



CITY OF CARMEL-BY-THE-SEA FOREST AND BEACH COMMISSION AGENDA

Forest and Beach Commissioners Sarah Berling,
Kelly Brezoczky, Tamara Michie, Harry Ross, and
Neal Rutta

All meetings are held in the City Council Chambers
East Side of Monte Verde Street
Between Ocean and 7th Avenues

Regular Meeting
Thursday, June 11, 2026
2:30 PM

Tour 2:00 PM
Meeting 2:30 PM

HYBRID MEETING ATTENDANCE OPTIONS

This meeting will be held in person and via teleconference ("hybrid"). The public is welcome to attend the meeting in person or remotely via Zoom, however, the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible. To view or listen to the meeting from home, you may also watch the live stream on the City's YouTube page at: <https://www.youtube.com/@CityofCarmelbytheSea/streams>. To participate in the meeting via Zoom, copy and paste the link below into your browser.

<https://ci-carmel-ca-us.zoom.us/j/83178052547>

Webinar ID: 831 7805 2547

Passcode: 156569

Join by phone: (253) 215-8782

HOW TO OFFER PUBLIC COMMENT

The public may give public comment at this meeting in person, or use the Zoom teleconference module, provided that there is access to Zoom during the meeting. Zoom comments will be taken after the in-person comments. The public can also email comments to yculver@ci.carmel.ca.us. Comments must be received at least 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be made part of the record.

TOUR OF INSPECTION

Prior to calling the meeting to order, the Board/Commission will conduct an on-site tour of inspection of the properties listed on the agenda and the public is welcome to join. After the tour is complete, the Board/Commission will begin the meeting in the City Council Chambers no earlier than the time noted on the agenda.

Consider the conditional release of a Stop Work Order at Mission Street 3 Northeast of 10th Avenue.

CALL TO ORDER AND ROLL CALL - CHAMBERS

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

PUBLIC APPEARANCES

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. While stating your name is optional, it helps to identify speakers in the meeting minutes. Under the Brown Act, public comment for matters on the agenda must relate to that agenda item, and public comments for matters not on the agenda must relate to the subject matter jurisdiction of this legislative body. Remote or in-person participants who do not comply with the requirements of the Brown Act will be muted.

CONSENT AGENDA

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Commission or the public may ask that any items be considered individually for purposes of Board/Commission discussion and/ or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

- 1) Approval for the May 2026 Forest and Beach Commission Meeting

PUBLIC HEARINGS

- 2) Consider the conditional release of a Stop Work Order at Mission Street 3 Northeast of 10th Avenue.

ORDERS OF BUSINESS

Orders of Business are agenda items that require Board or Commission discussion, debate, direction to staff, and/or action.

- 3) May 2026 Forester's Report

- 4) Leadership Carmel's Class Project of 2026

DIRECTOR'S REPORT

- 5) April and May 2026 Public Works Director's Report

FUTURE AGENDA ITEMS

ADJOURNMENT

This agenda was posted at City Hall, Monte Verde Street between Ocean Avenue and 7th Avenue, Harrison Memorial Library, located on the NE corner of Ocean Avenue and Lincoln Street, the Carmel-by-the-Sea Post Office, 5th Avenue between Dolores Street and San Carlos Street, and the City's webpage (<http://www.ci.carmel.ca.us>) in accordance with applicable legal requirements.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Forest & Beach Commission regarding any item on this agenda, received after the posting of the agenda will be available at the Public Works Department located on the east side of Junipero Street between Fourth and Fifth Avenues during normal business hours.

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 831-620-2000 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting (28CFR 35.102-35.104 ADA Title II).



**CITY OF CARMEL-BY-THE-SEA
Forest and Beach Commission
Staff Report**

**June 11, 2026
CONSENT AGENDA**

TO: Forest and Beach Commission

**SUBMITTED
BY:**

APPROVED BY: Shari Carlet, MSCE, Acting Public Works Director

SUBJECT: Approval for the May 2026 Forest and Beach Commission Meeting

RECOMMENDATION:

BACKGROUND / SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

1. FB Meeting Minutes 5-11-26 FINAL-JO

FOREST AND BEACH COMMISSION
REGULAR MEETING
May 14, 2026

CALL TO ORDER AND ROLL CALL

PRESENT: Berling, Brezoczky, Michie, Ross, Rutta
ABSENT: None
STAFF PRESENT: Shari Carlet, Acting Public Works Director
Justin Ono, City Forester
Rene Aldama, Assistant City Forester
Yvette Culver, Commission Clerk/Administrative Coordinator
Evan Kort, Senior Planner
Katherine Wallace, Associate Planner

PLEDGE OF ALLEGIANCE

Chair Michie led the public in the Pledge of Allegiance

ANNOUNCEMENTS

Chair Michie thanked the previous Public Works Director, who recently resigned from his role. Chair Michie introduced the Acting Public Works Director to the Commission, Shari Carlet.

Shari updated the Commission on her past experience with City Government and is excited to work with the Forest and Beach Commission in her interim role as the Acting Public Works Director and Project Manager.

Mr. Ono informed the Commissioners that, due to a Special City Council meeting, the Forest and Beach Commission must conclude its meeting by 4:45 p.m. to allow the City Council to take possession of the Chambers for a Special Closed Session. Commissioners were asked to prioritize agenda items accordingly.

PUBLIC COMMENT

Cindy Lloyd

CONSENT AGENDA

Approve the Meeting Minutes for the April 9, 2026, meeting.

Commissioner Ross moved to approve the Meeting Minutes for the April 9, 2026, seconded by Commissioner Brezoczky, and carried by the following roll call vote:

AYES: Berling, Brezoczky, Michie, Ross, Rutta
NOES: None
ABSENT: None
ABSTAIN: None

PUBLIC HEARING

Consideration of an appeal filed for the denial of request to remove one (1) Monterey cypress tree at Carmelo Street 2 Northwest of 12th Avenue (TR 25-165) (Continued from February 19, 2026, meeting).

SPEAKERS

John Brookes, applicant

PUBLIC COMMENT

None

Commissioner Rutta moved to approve the removal of the one (1) Monterey cypress tree, subject to replanting of a Monterey cypress, seconded by Commissioner Berling, and by the following roll call vote:

AYES:	Berling, Brezoczky, Michie, Ross, Rutta
NOES:	None
ABSENT:	None
ABSTAIN:	None

ORDERS OF BUSINESS

- Presentation by Leadership Carmel Class of 2026

Due to the time restrictions for this meeting Chair Michie asked the Leadership Carmel if this item can be moved to end of the meeting, with the possibility of moving to the June Meeting if time does not permit a presentation.

Commissioner Brezoczky moved to have Leadership Carmel’s presentation moved to the item number seven on the agenda as long as time permits, seconded by Commissioner Ross, and carried by the following roll call vote:

AYES:	Berling, Brezoczky, Michie, Ross, Rutta
NOES:	None
ABSENT:	None
ABSTAIN:	None

- Consideration of the tree density for a site greater than 8,000 square feet associated with a Track 2 Design Study and Coastal Development Permit, DS 25095 (DCV Enterprise II, LLC), located at 11th Avenue 2 northeast of Torres Street. APN 010-331-008-000.

SPEAKERS

Justin Ono, City Forester
Evan Kort, Senior Planner
Katherine Wallace, Associate Planner

Commissioner Brezoczky motioned that this particular has a minimum of two (2) upper canopy native trees and that the final plan adopted by planning includes sufficient screening as required in the Mission Trail Nature Preserve area, seconded by Commissioner Berling, and carried by the following roll call vote:

AYES: Berling, Brezoczky, Michie, Ross, Rutta
NOES: None
ABSENT: None
ABSTAIN: None

- Consideration of the tree density of a site greater than 8,000 square feet associated with a Track 2 Design Study and Coastal Development Permit, DS 26084 (Britanni California), located at San Antonio 2 SW 11th. APN 010-291-002-000

SPEAKERS

Justin Ono, City Forester
Evan Kort, Senior Planner

Commissioner Rutta motioned that the Forest and Beach Commission will require five (5) upper canopy in lieu of where two (2) are Monterey Cypress, three (3) lower canopy where they can be planed either in site or in lieu at the discretion of the owner, subject to not blocking or obscuring the view of the neighbors, seconded by Commissioner Berling and carried by the following role call vote:

AYES: Berling, Brezoczky, Michie, Ross, Rutta
NOES: None
ABSENT: None
ABSTAIN: None

- Consideration of the tree density of a site greater than 8,000 square feet associated with a Track 2 Design Study and Coastal Development Permit, DS 25095 (DCV Enterprise II, LLC), located at Camino Real 2 southwest of 7th Avenue. APN 010-265-002-000

SPEAKERS

Justin Ono, City Forster
Katherine Wallace, Associate Planner
Brian T. – applicant

Commissioner Ross made a motion, that on Camino Real 2 southwest of Seventh, that the Forest and Beach Commission approve a density of two (2) upper canopy and ten lower canopy trees, seconded by Commissioner Berling and carried by the following roll call vote:

AYES: Berling, Brezoczky, Michie, Ross, Rutta
NOES: None
ABSENT: None
ABSTAIN: None

- Consideration of non-significant tree removal and the tree density of a site greater than 8,000 square feet associated with a Track 2 Design Study and Coastal Development Permit, DS 25139 (Kshire Property Investments LLC), located at Monte Verde Street 4 southwest of 3rd Avenue. APN 010-223-009-000

SPEAKERS

Justin Ono, City Forester
 Evan Kort, Senior Planner
 Eric Miller, Architect

PUBLIC COMMENT

None

Commissioner Brezoczky made the motion, at the parcel on Monte Verd, that the tree density be one (1) upper canopy and the existing redwood, and a minimum of eight (8) lower canopy, seconded by Commissioner Berling, and carried by the following role call vote:

AYES: Berling, Brezoczky, Michie, Ross, Rutta
NOES: None
ABSENT: None
ABSTAIN: None

FORESTERS REPORT

- Receive an update on the monthly Foresters Report for April 2026

This item will be moved to the June Forest and Beach Meeting

DIRECTOR'S REPORT

- Receive an update on the monthly Public Works Directors Report.

This item will be moved to the June Forest and Beach Meeting.

FUTURE AGENDA ITEMS

- Significant tree evaluation form
- Forest Management Plan
- Inventory of the Cypress trees in the public right of way, and to make sure that we replenish those trees
- What is the process on how to address tree removal and the appeals process, and how we have to look at if its significant or not.

APPROVED: ATTEST:

Tamara Michie, Chair

Yvette Culver, Commission Clerk



CITY OF CARMEL-BY-THE-SEA
Forest and Beach Commission
Staff Report

June 11, 2026
PUBLIC HEARINGS

TO: Forest and Beach Commission

SUBMITTED BY: Justin Ono, City Forester

APPROVED BY: Shari Carlet, MSCE, Acting Public Works Director

SUBJECT: Consider the conditional release of a Stop Work Order at Mission Street 3 Northeast of 10th Avenue.

RECOMMENDATION:

Allow the conditional release of the Stop Work Order issued on August 27, 2024, and require the Property Owner to pay the City \$651 for the Stop Work Order investigation fee, \$1396 for double the Tree Removal Permit fees, and \$31,600 for the depreciated value of the trees after the damage, totaling \$33,647.

BACKGROUND / SUMMARY:

On March 18, 2026, Forestry Staff attended a site visit and meeting regarding a retaining wall between the properties located at Mission Street 2 and 3 Northeast of 10th Ave. The Project at Mission 3 Northeast 10th (**Attachment 1 – Building Permit 23-0120**) was under construction, and the retaining wall was being constructed with input from the Geotechnical Engineer from Haro Kusinich, retained by the neighbor to the south. During the March site visit the two property owners (Mr. Efrain Coria and Mr. Jerome Politzer) discussed the proposed wall with Forestry staff's main concern being the excavation so close to the Deodar cedar located on the adjacent property to the south. Small roots were observed cut but did not rise to the level of immediate concern and the Forester relayed their concern with any addition disturbance to the tree's root zone.

On May 4th, 2026, forestry staff was contacted by the neighbor to the South, Mr. Politzer, about the contractor's continued digging and Mr. Politzer's concerns about the Cedar tree's roots. Upon

inspection, more roots were observed cut than originally, with several being over the 2-inch threshold of requiring a permit. A tree in the deck was also observed in a near-dead state. After subsequent research and consultations with the building official, a stop-work order was issued on May 11, 2026. The Stop Work Order included violation of the building permit conditions of approval 24-26 (**Attachment 1 – Building Permit 23-120 and COA**) as well as Carmel Municipal Code (CMC) section 17.48.110 (**Attachment 2 – CMC 17.48.110**). The Municipal Code specifies that cutting and filling around the base of trees shall occur at the direction of the City Forester and to the extent the City Forester deems fit. The conditions of approval for the building permit do not allow excavation within 6 feet of any tree, and any excavation within 15 feet of significant trees must be performed by hand.

