



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 #: Landscape Plan Check/Inspection 25073

Owner Name: Ken Slater & Patricia Polizzi

Case Planner: Evan Kort, Senior Planner

Date Posted: _____

Date Approved: 05/30/2025

Project Location: NW Corner of 10th & Dolores

APN #: 010157006000 **BLOCK/LOT:** 112/E 1/2 OF LOTS 17 AND 19

Applicant: Ken Slater & Patricia Polizzi

Project Description: Approval of this Design Study/Landscape Plan authorizes installation within the public right-of-way along 10th Avenue and Dolores Street located at the northwest corner of 10th Avenue and Dolores Street. All landscaping shall be installed in accordance with the approved landscape plan stamped approved on May 30, 2025, and on file in the Community Planning & Building Department unless modified by the conditions of approval 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.



DESIGN STUDY/LANDSCAPE PLAN APPROVAL
LD 25073 (Slater-Polizzi)
NWC 10th Avenue and Dolores Street
APN: 010-157-006

AUTHORIZATION:

Approval of this Design Study/Landscape Plan authorizes installation within the public right-of-way along 10th Avenue and Dolores Street located at the northwest corner of 10th Avenue and Dolores Street. All landscaping shall be installed in accordance with the approved landscape plan stamped approved on May 30, 2025, and on file in the Community Planning & Building Department unless modified by the conditions of approval herein.

STANDARD CONDITIONS:

- ☒ **Notice of Authorized Work.** A building permit is not required for landscape installation; however, the applicant shall obtain a Notice of Authorized work form after the 10-day posting period and prior to the commencement of work. The Notice of Authorized Work shall be obtained by uploading a complete "[Scope of Work Declaration](#)" to the City's [Online Permit Portal](#). There shall be no fee for the review or issuance of the Notice of Authorized Work.
- ☒ **Signed and Printed Conditions.** A signed copy of these Conditions of Approval shall be returned to the Community Planning and Building Department prior to the issuance of a Notice of Authorized Work. See condition above (Notice of Authorized Work). The Conditions of Approval will be sent to the property owner via DocuSign for signature.
- ☒ **Encroachments.** This approval does not authorize the installation of any encroachments in the right-of-way as defined in CMC sections 17.08.020.A and 17.34.070.B.4. Paving, gravel, boulders, logs, timbers, planters or other above-ground encroachments shall not be permitted, or if installed, shall be removed prior to final inspection.
- ☒ **Irrigation.** No irrigation system is authorized under this approval.
- ☒ **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 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.
- ☒ **Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a Residential Design Study which includes a Landscape Plan Check/Inspection 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.
- ☒ **Final Inspection.** The applicant shall contact the City Forester for a final inspection upon completion of the installation of the landscaping to review consistency with the approved

landscape plan. (831) 620-2073.

- ☒ **Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
- ☒ **811 Ticket Number.** 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)
- ☒ **Clearance From Trees.** During construction, no dirt or construction materials or equipment may be placed within 6 feet of the base of any tree.
- ☒ **Tree Removal/Pruning.** The approval does not authorize the removal or pruning of any tree located within the city right-of-way or on private property regardless of its size. Pruning or removal of trees shall only be carried out upon approval of a tree removal/pruning permit approved by the City Forester.
- ☒ **Tree Roots.** 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 be reached at (831) 620-2073.
- ☒ **Indemnification Statement.** The applicant agrees, at the applicant's 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.

*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

KENNETH SLATER
0 DOLORES ST
NW CORNER OF 10TH AVE

R. MUNOZ LANDSCAPING
RICARDO MUNOZ
P.O. BOX 956
SEASIDE, CA. 93955
(831)402-5078
R.MunozLandscaping@yahoo.com
CA CONTRACTOR LICENSE #1017518

CITY RIGHT OF WAY
11 FEET FROM PROPERTY LINE
TO THE STREET CURB












EXISTING OAK TREE

DOLORES ST

35' LOT BOUNDARY

EXISTING PINE

PLANTS WILL NOT BE PLANTED OUTSIDE
THREE FEET FROM THE PROPERTY LINE
TO THE STREET

Plant Legend			
Symbol	Qty	Common	Size
	6	Asparagus Fern	1 gal.
	24	Ceanothus Carmel Creeper	5 gal.
	1	existing Oak tree	
	1	existing Pine tree	
	5	Giant Chain Fern	5 gal.
	7	Mother Spleenwort Fern	1 gal.
	3	Mother Spleenwort Fern	5 gal.
	14	Old Ceanothus	
	12	Sword Fern	1 gal.

