development standards for Medium Density Residential zoning district, which are identified in Title 20 section 20.12.060, respectively. Pursuant to Title 20 section 20.12.060.C, development within this district shall meet the required setbacks of 20 feet (front), 5 feet (side), and 10 feet (rear), unless otherwise indicated on a final map. The proposed single-family dwelling will have setbacks of 25 feet 1 inch (front), 5 feet 7 inches (north side), 5 feet 9 inches (south side), and 14 feet 11 inches (rear). The MDR zoning district allows a maximum height of 30 feet for main structures, and the proposed single-family dwelling will have a height of 22 feet and 6 inches. The MDR zoning district allows a maximum building site coverage of 35%. The proposed project will have a building site coverage of 3,297 square feet or 18%. Therefore, the project meets all required development standards.
- e) Design and Visual Resources. Pursuant to Title 20 Chapter 20.44, the project parcels and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed single-family dwelling would have a contemporary Northwest modern architectural style with clean lines and mixed materials

consisting of earthly tones including a creamy porpoise brown painted stucco, charred cypress resawn timber exterior siding and eave soffit, rough-cut el dorado stone, and blackish dark bronze metal roof, with finishes of enduring bronze brown trim, bronze Hinkley lighting, and a glass view railing. The property is surrounded by mature Monterey pines, Monterey cypress, and few California oak trees, as well as other native vegetation with nearby custom residences. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood character. The proposed development will blend in with the surrounding residential neighborhood and the natural colors and materials that exist in this community. Consistent with Carmel Area Land Use Specific Policy 2.2.4.10.D and CIP section 20.146.030.C.1.d, a standard exterior lighting plan (Condition No. 4) has been applied. This will require that the all-exterior lighting on the property 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. Due to intervening vegetation and existing development, the proposed residence and accessory structures will not create any adverse visual impacts.

Map A of the Carmel Land Use Plan entitled, "Local Coastal Program General Viewshed", indicates the subject property is within a public viewshed. Carmel Area LUP Policy 2.2.3.6 requires that structures are subordinate to and blended into the environment and proposes colors and materials that aid reducing visual impacts. As designed and sited, the project proposed as described is consistent with the surrounding neighborhood character, as well as the Visual Resources Chapter of Carmel Area Land Use Plan and would have no impact on visual resources. The subject property is not along a scenic highway corridor or in the critical viewshed. Therefore, as proposed and conditioned, the project is not in conflict with the surrounding environment or with the surrounding residential neighborhood character and assures protection of the public viewshed and visual integrity.

- f) Tree Removal. The proposed project involves the removal of 10 protected trees. As detailed in Finding No. 6 and supporting evidence, the proposed tree removal is the minimum required under the circumstances, and the removal will not involve a risk of adverse environmental impacts. Therefore, the criteria necessary to grant a Coastal Development Permit have been met in this case.
- g) Cultural Resources. According to the Monterey County Geographic Information System (GIS), the subject property is within an area of high archaeological sensitivity. In accordance with CSR CIP section 20.146.090, any new development being proposed within high sensitivity zones, or within 150 feet of a known recorded archaeological and/or cultural site, shall complete a Phase One Archaeological survey. According to the prepared Phase One Archaeological Survey (County of Monterey Library No. LIB250235), no cultural resources or indications of archaeological resources were identified during the Project

Archaeologist's pedestrian survey of the project site. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

- h) Geologic Hazards. The project site is in an area of known geological hazard. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250218), this site is suitable for the residential use this project proposes; there are no geological or seismic hazards that would preclude this property from being developed. See Finding 2, evidence "c".
- i) Land Use Advisory Committee. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Design Approval subject to review by the Zoning Administrator. The proposed project was not referred to a LUAC because the Carmel Highlands LUAC currently does not have enough committee members to hold a quorum, therefore staff scheduled the project for the December 11th, 2025, Zoning Administrator hearing.
- j) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250204.

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, Cypress Fire Protection District (fire), HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Biological Resources, Geological Resources (soils), Geotechnical Resources, Forest Resources, Archaeological Resources, and Protected Species (Yadon's Rein Orchid). The following reports have been prepared:
 - "Biological Resource Evaluation" & "Focused Yadon's Rein Orchid Survey Results" (County of Monterey Library No. LIB250217), prepared by Patrick Furtado & Kimiya Ghadiri, MS, Monterey, CA, November 22nd, 2024 and July 10th, 2025
 - "Geology Report" (County of Monterey Library No. LIB250218), prepared by CapRock, Aromas, CA, November 27th, 2024
 - "Geotechnical Investigation" (County of Monterey Library No. LIB250219), prepared by Phillip Edwards, Monterey, CA, July 3rd, 2025
 - "Arborist Report" (County of Monterey Library No. LIB250216), prepared by Albert Weisfuss, Monterey, CA, May 4th, 2025

- “Phase I Archaeological Survey” (County of Monterey Library No. LIB250235), prepared by Vanessa Potter, MA, Monterey, CA, August 11th, 2025

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

- c) Geological Hazards. According to Monterey County GIS, the subject property is located within 660 feet of active or potentially active faults. Pursuant to Carmel CIP section 20.146.080.1.B, a Geological Hazards Assessment and Geotechnical Report (LIB250219) were prepared to address the property’s known geological hazards. Per the geologist’s research, site reconnaissance, review of previous subsurface data, and review of stereo aerial photography and LiDAR imagery, there was no evidence indicative of active faults at or immediately adjacent to the building footprint areas. The report states the nearest fault line is the Monterey Bay-Tularcitos Fault, approximately 2,010 feet of the project site located northeast. In accordance with this policy, the proposed development has been sited greater than 50 feet from the identified fault trace. Additionally, the project site did not reveal any surface features, including a fault rupture that has occurred at the site. The proposed structures, driveways and roads do not reveal any strain, which would be attributable to subsurface, lateral or vertical displacement, resulting from a fault slip. Therefore, surface rupture from fault activity across the site is considered improbable. Further, the project site is underlain by relatively strong soils and bedrock at a shallow depth. These materials are considered resistant to collateral spreading and as such, surface rupture from lateral spreading is considered improbable. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250218), this site is suitable for the residential use this project proposes, and there are no geological or seismic hazards that would preclude this property from being developed. All recommendations of the Geological Hazards Assessment and Geotechnical Report shall be incorporated into final construction plans pursuant to Title 16 section 16.08.110.D.
- d) Staff conducted a site inspection on October 17th, 2025, to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250204.

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

- EVIDENCE:**
- a) The project was reviewed by HCD- Planning, Cypress Fire Protection District (fire), HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) All necessary public facilities will be provided to the proposed single-family dwelling. Potable water will be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Carmel Area Wastewater District
 - c) Staff conducted a site inspection on October 17th, 2025, 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 County of Monterey HCD - Planning for the proposed development found in Project File PLN250204.

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

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on October 17th, 2025, and researched County records to assess if any violation exists on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250204.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction and location of limited numbers of new, small facilities or structures including one single-family residence in a residential zone.
 - b) The proposed project involves the demolition of a 240 square foot structure, as well as the construction of a 2,206 square foot single family dwelling with an attached 450 square foot garage, 237 square foot deck, and associated site improvements. The project also involves the removal of 10 protected trees, which is an allowed use subject to the granting of a Coastal Development Permit. Therefore, the project is consistent with the Class 3 categorical exemption requirements of CEQA Guidelines section 15303.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on October 17th, 2025.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical

resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. The project site does not have an environmentally sensitive habitat, the property is not located on or along a scenic highway or corridor and has been designed and sited to minimize impacts to forest resources and remove only the trees necessary for construction. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

- e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250204.

6. **FINDING:** **TREE REMOVAL** - The siting, location, size, and design has been established to minimize tree removal and has been limited to that required for the overall health and long-term maintenance of the property.
- EVIDENCE:**
- a) The project includes application for the removal of 10 protected trees. In accordance with the applicable policies of the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required, and the criteria to grant said permit have been met.
 - b) Pursuant to Title 20 section 20.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250216) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The Arborist report inventoried a total of 27 trees greater than 6 inches in DBH within the subject property and determined that 14 of the trees are in poor health, while the rest are either fair or good condition. As proposed, 10 trees will be removed with implementation of this project, including 6 Monterey Pines, 2 of which are heritage trees over 24 inches in diameter, and 4 Monterey Cypress trees. Eight of these trees are within the development footprint, and the other two trees are leaning or have proposed impacts to their critical root zones from construction. CIP section 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 are no alternatives whereby the tree removal can be avoided. A total of two of the Monterey cypresses proposed for removal are greater than 24 inches in diameter, making them landmark trees. Additionally, 1 out of the 6 Monterey Pine and 2 out of 4 Monterey Cypress are in poor health condition and would be further impacted by the development. The project as proposed would require a Coastal Development Permit per Title 20 and CAR CIP section 20.146.060, to allow removal of 6 Monterey Pines and 4 Monterey cypress. Removal of these trees is consistent with the recommendations of the prepared forest management plan and the State's fuel management requirements and guidelines.
 - c) CIP section 20.146.060.D.3 states that the removal of native trees be limited to those necessary for the proposed development, and that development shall be required to be adjusted for siting, location, size,

and design as necessary to minimize tree removal. In this case, the removal is the minimum under the circumstances of this case. The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development consistent with the neighborhood. The proposed single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood. The subject property is a narrow lot, 6,024 square feet (0.14 acres) in size, and is built to the minimum setback requirements as discussed below. The proposed single-family dwelling is 2,206 square feet which is consistent in size with other single-family dwellings within the surrounding neighborhood. Eight of the trees to be removed are within the development footprint. The remaining two trees to be removed are within close proximity to the development, where greater than 50% of their critical root zones will be impacted and are therefore recommended for removal. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development. Removal of these trees is consistent with the recommendations of the prepared forest management plan and the State's fuel management requirements and guidelines.

