

# **ANTHONY LOMBARDO & ASSOCIATES**

A PROFESSIONAL CORPORATION

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October 16, 2020

File No. 5227.000

Marnie Waffle  
Carmel-by-the-Sea  
P.O. Drawer G  
Carmel-by-the-Sea, CA 93923

Re: **Mei (DS 19-128)**  
**Santa Rita 2 SW of 5<sup>th</sup> Avenue**

Dear Marnie:

The following responds to your letter dated August 10, 2020 in preparation for the City of Carmel Planning Commission hearing on this item scheduled for November 10, 2020.

As noted in your letter, there were in fact unfortunate oversights and non-compliance with tree protection measures by a project sub-contractor during the grading of the site principally resulting from communication issues resulting from the property owner's language barriers. As you noted this did result in the loss of two trees on this property and one on a neighboring property, as removal was required by the City Forester and the Forest & Beach Commission. The property understands the seriousness of this issue and immediately paid the \$50,000 fine levied against her. She gained nothing from the damage done to the trees (e.g. improved views) and the project has been stopped for nearly a year as a result.

Ms. Mei has now employed an agent, as well as this firm, to interface with subcontractors to ensure conditions are properly complied with going forward.

In response to your request for updated information and statements, information is listed below (and attached as applicable):

- 1.) Request for a revised site plan and grading/drainage plan: The Site Plan and Grading & Drainage Plan remain the same as previously approved. The excavation on site is consistent with the grading indicated and necessary in the approved plans for foundations, drainage improvements, and accommodation of retaining wall drainage preparation. No additional grading was done or is contemplated beyond the original design. Once foundation and drainage systems are installed, the adjacent areas will be filled back to the grade levels indicated in the plans.

- 2.) Request for clarification on how excavation and tree protection measures will be insured after release of the stop work order: This office and a translator for the owner have been retained to assist and coordinate all communications with sub-contractors and personnel going forward. Tree protection measures will be in place prior to the start of any new work/excavation (as applicable). The project arborist will also be onsite for observation and management of all earth moving activities.
- 3.) Impacts to surrounding neighbors from removal of (3) significant trees: The trees removed did not contribute to screening for any neighboring parcels, however it is recommended by the project arborist that (3) large boxed trees be planted in lieu of smaller alternatives to more expeditiously replace the lost canopies (See attached arborist recommendations & plan). Two new large boxed trees will be planted in the southern courtyard in substantially the same location as the (2) trees removed from this parcel, to promote the replacement of a similar canopy to the southern parcel. Removal of the (3) trees would not have impacted the western neighbor, but the plan continues to include a hedge and expanding fencing to the west, as well as now one of the new boxed trees for replacement. Our office is also working with the neighbor to the north to address the tree lost from their property and to satisfy their requests for additional items.

The presence of the two trees on the project site (now removed) is not the primary basis for the project design, and no redesign is warranted due to the removal of these two trees or due to the tree removed to the north. The project design focused on six constraints and nine design criteria/objectives related to the site conditions, all of which are still applicable. These constraints and objectives are explained in the attached letter from the project architect.

After reviewing the enclosed information here, please feel free to contact me if you need any additional information.

Sincerely,



Gail Hatter,  
Sr. Land Use Specialist

**Justin Ono**  
**International Society of Arboriculture**  
**Board Certified Master Arborist #WE-9388B**  
**Society of American Foresters Professional Member 79695**  
**1213 Miles Avenue**  
**Pacific Grove CA, 93950**  
Telephone (831) 373-7086

September 11, 2020

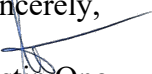
R. Gail Hatter  
Anthony Lombardo & Associates  
144 W. Gabilan Street  
Salinas, CA 93901

RE: Santa Rita 2 SW of 5<sup>th</sup> – Replanting Plan

Ms. Hatter;

You recently contacted me about the replanting on the property located at 5 SW of 2<sup>nd</sup>, Carmel by the Sea, CA 92923. We discussed replanting be with larger mature trees for an immediate impact in restoring the urban forest. Replanting with either 36-inch or 48-inch box trees will create an immediate forested atmosphere and help restore the overstory trees that were removed. For replacement of the trees removed, I recommend two (2) Monterey pines and one (1) Monterey cypress. Putting two (2) trees back where they were removed (one (1) pine and one (1) cypress) and adding an addition pine in the southwest corner of the where space is available, and it will not interfere with utilities.

