

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> September 12, 2013 Time: 1:30 P.M		<b>Agenda Item No.:</b> 1
<b>Project Description:</b> Consider a Combined Development Permit including: 1) Use Permit for development in the Carmel Valley Floodplain; 2) Administrative Permit and Design Approval to allow the demolition of an existing 2,184 square foot, one-story single family dwelling and a 498 square foot attached garage, and the construction of a new 2,784 square foot single family dwelling with a 516 square foot attached garage; construction of a new septic tank and leach field, 128 linear feet of stucco walls five feet in height, 463 linear feet of retaining walls less than four feet high, 107 linear feet of solid wood fences five feet in height, and grading (approximately 15 cubic yards of cut and 1,351 cubic yards of fill) in the "S" (Site Plan Review) Overlay Zoning District.		
<b>Project Location:</b> 7031 Valley Greens Drive		<b>APN:</b> 157-071-022-000
<b>Planning File Number:</b> PLN120572		<b>Owner:</b> Robin Lynch <b>Agent:</b> Krebs Design Group
<b>Planning Area:</b> Carmel Valley Master Plan		<b>Flagged and staked:</b> Yes
<b>Zoning Designation :</b> "LDR/B-6-D-S" [Low Density Residential, with Building Site, Design Control and Site Plan Review Overlays]		
<b>CEQA Action:</b> Categorically Exempt per Section 15303 (a) of the CEQA Guidelines		
<b>Department:</b> RMA - Planning Department		

### RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit B**) to:

- 1) Find the project Categorical Exempt from environmental review per Section 15303 (a) of the CEQA Guidelines; and
- 2) Approve PLN120572, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

### PROJECT OVERVIEW:

The subject site is located in the Carmel Valley Golf and Country Club Subdivision No. 2 in the Quail Lodge area in Carmel Valley. The site is located directly adjacent to the Quail golf course and is located in the Carmel Valley Floodplain. The back side of the site fronts on the golf course. The proposed project includes the demolition of an existing 2,184 square foot, one-story single family dwelling and a 498 square foot attached garage, and the construction of a substituting 2,784 square foot single family dwelling with an a 516 square foot attached garage; and ancillary facilities and grading.

A Use Permit for the construction of the new dwelling is required per the provisions of Chapter 21.64.130 (D) (2) of the Zoning Ordinance. The project is also subject to the provisions of Chapter 16.16 of the County Code (Regulations for Floodplains in Monterey County). Pursuant to Chapter 16.16.050.C.1, "new construction and substantial improvements of any structure shall have the lowest floor, including basement, elevated to at least one foot above the base flood elevation". The base flood elevation at the project site is 67.5 feet NAVD88. The proposed project includes a new fill (grade) elevation of approximately 69.2 feet NAVD88, and a lowest floor elevation of 69.8 feet NAVD88. The project is fully consistent with the provisions of Chapter 16.16.050.C.1.

The existing homes in the subdivision are a collection of older and newer homes with eclectic designs and a variety of materials and roof lines and designs. The majority of the homes in the immediate area are one story and there is no discernible architectural style for the homes in the subdivision. The proposed dwelling is a modern, small scale, one-story design consisting mostly

of horizontal planes and roof lines with ample windows overlooking the golf course. A low wall encloses the driveway in a manner consistent with other like walls on Valley Greens Drive. The colors consist of shades of tan and the materials include a combination of stucco, horizontal wood siding and Carmel stone.

The design and location of the proposed home have been a concern with the Home Owners Association (HOA) of the subdivision. The project was considered twice by the Carmel Valley Land Use Advisory Committee. The Committee considered the concerns of the HOA and recommended approval of the project with two changes (See Evidence (i) under Finding No. 1 in Exhibit B). The recommendations suggest (1) the lowering of the finish floor from the proposed 69.8 feet NAVD88 to match the minimum of 68.5 feet NAVD88 required by the Code; and (2) the relocation of the house three additional feet further from the back property line to accommodate the view of the golf course from the neighboring property to the west.

The recommendations of the LUAC do not implement County policy. There are no provisions in the County Code that prohibit development in the floodplain to be located above the minimum of one foot above the base flood elevation required by the Code. In addition, the policies of the General Plan do not protect private views. In staff's opinion, the neighboring property will continue to enjoy views of the golf course from other areas of the house. Therefore staff recommends that the recommendations of the LUAC do not be adopted by the Zoning Administrator.

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

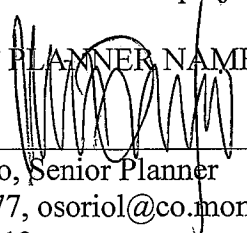
- RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Monterey County Regional Fire Protection District

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by the Environmental Health Bureau, Water Resources Agency and the Fire District have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

The Carmel Valley Land Use Advisory Committee considered the application on March 4, 2013 and June 17, 2013. The LUAC recommended approval of the project (5-1-1 vote) with the following modifications: that the slab (finish floor) level of the proposed dwelling be lowered to 68'-6" above sea level and that the house be moved three feet further from the golf course towards the front of the property in order to maintain the neighboring house's view of the golf course.

**Note:** The decision on this project is appealable to the Planning Commission.

/S/ PROJECT PLANNER NAME

  
\_\_\_\_\_  
Luis A. Osorio, Senior Planner  
(831) 755-5177, osoriol@co.monterey.ca.us  
August 15, 2013

cc: Front Counter Copy; Zoning Administrator; Monterey County Regional Fire Protection District; RMA-Public Works Department; Environmental Health Bureau; Water Resources Agency; Wanda Hickman, Planning Services Manager; Luis A. Osorio, Project Planner; Robert Holman, Owner; Steve Krebs, Agent; Anthony L. Lombardo, Representative; Christine Kemp, Attorney; The Open Monterey Project; LandWatch; Planning File PLN120572.

Attachments: Exhibit A Project Data Sheet  
Exhibit B Draft Resolution, including:  
• Conditions of Approval  
• Site Plan, Floor Plan and Elevations,  
Exhibit C Vicinity Map  
Exhibit D Advisory Committee Minutes March 4, 2013 and June 17, 2013

This report was reviewed by Wanda Hickman, Planning Services Manager. *wh*

## EXHIBIT A

### Project Information for PLN120752

**Application Name:** Lynch Ronda  
**Location:** 7031 Valley Greens Cir, Carmel  
**Applicable Plan:** Carmel Valley Master Plan  
**Advisory Committee:** Carmel Valley Advisory Committee  
**Permit Type:** Combined Development Permit  
**Environmental Status:** Exempt  
**Zoning:** LDR/B-6-D-S-RAZ

**Primary APN:** 157-071-022-000  
**Coastal Zone:** No  
**Final Action Deadline (884):** 6/18/2013  
**Land Use Designation:** Residential - Low Density 5  
- 1 Acres/Unit

#### Project Site Data:

**Lot Size:** 12693  
**Existing Structures (sf):** 2682  
**Proposed Structures (sf):** 3300  
**Total Sq. Ft.:** 3300

**Coverage Allowed:** 35%  
**Coverage Proposed:** 26%  
**Height Allowed:** 30'-0"  
**Height Proposed:** 19'-2"  
**FAR Allowed:** N/A  
**FAR Proposed:** N/A

