



City of Carmel-by-the-Sea

COMMUNITY PLANNING AND BUILDING DEPARTMENT

Errata Memorandum

Planning Commission Meeting Date: May 14, 2025

To: Planning Commission & interested parties

From: Evan Kort, Senior Planner

Date: May 13, 2025

Subject: DS 22-331 (Collins); San Carlos 3 southeast of 1st Avenue

Commissioners,

On May 12, 2025, staff and the project applicant received correspondence from an adjacent neighbor raising concerns regarding the proposed landscape plan, specifically the proposed locations of the upper canopy trees. The correspondence stated, in part: *"we object to the placement of the new monterey pine in the corner of the lot closest to our property at the SW corner of Mission & 1st."* In summary, their concern was primarily an issue regarding potential view impacts.

On May 13, 2025, staff received from the applicant a revised landscape plan and site plan that relocates one of the proposed upper canopy trees from the northeast corner of the site to the northwest portion of the site. With the proposed changes, all new upper canopy trees are proposed to be located at or near the northwest corner of the site (see enclosed and Figures 2 and 3, below).

Planning staff and the city forester has reviewed the proposed changes and finds the proposed alternative locations acceptable. The concerned neighbor is also agreeable to the proposed changes.

The enclosed site plan and landscape plan supercedes the proposed site plan and landscape plan included in the staff report as Attachment 3.

The intent of this errata memo is only provide for the substitution of the site plan and landscape plan to address the change in location of the upper canopy trees proposed to be planted on-site to meet the recommended tree density. All other components of the staff report, resolution, and associated Conditions of Approval shall remain in full force and effect.

Best regards,

Evan Kort
Senior Planner

Encl. Figures - Comparason of Existing and Proposed Tree Locations
Revised Site Plan and Landscape Plan.

Figures - Comparison of Existing and Proposed Tree Locations

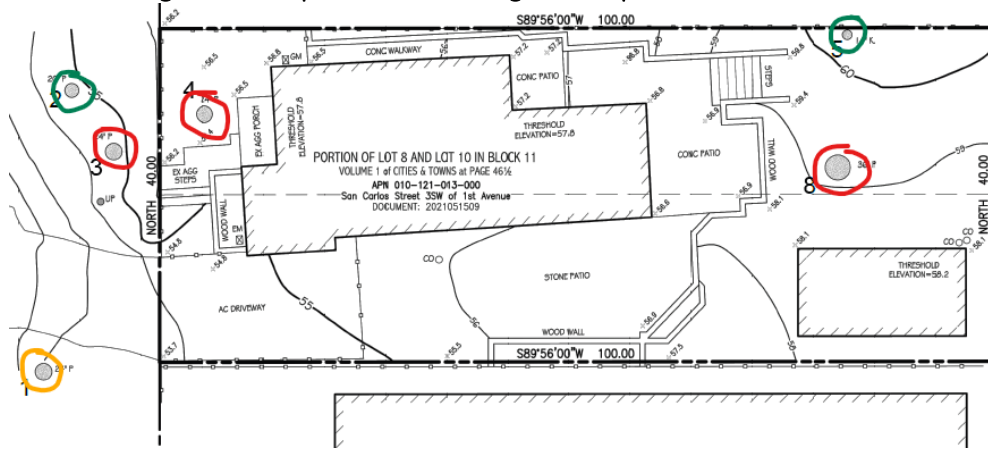


Figure 1. Site Survey from Preliminary Site Assessment (dated February 2022). Green circle = tree to remain; Orange circle = Tree planned for removal (on city work order); Red circle = Tree removed since survey conducted.

