



## 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 19363

**Owner Name:** WARD CATHERINE A TR & WARD GREGG TR

**Case Planner:** Catherine Tarone, Assistant Planner

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

**Date Approved:** 12/10/2019

**Project Location:** Casanova Street, 3 NW of 9th Ave

**APN #:** 010263006000      **BLOCK/LOT:** I/15

**Applicant:** Jon Erlandson

**Project Description:** 1) The expansion of the property's south side yard wood deck by 23 square feet to total 123 square feet. 2) The installation of a new 4' high, 10' wide driveway gate and pedestrian gate composed of cedar board and batten panels and steel posts with a paint finish. 3) The installation of new grape stake palings attached to the top of a 30' section of the existing 4'-6" south side yard fence, raising the height to 6' maximum. 4) Shifting the existing south side yard trash enclosure back to the west as conditioned by the Special Conditions of this approval since it is located in the 3-foot side-yard setback. 5) A new 231 square-foot pea gravel patio in the rear yard of the property. 6) Installation of a new 3' x 4' gas fire pit in the new gravel patio in the rear yard. 7) New sand-set stepping stones to the north of the driveway from the wood deck to the pea gravel patio. 8) Installation of 5 new wall-mounted, shielded, down-facing lights with a maximum lumen output of 269 lumens. 9) Installation of 5 new landscape lights that will be shielded, down-facing and limited to 33 lumens each. 10) New landscaping as approved by the Carmel Forestry Department. 11) The proposed ribbon driveway is being processed under Driveway Replacement Permit DV 19-224 (Ward).

**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.*