- d) As delineated on the project plans (Finding 6, "e"), the trees sited for removal are within the proposed footprint of development, are dead, and/or hazardous to the proposed residence. The project will retain the property's remaining trees, which are contiguous with the surrounding forested area of Carmel. Trees to be retained will be protected with implementation of Condition No. 6.
- e) CIP section 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. In alignment with CIP section 20.146.060.D.6 requires replanting on a 1:1 basis of all trees greater than 12 inches in diameter and the Arborist's recommendation after assessing the parcel, for replanting includes 2:1 replanting of removed landmark trees and 1:1 of the remaining protected trees to be removed, unless this requirement would be detrimental to the long-term health of the remaining habitat or the replanted trees. Therefore, the arborist recommends the replanting of eight Monterey pines and four Monterey cypress, with the minimum planting size to be 5-gallon containers per tree. Replanting only twelve trees also ensures the property's fuel loads can be adequately managed trees, while also meeting the 1:1 replanting ratio of trees to be removed with a diameter greater than 6 inches but less than 24 inches, while the 2:1 replanting ratio is for the removal of trees with a diameter greater than 24 inches. Accordingly, Condition No. 6 requires the applicant to replant eight 5-gallon Monterey pine trees and four 5-gallon Monterey cypress trees.
- f) Measures for tree protection during construction have been incorporated as a condition of approval, and include tree protection zones, trunk protection, hand excavation and bridging roots.

- g) No significant long-term effects on the forest ecosystem are anticipated. The project as proposed will not significantly reduce the availability of wildlife habitat over the long term. Condition No. 7 requires a raptor/bird nesting survey be performed by a qualified biologist if tree removal is to be conducted between February 22 and August 1.
- h) Staff conducted a site inspection on October 17th, 2025, to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
- i) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250204.

7. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Carmel CIP Section 20.146.130, can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is described as an area outside of where the Local Coastal Program requires physical public access (Figure 3, Local Coastal Program Public Access, in the Carmel LUP).
 - d) The subject project site is identified as an area where the Local Coastal Program requires visual public access (Map A- Local Coastal Program General Viewshed, in the Carmel LUP). Based on the project location, and its topographical relationship to visual public access points in the area, the development proposal will not interfere with visual access along Highway 1. Consistent with Carmel LUP Policy 5.3.2.4, the proposed development will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity.
 - e) The project planner completed a site inspection on October 17th, 2025, to verify that the proposed project would not impact public access. The project planner also reviewed plans to verify that the proposed development will not impact public access or visual resources/access. See evidence “d” above. See also Finding No. 1 and supporting evidence.
 - f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250204.
8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:**
- a) Board of Supervisors. Section 21.80.040.D 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 the Planning Commission.

- b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
 - a. Approve a Combined Development Permit consisting of:
 - 1) Coastal Administrative Permit and Design Approval to allow the demolition of a 240 square foot shed and the construction of a 2,206 square foot single family dwelling with a basement and an attached 450 square foot garage with associated site improvements; and
 - 2) A Coastal Development Permit to allow the removal of 10 protected trees.

All of which are in general conformance with the attached sketch and subject to the attached 11 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 11th day of December 2025:

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE.

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

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

NOTES

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

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

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

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

Form Rev. 5-14-2014

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County of Monterey HCD Planning

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

PLN250204

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN250204) allows the construction of a 2,206 square foot single family dwelling with an attached 450 square foot garage, 237 square foot deck, and associated site improvements, as well as the removal of 10 trees. The property is located at 24744 Dolores Street, Carmel (Assessor's Parcel Number 009-111-015-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 009-111-015-000 on December 11th, 2025. The permit was granted subject to 11 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

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

Responsible Department: Planning

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

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

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

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

5. 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.

6. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

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

- Replacement ratio: 8 trees 1:1 ratio, 2 trees 2:1 ratio, with a total of 12 trees to be replanted
- Replacement ratio recommended by arborist: 8 trees 1:1 ratio, 2 trees 2:1 ratio, with a total of 12 trees to be replanted
- Other: all 5-gallon trees

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

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

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

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

7. PD049 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

8. 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.

9. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

10. 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.

11. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

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GENERAL NOTES

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Date: 7.10.2025	
Drawn By: BGREEN	
Scale: 1/16" = 1'-0"	

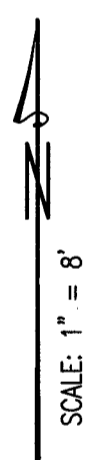
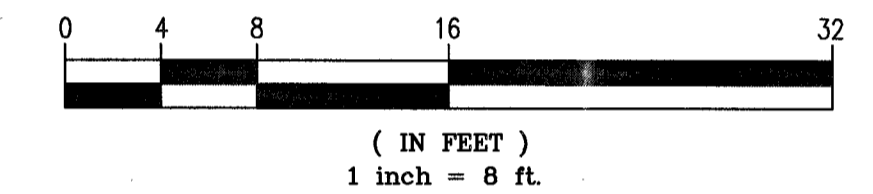
LEGEND:

AC	ASPHALTIC CONCRETE
C	CYPRESS
CO	CLEAN OUT
CONC.	CONCRETE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
GM	GAS METER
HB	HOSE BIB
K	OAK
P	PINE
T	TREE, SPECIES NOT SPECIFIED
UP	UTILITY POLE
WM	WATER METER
WRW	WOOD RETAINING WALL
WV	WATER VALVE

NOTES:

- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. A RECORD OF SURVEY WILL BE FILED WITH THE COUNTY OF MONTEREY SHOWING THE BOUNDARY LINES WITH PROPERTY MONUMENTATION FOUND AND SET, AS APPLICABLE.
- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- CONTOUR INTERVAL = 1 FOOT.
- EASEMENTS SHOWN ARE FROM A PRELIMINARY REPORT ORDER NUMBER FWMN-522201017, DATED MAY 8, 2023, BY CHICAGO TITLE COMPANY.
- ELEVATIONS SHOWN ARE BASED ON NAVD-88 DATUM. A GPS SURVEY WAS CONDUCTED TO ESTABLISH THE SITE BENCHMARK USING REFERENCE STATION "CAM1" ON THE SMARTNET NORTH AMERICA NETWORK. THE PROJECT BENCHMARK IS A MAG NAIL WITH WASHER IN THE PAVEMENT, AS SHOWN ON THIS MAP. ELEVATION = 364.18'.
- DENOTES A FOUND 3/4" IRON PIPE TAGGED "LS 7771", UNLESS NOTED OTHERWISE.
- DENOTES A SET 3/4" IRON PIPE TAGGED "LS 7771".
- TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.
- THERE ARE NO SIGNIFICANT AREAS OF SLOPE GREATER THAN 30% FOR THIS SURVEYED PROPERTY.
- ANY SUBSEQUENT USE OF THIS SURVEYING DATA MUST INCLUDE THIS NOTE:
THE BOUNDARY AND SURVEYING DATA SHOWN WAS FURNISHED BY MONTEREY BAY ENGINEERS, INC., AND THAT FIRM IS NOT RESPONSIBLE FOR ANY REVISIONS. THE ORIGINAL WORK WAS SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR.

