



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 23350

Owner Name: VOLPI NANCEE L TR

Case Planner: Alec Barton, Contract Planner

Date Posted: _____

Date Approved:

Project Location: Crespi 6 SW of Mountain View

APN #: 010052028000 **BLOCK/LOT:** 103/ALL LOT 15

Applicant: Eraclio Valdez

Project Description: Remove asphalt, concrete walkway and replace with Calstone pavers in Antiquated Cobble Oak Barrel Color, 354sf.

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.	Authorization. This approval of Design Study application DS 23-350 (Volpi) finds the subject application consistent with the findings and requirements of CMC 17.10.030, and authorizes replacing a 200-square foot asphalt driveway and 154-square foot concrete walkway with sand set paving stones at 6 SW Crespi in the Single-Family Residential (R-1) zoning district, as depicted on plans marked approved by the Planning Division on February 20, 2024.
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Community Planning and Building Department or Public Works Department, as appropriate.
3.	Permit Validity. In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	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 two weeks of the City being notified. A cease work order may be issued at 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 with the approved plans prior to final inspection.
5.	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.
6.	Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. <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.

	<ul style="list-style-type: none"> 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. <p>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.</p>
7.	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 proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and 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 resolving all such actions by the parties hereto.
8.	Cultural Resources. All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
9.	USA North 811. Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
10.	Conditions of Approval. These Conditions of Approval shall be signed and returned to the Planning and Building Department.
Special Conditions	
11.	Notice of Authorized Work. No building permit is required for the application; however, the applicant shall obtain a Notice of Authorized Work form after the 10-day posting period and prior to commencing work.

Acknowledgment and acceptance of conditions of approval:

Property Owner Signature

Printed Name

Date

Applicant Signature

Printed Name

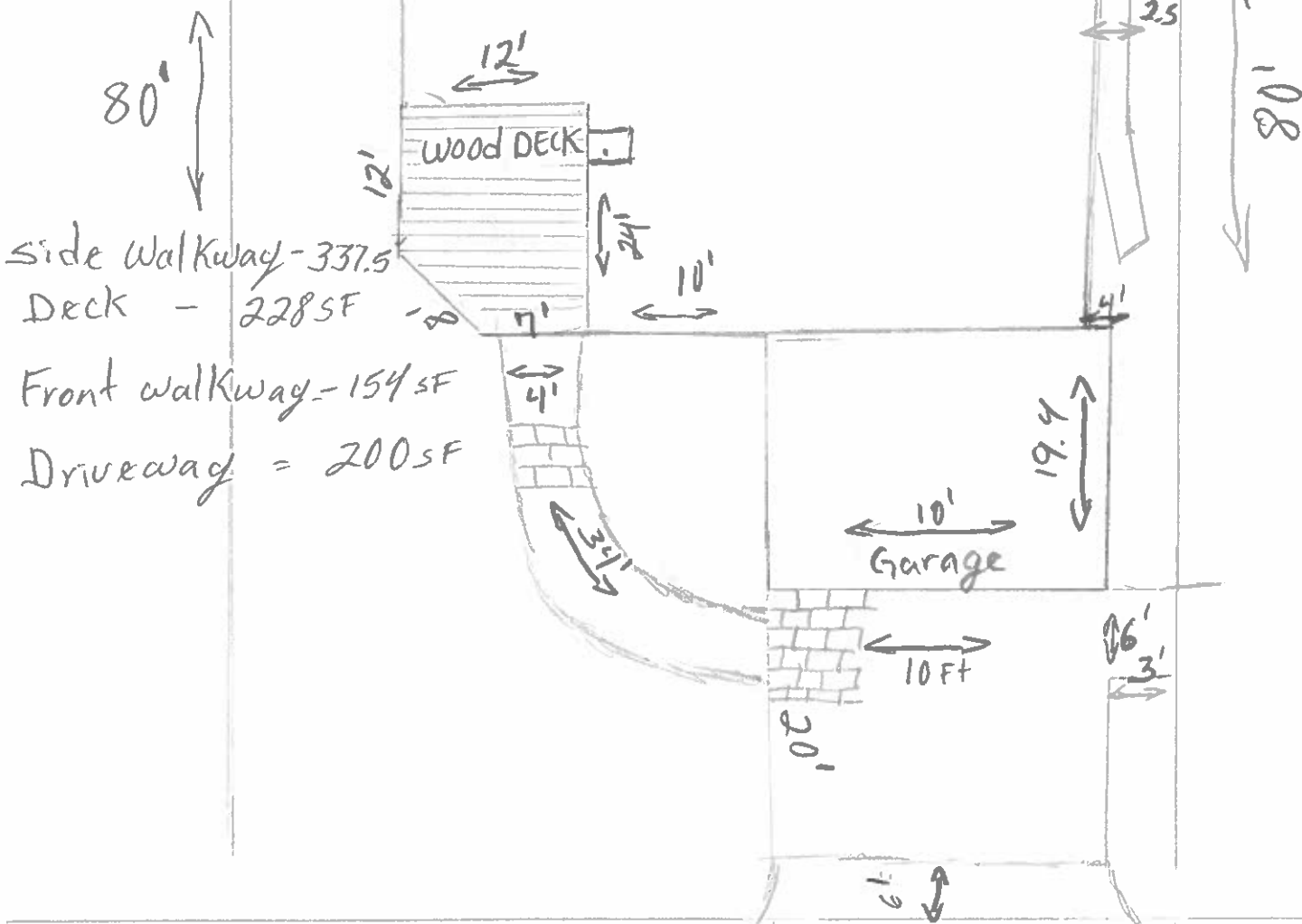
Date

CARMEL-BY-THE-SEA
PLANNING DEPARTMENT
APPROVED

Permit #: DS 23-350 (Volpi)

