



## NOTICE OF APPROVAL

The Department of Community Planning & Building of the City of Carmel-by-the-Sea has approved a Project pursuant to the City's Municipal Code. Persons interested in the project may review additional materials available at the Department of Community Planning & Building located at City Hall on Monte Verde Street between Ocean and 7<sup>th</sup> Avenues, phone number 831-620-2010.

The decision to approve this project may be appealed within 10 days from the date of this by filing a written appeal with the Department of Community Planning & Building.

**Planning Case #:** Design Study 24032

**Owner Name:** WEST VALLEY VENTURES LLC

**Case Planner:** Alec Barton, Contract Planner

**Date Posted:** \_\_\_\_\_

**Date Approved:**

**Project Location:** MISSION STREET 3SW OF 13TH

**APN #:** 010162002000      **BLOCK/LOT:** 142/ALL LOT 5

**Applicant:** JAMES SMITH

**Project Description:** EXISTING BLDG PERMIT-REV FOR LANDSCAPE STEPS AND PLANTINGS

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

*Upon completion of the 10 calendar-day appeal period, please return this form, along with the Affidavit of Posting, to the case planner noted above.*

**CONDITIONS OF APPROVAL**

<b>No.</b>	<b>Standard Conditions</b>
1.	<b>Authorization.</b> This approval of Design Study application DS 24032 (West Valley Ventures, LLC) finds the subject application consistent with the findings and requirements of CMC 17.10.030, and authorizes amendments to the landscape and irrigation plans of a previously approved Design Study (DS 21-004, Yonekura), including removal of a fence, new paver walkway material, and different plantings at Mission Street 3 southwest of 13th Avenue in the Single-Family Residential (R-1) zoning district, as depicted on plans dated May 1, 2024.
2.	<b>Codes and Ordinances.</b> The project shall be constructed in conformance with all requirements of the R-1 zoning 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 Community Planning and Building Department, the Planning Commission, and/or Historic Resources Board, as appropriate.
3.	<b>Permit Validity.</b> In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	<b>Modifications.</b> The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two 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 final inspection.
5.	<b>Water Use.</b> 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 adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
6.	<b>Exterior Revisions to Planning Approval Form.</b> 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 Planning and Building Department. Any modification incorporated into construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
7.	<p><b>Conflicts Between Planning Approvals and Construction Plans.</b> It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the 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 &amp; Building Director or their designee.</p> <p>When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.</p>
8.	<b>Tree Removal.</b> Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.

9.	<p><b>Tree Protection Measures.</b> Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.</p> <ul style="list-style-type: none"> <li>● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.</li> <li>● Excavation within 6 feet of a tree trunk is not permitted.</li> <li>● No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree.</li> <li>● Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.</li> <li>● Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A 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 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.</li> <li>● The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots.</li> <li>● 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.</li> </ul> <p>If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.</p>
10.	<p><b>Indemnification.</b> The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and 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 resolving all such actions by the parties hereto.</p>
11.	<p><b>Conditions of Approval.</b> Prior to the issuance of a building permit, these signed Conditions of Approval shall be printed on a full-size sheet within the construction plan set submitted to the Building Division.</p>
<p><b>Special Conditions</b></p>	
12.	<p><b>Building Permit.</b> The applicant shall obtain a Building Permit from the Planning and Building Department.</p>
13.	<p><b>Conditions of Approval Acknowledgement.</b> Prior to the issuance of a building permit revision, a completed <b>Conditions of Approval Acknowledgment</b> form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.</p>
14.	<p><b>Plantings in Right-of-Way.</b> The plantings proposed within the public right-of-way (<i>dodonea viscosa purpurea</i>) shall be relocated to private property or eliminated from the scope of work.</p>

15. **Resolution 2021-24-PC.** Except as conditioned in this approval, Resolution 2021-24-PC and the associated Conditions of Approval remain in force. Changes to approved project DS 21-004 (Yonekura) that are not explicitly authorized by DS 24032 (West Valley Ventures, LLC) are not permitted without review and approval of Community Planning & Building staff and/or the Planning Commission.

