



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 7th 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 24306

Owner Name: DOUGHERTY KEVIN P & JULIE M TRS

Case Planner: Katherine Wallace, Associate Planner

Date Posted: _____

Date Approved: 01/15/2025

Project Location: SWC Mountain View Ave & Vizcaino Ave

APN #: 010055010000 **BLOCK/LOT:** 102/ALL LOT 1

Applicant: Chris Baiata

Project Description: Spot repair of existing brick patios, construction of new permanent bench seating and fire pit on top of existing brick paving, and new landscaping as approved by the City Forester. This approval does not authorize the wholesale demolition and replacement of existing non-conforming site coverage at the southwest corner of Mountain View and Vizcaino Ave in the R-1 District, APN 010055010000, as depicted in the plans stamped approved by Community Planning and Building Department on 01/15/2025 unless modified by the conditions of approval.

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.	<p>Authorization. This approval of Design Study DS 24306 (Dougherty) authorizes spot repair of existing brick patios, construction of new permanent bench seating and fire pit on top of existing brick paving, and new landscaping as approved by the City Forester. This approval does not authorize the wholesale demolition and replacement of existing non-conforming site coverage, located at the southwest corner of Mountain View and Vizcaino Ave in the R-1 District, APN 010055010000, as depicted in the plans stamped approved by Community Planning and Building Department on 01/15/2025 unless modified by the conditions of approval.</p>
2.	<p>Codes and Ordinances. 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 Planning Commission.</p>
3.	<p>Permit Required. A Building Permit is required for installation of the fire pit. A Building Permit shall be applied for and obtained from the Building Division prior to commencement of the fire pit work. The Building Permit shall be applied for in a manner consistent with the submittal requirements prescribed by the Building Division.</p>
4.	<p>Permit Validity. The project shall be implemented in accordance with the time limits set forth CMC 17.52.170 (Time Limits on Approvals and Denials). 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.</p>
5.	<p>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 adequate water is unavailable for this site, this approval shall be null and void. If installed, the property owner/applicant shall be required to remove the subject improvement(s) at the property owners expense.</p>
6.	<p>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 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 the final inspection.</p>
7.	<p>Indemnification. 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>
8.	<p>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)</p>

9.	Conditions of Approval. Prior to the issuance of a Building Permit or Notice of Authored Work, the Applicant shall print a copy of the signed Conditions of Approval within the construction plan set submitted to the Building Safety Division as part of the submittal for the Building Permit Application or Notice of Authorized Work.
10.	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 or pruned with the approval of the City Forester or Forest and Beach Commission.
11.	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 contractor/builder 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. 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.• 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. 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.• 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. <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. The Forester can be reached at 831-620-2073.</p>
12.	Foundation Work Near Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. 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, construction activity will be suspended and all work stopped until an investigation by the City Forester has been completed. The Forester can be reached at 831-620-2073.

PROJECT SCOPE:

INSTALL NATIVE PLANTING TO ENHANCE LOCAL ECOSYSTEM AND AESTHETICS WHILE PROVIDING SAFETY WITH REPAIR OF THE EXISTING PAVING.

NOTE: ALL EXISTING HARDSCAPE SQUARE FOOTAGE REMAINS THE SAME. REPAIRS TO EXISTING ONLY.