Thank you very much and please feel free to call if there are any questions or if I can be of further assistance.

Sincerely,  


Justin Ono  
Board Certified Master Arborist #WE-9388B  
Society of American Foresters #79695

**Date:** September 2, 2020

**To:** Marnie R. Waffle, AICP  
Acting Community Planning & Building Director  
CITY OF CARMEL-BY-THE-SEA

**From:** Anatoly Ostretsov  
AO Architectural Design  
P.O. Box 2272, Monterey, CA 93942

**Cc:** Connie Mei,  
The owner of the subject property

R. Gail Hatter  
Sr. Land Use Specialist  
ANTHONY LOMBARDO & ASSOCIATES

**RE:** Property at Santa Rita 2 SW of 5<sup>th</sup>, Carmel, CA 93923

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Dear Ms. Waffle,

In February of 2019, Connie Mei, the owner of the subject property, hired AO Design as her architect to design a two-story single family residence to capture an ocean view from the second floor outdoor terrace on a vacant lot at Santa Rita 2 SW of 5th in Carmel.

Based on a preliminary site assessment there were a few constraints discovered:

1. The lot is located at the low point in the block.
2. Noticeable grade elevation change at the north side of the property.
3. The neighboring structure on the south side is located 3 feet from the south property line.
4. Elongated east-west orientation of the lot requires the house to be placed along the north property line to provide sun light to livable spaces.
5. Some protected trees on the lot.
6. Ocean view can be achieved only from a second floor at the south west corner of the lot.

Following the City of Carmel Design Guidelines recommendations, a concept design was developed to address the issues stated above along with the neighboring privacy concerns. In the very early phase of the design development a certified forester, landscape designer, civil and soils engineers were hired to make sure all the concerns were addressed in a professional manner. All the plans were developed in compliance with the City of Carmel Guidelines and Zoning Ordinances. No variances or exceptions were requested.

After the first public hearing, where the neighboring privacy concerns were raised, my client agreed to revise the fully developed architectural, civil, and landscaping plans to redesign them. The originally proposed footprint of the house was moved by 3 feet away from the rear property line resulting in doubling the required minimum rear setback. The upper level was completely redesigned



resulting in removal, resizing, and reconfiguration of some doors and windows and reduction of the roof top deck from 375 sf. to 246 sf. An exterior stair to the rooftop deck was eliminated per the neighbor's request. A privacy visual impact study and solar study have been performed by the architect. In addition to redesigning the plans, privacy impacts were addressed by planting mature 9 to 11 feet tall screening hedge and extending the height of the existing fence along the west property line by 3 feet. The final plans were accepted and approved by the Planning Commission on June 12, 2019. No appeal has been filed.

The original house design was primarily focused on a good floor plan layout taking in consideration the above mentioned site constraints. Prior to a concept development a "bubble" diagram was created to establish relationship between interior spaces and outdoor spaces (see Exhibit A) based on the following:

1. The lowest point of the lot (south east corner) is not suitable for any structure due to a storm water drainage potential issue.
2. A retaining wall needs to be constructed at the north side of the property to address existing grade elevation change.
3. Garage and main body of the house need to be located on the north side of the property to provide outdoor area on the south side exposed to the sun light.
4. Garage to be located at front of the property to reduce length of a driveway.
5. Main entry, garage/kitchen/dining area with a powder room/utility room to be located at the front part of the property.
6. Living room to be located in the middle of the house dividing "public area" (kitchen and dining) and private area (bedrooms).
7. Outdoor area to be located in the middle of the lot on the south side, exposed to the sun light, with no (or minimal) noise and privacy insured for all neighboring sites. Easy and direct access to the outdoor area from the kitchen, dining and living rooms, and bedroom.
8. Location of the outdoor ocean view terrace is in the south west corner.
9. Main volume of the house (mass and bulk) to be placed along north part of the property to provide appropriate balance of mass and bulk on the street elevation (see Exhibit B)