The City Forester contacted their contract consulting arborist but was unable to receive a full assessment and appraisal of the trees’ damage and loss of landscape value before the posting of this agenda. In the interim, Staff performed an appraisal of the trees and their lost landscape value via the reproduction cost method technique provided in The Guide for Plant Appraisal 10th Edition (**Attachment 3 – Tree Appraisal**) using historic photographs and the site’s previous Preliminary Site Assessment (**Attachment 4 – PSA 21-270**). Based on the forester’s onsite inspection, it is recommended that trees #4 and the neighboring Cedar be removed and their full depreciation cost be charged to the homeowner building the home at Mission Street 3 Northeast 10th Ave, Mr. Coria. Tree #4 is now functionally dead, and the Cedar tree on the neighboring property lost a number of roots, rendering it unsafe. The tree shall be removed at the expense of the Mr. Coria, but at the timing and discretion of the tree’s owner. The total landscape value of the appraised trees is \$32,800.

The Property Owner was notified of their opportunity to speak at the Public Hearing.

ENVIRONMENTAL EVALUATION:

This action does not constitute a project within the meaning of the California Environmental Quality Act under Public Resources Code Section 21065. It has no potential to cause either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment and, therefore, does not require environmental review.

FISCAL IMPACT:

FISCAL IMPACT:

- Per the City Fee Schedule for FY 25/26, a Stop Work Investigation is \$651.
- Per the City Fee Schedule for FY 25/26, a Stop Work Investigation requires double the \$698 Tree Removal Permit fee (\$1,396).
- The change in appraisal value of the trees (\$31,600) includes the entire value of trees #4 and the unnumbered neighboring tree due to their removal being necessary.

The Grand Total due to the City is \$33,647.

- Subsequently, the tree on the neighbor’s property to the south will need to be mitigated by

removal paid for by Mr. Coria. All work must be performed by a contractor and at a time of the tree owner's discretion.

ATTACHMENTS:

1. Attachment 1 - BP 23-120 (Coria) Approved Plans and COA's
2. Attachment 2 - CMC Sec. 17.48.110
3. Attachment 3 - Mission 3 NE of 10th - Tree Valuation Assessment
4. Attachment 4 - PSA 21-270

Coria Residence

3 NE Mission St. & 10th Ave., Carmel, CA 93921



ALL CHANGES TO PLANS SHALL BE REVIEWED AND APPROVED BEFORE WORK COMMENCES



REVIEWED FOR CODE COMPLIANCE
JOB COPY
Date: 1/8/24 Permit #: 23-120 & 23-383
Issued By: *Sullivan Caray-Lang*

SECTION 1.8.4 PERMITS, FEES, APPLICATIONS AND INSPECTIONS
Permits. A written construction permit shall be obtained from the enforcing agency prior to the erection, construction, reconstruction, installation, moving or alteration of any building or structure.
Exceptions:
Work exempt from permits as specified in Chapter 1, Scope and Application, Division II, Administration, Section R105.2.
Changes, alterations or repairs of a minor nature not affecting structural features, egress, sanitation, safety or accessibility as determined by the enforcing agency.
Exemptions from permit requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of other provisions of law or this code.
Fees. Subject to other provisions of law, the governing body of any city, county, or city and county may prescribe fees to defray the cost of enforcement of rules and regulations promulgated by the Department of Housing and Community Development. The amount of the fees shall not exceed the amount reasonably necessary to administer or process permits, certificates, forms or other documents, or to defray the costs of enforcement. For additional information, see State Housing Law, Health and Safety Code, Division 13, Part 1.5, Section 17951 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1, Article 3, commencing with Section 6.
Plan review and time limitations. Subject to other provisions of law, provisions related to plan checking, prohibition of excessive delays and contracting with or employment of private parties to perform plan checking are set forth in State Housing Law, Health and Safety Code Section 17960.1, and for employee housing, in Health and Safety Code Section 17021.
Retention of plans. The building department of every city, county, or city and county shall maintain an official copy, microfilm, electronic or other type of photographic copy of the plans of every building, during the life of the building, for which the department issued a building permit.
Exceptions:
Single or multiple dwellings not more than two stories and basement in height.
Garages and other structures appurtenant to buildings listed in Exception 1.
Farm or ranch buildings appurtenant to buildings listed in Exception 1.
Any one-story building where the span between bearing walls does not exceed 25 feet (7620 mm), except a steel frame or concrete building.
All plans for common interest developments as defined in Section 4100 of the California Civil Code shall be retained. For additional information regarding plan retention and reproduction of plans by an enforcing agency, see Health and Safety Code Sections 19850 through 19852.
Inspections. Construction or work for which a permit is required shall be subject to inspection by the building official, and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or other regulations of the Department of Housing and Community Development. Required inspections are listed in Chapter 1, Scope and Application, Division II, Administration, Sections R109.1.1, R109.1.1.1, R109.1.3, R109.1.4, R109.1.4.1, R109.1.4.2, R109.1.5, R109.1.5.1, R109.1.5.2, R109.1.6, R109.1.6.1 and R109.1.6.2.

R102.7.1 Additions, alterations or repairs. Additions, alterations or repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with the requirements of this code, unless otherwise stated. Additions, alterations, repairs and relocations shall not cause an existing structure to become unsafe or adversely affect the performance of the building.
SECTION R105 PERMITS
R105.1 Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

SECTION R111 SERVICE UTILITIES
R111.1 Connection of service utilities. A person shall not make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required, until approved by the building official.
R111.2 Temporary connection. The building official shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel or power.
R111.3 Authority to disconnect service utilities. The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section R102.4 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section R111.1 or R111.2. The building official shall notify the serving utility and where possible the owner or the owner's authorized agent and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection, the owner, the owner's authorized agent or occupant of the building, structure or service system shall be notified in writing as soon as practical thereafter.

SECTION R300 SITE DRAINAGE
R300.1 Storm water drainage and retention during construction.
Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction in accordance with the California Green Building Standards Code, Chapter 4, Division 4.1.

SECTION R319 SITE ADDRESS
R319.1 Address identification. Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) in height with a stroke width of not less than 0.5 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

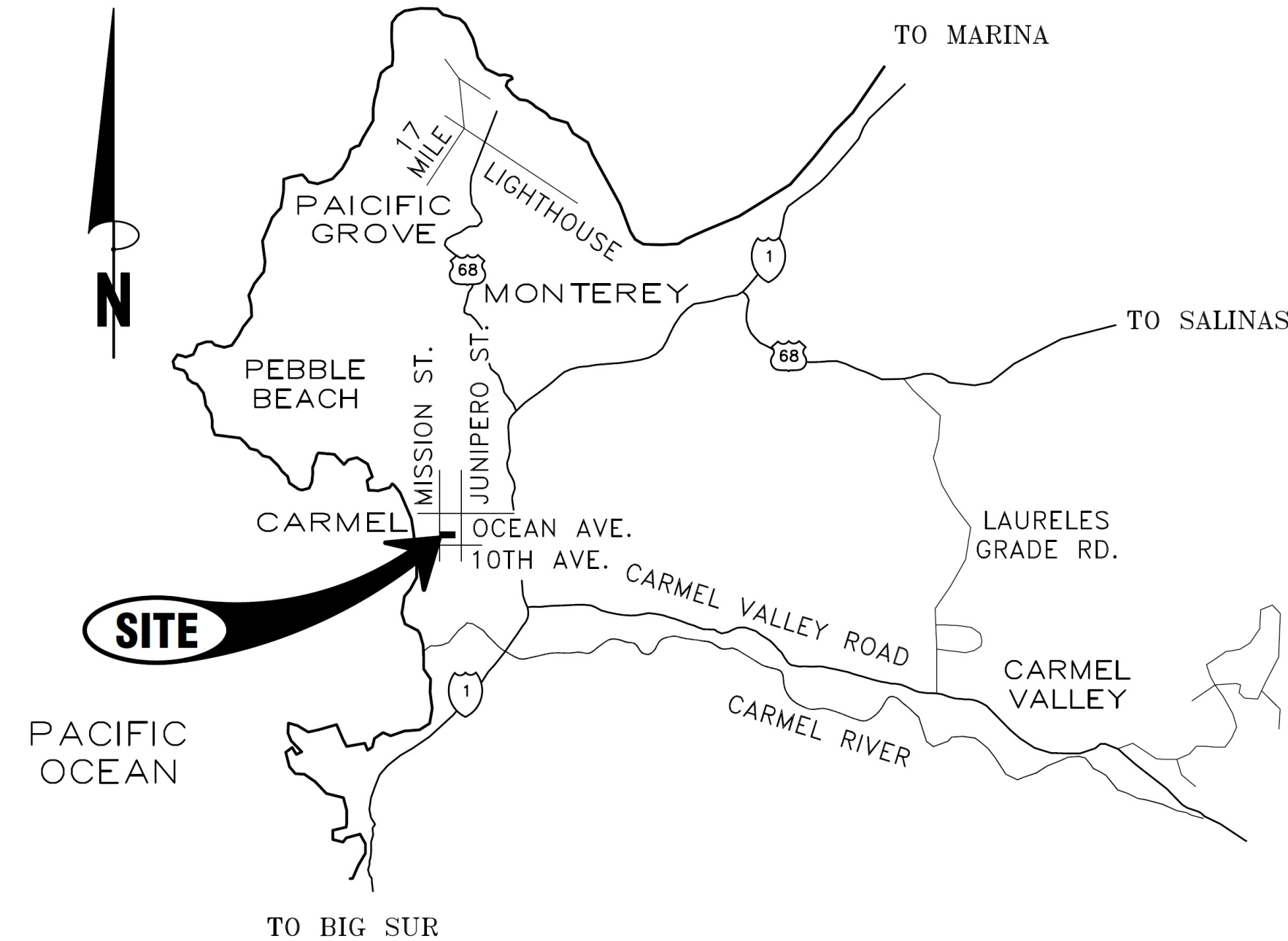
SECTION R334 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
R334.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with the California Green Building Standards Code, Chapter 4, Division 4.4.

SECTION R340 POLLUTANT CONTROL
R340.1 Finish material pollutant control. Finish materials including adhesives, sealants, caulks, paints and coatings, aerosol paints and coatings, carpet systems, carpet cushion, carpet adhesive, resilient flooring systems and composite wood products shall meet the volatile organic compound (VOC) emission limits in accordance with the California Green Building Standards Code, Chapter 4, Division 4.5.

OCCUPANCY GROUP: R-3/U
CONSTRUCTION TYPE: V-B
APPLICABLE CODES:
2022 CALIFORNIA RESIDENTIAL BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALGREEN CODE

NOTE:
NFA13D FIRE SPRINKLER SYSTEM SHALL BE INSTALLED PER CALIF. 2019 RESIDENTIAL BUILDING CODE REQUIREMENTS. SPRINKLER PLAN WILL BE PROVIDED BY INSTALLER IN A DEFERRED SUBMITTAL PRIOR TO INSTALLATION.

NOTE:
PLUMBING & MECHANICAL SCHEMATICS IF REQUIRED SHALL BE PROVIDED BY INSTALLER.



Vicinity Map

Project Description

Construct new 2-story residence with 1 car garage, basement living area and attached ADU

The builder/contractor to provide the owner and the field inspector with a copy of the various Certificates of Installation for the various applicable portions of the construction and/or installation. (Building Energy Efficiency Standards Section 10-103(a)(3))

Deferred Submittals

- Solar
- Fire Sprinklers

Conditions:

- 1) Prior to installation, a construction detail for the property line retaining walls shall be submitted for review and approval by CPB. Wall footings shall be contained wholly within the property.
- 2) Prior to installation, a revised landscape plan shall be submitted for review and approval by CPB that reflects the retaining walls and any associated planting and irrigation modifications.
- 3) Prior to placing the order for windows and doors, the applicant shall submit the final window and door order schedule, including the selected color.

