



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 24018

Owner Name: DELLA CAVA COURTNEY C TR

Case Planner: Marnie R. Waffle, AICP, Principal Planner

Date Posted: _____

Date Approved: 02/15/2024

Project Location: Crespi 2 SW of Mountain View

APN #: 010052031000 **BLOCK/LOT:** 103/3

Applicant: Karen Aitken, Landscape Architect

Project Description: This approval of Design Study application DS 24-018 (Della Cava) authorizes the replacement of the driveway with new pavers, removal of the brick steps in the public right-of-way, refacing the brick driveway retaining walls with stone, replacement of the front walkway and steps to meet current building code and provide a safe path of travel to the elevated front entry, landscape lighting, cable rail fence and gate (to compliment balcony railing) set back 15 feet from the front property line, and replacement of the north side yard fence with a 6-foot tall grapestake-style fence. The project is located on Crespi 2 southwest of Mountain View in the Single-Family Residential (R-1) District. All work shall be completed as depicted in the plans prepared by Karen Aitken & Associates Landscape Architecture & Design, stamped, approved, and on file in the Community Planning & Building Department unless modified by the conditions of approval.

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 24-018 (Della Cava) authorizes the replacement of the driveway with new pavers, removal of the brick steps in the public right-of-way, refacing the brick driveway retaining walls with stone, replacement of the front walkway and steps to meet current building code and provide a safe path of travel to the elevated front entry, landscape lighting, cable rail fence and gate (to compliment balcony railing) set back 15 feet from the front property line, and replacement of the north side yard fence with a 6-foot tall grapestake-style fence. The project is located on Crespi 2 southwest of Mountain View in the Single-Family Residential (R-1) District. All work shall be completed as depicted in the plans prepared by Karen Aitken & Associates Landscape Architecture & Design, stamped, approved, and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.
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 Director.
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 the final inspection.
5.	Exterior Lighting. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface.

	Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
6.	Stone Facades (including chimneys). Prior to the issuance of a building permit, the Applicant shall identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee.
7.	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.
8.	Driveway. Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
9.	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.
10.	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 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)
11.	Conditions of Approval. Prior to the issuance of a building permit, the Applicant shall incorporate a signed copy of these Conditions of Approval on a full-size sheet within the construction plan set submitted to the Building Safety Division.
Landscape Conditions	
12.	<p>Landscape Plan Required. Prior to the issuance of a building permit, the Applicant shall submit a landscape & irrigation plan within the construction plan set to the Building Safety Division for review and approval by the City Forester. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following:</p> <ol style="list-style-type: none"> 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. <p>The landscape plan shall identify where new trees will be planted when the City code, the Forest and Beach Commission, or the Planning Commission require new trees.</p>
13.	Tree Removal Prohibited. Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
14.	<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, including the drip lines of trees on neighboring parcels. • <u>Tree Protection Zone.</u> 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 project's duration. 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

	<p>feet above the soil line outside of the fencing.</p> <ul style="list-style-type: none"> • <u>Structural Root Zone</u>. The 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 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. • 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.
15.	<p>Foundation Work Near Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. 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 require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered due to construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.</p>
Special Conditions	
16.	<p>Conditions of Approval Acknowledgement. Prior to the issuance of a building permit, a completed Conditions of Approval Acknowledgment form shall be signed by the Property Owner, Applicant, and Contractor and submitted to the Building Safety Division.</p>
17.	<p>Building Permit Required. Prior to commencing work on-site, the applicant shall apply for and obtain a building permit from the Community Planning & Building Department.</p>

Acknowledgment and acceptance of conditions of approval:

Property Owner Signature

Printed Name

Date

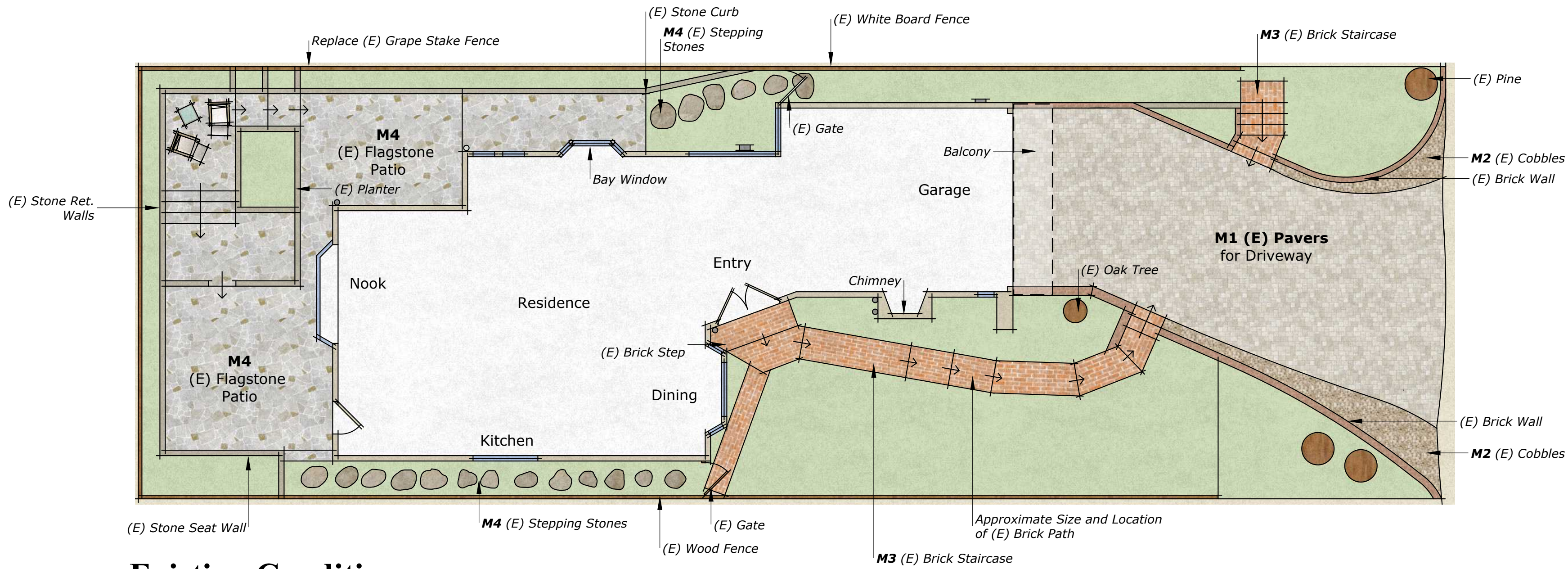
Applicant

Printed Name

Date

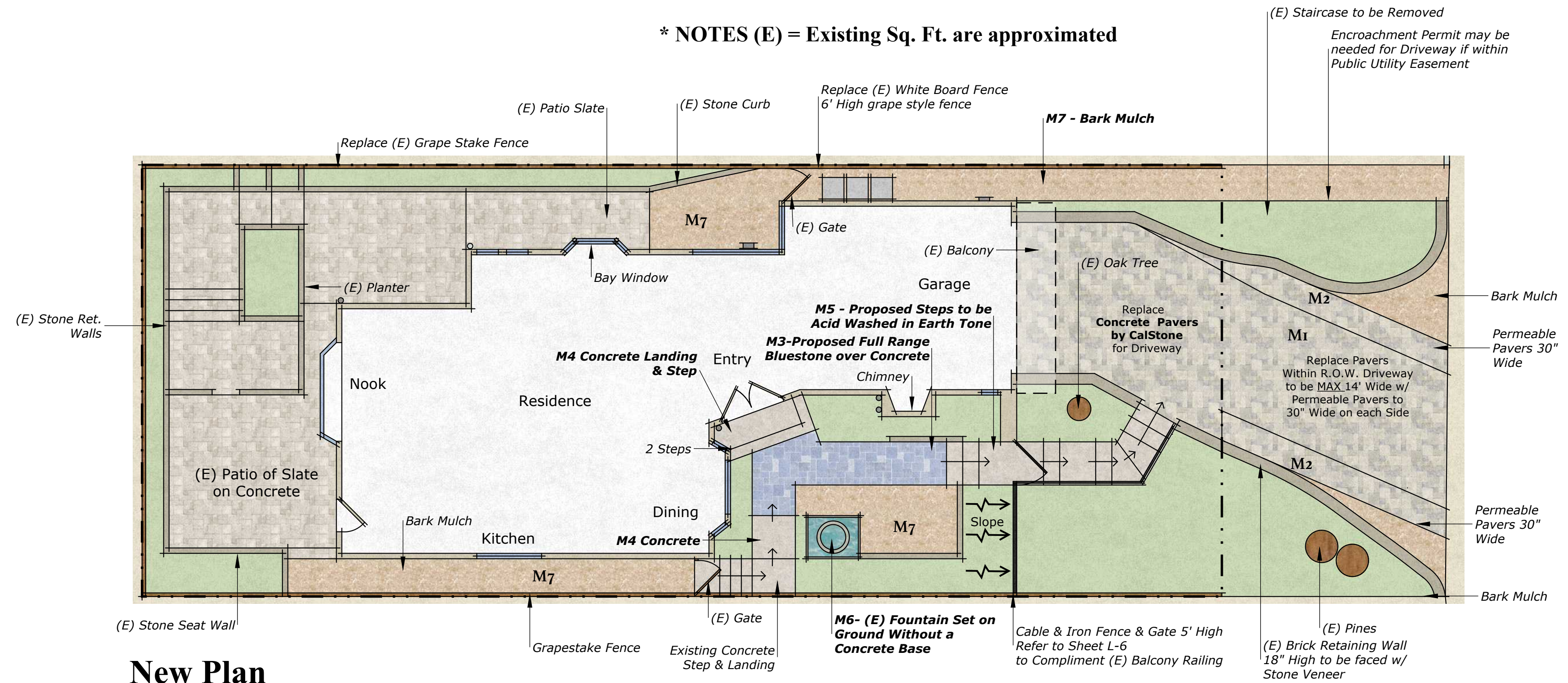
Impervious Surface	
(E) Hardscape Area	
Total Amount of (E) Impervious Area	1,670 Sq. Ft.
New & (E) Hardscape Area	
Total Amount of New Impervious Area (Including Remaining (E) Hardscape)	1,469 Sq. Ft.

Pervious Surface	
New Hardscape Area	
Total Amount of New Pervious Area	639 Sq. Ft.



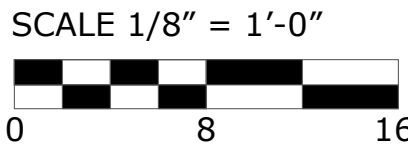
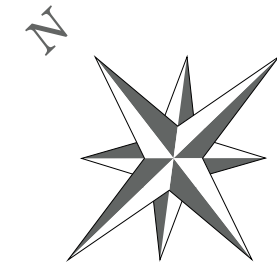
Existing Conditions

(E) Material Chart	
M1 (E) Pavers	722 Sq. Ft.
M2 (E) Cobbles	98 Sq. Ft.
M3 (E) Brick Steps & Paths	198 Sq. Ft.
M4 (E) Flagstone Patio	652 Sq. Ft.



New Plan

New Material Chart	
M1 - Driveway Concrete Pavers by CalStone	549 Sq. Ft.
M2 - Driveway Concrete Permeable Pavers	114 Sq. Ft.
M3 - Bluestone over concrete	84 Sq. Ft.
M4 - Concrete Walks (Including Exisiting)	76 Sq. Ft.
M5 - Staircase	88 Sq. Ft.
M6 - Fountain Set on Ground	20 Sq. Ft.
M7 - Bark Mulch	525 Sq. Ft.



CARMEL-BY-THE-SEA
PLANNING DIVISION
APPROVED


Permit #: DS 24-018 (Della Cava)

Date Approved: 2/15/2024

Planner: M. Waffle

REVISIONS

BY



KAREN AITKEN & ASSOCIATES


LANDSCAPE ARCHITECTS

8262 Rancho Real Giltroy Ca. 95020
Calif. Reg. #2239 (408) 842-0245
karen@KAA.Design

DELLA CAVA RESIDENCE

Crespi 2 SW, Mountain View, Carmel-by-the-Sea, CA.

EXISTING & NEW PLANS



DATE

01-15-24

SCALE

1/8"=1'-0"

DRAWN

SL

JOB

DELLA CAVA

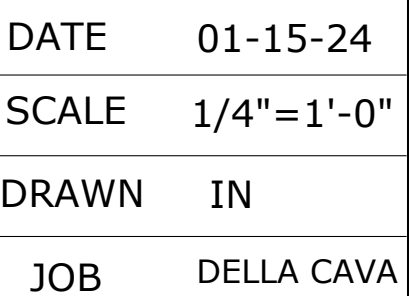
L-1



**Karen Aitken
& ASSOCIATES**
LANDSCAPE ARCHITECTURE & DESIGN

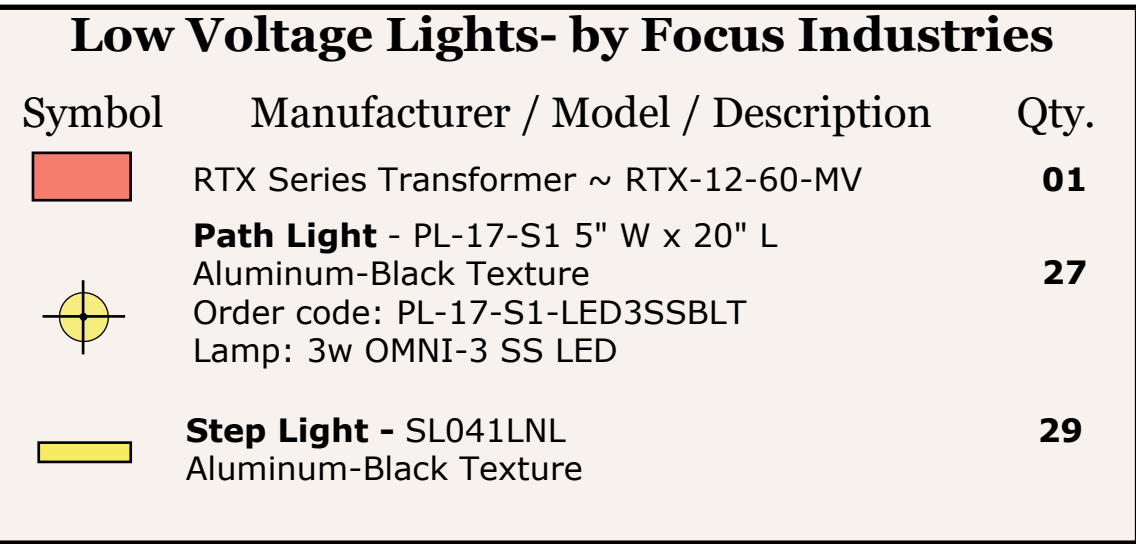
8262 Rancho Real Gilroy Ca. 95020
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karen@KAA.Design

LAYOUT, LIGHTING & MATERIAL PLAN

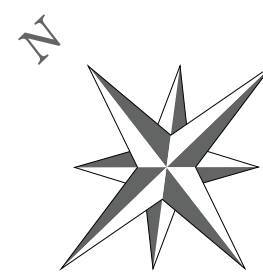


SCALE 1/4"=1'-0"

A horizontal scale bar with alternating black and white segments. Below the bar are numerical markers at 0, 4, and 8, representing feet.



