
**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
AUGUST 10, 2026**

Planning Application **PLNG-2026-0293**
1365 Fisher Hawk Drive

Appeal of a decision by the Director of Community Development denying a TREE REMOVAL PERMIT for one 32-inch diameter Deodar Cedar tree in the front yard.

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

GC: THE FOLLOWING GENERAL CONDITIONS AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.

GC-1. PERMIT EXPIRATION:

This Tree Removal Permit is valid for one year from the date of approval by the final review authority at a public hearing. The permit shall be null and void one year from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to the expiration date and is approved by the Director of Community Development. [SDR] [PLANNING]

DC: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

DC-1. DISPLAY OF PERMIT:

The permit must be displayed in a location visible from the public right-of-way during tree removal. [SDR] [PLANNING]

DC-2. TREE REPLACEMENT:

The applicant shall install one 24-inch box replacement tree or three 15-gallon replacement trees anywhere on the property within 90 days of removal of the subject tree. Palm and fruit trees are not accepted as replacement trees. The Tree Replacement e-Card shall be completed and submitted to Planning as confirmation of the planting of the replacement tree(s). If a replacement tree is not planted, an in-lieu fee of \$530.00 per tree shall be paid to the City within 90 days of removal of the subject tree to allow a tree to be planted on City property. [COA] [PLANNING]

END OF CONDITIONS