CONTEXT MAP

RESIDENCE

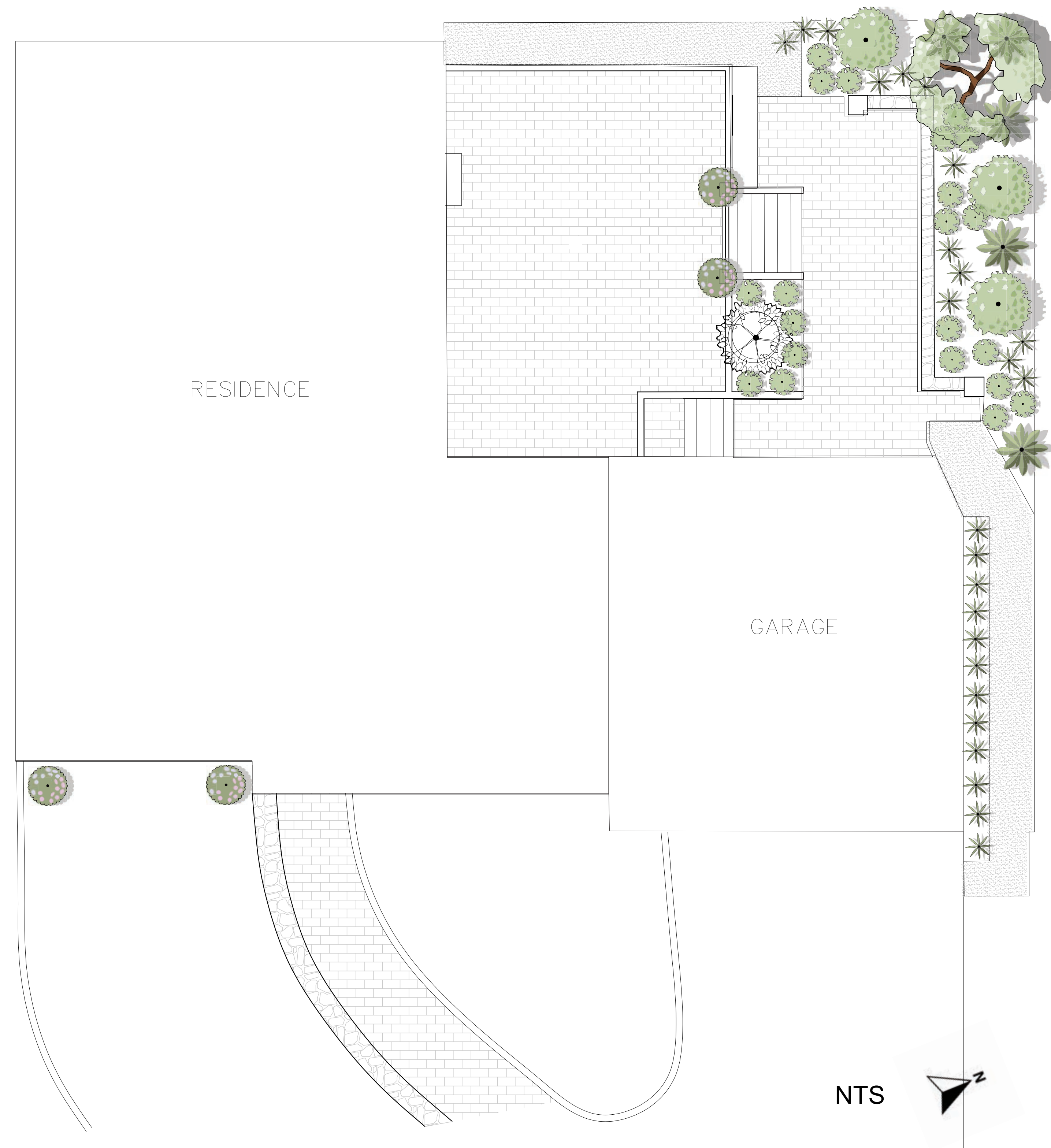
LOT AREA	SITE COVERAGE (EXISTING)	SITE COVERAGE (PROPOSED)
6,217.42 SQF	PERVIOUS: 2,263 SQFT	PERVIOUS: 2,263 SQFT
	IMPERVIOUS: 3,954 SQFT	IMPERVIOUS: 3,954 SQFT

