



## 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 7<sup>th</sup> 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 22177

**Owner Name:** CITY OF CARMEL (RIGHT-OF-WAY)

**Case Planner:** Katherine Wallace

**Date Posted:** 12/22/2022

**Date Approved:** 12/22/2022 \_\_\_\_\_

**Project Location:** City right-of-way fronting North San Antonio 2 SW of 2nd Avenue

**APN #:** City right-of-way fronting 010-421-001-000

**Agent/Applicant:** Cody J. Phillips, agent, on behalf of co-applicants Philip and Anne Purcell and Michelle Tutelian. The Purcell property is located at San Antonio Avenue 3 SE of 2nd Avenue, APN 010-242-020, and the Tutelian property is located at San Antonio Avenue 4 SE of 2nd Avenue, APN 010-242-038.

**Project Description:** Replacement and infill planting and right to maintain/trim landscape in the public right of way fronting North San Antonio Avenue 2 SW of 2nd Avenue (APN 010-421-001) as depicted in the plans prepared by Joni L. Janecki & Associates dated November 30, 2022, unless modified by the Conditions of Approval.

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

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	<b>Authorization.</b> This revised approval of Landscape Plan Check (LD 22-177, Purcell and Tutelian) authorizes replacement and infill planting and right to maintain/trim landscape in the public right of way at North San Antonio Avenue 2 SW of 2 <sup>nd</sup> Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Joni L. Janecki & Associates dated November 30, 2022, unless modified by the conditions of approval contained herein.	✓
2.	<b>Codes and Ordinances.</b> The project shall be completed in conformance with all requirements of the R-1 zoning district.	✓
3.	<b>Permit Validity.</b> This approval shall be valid for a period of one year from the date of action.	✓
4.	<b>Modifications.</b> 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 City Forester 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.	✓
5.	<b>Indemnification.</b> 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.	✓
6.	<b>USA North 811.</b> 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)	✓
<b>Landscape Conditions</b>		

7.	<p><b>Landscape Plan.</b> All new landscaping shall be installed as proposed on the landscape plan submitted to the Community Planning &amp; Building Department, in 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.</p>	✓
8.	<p><b>Tree Removal.</b> Trees and vegetation on the site shall only be removed as depicted on plans prepared by Joni L. Janecki &amp; Associates dated November 30, 2022, approved by the City Forester; all remaining trees shall be preserved.</p>	✓
9.	<p><b>Significant Trees.</b> For trees not approved for removal by the City Forester, any tree roots larger than two inches (2”) require the City Forester to 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 permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6”) of mulch shall be evenly spread across the dripline of all trees.</p>	✓
10.	<p><b>Tree Protection Measures.</b> Requirements for tree preservation shall adhere to the following tree protection measures.</p> <ul style="list-style-type: none"> <li>● Prior to grading, excavation, or construction, clearly tag or mark all trees to be preserved.</li> <li>● Excavation within 6 feet of a tree trunk is not permitted.</li> <li>● No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.</li> <li>● 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.</li> <li>● 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. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. 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.</li> <li>● 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</li> </ul>	✓



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## KEY NOTES

1. APPROXIMATE PROJECT AREA

JONI L. JANECKI  
& ASSOCIATES

JONI L. JANECKI & ASSOCIATES, INC.  
515 SWIFT ST. SANTA CRUZ, CA 95060  
EMAIL: JLI@JLIJA.COM | WWW.JLIJA.COM  
California Landscape Architect License 3163

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

Permit #: LD 22-177 (Purcell and Tutelian)  
Date Approved (Revised): 12/22/2022  
Planner: K. Wallace

