



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 23261

Owner Name: NOVY MOLLY CLAIRE & HUTTER PATRICK HUGH TRS

Case Planner: Alec Barton, Contract Planner

Date Posted: _____

Date Approved:

Project Location: 0 mission 2 nw of santa lucia avenue

APN #: 010162029000 **BLOCK/LOT:** 142/27

Applicant: Nicole Woodling

Project Description: Garden redesign for safety and outdoor enjoyment.

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.	Authorization. This approval of Design Study application DS 23-261 (Novy) finds the subject application consistent with the findings and requirements of CMC 17.10.030, and authorizes landscaping improvements, including new grape stake fences, new pathways composed of railroad tie steps and mulch, new decks and railing composed of redwood, a new retaining wall, and low voltage landscaping lighting at Mission 2 NW of Santa Lucia in the Single-Family Residential (R-1) zoning district, as depicted on plans marked approved by the Planning Division on February 8, 2024.
2.	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 Community Planning and Building Department, the Planning Commission, and/or Historic Resources Board, as appropriate.
3.	Permit Validity. In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study 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.
4.	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 final inspection.
5.	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 permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
6.	Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Planning and Building Department. Any modification incorporated into construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
7.	<p>Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee.</p> <p>When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.</p>
8.	Tree Removal Prohibited. Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.

9.	<p>Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.</p> <ul style="list-style-type: none"> • Prior to grading, excavation, or construction, the developer 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 to include 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. • The Structural Root Zone -- 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.</p>
10.	<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>
11.	<p>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.</p>
12.	<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</p>

	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)
13.	Conditions of Approval. Prior to the issuance of a building permit, these signed Conditions of Approval shall be printed on a full-size sheet within the construction plan set submitted to the Building Division.
Special Conditions	
14.	Building Permit. The applicant shall obtain a Building Permit from the Planning and Building Department.
15.	Exterior Lighting. Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts (incandescent equivalent, i.e., 225 lumens) or less per fixture and shall not exceed 18 inches above the ground. All fixtures shall be shielded and down facing.
16.	Conditions of Approval Acknowledgement. Prior to the issuance of a building permit revision, a completed Conditions of Approval Acknowledgment form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.

Acknowledgment and acceptance of conditions of approval:

Property Owner Signature

Printed Name

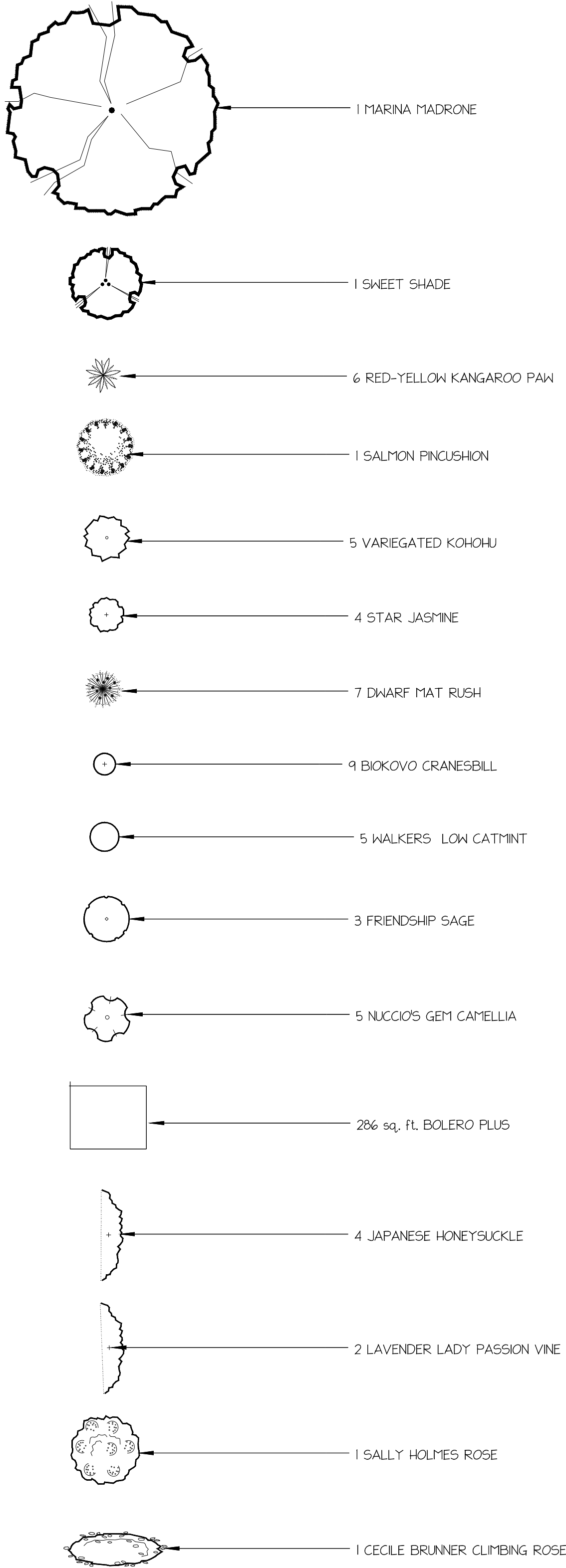
Date

Applicant Signature

Printed Name

Date

Qty	Botanical Name	Common Name	Size/Condition
Trees			
1	Arbutus spp. 'Marina'	MARINA MADRONE	24" box
1	Hymenosporum flavum	SWEET SHADE	24" box
Shrubs			
6	Anigozanthos 'Yellow Gem'	RED-YELLOW KANGAROO PAW	5-gal
5	Camellia Japonica 'Nuccio's Gem'	NUCCIO'S GEM CAMELLIA	5-gal
1	Leucospermum 'Sunrise'	SALMON PINCUSHION	5-gal
5	Pittosporum tenuifolium 'Margarie Channon'	VARIEGATED KOHOHU	15-gal
4	Trachelospermum jasminoides	STAR JASMINE	5-gal
Ornamental Grasses			
7	Lomandra longifolia 'Breeze'	DWARF MAT RUSH	1-gal
Perennials			
9	Geranium x cantabrigiense 'Blokovo'	BIKOVO CRANESBILL	1-gal
5	Nepeta x faassenii 'Walkers Low'	WALKERS LOW CATMINT	1-gal
3	Salvia 'Amistad'	FRIENDSHIP SAGE	1-gal
Groundcovers			
286 sq. ft.	Bolero Plus 90 Dwarf Fescue/10 Bluegrass Turf Blend	BOLERO PLUS	SQ FT
Vines			
4	Lonicera Japonica 'Holland'	JAPANESE HONEYSUCKLE	5-gal
2	Passiflora 'Lavender Lady'	LAVENDER LADY PASSION VINE	5-gal
1	Rosa 'Sally Holmes'	SALLY HOLMES ROSE	5-gal
1	Rosa x 'Cecile Brunner'	CECILE BRUNNER CLIMBING ROSE	5-gal