**Special Setbacks on Parcel:**

#### Resource Zones and Reports:

**Seismic Hazard Zone:** UNDETERMINED  
**Erosion Hazard Zone:** Low  
**Fire Hazard Zone:**  
**Flood Hazard Zone:** AE|X (shaded)  
**Archaeological Sensitivity:** high  
**Visual Sensitivity:** Highly Sensitive

**Soils Report #:**  
**Biological Report #:** N/A  
**Forest Management Rpt. #:** N/A  
**Geologic Report #:** LIB130064  
**Archaeological Report #:** LIB120371  
**Traffic Report #:**

#### Other Information:

**Water Source:** CAL AM  
**Water Purveyor:** CAL AM  
**Fire District:** Monterey County Regional FPD  
**Tree Removal:** 0

**Grading (cubic yds.):** 1170  
**Sewage Disposal (method):** SEPTIC  
**Sewer District Name:** SEPTIC

**EXHIBIT B  
DRAFT RESOLUTION**

**Before the Zoning Administrator in and for the  
County of Monterey, State of California**

In the matter of the application of:

**Robin Lynch (PLN120572)**

**RESOLUTION NO. [REDACTED]**

Resolution by the Monterey County Hearing Body:

- 1) Finding the Project Categorically Exempt from Environmental Review per CEQA Guidelines Section 15303 (a); and
- 2) Approving a Combined Development Permit including: 1) Use Permit for development in the Carmel Valley Floodplain; 2) Administrative Permit and Design Approval to allow the demolition of an existing 2,184 square foot, one-story single family dwelling and a 498 square foot attached garage, and the construction of a new 2,784 square foot single family dwelling with a 516 square foot attached garage; construction of a new septic tank and leach field, 128 linear feet of stucco walls five feet in height, 463 linear feet of retaining walls less than four feet high, 107 linear feet of solid wood fences five feet in height, and grading (approximately 15 cubic yards of cut and 1,351 cubic yards of fill) in the "S" (Site Plan Review) Overlay Zoning District.

[PLN120572, Robin Lynch, 7031 Valley Greens Drive, Carmel Valley Master Plan (APN: 157-071-022-000)]

**The Combined Development Permit Application (PLN120572) came on for public hearing before the Monterey County Zoning Administrator on September 12, 2013. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is the demolition of an existing 2,184 square foot, one-story single family dwelling and a 498 square foot attached garage, and the construction of a new 2,784 square foot single family dwelling with an a 516 square foot attached garage; construction of a new septic tank and leach field, 128 linear feet of stucco walls five feet in height, 463 linear feet of retaining walls less

than four feet high, 107 linear feet of solid wood fences five feet in height, and grading (approximately 15 cubic yards of cut and 1,351 cubic yards of fill) in the Carmel Valley Floodplain within the "S" (Site Plan Review) Overlay Zoning District.

**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 PLN120572.

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;
  - Carmel Valley Master Plan;
  - Monterey County Zoning Ordinance (Title 21);No conflicts were found to exist. 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 7031 Valley Greens Drive (Assessor's Parcel Number 157-071-022-000), Carmel Valley Master Plan. The parcel is zoned "LDR/B-6-D-S" [Low Density Residential, with Building Site, Design Control and Site Plan Review Overlays], which allows single family dwellings with an Administrative Permit and Design Approval. Therefore, the project is an allowed land use for this site.
- c) The project is consistent with the height and building site coverage standards of the "LDR/B-6-D-S" Zoning District.
- d) The recorded map of the Carmel Golf and Country Club Subdivision No. 2. Requires special building setbacks as follows: a 20 feet front yard setback, a 30 feet rear yard setback and an 8 feet side yard setback. The project is consistent with these setback requirements.
- e) The project is consistent with the purpose of the "D" (Design Review) Zoning District. The purpose of this District is to provide regulations for the location, size, configuration, materials and colors of structures and fences in those areas of the County where the design review of structures is appropriate to assure the protection of the public viewshed, neighborhood character, and to assure the visual integrity of development without imposing undue restrictions on private property. [See Evidence (f) below]
- f) The project is consistent with the provisions of Policy CV-1.20 of the 2010 Carmel Valley Master Plan which require projects to be visually compatible with the character of the Valley and that materials and colors be compatible with the appearance of the building's natural and man-made surroundings. The project site is located in a subdivision with residential lots alongside a golf course. The existing homes in the subdivision are a collection of older and newer homes with eclectic designs and a variety of materials and roof lines and designs. The majority of the homes in the immediate area are one story and there is no discernible architectural style for the homes in the subdivision. The

proposed dwelling is a modern, small scale, one-story design consisting mostly of horizontal planes and roof lines with ample windows overlooking the golf course. A low wall encloses the driveway in a manner consistent with other like walls on Valley Greens Drive. The colors consist of shades of tan and the materials include a combination of stucco, horizontal wood siding and Carmel stone.

- g) The project proposes development within the FEMA-defined Special Flood Hazard Area of the Carmel River. The base flood elevation at the project site is 67.5 feet NAVD88. Pursuant to Monterey County Code Chapter 16.16.050.C.1, Regulations for Floodplains in Monterey County, "new construction and substantial improvements of any structure shall have the lowest floor, including basement, elevated to at least one foot above the base flood elevation". As required by Water Resources Agency Condition WRSPO1 – Grading Plan, Condition No. 8, "the building site shall be elevated to a minimum of 68.5 feet NAVD88 in order to remove a portion of the property including the proposed single-family dwelling, from the FEMA-defined 100-year floodplain". The site development plan prepared by Krebs Design Group, dated 4/22/2013, shows the proposed building site elevated with fill to approximately 69.2 feet NAVD88, and a lowest floor elevation of 69.8 feet NAVD88. The project is fully consistent with the provisions of Chapter 16.16.050.C.1 [See also Evidence (c) under Finding 4 below].
- h) The project planner conducted a site inspection on March 15, 2013 to verify that the project on the subject parcel conforms to the plans listed above.
- i) The project was referred to the Carmel Valley 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 warrant referral to the LUAC because it includes a Design Approval subject to review by the Zoning Administrator. The LUAC reviewed the project on March 4, 2013. The LUAC continued the hearing to allow the applicant to address issues raised by the "Homeowners at Quail Inc." (HOA) related to the proposed pad (finish floor) elevation, building setback from the golf course and window location in relationship to the neighboring property to east. The applicant met with the HOA and revised the original plans by lowering the level of the pad (finish floor) to 69'-10" above sea level, 14" below the originally proposed 71'-0" elevation. The LUAC considered the project again on June 17, 2013 whereby they recommended approval of the project (5-1-1 vote) with the following modifications: that the slab (finish floor) level of the proposed dwelling be lowered further to 68'-6" above sea level and that the house be moved three feet further from the golf course towards the front of the property to maintain the neighboring house's view of the golf course. The Zoning Administrator has determined that the project as proposed meets the applicable Site Development Standards (Height and Building Site Coverage) of the Zoning District and the building setbacks required in the recorded map for the Carmel Valley Golf and Country Club Subdivision No. 2 and that, therefore, the recommendations of the

LUAC are not necessary.

- j) 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 PLN120752.