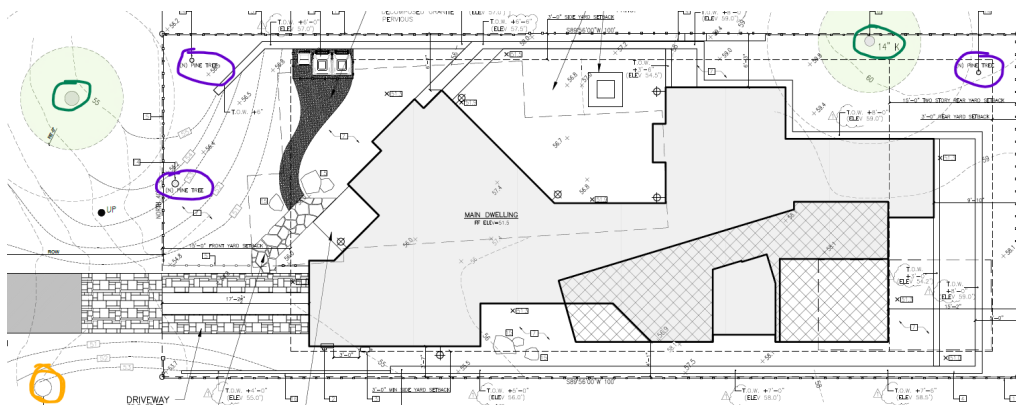


Figure 2. Proposed site plan from staff report. Green circle = tree to remain; Orange circle = Tree planned for removal (on city work order); Purple Circle = Proposed Upper Canopy Trees (Monterey pine)

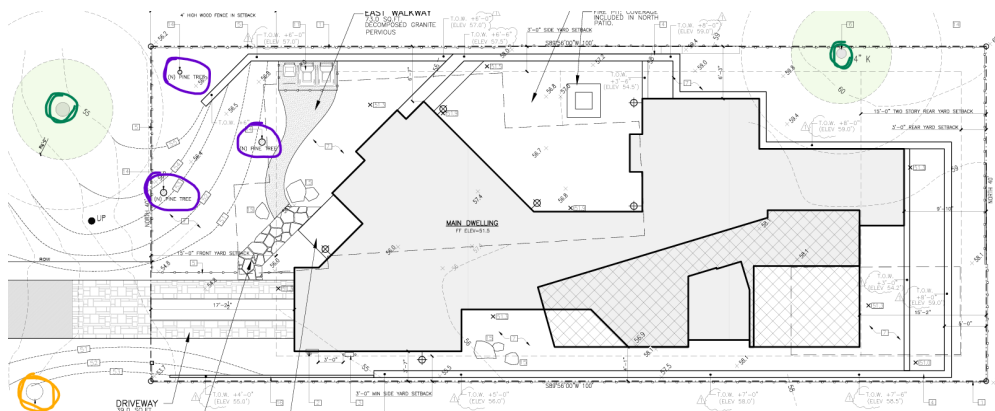
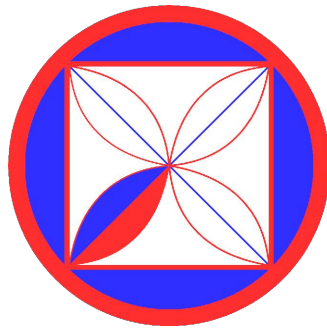


Figure 3. Revised site plan with new tree planting locations. Green circle = tree to remain; Orange circle = Tree planned for removal (on city work order); Purple Circle = Proposed Upper Canopy Trees (Monterey pine)



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REVISIONS:
 04-28-25
 05-13-25