Acknowledgment and acceptance of conditions of approval:

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

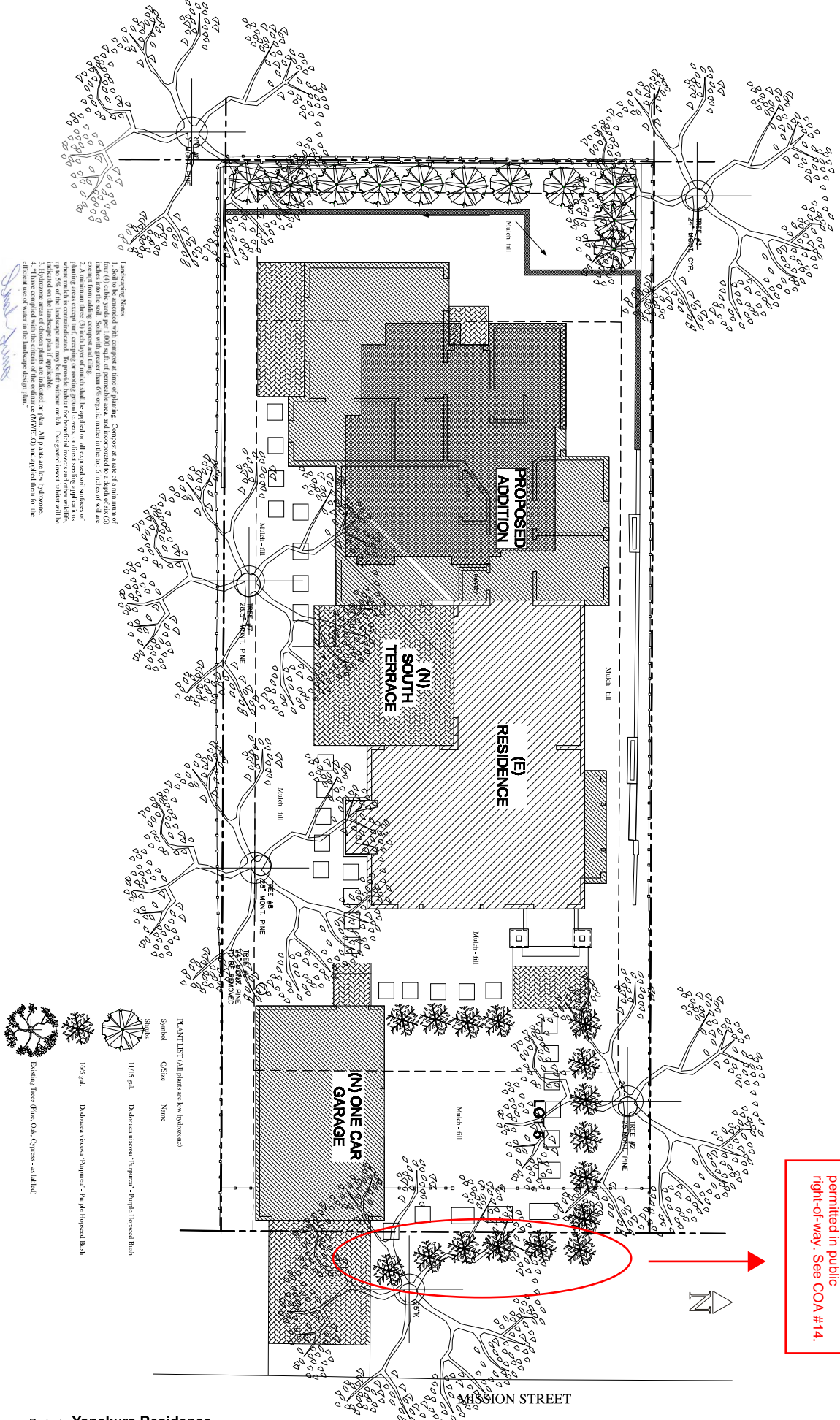
**Landscape Notes:**

1. Soil to be amended with compost at time of planting. Compost at a rate of minimum of one (1) cubic yard per 1,000 sq ft of permeable area, and incorporated to a depth of six (6) inches below the surface of the soil.
2. A minimum three (3) inch layer of mulch shall be applied on all exposed soil surfaces of permeable areas, except for open areas of up to 100 sq ft, and areas where mulch is not recommended. To provide habitat for beneficial insects and other wildlife, up to 5% of the landscape area may be left without mulch. Designated insect habitat will be indicated on the landscape design plan.
3. Hydrozone areas of chosen plants are indicated on plan. All plants are low hydrozone.
4. \*Flowers comply with the criteria of the ordinance (MWHFD) and applied herein for the consistent use of water in the landscape design plan.

Drawn from: Floravista

PLANT LIST (All plants are low hydrozone)

Symbol	Q/Size	Name
	110's gal.	Dodonaea viscosa 'Purpurea' - 1-trunk Flavored Bush
	180's gal.	Dodonaea viscosa 'Purpurea' - 1-trunk Flavored Bush
		Existing Tree (Pine, Oak, Cypress - as labeled)



**Dodonaea viscosa purpurea plantings not permitted in public right-of-way. See COA #14.**

Permit #: DS-24032 West Valley Ventures, LLC  
 Date Approved: May 7, 2024  
 Planner: A. Barton

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

Project: **Yonekura Residence**  
 Duke Capital Ventures  
 Mission Street  
 3 SW of Rio Road  
 Carmel, CA  
 APN: 010-162-002  
 Contact: Glen Yonekura 650-492-1683

**Landscape Plan**

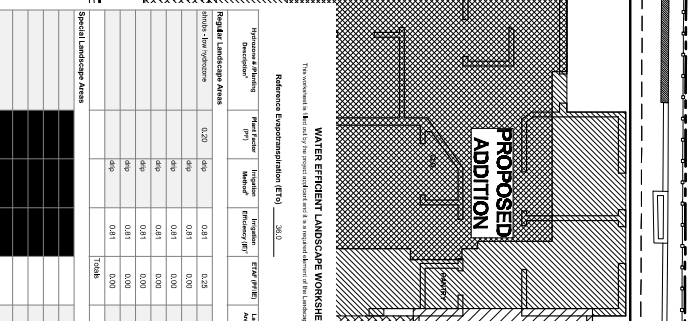
Scale: 1/4" = 1' 0" Date: 1/24/23

**Floravista**  
 Dinah Irino  
 Landscape Designer  
 962 Phoenix Avenue  
 Ventura, CA 93004  
 831.261.4840  
 flora.vista@sbcglobal.net

**L.I.I.**

### IRRIGATION NOTES

1. Using a point of connection (water meter) as shown on plan, a 1" main line PVC will run parallel to the street.