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, Monterey County Regional Fire Protection District, Public Works, Environmental Health Bureau, 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 have been incorporated.
- b) Staff identified potential impacts to Soils and Drainage. The following reports have been prepared:

- “Drainage & Grading Calculations for the New Residence at 7031 Valley Greens Circle, Carmel, CA” (LIB130065), prepared by Jeff Krebs, PE. Monterey, CA, January, 2013.
- “Geotechnical Investigation, 7031 Valley Greens Drive, APN 157-071-022-000, Carmel Valley, California” (LIB130064), prepared by Soil Surveys Inc., Salinas, CA., October 15, 2012.
- “Preliminary Cultural Resources Reconnaissance of Assessor’s Parcel 157-071-022-000 in the Unincorporated Area of the County of Monterey, California” (LIB120371), prepared by Susan Morley, M.A., R.P.A., Marina, CA, September 2012.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on March 15, 2013 to verify that the site is suitable for this use.
- 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 PLN120752.

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, Monterey County Regional 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) Necessary public facilities are available or will be provided. Water for the site is provided by the California American Water Company through an existing water connection. An existing septic disposal system will be removed and a new system built; the new system has been reviewed by the Bureau of Environmental Health (BEH). The BEH has determined that adequate area exists for the onsite wastewater disposal for the proposed development and has required the submittal of onsite wastewater treatment system (OWTS) plans for review and approval indicating the location, design layout and size specifications that meets standards found in Monterey County Code Chapter 15.20, Sewage Disposal Ordinance, prior to issuance of a construction permit.
- c) The project site is located in FEMA-defined Special Flood Hazard Area of the Carmel River; the proposed building pad will be elevated 1.7 feet above the base flood elevation which will mitigate the flood hazard and allow the property owner to obtain a FEMA Letter of Map Revision, upon project completion, officially removing the project site from the FEMA-defined Special Flood Hazard Area.
- d) Staff conducted a site inspection on March 15, 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 PLN120752.

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 March 15, 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 PLN120752.
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 single family residences in residential zones.
  - b) The proposed project includes the demolition of an existing single

- c) family dwelling and the substitution of a new single family dwelling.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on March 15, 2013.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The proposed project includes the demolition of an existing single family dwelling and the substitution of a new single family dwelling similar in size and in the same overall location on the subject site. No environmental resources are identified on the site that would be affected. The project site is located in Carmel Valley Floodplain; the proposed dwelling would be located approximately 1.7 feet (1'-8") which would allow the property owner to obtain a FEMA Letter of Map Revision, upon project completion, officially removing the project site from the FEMA-defined Special Flood Hazard Area.
- e) Evidence (b) and (c) under Finding No. 4 above.
- f) Staff conducted a site inspection on March 15, 2013 to verify that the site is suitable for this use.
- g) 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 PLN120752.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** a) Section 21.80.040 of the Monterey County Zoning Ordinance states that the Planning Commission is the Appeal Authority to consider appeals from the discretionary actions of the Zoning Administrator.

### DECISION

**NOW, THEREFORE**, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Finds the Project Categorically Exempt from Environmental Review per CEQA Guidelines Section 15303 (a); and
2. Approves a Combined Development Permit including: 1) Use Permit for development in the Carmel Valley Floodplain; 2) Administrative Permit and Design Approval to allow the demolition of an existing 2,184 square foot, one-story single family dwelling and a 498 square foot attached garage, and the construction of a new 2,784 square foot single family dwelling with a 516 square foot attached garage; construction of a new septic tank and leach field, 128 linear feet of stucco walls five feet in height, 463 linear feet of retaining walls less than four feet high, 107 linear feet of solid wood fences five feet in height, and grading (approximately 15 cubic yards of cut and 1,351 cubic yards of fill) in the "S" (Site Plan Review) Overlay Zoning District, in general conformance with the attached sketch and subject to the attached conditions all being attached hereto and incorporated herein by reference; and

**PASSED AND ADOPTED** this 12th day of September, 2013 upon motion of XXXX, seconded by XXXX, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE

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

PLN120752

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** This Combined Development Permit includes: 1) Use Permit for development in the Carmel Valley Floodplain; 2) Administrative Permit and Design Approval to allow the demolition of an existing 2,184 square foot, one-story single family dwelling and a 498 square foot attached garage, and the construction of a new 2,784 square foot single family dwelling with a 516 square foot attached garage; construction of a new septic tank and leach field, 128 linear feet of stucco walls five feet in height, 463 linear feet of retaining walls less than four feet high, 107 linear feet of solid wood fences five feet in height, and grading (approximately 15 cubic yards of cut and 1,351 cubic yards of fill) in the "S" (Site Plan Review) Overlay Zoning District. The 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 the RMA - Planning Department. 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 Department)

**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 Combined Development Permit (Resolution Number \*\*\*) was approved by the Zoning Administrator for Assessor's Parcel Number 157-071-022-000 on September 12, 2013. The permit was granted subject to 19 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."  
Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use.  
(RMA - Planning Department)

**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 Department.

### 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 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, 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 Department)

**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 Department for review and signature by the County.

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

### 4. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered." When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

**5. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to RMA - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by RMA-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit to RMA-Planning approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to RMA-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County RMA - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

## 6. WR001 - DRAINAGE PLAN

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

## 7. WR031 - FLOODPLAIN NOTICE

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide a recorded floodplain notice stating: "The property is located within or partially within a Special Flood Hazard Area and may be subject to building and/or land use restrictions." (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a signed and notarized floodplain notice to the Water Resources Agency for review and approval. When approved, the applicant shall record the notice.

A copy of the standard notice can be obtained at the Water Resources Agency or online at: [www.mcwra.co.monterey.ca.us](http://www.mcwra.co.monterey.ca.us).

## 8. WR049 - WATER AVAILABILITY CERTIFICATION

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at: [www.mcwra.co.monterey.ca.us](http://www.mcwra.co.monterey.ca.us).

## 9. WRSP01 - GRADING PLAN

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The building site shall be elevated to a minimum of 68.5 feet NAVD88 in order to remove a portion of the property, including the proposed single-family dwelling, from the FEMA-defined 100-year floodplain. The applicant shall provide a grading plan, prepared by a registered civil engineer or licensed land surveyor, identifying the portion of property to be removed from the 100-year floodplain. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of the construction permit for grading, the owner/applicant shall submit a grading plan, prepared by a registered civil engineer or licensed land surveyor, to the Water Resources Agency for review and approval.

## 10. WRSP02 - ELEVATION CERTIFICATION

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide certification, from a registered civil engineer or licensed land surveyor, that the building site has been elevated in accordance with the approved grading plan. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of the construction permit for the proposed structure, the owner/applicant shall submit a letter, prepared by a registered civil engineer or licensed land surveyor, to the Water Resources Agency for review and approval.

## 11. PW0044 - CONSTRUCTION MANAGEMENT PLAN

**Responsible Department:** Public Works Department

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information:  
Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the Construction/grading phase of the project.

**Compliance or Monitoring Action to be Performed:**

1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

## 12. WRSP03 - FEMA LETTER OF MAP REVISION BASED ON FILL

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall obtain a FEMA Letter of Map Revision Based on Fill (LOMR-F) officially removing a portion of the property, including the single-family dwelling, from the FEMA-defined 100-year floodplain. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Within 60 days of project completion, the applicant shall submit a LOMR-F application to FEMA.  
Prior to submitting the application to FEMA, the applicant shall submit it to the Water Resources Agency for review and approval.