Plans By:

ARCHITECTURAL:
JON COULTER
PHONE: 831-537-4040
EMAIL: coulterjoj@yahoo.com

GEOTECHNICAL ENGINEER:
SALEM ENGINEERING GROUP INC.
4729 W. JACQUELYN AVENUE
FRESNO, CA. 93722
PHONE: 559-271-9700
Email: www.salem.net

STRUCTURAL:
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CIVIL ENGINEER:
C3 ENGINEERING INC.
126 BONIFACIO PLACE, SUITE C,
MONTEREY, CA 93940
PHONE: (831) 647-1192 FAX (831) 647-1194
MAIL@C3ENGINEERING.NET

TRUSS ENGINEERING
MiTek USA, Inc.
400 Sunrise Avenue, Suite 270
Roseville, CA 95661
Telephone 916-755-3571

SHORING ENGINEERING
American Subsurface Engineering, Inc.
1300-B Old Baysshore Highway
San Jose, CA 95112
Telephone: 650-302-0542
Email: www.asesoil.com

ENERGY COMPLIANCE TITLE 24:
BR ENERGY SOLUTIONS
P.O. BOX 2035
HOLLISTER, CALIFORNIA 95024
PHONE: 831-524-0564
Email: brandonrianda@yahoo.com

SHEET INDEX:

- A0 - Project Cover Sheet
- A0.1 - Conditions of Approval
- A1 - Main Level Floor Layout
- A2 - Upper Level Floor Layout
- A3 - Lower Level Floor Layout
- A4 - Exterior Elevations / Roof Plan Rendering
- A5 - Exterior Elevations
- A6 - Streetscape
- A7 - Materials
- A8 - Exterior Lighting Plan
- A9 - Main Level Floor Plan
- A10 - Upper Level Floor Plan
- A11 - Lower Level Floor Plan
- A12 - Main Level Floor Electrical
- A13 - Upper Level Floor Electrical
- A14 - Lower Level Floor Electrical
- A15 - Plumbing Plan
- T1 - Energy Compliance
- T2 - Energy Compliance
- MCH1 - HVAC Plan
- MCH2 - HVAC Loads/Specs
- S0.0 - Structural General Notes
- S1.0 - Foundation Plan
- S2.0 - Floor Framing Plan
- S3.0 - Roof / Floor Framing Plan
- S4.0 - Building Sections
- D1.0 - Foundation Details
- D1.1 - Foundation Details
- D2.0 - Roof Framing Details
- D3.0 - Floor Framing Details
- D4.0 - Typical Details
- WSW1 - Strong-Wall Details
- WSW2 - Strong-Wall Details
- L1 - Landscaping Plan
- C1 - Cover Sheet Development Plan
- C2 - Grading and Drainage Plan
- C3 - Utility Plan
- C4 - Sections and Details
- C5 - Erosion & Sediment Control Plan
- C6 - Erosion & Sediment Control Plan Details
- BMPs - Construction Best Management Practices
- SH1.1 Shoring General Notes
- SH2.1 Shoring Details
- SH3.1 Temporary Shoring Plan
- SH4.1 Partial Shoring Elevation
- SH4.2 Partial Shoring Elevation

CALGreen Residential Mandatory Measures Checklist

Feature or Measure	Required
PLANNING AND DESIGN	
Site Development (4.106)	
Storm water drainage management shall be implemented during construction.	
WATER EFFICIENCY AND CONSERVATION	
Indoor Water Use (4.303)	
Water conserving fixtures and fittings shall comply with the following:	
1. Water closet- effective flush volume shall not exceed 1.28 gallons per flush.	
2. Urinal- effective flush volume shall not exceed 0.5 gallons per flush	
3. Showerhead- maximum flow rate not to exceed 1.8 gallons per minute at 80 psi	
4. Lavatory faucet- maximum flow rate not to exceed 1.2 gallons per minute at 60 psi, and minimum flow rate not less than 0.8 gallons per minute at 20 psi.	
5. Kitchen faucet- maximum flow rate not to exceed 1.8 gallons per minute at 60 psi, and minimum flow rate (temporary increase shall not exceed 2.2 gallons per minute at 60 psi).	
Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with specified performance requirements.	
Outdoor Water Use (4.304)	
Automatic irrigation systems controllers installed at the time of final inspection shall be weather-based.	
MATERIAL CONSERVATION AND RESOURCE	
Enhanced Durability and reduced Maintenance (4.406)	
Joints and openings. Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.	
Construction Waste Reduction, Disposal and Recycling (4.408)	
A minimum of 75% of the construction waste generated at the site is diverted to recycle or salvage. This is achieved either by using City pre-certified landfills or implementation of a waste management plan. Waste management plan shall be pre-approved by Environmental Services Department.	
Building Maintenance and Operation (4.410)	
An operation and maintenance manual shall be provided to the building occupant or owner.	
ENVIRONMENTAL QUALITY	
Pollutant Control (4.504)	
Duct openings and other related air distribution component openings shall be covered during construction.	
Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. Specify the VOC limits for the proposed products on the plans in accordance with Table 4.504.1 or Table 4.504.2.	
Paints, stains and other coatings shall be compliant with VOC limits. Specify on the plans.	
Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. Specify on the plans in accordance with Table 4.504.3.	
Carpet and carpet systems shall be compliant with VOC limits. Specify on the plans in accordance with Table 4.504.1.	
Documentation shall be provided to the City building inspector upon request, verifying that compliant VOC limit finish materials have been used.	
ENVIRONMENTAL QUALITY (cont'd)	
Pollutant Control (4.504 cont'd)	
80% of floor area receiving resilient flooring, shall comply with the VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) Low-emitting Materials List or be certified under the Resilient Floor Covering Institute (RCFI) FloorScore program.	
Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards. Specify the limits on the plans in accordance with Table 4.504.5.	
Interior Moisture Control (4.505)	
Vapor retarder and capillary break is installed at slab on grade foundations.	
Moisture content of building materials used in wall and floor framing is checked before enclosure in accordance with 4.505.3.	
Indoor Air Quality and Exhaust (4.506)	
Each bathroom shall be mechanically ventilated and shall comply with the following:	
1. ENTERGY STAR compliant and ducted to the exterior of the building	
2. Controlled by a humidity control, unless it is functioning as a component of a whole house ventilation system.	
Environmental Comfort (4.507)	
Whole house exhaust fans shall have insulated louvers or covers which close when the fan is off. Covers or louvers shall have a minimum insulation value of R-4.2.	
Duct systems are sized, designed, and equipment is selected using the following methods:	
1. Establish heat loss and heat gain values according to Air Conditioning Contractors of America (ACCA) Manual J or equivalent.	
2. Size duct systems according to ACCA 29-D (Manual D) or equivalent.	
3. Select heating and cooling equipment according to ACCA 36-S (Manual S) or equivalent.	
INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS	
Qualifications (702)	
HVAC system installers are trained and certified in the proper installation of HVAC systems.	
Verifications (703)	
Verification of compliance with this code may include construction documents, plans specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	

NOTE: the main electrical service shall be provided underground

Jon Coulter
coulterjoj@yahoo.com
831-537-4040

Efrain Coria
3 NE Mission Street & 10th Ave., Carmel CA 93921
Phone: 408-804-0342

SHEET

A0

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the Design Study application DS 22-143 (Coria) and associated Coastal Development Permit for the construction of a 2,000-square-foot two-story residence located at Mission Street 3 northeast of 10th Avenue in the Single-Family Residential (R-1) and Archaeological Significance (AS) Overlay Districts (APN 010-076-014), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	Authorization. This approval of Design Study application DS 22-143 (Coria) authorizes the construction of a 2,000-square-foot two-story residence on a vacant lot located on Mission Street 3 northeast of 10 th Avenue in the Single-Family Residential (R-1) and Archaeological Significance (AS) Districts as depicted in the plans prepared by Jon Coulter approved by the Planning Commission on December 14, 2022, 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 and AS overlay 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 environmental review and subsequent approval by the Planning Commission.	✓
3.	Permit Validity. This approval shall be valid for one year from the approval date unless an active building permit has been issued and maintained for the proposed construction.	✓
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 sufficient water is unavailable for this site, this permit will be scheduled for re-consideration and appropriate findings prepared for review and adoption by the Planning Commission.	✓
5.	Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing: <ul style="list-style-type: none"> The footing locations are in conformance with the approved plans before footing/foundation inspection; The roof height and plate height are in conformance with the approved plans before the roof sheathing inspection. Written certifications prepared, sealed, and signed by the surveyor shall be provided before the footing/foundation inspection and the roof sheathing inspection. If multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.	✓
6.	Service Laterals. Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than \$200,000 or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	✓
7.	Fire Sprinklers - Residential. Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).	✓
8.	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 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.	✓
9.	Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.	✓
10.	Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee.	✓

11.	Exterior Lighting. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.	✓
12.	Stone Facades (including chimneys). Prior to the issuance of a building permit, the Applicant shall identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee.	✓
13.	Aluminum-Clad Wood Frame Windows and Doors. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved aluminum-clad wood windows and doors. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light, including internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.	✓
14.	Indemnification. The Applicant agrees, at their 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 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.	✓
15.	Driveway. Prior to the issuance of a building permit, the Applicant shall identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.	✓
16.	Hazardous Materials Waste Survey. Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.	✓
17.	Archaeological Report. Prior to the issuance of a building permit, the Applicant shall submit an archaeological reconnaissance report prepared by a qualified archaeologist or another person(s) meeting the standards of the State Office of Historic Preservation. The Applicant shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	✓
18.	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, before 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 as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
19.	Truck Haul Route. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant	✓

20.	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)	✓
21.	Conditions of Approval. Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.	✓
Landscape Conditions		
22.	Landscape Plan Required. Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: <ol style="list-style-type: none"> All new landscaping shall be 75% drought-tolerant. Landscape areas shall be irrigated by a drip/sprinkler system set on a timer. The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.	✓
23.	Tree Planting Requirements. Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the type, size, location, and species of three upper canopy trees . All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.	✓
24.	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.	✓
25.	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. Unless otherwise approved by the City Forester, a minimum of 4-foot-high transparent fencing is required. 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 project's duration. 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. The 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. The City Forester shall approve any excavation or changes to the grade 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 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. 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. 	✓
26.	Foundation Work Near Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. The City Forester shall be contacted before cutting the roots if any tree roots larger than two inches (2") are encountered during construction. 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 building 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 inside the dripline of all trees prior to the issuance of a building permit.	✓
ENVIRONMENTAL COMPLIANCE CONDITIONS		

27.	Drainage Plan. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property, infiltration features must be sized appropriately, and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.	✓
28.	BMP Tracking Form. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.	✓
29.	Semi-Permeable Surfaces. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.	✓
30.	Erosion and Sediment Control Plan. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.	✓
SPECIAL CONDITIONS		
31.	Pre-Construction Meeting. Prior to the issuance of a building permit, the contractor overseeing the project shall schedule a pre-construction meeting with the <u>Project Planner</u> to review the conditions of approval and expectations during construction.	✓
32.	Condition of Approval Acknowledgement. Prior to the issuance of a building permit, the Applicant shall include a signed copy of the Condition of Approval Acknowledgement form in the construction drawings. The Condition of Approval Acknowledgement form, available from the Community Planning and Building Department, shall be signed by ALL parties prior to the issuance of a building permit.	✓
33.	Archaeological Significance Overlay District. The project site is located in an area of moderate archaeological sensitivity. Prior to the issuance of building permits, the applicant shall submit a copy of an agreement with a qualified archaeological monitor to be present on-site for all active excavation. The archaeological monitor shall be on-site actively monitoring all excavation/digging/earth-moving activities during this period. If any cultural resources are discovered on the site at any time throughout the entire project, the applicant shall cease all construction activities and contact the Community Planning and Building Department within 24 hours. Prior to the rough Planning inspection, the applicant shall submit a letter from the archaeological monitor to the Community Planning & Building Department detailing the monitoring activities, including whether or not any cultural resources were discovered.	✓
34.	Right-of-Way Striping Plan. Prior to the issuance of a building permit, the applicant shall submit a fully dimensioned right-of-way striping plan for review and approval by the Planning Commission.	✓

Resolution No. 2022-049-PC
Page 11 of 11

REVIEWED FOR CODE COMPLIANCE

OR COPY Date: Permit #:
the Public Works Department content with the Public Way Design Guidelines showing how the existing on-street striping will be modified as a result of the project.

35.	Corbels. Prior to the issuance of a building permit, the applicant shall submit, for review and approval by the Planning Division, revised elevations incorporating wood corbels on all four elevations of the second floor to achieve consistency throughout the design.	✓
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Acknowledgment and acceptance of conditions of approval.

