



# NOTICE OF PUBLIC HEARING WAIVER

The City of Carmel-by-the-Sea has a pending Coastal Development application for the project listed below and is considering waiving the public hearing for the project's Coastal Development Permit. Pursuant to CMC 17.52.120, there will be no public hearing for the proposed project unless one is requested in writing within 15 working days from the date of this notice. Failure by a person to request a public hearing may result in the loss of that person's ability to appeal to the Coastal Commission any action taken by the City on the permit application. Persons interested in the proposal are encouraged to review the application materials available at the Department of Community Planning and Building located at Monte Verde Street between Ocean and Seventh Avenues or call the Planning and Building Department at (831) 620-2010.

**Planning Case #:** BP 19-581-584 (Christierson)      **Case Planner:** Catherine Tarone, Assistant Planner

**Date Posted:** November 18, 2019

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**Project Location:** Santa Fe, 5 NW of 2<sup>nd</sup> Avenue

**Parcel Description:** Block: 14; Lot: 11; APN#: 010-101-006

**Applicant:** Samuel Pitnick

**Project Description:** This approval authorizes: The construction of a new 400-square-foot, single-story, detached Accessory Dwelling Unit (A.D.U.) located in the rear yard of the property, 6'-9" from the rear west property line, 3' from the north side property line and 12'-6" from the south side property line. The accessory dwelling unit will have a kitchen, full bath, bedroom and living room. The ADU will have a 12:1 slope tar and gravel roof to match the residence, stucco siding on the lower portion and wood siding on the upper portion near the roof eave. The ADU will be 11'-8" in height and will have two skylights with interior shades on the east slope of the roof, sloping toward the residence. The ADU will have two wood windows on the north elevation, French doors on the south elevation, and a sliding door and wood egress window on the rear west elevation. The existing redwood deck behind the residence will be reduced. The applicant will be reducing total site coverage down to the 556 square-foot amount permitted for this lot by removing some walkways in the front and installing a tire strip driveway.

**Is this project appealable to the Coastal Commission?**      Yes       No

*Upon completion of the 15 calendar-day appeal period, please return this form, along with the Affidavit of Posting, to the case planner noted above.*