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SCALE 1/4"=1'-0'

A number line from 0 to 8. The line is divided into 8 equal segments by 9 vertical tick marks. The segments are colored in an alternating pattern: black, white, black, white, black, white, black, white. The tick marks are labeled 0, 4, and 8.

The drawings are instruments of service, issued for a one-time single use by the owner. The entire contents of these drawings are copyright Karen Aitken & Associates. Landscape Architect retains all rights and title. No part may be reproduced in any fashion or medium without the express written approval of the landscape architect. The proper electronic transfer of data shall be the user's responsibility without liability to the landscape architect. Owner shall assume responsibility for compliance with all easements, setback requirements and property lines. Owner shall acquire all necessary permits required to perform work shown on plans. Base information has been provided by the owner. Karen Aitken & Associates assumes no liability for the accuracy of said property line boundaries, fence lines or property corners.



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PLANTING PLAN



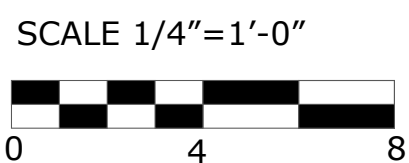
L-3



- | Botanical | Common | Size | Qty | Water | Remarks |
|--------------------------------------|----------------------------------|----------|-----|-------------------------------|------------|
| Tree | | | | | |
| Acer palmatum | Japanese Maple | 24" Box | 1 | Medium, Extra in Summer | |
| Acer palmatum 'Rubrum' | Red Japanese Maple | 24" Box | 1 | Medium, High, Extra in Summer | |
| Shrub | | | | | |
| Abutilon hybrids | Flowering Maple | 5 Gallon | 1 | Medium | |
| Ceanothus 'Dark Star' | Dark Star Ceanothus | 5 Gallon | 1 | Low | |
| Dodonaea viscosa 'Purpurea' | Purple Hop Bush | 5 Gallon | 5 | Very Low, Extra in Summer | |
| Hydrangea macrophylla | Bigleaf Hydrangea | 5 Gallon | 3 | High | |
| Leucadendron 'Safari Sunset' | Safari Conebush | 5 Gallon | 1 | Low | |
| Loropetalum chinense 'Rubrum' | Red Fringe Flower | 5 gal | 8 | Medium | |
| Nandina domestica | Nandina, Heavenly Bamboo | 5 Gallon | 7 | Low | |
| Pittosporum tenuifolium | Blackstem Pittosporum | 5 Gallon | 5 | Medium | |
| Prunus caroliniana 'Bright n' Tight' | Bright n' Tight, Carolina Laurel | 15 gal | 12 | Low | 3 Standard |
| Ground cover | | | | | |
| Acacia cognata 'Cousin Itt' | Little River Wattle | 5 Gallon | 9 | Low | |
| Myoporum parvifolium | Ground Cover Myoporum | 5 Gallon | 15 | Low, Extra in Summer | |
| Trachelospermum jasminoides | Star Jasmine | 1 gal | 4 | Low, Medium | Or Sedum |
| Vine | | | | | |
| Dicentra buccinatoria | Scarlet Trumpet Vine | 5 Gallon | 5 | Medium, Extra in Summer | |

Perennial					
Equisetum hyemale	Horsetail	5 Gallon	7	Medium, Extra in Summer	
Grass					
Calamagrostis "Karl Foerster"	Karl Foerster Feather Reed Grass	5 Gallon	11	Medium, Extra in Summer	
Nassella tenuissima	Mexican Feather Grass	5 gal	5	Very Low	
Succulent					
Echeveria "Blue Atoll"	Blue Atoll Echeveria	1 Gallon	6	Very Low, Low	
Kalanchoe pumila	Pumila Kalanchoe	1 Gallon	6	Low, Extra in Summer	
Sedum album	Carpet Stonecrop	1 Gallon	6	Low, Extra in Summer	

**CARMEL-BY-THE-SEA
PLANNING DIVISION
APPROVED**

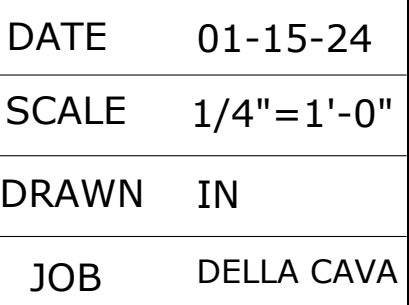




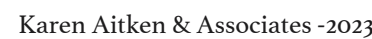
**Karen Aitken
& ASSOCIATES**
LANDSCAPE ARCHITECTURE & DESIGN

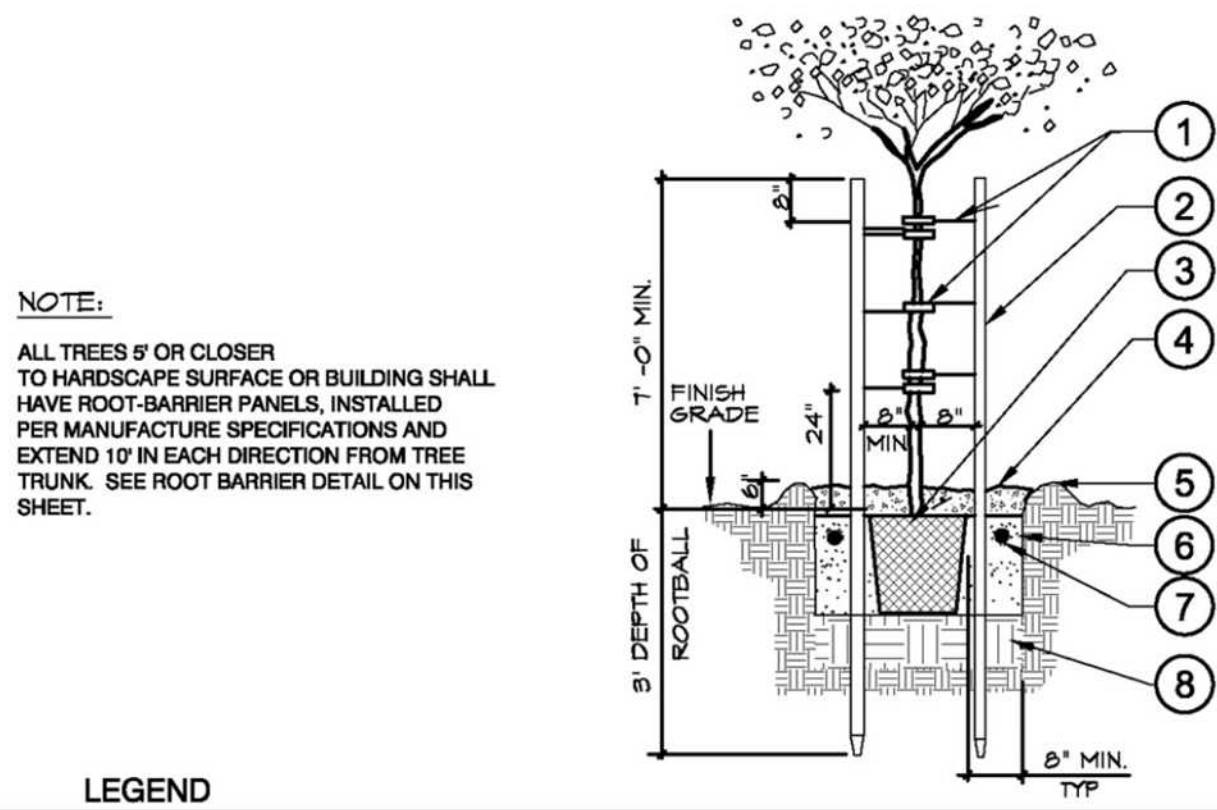
8262 Rancho Real Gilroy Ca. 95020
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IRRIGATION PLAN

