



NOTICE OF APPROVAL

The Department of Community Planning & Building of the City of Carmel-by-the-Sea has approved a Project pursuant to the City's Municipal Code. Persons interested in the project may review additional materials available at the Department of Community Planning & Building located at City Hall on Monte Verde Street between Ocean and 7th Avenues, phone number 831-620-2010.

The decision to approve this project may be appealed within 10 days from the date of this by filing a written appeal with the Department of Community Planning & Building.

Planning Case #: Design Study 22144

Owner Name: CAPLIN LEE & GITA TRS

Case Planner: Evan Kort, Associate Planner

Date Posted: _____

Date Approved: 05/19/2022

Project Location: Camino Real 5 SW of 13th

APN #: 010284004000 **BLOCK/LOT:** DD/ALL LOT 9

Applicant: Jon Erlandson

Project Description: This approval of Design Study (DS 22-144, Caplin) authorizes amendments to existing Design Study Approvals (DS 19-364 and DS 20-113) for alterations to an existing single-family residence located on Camino Real 5 SW 13th in the Single Family Residential (R-1) District with an active building permit (BP 19-535). The modifications approved under this Design Study include: 1. Material changes to the approved site coverage. The proposed walkways and patios change from 18" square granite stepping stones to irregular shaped, spaced stepping stones. No increase in site coverage is proposed from the previously approved plans and the materials have been changed from primarily impermeable to permeable materials; 2. The addition of 4'6" tall stone columns at the front picket fence; 3. The addition of a raised 18" stone planter at the north side of the driveway and the addition of a curvilinear 18" high stone wall at the south side of the front yard; 4. Revisions to landscape lighting; and 5. Raising the level of the front entry stoop approximate 4". The new stoop surface material will match the stone walkways. The project shall be consistent with the plans prepared by Jon Erlandson dated approved by Community Planning & Building Department on May 19, 2022, unless modified by the conditions of approval contained herein.

Can this project be appealed to the Coastal Commission? Yes No

Upon completion of the 10 calendar-day appeal period, please return this form, along with the Affidavit of Posting, to the case planner noted above.

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	<p>Authorization. This approval of Design Study (DS 22-144, Caplin) authorizes amendments to existing Design Study Approvals (DS 19-364 and DS 20-113) for alterations to an existing single-family residence located on Camino Real 5 SW 13th in the Single Family Residential (R-1) District with an active building permit (BP 19-535). The modifications approved under this Design Study include:</p> <ol style="list-style-type: none"> 1. Material changes to the approved site coverage. The proposed walkways and patios change from 18" square granite stepping stones to irregular shaped, spaced stepping stones. No increase in site coverage is proposed from the previously approved plans and the materials have been changed from primarily impermeable to permeable materials; 2. The addition of 4 4'6" tall stone columns at the front picket fence; 3. The addition of a raised 18" stone planter at the north side of the driveway and the addition of a curvilinear 18" high stone wall at the south side of the front yard; 4. Revisions to landscape lighting; and 5. Raising the level of the front entry stoop approximate 4". The new stoop surface material will match the stone walkways. <p>The project shall be consistent with the plans prepared by Jon Erlandson dated approved by Community Planning & Building Department on May 19, 2022, unless modified by the conditions of approval contained herein.</p>	✓
2.	<p>Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.</p>	✓
3.	<p>Permit Validity. This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.</p>	✓
4.	<p>Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.</p>	✓
5.	<p>Modifications. The applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.</p>	✓
6.	<p>Landscape Plan. Any new landscaping shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department and to the City Forester <u>prior to installation</u>. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on-site conditions. The landscaping plan shall show where new trees</p>	✓

	will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	
7.	Tree Removal. Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
8.	Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	✓
9.	<p>Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.</p> <ul style="list-style-type: none"> ● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. ● Excavation within 6 feet of a tree trunk is not permitted. ● No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree. ● Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels. ● Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. ● The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. ● If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. ● If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place. 	✓
10.	Exterior Lighting. Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall	✓

