

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	Authorization. This approval of Design Study DS 24180 (Fezell) authorizes a Re-stucco of two chimneys using an Omega Travertino Smooth finish in the color "Quake", color code 1C035. located at Palou 2 SW of 2nd in the R-1 District and, APN: 010231002000 as depicted in the plans stamped approved by Community Planning and Building Department on 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 when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	Permit Required. <input checked="" type="checkbox"/> A Building Permit shall be applied for and obtained from the Building Division prior to commencement of work. The Building Permit shall be applied for in a manner consistent with the submittal requirements prescribed by the Building Division. <input type="checkbox"/> A building permit is not required; however, the applicant shall apply for and obtain a Notice of Authorized Work from the Building Division prior to commencement of work. To apply for the Notice of Authorized Work, please submit the Scope of Work Declaration through the city's online permit portal .
4.	Permit Validity. The project shall be implemented in accordance with the time limits set forth CMC 17.52.170 (Time Limits on Approvals and Denials) . During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
5.	Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this approval shall be null and void. If installed, the property owner/applicant shall be required to remove the subject improvement(s) at the property owners expense.
6.	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 two weeks of the City being notified. A cease work order may be issued at 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 with the approved plans prior to the final inspection.
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 proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and 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 resolving all such actions by the parties hereto.
8.	USA North 811. 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)

9.	Conditions of Approval. Prior to the issuance of a Building Permit or Notice of Authored Work, the Applicant shall print a copy of the signed Conditions of Approval within the construction plan set submitted to the Building Safety Division as part of the submittal for the Building Permit Application or Notice of Authorized Work.
10.	Tree Removal Prohibited. Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed or pruned with the approval of the City Forester or Forest and Beach Commission.
11.	Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. <ul style="list-style-type: none">• Prior to grading, excavation, or construction, the contractor/builder shall clearly tag or mark all trees to be preserved.• Excavation within 6 feet of a tree trunk is not permitted.• No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree.• Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels.• Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing.• Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots.• If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. <p>If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place. The Forester can be reached at 831-620-2073.</p>
12.	Foundation Work Near Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, construction activity will be suspended and all work stopped until an investigation by the City Forester has been completed. The Forester can be reached at 831-620-2073.

SPECIAL CONDITIONS	
13.	N/A
14.	N/A
15.	N/A
16.	N/A
17.	N/A

*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

Applicant Signature

Printed Name

Date

Once signed, please email to jolander@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 24180

Owner Name: FEZELL DONALD RICHARD & FEZELL MOLLY E TRS

Case Planner: Jacob Olander, Assistant Planner

Date Posted: _____

Date Approved: 07/12/2024

Project Location: Palou 2 SW of 2nd

APN #: 010231002000 **BLOCK/LOT:** KK/ALL LOT 27

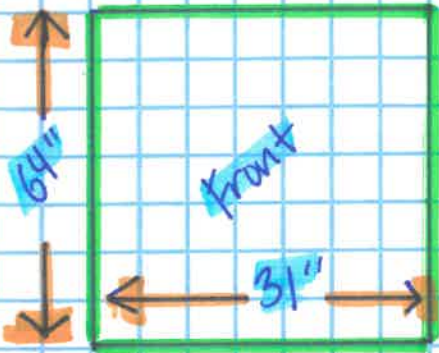
Applicant: Robert Torres

Project Description: This approval of Design Study DS 24180 (Fezell) authorizes a Re-stucco of two chimneys usingan Omega Travertino Smooth finish in the color "Quake", color code 1C035. located at Palou 2 SW of 2nd in theR-1 District and, APN: 010231002000 as depicted in the plans stamped approved by Community Planning andBuilding Department on unless modified by the conditions of approval contained herein.