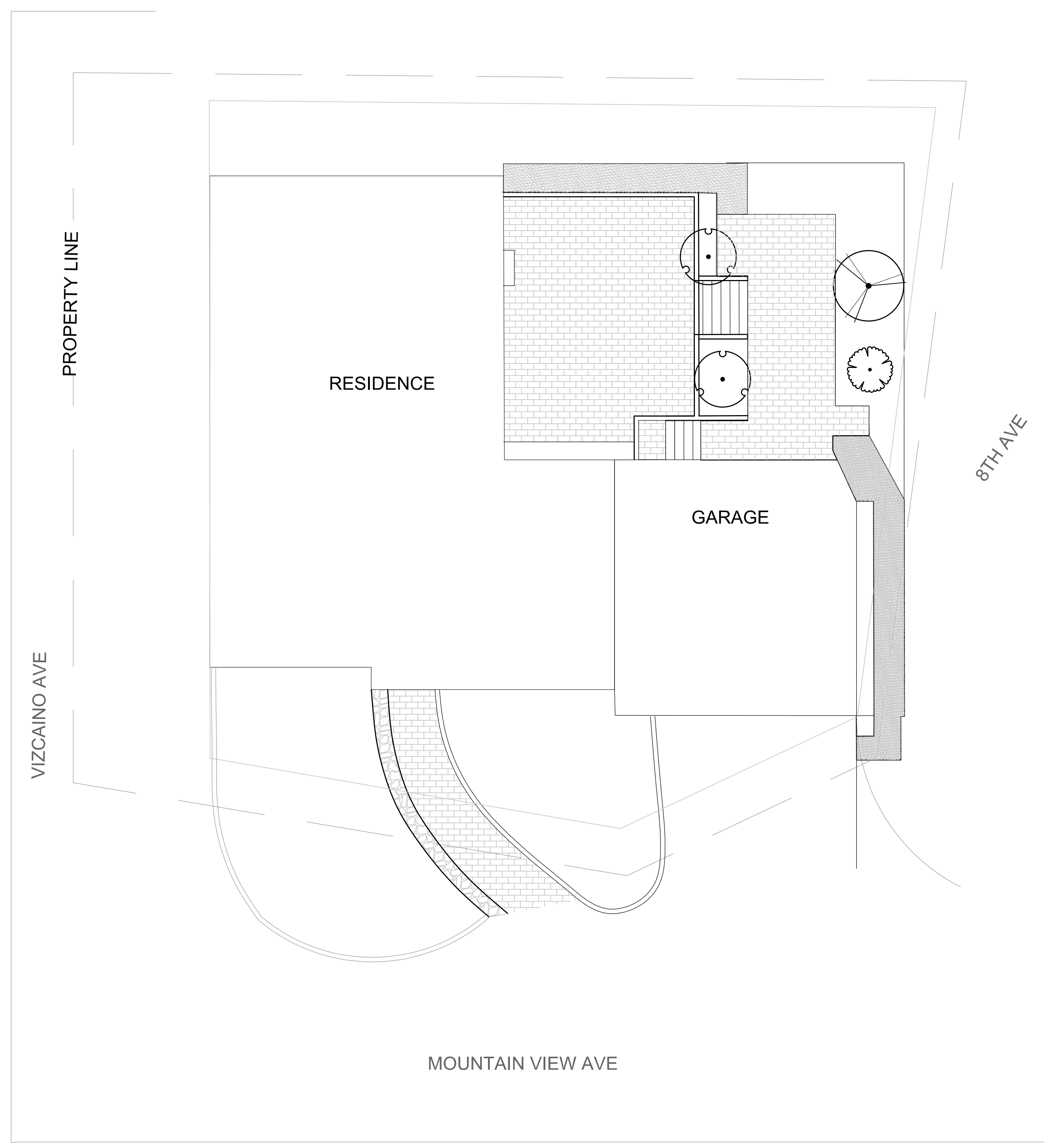
**CARMEL-BY-THE-SEA
PLANNING DIVISION
APPROVED**

Permit #: DS 24306 (Dougherty)

Date Approved: 1/15/2025

Planner: K. Wallace





EXISTING CONDITIONS

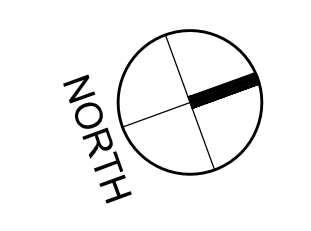
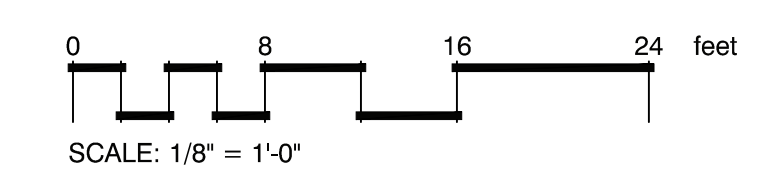
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PROPOSED PLANS