	not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing. The manufacturer’s specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application. No lighting shall be installed within the fence or stone fence columns.	
11.	Indemnification. The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
12.	Truck Haul Route. Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓
13.	Conditions of Approval. All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
SPECIAL CONDITIONS		
14.	Building Permit Revision. A revision to BP 19-535 shall be obtained prior to commencement of work.	✓
15.	Site Drainage. All site and roof runoff shall be directed onto private property of its origin and filtered through seepage pits, French drains, and/or leach fields where possible and may not cross lot lines to adjoining properties. Any runoff waters from the site that may be directed onto the public right-of-way or City storm drain system must be done with prior approval of the Building Official and/or Public Works Superintendent.	✓
16.	Semi-Permeable Surfaces. Prior to issuance of a building permit, the applicant shall provide cross-section details for semi-permeable surfaces.	✓
17.	<p>Site Coverage. To maintain accurate record keeping, the following information is provided below:</p> <ul style="list-style-type: none"> • Total Existing Site Coverage: 1,473 sf <ul style="list-style-type: none"> ○ Impermeable: 1,473 sf ○ Permeable: 118 sf • Total Proposed Site Coverage: 1,068 sf <ul style="list-style-type: none"> ○ Impermeable: 229 sf ○ 839 sf • Total Reduction: 523 sf <p>The Site Coverage calculations provided in the approved plans are inaccurate it was represented that only 50% of the total area of the permeable areas were included in the site coverage totals, whereas all the full area is included in the total whether permeable, semi-permeable, or impermeable site coverage.</p> <p>The revised building permit plans shall be updated to reflect the accurate data table.</p>	✓

18.	Open Space Areas. Any remaining open space areas shall be planted with landscaping with landscaping consistent with the previously approved landscape plan, or mulch, woodchips, or left uncovered with natural soil. Other materials, such as gravel, may not be used as to cover landscaped areas as additional materials would contribute to site coverage for the site.	✓
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*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

Once signed, please email to ekort@ci.carmel.ca.us.

APPROVED

05/19/2022

**City of Carmel-by-the-Sea
Planning & Building Dept.**

LANDSCAPE LIGHTING

- FXLuminaire PL Path Light
33 Lumens
Previously approved with Landscape Plan Approval
See Specification Sheet
- ⊕ Forever Bright
SPJ-GDG-30W-SQ-L
150 Lumens
Lights are recessed in low stone walls.
See Specification Sheet

SITE COVERAGE CALCULATIONS

AREAS	EXISTING		PROPOSED	
	Impervious	Pervious	Impervious	Pervious
A. Asphalt Driveway	212 SF	0 SF	163 SF	0 SF
B. Front Walkway North	54 SF	0 SF	0 SF	51 SF
C. Front Stone Walk South	276 SF	0 SF	0 SF	182 SF
D. Front Stones at Tree	0 SF	38 SF	0 SF	0 SF
E. Covered Front Porch	16 SF	0 SF	16 SF	0 SF
F. South Side Walk	185 SF	0 SF	0 SF	140 SF
G. North Side-yard Walk	334 SF	0 SF	0 SF	211 SF
H. Rear Brick Patio	396 SF	0 SF	0 SF	205 SF *
I. Family Room Deck	0 SF	0 SF	0 SF	28 SF
J. Master Bedroom Deck	0 SF	80 SF	0 SF	22 SF
K. North Planter Wall	0 SF	0 SF	20 SF	0 SF
L. Front Yard Low Wall	0 SF	0 SF	30 SF	0 SF
TOTALS:	1,473 SF	118 SF	229 SF	839 SF
	$1,473 + 118 \times \frac{1}{2} = 1,532$ SF		$229 + 839 \times \frac{1}{2} = 648.5$ SF	
	839 SF Pervious @ 50% = 419.5 SF			

Net: $1,532 - 648.5 = 883.5$ SF Reduction in Site Coverage

Pavers on Concrete
Spaced Irregular Stones with Landscape between
Spaced Irregular Stones with Landscape between

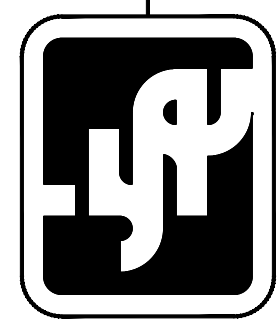
Spaced Irregular Stones with Landscape between
Spaced Irregular Stones with Landscape between
New Raised Wood Deck
New Raised Wood Deck
New 18" High Stone Wall to Replace Existing Rubble Wall
New 18" High Stone Wall to Replace Existing Brick and Rock Wall

* Includes 16 SF Fireplace in Rear Yard

Note:
The Area of spaced irregular stones was calculated by measuring the average size of the stones and counting the actual number of stones in each area. Average stone size is 200 square inches.