The LOMR-F shall be provided to the Water Resources Agency.



### 13. EHSP01 - ONSITE WASTEWATER TREATMENT SYSTEM DESIGN

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** The Environmental Health Bureau (EHB) has determined that adequate area exists for onsite wastewater disposal for the proposed development. Submit onsite wastewater treatment system (OWTS) plans for review and approval indicating the location, design layout and size specifications that meets standards found in Monterey County Code Chapter 15.20, Sewage Disposal Ordinance, and the Central Coast Basin Plan, Regional Water Quality Control Board.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of construction permit, submit an OWTS application and design plans for review and approval by the EHB. Applicant shall obtain a permit to install the OWTS from EHB.

### 14. FIRE007 - DRIVEWAYS

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Monterey County Regional Fire District)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the driveway into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of driveway improvements and obtain fire department approval the final fire inspection.

### 15. FIRE008 - GATES

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Monterey County Regional Fire District)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the entry gate into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the entry gate and obtain fire department approval the final fire inspection.

## 16. FIRE011 - ADDRESSES FOR BUILDINGS

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Monterey County Regional Fire District)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection, Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

## 17. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Monterey County Regional Fire District)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a final building inspection, the Applicant shall complete the vegetation management and shall obtain fire department approval of the final fire inspection.

**18. FIRE021 - FIRE PROTECTION- SPRINKLER SYSTEM (STANDARD)**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Monterey County Regional Fire District)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permit, Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a framing inspection, the Applicant shall obtain fire department approval of the rough sprinkler inspection.

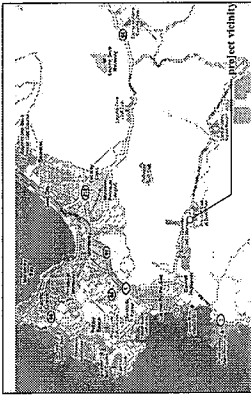
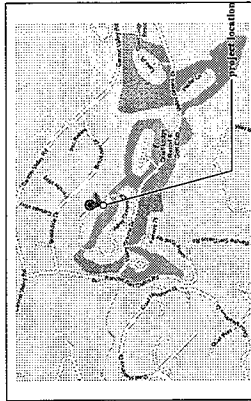
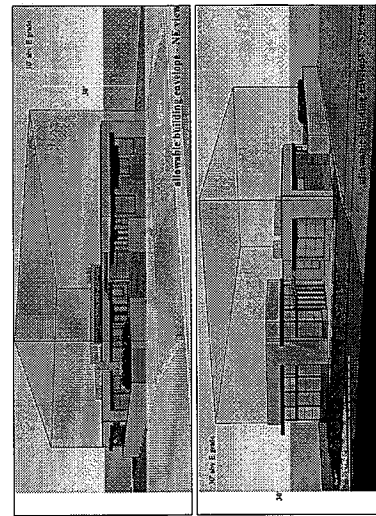
Prior to requesting a final building inspection, the Applicant shall complete the installation of the fire sprinkler system and obtain fire department approval of the final fire sprinkler inspection.

**19. FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE)**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Monterey County Regional Fire District)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.



Post Office Box 221215  
 Carmel, CA 93922  
 (408) 326-9492  
 info@krebsdesign.com



**Holman  
 Family Home**  
 2801 Valley Green Circle  
 Carmel, CA

These drawings were prepared for the construction of the existing structure. The client is responsible for the accuracy of the information provided. The client is responsible for the accuracy of the information provided.

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DESIGNED BY: KREBS DESIGN GROUP, LLC  
 ARCHITECT: KREBS DESIGN GROUP, LLC  
 11000 N. 1st Street, Suite 100  
 San Jose, CA 95131  
 (408) 326-9492

DATE: 11/15/14  
 DRAWING NO: 14-001-001-001  
 SHEET NO: 01 OF 01

Area Calculations:  
 Total Area: 11,481 sq ft  
 Living Room: 1,200 sq ft  
 Dining Room: 1,200 sq ft  
 Kitchen: 1,200 sq ft  
 New Garage: 316 sq ft

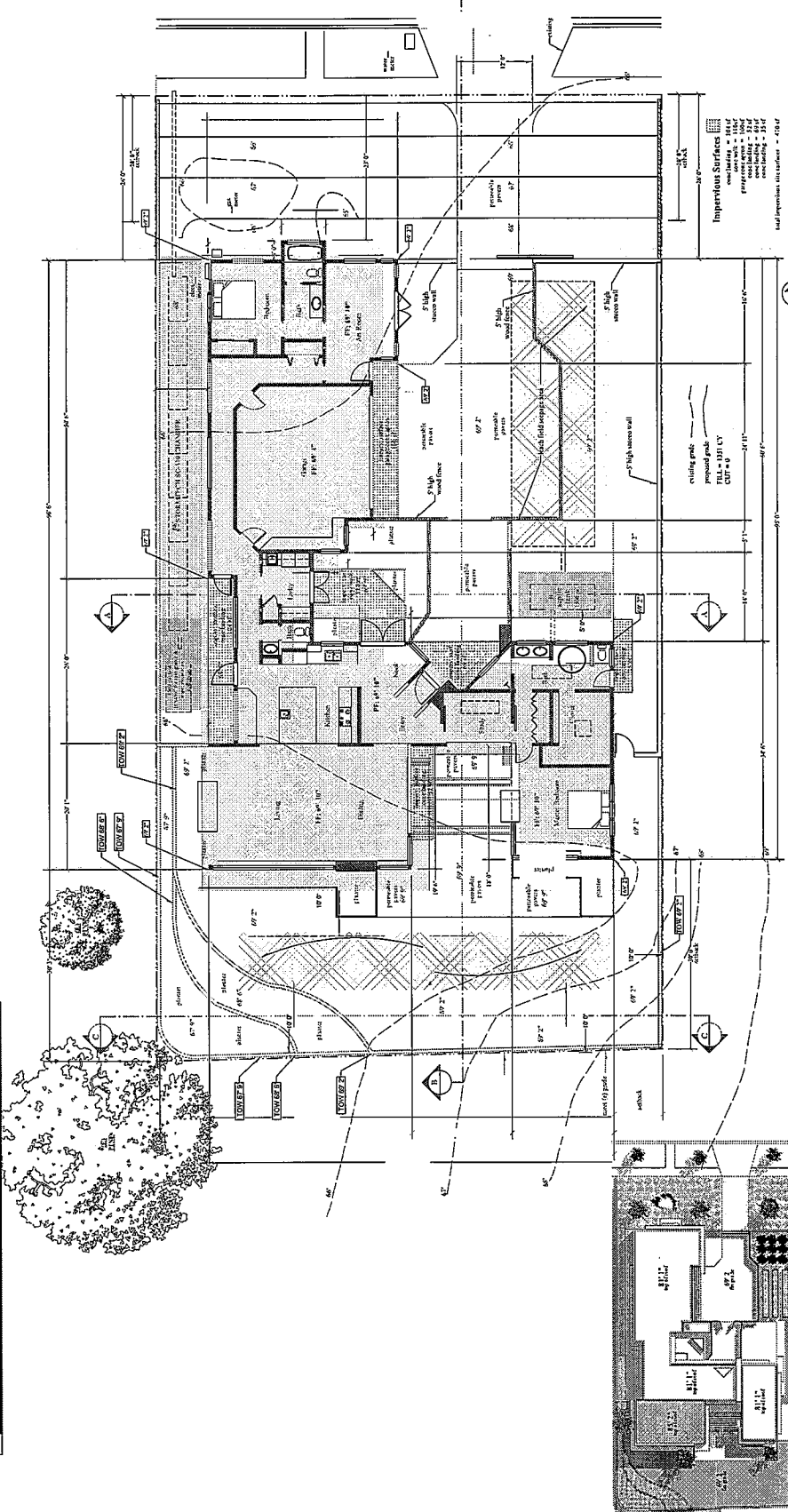
Architect:  
 Krebs Design Group, LLC  
 11000 N. 1st Street, Suite 100  
 San Jose, CA 95131  
 (408) 326-9492