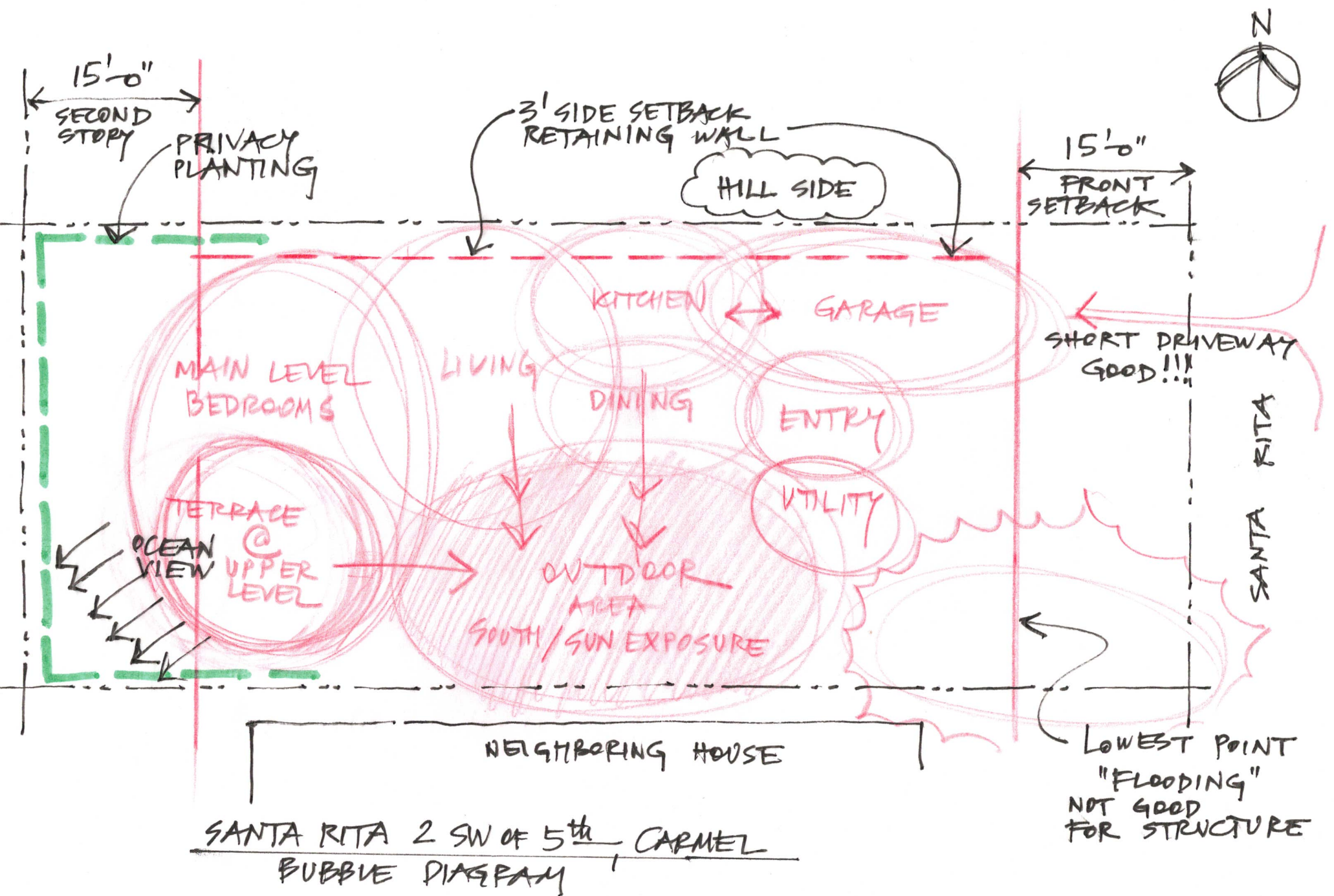
While "bubble" diagram provided for retention of existing trees, the trees in this area were not the sole reason for the design as approved. The project was approved with no trees designated for removal. Unfortunately during the construction three large trees were damaged by excavation activities and were required to be removed as a result of the damage.

The design of the home would not have been different even if there had been no trees at the center of the south side of the parcel. The removed trees will be replanted with new large trees in the same location as the removed trees per the City's requirements.

The approved plans should not be changed.