DATE	REVISION

Jon Sather Erlandson
Architect - C11925



MAIL: Jon Sather Erlandson, Architect Post Office Box 7108 Carmel, California 93921
Phone: (831) 625-6578 jon@jonerlandson.com

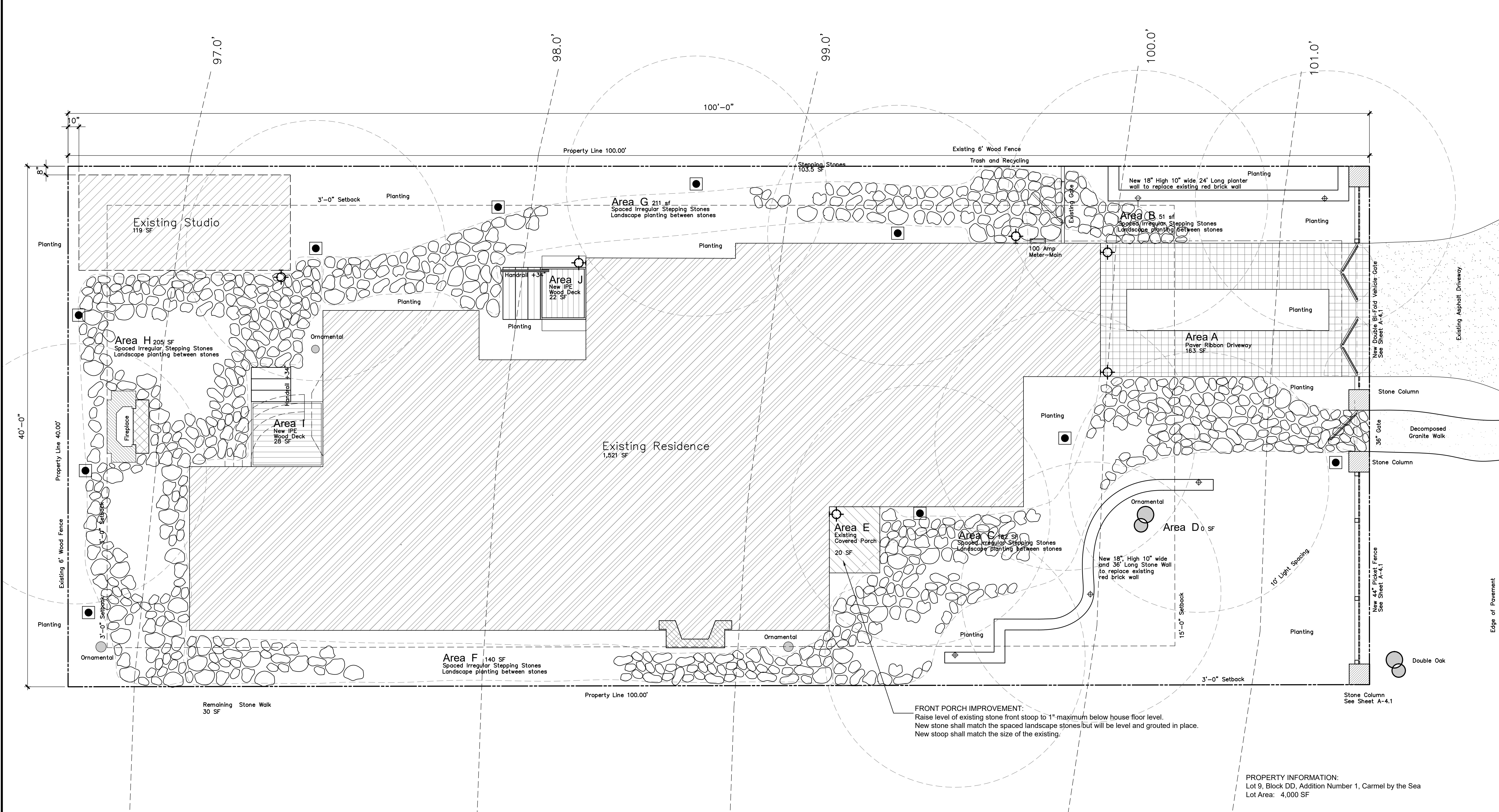
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Date: 02-12-2020

Drawn By: [Blank]
Revisions: 04-11-2022

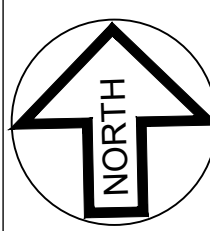
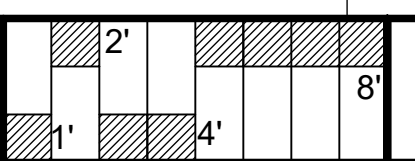
SHEET NUMBER
A-1.0
of: Sheets