City right-of-way fronting  
North San Antonio 2 SW of 2nd

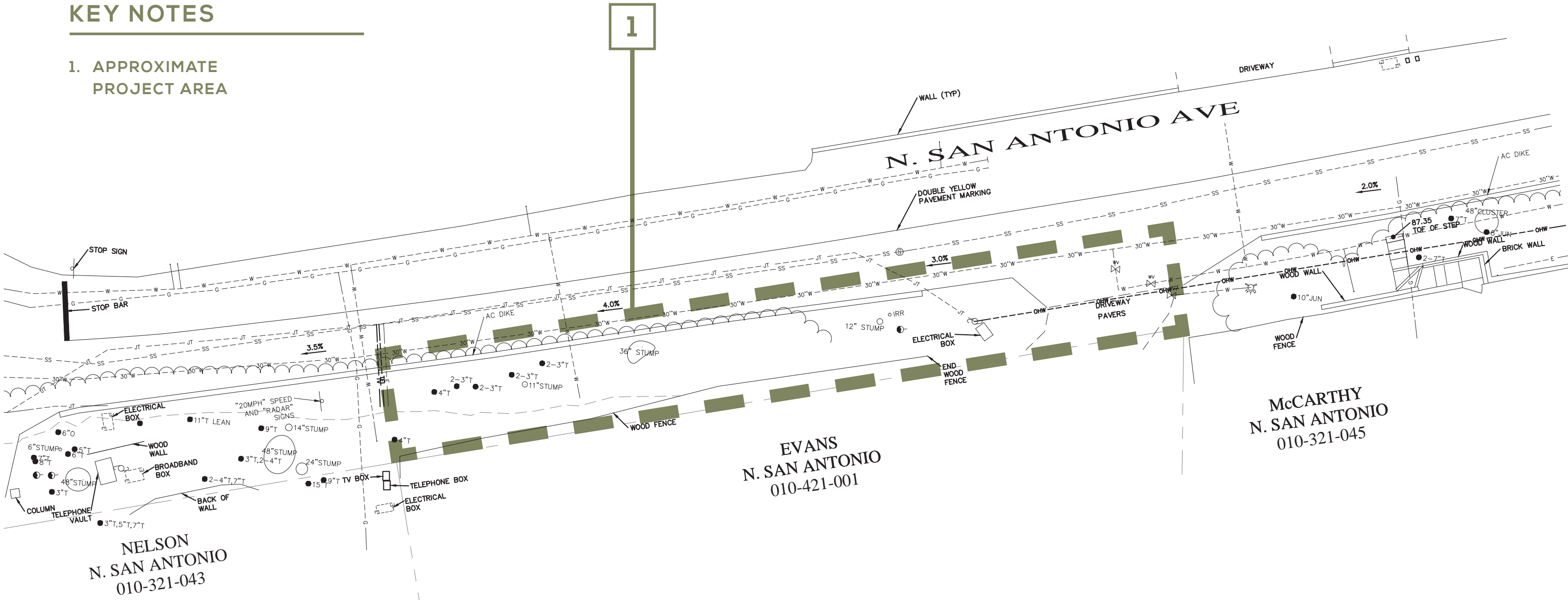
NOT TO SCALE



**REPLACEMENT AND INFILL PLANTING**  
4 NORTH SAN ANTONIO AVENUE  
NOVEMBER 30, 2022

# KEY NOTES

## 1. APPROXIMATE PROJECT AREA



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**TOPOGRAPHIC SURVEY**  
4 NORTH SAN ANTONIO AVENUE  
NOVEMBER 30, 2022



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**EXISTING CONDITIONS**  
4 NORTH SAN ANTONIO AVENUE  
NOVEMBER 30, 2022

# NEW PLANT IMAGES



ADENANTHOS SERICEUS  
(WOOLLY BUSH)



DODONAEA VISCOSA 'PURPUREA'  
(PURPLE HOPSEED BUSH)

REMOVE ALL *BRUGMANSIA* SPP. (ANGEL'S TRUMPET)

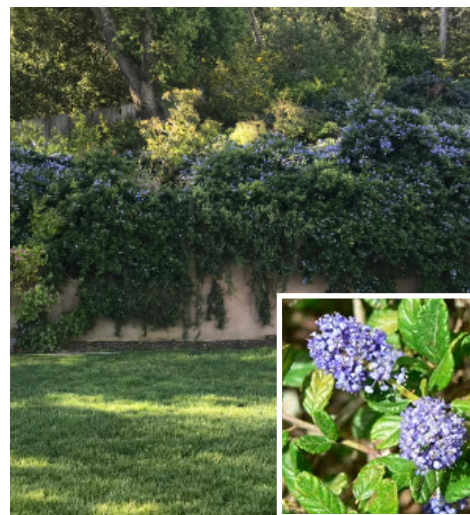
PRUNE ALL *EUCALYPTUS* SPP.

PRUNE EXISTING *ERIOBOTRYA DEFLEXA* (BRONZE LOQUAT) AND MAINTAIN TO 10-FOOT HEIGHT



PLANT NEW *DODONAEA VISCOSA* 'PURPUREA' (PURPLE HOPSEED BUSH)

PLANT *ADENANTHOS SERICEUS* (WOOLLY BUSH)



CEANOTHUS GRISEUS HORIZONTALIS  
(YANKEE POINT CEANOTHUS)

PRUNE *PODOCARPUS* SPP. THAT IS GROWING INTO UTILITY/PG&E POLE AND MAINTAIN TO 10-FOOT HEIGHT

PRUNE EXISTING AND MAINTAIN TO 10-FOOT HEIGHT

PLANT NEW *CEANOTHUS GRISEUS HORIZONTALIS* (YANKEE POINT CEANOTHUS) TO INFILL GAPS ALONG PICKET FENCE

PLANT NEW *DODONAEA VISCOSA* 'PURPUREA' (PURPLE HOPSEED BUSH)



CHANGE "REMOVE AND REPLACE" TO "PRUNE AND MAINTAIN TO 10-FOOT HEIGHT"