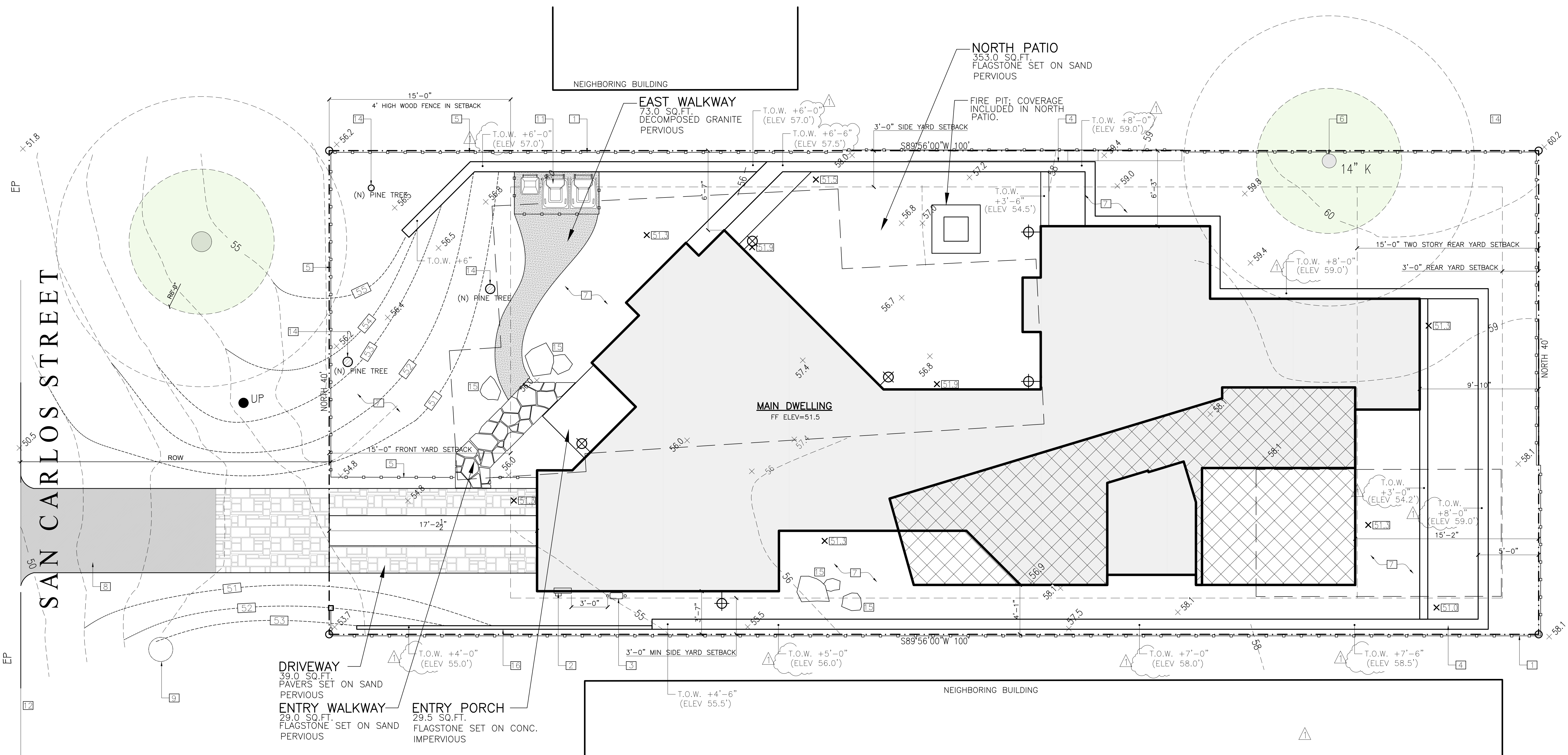
PROJECT:
 Collins Residence
 San Carlos, 3 SW of 1st, Carmel-By-The-Sea
 Monterey County, California
 Block: 11 Lot: North Port of 8 & SouthPort of 10
 APN: 010-121-013-000
PROJECT NO.:
 21-08

ISSUE:
 04-01-24
 10-15-24
 01-07-25
 02-12-25
DRAWN BY:
 C.O.

**SITE PLAN
 (PROPOSED)**

SCALE: 1" = 1/4"

