



## 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 22013

**Owner Name:** DOWSON DOROTHY CARLOTTA

**Case Planner:** Evan Kort, Associate Planner

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

**Date Approved:** 06/16/2022

**Project Location:** 5th Avenue 3 SE of Perry Newberry Way

**APN #:** 009162028000      **BLOCK/LOT:** 3B/ALL LOT 1

**Applicant:** Mori Mitsugu

**Project Description:** Approval of this Design Study (DS 22-013 (Dowson)) authorizes landscape modifications to the rear yard of a single family residence including the installation of approximately 370 square feet of synthetic turf at the rear of the residence, new planting, and the installation of a new drip irrigation system located on 5th Avenue 3 SE of Perry Newberry in the Single-Family Residential (R-1) District as depicted in the plans stamped approved on June 16, 2022 and on file in the Community Planning & Building Department, unless modified by the conditions of approval contained herein.

**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> Approval of this Design Study (DS 22-013 (Dowson)) authorizes landscape modifications to the rear yard of a single family residence including the installation of approximately 370 square feet of synthetic turf at the rear of the residence, new planting, and the installation of a new drip irrigation system located on 5 <sup>th</sup> Avenue 3 SE of Perry Newberry in the Single-Family Residential (R-1) District as depicted in the plans stamped approved on June 16, 2022 and on file in the Community Planning & Building Department, unless modified by the conditions of approval contained herein.	✓
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 at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	<b>Permit Validity.</b> This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
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 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 to the approved plans prior to final inspection.	✓
5.	<b>Appeal Period.</b> This approval is subject to the 10-calendar day noticing and appeal period.	✓
6.	<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 not available for this site, this approval will be void.	✓
7.	<b>Tree Protection Measures.</b> Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. <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</li> </ul>	✓

	<p>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.</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>	
8.	<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 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.</p>	✓
9.	<p><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)</p>	✓
10.	<p><b>Conditions of Approval.</b> These conditions of approval shall be signed by the property owner and applicant and returned to the Community Planning and Building Department prior to the issuance of a Building Permit and/or Notice of Authorized Work.</p>	✓
<b>SPECIAL CONDITIONS</b>		
11.	<p><b>Building Permit Required.</b> The applicant shall apply for and obtain a Building Permit(s) for the installation of the new irrigation system prior to commencing work. Please refer to Building Department <a href="#">SOG 19-13 (Electrical Permits – Low Voltage Lighting/Irrigation Systems)</a> for additional information.</p>	✓

12.	<b>Notice of Authorized Work.</b> The applicant shall apply for and obtain a Notice of Authorized work for the installation of the new synthetic turf and landscape installation prior to commencing work.	
13.	<b>Site Plan Revisions.</b> The rear yard improvements shall be consistent with the site plan dated amended and received June 16, 2022 including: the removal of the concrete steps, removal of the paver stone patio, the removal of gravel, and 6' clearance of the turf of the base of all trees. The areas previously proposed to be gravel, steps, or paver or concrete patios, shall be mulched, as the site currently is non-conforming in respect to site coverage and additional site coverage improvements cannot be included on-site. The landscaping shall be installed consistent with the plant species and locations on the plan sheet without the received date stamp, but dated approved on June 16, 2022.	✓
14.	<b>Turf Requirements.</b> The synthetic grass and associated base-rock materials shall be located a minimum of six feet from the base of any tree in order to adequately protect tree roots. The synthetic grass shall present the appearance of natural grass (approved material: S Blade-90 by Global synthetic turf).The synthetic grass and associated base material is shall be set with the ability to percolate water into the soil.	
15.	<b>Final Inspection.</b> A final inspection is required by the Planning Division.	✓

Acknowledgement and acceptance of conditions of approval:

\_\_\_\_\_  
Property Owner Signature Printed Name Date

\_\_\_\_\_  
Applicant's Signature Printed Name Date

Once signed, please email to [ekort@ci.carmel.ca.us](mailto:ekort@ci.carmel.ca.us)