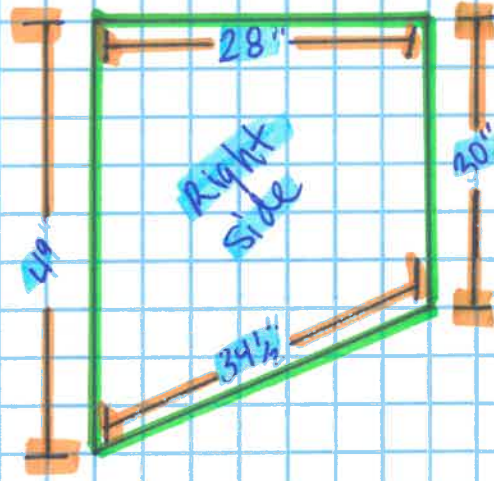
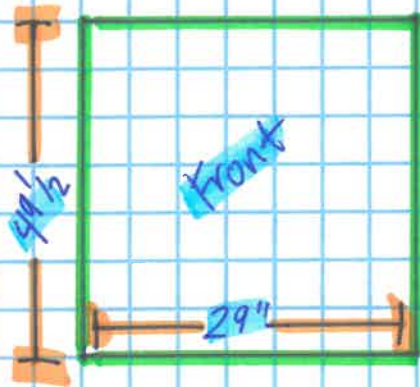
Can this project be appealed to the Coastal Commission? Yes No

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.

Chimney A



Chimney B





1C035 QUAKE

BASE 10



Coverage

Approximately 26.5 ft² (2.1 m²) at a 1/4" thick. Coverage may vary due to ambient temperature, surface temperature, surface porosity, and/or application methods.

Packaging

50lb (22.7kg) bags

Storage

1. Store components in a cool, dry location.
2. Store away from direct contact with ground and/or concrete.
3. Store out of direct sunlight.
4. Protect bags from weather and other damage.

Shelf Life

1 year

Color

Light grey. Can be colored using Omega ColorPaks or factory colored.

Product Description

Travertino is a cementitious interior/exterior finish manufactured with a mixture of various size aggregates designed to achieve a variety of sedimentary stone appearances, such as travertine, limestone, and sandstone. Travertino can create a pitted look like that of classic Tuscan stone or can be troweled/ground to achieve a smooth stone appearance. Designs can also be carved into Travertino during application and can be used to cast special shapes. Travertino is an excellent choice to create a beautiful, warm sedimentary stone appearance with a lower cost, lower weight, and shorter lead time than real stone. Travertino is available in fine and coarse aggregate size.

FEATURES

Integral Color

Durable

Fire Resistant

Vapor Permeable

No VOCs

BENEFITS

Lasting, uniform color that resists fading or discoloration; UV resistant

Long life-cycle with minimal maintenance

Does not burn

Allows wall to naturally breath

Low odor and toxicity



Distressed



Carved



Smooth

Basic Uses

Travertino is designed for use as a decorative finish coat for a variety of substrates.

Area of Use

Travertino may be applied over the following products:

1. One coat stucco
2. Brown coat
3. Stucco
4. CMU/poured-in-place and/or tilt-up concrete/masonry
5. Approved Omega base coats and/or cementitious finishes

NOTE: When Travertino is applied over polymer-modified base coats, the use of a bonding agent or acrylic admix - may be required to ensure a proper bond and is strongly recommended. See the applicable Omega system data sheet or base coat data sheet for additional information.

NOTE: More textures may be achieved using this product. For more information contact Omega Products International.

Surface Preparation

All surfaces to receive application must be clean and free of debris, dirt, dust, efflorescence, grease, oils, curing agents, and cleaning solutions. Ensure that all surfaces are smooth and free of any irregularities. Repair all cracks with the appropriate patching material for the existing substrate. Painted or glossy surfaces should be sandblasted to expose cementitious substrate and ensure a proper bond. The use of a bonder is recommended over cementitious substrates that are four or more months old. If a bonder is not used, just prior to application, dampen all surfaces that are to receive Travertino with clean, potable water.

Mixing

1. Add 0.9 gallons (3.4L) of clean, potable water per bag to an appropriate mixing apparatus.
2. See the ColorPak Data Sheet for color mixing instructions. (Optional)
3. Turn mixer on and add Travertino.
4. Allow the material to mix for a minimum of 5 minutes.
5. Turn mixer off and allow the material to take its initial set (approximately 10 minutes).
6. Retemper the material, adding only enough water to reach the desired consistency.
7. Do not over mix.

NOTE: Apply Travertino Finish to a test area to ensure that color has been thoroughly blended prior to a full application.

Application

Travertino must be applied by a hand application method.

