

MONTEREY COUNTY PLANNING COMMISSION

Meeting: December 11, 2013 Time: 10 A.M	Agenda Item No.: 5
Project Description: Consider an after-the-fact Use Permit to allow two legal non-conforming single family dwellings on a 1.1 acre parcel in a LDR/2.5 (Low Density Residential, 2.5 acres per unit) zoning district to remain pursuant to Zoning Ordinance Section 21.68.020.C (Legal Nonconforming Land Use).	
Project Location: 18198 Vierra Canyon Rd Salinas, CA	APN: 125-181-048-000
Planning File Number: PLN130648	Owner: Ken Slama Applicant/Agent: Belinda Taluban
Planning Area: North County Area Plan	Flagged and staked: No
Zoning Designation: : "LDR/2.5" [Low Density Residential, 2.5 acres per unit]	
CEQA Action: Categorically Exempt per Section 15303 (a) of the CEQA Guidelines	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit C**) to:

- 1) Find the project Categorically Exempt per Section 15303 (a) of the CEQA guidelines; and
- 2) Approve PLN130648, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**)

PROJECT OVERVIEW:

This parcel has historically contained two single family dwelling units and is legal nonconforming as to land use density. In 2003 the former property owner submitted a building permit to demolish and rebuild one dwelling. At the time, the owner desired to use the second dwelling as a temporary residence while the new house and garage were under construction, and agreed to demolish it after completion of the new dwelling. The property was sold during construction and now the current owner wishes to keep both dwelling units. Section 21.68.020.C of the Monterey County Code states that a legal nonconforming use may be changed to a use of a similar or more restricted nature, subject to a Use Permit. This project is an after-the-fact Use Permit to allow two legal nonconforming single family dwellings to remain on a 1.1 acre parcel in a LDR/2.5 (Low Density Residential, 2.5 acres per unit) zoning district. See **Exhibit B** for further discussion.

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ North County Fire Protection District

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by RMA – Public Works and Planning and the Environmental Health Bureau have been incorporated into the Condition Compliance attached to the draft resolution (**Exhibit C**).

The project was not referred to the North County Non Coastal Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the

Note: The decision on this project is appealable to the Board of Supervisors.


Grace Bogdan, Project Planner
(831) 796-6414 bogdan@co.monterey.ca.us
November 21, 2013

cc: Front Counter Copy; Planning Commission; North County Fire Protection District; RMA-Public Works Department; Environmental Health Bureau; Water Resources Agency; Wanda Hickman, Planning Services Manager; Delinda Robinson, Senior Planner; Grace Bogdan, Project Planner; Ken Slama, Owner; Belinda Taluban, Applicant/Agent; The Open Monterey Project; LandWatch; Planning File PLN130648

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Draft Resolution, including:
• Conditions of Approval
• Site Plan, Floor Plan and Elevations
Exhibit D Vicinity Map

This report was reviewed by Delinda Robinson, Senior Planner. 

EXHIBIT A

Project Information for PLN130648

Application Name: Slama Ken
Location: 18198 Vierra Cyn Rd, Salinas
Applicable Plan: North County
Primary APN: 125-181-048-000
Advisory Committee: North County Non-Coastal Advisory Committee
Coastal Zone: No
Permit Type: Use Permit
Final Action Deadline (884): 12/20/2013
Environmental Status: Categorical Exemption
Zoning: LDR/2.5
Land Use Designation: Residential - Low Density 5
- 1 Acres/Unit

Project Site Data:

Lot Size: 47916
Coverage Allowed: 25%
Coverage Proposed: 8%
Existing Structures (sf): 3792
Height Allowed: 30
Proposed Structures (sf): 0
Height Proposed: 14
Total Sq. Ft.: 3792
FAR Allowed: N/A
Special Setbacks on Parcel:
FAR Proposed: N/A

Resource Zones and Reports:

Seismic Hazard Zone: III|IV|UNDETERMINED
Soils Report #: N/A
Erosion Hazard Zone: High|Moderate
Biological Report #: N/A
Fire Hazard Zone: High
Forest Management Rpt. #: N/A
Flood Hazard Zone: X (unshaded)
Geologic Report #: N/A
Archaeological Sensitivity: low
Archaeological Report #: N/A
Visual Sensitivity: None
Traffic Report #: N/A

Other Information:

Water Source: Mutual
Grading (cubic yds.): 0
Water Purveyor: Vierra Canyon Water Supply
Sewage Disposal (method): Septic
Fire District: North County FPD
Sewer District Name: N/A
Tree Removal: N/A

EXHIBIT B DISCUSSION

Project Description

After-the-fact Use Permit to allow two legal non-conforming single family dwellings to remain on a 1.1 acre parcel in a LDR/2.5 (Low Density Residential, 2.5 acres per unit) zoning district pursuant to Section 21.68.020.C.

Project Issues

Building records indicate two single family dwellings, 850 square feet and 792 square feet, were built on this parcel in 1944 and 1947, respectively. In 2003 the former property owner submitted a building permit to demolish the 850 square foot dwelling and construct the current 2,424 square foot dwelling with 576 square foot attached garage. At the time, the owner desired to use the 792 square foot dwelling as a temporary residence while the new house and garage were under construction, and agreed to demolish it after completion of the new dwelling. The property was sold during construction of the new dwelling and the 792 square foot dwelling has remained on the property. The new owner wishes to keep both dwelling units and proposes a minor remodel to replace interior walls of the 792 square foot dwelling and add siding on the existing exterior walls, with no structural changes.