A1.1



FORESTREE NOTES

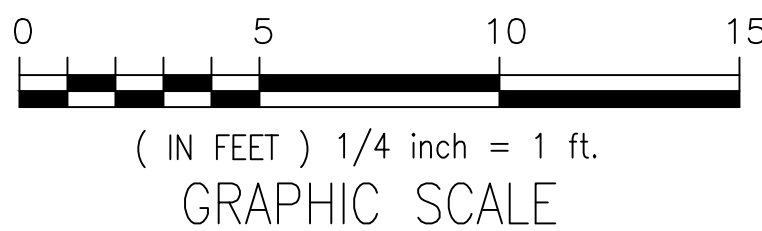
- A. TREE PROTECTION ZONE. THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIFLINE OR 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 FOOT HIGH TRANSPARENT FENCING IS REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY FORESTER. 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 FENCING.
- B. THE STRUCTURAL ROOT ZONE (SRZ) 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 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 PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.
- C. FOOTINGS MAY NOT TRENCH THROUGH MORE THAN 25% OF THE SRZ. PIERS AND CANTILEVERS ARE ACCEPTABLE. A PARTIAL FOUNDATION PLAN SHALL BE PROVIDED FOR THE FOUNDATIONS LOCATED WITHIN SRZ SHOWING THE HOW PIERS WILL BE USED WITHIN THE SRZ (I.E. BRIDGED FOUNDATION/STEM WALLS).

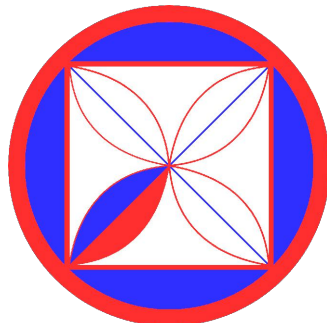
KEY NOTES

- 1 WOOD FENCE; 6FT, RDWD SEE SH. A4.0
- 2 NEW 200 AMP ELEC. SERVICE ENTRANCE
- 3 GAS METER; PROVIDE A CLEAR & LEVEL SURFACE; WIDTH-48" DEPTH-36" HEIGHT-78"
- 4 PLASTER RETAINING WALL
- 5 WOOD FENCE; 4FT, RDWD SEE SH. A4.0
- 6 EXISTING TREE TO REMAIN
- 7 NEW LANDSCAPING
- 8 NEW ASPHALT DRIVEWAY
- 9 TREE SCHEDULED TO BE REMOVED BY PUBLIC WORKS
- 10 ---
- 11 TRASH AREA ENCLOSED WITH 4FT WOOD FENCE
- 12 STREET EDGE
- 13 ---
- 14 NEW PINE TREE
- 15 LANDSCAPE ROCK
- 16 WOOD RETAINING WALL

LEGEND

	(N) MAIN LEVEL		EXISTING TREE
	(N) UPPER LEVEL		NEW TREE
	PROPERTY LINE		TREE TO BE REMOVED
	MIN. SETBACKS		NEW ELEVATION MARKER
	PREVIOUS DESIGN STUDY FOOTPRINT WITH ADVERSE VIEWSHED IMPACTS		NEW CONTOURS
	LIGHT FIXTURE, SEE SHEET A8.0 FOR SPEC'S		
	HOSE BIB		
	GAS VALVE		