PROPOSED SITE PLAN



PROPOSED SITE PLAN

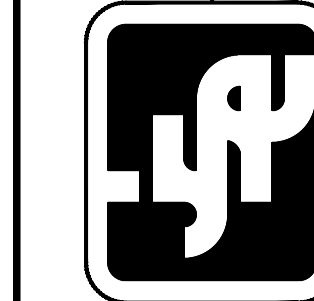
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Camino Real Street

DATE	REVISION
01-19-25	

Jon Sather Erlandson Architect - 011925
 MALL Jon Sather Erlandson, Architect Post Office Box 7108 Carmel, California 93921
 Phone: (831) 625-6163 Facsimile: (831) 625-6168 jon@jonerlandson.com



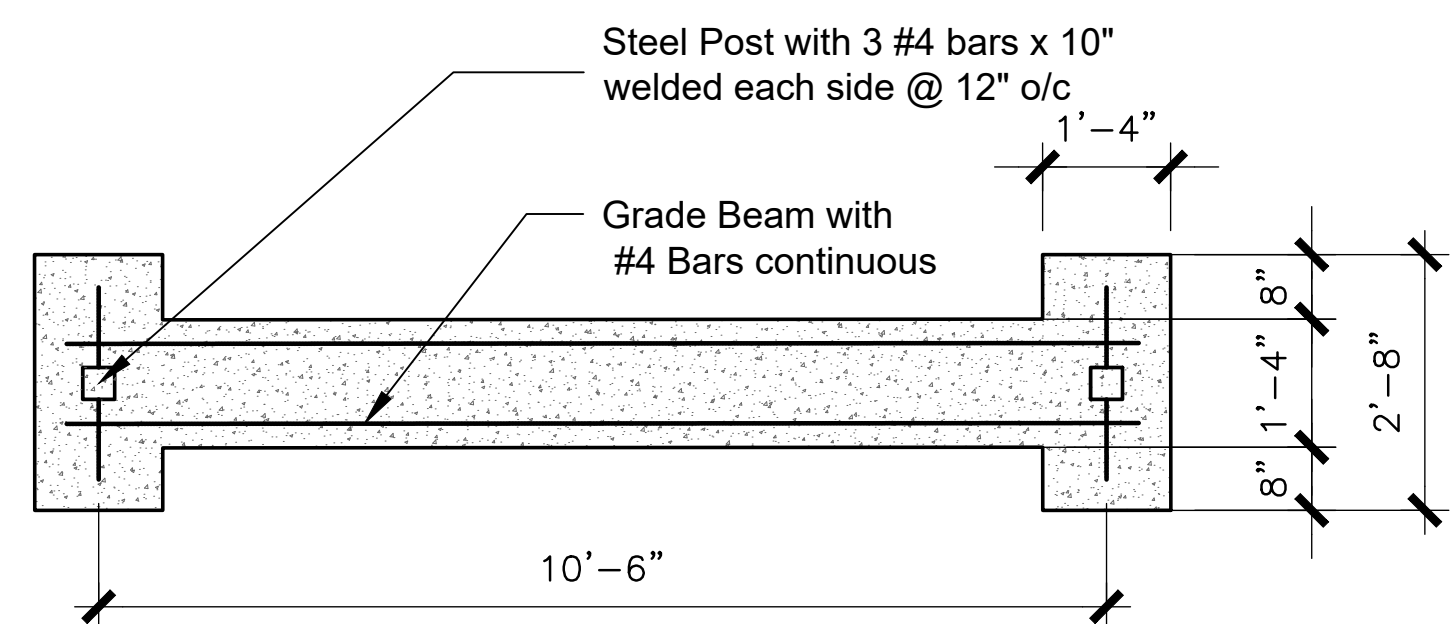
CAPLIN RESIDENCE
 Camino Real Street 4 Southwest of 13th Avenue Carmel by the Sea

Job Number: 2019-06
 Drawn By:

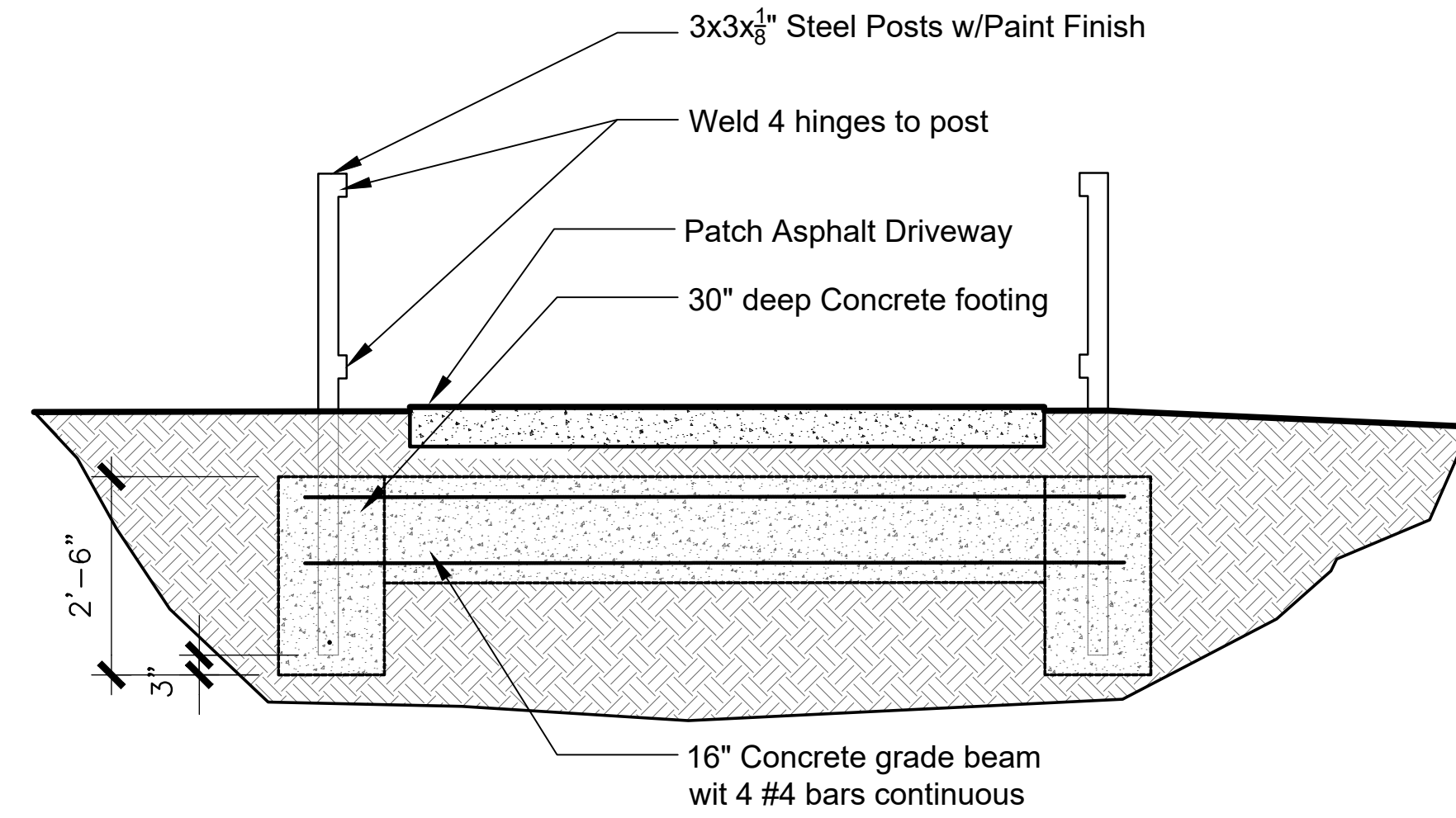
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 Revisions:

Sheet Number:
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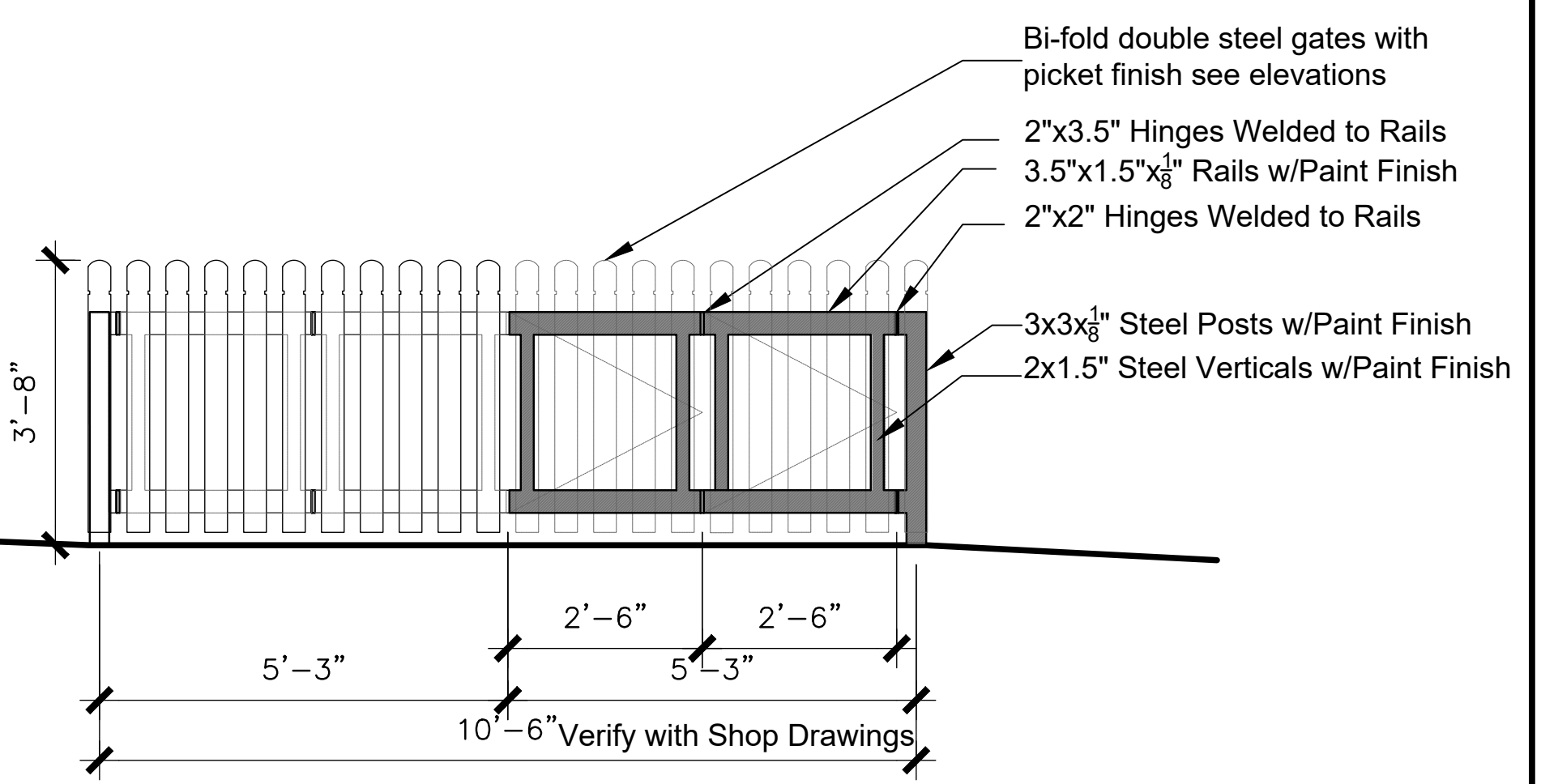
PROPOSED FENCE & GATES



