



## 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 7<sup>th</sup> 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 25123

**Owner Name:** Debra Landi

**Case Planner:** Evan Kort, Senior Planner

**Date Posted:** \_\_\_\_\_

**Date Approved:** 06/17/2025

**Project Location:** Camino Real 4 SE of Ocean

**APN #:** 010261010000      **BLOCK/LOT:** G/10 & 12

**Applicant:** Matt Hanner, Carmel Building & Design

**Project Description:** Approval of this Design Study (DS 25123) authorizes amendments to a previously approved design studies (DS 22-342 and (DS 24361) with an active building permit (BP 23-477) located on Camino Real 4 SE of Ocean in the Single Family Residential (R-1) District. Modifications approved under this Design Study include: 1. Remove existing impermeable pathways and walls on north, west and south sides of property; and 2. Add semi permeable flagging and gravel pathway and permeable gravel pathways; and 3. Add redwood entry gate and 4' front 1' x 6' redwood fence; and 4. Reconstruct rear and north side fencing with 6' framed 1' x 6" redwood fencing Construct 1" x 6" redwood enclosure 4 ft high for refuse; and 5. Install new drought tolerant California native plant material throughout. Alterations not expressly listed in this authorization are not permitted. The project shall be constructed consistent with the plans application materials dated approved by Community Planning & Building Department on June 17, 2025 prepared by Blue Door Garden Design, unless modified by the conditions of approval contained 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.*

## CONDITIONS OF APPROVAL

No.	
1.	<p><b>Authorization.</b> Approval of this Design Study (DS 25123) authorizes amendments to a previously approved design studies (DS 22-342 and (DS 24361) with an active building permit (BP 23-477) located on Camino Real 4 SE of Ocean in the Single Family Residential (R-1) District. Modifications approved under this Design Study include:</p> <ol style="list-style-type: none"> <li>1. Remove existing impermeable pathways and walls on north, west and south sides of property; and</li> <li>2. Add semi permeable flagging and gravel pathway and permeable gravel pathways; and</li> <li>3. Add redwood entry gate and 4' front 1' x 6' redwood fence; and</li> <li>4. Reconstruct rear and north side fencing with 6' framed 1' x 6" redwood fencing Construct 1" x 6" redwood enclosure 4 ft high for refuse; and</li> <li>5. Install new drought tolerant California native plant material throughout.</li> </ol> <p>Alterations not expressly listed in this authorization are not permitted.</p> <p>The project shall be constructed consistent with the plans application materials dated approved by Community Planning &amp; Building Department on June 17, 2025 prepared by Blue Door Garden Design, unless modified by the conditions of approval contained herein.</p>
2.	<p><b>Codes and Ordinances.</b> 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 at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Department.</p>
3.	<p><b>Permit Validity.</b> The project shall be implemented in accordance with the time limits set forth CMC 17.52.170 (Time Limits on Approvals and Denials). 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.</p>
4.	<p><b>Indemnification.</b> 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 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.</p>
5.	<p><b>Conditions of Approval.</b> These Conditions of Approval shall be signed and returned to the Community Planning and Building Department prior to the issuance of a Notice of Authorized Work. These signed conditions shall also be printed on a full size plan sheet in the building plan set and submitted to the building division in accordance with Condition of Approval #6, below, along with any prior conditions of approval of prior Design Study Applications.</p>
6.	<p><b>Building Permit Revision.</b> A building permit revision to BP 23-477 is not required, however, prior to commencement of work the applicant shall submit a revised set of as-built plans, incorporating these approved plans, to the Building Division. These conditions of approval shall be incorporated into the plan set as part of the as-built submittal (see Condition #5, above).</p>
7.	<p><b>Appeal Period.</b> This approval is subject to a 10-calendar day appeal period, which commences on the day</p>

	the Notice of Approval is posted on-site. No work associated with the subject approval shall commence until the 10-calendar day appeal period has passed without the filing of an appeal. If an appeal is filed during the appeal period, this approval shall be void and the item will be reconsidered by the appropriate hearing body.
8.	<b>Prior Conditions of Approval.</b> All conditions of approval of the previous Design Study approval(s) shall also apply to this approval unless expressly otherwise noted within these Conditions of Approval. Further, the previous approval remains in full force and effect unless otherwise modified by this action.
9.	<b>Fences on top of walls.</b> Retaining walls and fences on top of retaining walls are measured from the ground level on the lower side of the retaining wall. Height shall be measured from the most restrictive of the existing or final grade. Fences and fences on top of retaining walls outside of the front-setback shall not exceed 6-feet in height. The installation of the new retaining wall shall not authorize the creation of any new non-conformity