DocuSigned by:
Efrain Coria
Property Owner Signature

Efrain Coria
Printed Name

11/6/2023
Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 14th day of December 2022, by the following vote:

AYES: ALLEN, BOLTON, DELVES, LEPAGE

NOES:

ABSENT: LOCKE

ABSTAIN:

APPROVED:

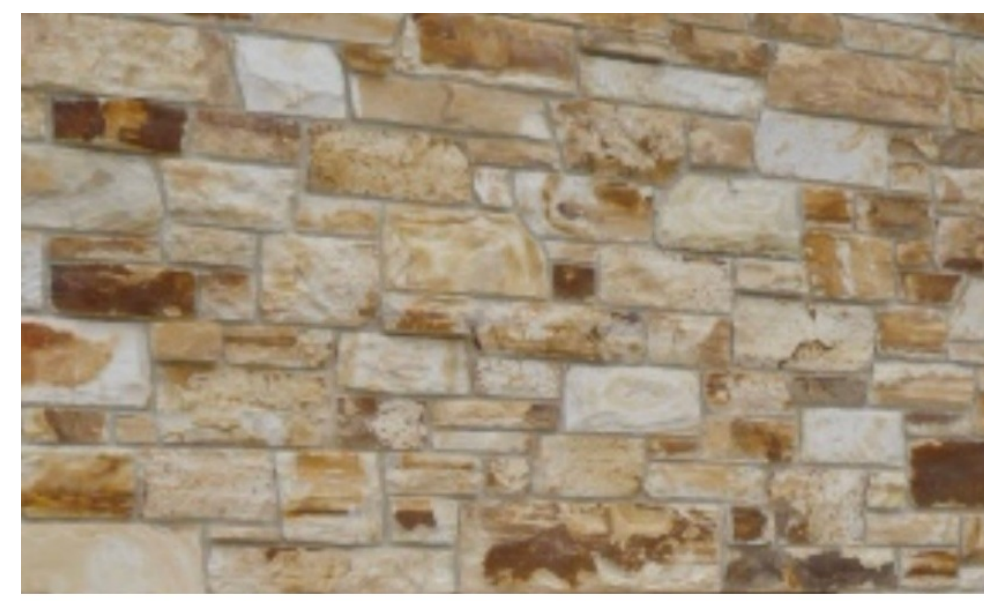
ATTEST:

DocuSigned by:
Michael LePage
Chair

DocuSigned by:
Leah R. Young
Leah Young
Planning Commission Secretary

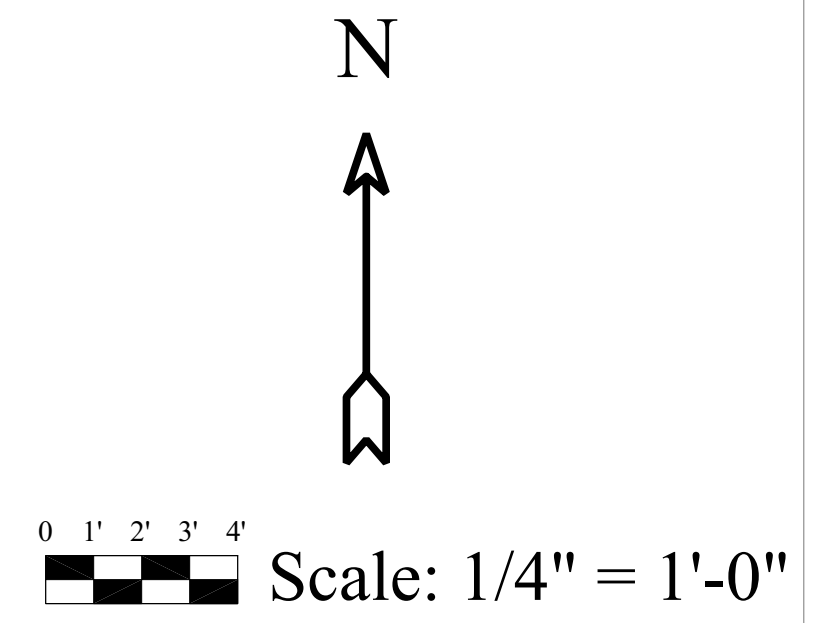


Belgian Stone - Sandstone SV1



exterior stone-carmel stone (monterey shale) SV2

FUTURE BUILDING FOOTPRINT AS INDICATED BY STORY POLES



MISSION AVENUE
(A 50 FOOT WIDE CITY STREET)

BENCHMARK
ELEV.=173.00'

SLOPE SPILLS OVER
A.C. CURB IN THIS AREA

A.C. PAVEMENT

PROJECT DATA

Owners: Efrain & Claudia Coria
 Lot Size: 3,996 Square feet
 Zoning: R-1
 APN: 010-076-014
 Address: Block 109, Lot 14 (Mission 3 NE of 10th)
 Fire Sprinklers: YES-New
 Year Built: N/A-New
 Historic: No

FLOOR AREA (MAIN DWELLING)		
FLOOR AREA ALLOWED	1,798.0 SQ. FT.	45% of (3,996 sq. ft. lot)
PROPOSED:		
Main (ground) Level	1,010.00	
Main level-Garage	219.00	
Second Level	289.00	
Sub-total floor area (A)	1,518.00	
Remaining FA-sq. ft. allowed	280.00	
Max. remaining floor area to be used below grade (280sq. ft. x 2)	560.00	
Plus automatic bonus area	100.00	
TOTAL MAX. REMAINING AREA AVAILABLE	660.00	
Total area below grade (lower BR (410.00) & laundry room (72.00) (B))	482.00	
TOTAL FLOOR AREA - MAIN DWELLING (A) + (B)	1,928.00	
FLOOR AREA (ACCESSORY DWELLING UNIT)		
F.A. ALLOWED	854.50 SQ.FT.	
Lower Level	606.00	
TOTAL PROPOSED AREA	606.00	

SITE COVERAGE			
Land Coverage Allowed	395.56	22% of F.A.R	
Bonus Site Coverage	159.84	4% of Site	
Total Coverage Allowed	555.40	13.9%	
IMPERVIOUS COVERAGE			
Entry walkway & garage tire tracks	136.25		
ADU concrete stoop-entrance	9.00		
Concrete steps to ADU-north	20.00		
Light well-area beyond exterior wall	18.67		
Entry Porch (main house)	19.61		
TOTAL IMPERVIOUS COVERAGE	203.53		
PERVIOUS COVERAGE			
Main House Deck	337.51		
Deck steps-wood (3 @ 36")	9.00		
TOTAL PERVIOUS COVERAGE	346.51		
TOTAL SITE COVERAGE	550.04		

NOTE: WOOD DOORS BY SIERRA PACIFIC OR SIMILAR. BI-FOLD, FRENCH AND SLIDING DOORS WITH ALUMINUM EXTERIOR FINISH (WEATHERED COLLECTION-WEATHERED RUST-076) BY SIERRA PACIFIC OR SIMILAR

NUMBER	QTY	SIZE	DESCRIPTION	SWING	THICKNESS	COMMENTS
D01	1	36x8	Solid wood-carved	L-EXT	1 3/4"	Entrance-man
D02	1	28x8	Solid wood	R	1 3/4"	Master BR-carved
D03	1	80x80	4-door glass bi-fold panel	L/R EXT	1 3/4"	Master BR to deck
D04	1	22x8	Pocket	1 3/8"	1/2 BA-main area	
D05	2	24x8	Pocket	1 3/8"	Master BR closet & BA	
D06	1	26x8	Pocket	1 3/8"	Master BA vanity area	
D07	1	28x8	Solid wood-20min fire rated	L	1 3/4"	Garage to living room
D08	1	80x10	Garage solid wood carriage style	Insulated	1 3/4"	
D09	1	100x80	4-door glass bi-fold panel	L/R EXT	1 3/4"	Exterior deck
D10	1	26x8	Solid wood	L-inswing	1 3/4"	2nd floor BR door
D11	1	22x8	Solid wood	R-inswing	1 3/4"	2nd floor BR-closet
D12	2	26x8	French	Inswing-EXT	1 3/4"	2nd floor BR
D13	1	22x8	Pocket	1 3/8"	2nd floor BA	
D14	1	30x8	Solid wood-carved-20 min fire rated	R-inswing	1 3/4"	ADU entrance door
D15	1	24x8	Solid wood	R-inswing	1 3/4"	ADU BA door
D16	2	30x8	Double closet	SL	1 3/4"	ADU BR closet
D17	1	26x8	Solid wood	R-inswing	1 3/8"	Lower BA
D18	2	18x8	Solid wood	R-inswing	1 3/4"	Lower BR Double door-closet
D19	1	26x8	Solid wood	L-outswing	1 3/4"	Lower storage below stairs
D20	1	30x8	Solid wood	R-inswing	1 3/4"	Lower gambr m-entrance
D21	1	80x8	Sliding door-tempered glass	1 3/4"	Game room patio	
D22	1	26x8	Louvered	R-outswing	1 3/8"	ADU Washer/Dryer closet

NUMBER	QTY	SIZE	LOCATION	EGRESS	COMMENTS
W01	1	4646	Casement-arched		Kitchen-main
W02	1	6020	SL		Garage wall
W03	1	1650	Single hung		Living room-1
W04	1	1650	Single hung		Living room-2
W05	1	1640	Casement		1/2 bathroom-living room
W06	1	3050	Single hung		Stairs-2nd floor-landing
W07	2	1650	Single hung		Master BR
W08	1	1640	Casement-TEMPERED	tempered	Master BA-toilet area
W09	1	4050	Master BA-tub area (12" SL bottom)	tempered	Master BA-tub area
W10	1	5050SL	SL		ADU living room
W11	1	6020SL	SL		ADU living room-south wall
W12	2	4040SL	SL		ADU-kitchen/dining room
W13	1	3020SL	SL-tempered		2nd floor BA
W14	1	1650	Single hung		2nd floor BR
W15	1	1650	Single hung		2nd floor BR
W16	1	3010	SL		2nd floor BR closet
W17	1	1640	casement		Stairs to 2nd floor
W18	1	6020	SL		BR-ADU south wall
W19	1	1640	casement		ADU-BA
W20	1	3040	casement	YES	ADU-BR
W21	1	2640	casement	YES	Lower BR-main house-wall

Exterior windows will be aluminum-clad. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true double light, including internal and external mullions and muntins on insulated windows. Manufacturer will be Kolbe (ultra series with exterior color in mudpie or Nutmeg) or Sierra Pacific-weathered collection.

REVIEWED FOR CODE COMPLIANCE
 JOB COPY
 Date: _____
 Issued By: _____
 Permit #: _____

Plan for: Efrain Coria
 3 NE Mission Street & 10th Ave., Carmel CA 93921
 Phone: 408-804-0342

Plan by: Jon Coulter
 coulterj@yahoo.com
 831-537-4040

SHEET A1

Attachment 5

17.48.110 Protection of Trees During Construction.

For the purpose of safeguarding trees during construction, demolition or tree removal, the following conditions shall apply to all trees other than trees for which a removal permit has been issued:

A. Protection of Existing Trees.

1. Prior to the commencement of construction, demolition or tree removal, all trees on the building site shall be inventoried by the owner or contractor as to size, species and location on the lot, and the inventory shall be submitted on a topographical map to the Building Official. This condition may be waived by the Building Official for tree removal and minor demolition.

2. Damage to any tree during construction, demolition or tree removal shall be immediately reported by the person causing the damage, the responsible contractor or the owner to the City Forester, and the contractor and/or owner shall treat the tree for damage in the manner specified by the City Forester.

3. Oil, gasoline, chemicals and other construction materials shall not be stored within the dripline of any tree. All compaction of soils, construction of building walls, or placement of impermeable surfaces must be setback a minimum of six feet from all significant trees. Grading ruts and fills around significant trees shall be limited to areas outside the root projection zone identified by the City Forester in any preliminary site assessment (see Chapter [17.58](#) CMC, Design Review.) Drains shall be installed according to City specifications so as to avoid harm to trees due to excess watering or ponding. No wires, signs or other similar items shall be attached to trees. Cutting and filling around the base of trees shall be done only after consultation with the City Forester, and then only to the extent authorized by the City Forester. No paint thinner, paint, plaster or other liquid or solid excess or waste construction materials or wastewater shall be dumped on the ground or into any grate between the dripline and the base of the tree, or uphill from any tree where such substance might reach the roots through a leaching process.

4. The property owner/contractor shall erect protective barricades around all trees on a private building site. These barricades shall be in place prior to the start of any construction or demolition activities. Barricades shall be upright, two-inch by four-inch planks standing a minimum of eight feet vertically, conforming to the tree, tied with wire or rope forming a

Attachment 3

maximum of one-inch space between the planks. If the tree's configuration or site conditions do not lend themselves to the installation of this type barricade, the City Forester will designate alternate tree protection methods. Under certain conditions where soil compaction is probable, fences may also be required around a tree or grouping of trees. The use of recycled lumber, synthetic lumber or similar materials approved by the City Forester for tree protection is encouraged.

5. Wherever cuts are made in the ground near the roots of trees, appropriate measures shall be taken to prevent exposed soil from drying out and causing damage to tree roots.

6. Trimming cuts shall conform to arboricultural standards and shall be made along the branch bark ridge.

7. Prior to the start of any construction or demolition activities, the property owner/contractor is required to spray or have a certified applicator spray the lower six feet of all pine tree trunks with a pesticide approved by the California Department of Food and Agriculture for the treatment of bark beetles.

8. The property owner is responsible for care of all trees that are to remain on the site. This includes the treatment of bark beetles as designated by the City Forester.

9. Failure to protect or maintain trees on construction/demolition sites is a violation of the municipal code and grounds for suspension of the building permit.