2. All landscapes will be drip irrigated. Within the planting beds 1/2" drip tubing will be used with emitters leading to each plant as follows:
  - a. 1 GPM emitters for each 15 gallon plant
  - b. 1 GPM emitters for each 5 gallon plant
3. A backflow preventer will be used to prevent any contamination of drinking water. The W-110 backflow preventer will be used with the following components will be attached to each drip valve. Filter and pressure regulator.
4. A controller will be used to regulate watering. A Hunter Pro-C is recommended used with a wireless on the weather station (Solar Sync), which will suspend or alter irrigation operations during unfavorable weather conditions. A similar "water sense" irrigation system can also be used. The controller will be installed on swing joints. N/A
5. All work to conform to state and local codes (i.e. wiring depth of lines, shading manholes, and laterals, etc.).
6. This drawing is diagrammatic; therefore changes may be made due to conditions at the site.
7. Contractor to make a note of changes.
8. Estimated static pressure at the site is 60PSI. If pressure is significantly lower or higher pressure regulation will be needed.
9. Install a Neptune F-10 Water Meter to facilitate water management on commercial sites.
10. Hunter Pro-C controllers are available at: Hydro Turf, 750 Work Street, Salinas (783-3020) or (877) 752-2096 (93).
11. Hunter Pro-C controllers are available at: Hunter Industries/Baker Industrial/Dean Industrial Ingoter series 238 PVC Irrigation Sensor 2239PV1506-1211. It is recommended. N/A
12. Any spray portions of the irrigation will be irrigated with MR Reducers for maximum water efficiency with head to head coverage, with check valves, and installed on swing joints. N/A
13. Hydrozones areas are indicated on plan. All areas are low hydrozones.
14. "I have complied with the criteria of the ordinance (MVELCO) and applied them accordingly for the efficient use of water in the irrigation design plan"