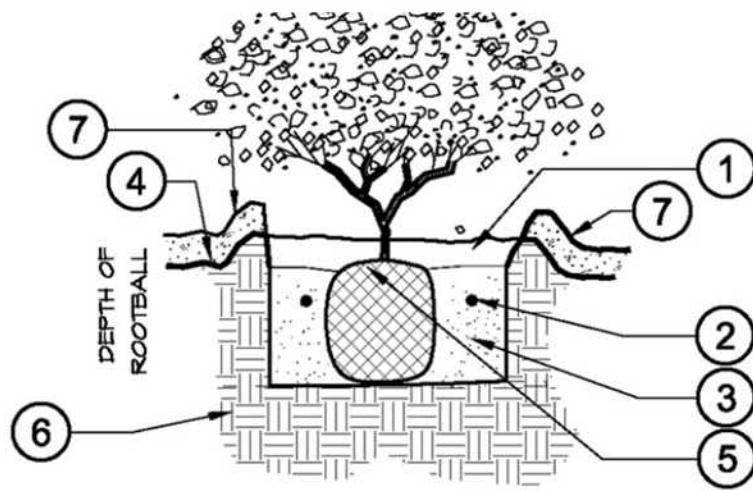


* **NOTES (E) = Existing**

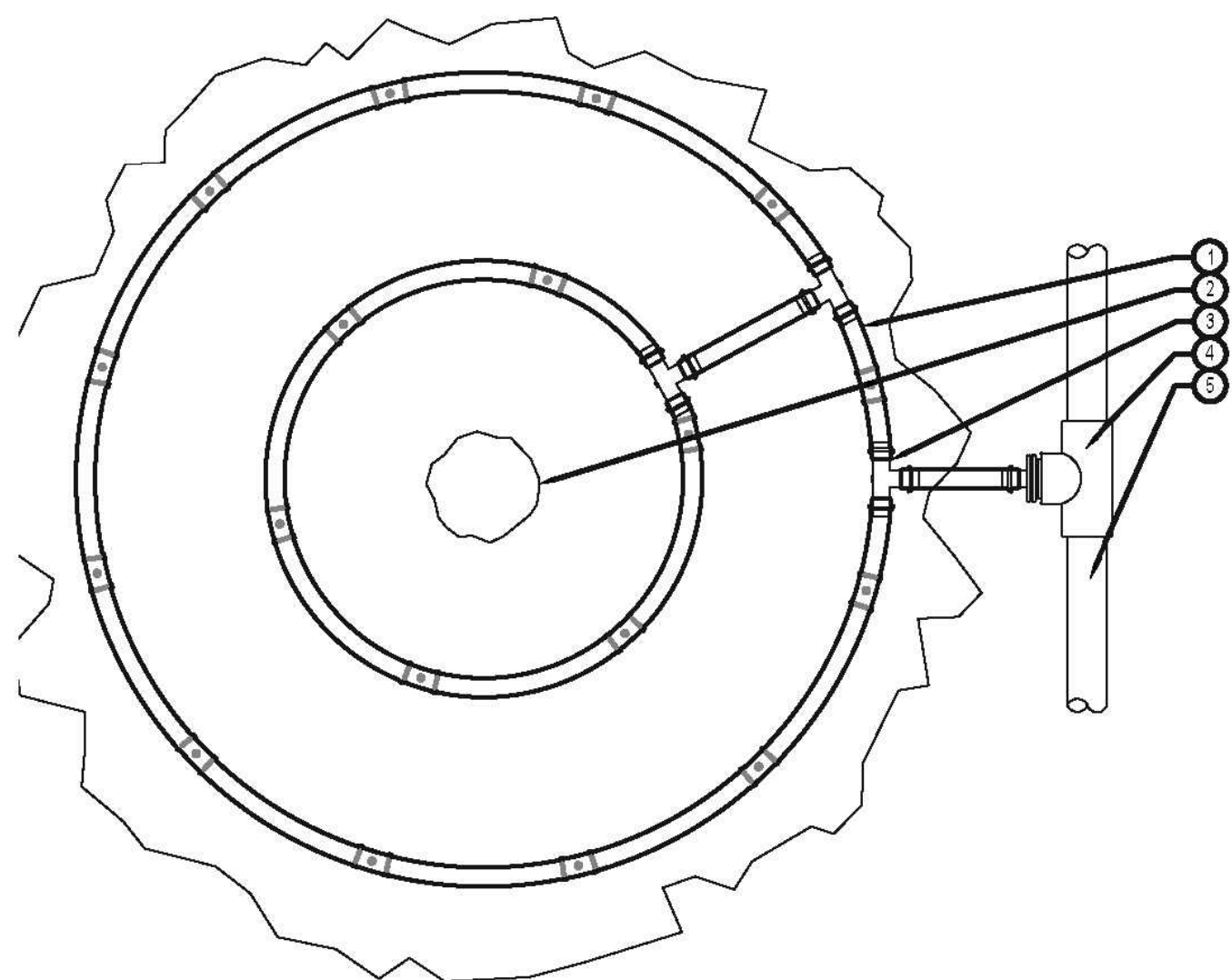




TREE PLANTING WITH DOUBLE STAKE

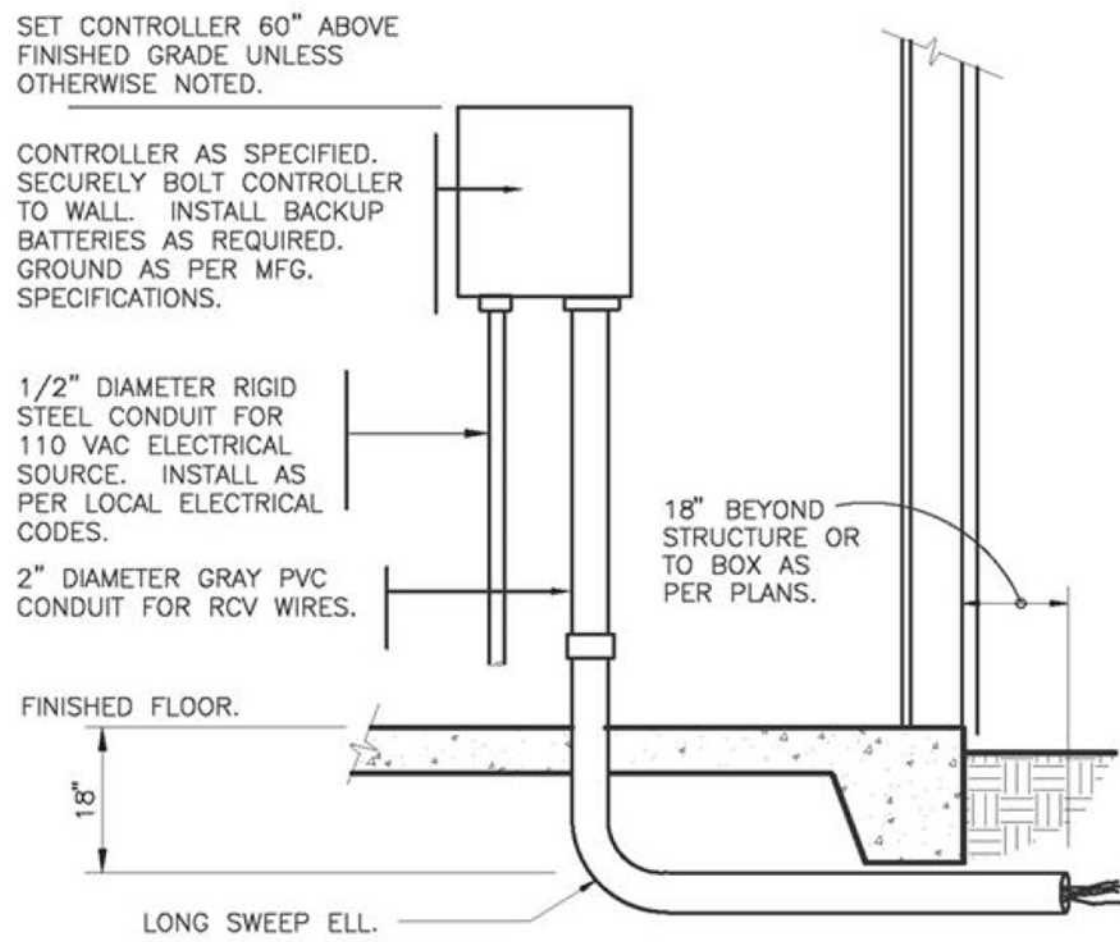


TYPICAL SHRUB PLANTING

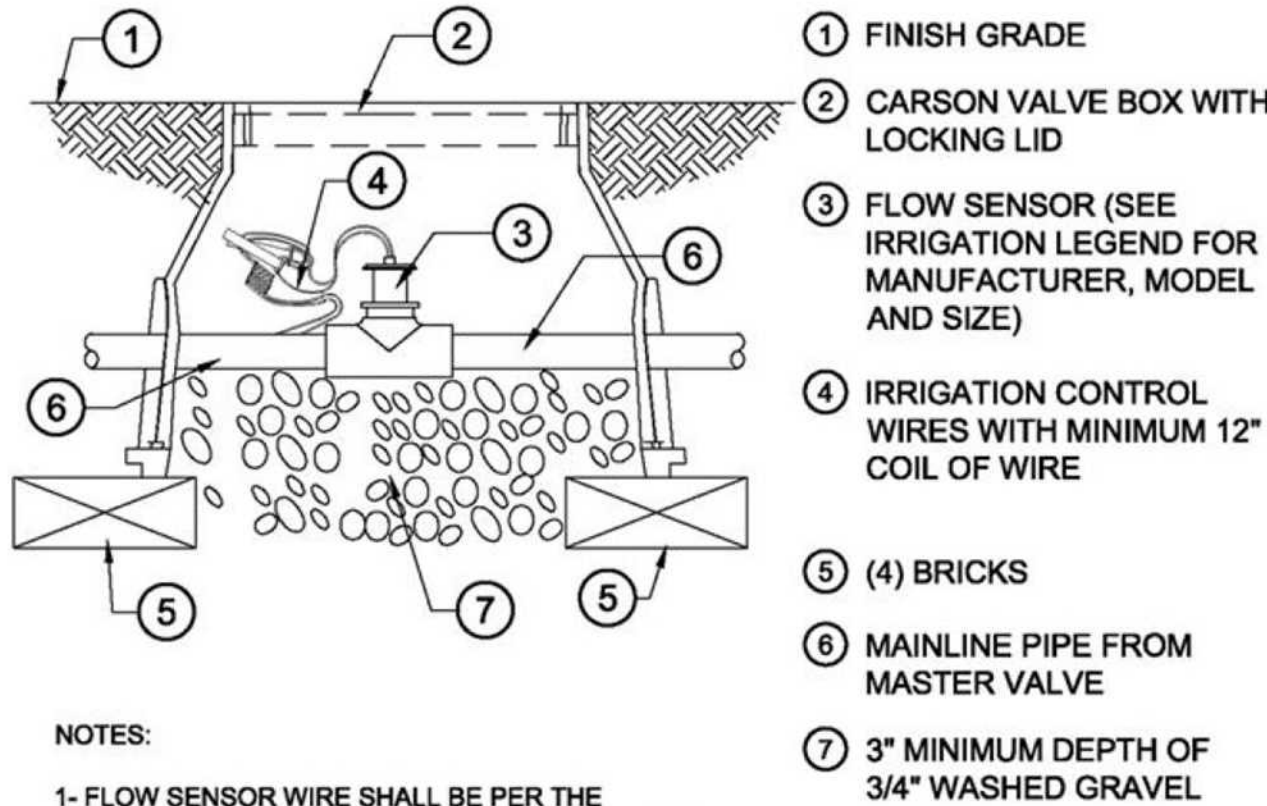