Date Approved: February 20, 2024

Planner: A. Barton



CRESPI

6 SW Crespi
Carmel by the Sea



CITY OF CARMEL BY THE SEA
COMMUNITY PLANNING AND BUILDING
GENERAL PLANNING APPLICATION

RECEIVED
NOV 08 2023
City of Carmel-by-the-Sea
Planning & Building Dept.

Fee: \$ _____
Receipt: _____
Date: _____
Application No: _____

Project Description

Street Location 6 SW Crespi Carmel by the Sea
Block 103 Lot(s) ~~103~~ 15 Assessor's Parcel No(s) 010-052-028
Zoning Designation R-1 Current Use _____

Project Description (Use additional pages if needed):

Remove Asphalt, Concrete walkway and Replace
with Calstone Pavers Antiqued Cobble
Oak Barrel Color 3545F

See applicable submittal checklist for additional submittal requirements

Property Owner Information

Property Owner(s) Nancee Volpi Phone(s) (209) 483-0004
Mailing Address(es) 6 SW Crespi Carmel by the Sea
Email Address(es) nvolpi@shcglobal.net

Nancee Volpi
Property Owner Signature (Required) _____ Date _____

Applicant Information

Individual to receive all correspondence regarding this application:

Name of Contact Eractio Valdez Role (architect, agent, etc.) Contractor
Mailing Address 13098 Meadow Oak Pl Salinas 93907 City Business License Number _____
Email Address highscapes@yahoo.com Phone (831) 601 4288

Eractio Valdez
Signature of Contact/Representative _____ Date _____

Application Type

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Residential Design Study – Track 1 | <input type="checkbox"/> Historic Determination | <input type="checkbox"/> Lot Line Adjustment |
| <input type="checkbox"/> Residential Design Study – Track 2 | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Lot Merger |
| <input type="checkbox"/> Commercial Design Review – Track 1 | <input type="checkbox"/> Sign Permit | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Commercial Design Review – Track 2 | <input type="checkbox"/> Variance | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Preliminary Site Assessment | <input type="checkbox"/> Reasonable Accommodation | |

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----- See reverse side to complete application -----

Office Use Only

☐ Historic Resource ☐ Archaeological Significance Overlay ☐ Park Overlay ☐ Beach Overlay
Assigned Staff Member: _____ Action: _____ Date of Action: _____
Decision Maker: ☐ Staff ☐ Planning Commission ☐ City Council ☐ Other: _____

By signing and submitting this application, the applicant agrees to the following:

1. At its 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.
2. That all materials submitted as part of this application package are considered to be public information, may be posted on the internet, distributed to the necessary Committees, Commissions and Council as part of the approval process, and reviewed by the public.
3. To comply with all City ordinances and State laws relating to building construction for any and all aspects of the project proposed in this application and authorizes representatives of the City and Advisory Agencies to enter the above mentioned property at reasonable times for inspection purposes related to the project for which this application is submitted.

I declare under penalty that I am the owner or authorized agent for this property and that the foregoing statements and answers and all data information, documents and evidence herewith submitted are to the best of my knowledge and belief, true and correct.

Nae Volpi

Signature of Legal Property Owner or Agent

11-8-23

Date

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NOTES

FEB 05 2024

2/2/24

EXISTING SITE COVERAGE

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

ALLOWED	536.0 SF
EXISTING IMPERVIOUS COVERAGE	
DRIVEWAY IN FRONT OF GARAGE	218 SF
EAST SIDE CONCRETE WALKWAY	306.5 SF
CONCRETE WALKWAY ENTERENCE	111 SF
TOTAL IMPERVIOUS COVERAGE	635.5
EXISTING PERVIOUS COVERAGE	
REDWOOD DECK ENTERENCE AND WOODEN STEPS	212 SF
TOTAL IMPERVIOUS COVERAGE	212
TOTAL EXISTING SITE COVERAGE	1,202.0 SF

PROPOSED SITE COVERAGE

ALLOWED	556.0 SF
SEMI-PERMEABLE PROPOSED	
ENTRY DRIVEWAY TO GARAGE (PAVERS)	218 SF
PAVER WALKWAY	111 SF
TOTAL IMPERVIOUS COVERAGE	329 SF

MATERIALS TO BE USED

CAISTONE QUARRY STONE OAK BARREL PAVERS
SAND-SET

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