Justin Ono
City Forester
International Society of Arboriculture
Certified Urban Forest Professional
Board Certified Master Arborist #WE-9388BM
ASCA Registered Consulting Arborist #744
Society of American Foresters
Certified Urban and Community Forester

June 5, 2026

City of Carmel-by-the-Sea
Forest and Beach Commission
Carmel, CA 93921

RE: Mission 3 NE of 10th – Tree Valuations
APN: 010-076-014-000

As an independent consulting arborist report will not be available until after the June 11, 2026 Forest and Beach Commission meeting agenda will be posted, I am preparing a tree appraisal of the two trees damaged by construction at Mission 3 NE of 10th. The purpose of this assessment is to determine the landscape value of the trees before construction to help the Commission assign an appropriate fine for the construction damage to the trees. The trees were assessed a pre-disturbance landscape value of \$31,600 and a post-damage value of \$6,700.

Background and assessment technique used.

Tree values were calculated using guidelines set forth by the Council of Tree & Landscape Appraisers in the Guide for Plant Appraisal, 10th Edition. This method is used in conjunction with the Western Chapter of the International Society of Arboriculture book titled Species Assignment and Classification and Group Assignment to determine the most commonly available replacement tree size, replacement price, and average installation costs. The methodology used was the Reproduction Method by the Trunk Formula Technique, in which the value of the tree is determined by extrapolating the purchase cost of a nursery-grown tree to the size of the subject tree being valued. We observed the tree after the disturbance and used historic photos to get a pre-disturbance condition baseline.

Rating Chart - The tree was rated for condition, considering its health, structure, and form (Table 1 and Table 1.1). Functional and external limitations were then deducted to achieve the extrapolated values expressed in Table 2 and Table 2.1.

Tree	Species	DBH	Condition	Functional Limitations	External Limitations	Replacement tree (for value calculation)
4	Coast live oak	16	Fair	Fair	Fair	Coast live oak
N/A	Deodar cedar	21	Fair/Good	Fair/Good	Fair/Good	Deodar cedar

(Table 1)

Tree rating after disturbance.

Tree	Species	DBH	Condition	Functional Limitations	External Limitations	Replacement tree (for value calculation)
1	Coast live oak	16	Dead	Poor	Poor	Coast live oak
N/A	Deodar cedar	21	Fair	Poor	Fair/Poor	Deodar cedar

(Table 1.1)

Valuation Chart - The following charts state the appraised value of the affected trees before and after disturbance.

Tree #	Species	DBH	Site Conditions	Past Treatment	Appraised Value
4	Coast live oak	16	In landscape of vacant undeveloped lot	Unknown	\$9,900
N/A	Deodar cedar	21	In the existing landscape of neighboring developed lot	Unknown	\$21,700

(Table 2)

Tree Valuation after proposed construction.

Tree #	Species	DBH	Site Conditions	Past Treatment	Appraised Value	Difference
4	Coast live oak	16	Dead	Major excavation within Root zone	\$0	\$9,900
N/A	Deodar cedar	21	Still standing, foliage starting to lose vigor	Roots cut within 3 feet of the trunk	\$6,700	\$15,000

(Table 2.1)

Appraisal Total Pre-Disturbance	\$31,600
Appraisal Total Post-Disturbance	\$6,700
Total change in Appraisal Value	\$31,600

Assessment Limitation Methodology:

Functional limitations are an assessment of species – site interactions. They are factors associated with the interactions of a tree and its planting site. The higher the percentage the less impact on plant success. These factors affect plant conditions, limit development, or reduce the utility of the plant in the foreseeable future.

External limitations are an assessment of factors that are out of control of the property owner hands and affect plant condition, limit development, or reduce the utility of the plant in the foreseeable future. The higher the percentage the less impact to plant success. Examples are water use limitations, competing with infrastructure (Utility lines), or serious pests in the area (i.e. California oak moth, Phytophthora root crown rot, or Oak root fungus).

Individual Tree Assessments:

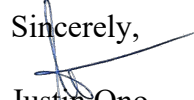
Tree #4 is a 16-inch diameter Coast live oak located inside the newly constructed patio.

- The tree is in dead with a majority of its root area previously excavated for construction.
- The tree's external and functional limitations dropped from fair to poor, reducing the tree's entire landscape value.

The second tree was not numbered on the original PSA and is on the neighboring property to the south. This tree is a 21-inch diameter Deodar cedar located adjacent to the south property line of the property under construction.

- The tree is in fair condition with historical photographs showing the tree in good health. Roots were cut within 36-inches of the tree's base.
- Its functional limitations dropped from good to poor because the tree's growing space was greatly reduced by the excavation for the home's new retaining wall, and the excavation cut a majority of the roots on the north side of the tree. The tree's external limitations were calculated from the fact that the tree does not have many insect or fungal pests. The root damage to the tree not only increases its risk of failure but also greatly increases its susceptibility to insects and disease, giving it an external limitation rating of poor.
- Although the tree may retain some of its previous landscape value, the loss of root area elevates its risk and should be removed for safety.

Sincerely,


Justin Ono
SAF Certified Urban and Community Forester
ASCA Registered Consulting Arborist #744
ISA Board Certified Master Arborist #WE-9388BM
ISA Certified Urban Forest Professional
ISA Tree Risk Assessment Qualified

Valuations:

Subject Trees: 1

Location: Mission 3 NE of 10th

Subject

Tree: Tree 4 (Per PSA)

Species: Coast Live Oak

1	Trunk Diameter		16
2	Cross Sectional Area (in^2)		201.06
3	Condition (Lowest individual rating)		75%
	Health	75%	
	Structure	80%	
	Form	85%	
4	Functional Limitation		85%
5	External Limitation		85%

Replacement Tree

Species: Oak

6	Trunk Diameter	1.63
7	Cross Sectional Area (in^2)	2.09
8	Replacement tree cost (24-in box)	\$ 172.73

Calculations

9	Unit Tree Cost	\$ 82.65
10	Basic Reproduction Cost	\$ 16,616.99
11	Depreciated Reproduction Cost	\$ 9,004.33

Additional Costs

	Clean up (Owner Responsibility)	N/A
	Replacement Tree Installation (City Standard)	\$ 250.00
	Aftercare (weekly watering for 1 year)	\$ 600.00
12	Total Additional Cost	\$ 850.00
13	Total Reproduction Case	\$ 9,854.33
14	Rounded	\$ 9,900.00

Location: Mission 3 NE of 10th
Subject
Tree: Neighbor's tree (Not on PSA)

Species: Deodar cedar

1	Trunk Diameter		21
2	Cross Sectional Area (in ²)		346.36
3	Condition (Lowest individual rating)		90%
	Health	90%	
	Structure	90%	
	Form	90%	
4	Functional Limitation		90%
5	External Limitation		90%

Replacement Tree

Species: Oak

6	Trunk Diameter		1.63
7	Cross Sectional Area (in ²)		2.09
8	Replacement tree cost (24-in box)		\$ 172.73

Calculations

9	Unit Tree Cost		\$ 82.65
10	Basic Reproduction Cost		\$ 28,625.36
11	Depreciated Reproduction Cost		\$ 20,867.89

Additional Costs

	Clean up (Owner Responsibility)		N/A
	Replacement Tree Installation (City Standard)		\$ 250.00
	Aftercare (weekly watering for 1 year)		\$ 600.00
12	Total Additional Cost		\$ 850.00
13	Total Reproduction Case		\$ 21,717.89
14	Rounded		\$ 21,700.00

After Construction

Location: Mission 3 NE of 10th
Subject
Tree: Neighbor's tree (Not on PSA)

Species:	Deodar cedar		
1	Trunk Diameter		21
2	Cross Sectional Area (in^2)		346.36
3	Condition (Lowest individual rating)		65%
	Health	70%	
	Structure	65%	
	Form	90%	
4	Functional Limitation		35%
5	External Limitation		90%

Replacement Tree

Species:	Oak		
6	Trunk Diameter		1.63
7	Cross Sectional Area (in^2)		2.09
8	Replacement tree cost (24-in box)		\$ 172.73

Calculations

9	Unit Tree Cost		\$ 82.65
10	Basic Reproduction Cost		\$ 28,625.36
11	Depreciated Reproduction Cost		\$ 5,861.04

Additional Costs

	Clean up (Owner Responsibility)		N/A
	Replacement Tree Installation (City Standard)		\$ 250.00
	Aftercare (weekly watering for 1 year)		\$ 600.00
12	Total Additional Cost		\$ 850.00
13	Total Reproduction Case		\$ 6,711.04
14	Rounded		\$ 6,700.00

-Historical and recent photographs of the trees on the following pages-

PHOTOGRAPHS



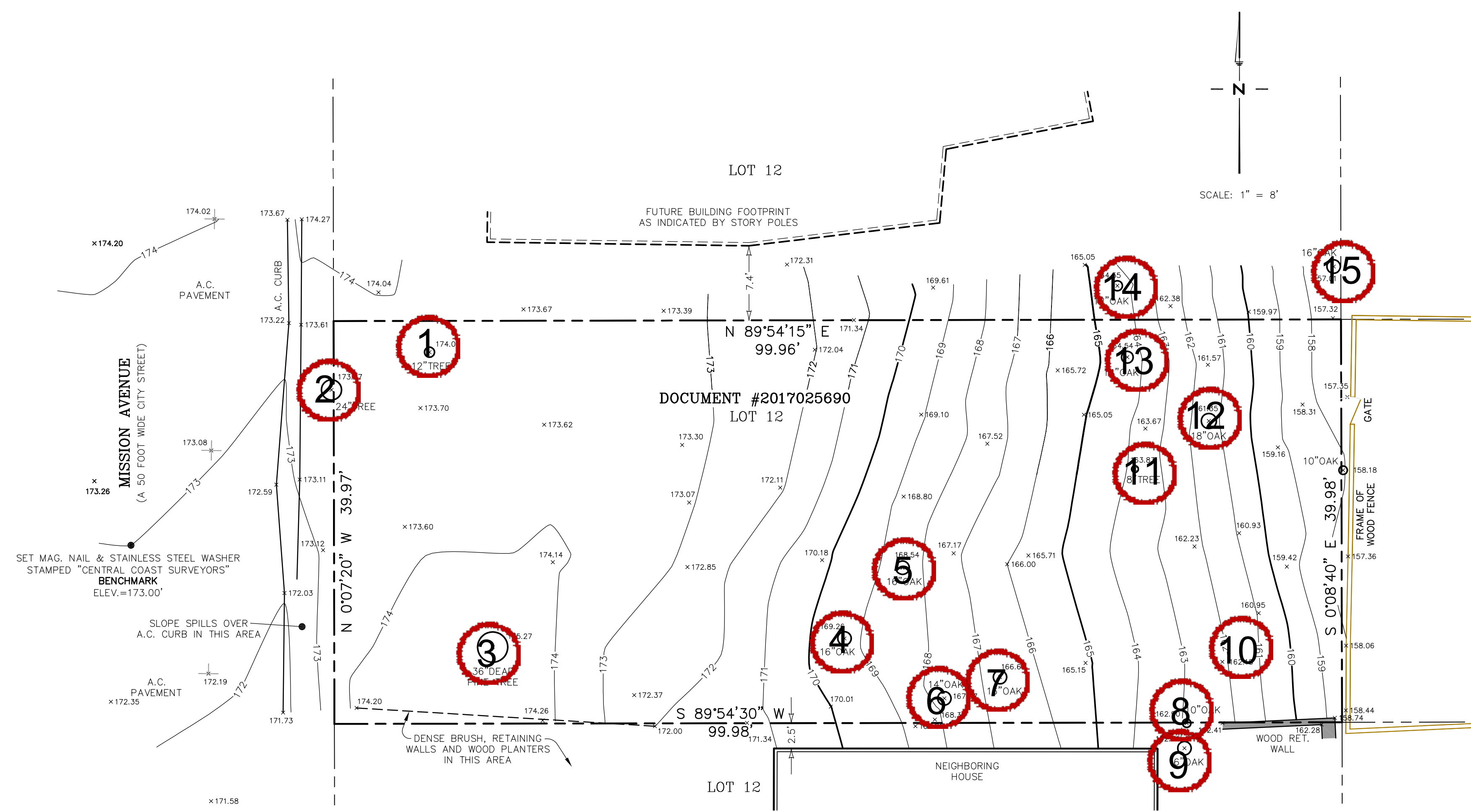
Tree #4 and neighbour's tree prior to construction



Tree #4 and neighbour's tree after construction.

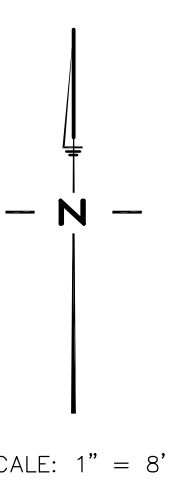


Tree #4 is dead.



NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA TAKEN FROM 15-SUR-65. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. PAVEMENT OF MISSION AVENUE NEAR THE CENTERLINE, SHOWN HEREON.
ELEVATION = 173.00 FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.
6. FIELDWORK FOR THIS SURVEY WAS COMPLETED ON JULY 14, 2021.



