



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 19305

Owner Name: OLIVER MICHAEL

Case Planner: Catherine Tarone, Assistant Planner

Date Posted: 9/16/19

Date Approved: 9/16/2019

Project Location: Dolores 2 NW of 12th

APN #: 010159006000 **BLOCK/LOT:** 132/ALL LOT 11

Applicant: Jeremy Leisure - Owner/Designer

Project Description: 1) The remodel of the existing two story primary residence located at the front of the property. 2) The removal of existing windows and the installation of new aluminum clad windows. Windows on the south side elevation include two on the lower floor, and three on the upper-floor. Windows on the north side include a large window at the lower-floor living room and four small upper-floor windows at the master bedroom. Windows on the rear west elevation include an upper and lower floor French door, two windows on the lower-floor and one on the upper-floor. Windows on the front east elevation include three on the lower and three on the upper-floor. 3) The new front porch will be replaced at the existing 6'-4" x 4'-4" dimensions. 4) The upper- and lower-floor deck railing will be horizontal Ipe wood. 5) New Ipe wood siding on the upper-floor and board-and-batten siding on the lower floor. 6) New shed roof front and side awnings. 7) Replacement of the existing asphalt driveway with a new 10' wide, permeable paver, tire track driveway with either natural turf or artificial turf between the tire tracks. The first 8' of the driveway will be solid.

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.