LEGAL NONCONFORMING LAND USE

This parcel is legal nonconforming as to land use density pursuant to Section 21.68.020 of Monterey County Code, because the original dwellings were legally established and built in 1944 and 1947, predating zoning and density. It does not conform to current required density of 2.5 acres per unit and contains two single family dwellings on a legal lot of record.

In 2004, when the 850 square foot dwelling was demolished, the owner was given two options relevant to the legal nonconforming land use: 1) demolish the second 792 square foot dwelling to conform to today's density standards, or 2) apply for a Use Permit to maintain the legal nonconforming land use pursuant to Section 21.68.020.C, which states that "the legal nonconforming use may be changed to a use of a similar or more restricted nature, subject to a Use Permit in each case." Staff determined that the demolition and rebuild of the second dwelling unit is a "use of a similar nature" and a Use Permit is required to maintain the legal nonconforming land use.

GENERAL PLAN CONSISTENCY

The 2010 General Plan, North County Area Plan policy NC-1.5 restricts development on properties with residential land use designations to the first single family dwelling on a legal lot of record. Staff determined this project predates the 2010 General Plan because the structures and required infrastructure were legally developed before the adoption of the 2010 General Plan and applicable North County Area Plan policies. The 1982 General Plan did not restrict residential development in North County to the first single family dwelling on a legal lot of record.

WATER & SEPTIC ISSUES

The two dwellings have existing individual septic systems on the property in conformance with the Environmental Health Bureau standards. EHB has approved the project and recommends a condition (Condition #6) requiring the property owner to record a deed restriction indicating that neither existing dwelling on the property will be allowed to add a bedroom(s) or any other addition that has the potential to increase wastewater generation on the property. The deed

restriction shall also note that any repair to the existing septic will require the installation of an alternative onsite wastewater treatment system. The proposed remodel of the 792 square foot house is within the bounds of this condition and does not propose any structural modifications. The project is located within Zone 2C, and both dwellings are served by individual septic systems and are connected to a local small water system with necessary onsite water tanks.

Environmental Review

This project is categorically exempt from CEQA pursuant to Section 15303(a) of CEQA guidelines which exempts a second dwelling unit in a residential zone.

Recommendation

Staff believes the proposed project is within the bounds of Section 21.68.020.C because the legal nonconforming land use density of the property will be of a similar nature and further restricted by the Environmental Health Bureau's proposed conditions of approval. Therefore, Staff recommends that the Planning Commission adopt a resolution (**Exhibit C**) to:

- 1) Find the project Categorical Exempt per Section 15303 (a) of the CEQA Guidelines;
and
- 2) Approve PLN130648, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

**EXHIBIT C
DRAFT RESOLUTION**

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

KEN SLAMA (PLN130648)

RESOLUTION NO. ----

Resolution by the Monterey County Planning
Commission:

- 1) Finding the project Categorically Exempt per Section 15303 (a) of the CEQA guidelines; and
- 2) Approving an after-the-fact Use Permit to allow two legal non-conforming single family dwellings to remain on a 1.1 acre parcel in a LDR/2.5 (Low Density Residential, 2.5 acres per unit) zoning district pursuant to Section 21.68.020.C.

[PLN130648, Ken Slama, 18198 Vierra Canyon Rd Salinas, CA, North County Area Plan (APN: 125-181-048-000)]

The Slama application (PLN130648) came on for public hearing before the Monterey County Planning Commission on December 11, 2013. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is an after-the-fact Use Permit to allow two legal non-conforming single family dwellings to remain on a 1.1 acre parcel in a LDR/2.5 (Low Density Residential, 2.5 acres per unit) zoning district pursuant to Section 21.68.020.C.
EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130648.

2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - North County Area Plan;
 - Monterey County Zoning Ordinance (Title 21);No communications were received during the course of review of the

project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 18198 Vierra Canyon Rd., Salinas, CA (Assessor's Parcel Number 125-181-048-000), North County Area Plan. The parcel is zoned "LDR/2.5" [Low Density Residential, 2.5 Acres Per Unit], which allows one unit for every 2.5 acres of land. This parcel is legal nonconforming as to density pursuant to Section 21.68.020 of Monterey County Code. Therefore, the project is an allowed land use for this site with a use permit.
- c) The project planner conducted a site inspection on October 1, 2013 to verify that the project on the subject parcel conforms to the plans listed above.
- d) The former property owner was granted a building permit (BP033422) in 2004 to demolish an existing 850 square foot dwelling and construct a 2,424 square foot dwelling with a 576 square foot attached garage. The former owner proposed to use the 792 square foot house as a temporary residence while the new house and garage were under construction, and agreed to demolish the 792 square foot dwelling after completion of the new house.
- e) BP033422 never completed final inspection, and the new 2,424 square foot dwelling and 576 square foot attached garage has not completed construction. The 792 square foot house remains on the property.
- f) The property went into foreclosure and was sold in April of 2012 to current property owner. The current property owner extended application BP033422 and resubmitted plans in October of 2012 for completion of the 2,424 square foot dwelling with 576 square foot attached garage. The current property owner wishes to keep both the 792 square foot dwelling and 2,424 square foot dwelling with 576 square foot attached garage.
- g) The Use Permit will allow the property to maintain a legal nonconforming land use, which exceeds the required density of one unit per 2.5 acres of land pursuant to Section 21.68.020.C, "the legal nonconforming use may be changed to a use of a similar or more restricted nature, subject to a Use Permit in each case."
- h) The project was not referred to the North County Non Coastal Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because the project is exempt from CEQA, is neither a lot line adjustment, variance nor design approval.
- i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130648.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, North County Fire Protection District, Public Works, Environmental Health Bureau

(EHB), and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended by RMA- Public Works and Planning and EHB have been incorporated.