## PLANT IMAGES & INFILL DIAGRAMS

4 NORTH SAN ANTONIO AVENUE

NOVEMBER 30, 2022

JONI L. JANECKI  
& ASSOCIATES

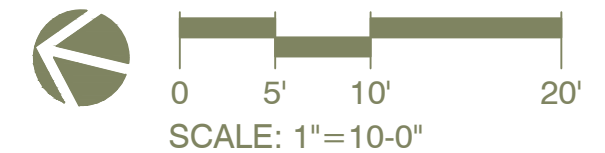
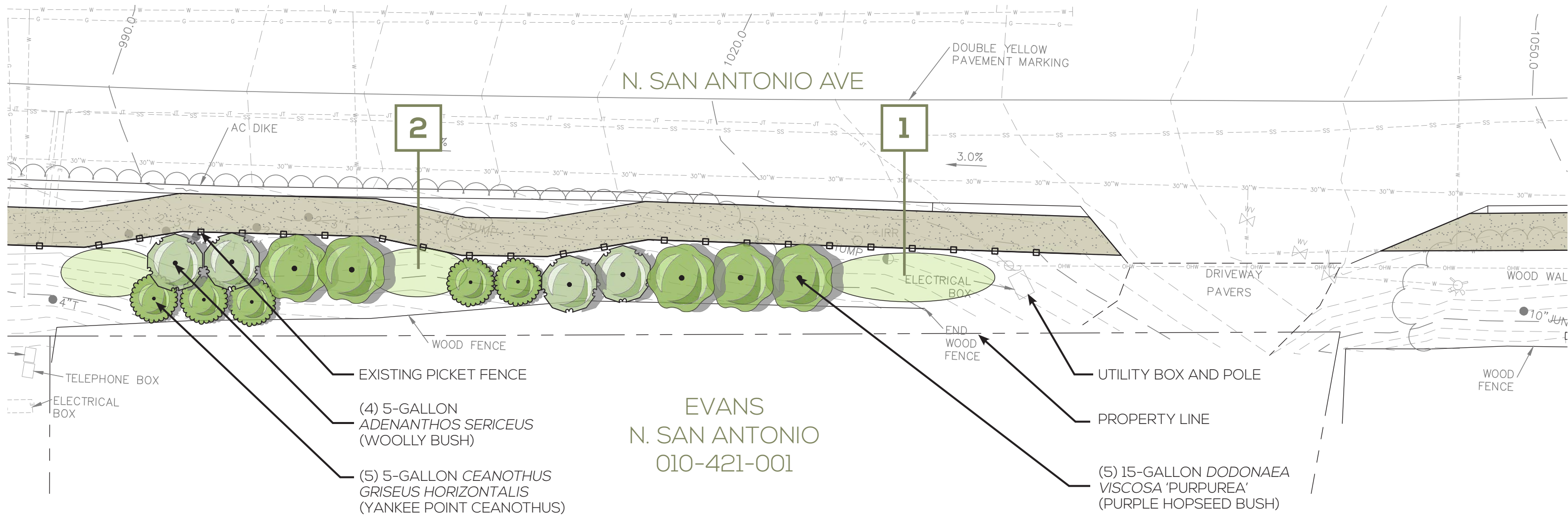
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# KEY NOTES

1. REMOVE (2) *BRUGMANSIA* SPP. (ANGEL'S TRUMPET)
2. PRUNE EXISTING *PODOCARPUS* SPP. AND *ERIOBOTRYA DEFLEXA* (BRONZE LOQUAT) TREES AND MAINTAIN TO 10-FOOT HEIGHT
3. CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION OR WATERING TO NEWLY INSTALLED PLANTS UNTIL PLANTS ARE ESTABLISHED
4. CONTRACTOR TO NOTIFY USA DIG (CALL 811) 48 HOURS PRIOR TO DIGGING
5. CONTRACTOR TO NOTIFY PUBLIC WORKS DEPARTMENT (831-620-2074) 48 HOURS PRIOR TO START OF WORK

6. CONTRACTOR TO INSTALL NECESSARY MEASURES TO CONTROL DRAINAGE DURING AND AFTER CONSTRUCTION
7. CONTRACTOR TO PROTECT ALL TREES AND PLANTS DURING CONSTRUCTION: HAND DIG WITHIN 10 FEET OF TREES; NOTIFY FORESTER OF ROOTS 2" OR MORE IN DIAMETER THAT NEED TO BE CUT
8. ALL TREE PRUNING TO MEET CITY OF CARMEL PRUNING STANDARDS



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1 CHANGE "REMOVE AND REPLACE" TO "PRUNE AND MAINTAIN TO 10-FOOT HEIGHT"

**REPLANTING & INFILL PLAN**  
4 NORTH SAN ANTONIO AVENUE  
NOVEMBER 30, 2022