1. Using a hawk and trowel/red float/plastic trowel apply the material to the receiving surface, beginning at one corner and working to the next, in a single coat of uniform thickness. Allow first coat to set, but not fully dry.
2. Apply the second coat as described above and begin to trowel the applied material to a smooth finish to achieve the desired appearance (Note: A chrome or plastic trowel must be used to eliminate burning of the material). A uniform thickness must be maintained.
3. Designs or impressions may be achieved prior to the second coat fully drying.

Curing

Curing and/or drying time may vary due to climatic conditions. Drying should occur within 24 hours at an ambient and surface temperature of 70°F (21°C) and 55% R.H. When hot, dry, or windy conditions exist, light moist curing and/or protection should be provided. All freshly applied material must be protected from inclement weather until material has sufficient strength not to be damaged. Full curing strength typically occurs in approximately 28 days.

Limitations

DO NOT apply product when the ambient and surface temperature is below 40°F (4°C).* The ambient and surface temperature must maintain the above requirements until material has sufficient strength not to be damaged (See CURING). Material that is allowed to freeze may suffer irreparable damage.

DO NOT add any other materials to the mixture of the product without written approval from Omega Products International.

DO NOT deviate in the mixing or application procedures contained in this, or any other Omega Product Data Sheets, without written approval from Omega Products International.

DO NOT apply Travertino if there are contaminants on the receiving surface. Contaminates may include, but are not limited to, dust, debris, efflorescence, and/or oils.


DO NOT add any more water than prescribed.

DO NOT saturate the wall during preparation and/or wet curing.

DO NOT use excessive amounts of water when floating and/or troweling the texture.

NOTE: Failure to follow manufacturer's written specifications could result in the following, but not limited to spalling, cracking, peeling, chipping, delamination, discoloration, wash off, and overall system failure.

Due to job conditions beyond the control of Omega Products International, we make no warranty as to the acceptance of the final color. The actual integrally colored finish should be applied on a sample section of the project and verified or color accuracy prior to the actual application process. See Omega Products International's Technical Bulletin OP813 on Jobsite Mockups. It is expressly understood and agreed that color, texture and pigment streaking variations are inherent in all integral colored products and these conditions are not considered defects.

 To ensure proper hydration in cold weather applications (approximately 50°F to 32°F) use OmegaCure admix. Refer to OmegaCure data sheet for additional information.

Cleaning

Cleaning may be accomplished with water immediately after use.

Safety

Avoid contact with eyes or prolonged contact with skin. Wash thoroughly after handling. In case of eye contact, flush immediately with running water for at least 15 minutes. Consult a physician immediately. Do not take internally. Be sure to provide adequate ventilation in enclosed areas. Use of an approved respirator is recommended.

KEEP OUT OF REACH OF CHILDREN

Disclaimer

Omega Products International [Manufacturer] MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE PRODUCT(S) SOLD HEREIN. The recommendations, suggestions, statements and technical data are based on the best knowledge available to Manufacturer and are given for informational purposes ONLY and without any responsibility for their use. It is expressly understood and agreed, as a condition of the use of this product, that the buyer's sole and exclusive remedy for any claimed defective product against Manu-

facturer shall be the replacement of products actually proven to be defective. Handling and use of the products are beyond the control of Manufacturer; therefore, no warranty is made, expressed or implied, as to the results obtained from the use of the product or against any claims for infringement of patents resulting from use of the product. Under no circumstance shall Manufacturer be liable for incidental or consequential damages arising out of the use or the improper application of the product. Before applying the product, the user shall determine the suitability of the product

for his/her independent use, assuming all risks and liability whatsoever in connection therewith. This writing constitutes a complete and exclusive statement of the understanding between Manufacturer and Buyer.

Claims

Any Claimant shall notify Manufacturer immediately in writing of any alleged defect in the material. Claimant will provide Manufacturer with a reasonable and exclusive opportunity to investigate and test for the alleged defect.

For any claim that is not valid Claimant agrees to pay Omega's reasonable charges, including travel and labor associated with investigation of such claim.

Technical Assistance

Technical assistance and information is available by calling Omega Products International at (800) 600-6634 or FAX (951) 520-2594 or by e-mail at info@omega-products.com.

Warranty

The following is made in lieu of all expressed and implied rights, warranties and conditions, statutory or otherwise. The manufacturer's only obligation shall be to replace such quantity of products proven to be defective within one year following the date of manufacture, provided that the alleged defective product is returned prepaid to the manufacturer's plant and is accompanied with proof of purchase and batch number.