



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 #: Landscape Plan Check/Inspection 23365

Owner Name: J M BAKER PROPERTIES LP

Case Planner: Marnie R. Waffle, AICP, Principal Planner

Date Posted: _____

Date Approved: 05/15/2024

Project Location: SW Corner of Santa Rita Street and 5th Avenue

APN #: 010038001000 **BLOCK/LOT:** 61/1 & 3

Applicant: Jason Mehringer, Agent

Project Description: This approval of Landscape Plan Check/Inspection application LD 23-365 (J.M. Baker Properties, LP) implements the mitigation required by the Forest & Beach Commission on June 11, 2020 for damage to a private tree during construction on the adjacent parcel to the south (DS 19-128, Mei) and authorizes the installation and maintenance of landscaping at the existing single-family residence located at SW Corner of Santa Rita Street and 5th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Mehringer Construction and Design dated May 8, 2024 stamped approved and on file in the Community Planning & Building Department 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.	Authorization. This approval of Landscape Plan Check/Inspection application LD 23-365 (J.M. Baker Properties, LP) implements the mitigation required by the Forest & Beach Commission on June 11, 2020 for damage to a private tree during construction on the adjacent parcel to the south (DS 19-128, Mei) and authorizes the installation and maintenance of landscaping at the existing single-family residence located at SW Corner of Santa Rita Street and 5th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Mehringer Construction and Design dated May 8, 2024 stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.
2.	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 when such plans are submitted, such changes may require additional review and subsequent approval by the Community Planning & Building Director.
3.	Permit Validity. In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a Residential Design Study which includes a Landscape Plan Check/Inspection 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.	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 unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	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 the final inspection.
6.	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

	<p>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.</p>
7.	<p>Cultural Resources. Throughout construction, all activities 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 the 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 regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.</p>
8.	<p>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)</p>
<p>Landscape Conditions</p>	
9.	<p>Tree Removal Prohibited. Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.</p>
10.	<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, including 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

	<p>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.</p> <ul style="list-style-type: none"> • Structural Root Zone. The 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 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.
Special Conditions	
11.	<p>Notice of Authorized Work Required. Prior to commencing work on the project, the Applicant shall obtain a Notice of Authorized Work from the Community Planning & Building department. The Notice shall be posted at the front of the property as close as practical to the project area, where it is readily visible to the public, and shall remain in place through the completion of the project.</p>

Acknowledgment and acceptance of conditions of approval:

 Property Owner Signature
 (010-038-001)