Structural Engineer:  
 [Name]  
 [Address]  
 [City, State, Zip]  
 [Phone]

Professional Engineer:  
 [Name]  
 [Address]  
 [City, State, Zip]  
 [Phone]

Professional Engineer:  
 [Name]  
 [Address]  
 [City, State, Zip]  
 [Phone]

Professional Engineer:  
 [Name]  
 [Address]  
 [City, State, Zip]  
 [Phone]



**Site Development Plan**  
 11/15/14  
 20' floor  
 3/8" = 1'-0"

**Roof Plan**



Project Office: Box 222122  
 Irvine, CA 92622  
 Tel: (949) 264-9892  
 info@krebsdesign.com



### Holman Family Home

281 Valley Green Circle  
 Concord, CA

Approved for Construction  
 01/06/14

Project Office: Box 222122  
 Irvine, CA 92622  
 Tel: (949) 264-9892  
 info@krebsdesign.com

Project Office: Box 222122  
 Irvine, CA 92622  
 Tel: (949) 264-9892  
 info@krebsdesign.com

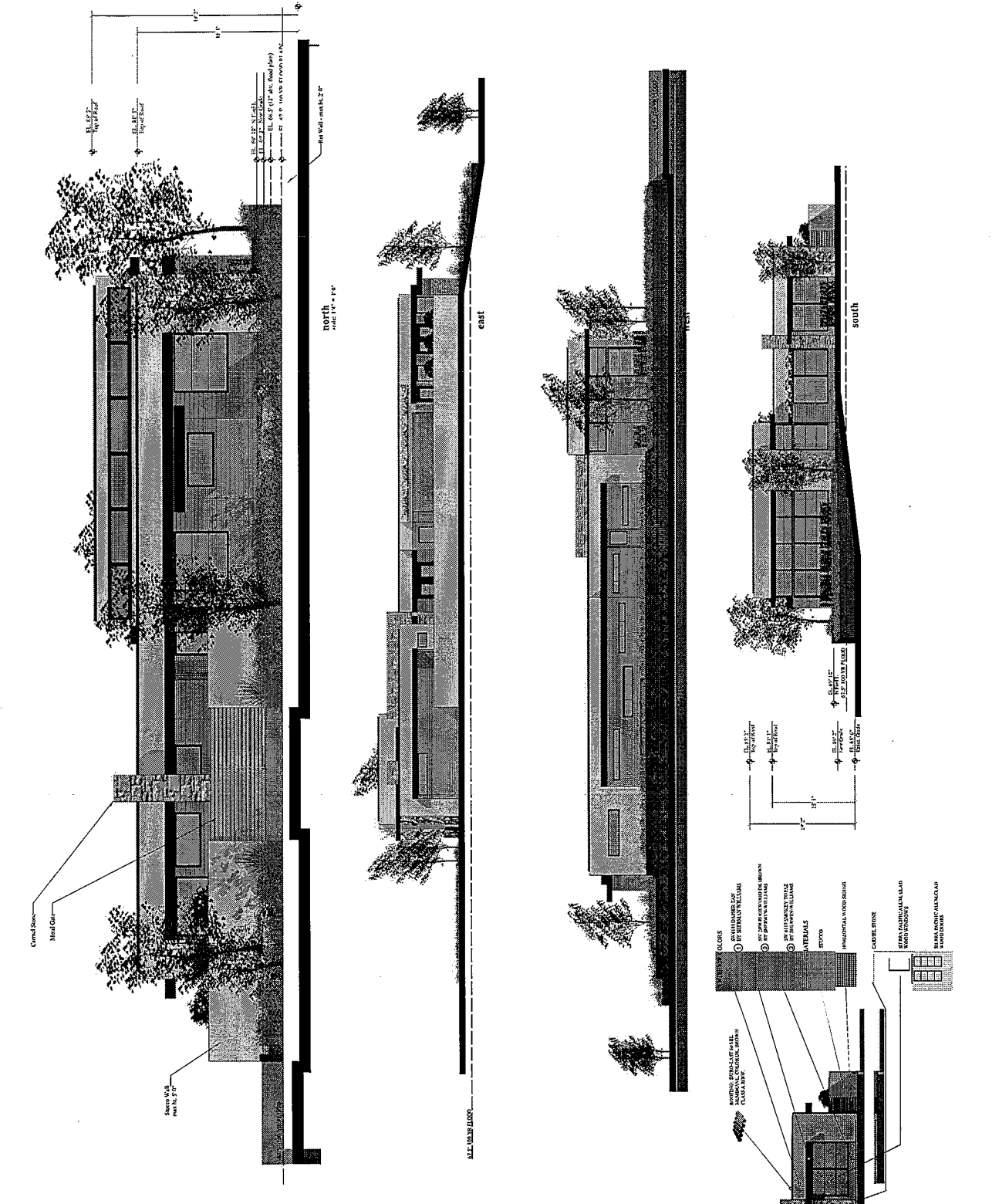
Area	Quantity
Excavation	11,000 sf
Foundation	1,100 sf
Structure	2,700 sf
Roofing	2,700 sf
Interior	2,700 sf
Exterior	2,700 sf
Site Work	2,700 sf
Landscaping	2,700 sf
Other	2,700 sf
<b>Total</b>	<b>28,500 sf</b>

Architect: Krebs Design Group, Inc.  
 281 Valley Green Circle  
 Concord, CA 94520  
 Tel: (949) 264-9892  
 info@krebsdesign.com

Contractor: [Name]  
 281 Valley Green Circle  
 Concord, CA 94520  
 Tel: [Phone]  
 [Email]

Interior Designer: [Name]  
 281 Valley Green Circle  
 Concord, CA 94520  
 Tel: [Phone]  
 [Email]

Exterior Elevations  
 scale: 1/8" = 1'-0"





Post Office Box 22123  
 Santa Ana, CA 92702  
 tel (951) 684-8922  
 www.krebsdsg.com



### Holman Family Home

2301 Valley Green Circle  
 Orange, CA

Site Plan for Design Approval  
 after the submission of an existing  
 site plan. This site plan is for  
 2301 Valley Green Circle, Orange,  
 California 92667. The site is  
 located in the Orange Valley  
 Planning Area.

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 this document may be reproduced  
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 prior written permission of  
 Krebs Design Group, Inc.

Project Name: Holman Family Home  
 Project No: 12-0018  
 Project Location: Orange, CA

Project Goals:  
 Create a functional outdoor living  
 space for the family. The design  
 should be aesthetically pleasing  
 and functional. The design  
 should be sustainable and  
 environmentally friendly.