- NEW PLANTING
- REPAIR EXISTING PAVING
- INSTALL GAS LINE



DOUGHERTY RESIDENCE
VIZCAINO AVE & MOUNTAIN VIEW, CARMEL-BY-THE-SEA
EXISTING VS PROPOSED

DATE	10-8-2024
SCALE	1/8"=1'
DRAWN	AH
JOB	TBD
SHEET	

L-0

REFERENCE NOTES SCHEDULE

CODE DESCRIPTION

- 1 REPAIR EXISTING BRICK PAVERS ON UPPER AND LOWER PATIO (928 SQ FT)
- 2 STONE VENEERED CONCRETE SEATING WALL ON EXISTING PAVERS W/ STONE CAP (28'5" L X 1' W X 18" H)
- 3 STONE VENEERED CONCRETE SEATING WALL COLUMNS W/ CONCRETE CAP (1'6" X 1'6" X 20" H)
- 4 REPAIR EXISTING WOOD STAIRS WITH CONCRETE & RAILING (17 SQFT)
- 5 REMOVE & HAUL AWAY EXISTING PLANTING
- 6 INSTALL CEDAR RIDGE LINEAR MANUAL IGNITION GAS FIRE PIT TABLE (61" X 32")
- 7 INSTALL GAS LINE & TRENCH
- 8 UPPER PATIO DRAINAGE
- 9 DRAINAGE BASIN
- 10 QUICK RELEASE GAS LINE

ADDITIONAL NOTES:

-RETROFIT EXISTING DRIP IRRIGATION

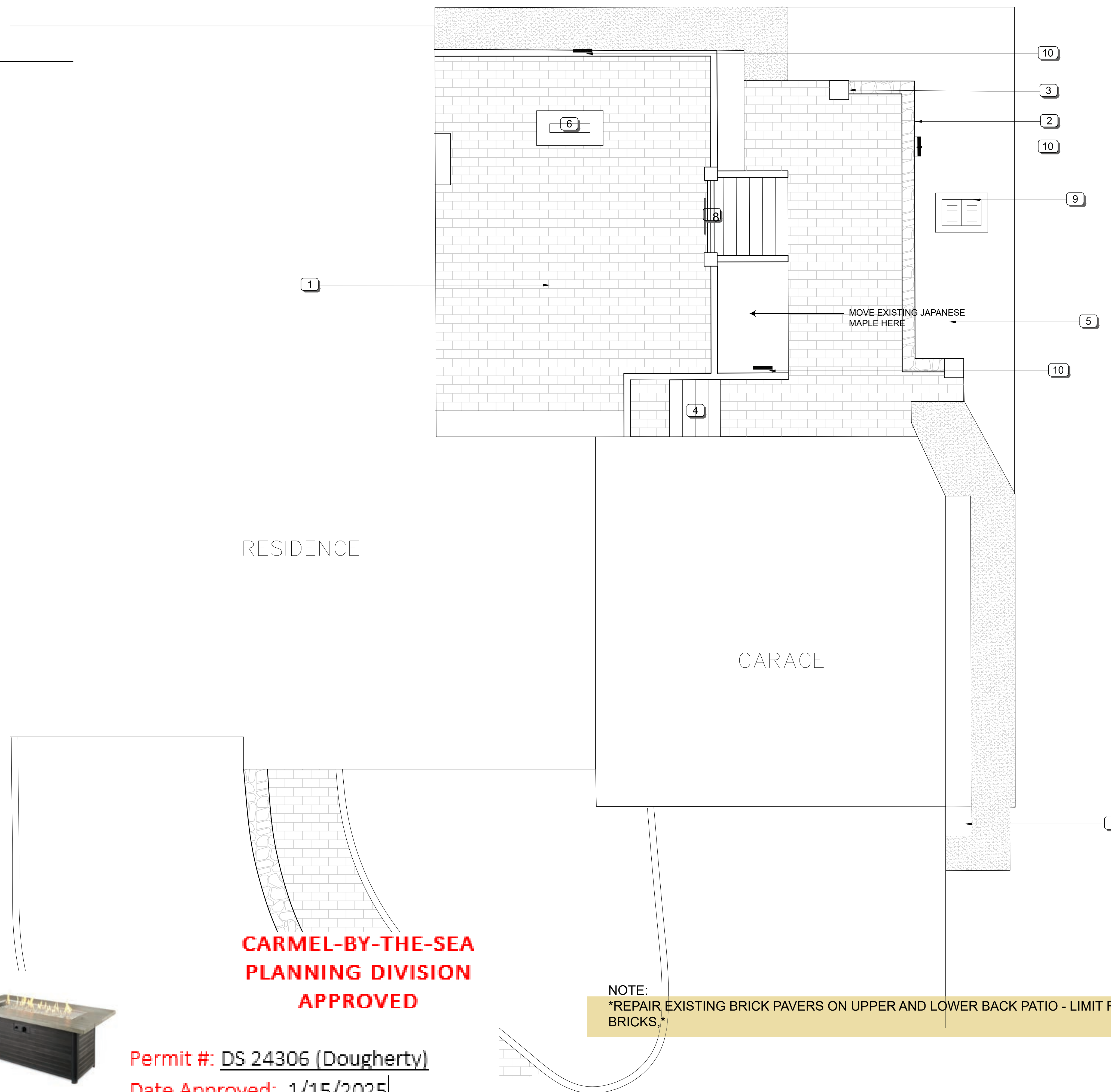
INSPIRATION PHOTOS FOR HARDSCAPE FEATURES



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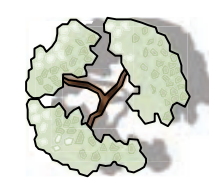

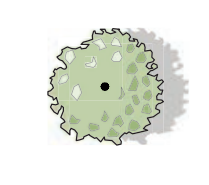

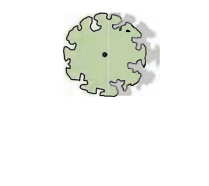

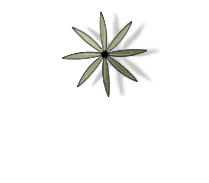

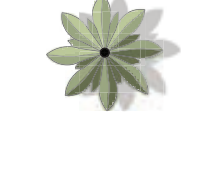

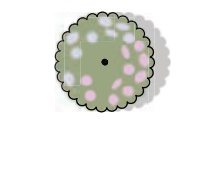
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NOTE:
REPAIR EXISTING BRICK PAVERS ON UPPER AND LOWER BACK PATIO - LIMIT REPAIRS TO UNEVEN BRICKS.



