



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 20358

Owner Name: GARROD JAN F TR & GARROD BETSY J TR

Case Planner: Evan Kort, Associate Planner

Date Posted: _____

Date Approved: 12/08/2020

Project Location: Junipero 6 SE of 10th

APN #: 010072013000 **BLOCK/LOT:** 119/12

Applicant: Betsy Garrod

Project Description: The approval of this Design Study authorizes: The installation of a new grape stake fence along the western property line. The fence shall be constructed with redwood rails and posts and shall not exceed 38" tall for the length of the fence. The project shall be consistent with the plans and project description received by the Community Planning & Building Department on December 1, 2020 excepted as 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.



DESIGN STUDY PERMIT APPROVAL 20-358 (Garrod)

Junipero 6 SE 10th
APN: 010-072-013
Block: 119, Lot: 12

AUTHORIZATION:

The approval of this Design Study authorizes:

The installation of a new grape stake fence along the western property line. The fence shall be constructed with redwood rails and posts and shall not exceed 38" tall for the length of the fence. The project shall be consistent with the plans and project description received by the Community Planning & Building Department on December 1, 2020 excepted as modified by the conditions of approval below.

Date of Action: December 12, 2020

STANDARD CONDITIONS:

- ✓ **State Contractor's License.** For any work completed by an individual hired by the property owner for which the cost of time, labor and materials is \$500 or more, the individual hired by the property owner must have a state contractor's license and city business license.
- ✓ **Notice of Authorized Work.** A building permit is not required for this application; however, the applicant shall obtain a Notice of Authorized work form after the 10-day posting period and prior to commencing work.
- ✓ **Signed Conditions.** 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.
- ✓ **Notice & Appeal Period.** This approval is subject to the 10-day noticing/appeal period.
- ✓ **811 Ticket Number.** Prior to issuance of the Notice of Authorized Work form, 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)
- ✓ **Clearance From Trees.** During construction, no dirt or construction materials or equipment may be placed within 6 feet of the base of any tree.

- ✓ **Tree Roots.** 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 be reached at (831) 620-2073.

- ✓ **Fence Height and Location.** All fences and walls must be located on your private property and are not allowed within the City’s public right of way. The proposed fence shall be measured to the lowest adjacent grade on both sides of the fence at all points along the fence line. Should the property slope, the fence shall follow the contours of the property and shall not exceed the height limits prescribed in the authorization of this design study.

- ✓ **Indemnification Statement.** The applicant agrees, at the applicant’s 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.

*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

Once signed, please return to the Community Planning and Building Department.

Fence Replacement Project

The Nest

6 Junipero SE of 10th, Carmel by the Sea

APN # 010-072-013

Existing Fence

Two rail fence, redwood painted grey, anchored in dirt.

No vertical stakes or pickets

Set back 16.5 feet from street curb

Runs 40 foot along front of property – 34 -36 inches in height at existing street grade

Dilapidated gate to steps was removed before purchase of house in 2014

6 foot vertical post (1) at steps with light mounted on top

6 foot bench in front of fence at entrance to steps

Redwood painted grey handrails going down both sides of steps

Proposed Replacement Fence

Grape stake fence with Redwood rails and posts

Only Grape stakes will be visible from street side with posts on inside facing house

Grape stake gate at entrance to steps down to property

Redwood handrails going down both sides of steps

Fence would be anchored into existing rock retaining wall

This will add strength and stability to the new fence

This will result in the fence moving approximately 6 inches toward the house

Grape stakes to be placed fairly close together and have a straight top and bottom line

New fence height to be 36 - 38 inches tall and run length of property

Existing lamp post to remain

This is a copy of a fence on the corner of 11th and Monte Verde. We will not use stone pillars.