- b) Staff conducted a site inspection on October 1, 2013 to verify that the site is suitable for this use.
- c) See also Finding 4, Evidence C.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130648.

4. **FINDING:**

HEALTH AND SAFETY - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

- a) The project was reviewed by the RMA - Planning Department, North County Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) All necessary public facilities currently exist on the property. Both dwellings are served by individual septic systems and are connected to a local small water system with necessary onsite water tanks.
- c) Section 15.20.060.E.4 of Monterey County Code states that secondary dwelling units in areas with onsite septic systems shall be limited to a minimum parcel size of two acres. The property is 1.1 acres with two existing septic systems. The Environmental Health Bureau has recommended a condition of approval (Condition #6) requiring the property owner to record a deed restriction indicating that neither existing dwelling on the property will be allowed to add a bedroom(s) or any other addition that has the potential to increase wastewater generation on the property. The deed restriction shall also note that any repair to the existing septic systems will require the installation of an alternative onsite wastewater treatment system.
- d) Staff conducted a site inspection on October 1, 2013 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130648.

5. **FINDING:**

NO VIOLATIONS - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on October 1, 2013 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN130648.

6. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts a second dwelling unit in a residential zone.
 - b) This project is an after-the-fact Use Permit to allow two single family dwellings to remain on a 1.1 acre parcel in an LDR/2.5 [Low Density Residential, 2.5 Acres Per Unit] and Categorical Exemption 15303(a) exempts the construction or conversion of one single family residence, or a second dwelling unit in a residential zone.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on October 1, 2013.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
 - e) Staff conducted a site inspection on October 1, 2013 to verify that the site is suitable for this use.
 - f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130648.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

- EVIDENCE:**
- a) Section 21.80.040.D of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find the project Categorically Exempt per Section 15303 (a) of the CEQA guidelines; and
2. Approve an after-the-fact Use Permit to allow two legal non-conforming single family dwellings to remain on a 1.1 acre parcel in a LDR/2.5 (Low Density Residential, 2.5 acres per unit) zoning district pursuant to Section 21.68.020.C, in general conformance

with the attached Site Plan, Floor Plan and Elevations and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this eleventh day of December, 2013 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON xxxx.
THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION / CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE [xxxx] This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 01-31-2013

Monterey County Planning Department

DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN130648

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Use Permit (PLN130648) allows two legal non-conforming single family dwellings to remain on a 1.1 acre parcel in a LDR/2.5 (Low Density Residential, 2.5 acres per unit) zoning district pursuant to Section 21.68.020.C. The property is located at 18198 Vierra Canyon Rd Salinas (Assessor's Parcel Number 125-181-048-000), North County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Use Permit (Resolution Number ***) was approved by the Planning Commission for Assessor's Parcel Number 125-181-048-000 on December 11, 2013. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

4. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the California Energy Code set forth in California Code of Regulations Title 24 Part 6.

5. PW0005 - ENCROACHMENT (STD DRIVEWAY)

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Vierra Canyon Road.

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permits Issuance, Owner/Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible in obtaining all permits and environmental clearances.

6. EHSP01 - DEED RESTRICTION: NO FURTHER INCREASE IN WASTEWATER GENERATION and FUTURE ONSITE WASTE

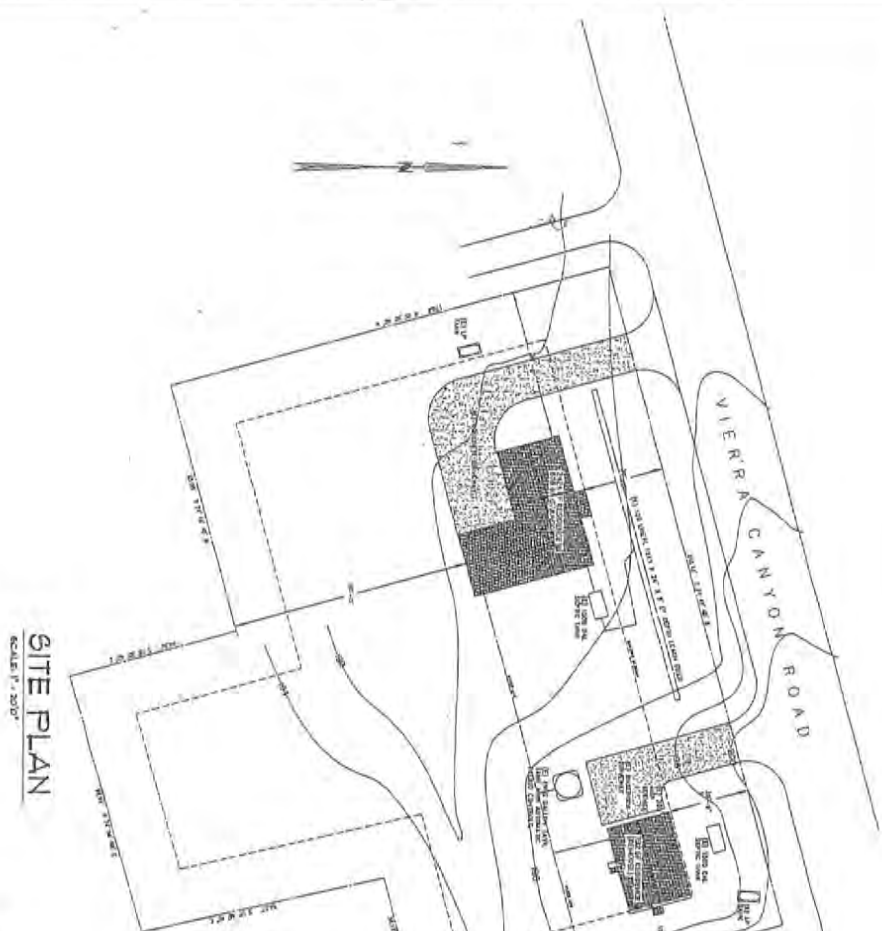
Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The subject property has onsite wastewater disposal constraints. The Owner shall record a deed restriction indicating that neither existing dwelling on the property will be allowed to add a bedroom(s) or any other development that has potential to increase wastewater generation on the property. The current bedroom count is as follows:

- 18198 Vierra Canyon - 2 bedrooms
- 18186 Vierra Canyon - 4 bedrooms

Further, the deed restriction shall specify that any future repair of an onsite wastewater treatment system on the property will require the installation and ongoing use of an alternative onsite wastewater treatment system (AOWTS). The AOWTS shall be designed to accommodate wastewater from both dwellings on the property. However, only the dwelling with the OWTS in need of repair will be required to connect to the AOWTS initially. The other dwelling would be allowed to operate the existing conventional OWTS until such time that the system fails or Owner elects to connect both dwellings to the AOWTS. The Property shall be subject to any and all applicable federal, state and/or local laws, regulations and ordinances in effect at the time of permit issuance regarding the permitting, operation and maintenance or monitoring of onsite wastewater treatment systems. The single exception to this term is that an alternative onsite wastewater treatment system will be subject to an annual operating permit from the Monterey County Health Department, Environmental Health Bureau upon adoption of any State or regional regulations and/or any local ordinance authorizing such a permit. Owner agrees to disclose the contents of the Deed Restriction to any potential purchaser of the subject Property and to any person or entity to whom the Property herein described shall be conveyed. (Environmental Health)

Compliance or Monitoring Action to be Performed:



SITE PLAN
SCALE: 1" = 200'

- SPECIAL INSPECTIONS**
- NONE
- DEFERRED SUBMITTALS**
- NONE
- LIST OF DRAWINGS**
- SI SITE PLAN
 - SI FOUNDATION PLAN
 - SI FLOOR PLAN
 - SI SECTION
 - SI ELEVATION
 - SI EXTERIOR FINISH
 - SI INTERIOR FINISH
 - SI MECHANICAL
 - SI ELECTRICAL
 - SI PLUMBING
 - SI PAINT
 - SI LANDSCAPE
 - SI SIGNAGE
 - SI FLOOD DESIGN

STRUCTURAL DESIGN VALUES

PARAMETER	VALUE
LATITUDE	36° 57' 55"
LONGITUDE	121° 52' 22"
FLOOR LIVE LOAD	40 PSF
ROOF LIVE LOAD	20 PSF
WIND SPEED (30 MIN)	100 MPH
WIND EXPOSURE	C
WIND IMPORTANCE FACTOR	1.0
WIND CATEGORY	I
HANGER SPECIFIC RESISTANCE	1.854
SPECIAL RESISTANCE COEFF	1.0
SPECIAL RESISTANCE COEFF	1.0
RESPONSE MOD. FACTOR	1.0
FLOOD DESIGN	N/A

GENERAL / GRADING NOTES

1. SURFACE SHALL BE GRADDED TO MATCH ADJACENT AREAS.
2. ALL GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF SALINAS.
3. ALL GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF SALINAS.
4. ALL GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF SALINAS.
5. ALL GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF SALINAS.
6. ALL GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF SALINAS.
7. ALL GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF SALINAS.
8. ALL GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF SALINAS.
9. ALL GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF SALINAS.
10. ALL GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF SALINAS.

FIRE NOTES:

1. ALL BUILDINGS SHALL BE CONSTRUCTED TO MEET THE CITY OF SALINAS FIRE DEPARTMENT REQUIREMENTS.
2. ALL BUILDINGS SHALL BE CONSTRUCTED TO MEET THE CITY OF SALINAS FIRE DEPARTMENT REQUIREMENTS.
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9. ALL BUILDINGS SHALL BE CONSTRUCTED TO MEET THE CITY OF SALINAS FIRE DEPARTMENT REQUIREMENTS.
10. ALL BUILDINGS SHALL BE CONSTRUCTED TO MEET THE CITY OF SALINAS FIRE DEPARTMENT REQUIREMENTS.

PROJECT ANALYSIS

PROPERTY OWNER	PROJECT NAME
TALUBAN ENGINEERING, INC.	SLAMA RESIDENCE
359 EAST ROMIE LANE	359 EAST ROMIE LANE
SALINAS, CA 93901	SALINAS, CA 93901
PROJECT NO.	180155
DATE	08/11/15
DESIGNER	ALAN C. TALUBAN
DATE	08/11/15
PROJECT NO.	180155
DATE	08/11/15
DESIGNER	ALAN C. TALUBAN
DATE	08/11/15

BUILDING ANALYSIS

PARAMETER	VALUE
FOUNDATION	CONCRETE
FOUNDATION	CONCRETE
FOUNDATION	CONCRETE
FOUNDATION	CONCRETE
FOUNDATION	CONCRETE
FOUNDATION	CONCRETE
FOUNDATION	CONCRETE
FOUNDATION	CONCRETE
FOUNDATION	CONCRETE
FOUNDATION	CONCRETE

SCOPE OF WORK

1. PREPARE ARCHITECTURAL DRAWINGS.
2. PREPARE STRUCTURAL DRAWINGS.
3. PREPARE MECHANICAL DRAWINGS.
4. PREPARE ELECTRICAL DRAWINGS.
5. PREPARE PLUMBING DRAWINGS.
6. PREPARE PAINT DRAWINGS.
7. PREPARE LANDSCAPE DRAWINGS.
8. PREPARE SIGNAGE DRAWINGS.
9. PREPARE FLOOD DESIGN DRAWINGS.
10. PREPARE OTHER DRAWINGS AS REQUIRED.

