



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 24005

Owner Name: HOMESTEAD INN LLC

Case Planner: Alec Barton, Contract Planner

Date Posted: _____

Date Approved:

Project Location: NE Corner of 8th & Lincoln

APN #: 010148007000 **BLOCK/LOT:** 92/ALL LOTS 18 AND 20

Applicant: Town & Country Gardening & Landscape INC / Robert Luster

Project Description: Landscaping for damage where tree removed & upgrades for garden with no sprinklers.

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 Design application LD 24005 (Homestead Inn, LLC) authorizes the installation and maintenance of landscaping in a location where a tree was formerly removed, as well as upgrades to existing gardens located at the northeast corner of Lincoln Street and 8th Avenue in the Residential and Limited Commercial (RC) District as depicted in the plans prepared by Town and Country Gardening & Landscape, Inc. dated 12/15/2023 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 RC District.
3.	Permit Validity. In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a commercial design review approval remains valid for a period of 18 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 the final inspection.
5.	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.
6.	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.
7.	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)
Landscape Conditions	
8.	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.
9.	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, 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 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. • 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

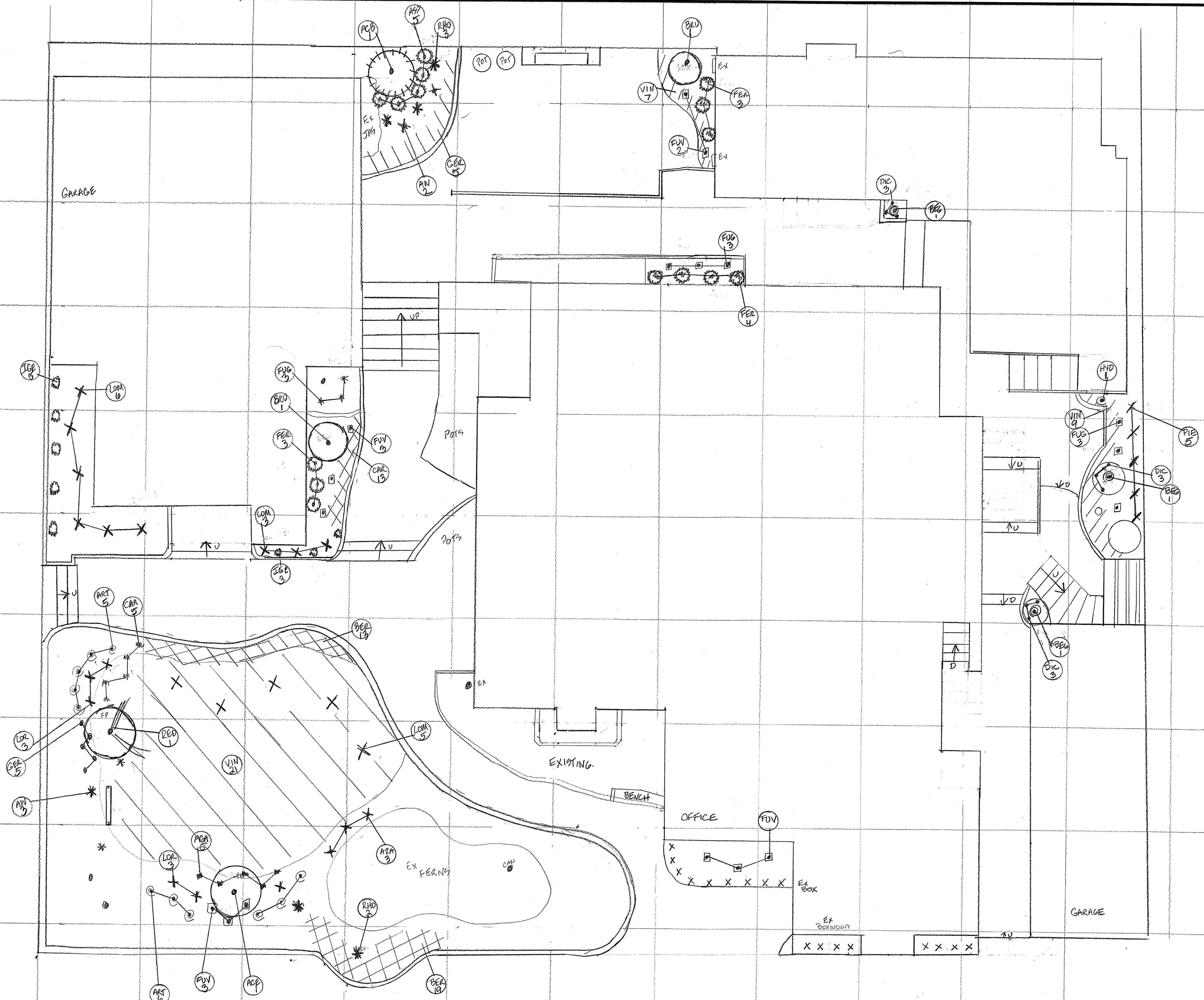
	<p>performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots.</p> <ul style="list-style-type: none">• If roots greater than 2 inches in diameter are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval 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	
10.	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.

Acknowledgment and acceptance of conditions of approval:

Property Owner Signature

Printed Name

Date



ABBR	PLANT NAME	SIZE	QUAN
ACB	ACER CORRAL BARK	15G	1
ACE	ACER GREEN	15G	1
AGA	AGAPANTHUS STORM CL	1G	5
ART	ARTEMESIA SILVER MND	1G	11
ASP	ASPARAGUS MEYERI UP	1G	5
AW	ANGEL WING SENECIO	2G	5
AZA	AZALEA PINK	5G	3
BEG	BEGONIA ANGEL WING	5G	3
BER	BERGINIA	1G	32
BRU	BRUGSMANSIA	5G	2
CAR	CAREX EVERILLO GOLD	1G	18
DIC	DICHONDRA SILVER FALLS	1G	9
FER	FERN SWORD/WESTERN	5G	10
FUG	FUCHSIA GARTENMEISTER	1G	9
FUV	FUCHSIA VOODO	5G	11
GER	GERANIUM RED	1G	10
HYD	HYDRANGEA TRANSPLANT		1
LOM	LOMANDRA PLATINUM	5G	14
LOR	LOROPETAUM JAZZ DWF	5G	6
PIE	PIERIS	5G	5
RED	REDBUD FOREST PANSY	15G	1
RHO	RHODODENDROM DWF	15G	5
VIN	VINCA MINOR	1G	37

**CARMEL-BY-THE-SEA
PLANNING DEPARTMENT
APPROVED**

Permit #: LD 24005 (Homestead Inn, LLC)
Date Approved: February 14, 2024
Planner: A. Barton

REVISIONS

BY

TOWN AND COUNTRY GARDENING & LANDSCAPE INC

PO BOX 223798

CARMEL, CA 93923

831-596-2709, 831-625-3105

Date

Scale NTS 1"=20'

Drawn

APPROX

1"=20'