GRAPHIC SCALE



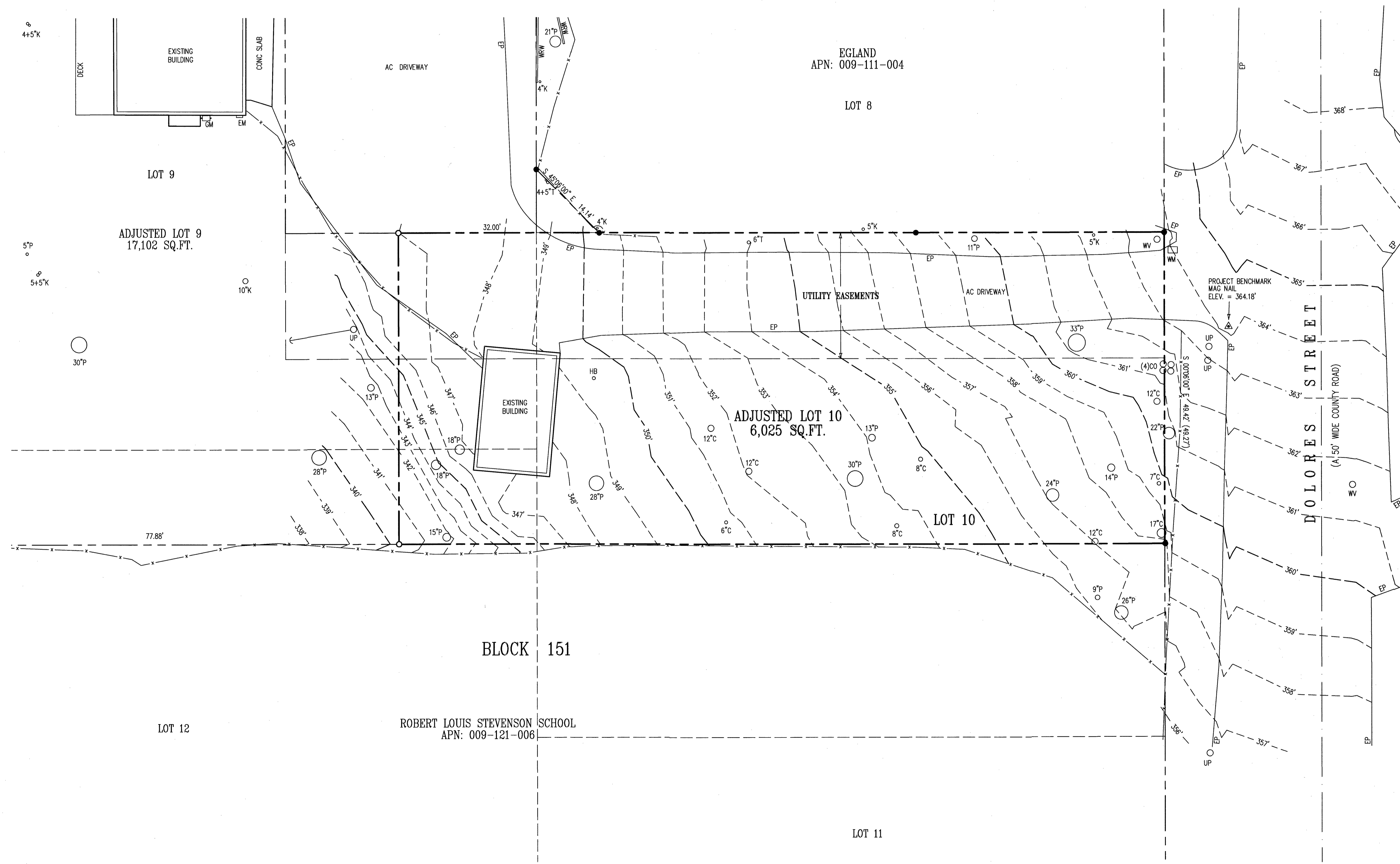
TOPOGRAPHIC SURVEY


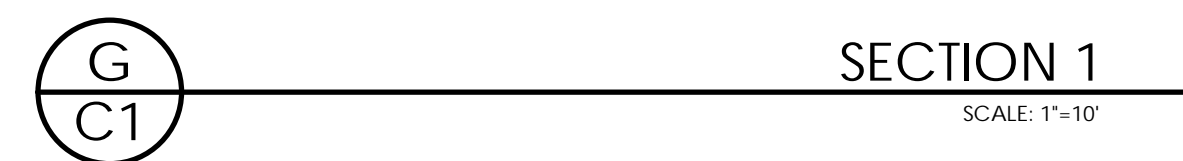
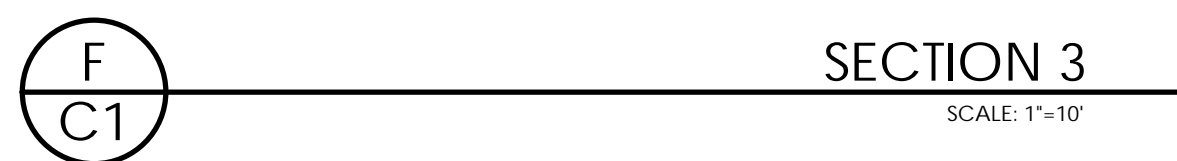
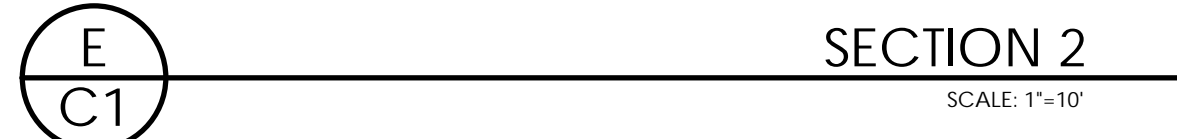
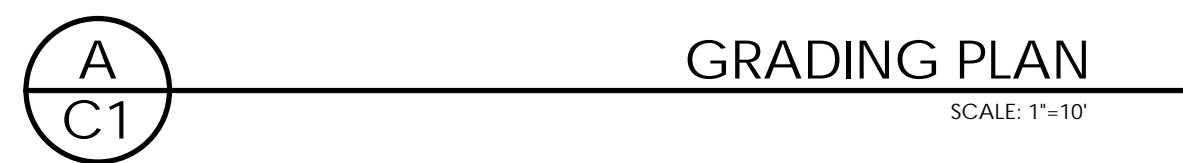
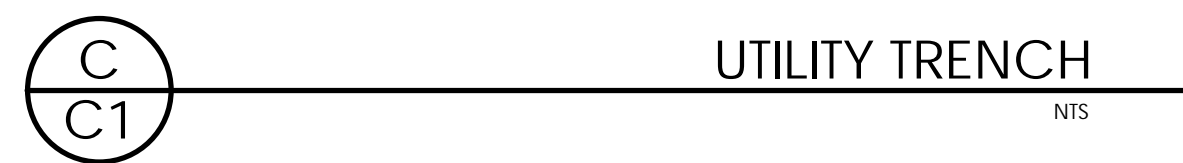
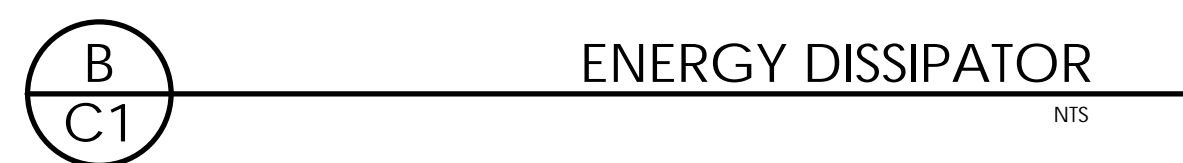
DOCUMENT: 2025006669
ADJUSTED LOT 10
PORTION OF BLOCK 151
VOLUME 3, CITIES & TOWNS, PAGE 21

COUNTY OF MONTEREY STATE OF CALIFORNIA
PREPARED FOR
JUSTIN HASTINGS

BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
607 Charles Ave Suite B Seaside, California 93955
Phone: (831) 899-7899

SCALE: 1" = 8'
JOB No. 23-026 FEBRUARY 2025
FIELD: END & MAL DRAWN BY: END





A3 ENGINEERING
INCORPORATED

Civil Engineering Land Development Stormwater Control

Place, Suite C, Monterey, CA 93940
(831) 647-1192 Fax (831) 647-1194
Email: C3Engineering.net

PLANNING SUBMITTAL

GRADING PLAN

LOEWY RESIDENCE
24744 DOLORES STREET
CARMEL-BY-THE-SEA

SCALE:	AS NOTED
DATE:	6/20/2017
DESIGN BY:	J. J. J.
DRAWN BY:	J. J. J.
CHECKED BY:	
SHEET NUMBER:	

C1

OF 2 SHEETS
PROJECT# 1251

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

Drawing file: Z:\Projects\125110 Hastings-Dolores Loewy\dwg\125110 Grading Plan.dwg
Plotted: Jun 20, 2025 - 1:33pm

Drawing file: Z:\Projects\125110_Hastings-Dolores_Loewy.dwg 125110 Grading Plan.dwg
Plotted: Jun 20, 2025 - 1:35pm

GENERAL NOTES

- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
 - COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
 - KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
 - LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE COUNTY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
- ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
- DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
 - VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
 - RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
 - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
 - THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.040 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
- ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED.
- ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED.
- SITE BMPs ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY.
- STABILIZATION BMPs INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
- BEST MANAGEMENT PRACTICES (BMPs) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMPs SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

MONTEREY COUNTY INSPECTIONS

- PRIOR TO COMMENCEMENT OF LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH REGULATORY REQUIREMENTS.
- DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
- PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL DISTURBED AREAS HAVE BEEN STABILIZED AND ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
- THE APPLICANT SHALL PROVIDE CERTIFICATION FROM A LICENSED PRACTITIONER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTION IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT.

GOOD SITE MANAGEMENT "HOUSEKEEPING"

- POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPIILING OF MATERIALS. DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO: SEDIMENT, TRASH, METALS, BACTERIA, OIL, ANTI-FOAM, AND ORGANICS.

WASTE MANAGEMENT POLLUTION CONTROL

- THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
- THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, REPLACED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
- WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
- STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
- PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
- CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
- DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS. ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.
- IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:

- WM-1. MATERIAL DELIVERY AND STORAGE
- WM-2. MATERIAL USE
- WM-3. STOCKPILE MANAGEMENT
- WM-4. SPILL PREVENTION AND CONTROL
- WM-5. SOLID WASTE MANAGEMENT
- WM-6. HAZARDOUS WASTE MANAGEMENT
- WM-7. CONTAMINATED SOIL MANAGEMENT
- WM-8. CONCRETE WASTE MANAGEMENT
- WM-9. SANITARY/SEPTIC WASTE MANAGEMENT
- WM-10. LIQUID WASTE MANAGEMENT

- (SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
- THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS, SUCH AS LEAD CONTAMINATED SOILS, CONCRETE SAW-CUTTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS. WHERE POSSIBLE, CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

EROSION CONTROL (SOIL STABILIZATION)

- SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
- DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
- DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
- IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
 - SCHEDULING
 - PRESERVATION OF EXISTING VEGETATION
 - HYDRAULIC MULCH
 - HYDROSEEDING
 - SOIL BINDERS
 - STRAW MULCH
 - GEOTEXTILES AND MATS
 - WOOD MULCHING
 - EARTH DIKS AND DRAINAGE SWALES
 - VELOCITY DISSIPATION DEVICES
 - SLOPE DRAINS
 - STREAMBANK STABILIZATION
 - POLYACRYLAMIDE(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
- SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.