TOPOGRAPHIC MAP
OF
THE PARCEL DESCRIBED IN DOCUMENT #2017025690,
BEING LOT 14 IN BLOCK 109 AS SHOWN ON "MAP OF
CARMEL-BY-THE-SEA" FILED IN
VOL. 1, "CITIES & TOWNS", PG. 2
OFFICIAL RECORDS OF MONTEREY COUNTY

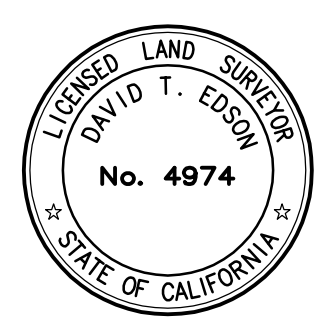
CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Efrain Coria

BY
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 8' JOB No. 21-83 JULY 2021
PREPARER: DRZ

APN 010-076-014



Significant Tree Evaluation Worksheet

APN: 010-076-014-000

Street Location: Mission 2 NE of 10th Avenue

Planner: Marni Waffle

City Forester: Sara Davis

Property Owner: Brooks

Recommended Tree Density: 3 upper and 1 lower canopy trees

Part One: Initial Screening:

Complete Part One to determine if further assessment is warranted. Trees must pass all criteria in Part One to be considered significant or moderately significant.

A. Does the tree pose an above-normal potential risk to life and property?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES															
NO	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

B. Is the tree one of the following native species on the Carmel-by-the-Sea recommended tree list?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Species	OT	ACACIA	MP								ACACIA				
YES			X	X	X	X	X	X	X	X		X	X	X	X
NO	X	X									X				

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak

CI -- Catalina ironwood CS -- California sycamore BL -- big leaf maple OT -- other

(Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

C. Does the tree meet the minimum size criteria for significance?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	12	21	36	18	16	14	16	10	16	6		18	14	12	16
NO											8				

Monterey pine, Monterey cypress, Bishop pine, Coast redwood: 6" DBH

Coast live oak – single trunk tree: 6" DBH

Coast live oak – multi-trunk tree measured per industry standard: 6" DBH

California sycamore, Big leaf maple, Catalina ironwood, other: 10" DBH

dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

Part Two: Assessment For Tree Significance

For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

D. What is the health and condition of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	0	1	0	2	2	2	2	2	2	2		2	2	2	2

0 points: The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.

1 point: The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.

2 points: The tree appears healthy and in good condition.

3 points: The tree shows excellent health, is free of pests and disease and is in very strong condition.

E. What is the overall form and structure of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score		1		2	2	2	2	2	2	2		2	2	2	2

0 points: Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.

1 point: The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety hazard.

2 points: The tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure.

3 points: The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each

F. What is the age and vigor of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score		2		2	2	2	2	2	2	2		2	2	2	2

0 points: The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth.

1 point: The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.

2 points: The tree is young to middle age and shows normal vigor.

3 points: The tree is young to middle age and shows exceptional vigor.

G. Are environmental conditions favorable to the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score		1		1	1	1	1	1	1	1		1	1	1	1

0 points:	The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species.
1 point:	The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.
2 points:	The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

Part Three: Final Assessment

Record the total points scored on D - G for each tree.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Total Score	0	5	0	7	7	7	7	7	7	7	0	7	7	7	7

A. Did all assessment categories in Part Two achieve a minimum score of 1-point?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES		X		X	X	X	X	X	X	X		X	X	X	X
NO	X		X								X				

B. Are there any other factors that would disqualify a tree from a determination of significance?
(Explain any 'yes' answer)

Yes _____

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of **6 or more points** or shall be classified as Moderately Significant if it achieves a score of **4 or 5 points**. Tree species not listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as Significant if they score **at least 7 points**, or as Moderately Significant if they score **at least 4 points**. All other trees are classified as non-significant.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
SIGNIF				X	X	X	X	X	X	X		X	X	X	X
MOD SIGNIF		X													
NOT SIGNIF	X		X								X				

Items to note:

Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet		10.5		9	8	7	8	3	8	6		9	7	6	8

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES		31.5		27	24	21	24	9	24	18		27	21	18	24

Requirements for tree preservation shall adhere to the following tree protection measures on construction site.

- 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 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. 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 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 fencing.
- The Structural Root Zone -- Structural Root Zone shall by 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 pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.
- 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.
- 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.



CITY OF CARMEL-BY-THE-SEA
Forest and Beach Commission
Staff Report

June 11, 2026
ORDERS OF BUSINESS

TO: Forest and Beach Commission

SUBMITTED BY: Justin Ono, City Forester

APPROVED BY: Shari Carlet, MSCE, Acting Public Works Director

SUBJECT: May 2026 Forester's Report

RECOMMENDATION:

Receive a report on the May 2026 Forester's Report

BACKGROUND / SUMMARY:

ENVIRONMENTAL EVALUATION:

This action does not constitute a project within the meaning of the California Environmental Quality Act under Public Resources Code Section 21065. It has no potential to cause either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment and, therefore, does not require environmental review.

FISCAL IMPACT:

None at this time.

ATTACHMENTS:

1. May Foresters Report for June 11 Mtg



CITY OF CARMEL-BY-THE-SEA

Monthly Report

City Forester's Report

TO: Forest and Beach Commissioners

FROM: Justin Ono, City Forester

SUBJECT: May 2026 Forester's Report

Forestry, Parks, and Beach Highlights:

Carmel Forest Master Plan (CFMP):

- City consultant Dudek has finished review. We are moving forward with the drafting of a document.

Contractors:

- Community Tree Service: Removed 2 dead and dangerous trees, pruned 5 trees, and performed stump grinding and soil preparation for replanting at the removal sites.
- Topes Tree Service: Removed invasive ice plant and Acacia trees at the North Dunes per the City's biological consultant's recommendation.
- Biological consultant Denise Duffy & Associates continues nesting bird surveys for upcoming task orders and Fuel mitigation work.

City Staff and Crews:

- City Forestry Crew removed 5 dead, dying, or invasive trees, planted 18 trees, and pruned 20 trees providing clearance for roads and stop signs, as well as maintaining tree health.
- Fire Fuel Reduction: City crew performed work around various sites in town, including limbing up trees and weed whacking.
- City landscape crew repaired irrigation leak in Devendorf park and continues planting and watering of new trees.

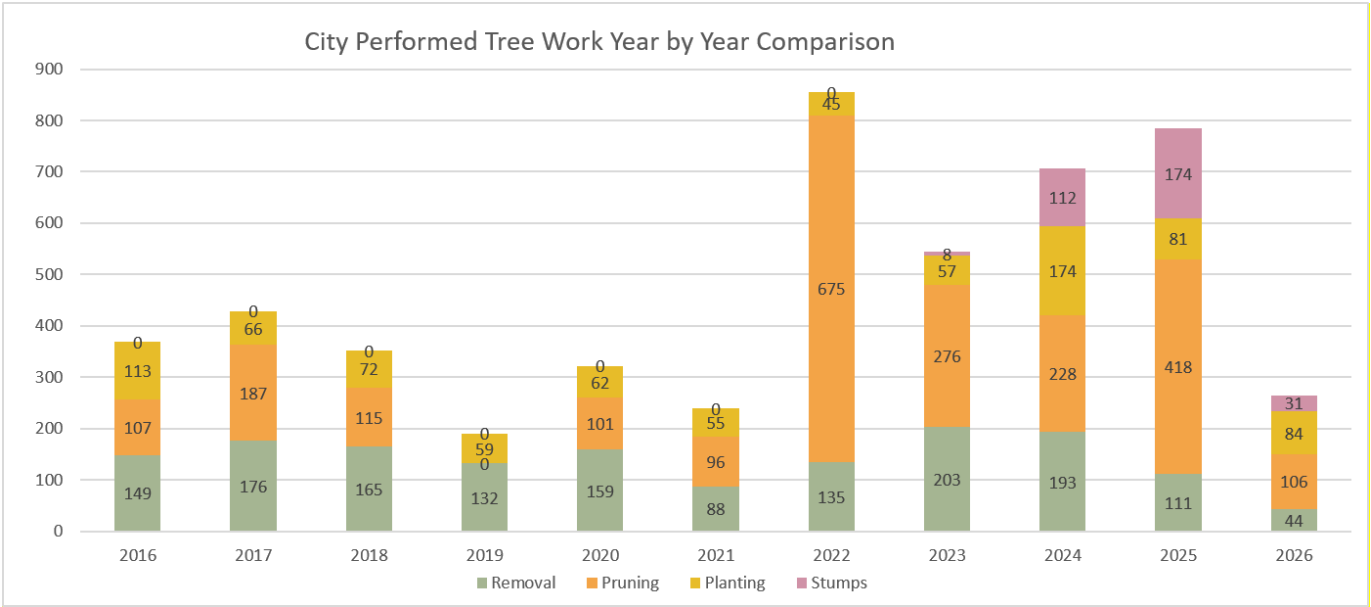
Permit Information

2025 Permitted removals, pruning, and required planting											
	Tree permits received	Tree permits Issued	Site Inspections Performed	Trees approved for pruning	Removal of Upper Canopy	Removal of Lower Canopy	Required to Plant Upper	Required to Plant Lower	No room for new tree	Meets Density Rec.	Total Number of Trees Required
January	29	22	5	14	8	13	9	14	1	1	23
February	15	6	1	6	3	4	0	2	1	1	2
March	31	20	7	12	7	13	13	16	0	2	29
April	24	17	6	12	5	12	6	12	0	1	18
May	23	13	5	15	4	11	7	7	0	1	14
June											
July											
August											
September											
October											
November											
December											
2026 Totals	122	78	24	59	27	53	35	51	2	6	86

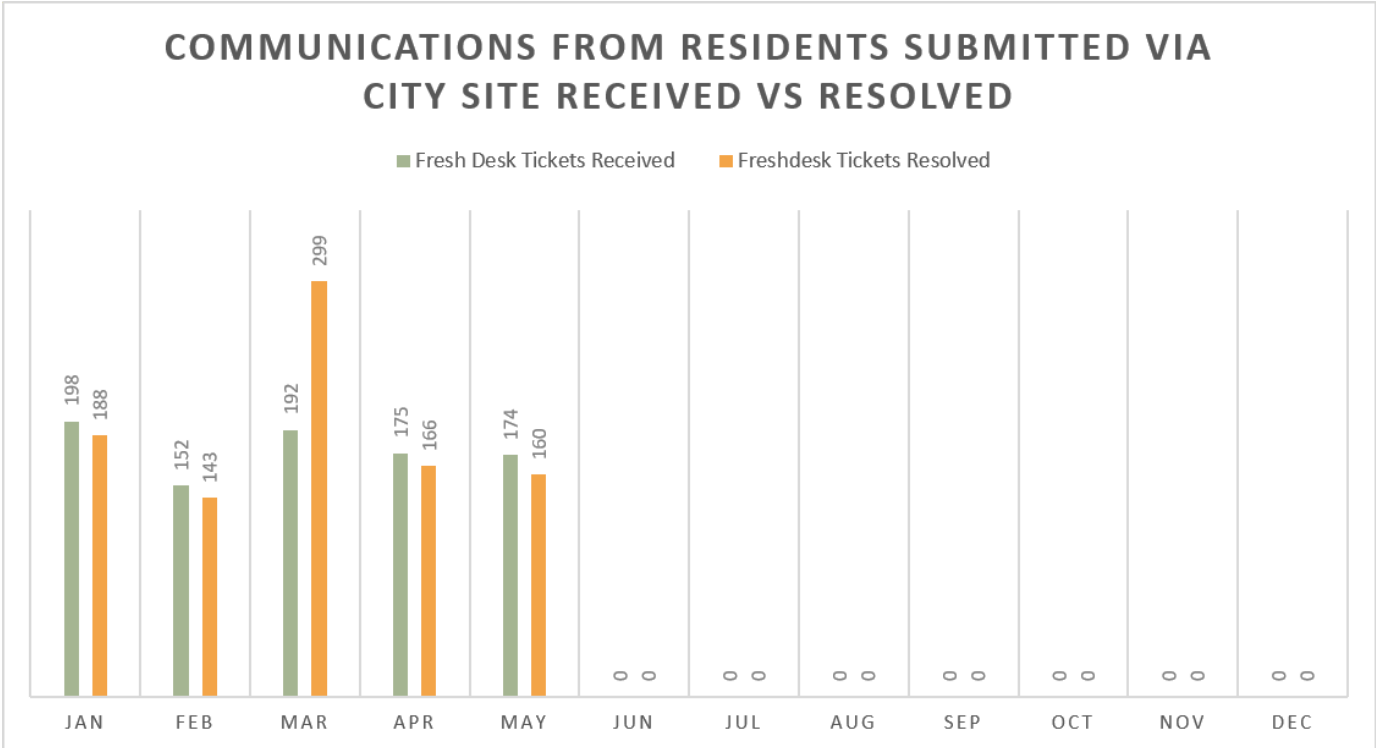
Historic permitted removals and required planting

Year	Permitted removals	Removal of upper	Removal of lower	Replanting Required	Replanting of upper	Replanting of lower	Replanting %	Applications processed
2021	204	81	123	135	81	54	66.18%	213
2022	149	82	67	85	48	37	57.05%	155
2023	324	211	113	223	164	72	68.83%	336
2024	231	110	121	231	118	113	100.00%	391
2025	222	102	120	160	72	88	72.07%	315
2026	80	27	53	86	35	51	107.50%	122

City Forestry, Parks, and Beach Activities



*Calendar year to date, stumps include contractors and will be updated upon completion of task orders.