\*Acknowledgement and acceptance of conditions of approval.

_____	_____	_____
Property Owner Signature	Printed Name	Date
_____	_____	_____
Applicant Signature	Printed Name	Date

Once signed, please email to [ekort@ci.carmel.ca.us](mailto:ekort@ci.carmel.ca.us).



Owner: Debbie S. Landi Trust  
Phone: 408-761-0642

Mailing Address:  
1829 Topeka Ave.  
San Jose, Ca 95126

APN: 010-261-011  
Address: Camino Real 4SE Ocean

Contact:  
Ramie Allard  
Blue Door Garden Design, Inc.  
831-238-3774

PROPERTY DESCRIPTION

Cottage style residence with stone patio  
and Carmel stone low walls and steps throughout.

SCOPE OF PROJECT:

- 1 Remove existing impermeable pathways and walls on north, west and south sides of property.
- 2 Add semi permeable flagging and gravel pathway and permeable gravel pathways.
- 3 Add redwood entry gate and 4' front 1" x 6" redwood fence.
- 4 Reconstruct rear and north side fencing with 6' framed 1" x 6" redwood fencing
- 5 Construct 1" x 6" redwood enclosure 4 ft high for refuse.
- 6 Install new drought tolerant California native plant material throughout.

LOT SIZE: 4000 sq ft  
Total PROPOSED Site Coverage = 564.13 sq ft

SITE COVERAGES in sq. ft.		New Construction
Permeable	Dryset flagging walkways w/gravel infill	302.28 sq ft
	Gravel walkway	192.59 sq ft
		494.87 sq ft
Non- permeable	Mortared stone landings and steps	36.48 sq ft
	Existing retaining wall	32.78 sq ft
		69.26 sq ft