Area	12,000 SF
Building Footprint	2,100 SF
Site Area	2,100 SF
Site Coverage	17.5%
Lot Coverage	17.5%
Lot Area	12,000 SF
Lot Dimensions	120' x 100'

Project Architect:  
 Krebs Design Group, Inc.  
 22123 Post Office Box  
 Santa Ana, CA 92702  
 (951) 684-8922  
 www.krebsdsg.com

Project Engineer:  
 Krebs Design Group, Inc.  
 22123 Post Office Box  
 Santa Ana, CA 92702  
 (951) 684-8922  
 www.krebsdsg.com

Project Designer:  
 Krebs Design Group, Inc.  
 22123 Post Office Box  
 Santa Ana, CA 92702  
 (951) 684-8922  
 www.krebsdsg.com

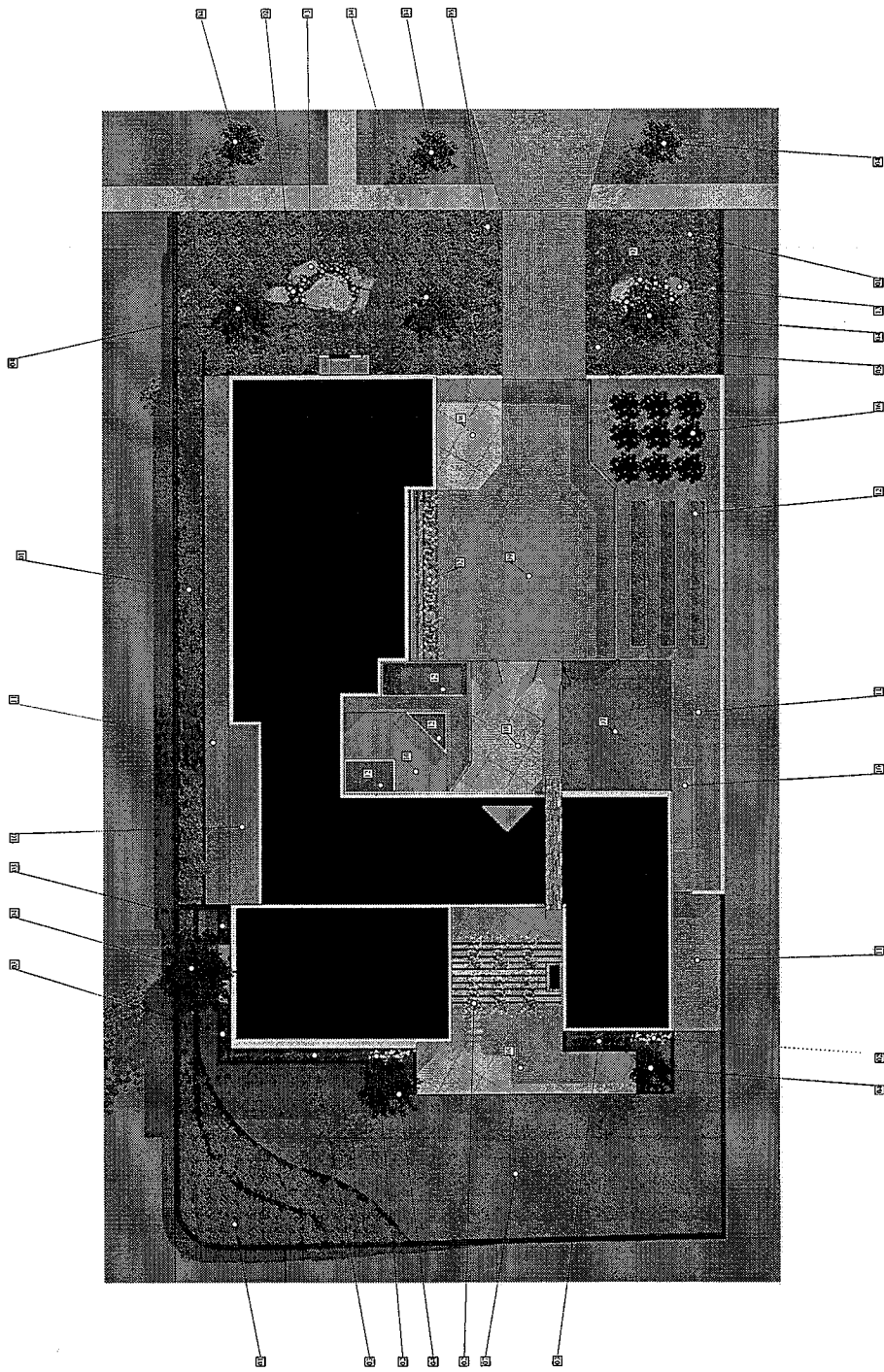
Project Landscape Architect:  
 Krebs Design Group, Inc.  
 22123 Post Office Box  
 Santa Ana, CA 92702  
 (951) 684-8922  
 www.krebsdsg.com

Project Date:  
 12/12/12

Project Status:  
 Design Approval

Project Location:  
 Orange, CA

Project Client:  
 Holman Family



- Proposed Landscape Concept**
- 01 Invasive species removal
  - 02 Irrigation system
  - 03 In-ground pool
  - 04 Olive, fig, or avocado tree
  - 05 In-ground pool
  - 06 In-ground pool
  - 07 In-ground pool
  - 08 In-ground pool
  - 09 In-ground pool
  - 10 In-ground pool
  - 11 In-ground pool
  - 12 In-ground pool
  - 13 In-ground pool
  - 14 In-ground pool
  - 15 In-ground pool
  - 16 In-ground pool



**Holman Family Home**  
 Client: [Name Redacted]  
 Architect: [Name Redacted]

**Project Description**  
 The Project and Design Approval for the Holman Family Home, located at 21115 15th St, Los Angeles, CA 90024, is a 10,000 sq ft, 2-story, single-family residence. The project is a new construction project with the Client's goal to build a modern, high-quality home with a focus on sustainability and energy efficiency. The project is located in a prime location in Los Angeles, California, and is a prime example of modern residential architecture. The project is a prime example of modern residential architecture and is a prime example of modern residential architecture.

**Project Location**  
 21115 15th St, Los Angeles, CA 90024  
 Project Area: 10,000 sq ft  
 Lot Size: 4,000 sq ft  
 Building Layers: 2  
 Site Area: 2,000 sq ft

**Project Status**  
 The project is currently in the design phase and is expected to be completed in 2024. The project is a prime example of modern residential architecture and is a prime example of modern residential architecture.