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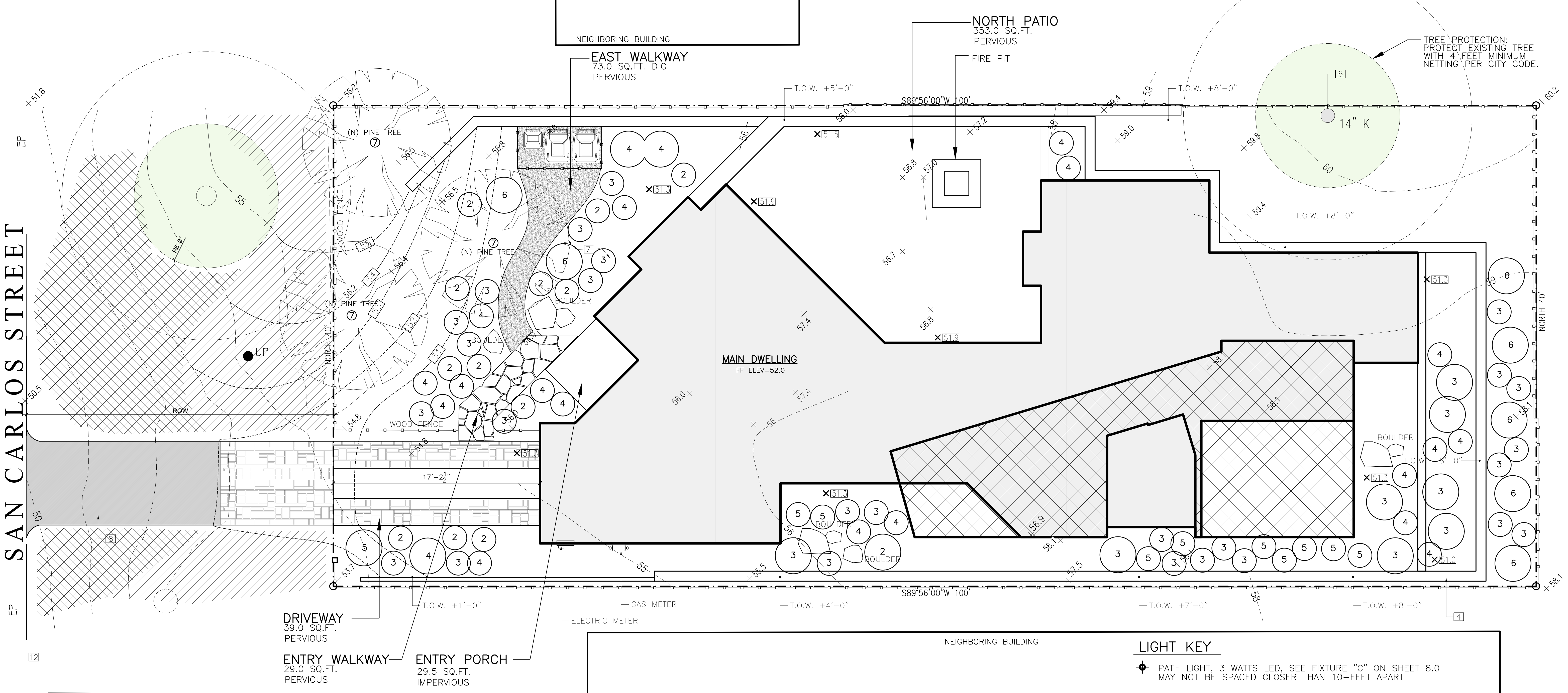
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DRAWN BY:
 C.O.

LANDSCAPE PLAN
 (PROPOSED)

SCALE: 1" = 1/4"

L1.0



FORESTRY NOTE:

CITY FORESTER REQUIREMENT:

- TREE PROTECTION ZONE- THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 18 INCHES RADIIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. 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 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 RADIIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE OUTSIDE OF FENCING.
- THE STRUCTURAL ROOT ZONE STRUCTURAL ROOT ZONE SHALL BY 6 FEET FROM THE TRUNK OR 6 INCHES RADIIALLY 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 PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER 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.
- ALL IVY AND ACACIA SHALL BE ERADICATED FROM LOT AND PUBLIC RIGHT OF WAY

PLANT INDEX

No.	BOTANICAL NAME	COMMON NAME	SIZE
1	AGAPANTHUS PETER PAN	LILY OF THE NILE	1 GAL
2	CISTUS DORIS HIBBERSON	ROCK ROSE	5 GAL
3	LAVANDULA STOECHAS	SPANISH LAVENDER	5 GAL
4	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL
5	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL (TRIM AS HEDGE)	5 GAL
6	AGAPANTHUS	APAGANTHUS "AFRICANUS BLUE"	5 GAL
7	PINUS RADITA	MONTEREY PINE	15 GAL
	CEANOTHUS GRISSEUS HORIZONTALIS	CARMEL CREEPER	1 GAL
	CERATOSTIGMA PLUMBAGINOIDES	DWARF PLUMBAGO	1 GAL

