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**RECOMMENDED  
CONDITIONS OF APPROVAL AND  
STANDARD DEVELOPMENT REQUIREMENTS  
SEPTEMBER 28, 2020**

Planning Application **2020-7438**  
1590 Lewiston Drive

Appeal of a decision of the Director of Community Development to deny a Tree  
Removal Permit for two Redwood Trees located in the front yard of a single-  
family home

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:

<p><b>GC: THE FOLLOWING GENERAL CONDITIONS AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.</b></p>
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**GC-1. ENTITLEMENTS—EXERCISE AND EXPIRATION:**

The approved entitlements shall be null and void one year from the date of approval by the final review authority 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)

**GC-2. TREE REPLACEMENT:**

Two replacement trees, each a minimum size of 24”-box gallon, shall be planted anywhere on the property within 90 days of the removal of the subject trees. If replacement trees are not planted, an in-lieu fee of \$848 shall be paid to the City within 90 days of removal of the subject trees to allow a tree to be planted on City property. [COA] (PLANNING)