DATE	9-11-2024
SCALE	1/4"=1'
DRAWN	AH
JOB	TBD
SHEET	L-1

PLANT SCHEDULE

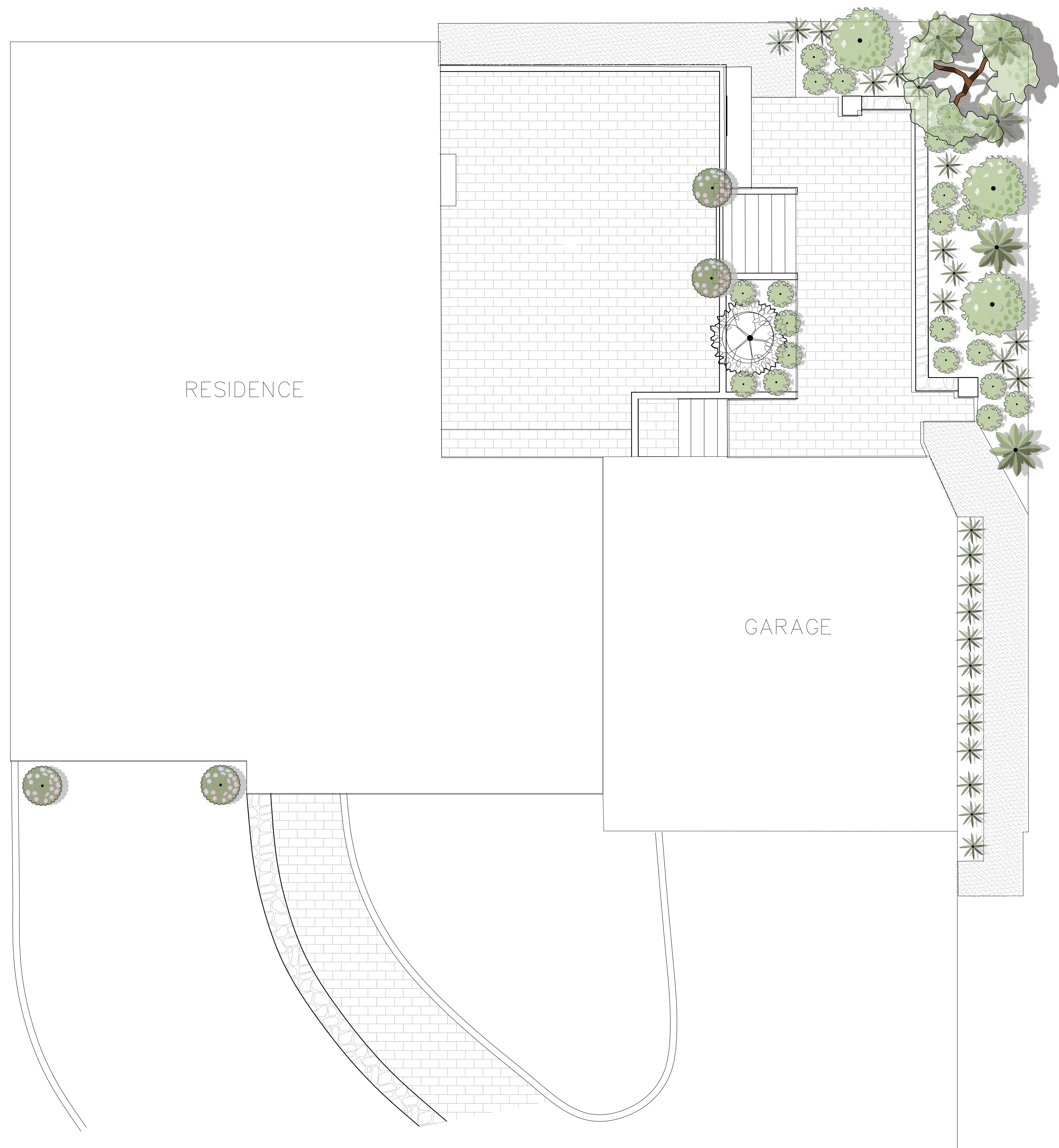
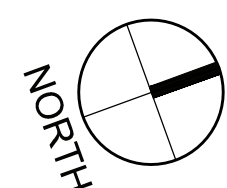
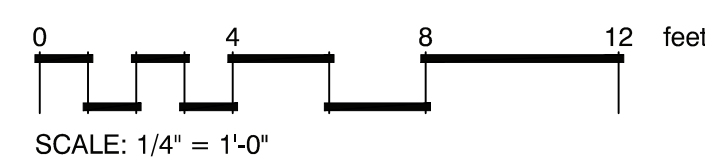
PHOTO	SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
		Arctostaphylos manzanita 'Dr. Hurd' / Dr. Hurd Common Manzanita	15 gal.	1
SHRUBS				
		Ceanothus thyrsiflorus 'Snow Flurry' / Snow Flurry Blueblossom	5 gal.	3
		Heuchera maxima / Island Alum Root	1 gal.	21
		Iris douglasiana / Douglas Iris	1 gal.	25
		Romneya coulteri / Matilija Poppy	1 gal.	5
		Rosa x 'Cecile Brunner' / Cecile Brunner Climbing Rose	1 gal.	4