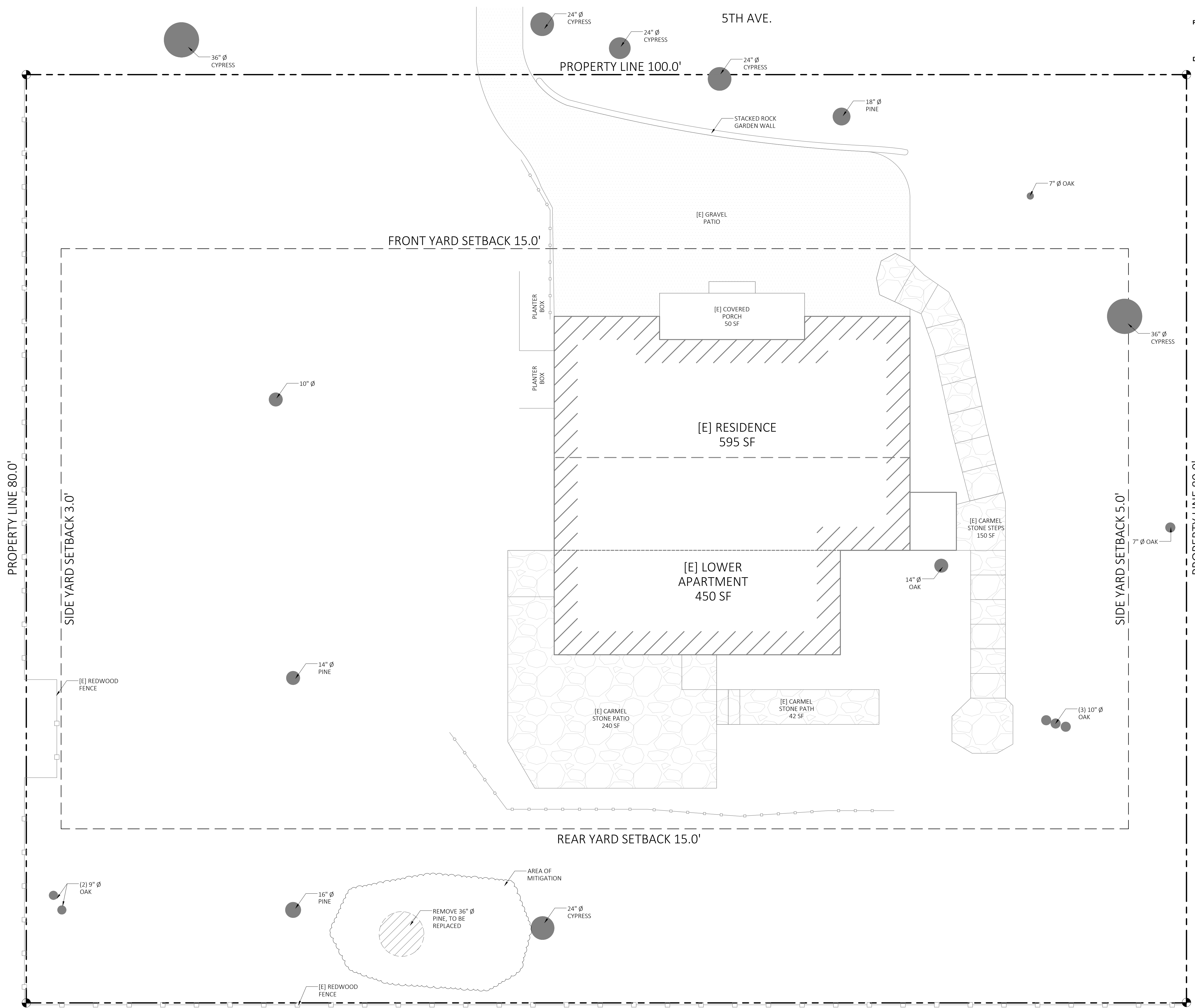
 Printed Name

 Date

 Property Owner Signature
 (010-038-002)

 Printed Name

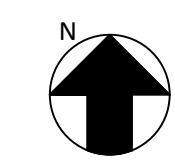
 Date



PROPERTY LINE 100.0'

EXISTING SITE PLAN

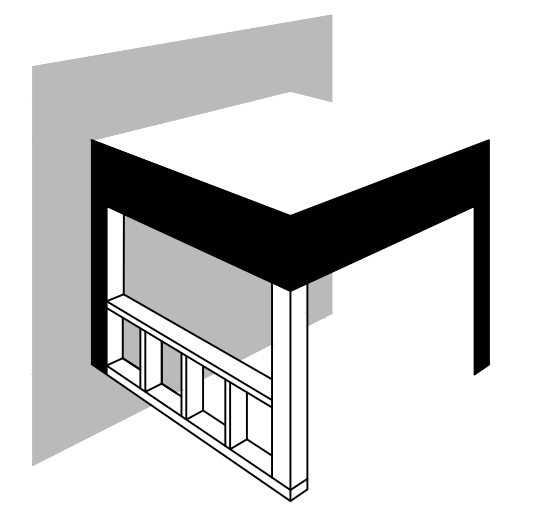
SCALE: 1/4" = 1'-0"

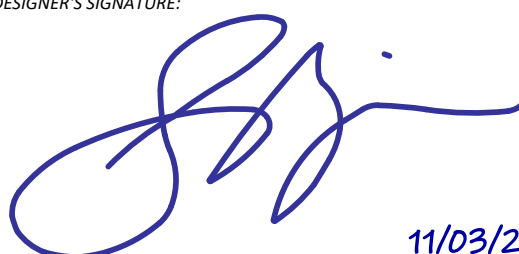


PROJECT DIRECTORY

PROPERTY OWNER
 DAVID BAKER
 SW CORNER OF SANTA RITA & 5TH AVE
 CARMEL-BY-THE-SEA CA 93923
 415-305-9433

DESIGNER
 JASON MEHRINGER
 MEHRINGER CONSTRUCTION
 481 WATSON ST. #6
 CELL: 831-760-0275
 BUSINESS LICENSE: 2406



DESIGNER'S SIGNATURE:

 11/03/23

SHEET INDEX

L1.0 EXISTING SITE PLAN
 L1.1 PLANTING & IRRIGATION PLAN

SCOPE OF WORK

- REPAIR AND MITIGATE THE DISTURBED AREA WHERE THE PINE TREE WAS LOST WITH GROUND COVER PLANTS TO PREVENT EROSION

MEHRINGER CONSTRUCTION & DESIGN

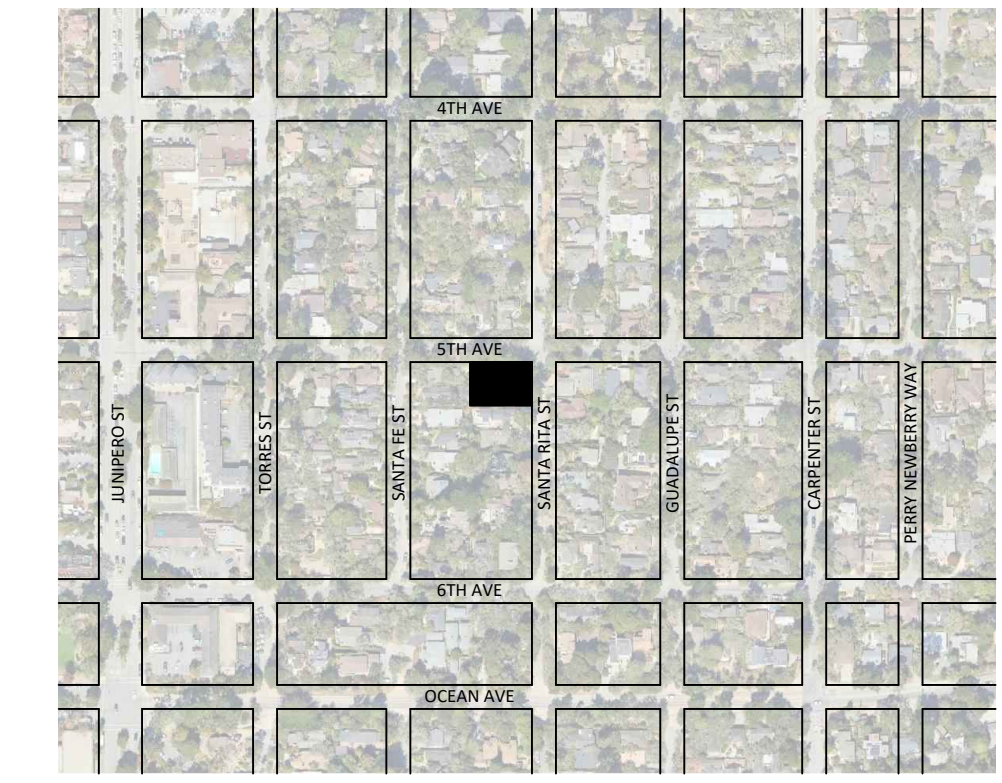
ADDRESS 481 WATSON ST #6
 MONTEREY CA 93940
LICENSE 893553
BUS. LICENSE 2406
PHONE 831-760-0275
EMAIL MehringerDesign@gmail.com

BAKER TREE REPLACEMENT

ADDRESS SW CORNER OF SANTA RITA & 5TH AVE
 CARMEL-BY-THE-SEA CA 93923
APN 010-038-001
OWNER DAVID BAKER
PHONE 415-305-9433
EMAIL davidgibsonbaker@gmail.com

Approved 5/15/2024
 LD 23-365 (J. M. Baker, LP)
 Jacob Olander, Assistant Planner
 Community Planning and Building
 Carmel-by-the-Sea