SEDIMENT CONTROL

- SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.
- DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
- DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON. ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
- DISCHARGERS SHALL APPLY SEDIMENT CONTROLS ALONG THE TOP OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
- DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
- DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERIMETER CONTROLS, RUNOFF CONTROL BMPs, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
- DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
- AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
- IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:

- SE-1. SILT FENCE
- SE-2. SEDIMENT BASIN
- SE-3. SEDIMENT TRAP
- SE-4. CHECK DAMS
- SE-5. FIBER ROLLS
- SE-6. GRAVEL BAG BERM
- SE-7. STREET SWEEPING AND VACUUMING
- SE-8. SANDBAG BARRIER
- SE-9. STRAW BALE BARRIER
- SE-10. STORM DRAIN INLET PROTECTION
- SE-11. CHEMICAL TREATMENT

- (SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

TRACKING CONTROL

- TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT, AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.
- IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
 - STABILIZED CONSTRUCTION ROADWAY
 - ENTRANCE/OUTLET TIRE WASH(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

WIND EROSION CONTROL

- WIND EROSION CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.
- IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:

- WE-1. WIND EROSION CONTROL

- (SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

NON-STORMWATER MANAGEMENT POLLUTION CONTROL

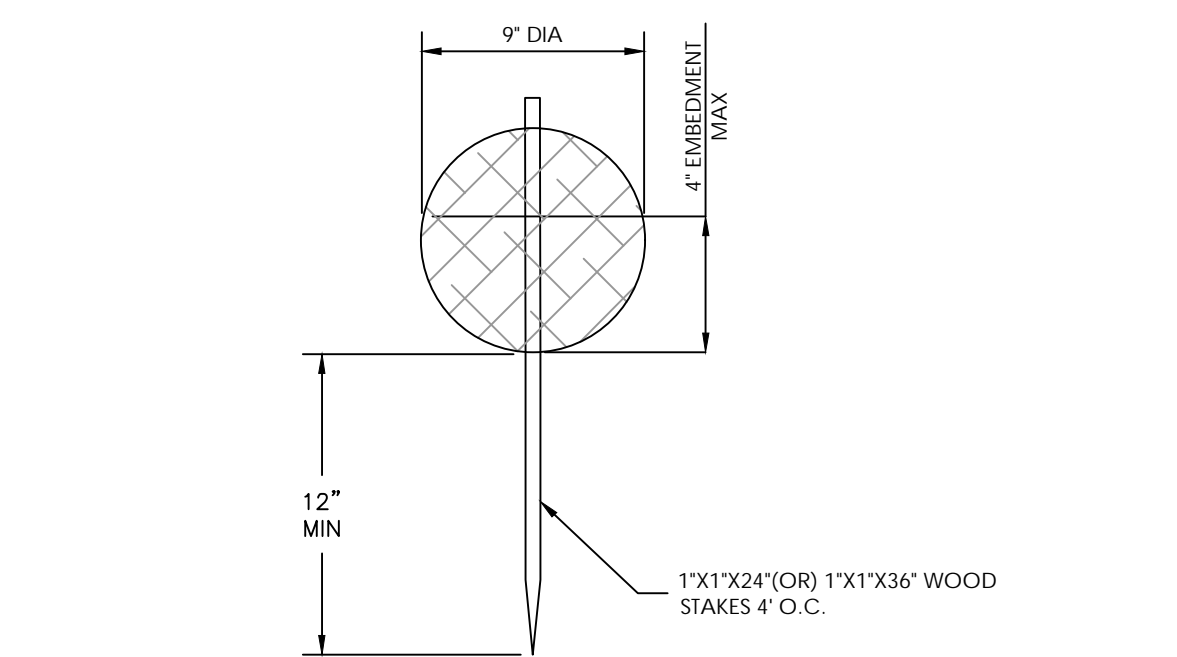
- NON-STORM WATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).
- DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
- DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.
- DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.
- IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORMWATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:

- NS-1. WATER CONSERVATION PRACTICES
- NS-2. DEWATERING OPERATIONS
- NS-3. PAVING AND GRINDING OPERATIONS
- NS-4. TEMPORARY STREAM CROSSING
- NS-5. CLEAR WATER DIVERSION
- NS-6. ILICIT CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING
- NS-7. POTABLE WATER / IRRIGATION
- NS-8. VEHICLE AND EQUIPMENT CLEANING
- NS-9. VEHICLE AND EQUIPMENT FUELING
- NS-10. VEHICLE AND EQUIPMENT MAINTENANCE
- NS-11. PILE DRIVING OPERATIONS
- NS-12. CONCRETE CURING
- NS-13. MATERIALS AND EQUIPMENT USE OVER WATER
- NS-14. CONCRETE FINISHING
- NS-15. STRUCTURE DEMOLITION/REMOVAL
- NS-16. TEMPORARY BATCH PLANTS

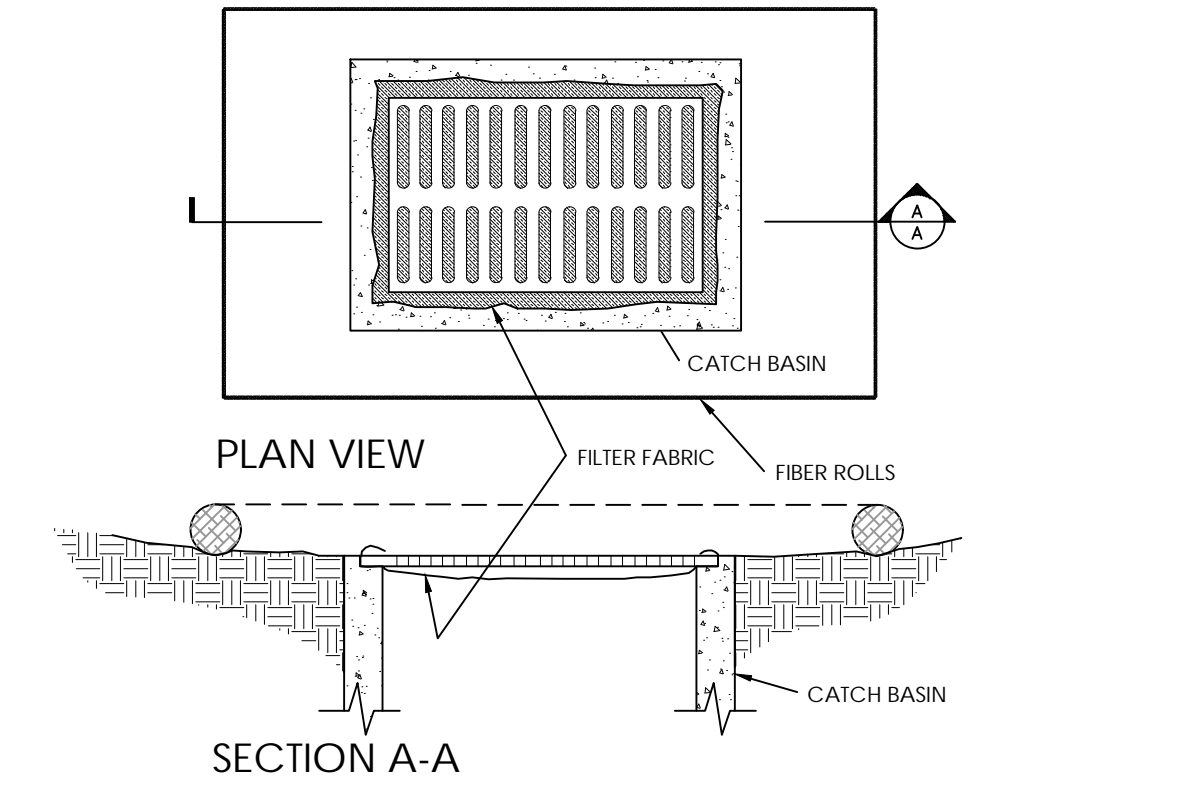
- (SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

INSTALLATION

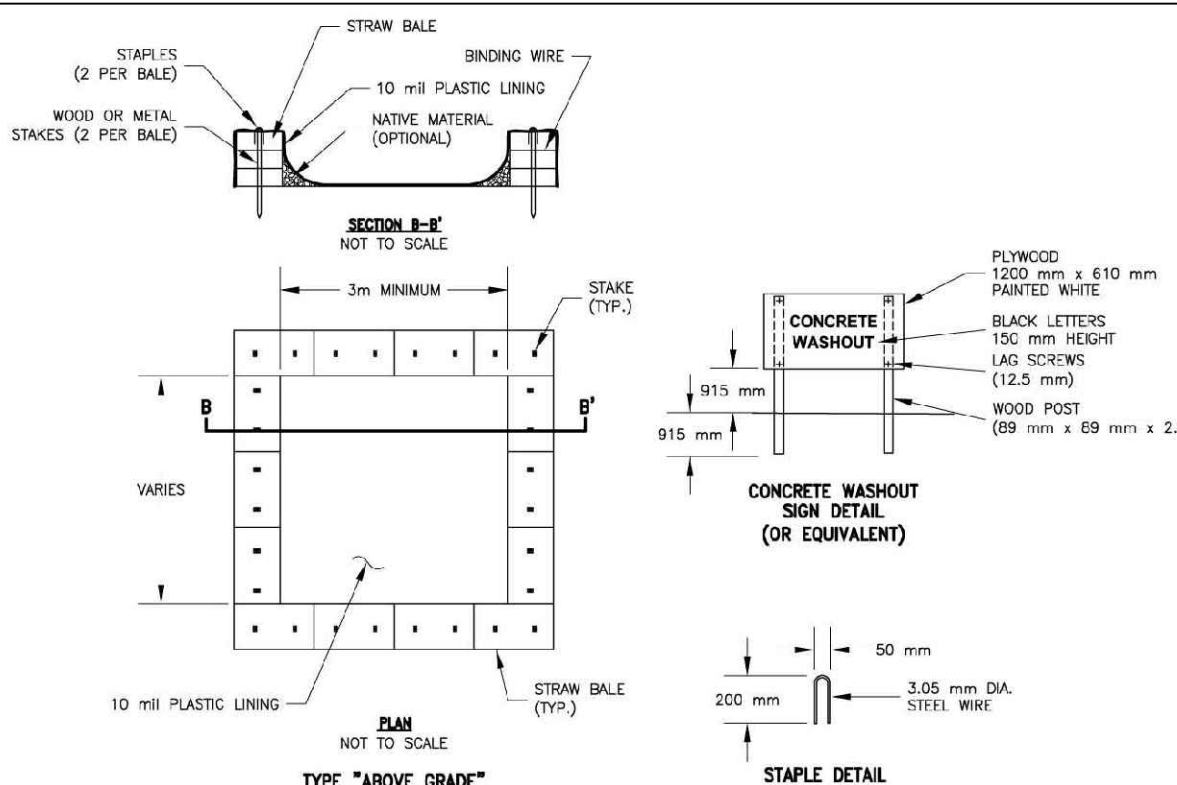
- USE 1"X1"X2" OR 1"X1"X3" WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.
- CASQA RECOMMENDS IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED IF CONTRACTOR DESIRES TO POSITION FIBER ROLLS END-TO-END, THEY SHALL TIE THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.
- PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT LIKEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.
- CONTRACTOR SHALL REVIEW CASQA MANUAL FOR INSTALLATION GUIDANCE. (SE-5)
- CASQA RECOMMENDS THE ENDS OF THE FIBER ROLL BE TURNED UP-SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.