LEGEND

TP, TS, TL Top of Pathway / Top of Step / Top of Landing

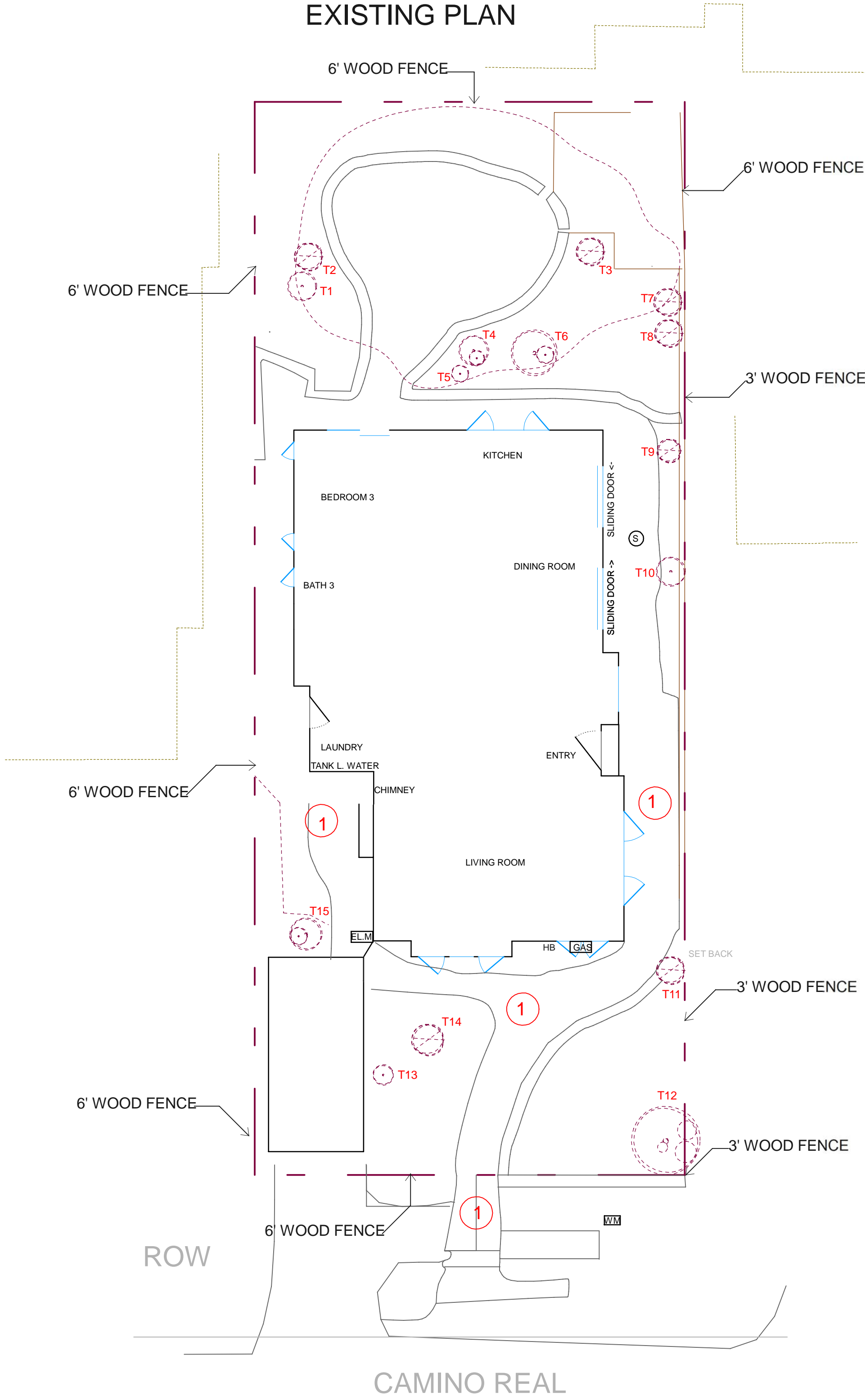
4' tall fence with a 4'3" tall 12" square stone column.

- Redwood fence 4"x4" posts
- Flagstone with gravel infill
- Gravel coverage
- Mortared Stone Landing
- Decomposed Granite