Notes:

Both neighbors have been contacted, design discussed and project agreed upon

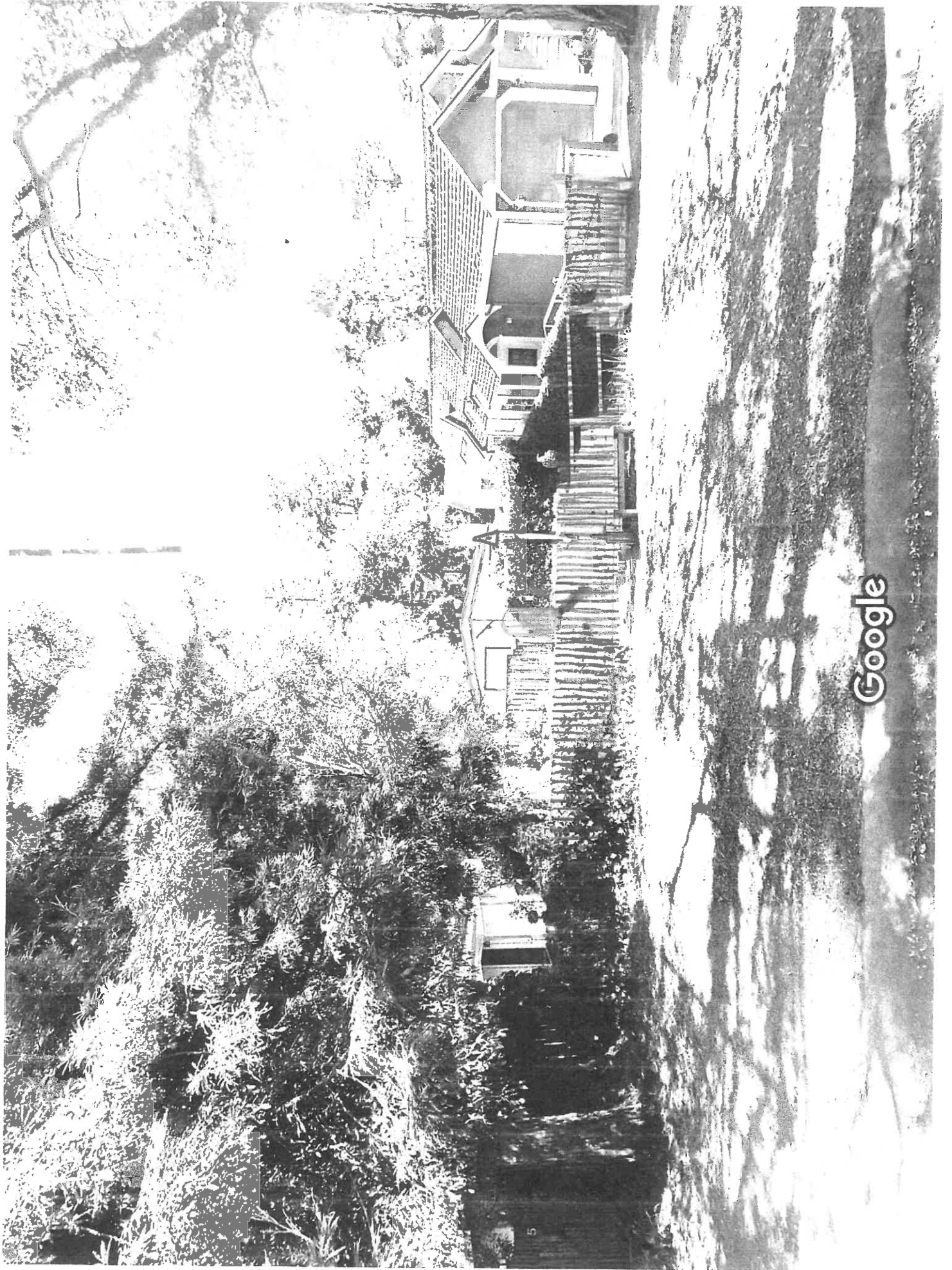
Neighbor to the north currently has a six foot fence running at same line/setback as ours.

Neighbor to the south has no fence

Our current fence was recently hit and is falling over and a hazard

We own a ranch and are quite capable of building the proposed fence properly and quickly.

Happy to answer any questions.



Junipero St



Image capture: Oct 2017 © 2020 Google

Carmel-By-The-Sea, California

Google

Street View