Sincerely,

Anatoly Ostretsov

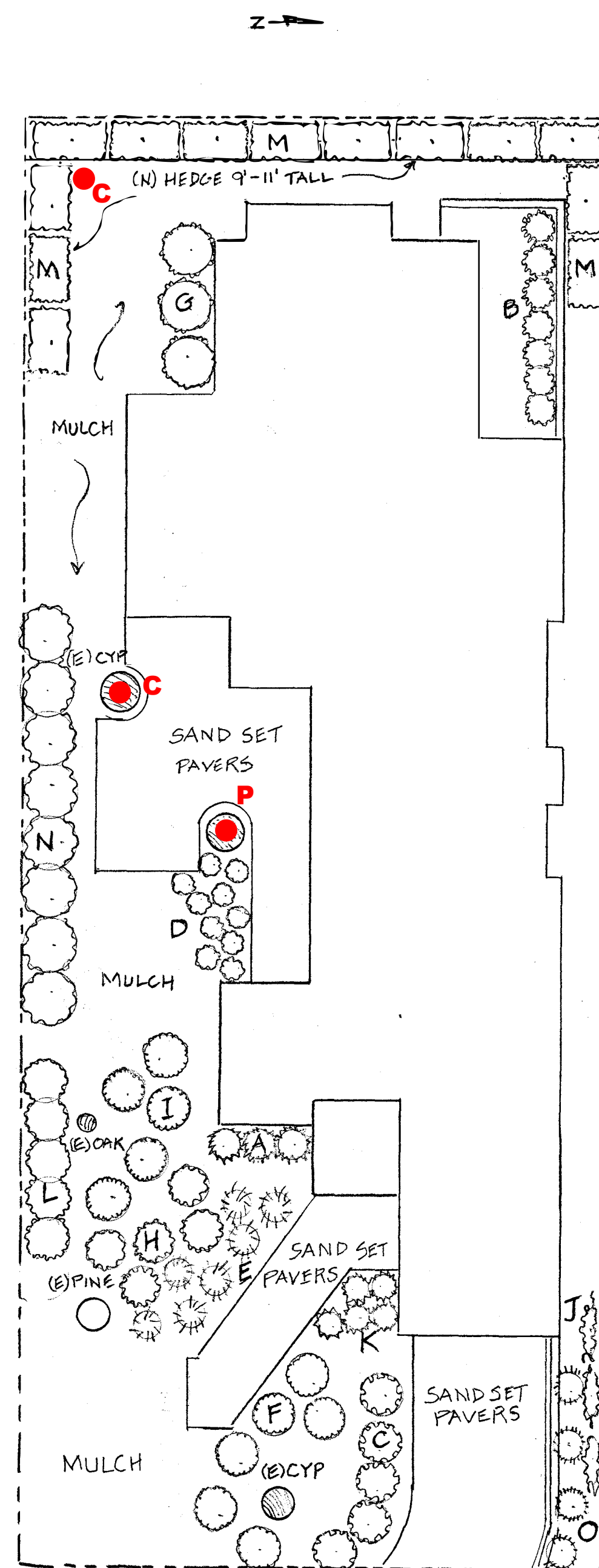






SANTA RITA STREET ELEVATION





**Planting Plan**  
scale: 1/8" = 1'0"

**MAWA NOTES**

MAWA Calculations prepared for the  
Jie Mei Project, Santa Rita 2 S/W of Carmel, CA (APN: 010-038-002)  
by Robert Shuler Landscape Design March 20,2019

Maximum allowable landscape irrigation usage for this site is 0.038 acre feet.

**Formula & Calculations:**

$$MAWA = \frac{E_{to} \times E_{Tadj} \times LA \times 0.623}{325,851}$$

Where:

$E_{to}$  = Reference ET = 33"/yr (Zone 1)  
 $E_{Tadj}$  = ET Adjustment Factor =  $KL/IE = 0.5 / .85 = .59$   
 $KL$  = Landscape Coefficient = 0.5  
 $IE$  = Drip Irrigation Efficiency = 0.85  
 $LA$  = Landscaped Area = 922 sq. ft.