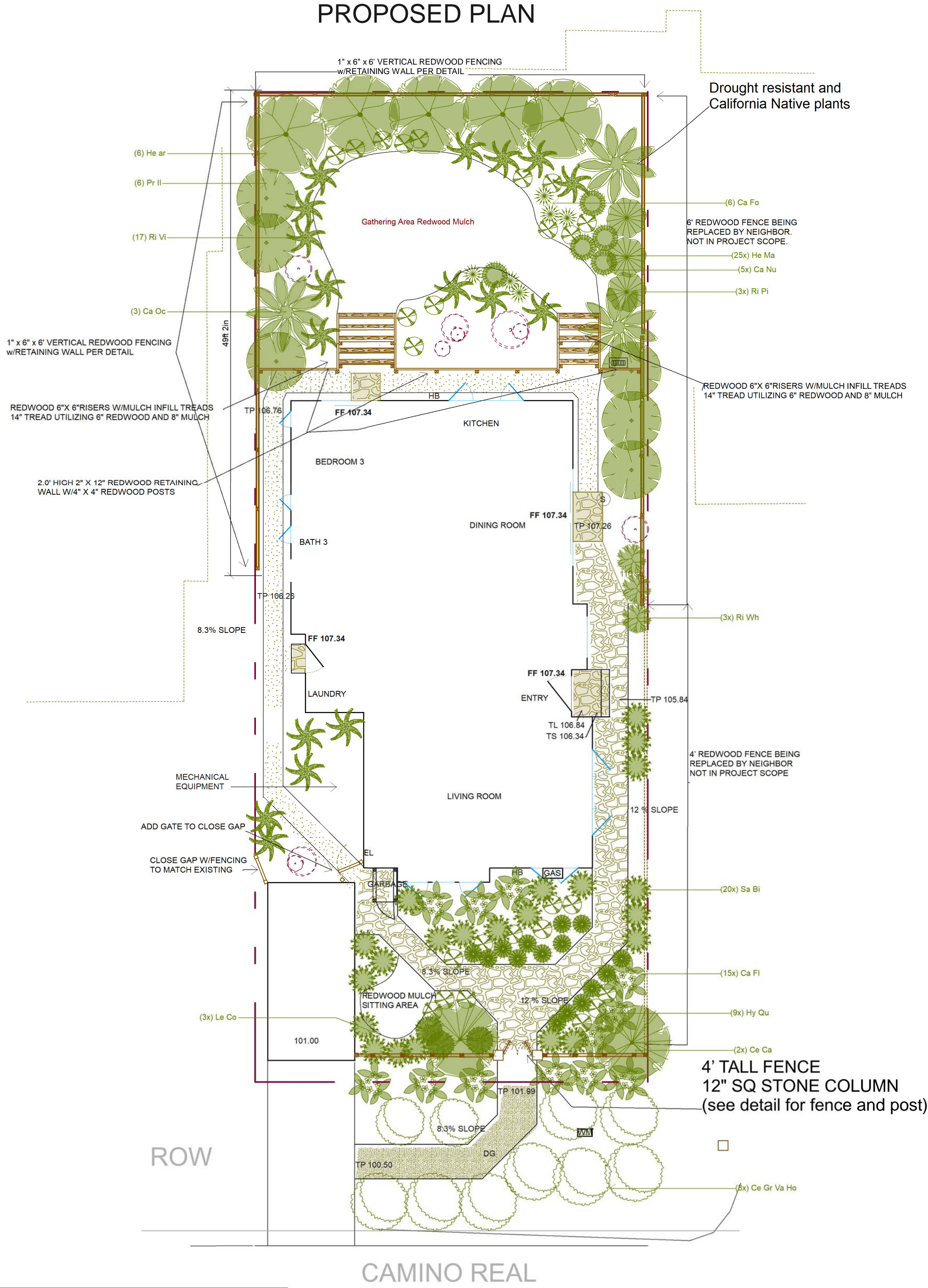
Existing Plant Schedule

No	Species	Common Name	Trunk Diam	Status	Comments
T1	QUERCUS agrifolia	Coast Live Oak	30 in	Retain	
T4	QUERCUS agrifolia	Coast Live Oak	15 in	Retain	
T5	QUERCUS agrifolia	Coast Live Oak	16 in	Retain	
T6	QUERCUS agrifolia	Coast Live Oak	17 in	Retain	Remove 8" dead limb
T10	CAMELLIA jap pearl	Formal Pink	4 in	Retain	
T12	QUERCUS agrifolia	Coast Live Oak	24 in	Retain	
T13	PITTOSPORUM tob cm	Pittosporum	4 in	Retain	
T15	QUERCUS agrifolia	Coast Live Oak	19 in	Retain	
T2	CAMELLIA jap pearl	Formal Pink	4 in	Remove	
T3	CAMELLIA jap pearl	Formal Pink	4 in	Remove	
T7	PITTOSPORUM tob cm	Pittosporum	4 in	Remove	
T8	PITTOSPORUM tob cm	Pittosporum	4 in	Remove	
T9	CAMELLIA jap pearl	Formal Pink	4 in	Remove	
T11	CAMELLIA jap pearl	Formal Pink	4 in	Remove	
T14	CAMELLIA jap pearl	Formal Pink	4 in	Remove	

