



## 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 Review 22277

**Owner Name:** CITY OF CARMEL BY THE SEA

**Case Planner:** Brandon Swanson, CPB Director

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

**Date Approved:** 09/09/2022

**Project Location:** NE Corner of Santa Rita & Mountain View

**APN #:** 010043008000      **BLOCK/LOT:** 85/LOTS 1-15, PTS OF 7TH

**Applicant:** Tom Ford, Administrative Analyst

**Project Description:** "Phase 1" only; to install new landscaping, irrigation, picnic tables, and pathways (includes 1 ADA compliant path) at the NE Corner of Santa Rita & Mountain View in the Single-Family Residential (R-1) District as depicted in the plans prepared by Carmel Cares/Rotary Club approved on 9/9/2022.

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

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

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	<b>Authorization.</b> This approval of Design Review application DR 22-277 (Forest Theatre) authorizes the Carmel Cares for "Phase 1" only; to install new landscaping, irrigation, picnic tables, and pathways (includes 1 ADA compliant path) at the NE Corner of Santa Rita & Mountain View in the Single-Family Residential (R-1) District as depicted in the plans prepared by Carmel Cares/Rotary Club, received by the Community Planning & Building Department on August 18, 2022, unless modified by the conditions of approval contained herein. Any improvements associated with later phases of the project such as parking lot improvements will need separate review and approval	✓
2.	<b>Codes and Ordinances.</b> The project shall be completed in conformance with all requirements of the R-1 zoning district.	✓
3.	<b>Permit Validity.</b> This approval shall be valid for a period of one year from the date of action.	✓
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 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the City Forester or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
5.	<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 proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
6.	<b>USA North 811.</b> 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)	
<b>Landscape Conditions</b>		
7.	<b>Landscape Plan.</b> All new landscaping shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department and to the City Forester <u>prior to the issuance of a Notice of Authorized Work</u> . The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City’s recommended tree density standards, unless otherwise approved by the City based on-site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
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.	<b>Significant Trees.</b> If any tree roots larger than two inches (2”) are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2”) in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12”) of mulch shall be evenly spread inside the dripline of all trees.	✓
10.	<b>Tree Protection Measures.</b> Requirements for tree preservation shall adhere to the following tree protection measures. <ul style="list-style-type: none"> <li>● Prior to grading, excavation, or construction, 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. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within</li> </ul>	✓

	<p>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.</p> <ul style="list-style-type: none"> <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> <li>• 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.</li> </ul>	
<b>SPECIAL CONDITIONS</b>		
11.	<b>Notice of Authorized Work.</b> Prior to commencing work, the applicant shall obtain a Notice of Authorized Work from the Community Planning & Building Department. The Notice shall be posted on-site in a location readily visible to the public through the completion of the project. A building permit is not required.	✓
12.	<b>Encroachment Permit.</b> Prior to commencing work, the applicant shall obtain an Encroachment Permit from the City's Public Works Department.	✓
13.	<b>Coordination of Work.</b> Prior to commencing work, the application shall coordinate days and times of the work to be performed with the PacRep Theater to ensure there is not a disruption of active shows.	✓
14.	<b>Water Permit Required.</b> Prior to commencing work, the applicant shall obtain a Landscape water permit from the Monterey Peninsula Water Management District per District Rule 142.1. For additional information regarding this process, contact Stephanie Kister at (831) 658-5601 or at <a href="mailto:skister@mpwmd.net">skister@mpwmd.net</a> .	

Acknowledgment and acceptance of conditions of approval:

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

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

\_\_\_\_\_  
 Date

*Once signed, please return [scareylang@ci.carmel.ca.us](mailto:scareylang@ci.carmel.ca.us)*



REVIEWED FOR CODE COMPLIANCE  
 JOB COPY  
 Date: 9/9/2022 Permit #: DR 22-227  
 Issued By: Sullivan Casey-Lang

**Carmel Cares/Rotary Club**  
**Forest Theater Pollinator-Friendly Landscape Project**

**Landscape Plantings**

I am dividing the property into different plant communities. Plant communities are plants you find growing together. Healthy plant communities lead to bird and wildlife communities. Creating a healthy habitat starts with plants. So below I have listed the species by plant communities to be planted and then a map of which areas are to be established with that plant group. Because plant communities don't have borders we will infiltrate some species from one to the next in a natural way. For example: Oak woodlands often have sunny location in breaks in the canopy which can be planted with some maritime chaparral species.