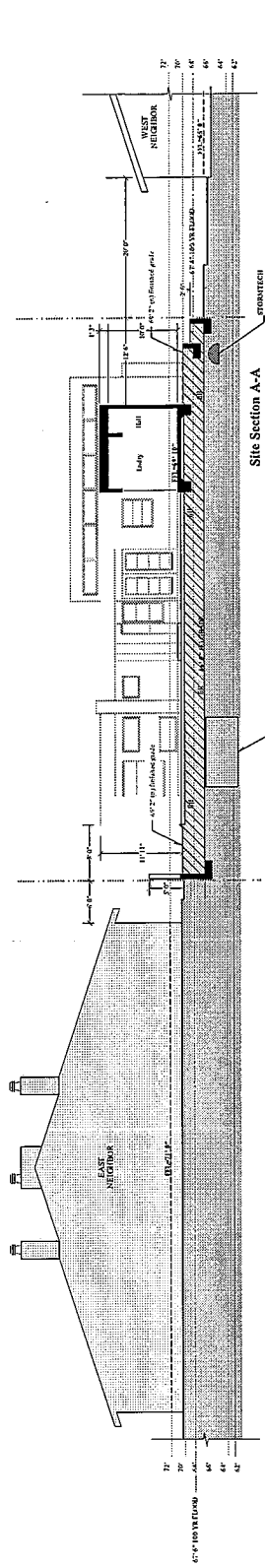
**Project Team**  
 Project Architect: [Name Redacted]  
 Project Engineer: [Name Redacted]  
 Project Designer: [Name Redacted]

**Project Description**  
 The project is a prime example of modern residential architecture and is a prime example of modern residential architecture.

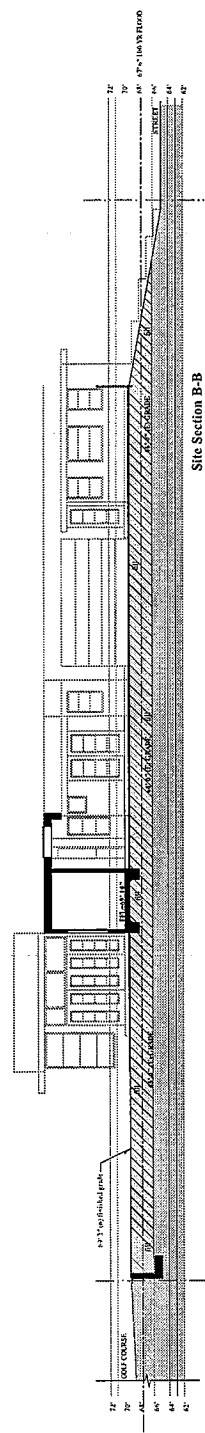
**Project Location**  
 21115 15th St, Los Angeles, CA 90024  
 Project Area: 10,000 sq ft  
 Lot Size: 4,000 sq ft  
 Building Layers: 2  
 Site Area: 2,000 sq ft

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 The project is currently in the design phase and is expected to be completed in 2024. The project is a prime example of modern residential architecture and is a prime example of modern residential architecture.

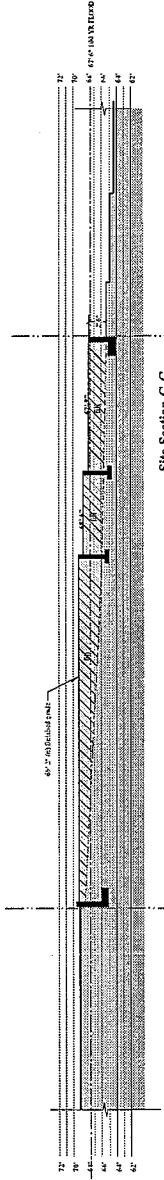
**Project Team**  
 Project Architect: [Name Redacted]  
 Project Engineer: [Name Redacted]  
 Project Designer: [Name Redacted]



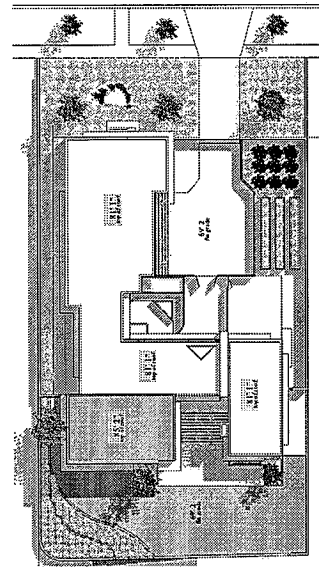
Site Section A-A



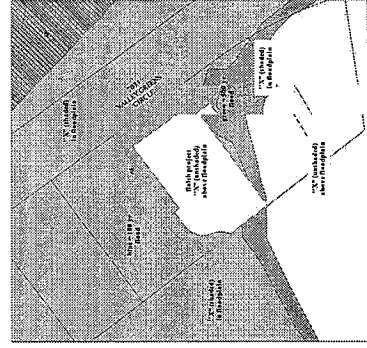
Site Section B-B



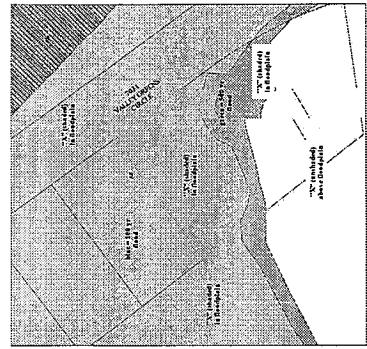
Site Section C-C



New Roof Plan



Proposed Floodplain Site Conditions



Existing Floodplain Site Conditions

\* Maps are provided for informational purposes only.



**CONSTRUCTION MANAGEMENT PLAN**

Project Name: 2011 Valley Green Circle, Chino Hills, CA 91709  
 Project Location: 2011 Valley Green Circle, Chino Hills, CA 91709  
 Client: Holman Family Home  
 Architect: KREBS DESIGN GROUP, LLC  
 Date: 08/27/2013

No construction management plan shall be required for any project with a construction value less than \$500,000. The contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate agencies. The contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. The contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies.

- 1. Obtain all necessary permits and approvals from the appropriate agencies.
- 2. Obtain all necessary approvals from the appropriate agencies.
- 3. Obtain all necessary approvals from the appropriate agencies.
- 4. Obtain all necessary approvals from the appropriate agencies.
- 5. Obtain all necessary approvals from the appropriate agencies.
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- 16. Obtain all necessary approvals from the appropriate agencies.
- 17. Obtain all necessary approvals from the appropriate agencies.
- 18. Obtain all necessary approvals from the appropriate agencies.
- 19. Obtain all necessary approvals from the appropriate agencies.
- 20. Obtain all necessary approvals from the appropriate agencies.

Material	Quantity	Location	Notes
WOOD			
BRICK			
CEMENT			
ROOFING			
GLASS			
PAINT			
INSULATION			
MECHANICAL			
ELECTRICAL			
PLUMBING			
LANDSCAPE			
CONCRETE			
IRON			
STEEL			
COPPER			
ALUMINUM			
ZINC			
LEAD			
ASBESTOS			
PCB			
HAZARDOUS WASTE			
OTHER			

The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies. The contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies. The contractor shall be responsible for obtaining all necessary approvals from the appropriate agencies.