EXISTING PLAN



PROPOSED PLAN

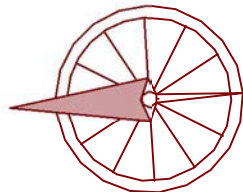
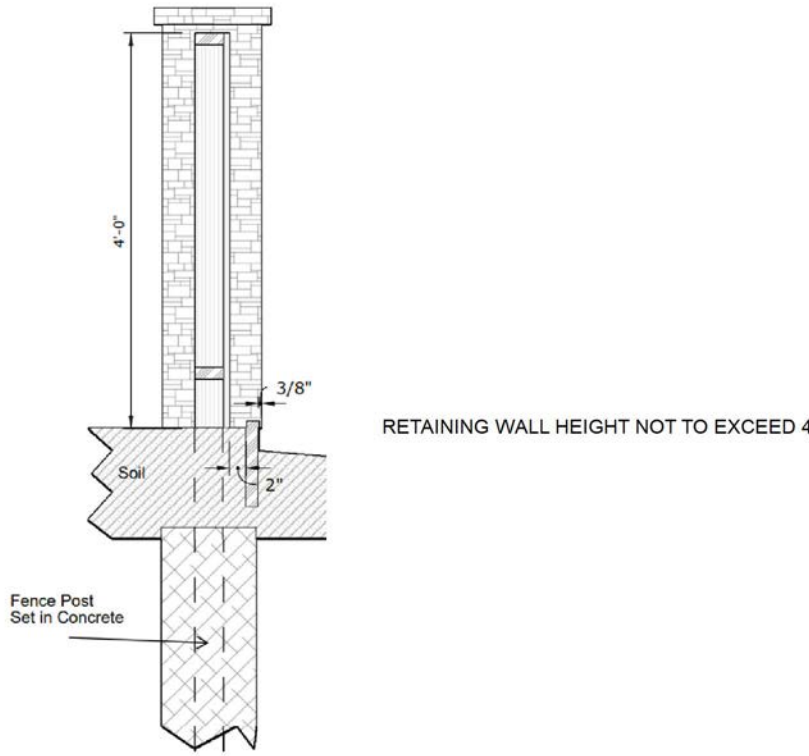


Proposed Plants					
Abbreviation	Botanical name	Cultivars	common name	Size	Qty
Ca Fo	CALAMAGROSTIS foliosa		Mendocino Reed Grass	1 gal	6
Ca Nu	CALAMAGROSTIS nutkaensis		Pacific Reed Grass	1 gal	5
Ca Oc	CALYCANTHUS occidentalis		Spicebush	5 gal	3
Ca fl	Carex flacca	Blue Zinger	Blue Sedge	1 gal	15
Ce Gr	CEANOTHUS griseus horiz	Carmel Creeper	Wild Lilac	1 gal	10
Ce Ca	CERCIS canadensis		Eastern Redbud	15 gal	2
He Ar	HETEROMELES arb		Toyon-Chewinks Berry	15 gal	5
He Ma	HEUCHERA maxima		Alum Root	1 gal	25
Hy Qu	HYDRANGEA quercifolia	Snow Queen	Oak Leaf Hydrangea	5 gal	12
Le co	Leymus condensata	Canyon Prince	Wild Rye Grass	1 gal	3
Pr II	PRUNUS ilicifolia		Hollyleaf Cherry	15 gal	6
Ri Pi	RIBES sanguineum glut	Claremont	Pink Flowering Currant	5 gal	3
Ri Wh	RIBES sang white		White Icicles	5 gal	3
Ri Bi	RIBES viburnifolium		Evergreen Currant	5 gal	17
Sa Bi	SALVIA x big swing		Big Swing Blue	1 gal	22

APPROVED  
06/17/2025  
COMMUNITY PLANNING & BUILDING

Approved by: Evan Kort, Senior Planner

Fence Post Detail



BLUE DOOR GARDEN DESIGN, INC.  
C-27 Lic. No. 923737  
Designer - Ramie Allard  
831.238.3774

LANDSCAPE PLAN

010-261-011-000  
Parcel #  
LANDI-ZIMMERMAN  
CAMINO REAL 4 SE OF OCEAN  
CARMEL, CA. 93921  
Date 2/1/23 Revisions: 3/24/23, 9/6/23, 4/24/25

Scale: 1/8" = 1.0'

LP 1.0  
Sheet