FIBER ROLL
N/S



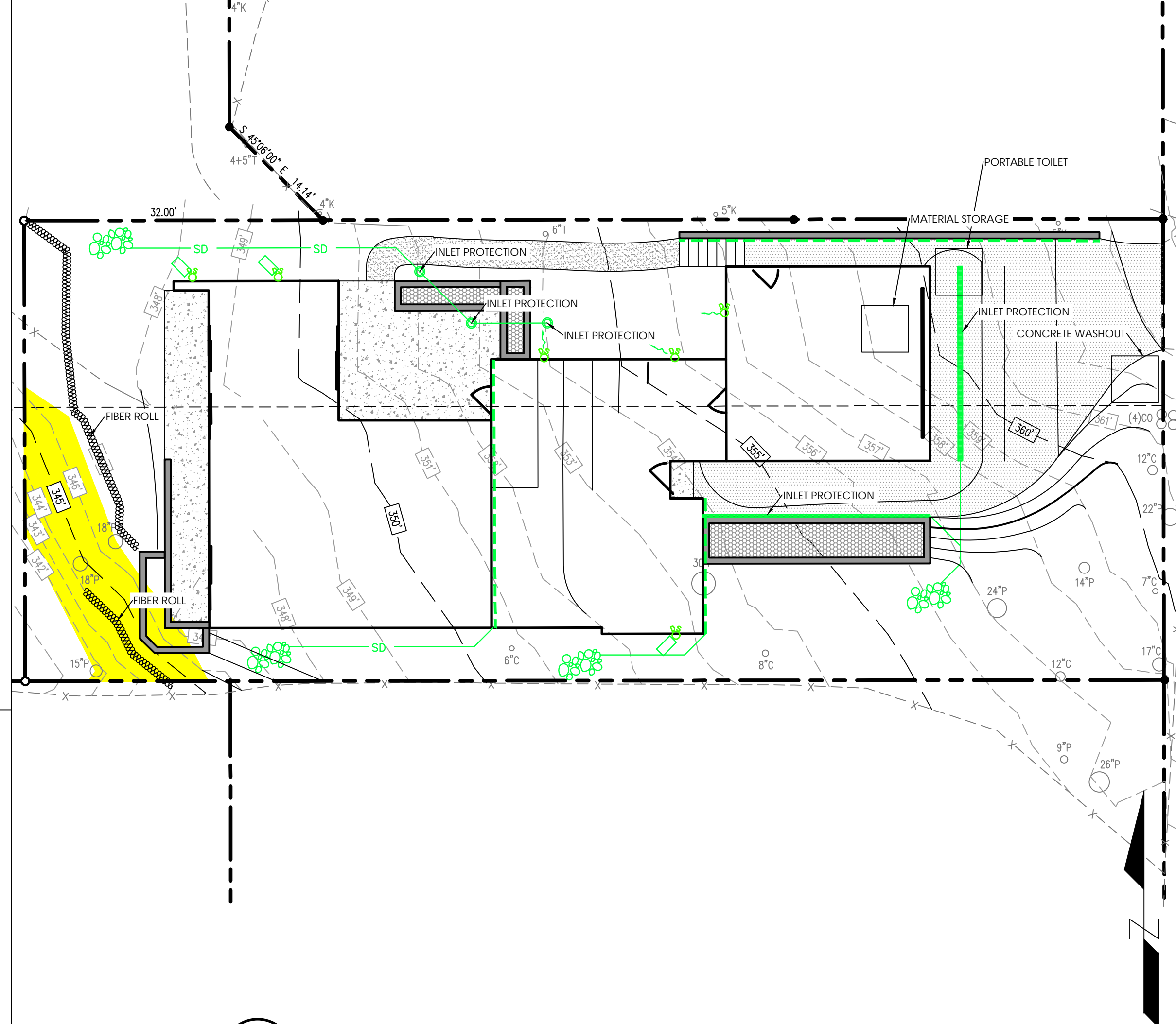
INLET PROTECTION
N/S



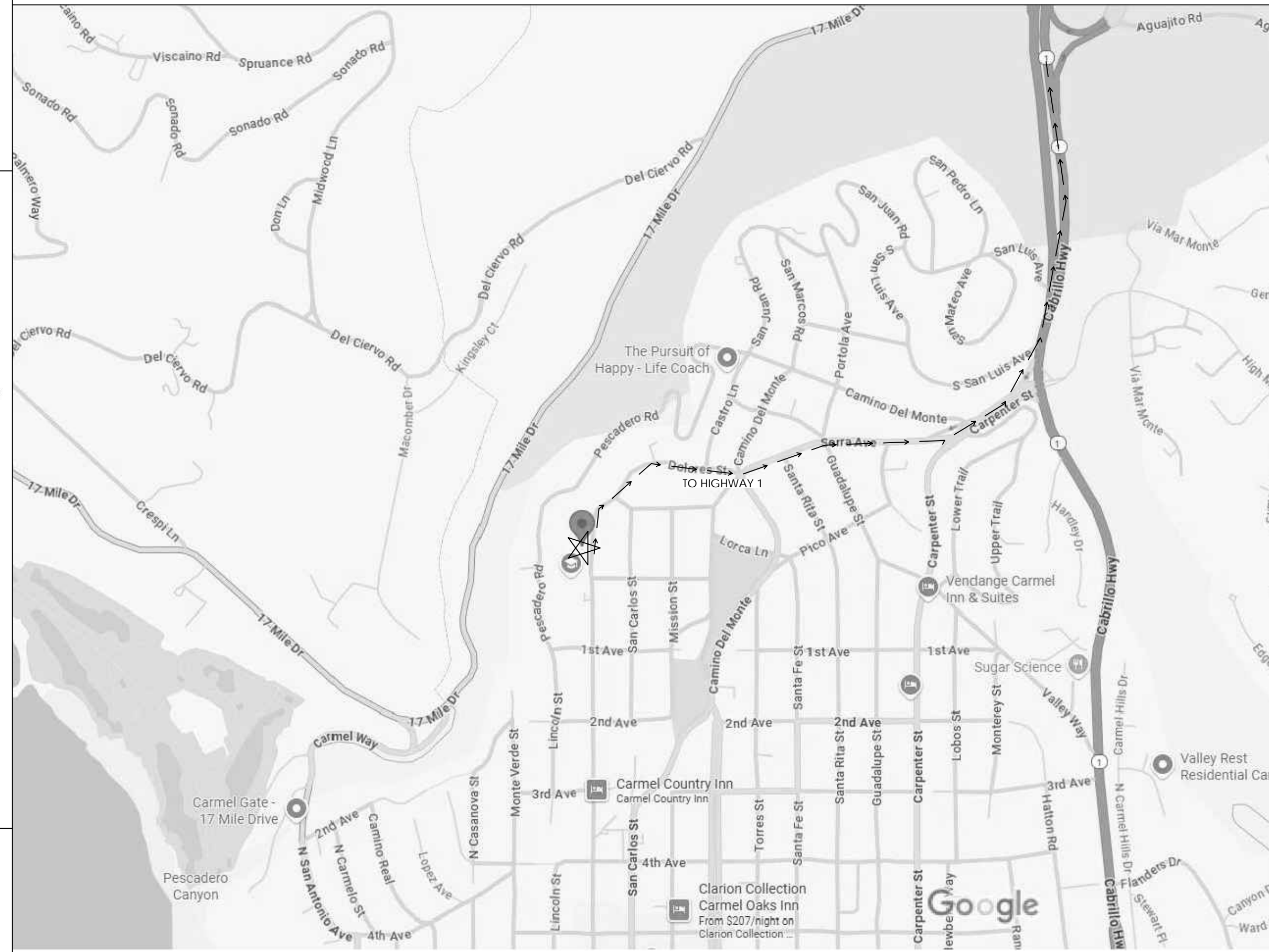
- NOTES:
- ACTUAL LAYOUT DETERMINED IN THE FIELD.
 - THE CONCRETE WASHOUT SIGN (SEE FIG. 4-15) SHALL BE RETAINED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE WASHOUT
N/S

CONSTRUCTION MANAGEMENT NOTES	
CONSTRUCTION VEHICLE TRIPS/DAY	10 TRIPS/DAY
AMOUNT OF GRADING/DAY	100 CY/DAY
HOURS OF OPERATION	7AM TO 7PM
ESTIMATED DATES OF CONSTRUCTION	OCTOBER 2025 - OCTOBER 2027
SENSITIVE AREAS	N/A



EROSION CONTROL PLAN
SCALE: 1"=10'



CONSTRUCTION HAUL ROUTE
N/S

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AC3 ENGINEERING INCORPORATED

Civil Engineering Land Development Stormwater Control

126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax: (831) 647-1194
mailto:ac3engineering.net