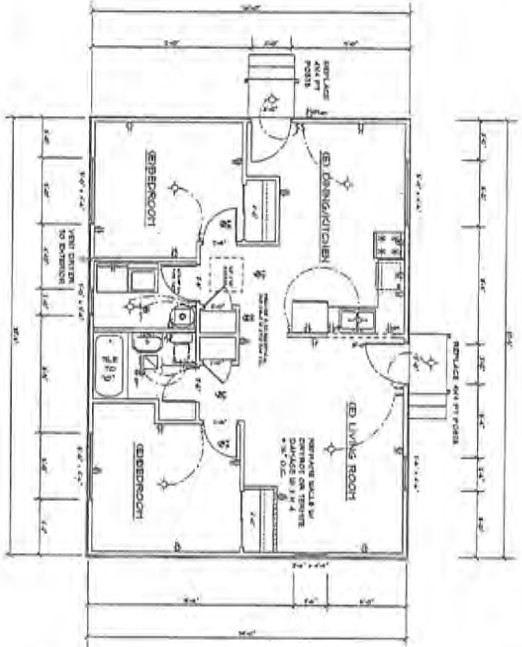


DATE 08/11/15
SCALE AS SHOWN
PROJECT NO. 180155
DATE 08/11/15
PROJECT NO. 180155

SITE PLAN
SLAMA RESIDENCE
359 SIERRA CANYON ROAD
SALINAS, CALIFORNIA

TALUBAN ENGINEERING, INC.
359 EAST ROMIE LANE
SALINAS, CALIFORNIA 93901
P.O. BOX 290, SALINAS, CALIFORNIA 93902

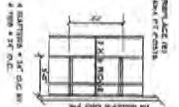
NO.	REVISION



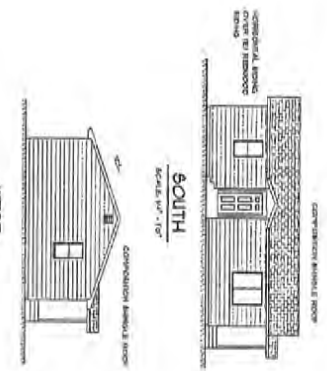
LEGEND

- ◊ LIGHT FIXTURE
- ▤ MOUNTING LIGHT FIXTURE
- ▥ OPEN ELECTRICAL PANEL
- ▧ ROOM ELECTRICAL CENTER
- ▨ ROOM ELECTRICAL CENTER
- ▩ ROOM ELECTRICAL CENTER
- ROOM ELECTRICAL CENTER
- ▬ ROOM ELECTRICAL CENTER
- ▮ ROOM ELECTRICAL CENTER
- ▯ ROOM ELECTRICAL CENTER

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

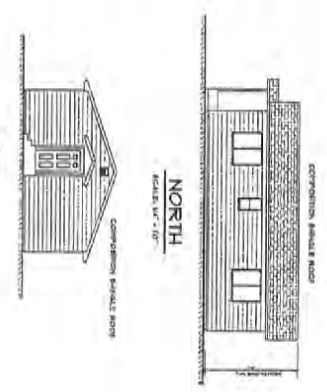


COV PATIO FRAMING
SCALE: 1/4" = 1'-0"



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

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



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

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

GENERAL NOTES

1. ALL EXTERIOR AND CORRIDOR WALLS SHALL BE ACCORDANCE WITH THE 2001 EDITION OF THE IBC, AND THE 2001 IBC, AND THE 2001 IBC.
2. ALL INTERIOR WALLS SHALL BE ACCORDANCE TO BE PROVIDED TO BUILDING CODES.
3. ALL WALLS SHALL BE 12" THICK UNLESS OTHERWISE NOTED.
4. STAIRS SHALL BE 12" THICK UNLESS OTHERWISE NOTED.
5. ALL OTHER WALLS SHALL BE 12" THICK UNLESS OTHERWISE NOTED.
6. ALL PARTITION WALLS SHALL BE 12" THICK UNLESS OTHERWISE NOTED.
7. ALL PARTITION WALLS SHALL BE 12" THICK UNLESS OTHERWISE NOTED.
8. ALL PARTITION WALLS SHALL BE 12" THICK UNLESS OTHERWISE NOTED.
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13. ALL PARTITION WALLS SHALL BE 12" THICK UNLESS OTHERWISE NOTED.
14. ALL PARTITION WALLS SHALL BE 12" THICK UNLESS OTHERWISE NOTED.
15. ALL PARTITION WALLS SHALL BE 12" THICK UNLESS OTHERWISE NOTED.