*Numbers only represent correspondences received via the City’s website and do not include live calls, voicemails, drop-in visitors, and emails sent directly to employees from residents, nor return calls and emails from staff.



CITY OF CARMEL-BY-THE-SEA
Forest and Beach Commission
Staff Report

June 11, 2026
ORDERS OF BUSINESS

TO: Forest and Beach Commission

SUBMITTED BY: Justin Ono, City Forester

APPROVED BY: Shari Carlet, MSCE, Acting Public Works Director

SUBJECT: Leadership Carmel's Class Project of 2026

RECOMMENDATION:

Receive a Presentation by Leadership Carmel's 2026 Class about their project

BACKGROUND / SUMMARY:

ENVIRONMENTAL EVALUATION:

This action does not constitute a project within the meaning of the California Environmental Quality Act under Public Resources Code Section 21065. It has no potential to cause either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment and, therefore, does not require environmental review.

FISCAL IMPACT:

None at this time.

ATTACHMENTS:

1. Attachment 1 - LC26 Presentation Harmony Habitat



LEADERSHIP CARMEL

CARMEL CHAMBER OF COMMERCE FOUNDATION

Harmony Habitat

An Outdoor Music Garden for Carmel

Bringing youth, music, and the outdoors together

WHO WE ARE



The Program

Leadership Carmel is a 9-month personal & professional development program designed to provide a solid framework to inspire and serve current and future leaders and influencers. Each class cultivates and executes a legacy project as a gift for the Carmel community.



Class of 2026

Our class of 9 found common passion in the youth, music and outdoors. Collectively inspired by the true creative spirit of Carmel.

Legacy Project

- ◆ What can we do to uphold the cultural & creative heartbeat of our village?
- ◆ How can we assist youth to connect with the outdoors, getting them outside?
- ◆ What defines our town?
- ◆ How can we contribute to beautifying this place we all love?

Harmony Habitat

A sculptural outdoor music garden at Forest Hill Park



◆ *Connecting nature & the cultural artistic spirit of our community* ◆

The centerpiece is a Botanical Garden Ensemble by Freenotes: beautiful, weather-resistant sculptural instruments designed for collaborative, all-ages play. Harmony Habitat will enhance Forest Hill Park with a permanent outdoor musical sculpture installation that aligns with the magical and playful beauty of this special community park.



For the community: a distinctive and lasting civic asset that enriches public life



For families: shared experiences that invite connection and presence



For adults: moments of inspiration, curiosity, and playfulness



REVISION/DATE	DESCRIPTION

FOREST HILL PARK
 3026 JUNIPERO ST
 CARMEL-BY-THE-SEA, CA 93921

PROJECT OVERVIEW

DRAWINGS PROVIDED BY:
 LEADERSHIP CARMEL
 CLASS OF 2026

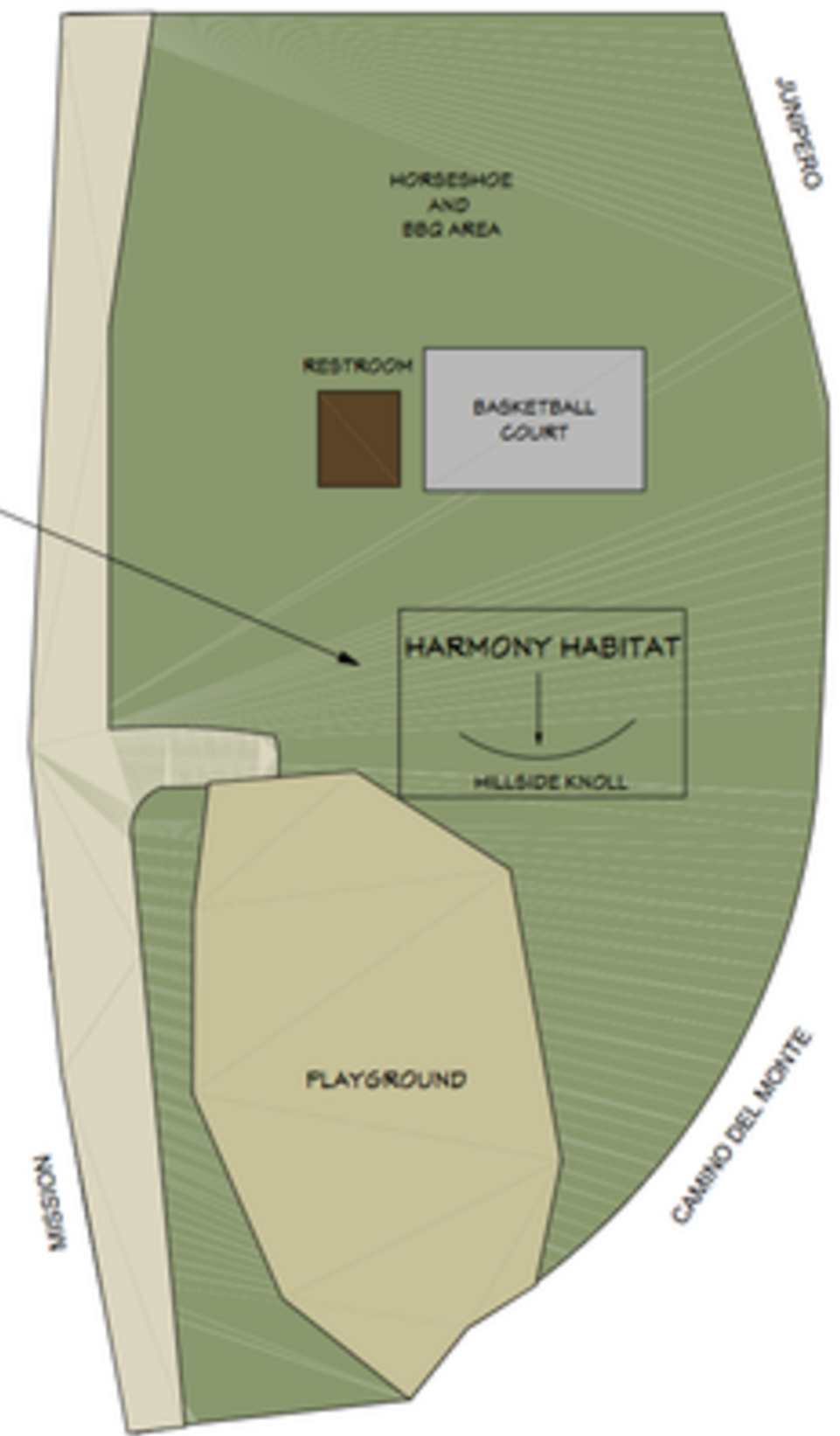
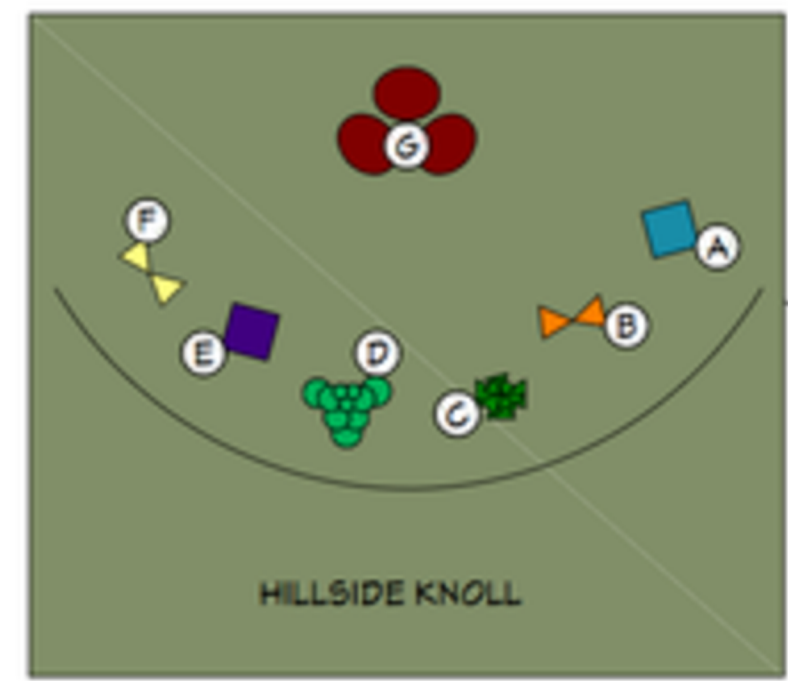
DATE:
 3/13/2026

SCALE:
 NOT TO SCALE

SHEET:
P-1

A		TURQUOISE FLOWER FWR-I-IG 19"W x 39"H x 13"D ANODIZED ALUMINUM
B		ORANGE BUTTERFLY BFLY-O-IG 19.5"W x 51.5"H x 15"D ANODIZED ALUMINUM
C		TENOR TREE TREE-IG 22-3/4"W x 51-3/8"H x 15-3/4"D ANODIZED ALUMINUM
D		LILYPAD CYMBALS LPAD-IG-REC 31-1/2" x 39"H ANODIZED ALUMINUM
E		INDIGO FLOWER FWR-I-IG 25"W x 48"H x 14"D ANODIZED ALUMINUM
F		YELLOW BUTTERFLY BFLY-O-IG 16"W x 46 3/4"H x 12 3/8"D ANODIZED ALUMINUM
G		MUSHROOM ENSEMBLE IG SM: 26- 1/2"H x 20-1/4"W x 19-7/8"D MED: 28-1/8"H x 24 3/8"H x 24"D LRG: 30- 1/2"H x 27-7/8"W x 27-1/2"D ANODIZED ALUMINUM

