



CITY OF CARMEL-BY-THE-SEA

COMMUNITY PLANNING & BUILDING DEPARTMENT

APPLICATION FOR PUBLIC LANDSCAPING IN THE COMMERCIAL DISTRICT

PURPOSE: Carmel is a “village in a forest,” and the forest should not end at the boundaries of the commercial district. Improvements in the commercial district that incorporate living plant materials are highly desirable and enhance the aesthetics of the downtown. The City encourages commercial property owners to voluntarily plant and maintain the sidewalk cut-outs at the front of their properties. Property owners may submit this application to the City free of charge, with a proposal to landscape the sidewalk cut-outs. The City will review and approve new landscaping that complies with City standards. We are available to assist you by providing landscaping recommendations prior to the submittal of this application.

GUIDELINES: The use of native and non-native drought-tolerant plants is allowed. Smaller low growing plants are encouraged in order to limit encroachment into the sidewalk area. No plants with thorns, spines, or other irritating foliage. Plants selected must be compatible with the tree located in the sidewalk cut-out with no cutting of significant tree roots in order to install the plants. Examples of preferred plants include: sea lavender, fortnight lily, rockrose, sollya, blue fescue, baccharis groundcover rosemary, lavender, various succulents, and many others. Plants must be hand-watered and the use of driplines is not allowed due to safety and maintenance concerns. The property owner is responsible for the future watering of the newly landscaped cut-outs.

INSTRUCTIONS: In the empty box below, provide a hand-drawn site plan of the area in which you intend to landscape and identify the proposed type of plants and depict the arrangement. Identify the area by street name, adjacent business, etc. Please provide a supplemental photograph depicting the area of proposed work.

For additional information please contact the Community Planning & Building Department at 620-2010.

Location of Property: _____

Block: _____ Lot: _____ APN: _____

Phone Number: _____ Email: _____

Owner/Applicant Signature: _____ Date: _____

City Representative Signature: _____ Date: _____

Approval Conditions: The property owner agrees to water and care for newly landscaped areas for the life of the vegetation. Vegetation shall be maintained by property owner so that it is contained within the cut-out and does not encroach onto the sidewalk.

Examples

Non-Landscaped Cut-Outs



Landscaped Cut-Outs