LA Calculation based on:

57	1 gal. plant @	4 SF =	228 SF
34	5 gal. plant @	9 SF =	306 SF
8	15 gal. plant @	16 SF =	128 SF
13	24" Box Tree @	20 SF =	260 SF
		<b>Total SF =</b>	<b>922 SF</b>

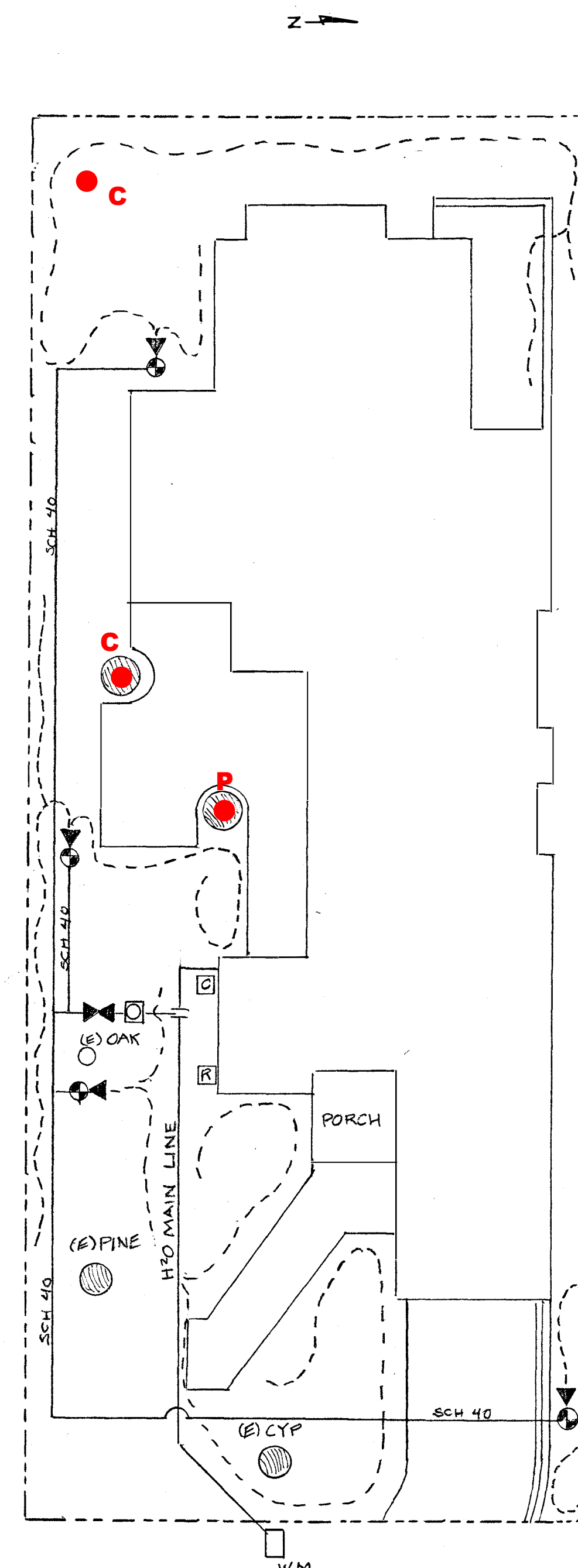
Estimate Total Water Use (ETWU) for this site =  $33 \times .59 \times 881 \times 0.623 = .035$  acre feet  
325,851

**P = Monterey pine**  
**C = Monterey cypress**

**Replacement trees are marked in red dots. Trees shall be 36 - 48 inch boxes for immediate effect and be installed where trees were removed. An additional tree shall be installed in the southwest corner.**

**Plant List**

code	Qty	Size	Botanical Name	Common Name
A	3	5 gal	Acacia 'Cousin Itt'	Dwarf River Wattle
B	7	1 gal	Agapanthus albiflorus	White African Lily
C	5	5 gal	Arctostaphylos 'Carmel Sur'	Manzanita Ground Cover
D	10	1 gal	Bergenia "Bressingham White"	White Bergenia
E	7	1 gal	Calamagrostis foliosa	Pacific Reed Grass
F	5	5 gal	Ceanothus "Anchor Bay"	Ceanothus
G	3	5 gal	Choysia ternata	Mock Orange
H	5	5 gal	Correa 'Ivory Bells'	Australian Fuchsia
I	5	5 gal	Grevillea 'Coastal Gem'	Grevillea
J	3	5 gal	Hardenbergia 'Alba'	White Lilac Vine
K	5	1 gal	Liriope muscari variagata	Variegated Lily Turf
L	5	5 gal	Pittosporum 'Marie Channon'	Variegated Pittosporum
M	13	24" box x 9"	Prunus laurocerasus	English Laurel
N	8	15 gal	Rhamnus alaternus	Italian Buckthorn
O	4	1 gal	Rosmarinus 'Irene'	Trailing Rosemary