FRAMING NOTES

1. THE USE OF PLYWOOD DECK SHEET SHALL BE PROVIDED.
2. FLOOR JOIST SHALL BE 16" ON CENTER OR 18" ON CENTER PER IBC.
3. ROOF JOIST SHALL BE 16" ON CENTER OR 18" ON CENTER PER IBC.
4. ALL FLOOR JOISTS SHALL BE 2x10 UNLESS OTHERWISE NOTED.
5. ALL ROOF JOISTS SHALL BE 2x10 UNLESS OTHERWISE NOTED.
6. ALL WALLS SHALL BE 12" THICK UNLESS OTHERWISE NOTED.
7. ALL WALLS SHALL BE 12" THICK UNLESS OTHERWISE NOTED.
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14. ALL WALLS SHALL BE 12" THICK UNLESS OTHERWISE NOTED.
15. ALL WALLS SHALL BE 12" THICK UNLESS OTHERWISE NOTED.

ELECTRICAL, MECHANICAL & ENERGY NOTES

1. ALL ELECTRICAL SHALL BE IN ACCORDANCE WITH THE 2001 IBC AND THE 2001 IBC.
2. ALL MECHANICAL SHALL BE IN ACCORDANCE WITH THE 2001 IBC AND THE 2001 IBC.
3. ALL ENERGY SHALL BE IN ACCORDANCE WITH THE 2001 IBC AND THE 2001 IBC.
4. ALL ELECTRICAL SHALL BE IN ACCORDANCE WITH THE 2001 IBC AND THE 2001 IBC.
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13. ALL ELECTRICAL SHALL BE IN ACCORDANCE WITH THE 2001 IBC AND THE 2001 IBC.
14. ALL MECHANICAL SHALL BE IN ACCORDANCE WITH THE 2001 IBC AND THE 2001 IBC.
15. ALL ENERGY SHALL BE IN ACCORDANCE WITH THE 2001 IBC AND THE 2001 IBC.



FLOOR PLANS
 SHEET NO. 1
 PROJECT NO. 1
 DATE: 1/1/2003

TALUBAN ENGINEERING, INC.
 339 EAST ROME LANE
 SALINAS, CALIFORNIA 93901
 P.O. BOX 702 SALINAS, CALIFORNIA 93902
 TEL: (831) 754-7040
 FAX: (831) 754-7041

GENERAL NOTES

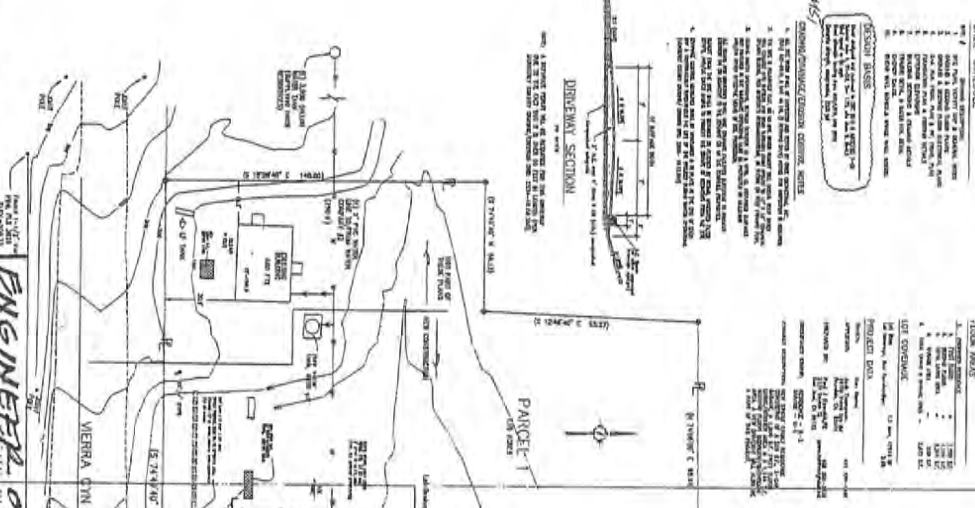
- 1. All work shall be in accordance with the latest editions of the following codes and specifications:
 - A. AIAA 1080 - American Institute of Aeronautics and Astronautics
 - B. ASCE 7 - Minimum Design Loads and Associated Risks
 - C. ACI 308 - Concrete Reinforcing Steel Institute
 - D. ACI 309 - Concrete Repair
 - E. ACI 318 - Building Code Requirements for Reinforced Concrete
 - F. ACI 323 - Reinforced Concrete Structures
 - G. ACI 332 - Concrete Structures Exposed to Chloride Ions
 - H. ACI 347 - Formwork for Concrete
 - I. ACI 348 - Cast-in-Place Concrete
 - J. ACI 352 - Cast-in-Place Concrete
 - K. ACI 353 - Cast-in-Place Concrete
 - L. ACI 354 - Cast-in-Place Concrete
 - M. ACI 355 - Cast-in-Place Concrete
 - N. ACI 356 - Cast-in-Place Concrete
 - O. ACI 357 - Cast-in-Place Concrete
 - P. ACI 358 - Cast-in-Place Concrete
 - Q. ACI 359 - Cast-in-Place Concrete
 - R. ACI 360 - Cast-in-Place Concrete
 - S. ACI 361 - Cast-in-Place Concrete
 - T. ACI 362 - Cast-in-Place Concrete
 - U. ACI 363 - Cast-in-Place Concrete
 - V. ACI 364 - Cast-in-Place Concrete
 - W. ACI 365 - Cast-in-Place Concrete
 - X. ACI 366 - Cast-in-Place Concrete
 - Y. ACI 367 - Cast-in-Place Concrete
 - Z. ACI 368 - Cast-in-Place Concrete
- 2. All work shall be in accordance with the latest editions of the following codes and specifications:
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 - P. ACI 358 - Cast-in-Place Concrete
 - Q. ACI 359 - Cast-in-Place Concrete
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 - S. ACI 361 - Cast-in-Place Concrete
 - T. ACI 362 - Cast-in-Place Concrete
 - U. ACI 363 - Cast-in-Place Concrete
 - V. ACI 364 - Cast-in-Place Concrete
 - W. ACI 365 - Cast-in-Place Concrete
 - X. ACI 366 - Cast-in-Place Concrete
 - Y. ACI 367 - Cast-in-Place Concrete
 - Z. ACI 368 - Cast-in-Place Concrete

IS-DEPT
 CHECKED
 INSPECTOR TO
 COLLECT FIELD
 REPORT PRIOR
 TO FINAL.