**HARMONY HABITAT
 AT FOREST HILL PARK
 SITE PLAN**



Decibel Levels

Instrument

Source

30 ft

150 ft

Mushrooms

93.7 dB

63.1 dB

54.2 dB

Lily-pad Cymbals

85.4 dB

54.9 dB

50.5 dB

Flowers/Butterflies

84.2 dB

55.7 dB

50.1 dB

Tenor Tree

79.3 dB

58.4 dB

51.1 dB

Rainfall, moderate

50 dB

Golf

60 dB

Traffic, average street

83 dB

Average Conversation

60 dB

Kids shouting

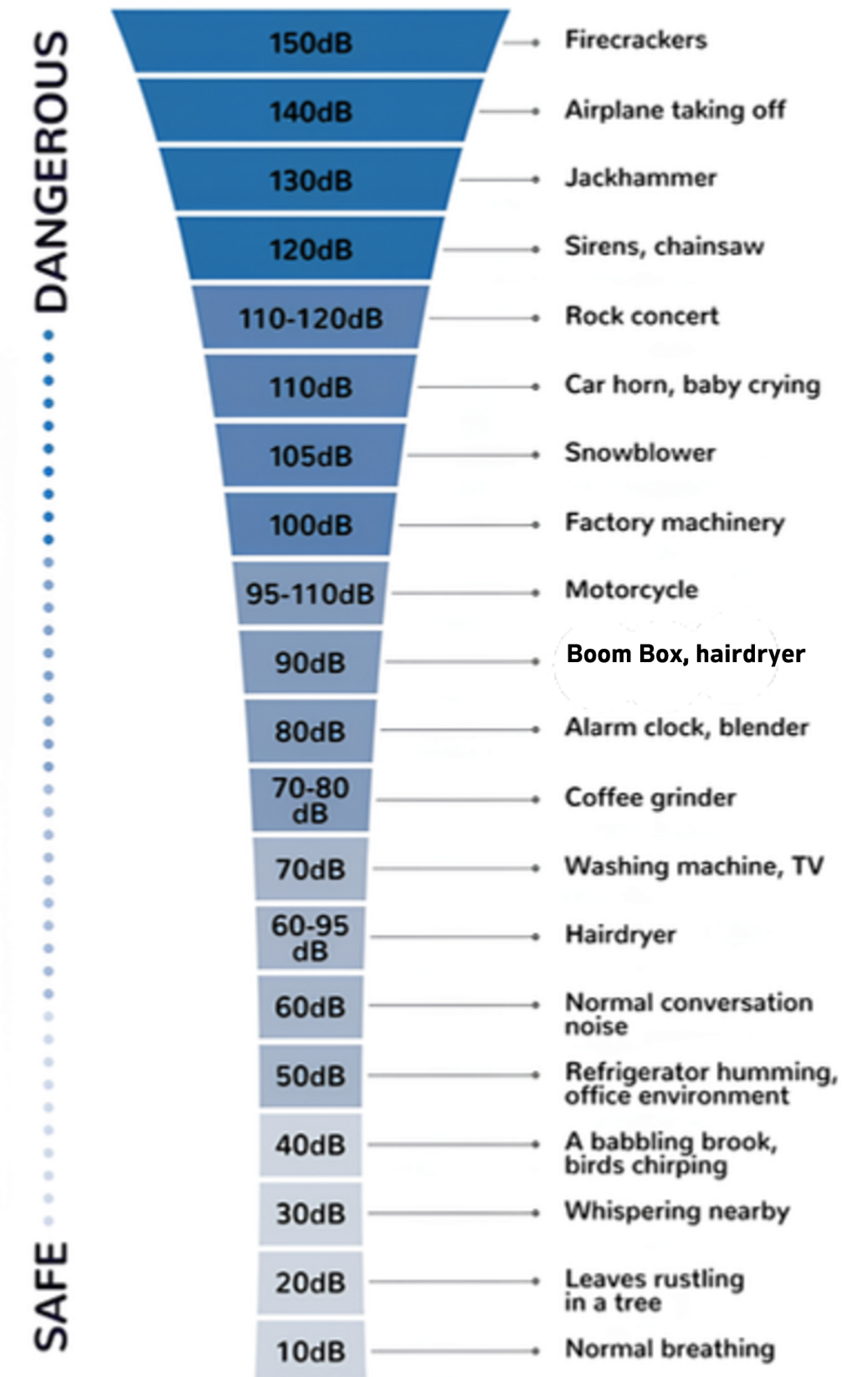
90 dB

Elephant

103-117 dB

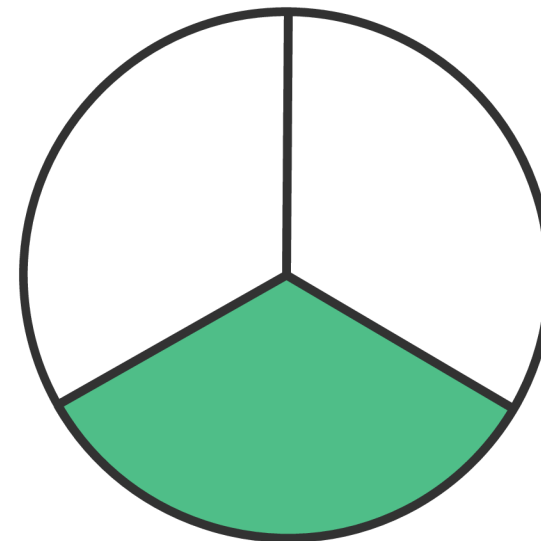
SAFE vs. DANGEROUS DECIBEL LEVELS

Help prevent noise-induced hearing loss by learning general sound levels and how loud is too loud.



Fundraising

- ◆ We're committed to raising **\$30,000** to bring **Harmony Habitat** to life



Presently we are a third of the way to our goal

◆ Next Steps ◆



Order Instruments



2-4 week Shipping time



Installation



Public Works check off



Play & Enjoy!

Community Outreach

- Rotary Club luncheon
- Carmel Chamber of Commerce board
 - City Council special meeting
 - City of Carmel Public Works
 - City Manager
 - Sandpiper
 - Catalyst newsletter
 - Peachjar
 - KSBW (March 31)
 - Montage Health
 - Carmel educators
- Carmel Youth Center
 - Carmel businesses
- Carmel Residents Association

Connecting with community is a continual effort

TO GIVE IS TO RECEIVE. TOGETHER WE GROW.



We're grateful to the City of Carmel Public Works Department for its generous in-kind support.

We're planning a community launch event once the installation is complete. We hope you'll join us to celebrate together! Questions? Please email kathryn.manlin@gmail.com. We'd love to hear from you.

Class of 2026's Passion for Harmony Habitat



I am a long term employee of Montage health and have had the privilege of being sponsored to participate in this impactful program called Leadership Carmel. Our legacy project means so much to me because it brings playful magic to the outdoor space of Forest Hill Park, in which my 2 children Radler and Deegan have made many memories. They cannot wait to play the instruments during our family visits to the park, even as teenagers. The children of Carmel need more to do in the outdoor spaces, with music and art in mind.

Thank you for this opportunity to bring this space to life!

Best,
Leslie Pinkerton



"I joined Leadership Carmel to integrate more into the community. Having moved here recently, I wanted to deepen my understanding of the culture and gain knowledge of this special area.

Our Harmony Habitat project will attract young families to the community by encouraging active play. The musical instruments reflect Carmel's rich artistic history. Once completed, our legacy project will add lasting value to Forest Hill Park and the community."

Sincerely,
Cari Hill



As a Carmel resident and friends with many families who have small children that live in Carmel, I know how important it is to make sure that the future residents and future generations foster an appreciation for this amazing place with a sense of wonder and curiosity.

Harmony Habitat would enhance Forest hills park and increase the amount of safe activities in the park, all while continuing to allow residents and locals to enjoy this hidden spot, without disrupting the peaceful setting.

Sincerely,
Ryan Keenan



Creative expression touches the very essence of what it means to be human. It shapes our thoughts, amplifies our emotions, and often lifts us from wherever we are in a given moment to somewhere entirely different.

One of the greatest gifts we can pass on to young people is the encouragement to express themselves creatively, especially through music. That is what I love most about Harmony Habitat: it gives children the freedom to play with sound, to follow their curiosity, and to discover the joy of making something their own. In so doing, we give them not just a memory for today, but a skill they can access for a lifetime.

Warmly,
Tara Leweling



As a musician creating access to music for the public is inspiring, especially when placed in nature. I strongly care for the environment and animals. Which leads me to believe that Harmony Habitat will bring people to the park to play music, helping them cultivate a relationship with the natural world.

Sincerely,
Bryce Nordstrom



My name is Kathryn Brown and I am the Financial Services Supervisor at the Carmel branch location of Monterey Credit Union. I grew up in Pacific Grove and came into Carmel for many childhood activities and cultural events. I feel so grateful to now be raising my two young children in the same beautiful community we call home. Our leadership project of Harmony Habitat at Forest Hill park will be a special way to contribute to the music and play and magic that Carmel provides to both children and adults.

Sincerely,
Kathryn Brown



While my prior experiences set the foundation, my time with LC 2026 is impressively wonderful.

It is vital that children realize they are our priority, and we must ensure they grow into excellent and equitable global citizens. Our Legacy Project, "Harmony Habitat," aims to promote mental health and wellness by encouraging families to grow and develop in a safe and secure environment.

Sincerely,
Michelle Amirkhanian



My years in hospitality have set the stage for how I see our community. It is a place where nature and culture come together magnificently.

As a new parent I am excited to bring Harmony Habitat to fruition and uphold the culture of Carmel. Enhancing Forest Hill Park is a step towards the future, creating a unique place for families to connect and play. I look forward to the days of playing there with my son. The children are the future and by giving them access to creativity, we uplift them and allow for growth and development.

Sincerely,
Sanil Prasad



Carmel is a special place that is inspiring, simply by being here. The artistic roots that make Carmel unique can easily melt away. We have the opportunity to install musical sculptures that will offer generations to come connection to the creative spirit of this village; upholding the artistic and musical culture.

When I think of the future, I imagine Carmel as it has been, connected in community and holding reverence to the Earth. Harmony Habitat sings to the heart of Carmel, connecting nature, community and creativity. This gift to the city will allow all who come across it to connect their spirit to the song of this beautiful place.

Kind Regards,
Christy Carico

Supporters of Harmony Habitat



Carmel Youth Center
Non-Profit 501(3)(c)



Support Harmony Habitat

 [Donate via Square](#)

Secure payment through Square



Scan to donate on mobile

◆ or visit → www.carmelchamber.org/lc2026/

Your generosity makes this possible



CITY OF CARMEL-BY-THE-SEA

Public Works Department April and May 2026 Report

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Shari Carlet, Acting Public Works Director
SUBMITTED ON:	April & June 2026

Public Works Director

- The City's budget has been approved by Council for adoption by July 1st.
- Project Manager recruitment is on-going.
- Public Works Director recruitment is on-going.
- Public Works currently has 4 vacant positions: PW Director, Project Manager, Permit Tech, and 2 Maintenance Workers (one for Forestry, one for Street Maintenance)
- We had a successful Earth Day/Arbor Day; planted 2 pines in Devendorf Park in April.
- The city conducted a successful evacuation drill last May 30th and we had a good turnout from the residence, volunteer groups and external government agencies.
- Forester & Assistant Forester are attending the annual International Society of Arboriculture conference at the end of April.

Environmental Programs

- North Dunes Project:
 - Ice Plant Removal is completed. Topes is removing acacia trees.
- Renewing 5-year Coastal Development Permit (CDP 16-315);
 - Continued working with consultants on Draft CDP for North Dunes Restoration for the extension approval.
 - Planning Commission review by July/August 2026 and approval expected September 2026.
- MTNP Coastal Development Permit:
 - CDP was approved on May 13, 2026. Planning department to file with County Clerk for CEQA Cat Exemption.
- Carmel Beach Sea Level Rise/Adaptation Project:
 - Integral (Consultant) completed and finalized the Adaptation Pathway Report with comments from Planning Commission and Forest & Beach Commission. The report is now posted on the city website
- Hazards Policy:
 - EMC submitted the draft and staff will take the report to F&B Commission in July and Planning Commission in August 2026.
- Stormwater:

- We received the NOV from the Regional Water Board based on the recent audit. Recommendations provide by the board are achievable and staff are working on a response letter due July 1, 2026.
- Plastic Bag Ordinance Changes:
 - July 2026 CC Meeting Agenda- 1st reading in July.
 - HF&H is presented at the May 5th Council Meeting with results of the recent survey about GreenWaste.
- Waste Management:
 - Greenwaste rate increase was approved last week.
 - HF&H is presented at the May 5th Council Meeting with results of the recent survey about GreenWaste.

Facility Maintenance

- The Janitorial Services contract is currently being processed, with a new service provider scheduled to begin on July 1.
- First Murphy House: Dry rot repairs are complete, the house has been fumigated, and painting is now in progress.
- Forest Theater: Electrical work and floor epoxy application have been completed.
- HML: The heat pump and podium have been replaced, the window film issue has been resolved, and planning is underway for the local history wall project.
- Fire Station: The sink has been replaced.
- Police Department: The secure lot gate installation is in final review prior to construction.
- Sunset Center: Fire pump issues will be handled by the Sunset Center operator.

Street Maintenance

- Continued sweeping up sand at Del Mar (with track loader)
- Re-tarped the 11th Ave Erosion area, added sandbags, and jetted the drain system in this area.
- Worked on annual traffic marking painting throughout the city.
- Provided Chips for the Big Sur Marathon
- Continued sidewalk repairs and name sign painting throughout the city

Project Management for the Capital Improvement Program

Shoreline:

- CIP-Beach Stairs: Bids were received on May 15th.
 - All bids were rejected due to arithmetic errors making all the bids non-responsive. The project will be re-advertised for rebid this week.
- CIP- 4th Ave Outfall & Sand Ramp: Completed the geotechnical survey.
 - When enough sand returns we will rent a dozer to push sand up for temporary ramp.
- Priority - Emergency Repair of 11th Ave shoreline erosion:
 - Engineer consultant scope of work being expanded for Scenic Pathway design/repairs and eroded bluff areas.
- CIP - EV Chargers / Panel Upgrade Project: Bids were received and contract being processed. ADA compliance needs to be addressed.

Additional Capital Improvement Projects:

- CIP – Conglomerate Paving Project: Approximately 90% of the paving work is complete. Remaining tasks include selected sidewalk repairs and the final micro-surfacing work.

- An ADA ramp has been designed and will be installed next to the restroom at Scenic and Santa Lucia.
- ADA layout adjustments for the Del Mar Restroom are currently under review.
- Utility Agency: CalAm and CAWD projects are complete, including paving. Some punch-list items are still in progress, and permanent striping is tentatively scheduled for July.
- Private Development: The Ulrika Project is ongoing, with periodic street closures on Dolores from 4th to 5th.

FY25-26 CIP Projects Completed:

- Fire Station Upgrade
- Forest Theater Stage
- Sunset Center Painting Phase 2
- ADA Upgrade Year 8 (Railing on steps at Devendorf Park)
- Rio/Junipero Media
- Park Library Window Repair
- Yoga Center Re-roof
- Forest Plan Implementation Year 2
- Resurfacing Sunset Center Parking Lot
- Devendorf Park Improvements
- Sidewalk Repairs: Precision Grinding completed

Forestry, Parks, and Beach

- Refer to City Forester's Report.