**Irrigation Plan**  
scale: 1/8" = 1'0"

**GENERAL IRRIGATION NOTES:**

1. Irrigation to be run off separate mainline extension with isolation shut off valve
2. All drip lines to have an in-line filter
3. Pressure for regulator for drip irrigation to be regulated to 25 - 35 PSI
4. All valves to be sub-grade within a weatherproof valve box.

**IRRIGATION LEGEND**

- Point of connection from mainline
- Gate shut off valve
- Backflow Prevention Assembly
- 3/4" pvc Schedule 40 to valves
- Control Valve to Drip - Hunter PGV 1" globe Valve with 30 PSI pressure regulator and filter
- Drip Zone Riser from PVC to 1/2" Tubing
- Lateral tubing to Emitters - 1/2" Polyethelene
- Controller - Hunter ProC
- Rain Sensor - Hunter Rain Clik

**Robert Shuler Design**  
 RStowes3@att.net  
 831 624-4079  
 PO Box 2152  
 Carmel, CA 93921

**Planting and Irrigation Plan**  
 Jie Mei Property Santa Rita 2 S/W of 5th Avenue  
 APN 010-038-002  
 Carmel, CA 93921

**SCALE:**  
 1/8" = 1'0"

**DATE:** 5-14-2019

**SHEET**  
**L1**



# GRICE ENGINEERING INC

ENGINEERING      GEOTECHNICS      SEPTIC      HYDROLOGY  
FOUNDATIONS      SOILS      EARTH STRUCTURES

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griceengineering@sbcglobal.net

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FAX: (831) 422-1896

File No. 7091-19.06  
June 01, 2021

Page 1 of 2

Mrs. Jie Mei  
17201 Sonora  
Oakdale, California 95361

Project:      Residence  
                 Santa Rita 2 SW of 5th  
                 Carmel by the Sea, California 93923

Subject:      Geotechnical Report - Addendum No. 1  
                 Stability of Northern Excavation

Dear Mrs. Mei;

Pursuant to your request, we have reviewed our published Geotechnical Report and construction observation reports relative to the site's stability and more specifically to the excavation along the northern property line.

As observed the soils columns is comprised of silty or clayey fine sands to an approximate depth of up to 3 feet under which is the local soft bedrock comprised of sands and clays of moderate cementation.

The excavated bank along the northern boundary exposes this lithology and several roots of an adjacent tree and minor roots and humus material from plants. The bank was completed prior to November of 2019. As observed the bank has remained essentially as completed with minor sloughing of the topsoil and subsoil. This sloughing appears to be mostly due to subsurface sheet flow as evidenced by scalloping of the subsoil, with the overhanging topsoil being more resistant due to higher cohesive content and small roots.

The bank is considered relatively stable for the duration of construction. Should the excavation remain without further support only minor sloughing is expected and the bank will remain stable for many decades. As the proposed development is to construct a retaining structure to collect the ascending grade to the north and for length of the bank no further sloughing or instability will occur after completion of the development.

The report contained herein is made with our best efforts to evaluate the site, determine the site's geotechnical conditions and provide recommendations for these conditions. We submit this report with the understanding that it is the responsibility of the owner, or his representative, to ensure incorporation of these recommendations into the final plans, and their subsequent implementation in the field.

In addition, we recommend that GRICE ENGINEERING, INC., be retained to review the project plans and provide the construction supervision and testing required to document compliance with these recommendations. Should any site condition not mentioned in this report be observed, this office should be notified so that additional recommendations can be made, if necessary.

This report and the recommendations herein are made expressly for the above referenced project and may not be utilized for any other site without written permission of GRICE ENGINEERING, INC.

Please feel free to call this office should you have any questions regarding this report.

Very truly yours,  
GRICE ENGINEERING, INC.



Lawrence E. Grice, P.E.  
R.C.E. 66857