ENGINEER OF RECORD
 TO PROVIDE STRUCTURAL
 OBSERVATION FOR
 LATERAL-RESISTING
 SYSTEM.



- 1. All work shall be in accordance with the latest editions of the following codes and specifications:
 - A. AIAA 1080 - American Institute of Aeronautics and Astronautics
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 - Y. ACI 367 - Cast-in-Place Concrete
 - Z. ACI 368 - Cast-in-Place Concrete



GENERAL INFORMATION

PROJECT NAME: [REDACTED]

PROJECT NO.: [REDACTED]

DATE: [REDACTED]

DESIGNER: [REDACTED]

CONTRACTOR: [REDACTED]

OWNER: [REDACTED]

LOCATION: [REDACTED]

SCALE: [REDACTED]

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/11/11
2	REVISIONS TO PERMIT	10/11/11
3	REVISIONS TO PERMIT	10/11/11
4	REVISIONS TO PERMIT	10/11/11
5	REVISIONS TO PERMIT	10/11/11
6	REVISIONS TO PERMIT	10/11/11
7	REVISIONS TO PERMIT	10/11/11
8	REVISIONS TO PERMIT	10/11/11
9	REVISIONS TO PERMIT	10/11/11
10	REVISIONS TO PERMIT	10/11/11



PAUL A. HAWKINS PE
 2750 DEW DR. CT. SW. DEER CR. WA 98122
 425.484.2222
 paul@paulhawkins.com

JACK THOMPSON
 10111 DEW DR. CT. SW. DEER CR. WA 98122
 425.484.2222
 jack@paulhawkins.com

GENERAL CONTRACTOR: [REDACTED]

DATE: [REDACTED]

SCALE: [REDACTED]

PROJECT NO.: [REDACTED]

PROJECT NAME: [REDACTED]

LOCATION: [REDACTED]

OWNER: [REDACTED]

DESIGNER: [REDACTED]

CONTRACTOR: [REDACTED]

EP035/22 / 6P070175

EXTERIOR FINISH SCHEDULE

1. ROOF SLOPE
2. ROOF OVERHANG
3. ROOFING MATERIAL
4. OVERHANG FINISH
5. EXTERIOR FINISH
6. WINDOW FRAMES

- 5 IN 12
- 2'-0" TYP.
- CLASS 'B' ASPHALT COMP. SHINGLES
- (INSTALL PER MANUFACTURER'S INSTRUCTIONS)
- 2x4 TYP. BRIDGING
- 1/2" MIN. INSULATION (MATCH EXIST.)
- 7/8" EXTERIOR GRADE PLYWG. 3030S
- ANCD. ALUM.

IRC R3227.6, the exposed underside of exterior finish soffits shall be constructed with non-combustible or fire-retardant treated wood or other 1- or 2-1/8" type X gypsum sheathing.

Use the ceiling (C) to determine the ceiling level of the roof opening.

CAL GREEN REQUIREMENTS

1. Adhesives, sealants and caulks shall be compliant with VOC and other low compound limits, (CG 4504.21)
2. Paints, stains and other coatings shall be compliant with VOC limits (CG 4504.22)
3. Carpet and carpet adhesives shall be compliant with VOC limits (CG 4504.23)
4. Carpet and carpet adhesives shall be compliant with VOC limits (CG 4504.24)
5. Minimum SOG of floor areas receiving residues shall comply with Section 4504.4
6. Minimum SOG of exterior walls shall be 1.00
7. Minimum SOG of exterior roof shall be 1.00
8. At the time of final inspection an operator and maintenance manual, acceptable to the enforcement agency shall be provided to the building occupant or owner.



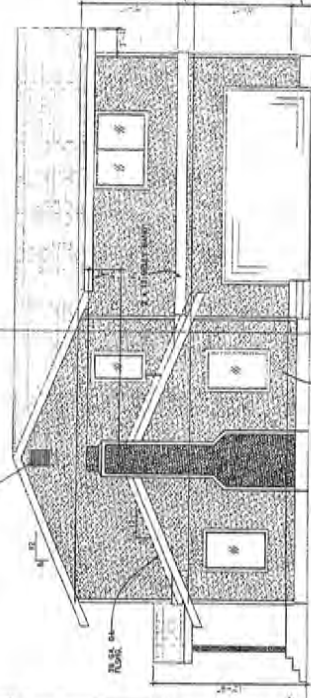
NORTH ELEVATION
1/4" = 1'-0"

SOUTH ELEVATION
1/4" = 1'-0"

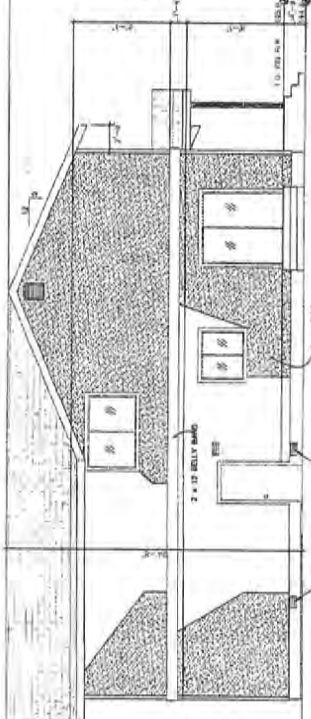
NOTE:
ALL EXTERIOR DOORS TO HAVE LANDINGS AT SAME ELEVATION AS EXISTING DOORS UNLESS OTHERWISE NOTED. ALL EXTERIOR DOORS SHALL HAVE LANDINGS NOT MORE THAN 730 INCHES LOWER THAN THE FLOOR LEVEL, UNLESS THE 2008 IBC (1) DEMANDS THE OPPOSITE.

