



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 22177

Property Owner Name: CITY OF CARMEL (Right of Way)

Case Planner: Katherine Wallace (831) 620-2032, kwallace@ci.carmel.ca.us

Date Posted: 09/13/2022

Date Approved: 09/13/2022

Project Location: Right of way fronting 4 North San Antonio APN 010-241-001

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 at 4 North San Antonio Avenue, APN 010-241-001, as depicted in the plans prepared by Joni L. Janecki & Associates dated February 8, 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.	Authorization. This approval of Landscape Plan Check (LD 22-177) authorizes replacement and infill planting and right to maintain/trim landscape in the public right of way at 4 North San Antonio Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Joni L. Janecki & Associates dated February 8, 2022, unless modified by the conditions of approval contained herein.	✓
2.	Codes and Ordinances. The project shall be completed in conformance with all requirements of the R-1 zoning district.	✓
3.	Permit Validity. This approval shall be valid for a period of one year from the date of action.	✓
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 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.	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 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.	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		
7.	Landscape Plan. All new landscaping shall be installed as proposed on the landscape plan submitted to the Community Planning & 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.	
8.	Tree Removal. Trees and vegetation on the site shall only be removed as depicted on plans prepared by Joni L. Janecki & Associates dated February 8, 2022, approved by the City Forester; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
9.	Significant Trees. 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.	✓
10.	<p>Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures.</p> <ul style="list-style-type: none"> ● Prior to grading, excavation, or construction, 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. 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. ● 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>	
SPECIAL CONDITIONS		
11.	<p>Notice of Authorized Work. A building permit is not required for landscape installation; however, the applicants shall obtain a Notice of Authorized Work after the 10-day posting period, after the Conditions of Approval have been signed and returned to the Community Planning and Building Department, and prior to commencing work.</p>	✓

Acknowledgement and acceptance of conditions of approval:

Applicant Signature	Printed Name	Date
Applicant Signature	Printed Name	Date

Once signed, please return kwallace@ci.carmel.ca.us

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KEY NOTES

1. APPROXIMATE PROJECT AREA

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

Permit #: LD 22-177 (Purcell)
 Date Approved: 06/07/2022 & 09/13/2022
 Planner: K. Wallace