XX HUNTER DRIPLINE - TREE RING LARGE SPECIMEN
HM.HDL.10

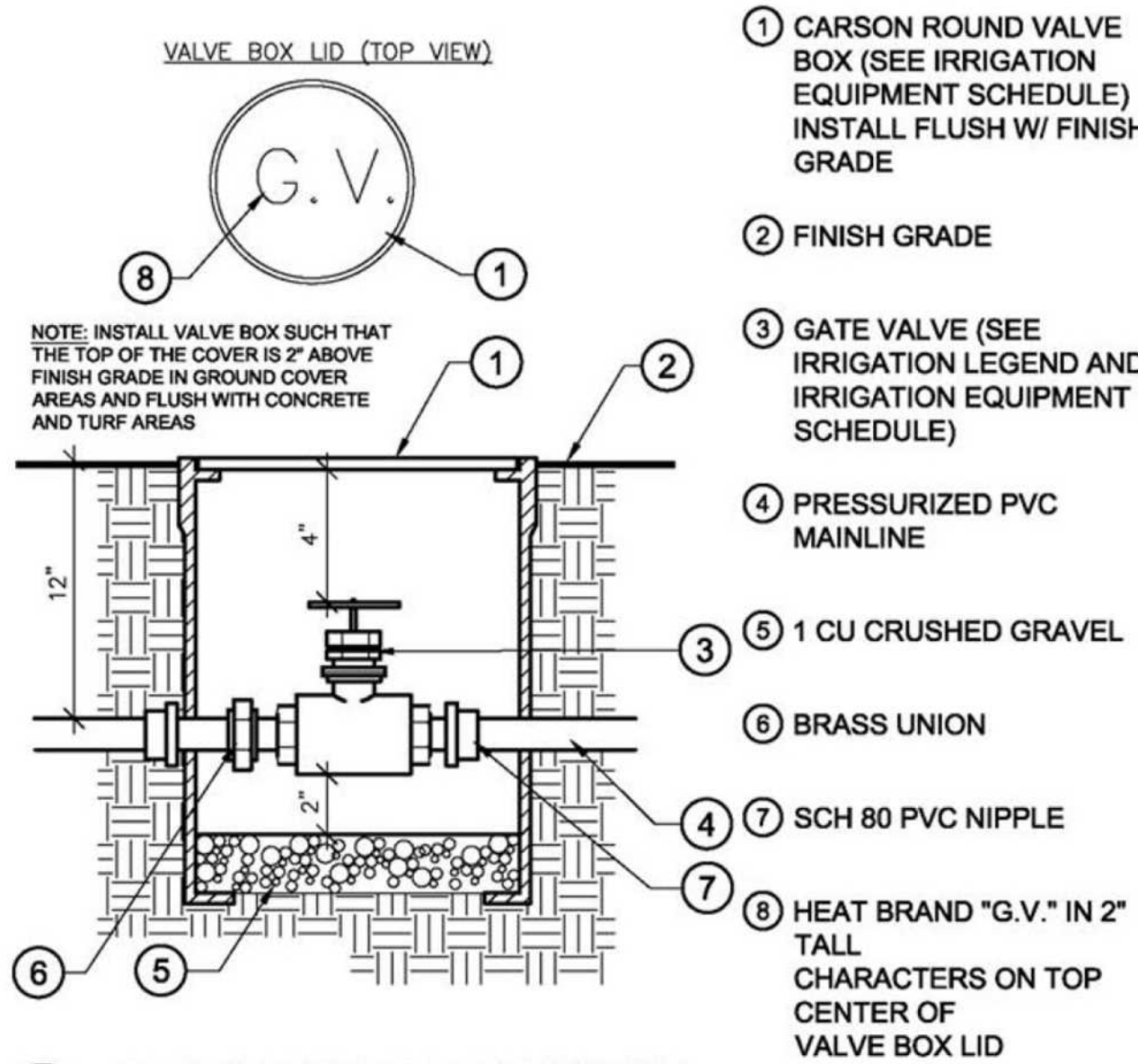
NOT TO SCALE



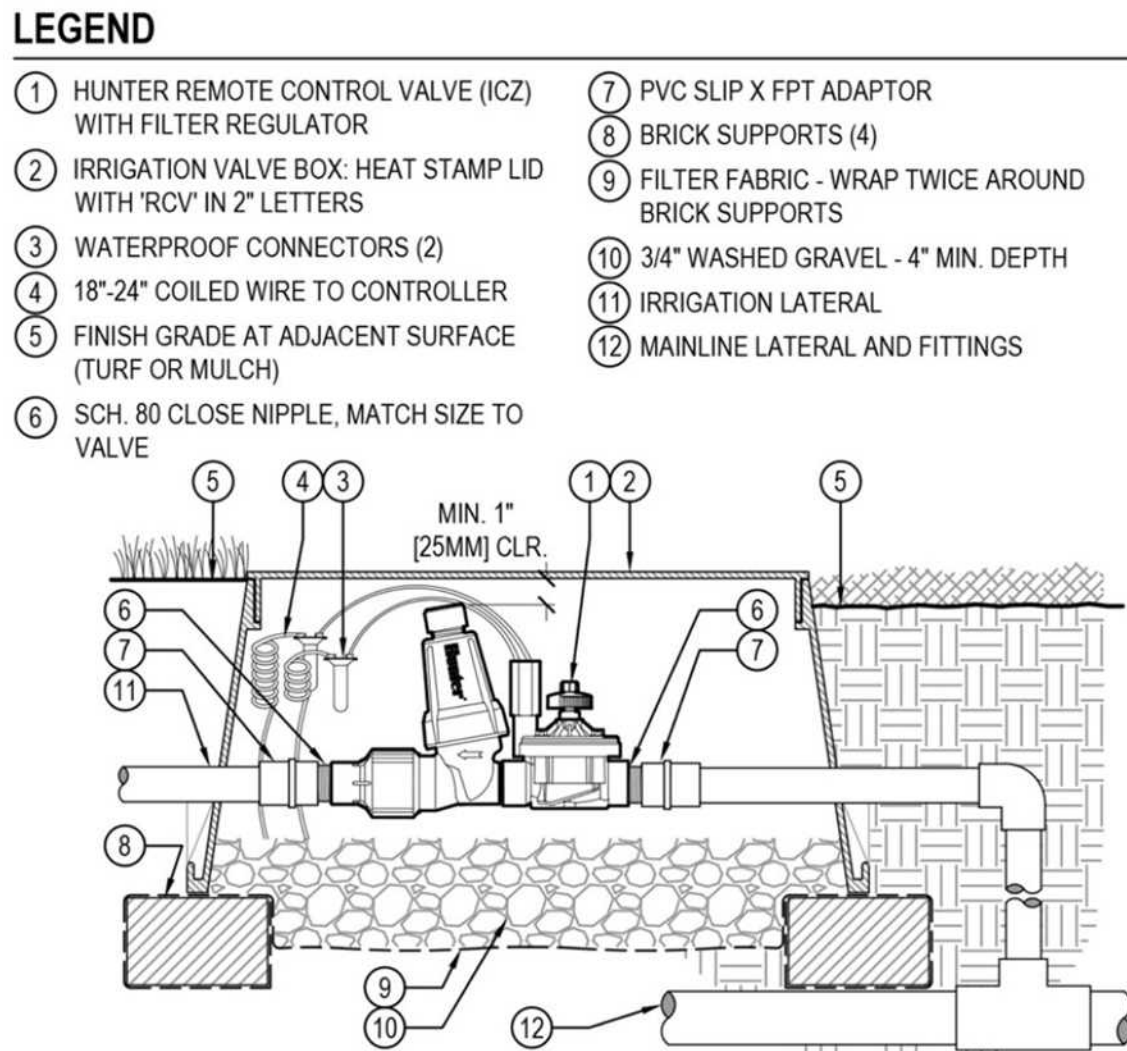
INTERIOR WALL MOUNT CONTROLLER



FLOW SENSOR



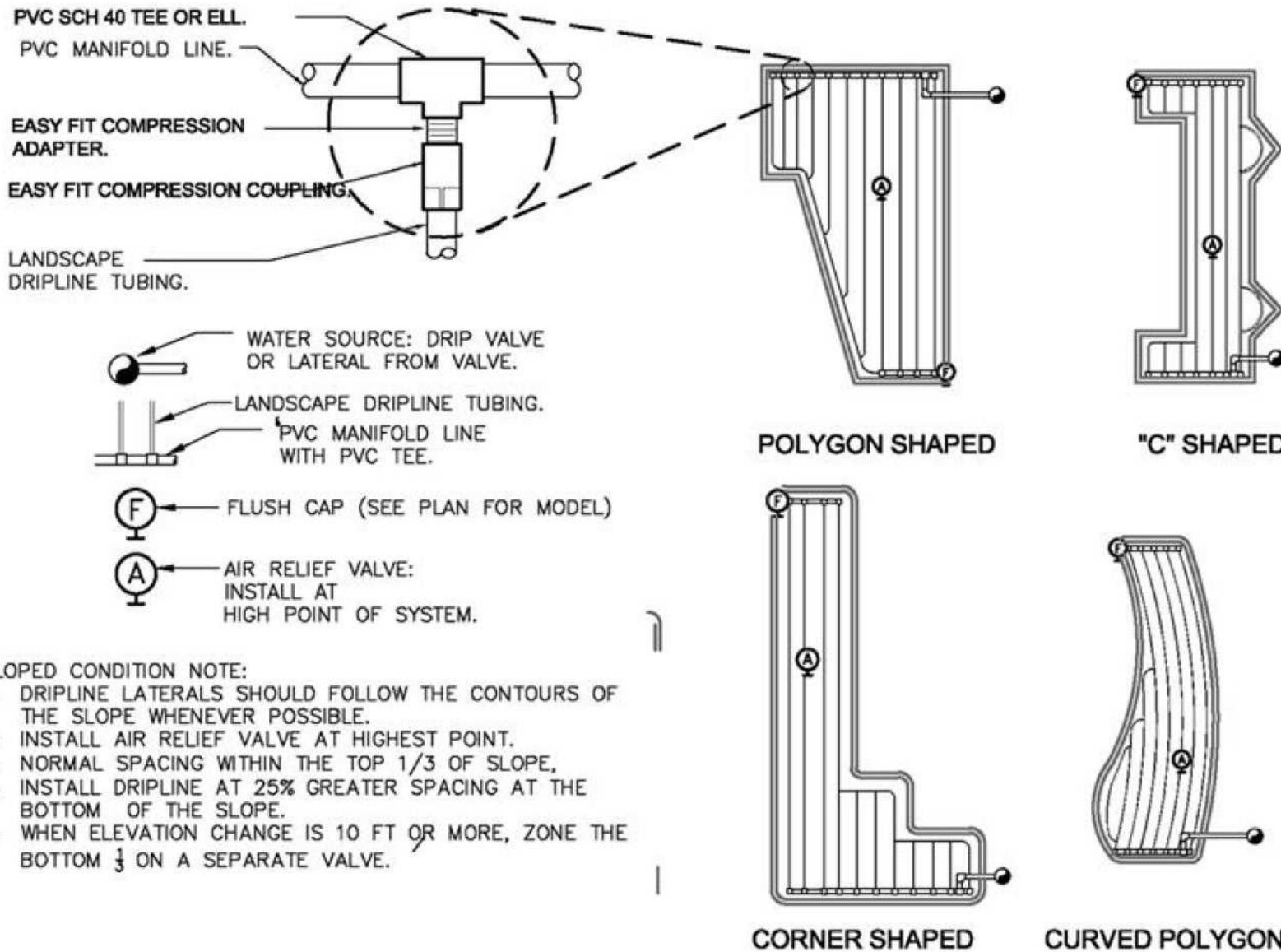
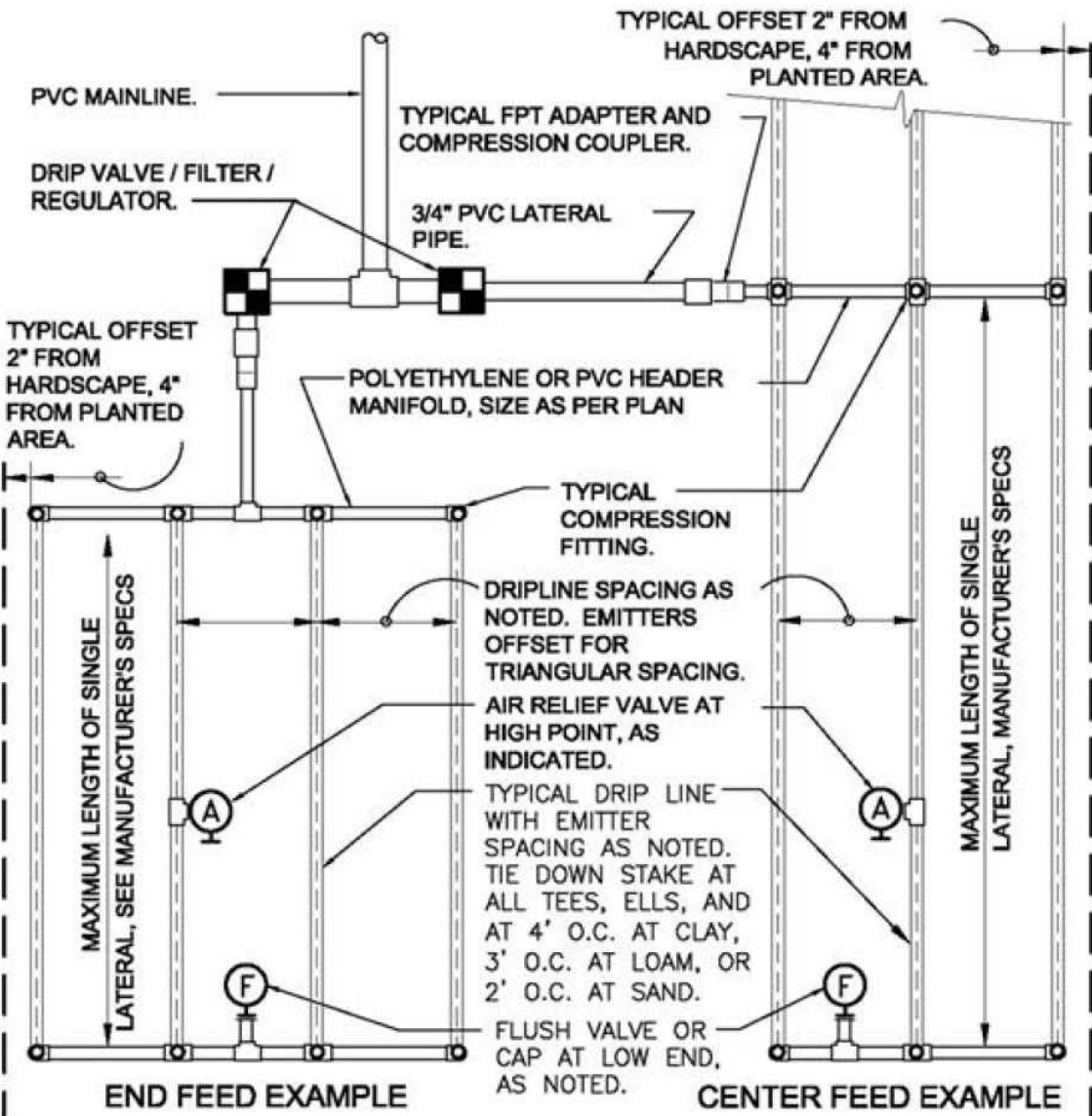
ISOLATION SHUT OFF VALVE



DRIP CONTROL ZONE KIT (ICZ-101-LF)

Hunter V.ICZ.01

NO SCALE



TYPICAL DRIPLINE LAYOUT

REVISIONS

BY



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DELLA CAVA RESIDENCE

Crespi 2 SW, Mountain View, Carmel-by-the-Sea, CA.

PLANTING & IRRIGATION DETAILS



DATE 01-15-24

SCALE 1/4"=1'-0"

DRAWN IN

JOB DELLA CAVA

L-5

REVISIONS	BY



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CONSTRUCTION DETAILS

DELLA CAVA RESIDENCE

Crespi 2 SW, Mountain View, Carmel-by-the-Sea, CA.

