



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 23356

Owner Name: HARTVICKSON BARBARA N TR

Case Planner: Katherine Wallace, Associate Planner

Date Posted: _____

Date Approved: 02/20/2024

Project Location: NW Corner of Casanova & 9th

APN #: 010263008000 **BLOCK/LOT:** / I/19

Applicant: Rachel Premo

Project Description: New roof (CUPA 50 Lightweight American Slate material in color Gray) located at the northwest corner of Casanova Street and 9th Avenue in the Single-Family Residential (R-1) District, approved by the Community Planning & Building Department on February 20, 2024 unless modified by the conditions of approval

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

DS 23-356 (Hartvickson)

February 20, 2024

Conditions of Approval

Page 1

No	Standard Conditions
1.	Authorization. This approval of Track 1 Minor Design Study (DS 23-356, Hartvickson) authorizes a new roof (CUPA 50 Lightweight American Slate material in color Gray) located at the northwest corner of Casanova Street and 9 th Avenue in the Single-Family Residential (R-1) District, approved by the Community Planning & Building Department on February 20, 2024 unless modified by the conditions of approval contained herein.
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	Permit Validity. 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.
4.	Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.
5.	Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings that is not listed on this form, shall not be deemed approved upon issuance of a building permit.
6.	Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by Planning Staff, the Planning Commission, or the City Council on appeal, and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern, unless otherwise approved in writing by the Community Planning & Building Director, or their designee.

	When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project that are incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
7.	Indemnification. 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.
8.	Truck Haul Route. Prior to Building Permit issuance, the Applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route, and any necessary temporary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
9.	Conditions of Approval. All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.
10.	BMP Tracking Form. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
SPECIAL CONDITIONS	
11.	Building Permit. The applicant shall apply for and obtain a Building Permit from the Building Division prior to commencing work.

*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date



CUPA 50

Non-carbonated slate formed by tectonic compression. Deep grey slate with thin laminations and very uniform smooth surface.





San Vicente Quarry, Villamartín de Valdeorras
(Ourense) Spain.



Operating since 1999.



Sizes: 20x20 - 60x45
Thickness: 3,7-5-6,5-7,5 mm



Formats



Selections



Technical specifications

ABSORPTION	CARBONATE NON CARBONATED	MOR CHARACTERISTIC	SO ₂ EXPOSURE TEST	THERMAL CYCLE TEST	FREEZE THAW TEST
0,13% Code : W1 (< 0,6%)	0,50% Complies (< 2%)	Longitudinal 58.9 MPA Transversal 60.5 MPA	S1	T1	Fulfill < 0,6%

International certifications

