

AUTHORIZATION:

This approval permits: The replacement of all 9 original single-pane aluminum divided-light windows and 2 existing single-pane aluminum sliding glass doors with new Pella divided-light, aluminum-clad wood windows. New windows will be simulated divided light, dual pane that have grids on the exterior and interior of the glass with a spacer between the panes. Windows will be white in color. The two sliding glass doors will be aluminum-clad wood with no grids. All new windows and doors will be installed in the same footprint as the original windows, with no changes in window or door location or size. All work shall be consistent with the plan set dated received on January 6, 2021, unless otherwise modified by the below conditions of approval.

SPECIAL CONDITIONS:

1. In order to begin construction, the Project Planner shall first issue a Notice of Authorized Work form after the 10-day posting period has concluded.
2. You are required to install tree protection, which will need to be reviewed and certified by the City Forester, prior to the issuance of the Building Permit.
3. During construction, no dirt or construction materials may be placed within 6 feet of the base of any tree.
4. 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.
5. The applicant shall submit in writing to the Community Planning & Building Department 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.
6. 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.

DS 20-362 (Banducci)
Conditions of Approval
January 7, 2021

*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

Once signed, please return a copy to the project planner at ctarone@ci.carmel.ca.us



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 20362

Owner Name: BANDUCCI RONALD J & SUE ANN BANDUCCI TRS

Case Planner: Catherine Tarone, Assistant Planner

Date Posted: _____

Date Approved: 01/07/2021

Project Location: San Carlos Street, 4 SE of 1st

APN #: 010121014000 **BLOCK/LOT:** /

Applicant: Ronald Banducci

Project Description: The replacement of all 9 original single-pane aluminum divided-light windows and 2 existing single-pane aluminum sliding glass doors with new Pella divided-light, aluminum-clad wood windows. New windows will be simulated divided light, dual pane that have grids on the exterior and interior of the glass with a spacer between the panes. Windows will be white in color. The two sliding glass doors will be aluminum-clad wood with no grids. All new windows and doors will be installed in the same footprint as the original windows, with no changes in window or door location or size.

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.