PLANNING SUBMITTAL

EROSION CONTROL PLAN

LOEWY RESIDENCE
24744 DOLORES STREET
CARMEL-BY-THE-SEA

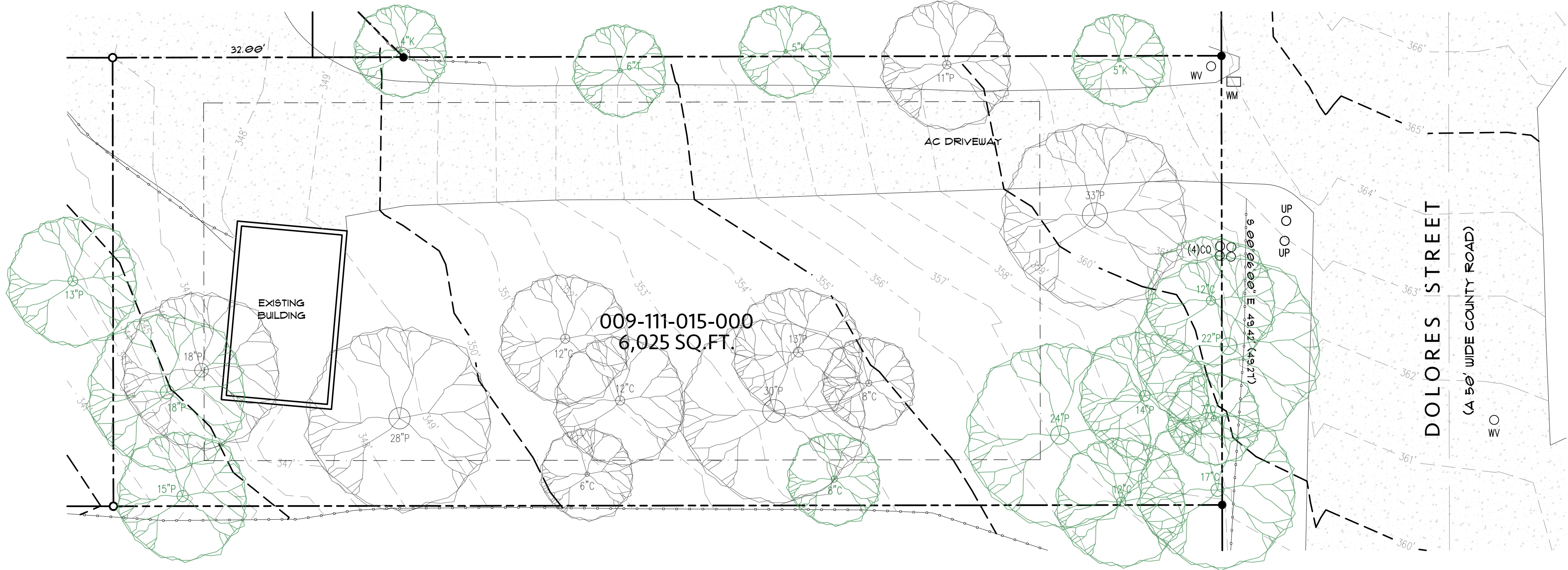
SCALE:	AS NOTED
DATE:	6/20/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	

C2

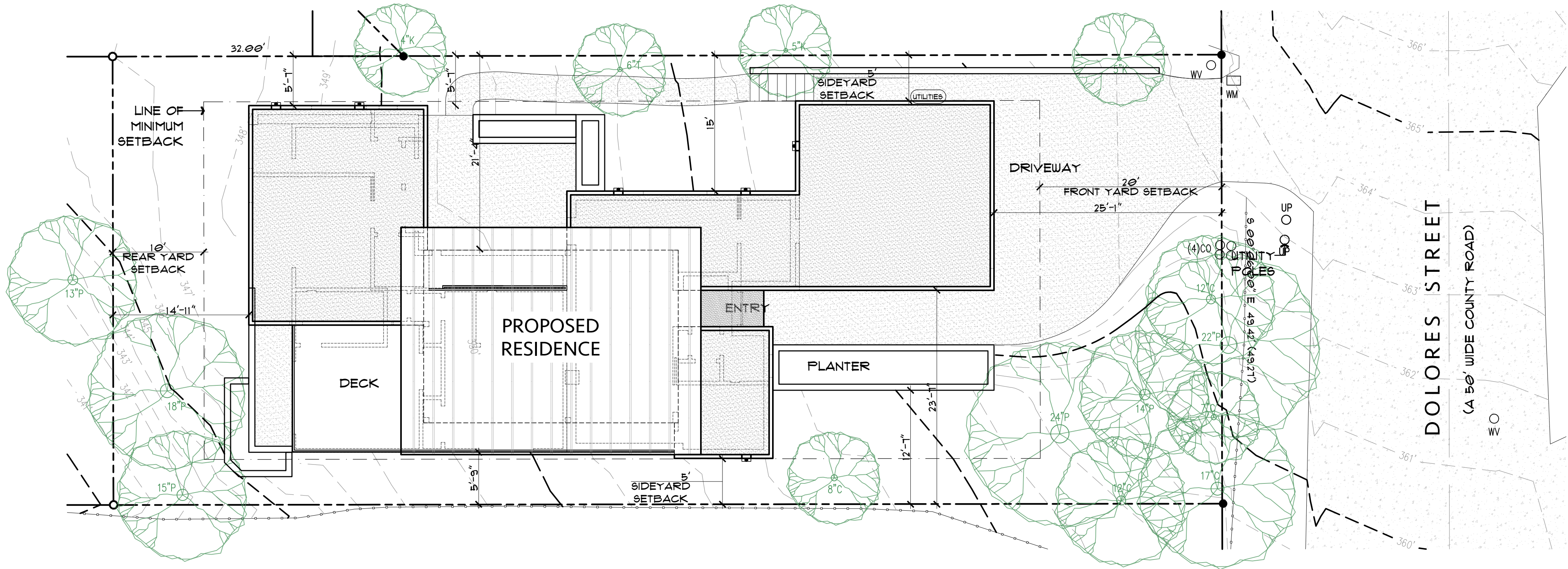
OF 2 SHEETS

PROJECT# 125110

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

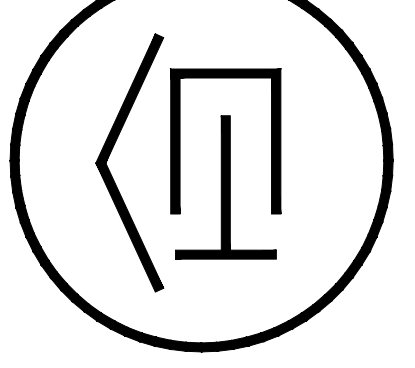


EXISTING SITE PLAN




PROPOSED SITE PLAN

Revision/Issue	Date



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



Bradley Green

Drawing Title:
SHEET TITLE

Job Title:
LOEWY RESIDENCE

Project Address & APN:
24744 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923
APN: 009-111-015-000