RECEIVED

JUN 08 2022

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

*Amended  
June 16,  
2022*

*Evan Kart*  


RECEIVED

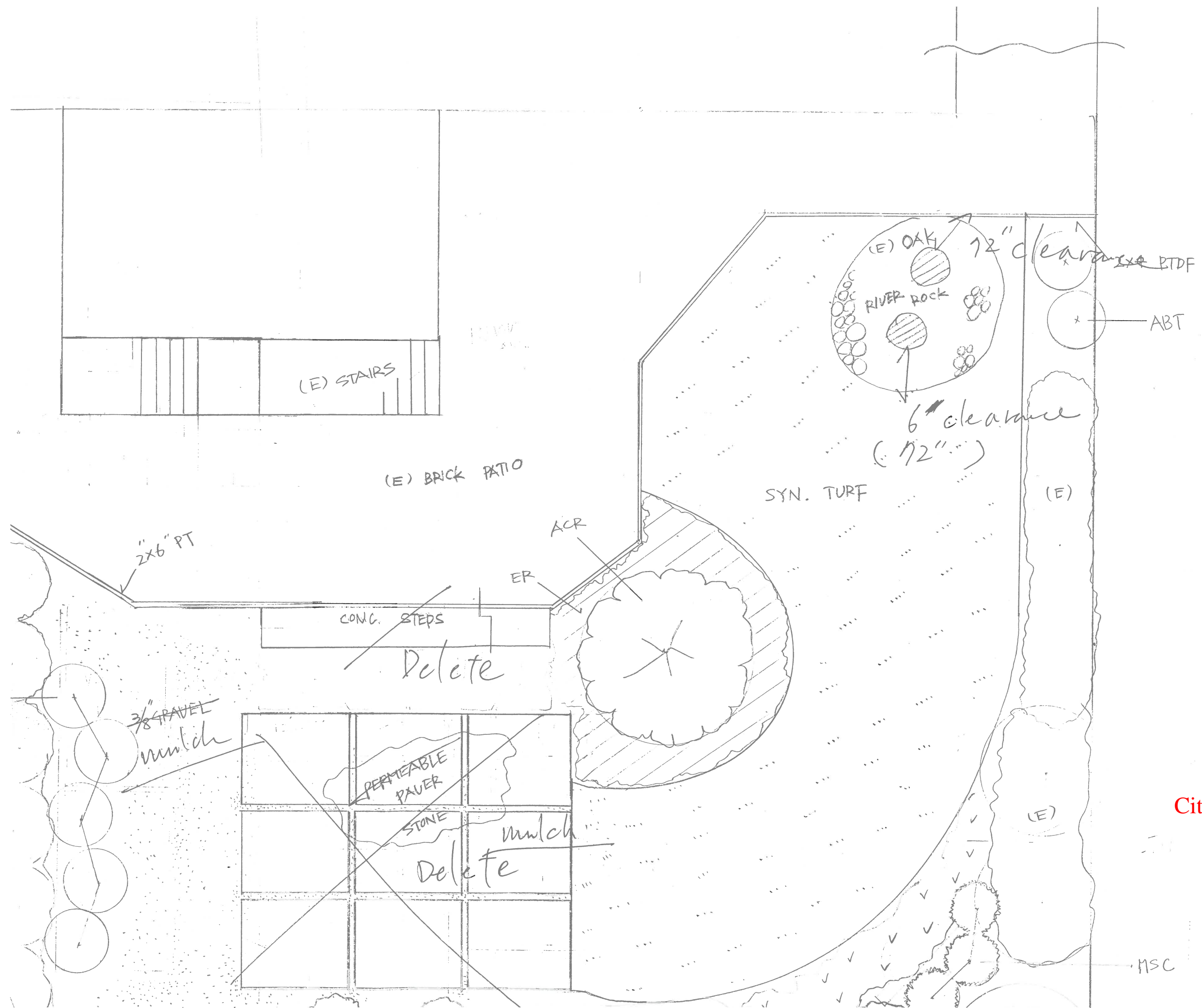