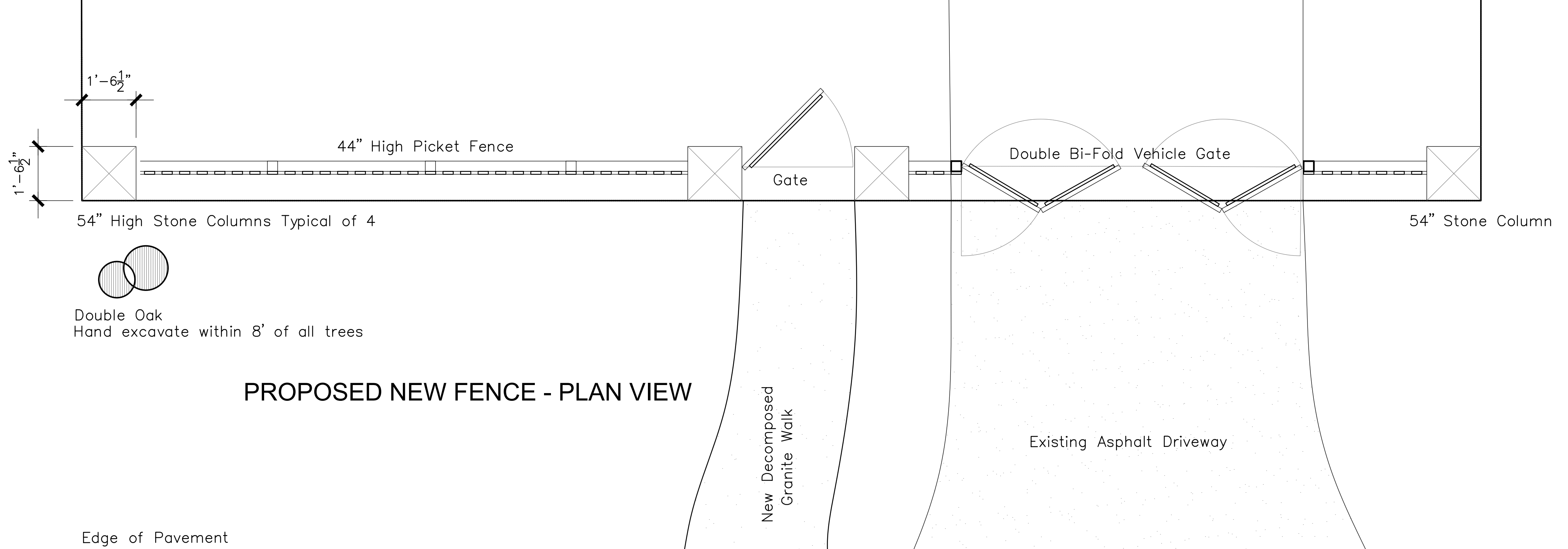
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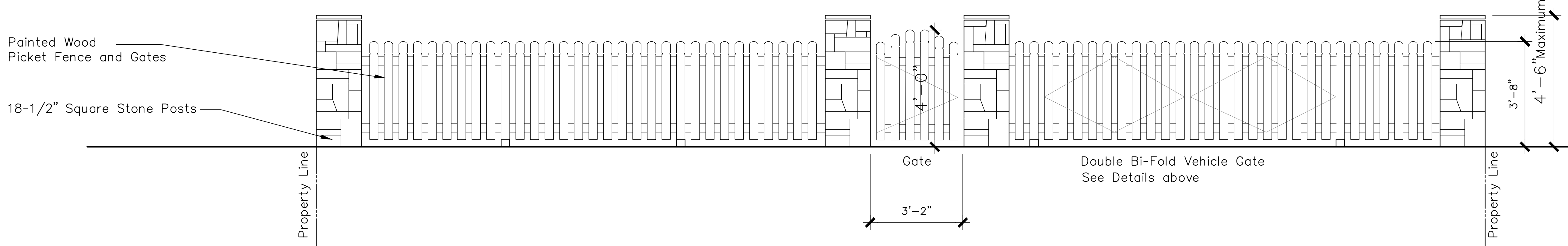
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GATE ELEVATION Scale: 1/2"=1'-0" 4