IRRIGATION SYSTEM

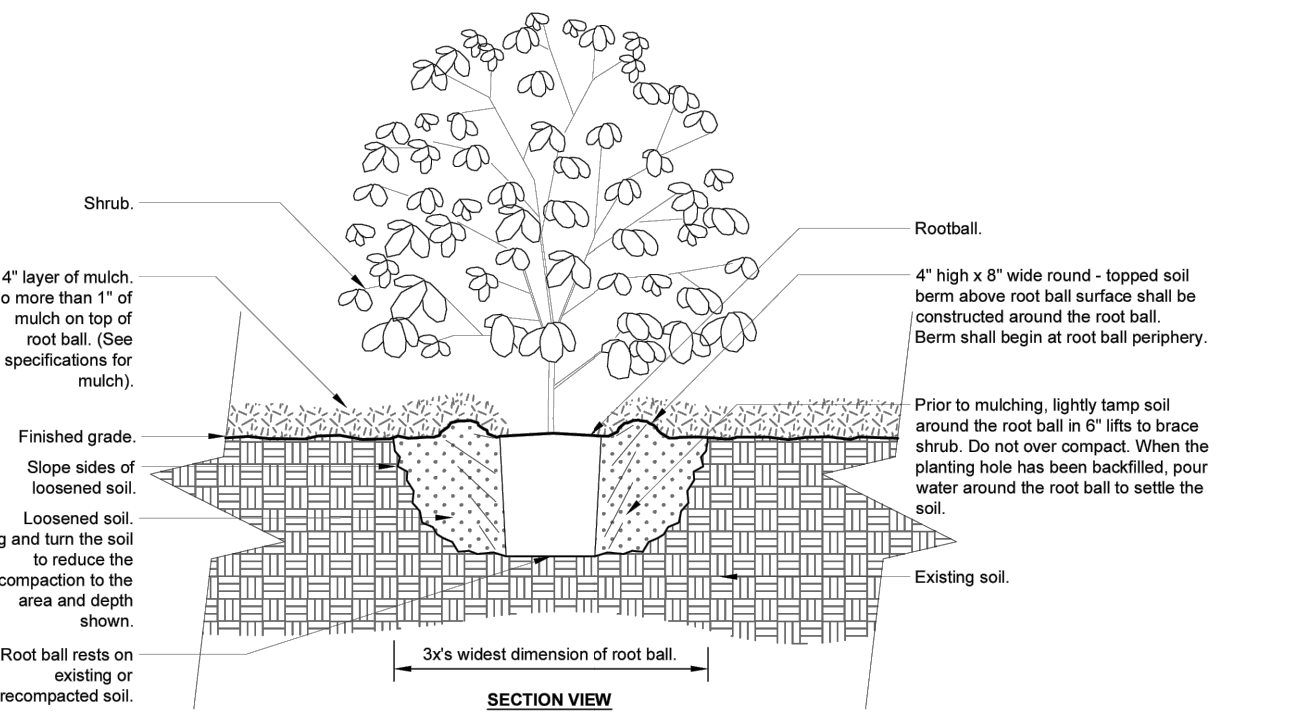
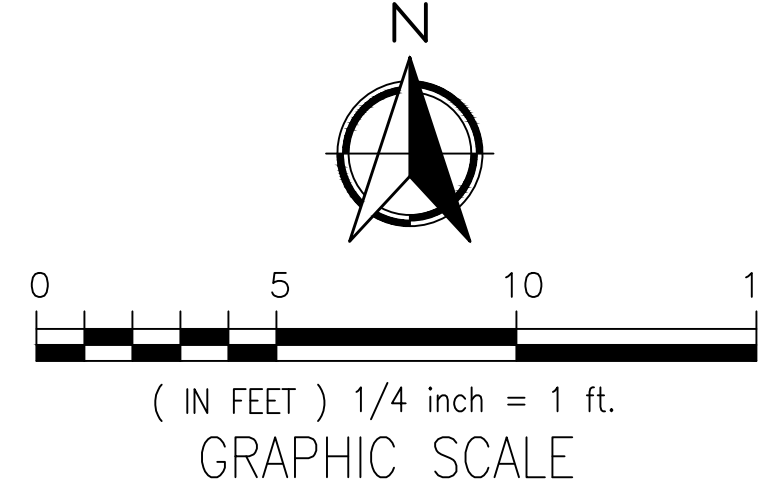
- 1-INCH ANTISYPHON DEVICE
- 1-INCH ELECTRIC VALVES
- FILTER PLUS REGULATOR FOR EACH VALVE
- ELECTRIC CONTROLLER
- EACH PLANT TO BE ON DRIP SYSTEM
- ALL PLANTS WILL BE PLANTED WITH AGRIFORM
- TABS FOLLOWING MANUFACTURE DIRECTIONS.
- COMPOST WILL BE MIXED WITH SOIL AT 2:1