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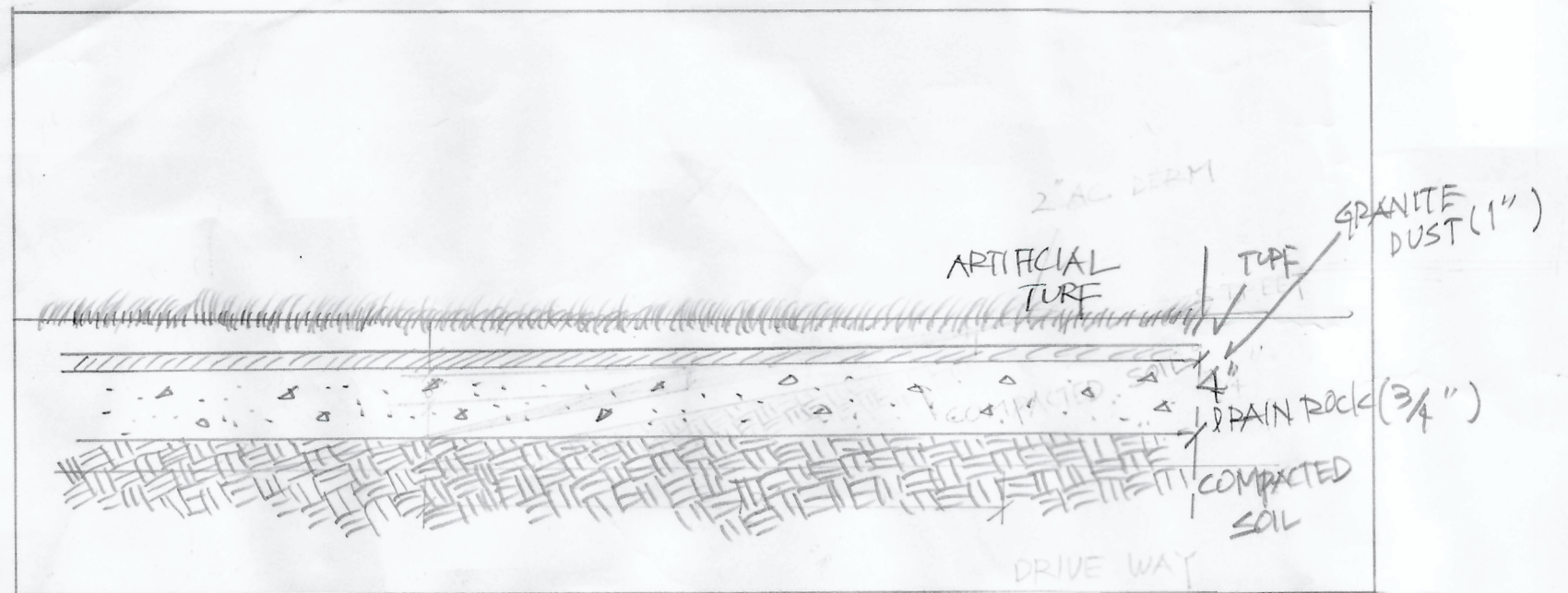
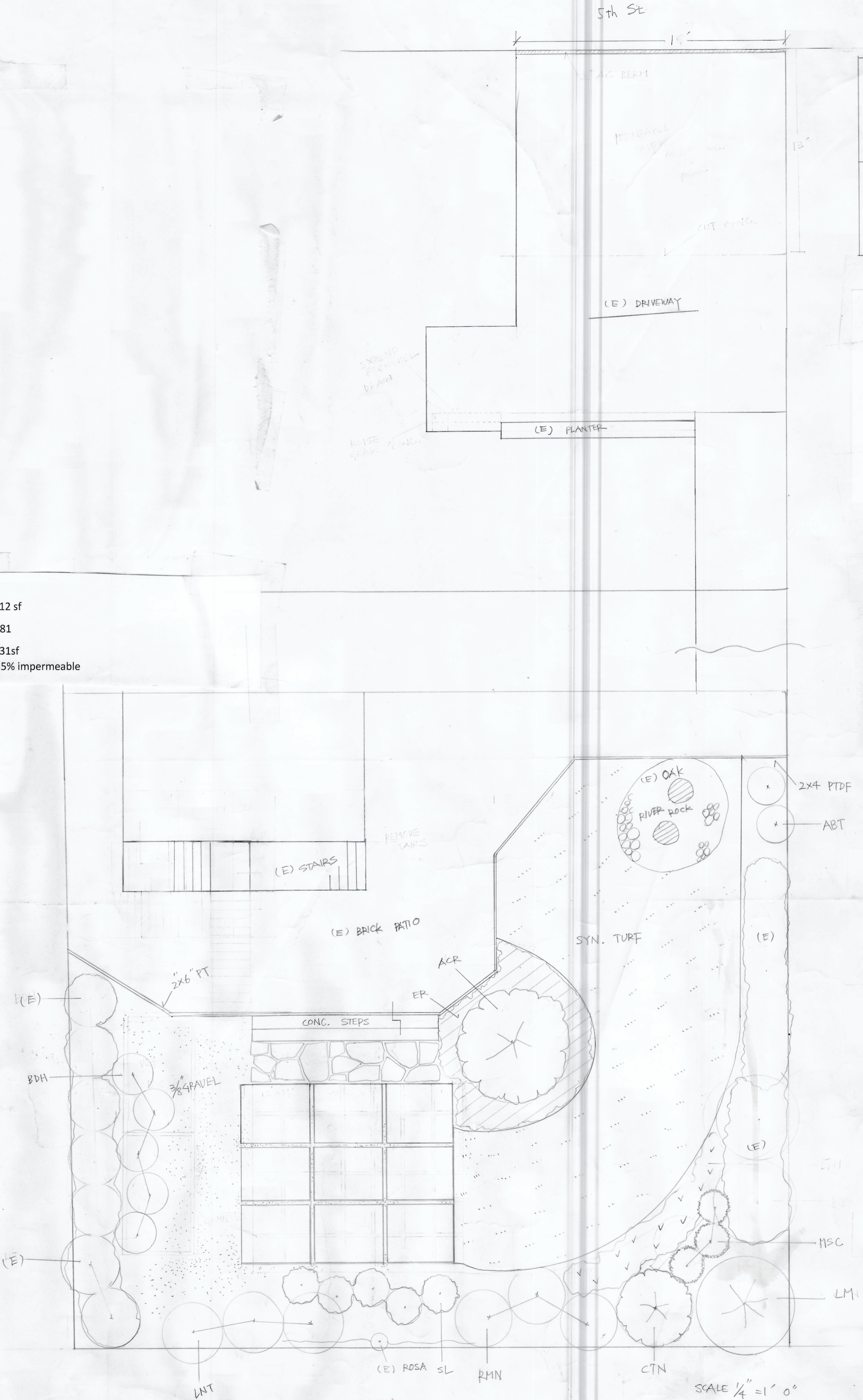
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06/16/2022