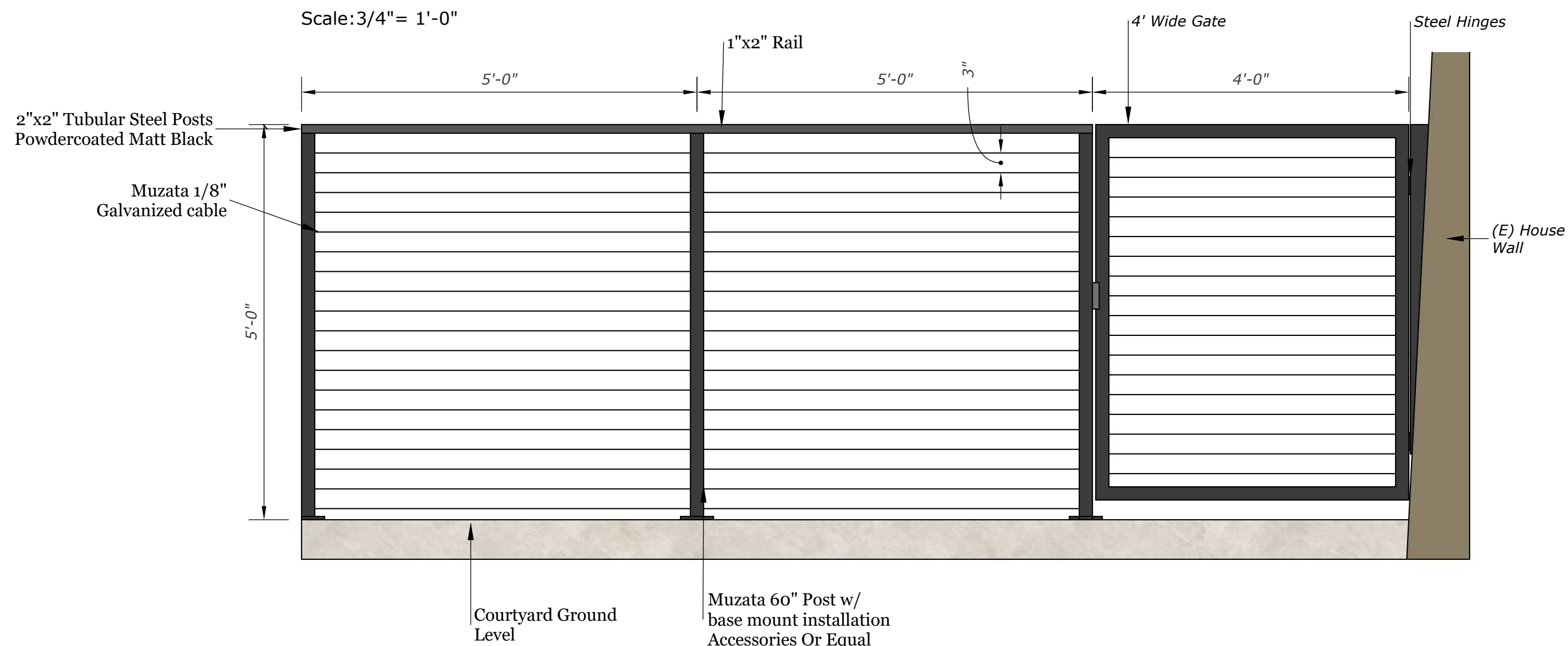


DATE	01-15-24
SCALE	1/4"=1'-0"
DRAWN	IN
JOB	DELLA CAVA

L-6

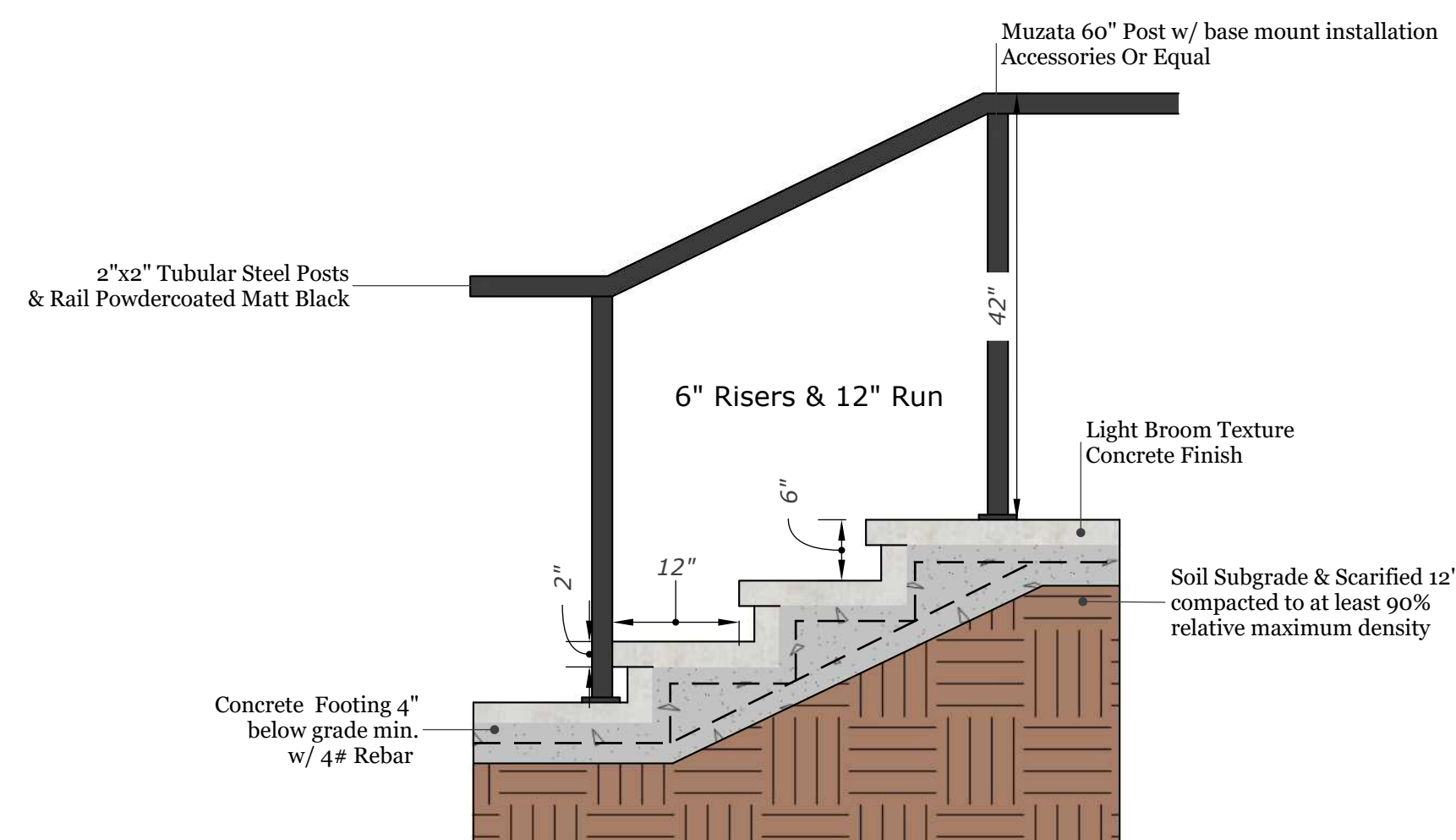
Fence detail

Scale: $3/4" = 1'-0"$



Step & Rail Detail

Scale: $3/4" = 1'-0"$



**CARMEL-BY-THE-SEA
PLANNING DIVISION
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Date Approved: 2/15/2024

Planner: M. Waffle

Karen Aitken & Associates -2023

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