GENERAL NOTES

- FOR THE PORTION OF THE RIGHT-OF-WAY WHERE PARKING MAY NOT BE PRACTICAL DUE TO THE SLOPE, INCLUDE JUTE NETTING AND A DROUGHT TOLERANT GROUND COVER TO MANAGE POST- CONSTRUCTION EROSION CONTROL.
- PLANTS INSTALLED WITHIN THE DRIP LINE OF TREES SHALL BE SELECTED FROM THE CITY'S "LIST OF COMPATIBLE PLANTS UNDER AND AROUND NATIVE TREES" LOCATED IN THE FOREST MANAGEMENT PLAN.

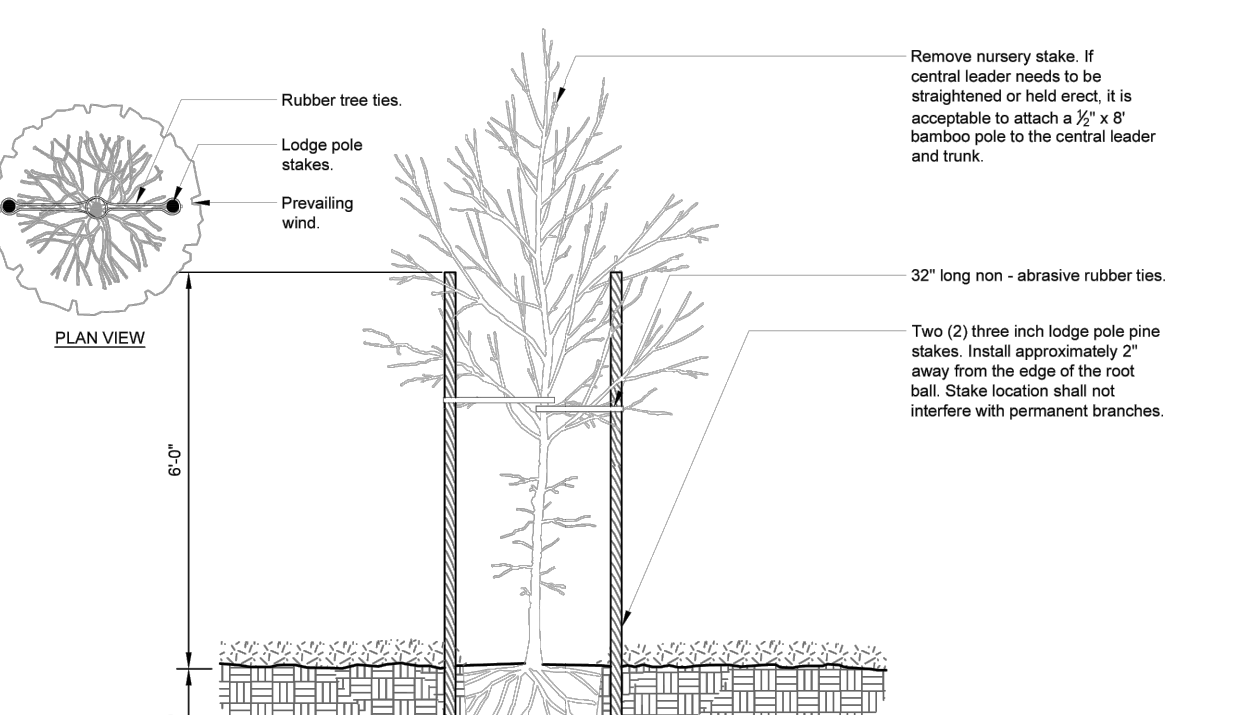
EXTERIOR LIGHTING NOTES

- ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING MAY NOT BE HIGHER THAN 10- FEET ABOVE THE GROUND AND MAY NOT EXCEED 25-WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 375 LUMENS) IN POWER PER FIXTURE.
- LANDSCAPE LIGHTING MAY NOT EXCEED 18-INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 225 LUMENS) PER FIXTURE AND MAY NOT BE SPACED CLOSER THAN 10- FEET APART. LANDSCAPE LIGHTING MAY 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.



