



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 22365

Owner Name: GILLESPIE JAMES S & STACIE L TRS

Case Planner: Katherine Wallace

Date Posted: _____

Date Approved: 12/19/2022

Project Location: Guadalupe 4 NE of 3rd

APN #: 010022013000 **BLOCK/LOT:** 22/ALL LOT 14

Applicant: James Gillespie

Project Description: Drought tolerant and native plantings in the public right-of-way fronting Guadalupe Street 4 NE or 3rd in the Single-Family Residential (R-1) District as depicted in the plan dated November 16, 2022

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 (LD 22-365, Gillespie) authorizes drought tolerant and native plantings in the public right-of-way fronting Guadalupe Street 4 NE or 3 rd in the Single-Family Residential (R-1) District as depicted in the plan dated November 16, 2022, unless modified by the conditions of approval contained herein. This approval does not authorize rocks in the public right-of-way.	✓
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. The project will be reviewed for its compliance to the approved plans prior to 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 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)	✓

Standard Landscape Conditions		
7.	<p>Landscape Plan. All new landscaping shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department and to the City Forester <u>prior to the issuance of Notice of Authorized Work</u>. The landscape plan will be reviewed for 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. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.</p>	✓
8.	<p>Tree Removal. Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate.</p>	✓
9.	<p>Significant Trees. If any tree roots larger than two inches (2”) are encountered, the City Forester shall 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 inch-deep (6”) mulch shall be evenly spread across the dripline of all trees.</p>	✓
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 	✓

	<p>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.</p> <ul style="list-style-type: none"> ● If roots greater than 2 inches in diameter or larger are encountered 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.	Remove Encroachments. All encroachments, including rocks, shall be removed from the public right-of-way.	✓
12.	Notice of Authorized Work. A building permit is not required for landscape installation; however, the applicant shall obtain a Notice of Authorized work form after the 10-day posting period, after the Conditions of Approval have been signed and returned to the Community Planning and Building Department.	✓

Acknowledgement and acceptance of conditions of approval:

 Property Owner Signature

 Printed Name

 Date

CARMEL-BY-THE-SEA
PLANNING DIVISION
APPROVED

Permit #: DS 22-365 (Gillespie)

Date Approved: 12/19/2022

Planner: K. Wallace

Forester: S. Davis

Proposed Landscape Plan
(After-the-Fact)

RECEIVED

NOV 16 2022

City of Carmel-by-the-Sea
Planning & Building Dept.

Gillespie
Guadalupe St.
4 NE of Third

Property Line



Guadalupe St.

Project Scope of Work: Remove irrigation driplines to help the oak tree; remove water dependent plants around the oak tree; plant drought-tolerant succulents; no planting within 1ft of oak tree trunk; slight grade towards Guadalupe (no root disturbance) and back adjacent to Guadalupe to control erosion.



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