UNDER-FLOOR VENTILATION CAULCS.

1. Must be made to match (CG 4504.21)
2. Must have VOC & (VOC or VOC) = 5.14
3. Must be made to match (CG 4504.22)
4. Must be made to match (CG 4504.23)
5. Must be made to match (CG 4504.24)
6. Must be made to match (CG 4504.25)
7. Must be made to match (CG 4504.26)
8. Must be made to match (CG 4504.27)
9. Must be made to match (CG 4504.28)



WEST ELEVATION
1/4" = 1'-0"

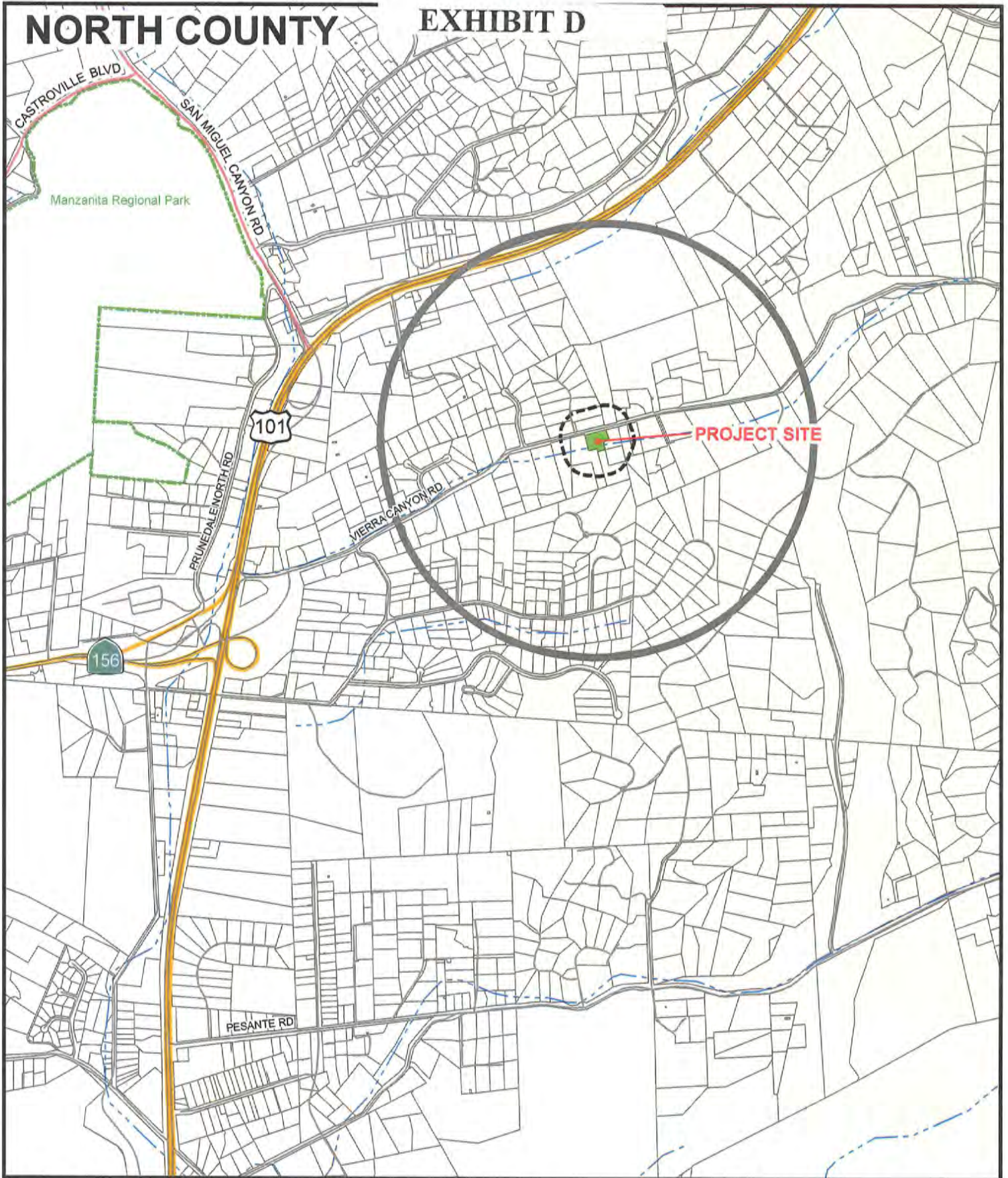


EAST ELEVATION
1/4" = 1'-0"

APPROVED FOR THE CITY OF LOS ANGELES
JUL 14 2010
JAN. CHRY
PLANNING DEPARTMENT

NORTH COUNTY

EXHIBIT D



APPLICANT: SLAMA

APN: 125-181-048-000

FILE # PLN130648

 2500' Limit  300' Limit  Water  City Limits



PLANNER: BOGDAN