VICINITY MAP

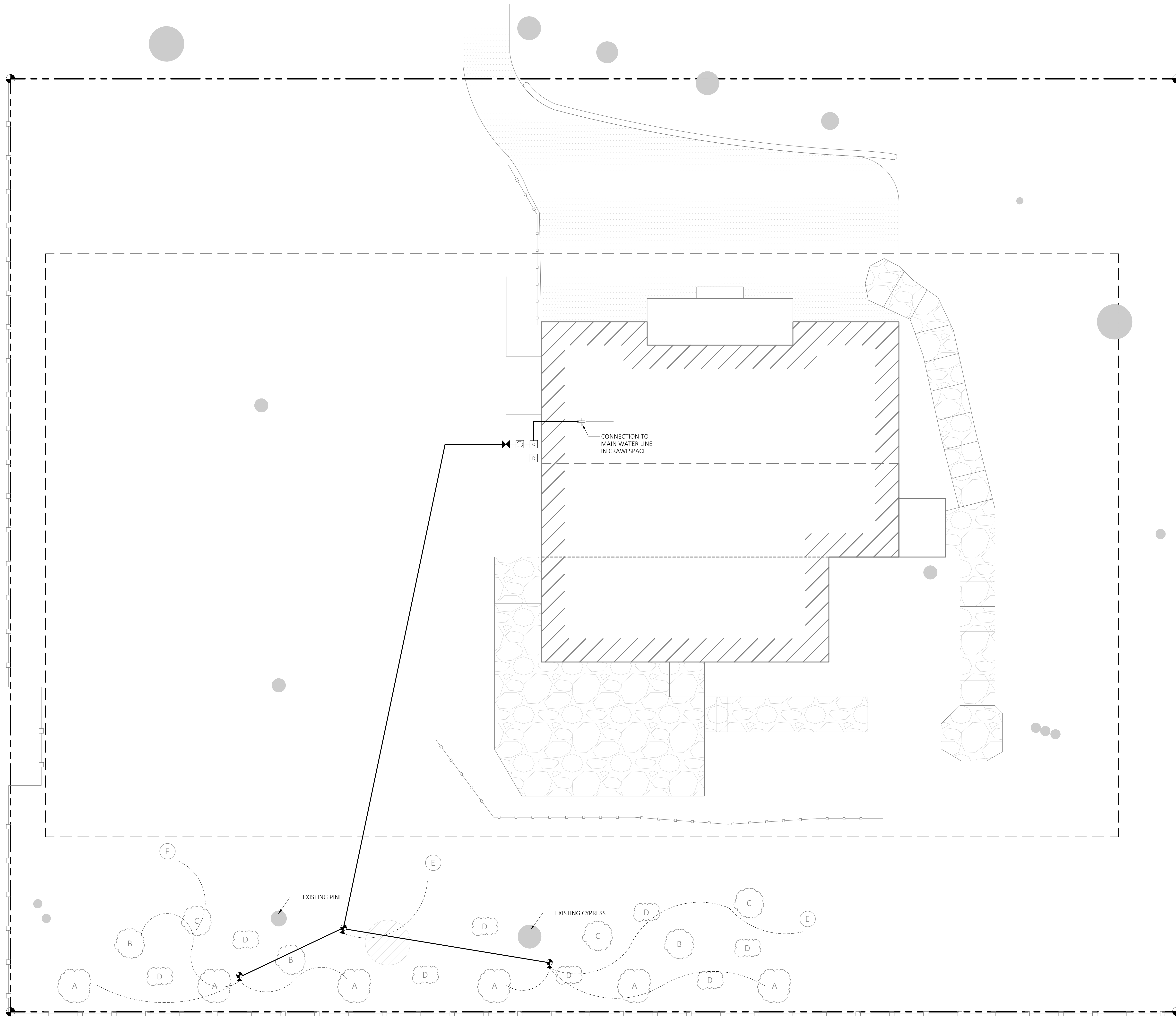


CITY APPROVAL STAMP:

EXISTING SITE PLAN		
DRAWN BY: JASON MEHRINGER		
MARK	PHASE	DATE
	OWNER APPROVAL	09-27-23
	PLANNING APP	11-03-23

SHEET NUMBER:

L1.0

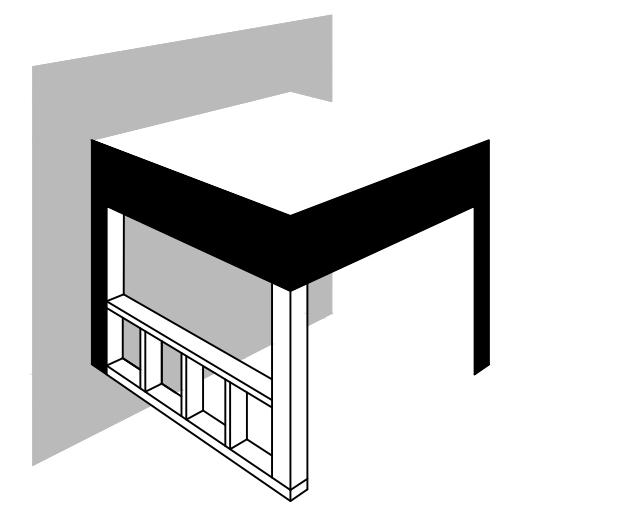


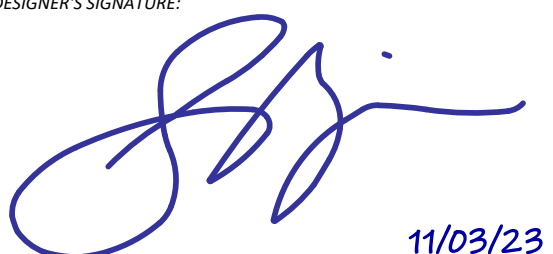
PLANT LIST

A.	PACIFIC WAX MYRTLE (MYRICA CALIFORNICA)	2 GAL.	6 QTY.
B.	ANCHOR BAY (CEANOTHUS)	5 GAL.	3 QTY.
C.	TOYON (HETEROMELES ARBUTIFULIA)	1 GAL.	3 QTY.
D.	YERBA BUENA (SATUREJA DOUGLASII)	1 GAL.	7 QTY.
E.	MONTEREY PINE (PINUS RADIATA)	5 GAL.	3 QTY.

IRRIGATION LEGEND

- 3/4" PVC SCHEDULE 40 TO VALVES
- POINT CONNECTION FROM MAINLINE
- CONTROLLER
- RAIN SENSOR
- GATE SHUT OFF VALVE
- BACKFLOW PREVENTION ASSEMBLY
- CONTROL VALVE TO DRIP w/ 30 PSI PRESSURE REGULATOR & FILTER
- LATERAL TUBING TO EMITTERS - 1/2" POLYETHYLENE

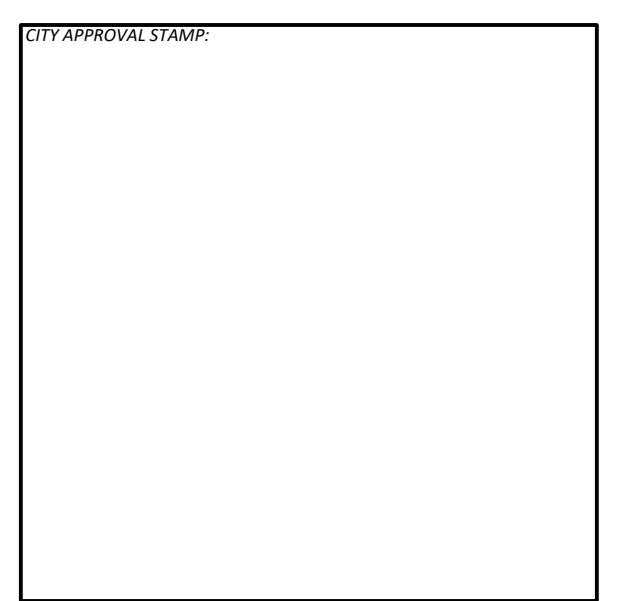


DESIGNER'S SIGNATURE:

 11/03/23

MEHRINGER CONSTRUCTION & DESIGN

ADDRESS 481 WATSON ST #6
 MONTEREY CA 93940
 LICENSE 893553
 BUS. LICENSE 2406
 PHONE 831-760-0275
 EMAIL MehringerDesign@gmail.com
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Approved 5/15/2024
 LD 23-365 (J. M. Baker, LP)
 Jacob Olander, Assistant Planner
 Community Planning and Building
 Carmel-by-the-Sea



SHEET TITLE: LANDSCAPE PLAN		
DRAWN BY: JASON MEHRINGER		
MARK	PHASE	DATE
	OWNER APPROVAL	09-27-23
	PLANNING APP	11-03-23

SHEET NUMBER:
L1.1

PLANTING & IRRIGATION PLAN
 SCALE: 1/4" = 1'-0"