

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	<b>Authorization.</b> This approval of Design Study (DS 24068, Carvalho) authorizes the removal and replacement of the 36"x32" window located on the front (west) elevation for a 48"x40" with all matching materials at San Carlos 2 NE of Vista Ave in the Single-Family Residential (R-1) District as depicted in the plans prepared by A to Z Designs and stamped approved on May 23, 2024, on file at the Community Planning & Building Department, unless modified by the conditions of approval contained herein. Alterations not expressly listed in this authorization are not permitted.	✓
2.	<b>Codes and Ordinances.</b> 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 review and subsequent approval by the Planning Division.	✓
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)	✓
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>Building Permit.</b> Prior to starting work on-site, the applicant shall obtain a building permit from the building division.	✓

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.	✓
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\*Acknowledgement and acceptance of conditions of approval.

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date



## 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 24068

**Owner Name:** CARVALHO MARK D & TAWNYA L TRS

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

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

**Date Approved:**

**Project Location:** San Carlos 2 NE of Vista Ave.

**APN #:** 010115027000      **BLOCK/LOT:** 4.5/ALL OF LOT 18

**Applicant:** Anthony Zavitsanos

**Project Description:** This approval of Design Study (DS 24068, Carvalho) authorizes the removal and replacement of the 36"x32" window located on the front (west) elevation for a 48"x40" with all matching materials at San Carlos 2 NE of Vista Ave in the Single-Family Residential (R-1) District as depicted in the plans prepared by A to Z Designs and stamped approved on May 23, 2024, on file at the Community Planning & Building Department, unless modified by the conditions of approval contained herein. Alterations not expressly listed in this authorization are not permitted.

**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.*