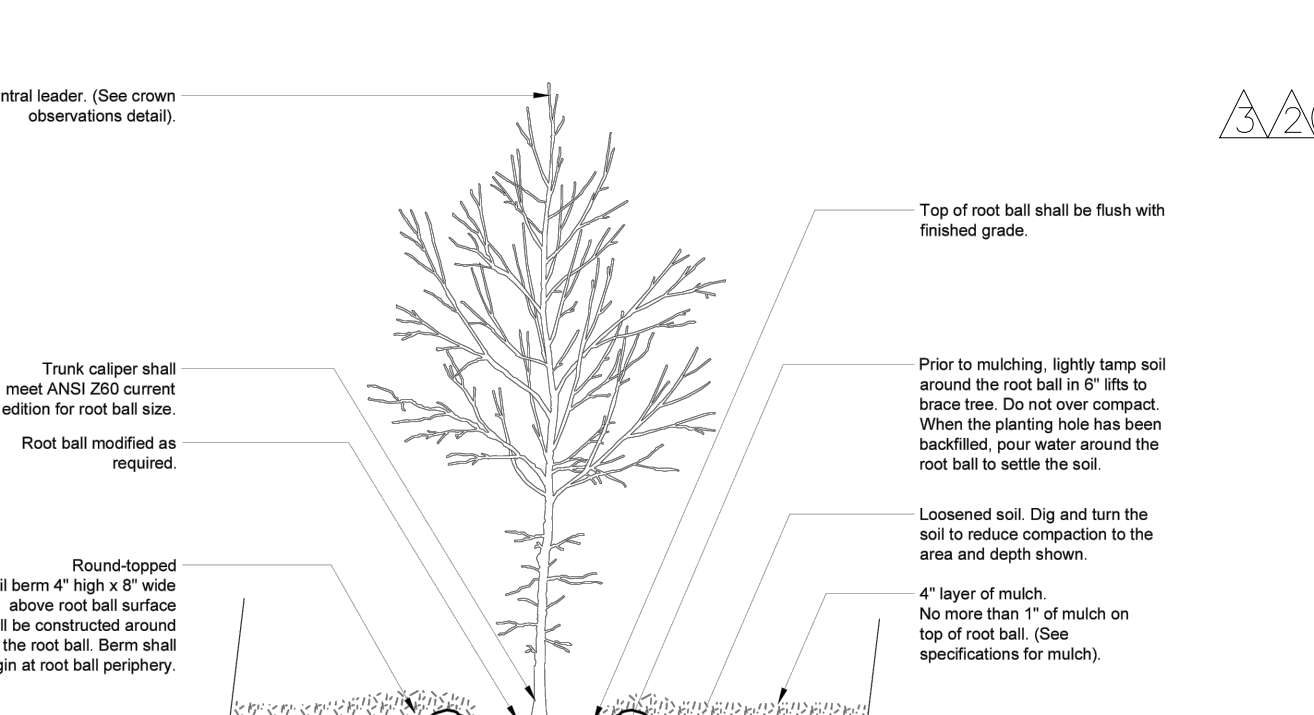
Notes:
 1: Shrubs shall be of quality prescribed in the root observations detail and specifications.
 2: See specifications for further requirements related to this detail.

1 SHRUB - UNMODIFIED SOIL



Notes:
 1: Trunk caliper shall meet ANSI Z30 current edition for root ball size.
 2: See specifications for further requirements related to this detail.

2 TREE STAKING - LODGE POLES (2)



Notes:
 1: Trees shall be of quality prescribed in the root observations detail and specifications.
 2: See specifications for further requirements related to this detail.

3 TREE w/ BERM (EXISTING SOIL NOT MODIFIED)

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 OPEN SOURCE TREE TO USE

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