NOT TO SCALE



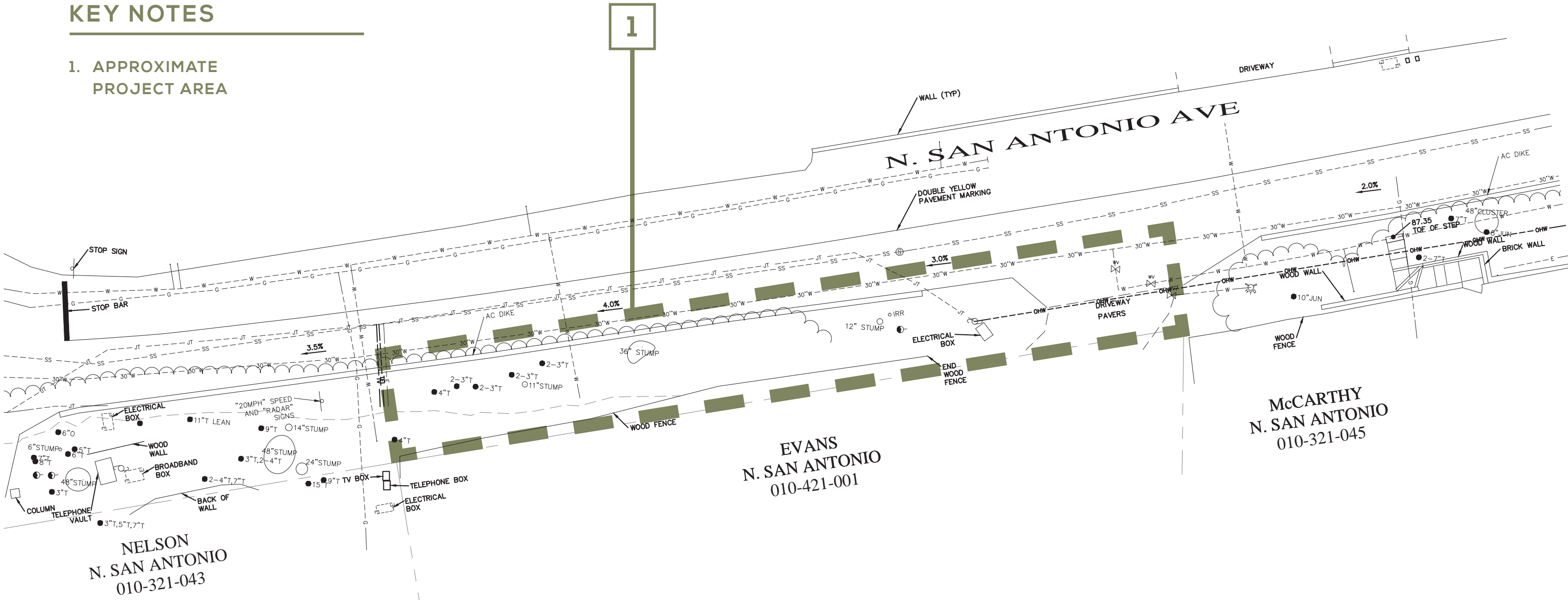
JONI L. JANECKI
& ASSOCIATES

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

REPLACEMENT AND INFILL PLANTING
4 NORTH SAN ANTONIO AVENUE
 FEBRUARY 8, 2022

KEY NOTES

1. APPROXIMATE PROJECT AREA



McCARTHY
N. SAN ANTONIO
010-321-045

EVANS
N. SAN ANTONIO
010-421-001

NELSON
N. SAN ANTONIO
010-321-043

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TOPOGRAPHIC SURVEY
4 NORTH SAN ANTONIO AVENUE
FEBRUARY 8, 2022



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EXISTING CONDITIONS
4 NORTH SAN ANTONIO AVENUE
FEBRUARY 8, 2022

NEW PLANT IMAGES



ADENANTHOS SERICEUS
(WOOLLY BUSH)



DODONAEA VISCOSA 'PURPUREA'
(PURPLE HOPSEED BUSH)

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

REMOVE ALL *EUCALYPTUS* SPP.

REMOVE EXISTING AND REPLACE WITH NEW MULTI-TRUNK, LOW-BRANCHING *ERIOBOTRYA DEFLEXA* (BRONZE LOQUAT)



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

PLANT *ADENANTHOS SERICEUS*
(WOOLLY BUSH)



CEANOTHUS GRISEUS HORIZONTALIS
(YANKEE POINT CEANOTHUS)



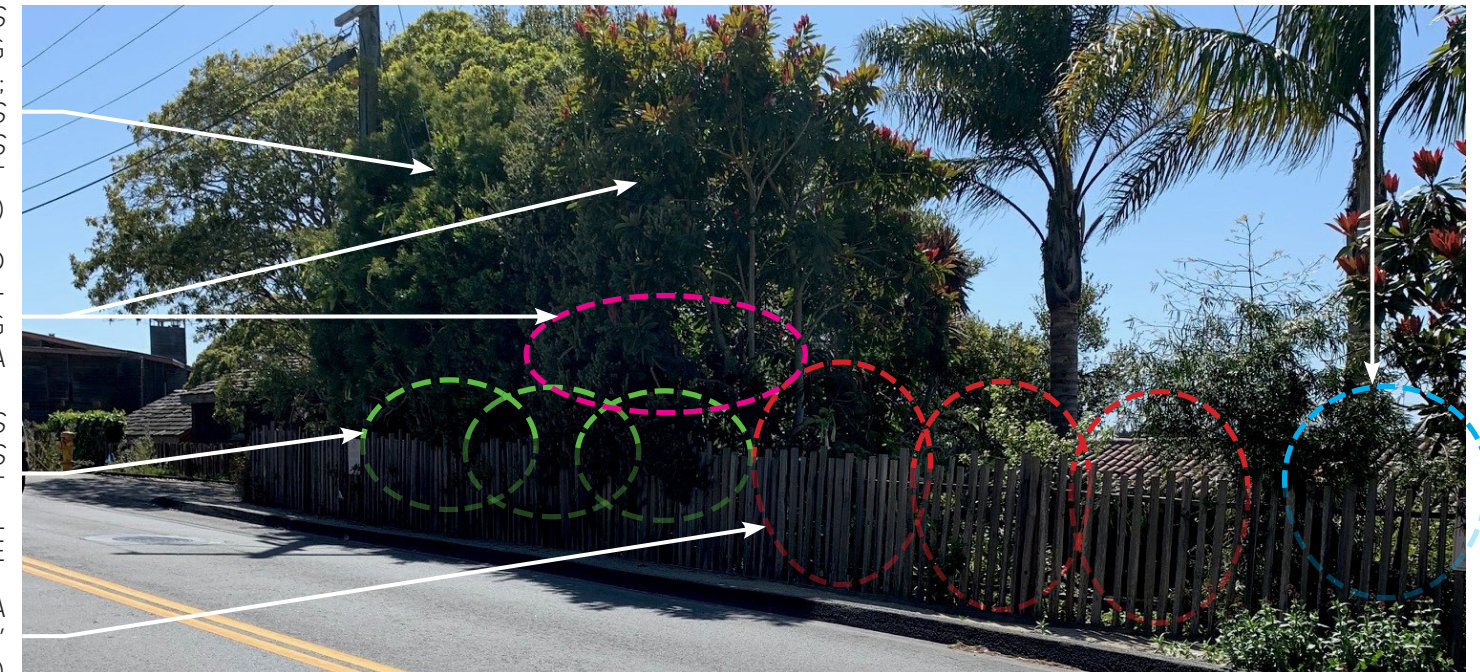
ERIOBOTRYA DEFLEXA (BRONZE
LOQUAT)

