



## 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 24125

**Owner Name:** DRAGONBOAT LLC

**Case Planner:** Jacob Olander, Assistant Planner

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

**Date Approved:** 05/06/2024

**Project Location:** NW Corner of Monte Verde and 7th

**APN #:** 010196018000      **BLOCK/LOT:** A/E 1/2 OF LOTS 17 AND 19

**Applicant:** Jay Auburn, Lewis Builders

**Project Description:** This approval of Design Study (DS 24-125, Dragonboat LLC) authorizes the installation of approximately 330 square feet of 'AGL Grass Majestic 70' artificial turf at NW corner of Monte Verde Street and 7th Avenue in the Single-Family Residential (R-1) District as depicted in the plans stamped approved on May 6, 2024, on file at the Community Planning & Building Department, 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.	Standard Conditions	
1.	<b>Authorization.</b> This approval of Design Study (DS 24-125, Dragonboat LLC) authorizes the installation of approximately 330 square feet of 'AGL Grass Majestic 70' artificial turf at NW corner of Monte Verde Street and 7th Avenue in the Single-Family Residential (R-1) District as depicted in the plans stamped approved on May 6, 2024, on file at the Community Planning & Building Department, unless modified by the conditions of approval contained herein.	✓
2.	<b>Codes and Ordinances.</b> The project shall be constructed in conformance with all requirements of the R-1 zoning district.	✓
3.	<b>Appeal Period.</b> Approval of this Design Study is subject to the 10-day notice and appeal period.	✓
4.	<b>Permit Validity.</b> This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction. CMC 17.52.170.B (General Limits)	✓
5.	<b>Permit Extension.</b> The Director may grant one 12-month extension of this Design Study approval. If, since the date of the original approval, the conditions surrounding the original approval have changed, or the General Plan, municipal code or Local Coastal Plan Program has been amended in any manner which causes the approval to be inconsistent with these plans or codes, no time extension or renewal shall be granted for any approval. CMC Section 17.52.170.C (Time Extensions)	✓
<b>Landscape Conditions</b>		
6.	<b>Tree Perimeter Protection.</b> The synthetic grass and associated base-rock materials shall be located a minimum of six feet from the base of any tree in order to adequately protect tree roots.	✓
7.	<b>Tree Removal.</b> Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
8.	<b>Modifications.</b> The applicant shall submit in writing to the Community Planning & Building Director any proposed changes to the approved project plans prior to incorporating changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
9.	<b>USA North 811.</b> Prior to any excavation or digging, 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)	✓

DS 24-125 (Dragonboat LLC)

May 6, 2024

Conditions of Approval

10.	<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.	✓
	<b>Special Conditions</b>	
11.	Notice of Authorized Work shall be applied for an obtained before installation.	✓
12.	The patio area proposed to be surrounded by the new artificial turf shall be maintained as permeable pavers as opposed to a concrete patio, as noted on the project plans.	✓

\*Acknowledgement and acceptance of conditions of approval.

\_\_\_\_\_

Property Owner Signature

\_\_\_\_\_

Printed Name

\_\_\_\_\_

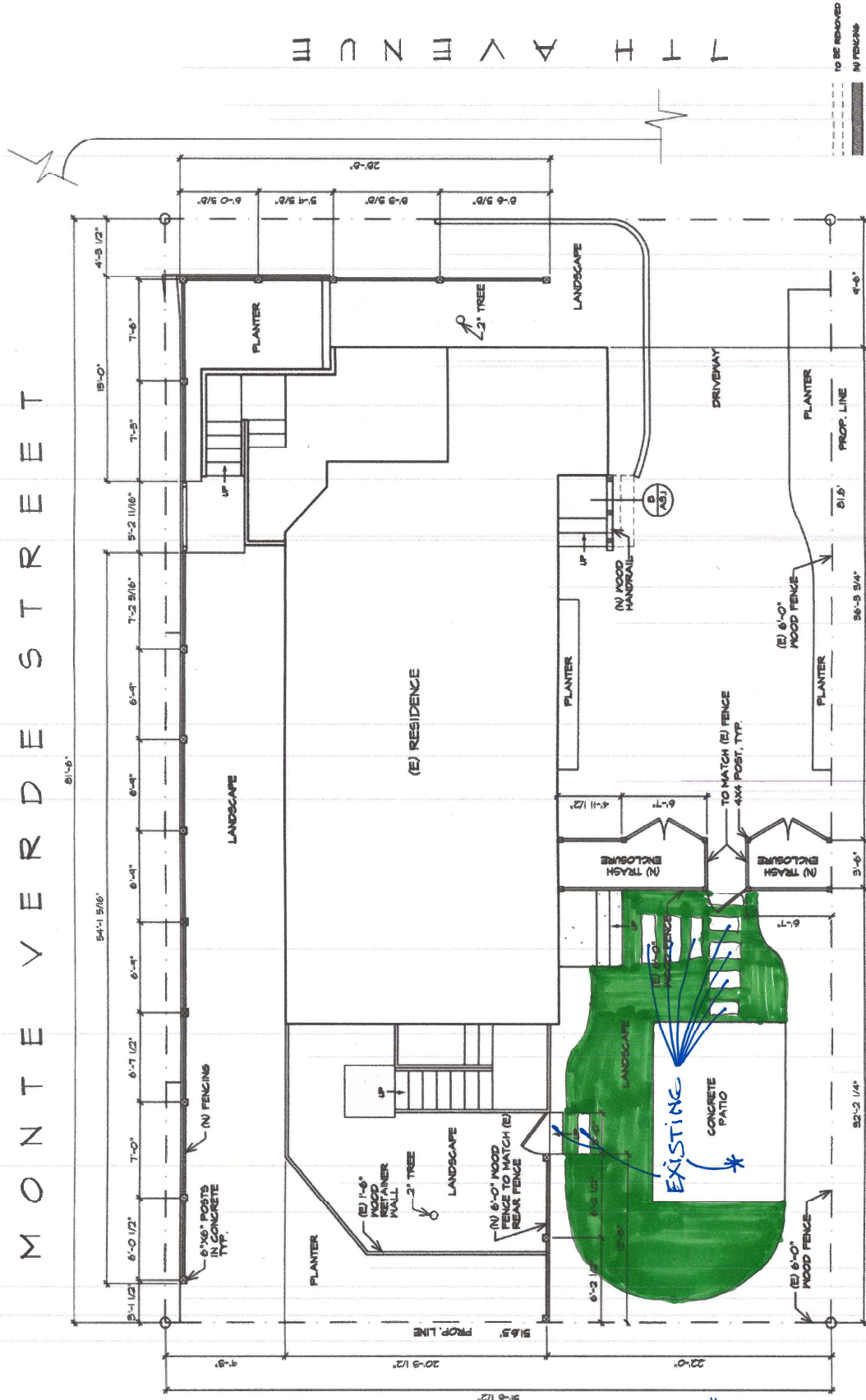
Date

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

Approved 5/6/2024

Jacob Olander  
Assistant Planner  
City of Carmel-by-the-Sea  
Community Planning and Building

M O N T E V E R D E S T R E E T



APPROXIMATELY  
330 SF  
of SYNTHETIC TURF  
'AEL GRASS  
MAJESTIC 70'

PROPOSED SITE PLAN

SCALE: 1/4" = 1'-0"