APPROVED

CITY RIGHT OF WAY
11 FEET FROM PROPERTY LINE
TO THE STREET CURB

Approved by: Evan Kort, Senior Planner

CITY RIGHT OF WAY
11 FEET FROM PROPERTY LINE
TO THE 10TH AVE STREET CURB

KENNETH SLATER
0 DOLORES ST
NW CORNER OF 10TH AVE

PROPOSED PROJECT:

- REPLACING SOME OLD CEANOTHUS WITH NEW CEANOTHUS ON THE CITY RIGHT OF WAY ALONG DOLORES ST.
- PLANTING NEW FERNS ON THE CITY RIGHT OF WAY ALONG 10TH AVE WHERE THERE HAS BEEN NO PLANTS.
- PLANTS WILL NOT BE PLANTED PAST 3 FEET FROM THE PROPERTY LINE ON ALL SIDES.
- COVER AREA WITH REDWOOD BARK

R. MUNOZ LANDSCAPING

RICARDO MUNOZ

P.O. BOX 956

SEASIDE, CA. 93955

(831)402-5078

R.MunozLandscaping@yahoo.com

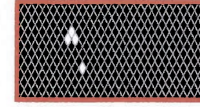
CA CONTRACTOR LICENSE #1017518

LD 25073
(SLATER-POLIZZI)

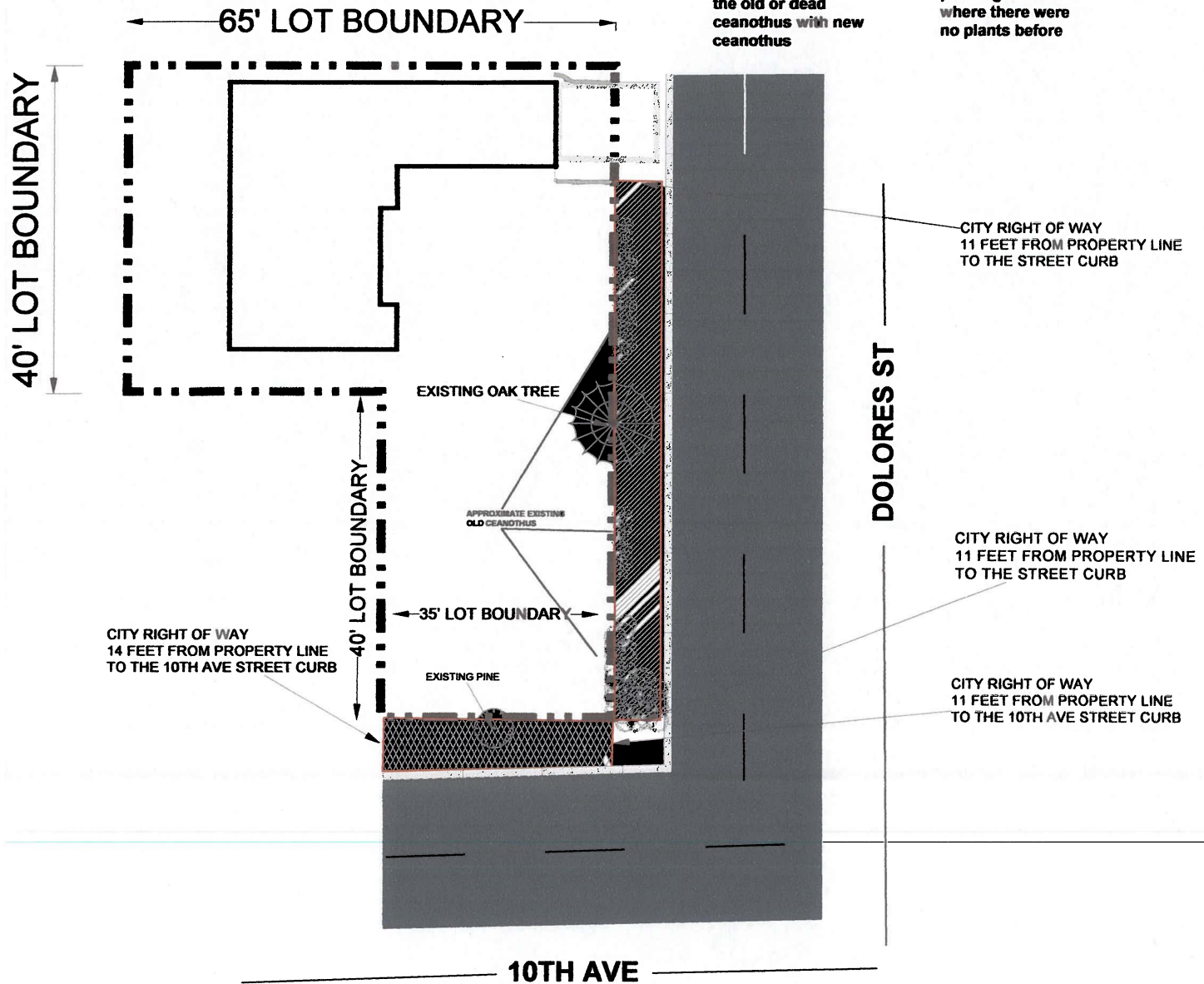
PROPOSED AREA IS MARKED IN:



Proposed area for replacing some of the old or dead ceanothus with new ceanothus



Proposed area for planting new ferns where there were no plants before



APPROVED

05/30/2025

COMMUNITY PLANNING & BUILDING

Approved by: Evan Kort, Senior Planner