Project:
HC-23070

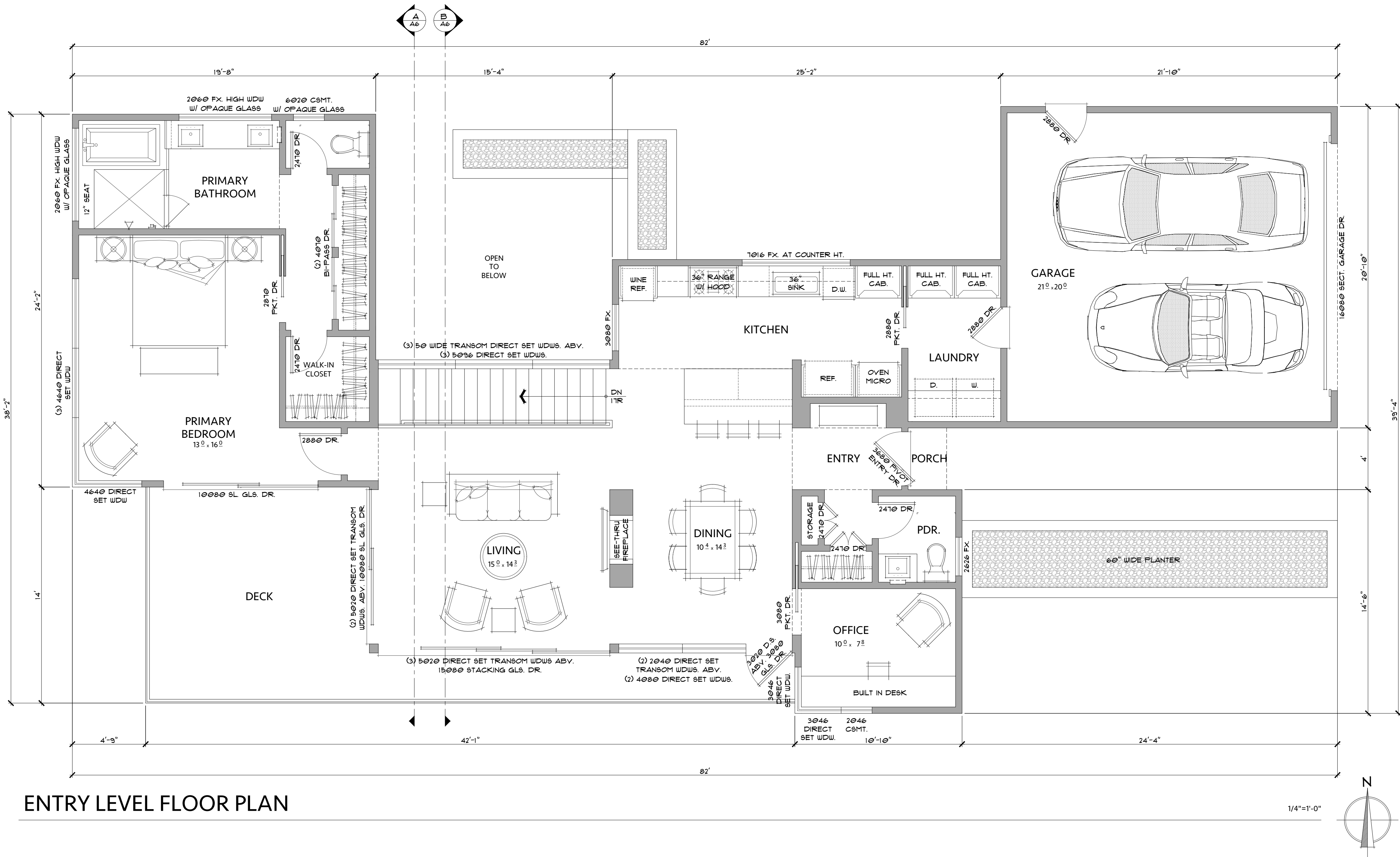
Date:
7.10.2025

Drawn By:
BGREEN

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

Sheet No.
A1

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24744 DOLORES - LOT 10				
2214 SQ. FT. INTERIOR				
3 BED / 3.5 BATH - WITH WALKOUT BASEMENT				
FLOOR AREA TABLE		SITE COVERAGE TABLE		
ENTRY LEVEL INTERIOR	1347 SQ. FT.	TOTAL SITE COVERAGE (STRUCTURES 24 INCHES OR MORE ABOVE GRADE PER TITLE 20.06.564) INCLUDING BUILDING FOOTPRINT, DECK AND PORCH MAXIMUM 35%	35%	
BASEMENT	867 SQ. FT.			
TOTAL INTERIOR:	2214 SQ. FT.			
GARAGE	450 SQ. FT.	FLOOR AREA RATIO TABLE		
PORCH	10 SQ. FT.			
DECK	293 SQ. FT.			
SUBTERRANEAN PATIO	235 SQ. FT.			
COVERED PATIO	105 SQ. FT.			
		TOTAL F.A.R. (GROSS FLOOR AREA OF ALL FLOORS PER TITLE 20.06.250) INCLUDING ENTRY LEVEL INTERIOR, BASEMENT AND GARAGE MAXIMUM 45%	44%	
		NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION		

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.

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

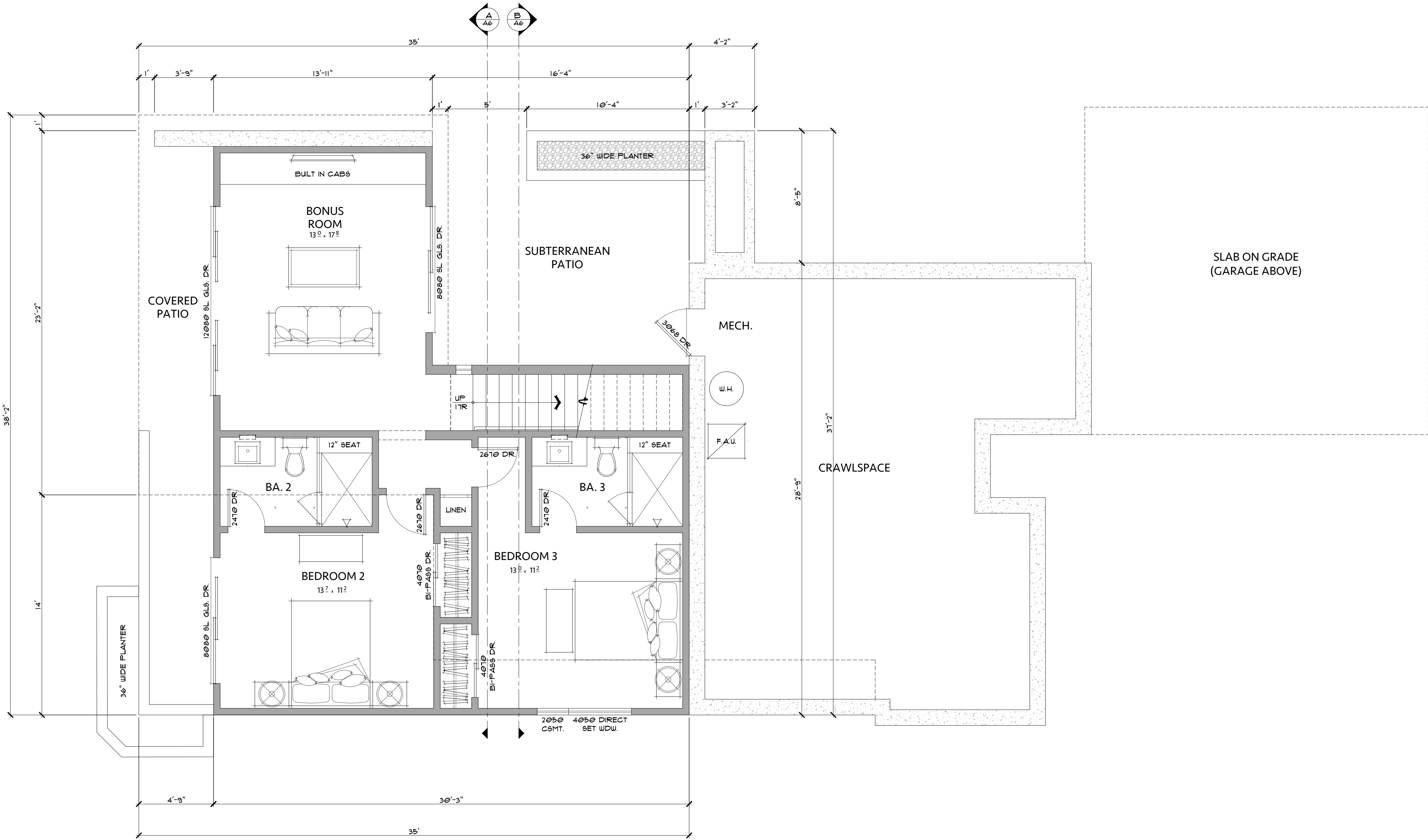
Drawing Title:
PROPOSED FLOOR PLAN - ENTRY LEVEL

Job Title:
LOEWY RESIDENCE

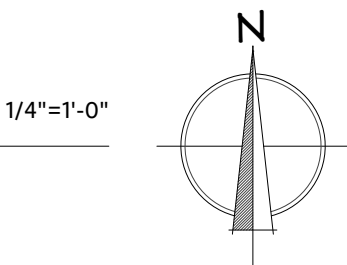
Project Address & APN:
**24744 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923
APN: 009-111-015-000**

Project: HC-23070	Sheet No. A2
Date: 7.11.2025	
Drawn By: BGREEN	
Scale: 1/4" = 1'-0"	

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BASEMENT LEVEL FLOOR PLAN



24744 DOLORES - LOT 10			
2214 SQ. FT. INTERIOR 3 BED / 3.5 BATH - WITH WALKOUT BASEMENT			
FLOOR AREA TABLE		SITE COVERAGE TABLE	
ENTRY LEVEL INTERIOR	1347 SQ. FT.	TOTAL SITE COVERAGE (STRUCTURES 24 INCHES OR MORE ABOVE GRADE PER TITLE 20.06.564) INCLUDING BUILDING FOOTPRINT, DECK AND PORCH MAXIMUM 35%	35%
BASEMENT	867 SQ. FT.		
TOTAL INTERIOR:	2214 SQ. FT.		
GARAGE	450 SQ. FT.		
PORCH	10 SQ. FT.		
DECK	293 SQ. FT.		
SUBTERRANEAN PATIO	235 SQ. FT.		
COVERED PATIO	105 SQ. FT.		
		FLOOR AREA RATIO TABLE	
		TOTAL F.A.R. (GROSS FLOOR AREA OF ALL FLOORS PER TITLE 20.06.250) INCLUDING ENTRY LEVEL INTERIOR, BASEMENT AND GARAGE MAXIMUM 45%	44%
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION			

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.

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

Drawing Title:
PROPOSED FLOOR PLAN - BASEMENT LEVEL

Job Title:
LOEWY RESIDENCE

Project Address & APN:
24744 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923
APN: 009-111-015-000

Project:
HC-23070

Date:
7.11.2025

Drawn By:
BGREEN

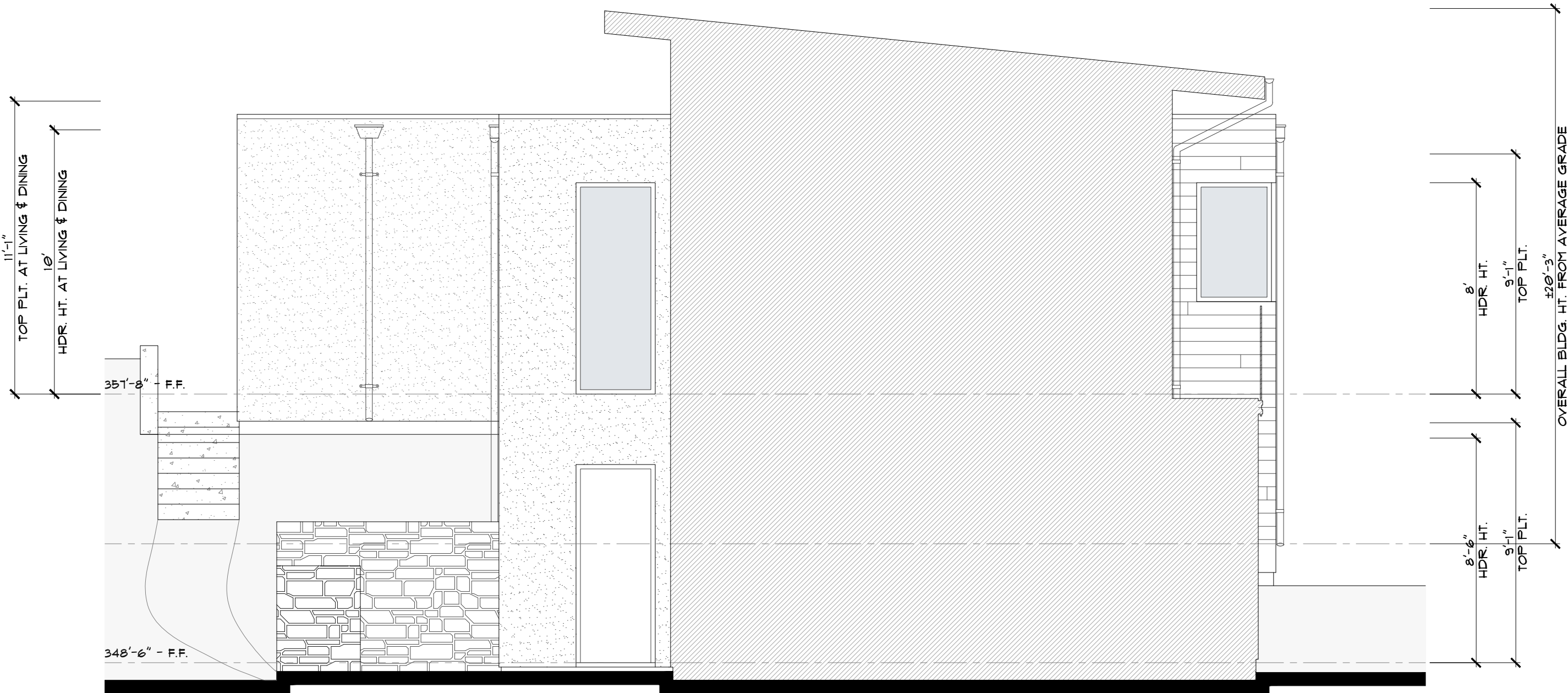
Scale:
1/4" = 1'-0"