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**Existing & proposed site coverage**  
 The total back yard -----2,112 sf  
 The permeable site coverage-----1,381  
 The impermeable site coverage-----731sf  
 (Including new concrete Patio 168sf)—35% impermeable



**PLANT LIST**

**Trees**

LEGEND	BOTANICAL NAME	COMMON NAME	SIZE	QTY
LM	LUMA APICULATA	N/A	24" BOX	1
ACR	ACER PALMATUM	JAPANESE MAPLE	24" BOX	1
CTN	COTINUS PURPLEA	SMOKE BUSH	15 GAL	1
PT	PITOSPORUM EUGENOIDUS	N/A	15 GAL	1

**Shrubs**

HT	HETEROMELIA ARBUTIFOLIA	TOYON	5 GAL	3
LNT	LEONETIS	LION'S TAIL	5 GAL	3
RMN	ROMNEYA	MATILIJIA POPPY	5 GAL	3
MSC	MISCANTHUS CHINESIS	SILVER GRASS	5 GAL	3
ABT	ABUTILON CHINESIS	CHINESE LANTERN	5 GAL	2
MSC	MISCANTHUS CHINESIS	N/A	5 GAL	3
SL	SLAVIA LUCANTHA	MEXICAN SAGE	1 GAL	5

**Ground Covers**

ER	ERIGERON KARVINSKIANA	SANTA BARBARA DAISY	1 GAL	12
LTN	LANTANA MONTEVIENSIS	PURPLE LANTANA	1 GAL	6

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