LOW VOLTAGE LIGHTING

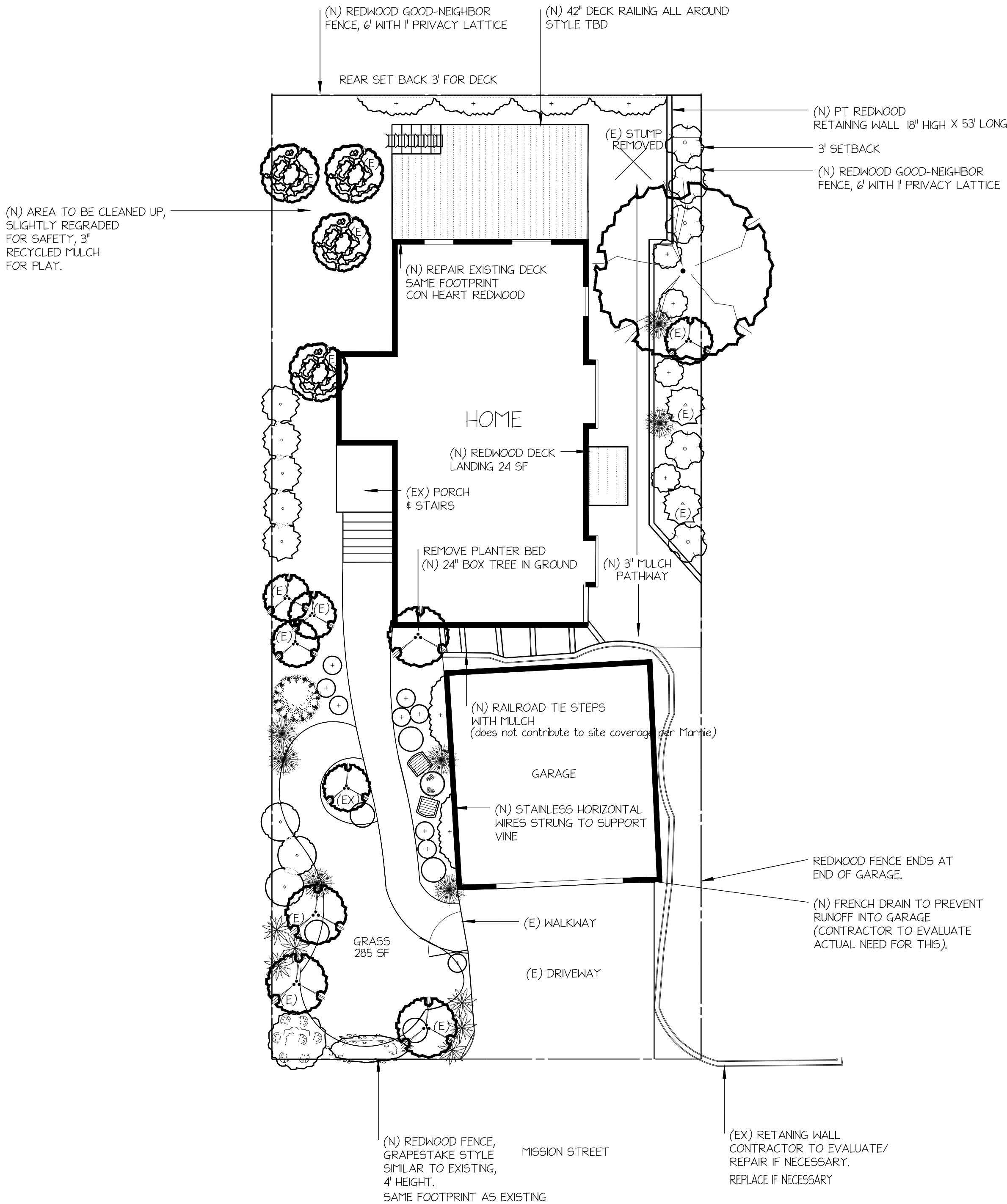
6 LF - ILED - W - SB
FX LUMINAIRE STEP LIGHT
95 LUMENS EACH

CARMEL-BY-THE-SEA
PLANNING DEPARTMENT
APPROVED

Permit #: DS 23-261 (Novy)

Date Approved: February 8, 2024

Planner: A. Barton



PLANTING NOTES

ALL PLANT MATERIAL TO BE REMOVED EXCEPT THOSE MARKED EXISTING ON PLANS

ALL EXISTING PLANT MATERIAL TO BE PROTECTED. ANY DAMAGE CAUSED BY CONTRACTORS WORK TO BE REPLACED AT CONTRACTORS EXPENSE

IF TOPSOIL IS INTACT, SPREAD 2-4 INCHES OF VISION RECYCLING VISION CORP OVER SOIL SURFACE AND BEFORE RE-SPREADING

GRADE ALL SOIL SURFACES SMOOTH WITH NO LOCALIZED DEPRESSIONS EXCEEDING 0.5'

ALL AREAS SHALL SURFACE DRAIN WITH A MINIMUM SLOPE AWAY FROM ALL STRUCTURES AND PAVING

NO PLANTS TO BE PLANTED WITH ROOTBALLS IN DRY CONDITION

ALL PLANTS TO BE PLANTED IN GALVANIZED GOPHER BASKETS

PLANTING HOLES TO HAVE AGRIFORM 20-10-5 SLOW-RELEASE FERTILIZER TABLETS (OR SIMILAR). NO FERTILIZER TO BE USED WITH PROTEACEAE GENUS

ALL NEWLY PLANTED MATERIAL TO BE WATERED BY DEEP SOAKING WITHIN THREE HOURS OF PLANTING

ALL PLANTED AREAS TO BE DRESSED WITH 3" VISION HAWKWAY WOODPECKER UNLESS OTHERWISE SPECIFIED

CONTRACTOR RESPONSIBLE FOR IRRIGATING PROJECT UNTIL COMPLETED AND APPROVED BY OWNER

ALL PLANTS ARE IRRIGATED WITH HIGH-EFFICIENCY DRIP SYSTEM

GRASS IRRIGATED WITH HIGH-EFFICIENCY OVER-HEAD SPRAY

NO IRRIGATION PLANS ARE NECESSARY

WOODLING
LANDSCAPE DESIGN

NICOLE WOODLING
NWVD831@GMAIL.COM
831.359.3773
WOODLINGLANDSCAPEDSIGN.COM

OWNER SHALL ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ALL EASEMENTS, SETBACK AND PROPERTY LINES. OWNER SHALL ACQUIRE ALL NECESSARY PERMITS TO PERFORM WORK ON PLANS UNLESS SUPPLIED BY CONTRACTOR. WOODLING LANDSCAPE DESIGN ASSUMES NO RESPONSIBILITY FOR SAID PROPERTY LINES/ FENCELINES. THESE DRAWINGS ARE INSTRUMENTS OF SERVICE, ISSUED FOR ONE-TIME, SINGLE USE BY OWNER. DRAWINGS ARE CONCEPTUAL ONLY; ALL FINAL TECHNICAL DETAILS INCLUDING GRADING AND RETAINING TO BE DETERMINED BY CONTRACTOR. THE CONTENTS OF THESE DRAWINGS ARE COPYRIGHT WOODLING LANDSCAPE DESIGN/ NICOLE WOODLING. WOODLING LANDSCAPE DESIGN RETAINS ALL RIGHTS AND TITLE. NO PART MAY BE REPRODUCED IN ANY FASHION WITHOUT EXPRESS PERMISSION OF LANDSCAPE DESIGNER. THE PROPER TRANSFER OF ELECTRONIC DATA SHALL BE THE USERS RESPONSIBILITY WITHOUT LIABILITY TO THE LANDSCAPE DESIGNER.

LANDSCAPE DESIGN

NOVY RESIDENCE

APN 010-162-029

MOLLY NOVY

0 MISSION 2 NW OF SANTA LUCIA AVENUE

CARMEL CA 93923

(847) 322.2770

MCMOVY@GMAIL.COM

SCALE: 1" = 8'

DESIGNED BY:
NICOLE WOODLING

DATE: 11.11.2024

SHEET NO.

1 OF 1