Sheet No.
A3



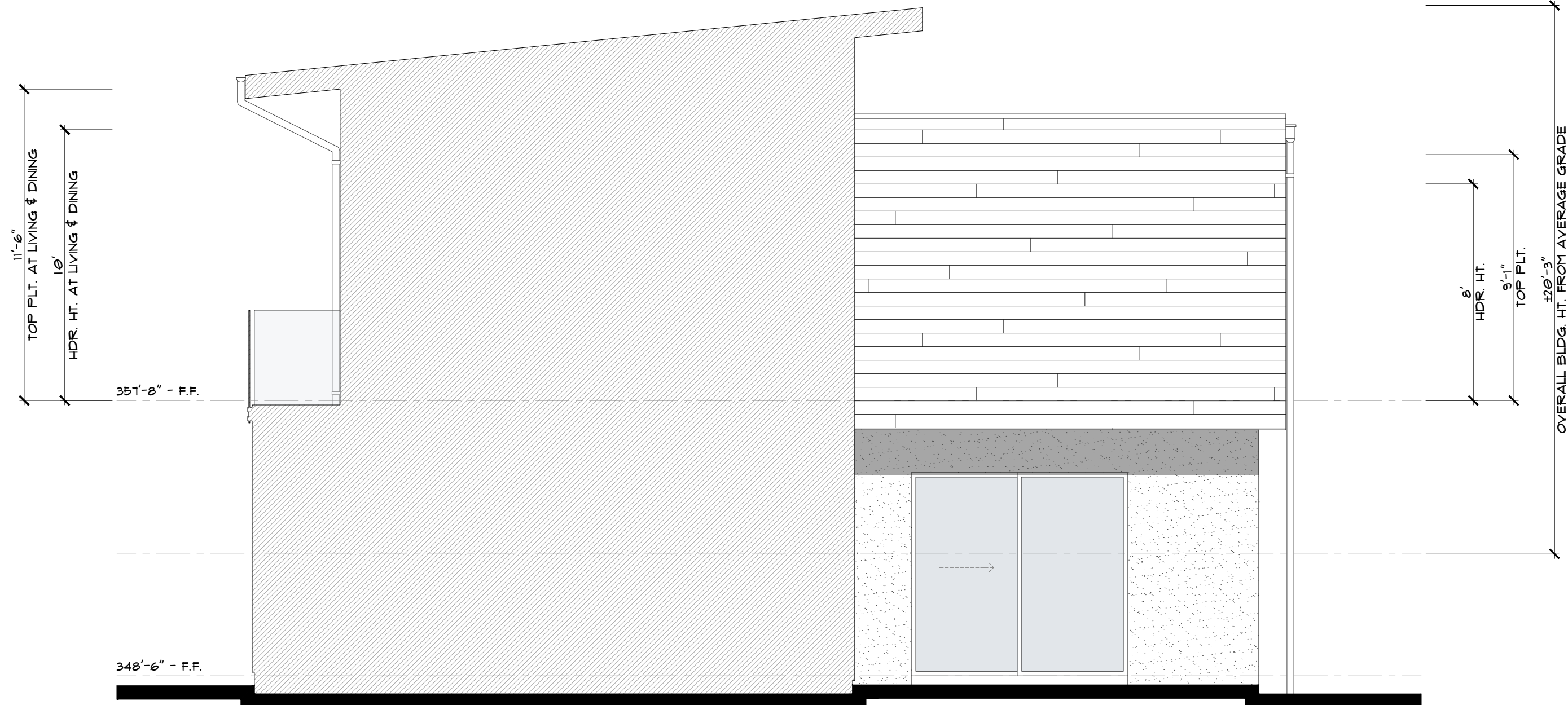
ROOF SLOPE: 1:12 AT METAL ROOF - MIN 1/4":12 SLOPE TYP.
RAKE OVERHANG: 30" - 36" AT DECK
EAVE OVERHANG: 30"
ROOF MATERIAL: STANDING SEAM METAL:
METAL SALES - 1" MINI BATTEN 24 GA. 12" COVERAGE (OR EQ.)
ROOF MATERIAL: BITUMEN MEMBRANE :
CERTAINTEED FLINTLASTIC SA CAP ROOFING (OR EQ.)

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HIDDEN WEST ELEVATION - B

1/4"=1'-0"

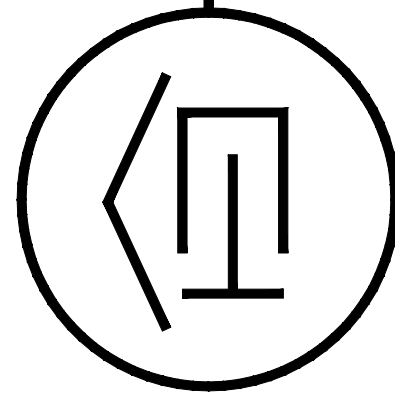


HIDDEN EAST ELEVATION - A

1/4"=1'-0"

Revision/Issue	Date

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



Drawing Title:
PROPOSED ELEVATIONS - HIDDEN EAST AND WEST ELEVATION

Job Title:
LOEWY RESIDENCE
Project Address & APN:
24744 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923
APN: 009-111-015-000

Project:
HC-23070
Date:
7.11.2025
Drawn By:
BGREEN
Scale:
1/4" = 1'-0"

Sheet No.

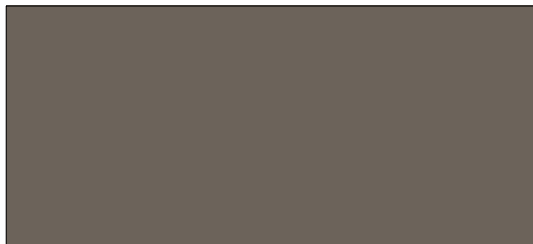
A6

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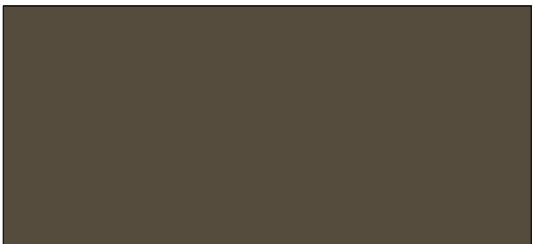


EAST ELEVATION (ENTRY)

1/4"=1'-0"



EXTERIOR STUCCO
PAINTED
PORPOISE (SW 7047) (OR EQ.)



EAVE FASCIA, TRIM, POSTS, ENTRY DOOR
PAINTED
ENDURING BRONZE (SW 7055) (OR EQ.)



EXTERIOR SIDING, INTERIOR CEILING, EAVE SOFFIT
RESAWN TIMBER CO. - CHARRED CYPRESS (OR EQ.)
COLOR: IRUKA (OR EQ.)



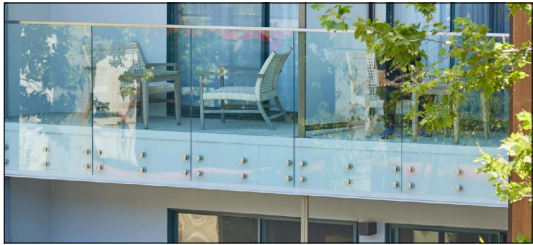
EXTERIOR STONE
EL DORADO STONE (OR EQ.)
SAN MARINO LIMESTONE (OR EQ.) w/ OVERGROUT FINISH



METAL ROOF
METAL SALES 1\"/>



ENTRY DOOR & WINDOWS
KOLBE VISTA LUXE AL LINE (OR EQ.)
DARK BRONZE ANODIZED (OR EQ.) w/ PIVOT ENTRY DOOR



RAILING
VIEW RAIL GLASS RAILING (OR EQ.)
WITH PINS



LIGHTING
HINKLEY LIGHTING TETRA 8\"/>

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.

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

Drawing Title:
COLOR AND MATERIAL SCHEMES

Job Title:
LOEWY RESIDENCE

Project Address & APN:
24744 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923
APN: 009-111-015-000

Project:
HC-23070
Date:
7.11.2025
Drawn By:
BGREEN
Scale:
1/4" = 1'-0"

Sheet No.

A7

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