#### WATER EFFICIENT LANDSCAPE WORKSHEET

*This worksheet is to be used by the contractor and used as a record of the Plant and Water Budget.*

Reference Evapotranspiration (ETo) = 36.0

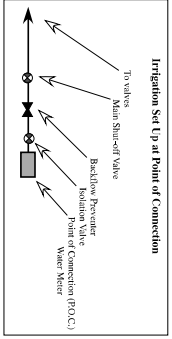
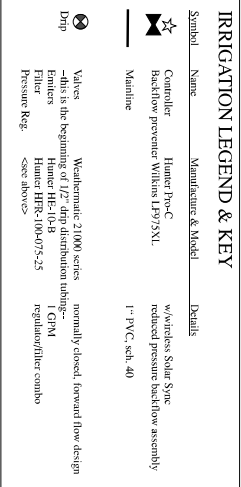
Plant Species	Plant Area (sq ft)	Irrigation System	ETc (ETp) (in)	Planting Date	Estimated Soil Depth (in)
Regular Landscape Area	2,320	1" 1/2" PVC	0.25	01/25	3,720
Proposed Addition	945	1" 1/2" PVC	0.25	01/25	1,890
Residence (E)	945	1" 1/2" PVC	0.25	01/25	1,890
Garage (N)	945	1" 1/2" PVC	0.25	01/25	1,890
Lot 5	945	1" 1/2" PVC	0.25	01/25	1,890
<b>ETc TOTAL</b>	<b>945</b>		<b>0.25</b>		<b>1,890</b>
<b>ETc (ETp) TOTAL</b>					
<b>3,720</b>					

#### Special Landscape Areas

Area	Plant Area (sq ft)	Plant Species	Planting Date	Estimated Soil Depth (in)
Proposed Addition	945		01/25	
Residence (E)	945		01/25	
Garage (N)	945		01/25	
Lot 5	945		01/25	

#### Plant and Water Budget

Plant Species	Plant Area (sq ft)	Planting Date	Estimated Soil Depth (in)	ETc (ETp) (in)
Regular Landscape Area	2,320	01/25	3,720	0.25
Proposed Addition	945	01/25	1,890	0.25
Residence (E)	945	01/25	1,890	0.25
Garage (N)	945	01/25	1,890	0.25
Lot 5	945	01/25	1,890	0.25



Prepared By: [Signature]

DATE PREPARED	07/12/2024
PROJECT NO.	24-032
CLIENT	Yonekura Residence
DRAWING DATE	07/12/24

DATE CHECKED	07/12/2024
BY	[Signature]

Average ETo for Regular Landscape Area  
36.0 in/yr  
ETo for Special Landscape Areas  
0.25 in/yr

ETc (ETp) Total  
3,720  
ETc (ETp) Total  
1,890

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Project: **Yonekura Residence**  
Duke Capital Ventures  
Mission Street  
3 SW of Rio Road  
Carmel, CA

APN: 010-162-002  
Contact: Glen Yonekura 650-492-1683

Scale: 1/4" = 1'  
Date: 1/24/2023

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Date Approved: May 7, 2024  
Planner: A. Barton

CARMEL-BY-THE-SEA  
PLANNING DEPARTMENT  
APPROVED

FloraVista  
982 Phoenix Avenue  
Ventura, CA 93004

Dinah Irino  
Landscape Designer  
831.261.4840  
flora.vista@sbcglobal.net

# L1.2