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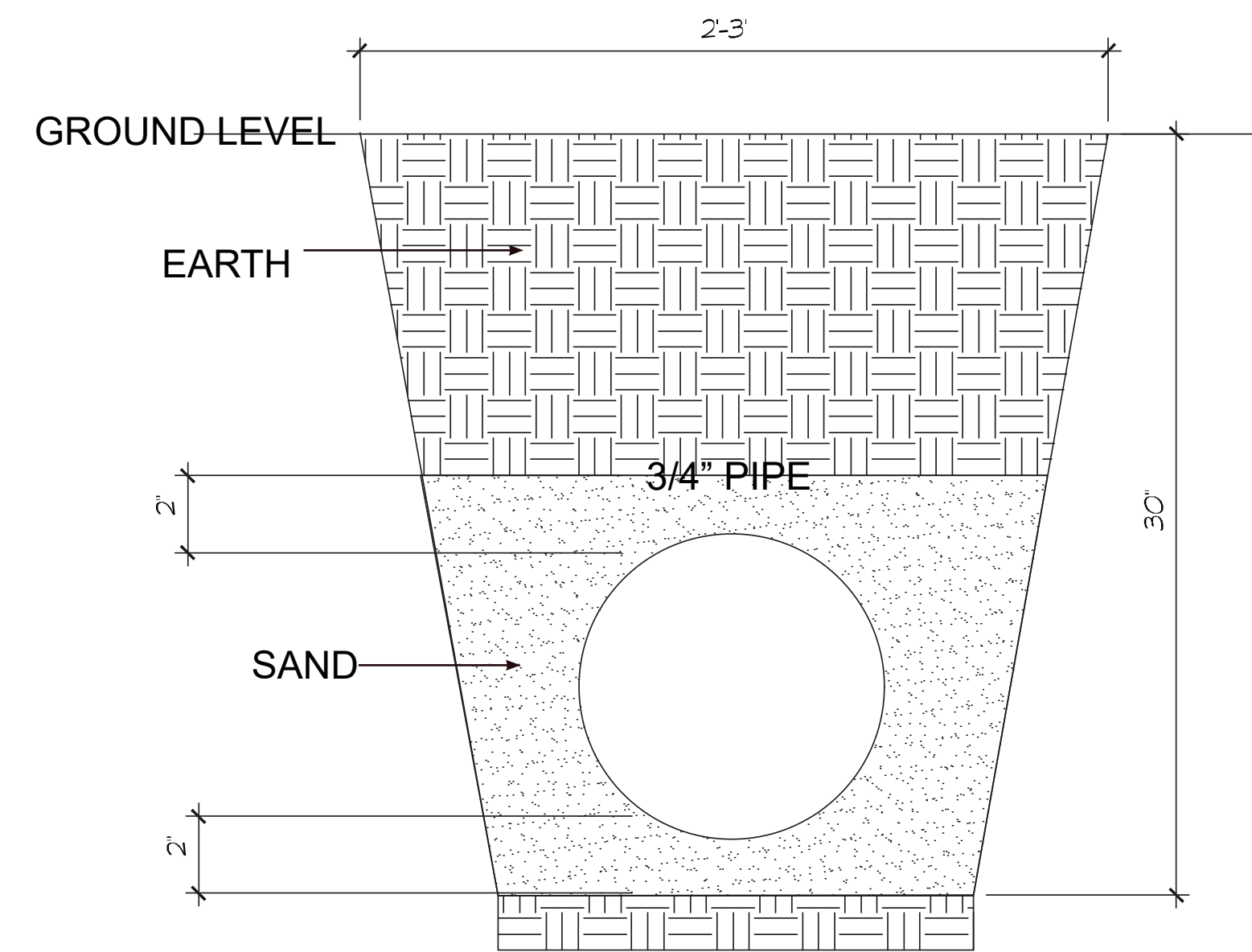
DATE	10-8-2024
SCALE	1/4"=1'
DRAWN	AH
JOB	TBD
SHEET	



**CARMEL POINT
LANDSCAPES**
LIC # 106873
P.O. BOX 4195,
Carmel-by-the-Sea,
CA. 93921
(831) 574-9837
carmelpointlandscapes.com

DOUGHERTY RESIDENCE
VIZCAINO AVE & MOUNTAIN VIEW, CARMEL-BY-THE-SEA

DETAILS & PHOTOS



GAS LINE TRENCH DETAIL

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STAIRS AND RAIL TO BE REPAIRED



BRICK PAVING TO BE REPAIRED



DATE	9-11-2024
SCALE	NTS
DRAWN	AH
JOB	TBD
SHEET	