**Oak Woodland:** These are the areas all around the theater itself both sides of the amphitheater, behind the stage building and above the snack shack/ bathroom area. Im going to divide this into two groups of plants. Shrubs for planting in the woodland edges, and lower flowering mix. The shrubs for softening the perimeter softening the edges and blending the fence out of view, covering unsightly utility boxes etc. This would help "Nest" the amphitheater seating.

Low flowering mix in areas shorter species are required and have some good showy plants where they can be enjoyed.

**Oak Woodland Shrubs:**

Frangula californica 'Eve Case', California Coffee berry	35@5g
Ribes sanguineum, Flowering Current	20@ 5g, 20@1g*
Ribes viburnifolium, Catalina perfume	15@5g*
Arctostaphylos hookeri, Monterey Carpet Manzanita	23@1g*

<b>Oak Woodland Flowering mix:</b>	2400 sqft planted at 36" On Center 292 plants
Salvia spathacea, Hummingbird Sage	15@1g*
Achellia millefolium, Yarrow	20@1g
Iris douglasiana, Pacific coast iris	72@ Quart**
Eriogonum rubescens 'Grande', Flowering buckwheat	25@1g*
Huechera maxima, Coral Bells	35@1g*
Huechera americana 'Purple Palace', Purple Coral Bells	20@1g*
Calamagrostis nutkaensis, Pacific Reed Grass	25@ 1g
Carex tumicola, Coastal nutsedge	80@1g

**Maritime Chaparral**

This plant community is well known in our area as fog influenced full sun areas. Fort Ord National Monument is the largest protected maritime chaparral area in the country. On the theater property this includes both sides of the driveway headed to the theater. As well as the parking lot areas. Along side Maritime chaparral you find our coastal bluff, coastal scrub communities. I will filter those plants into the design as they are often shorter species. The shorter plants will be strategically places so we get full function of the lighting and walkways and maintain visibility for vehicles and pedestrians.

**Maritime Chaparral:** 1200 sqft 90 Plantsplus specimens

Gary elliptica, Silk tassel Bush	8@5g*
Arctostaphylos hookeri, Monterey carpet manzanita	40@1g*
Arctostaphylos 'Carmel Sur', Carmel manzanita	20@1g*
Ceanothus 'Yankee Point', Carmel Carpet Ceanothus	20@1g
Rhus integrifolia, Lemonade berry	6@5g*

Coastal scrub/ coastal bluff:	2900 sqft planted on 40" OC ~ 250 plants
Erigonum latifolium, Coastal Buckwheat	40@1g*
Eriogonum rubescens 'Grande', pink flowering buckwheat	40@1g*
Arctostaphylos 'Carmel Sur', Carmel manzanita	50@1g*
Mimulus aurantiacus, Sticky Monkey Flower	25@1g*
Verbena 'De la Mina', Coastal Verbena	35@1g
Calamagrostis nutkaensis, Pacific Reed Grass	25@1g*
Eschscholzia californica 'Martima', Coastal beach poppy	30@1g

**Plant Pricing**

Im going to divide each size into price categories. Because different plants grow at different rates and are more challenging to grow in nursery conditions. They will cost different prices, I categorize them as standard and specialty. Many natives fall under the specialty as they take longer to grow.

Standard 1 Gallon 210	11.50 each x 210= 2415
*Specialty 1 Gallon 378	13.00 each x 378= 4914

Standard 5 Gallon 35	33.50 each x 35= 1172.5
*Specialty 5 Gallon 34	37.50 each x 34= 1275

Specialty Quart (pacific coast iris) 72	12.50 each x 72= 900
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Total plant materials 10,676.50

Other materials

Irrigation drip- A little investigation into existing valves, controller, locations. Otherwise install hose connected temporary drip irrigation. Estimated parts cost : 2800\$

Soil- approximentally 10 yards compost @45\$ a yard plus delivery.

Fertilizer Tea Bags- Premeasured 12 month slow release bags for planting 2 per 5g, 1 per 1g. 2 boxes of 500 at 115 per box= 230\$

Estimated materials cost based on current pricing. With fuel prices and inflation the costs have been a moving target. Plants are going to have delivery pricing that varies by vendor ranging from 11-17% depending on where they come from. I use local vendors whenever possible to have the plants sourced from similar climatic conditions.

Plants	10,676.50
Irrigation	2800.00
Fertilizer tabs	230.00
Soil ~	1000.00

Total 14706.5



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# Phase 1 Proposed Zones and Layout