PROPOSED NEW FENCE - PLAN VIEW

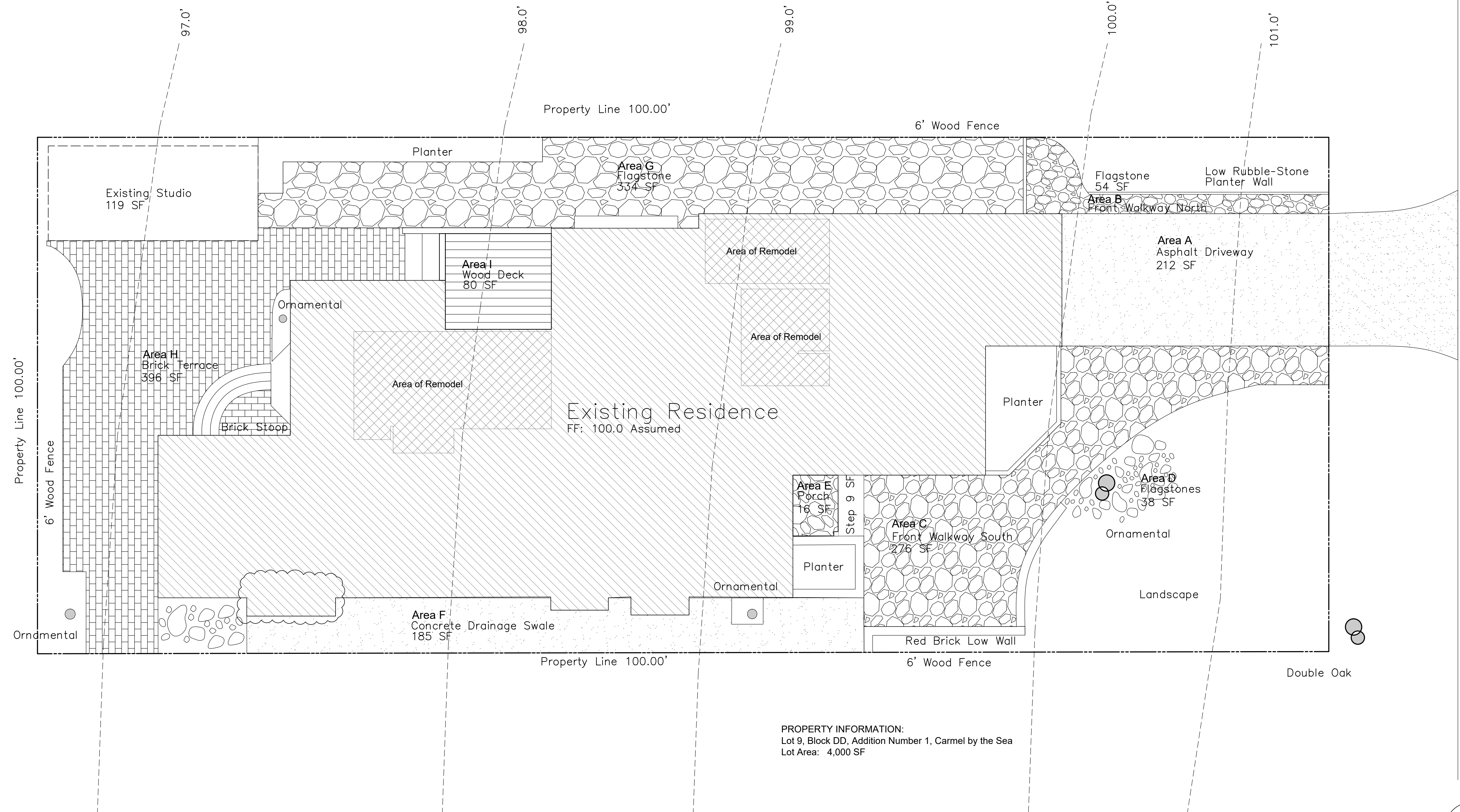


PROPOSED FENCE ELEVATION

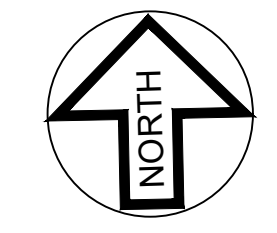
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BUILDING AREA	EXISTING	PROPOSED
Residence Living Area	1,336 SF	1,356 SF
Attached Garage	185 SF	185 SF
Studio	119 SF	119 SF
Total Floor Area	1,640 SF	1,640 SF
Floor Area Ratio	41%	41%

SITE COVERAGE	EXISTING	
	Impervious	Pervious
A. Asphalt Driveway	212 SF	0 SF
B. Front Walkway North	54 SF	0 SF
C. Front Stone Walk South	276 SF	0 SF
D. Front Stones at Tree	0 SF	38 SF
E. Covered Front Porch	16 SF	0 SF
F. South Side-yard Walk	185 SF	0 SF
G. North Side-yard Walk	334 SF	0 SF
H. Rear Brick Patio	396 SF	0 SF
I. Family Room Deck	0 SF	0 SF
J. Master Bedroom Deck	0 SF	80 SF
TOTALS:	1,473 SF	118 SF (118 SF Pervious @ 50% = 59 SF)
ADJUSTED NET TOTAL:	1,532 SF Existing Site Coverage	

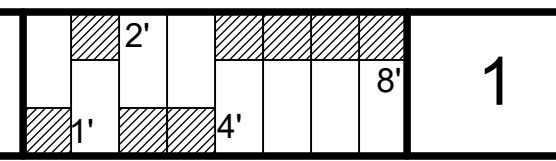


PROPERTY INFORMATION:
 Lot 9, Block DD, Addition Number 1, Carmel by the Sea
 Lot Area: 4,000 SF



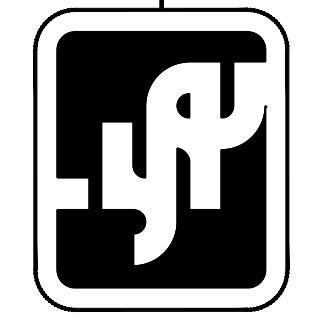
EXISTING SITE PLAN

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



DATE	REVISION

Jon Sather Erlandson
 Architect - C11925



MAIL: Jon Sather Erlandson, Architect Post Office Box 7108 Carmel, California 93921
 Phone: (831) 625-6163 Facsimile: (831) 625-1578 Email: jon@jonerlandson.com

CAPLIN RESIDENCE

Camino Real Street 4 Southwest of 13th Avenue, Carmel California

Job Number: 2019-06
 Drawn By:

Date: 09-24-2019
 Revisions: 4-11-2022

Sheet Number:
Ex-1.0
 of: Sheets

EXISTING SITE PLAN