REMOVE *PODOCARPUS* SPP. THAT IS GROWING INTO UTILITY/PG&E POLE; REPLANT WITH *CEANOTHUS GRISEUS HORIZONTALIS* (YANKEE POINT CEANOTHUS)

REMOVE EXISTING AND REPLACE WITH NEW MULTI-TRUNK, LOW-BRANCHING *ERIOBOTRYA DEFLEXA*

PLANT NEW *CEANOTHUS GRISEUS HORIZONTALIS* (YANKEE POINT CEANOTHUS) TO TRAIL OVER PICKET FENCE

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



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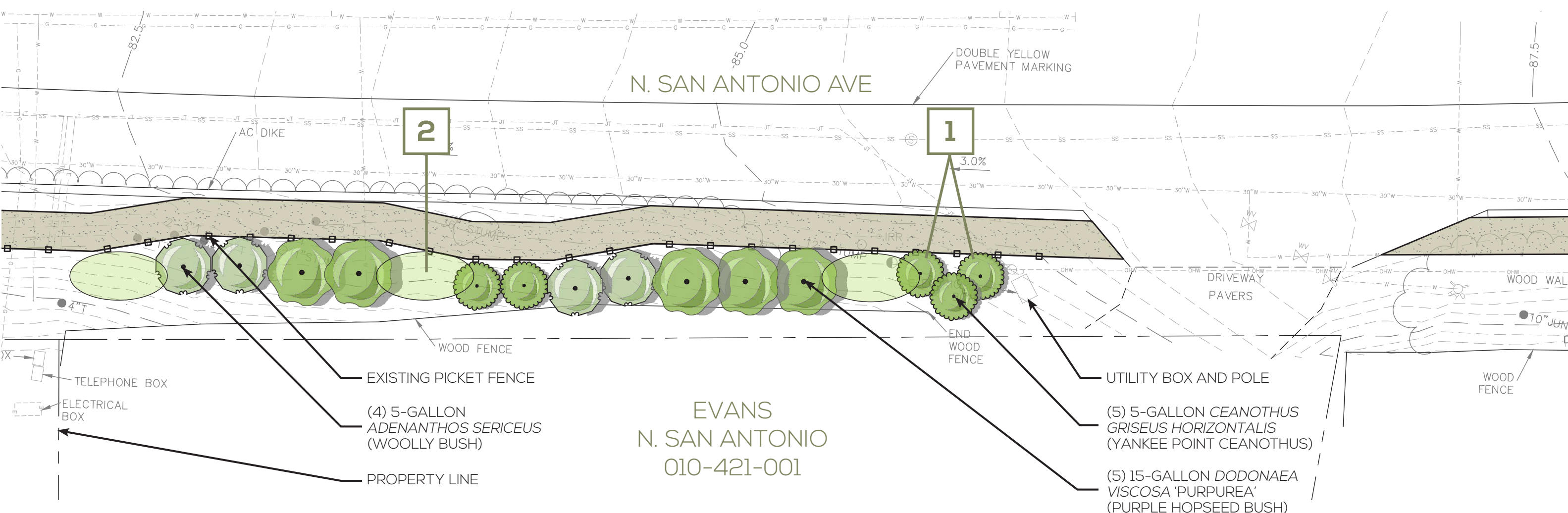
PLANT IMAGES & INFILL DIAGRAMS

4 NORTH SAN ANTONIO AVENUE

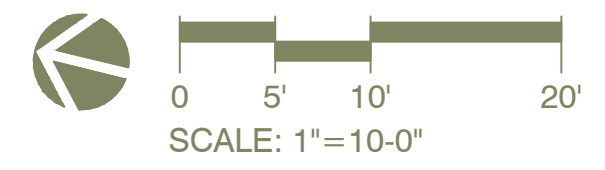
FEBRUARY 8, 2022

KEY NOTES

1. REMOVE (2) *BRUGMANSIA* SPP. (ANGEL'S TRUMPET) AND (1) *PODOCARPUS* SPP.
2. REMOVE EXISTING (3) *ERIOBOTRYA DEFLEXA* (BRONZE LOQUAT) TREES; REPLACE WITH (3) SPREADING, LOW-BRANCHING, MULTI-TRUNK *ERIOBOTRYA DEFLEXA*
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 THAT NEED TO BE CUT



EVANS
N. SAN ANTONIO
010-421-001



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REPLANTING & INFILL PLAN
4 NORTH SAN ANTONIO AVENUE
FEBRUARY 8, 2022