

Notice of Exemption

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): City of Carmel-by-the-Sea
PO Box CC
Carmel, CA 93921

County Clerk
County of: Monterey
168 W Alisal Street, 1st Floor
Salinas, CA 93901

(Address)

Project Title: Design Review (DR 21-114) and Use Permit (UP 21-226) - The Conservatory

Project Applicant: Robert Carver, Architect

Project Location - Specific:

Dolores Street 2 northwest of 7th Avenue; APN: 010-147-006

Project Location - City: Carmel-by-the-Sea Project Location - County: Monterey

Description of Nature, Purpose and Beneficiaries of Project:

Design Review and Use Permit Application (DR 21-114 and UP 21-226) for the establishment of a music recording studio and remodel and structural seismic retrofit of an historic 5,857 sf structure, including the addition of a 986 sf interior balcony, staircase, elevator, a 20 sf basement addition, install new solar panel array, new skylight and exterior windows to the China Arts Building located at Dolores 2 Northwest of 7th in the Central Commercial (CC) Zoning District and Downtown Conservation District (CD) Overlay; APN: 010-147-006-000

Name of Public Agency Approving Project: City of Carmel-by-the-Sea

Name of Person or Agency Carrying Out Project:

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: 15303 - New Construction or Conversion of Small Structures
Statutory Exemptions. State code number:

Reasons why project is exempt:

The project is categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15303 (Class 3) - New Construction or Conversion of Small Structures. Class 3 exemptions include the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The project consists of a seismic retrofit and remodel an historic building previously used as a museum/art gallery into a private multi-story, music recording studio. The project also includes a complete interior remodel with the addition of a new elevator and stairway enclosure on the roof, a new skylight, new windows and doors, and a new "sound lock" entry. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Lead Agency
Contact Person: Evan Kort Area Code/Telephone/Extension: (831)620-2023

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: Jan. 7, 2022 Title: Associate Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.