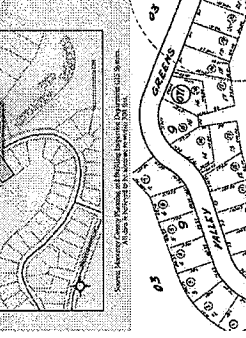
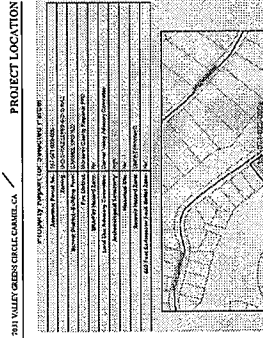
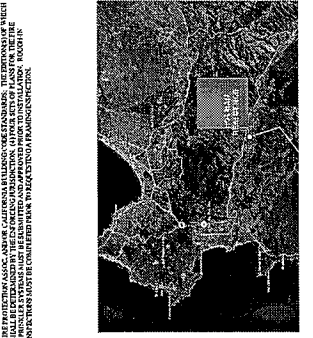
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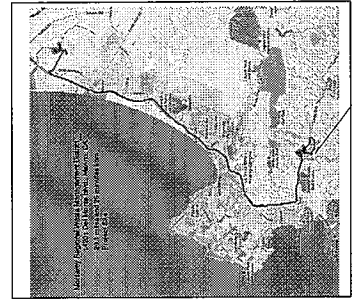
**FIRE PROTECTION NOTES**

1. FIRE PROTECTION SHALL BE PROVIDED BY THE CITY OF CHINO HILLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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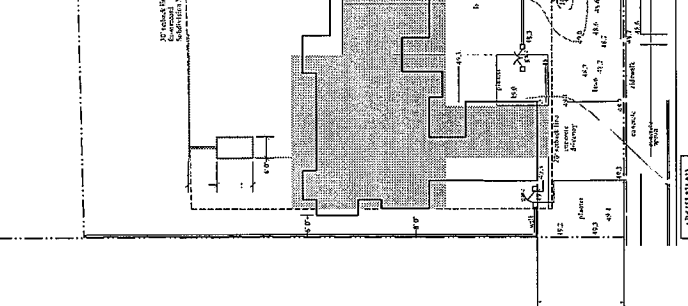
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**PROPOSED ROUTE FOR HAULING**

2011 Valley Green Circle  
Chino Hills, CA



Existing House to be demo.

Existing House to be demo.

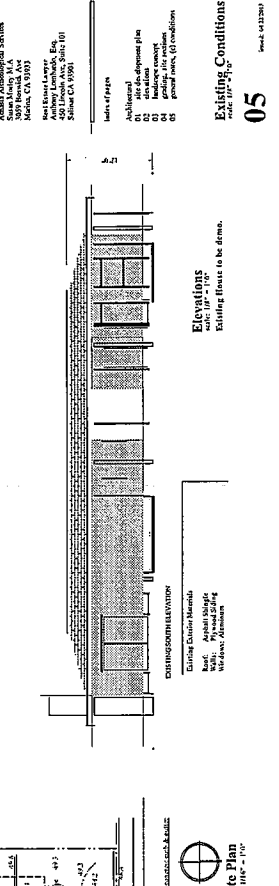
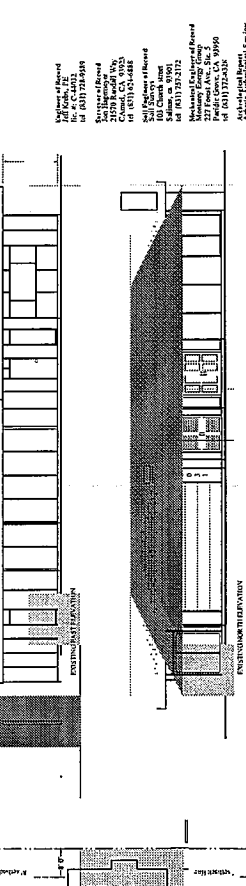
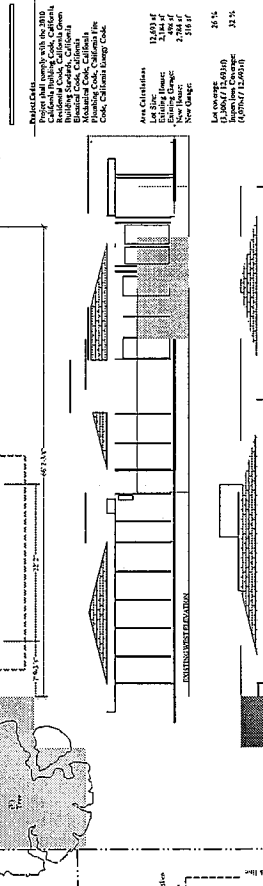
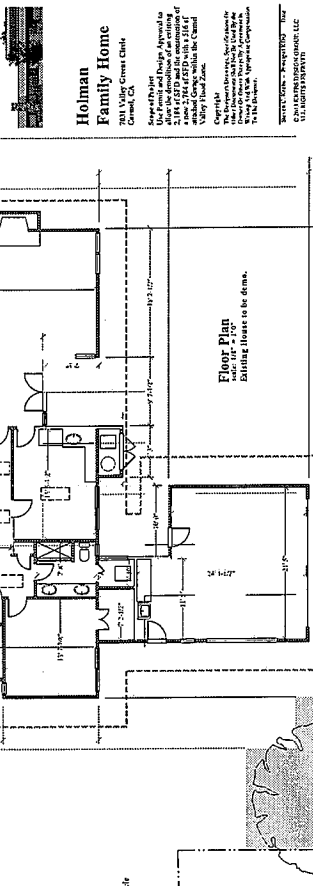
**KREBS DESIGN GROUP, LLC**

1000 E. Main Street, Suite 100  
Chino Hills, CA 91709  
Tel: (909) 594-9000  
Mobile: (909) 594-9000  
www.krebsdesign.com

**Holman Family Home**  
2011 Valley Green Circle  
Chino Hills, CA

Project Architect: Krebs Design Group, LLC  
 Project Location: 2011 Valley Green Circle, Chino Hills, CA 91709  
 Project Name: Holman Family Home  
 Project Number: 2013-001  
 Project Date: 08/27/2013

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**EXISTING CONDITIONS**

05

01. All dimensions are in feet and inches.  
 02. All dimensions are rounded to the nearest 1/8 inch.  
 03. All dimensions are rounded to the nearest 1/4 inch.  
 04. All dimensions are rounded to the nearest 1/2 inch.  
 05. All dimensions are rounded to the nearest 1 inch.



# HOLMAN RESIDENCE

7031 VALLEY GREENS CIRCLE, CARMEL, CA



Kristin Kibb, Lead Designer  
 Kristin@kribbsdesign.com  
 (415) 458-8992  
 kribbsdesign.com

## GRADING AND DRAINAGE PLAN



### SCOPE OF WORK

1. Demo existing House (2184 SF) and Garage (488 SF)
2. Raise (B) grade to be above the (B) flood plain
3. Build new SFR (2784 SF) with attached two-car garage (618 SF)
4. New septic tank and leach field.
5. New retaining walls (463 LF 4' 0" max ht)
6. New driveway (1227 SF, 288 SF asphalt & 939 SF gravel)
7. New Landscaping with new plants / dwarf fruit trees

FILE NUMBER	PLM 12 - 0572
ZONING	UCR / B-6D-S
PARCEL NUMBER	APN: 157 - 071 - 023 - 000
<b>TYPE OF CONSTRUCTION</b>	
LOT SIZE	V-N
EXISTING COVERAGE S.F.	R-3 SFR
PROPOSED COVERAGE S.F.	12,693 SF
EXISTING RESIDENCE	(41%) 2001 SF
EXISTING GARAGE	(26%) 2550 SF
PROPOSED RESIDENCE	2184 SF
PROPOSED GARAGE	488 SF
GRADING ESTIMATES	2784 SF
WATER SOURCE	CUT: 15 CY YDS
SEWER SYSTEM	FILL: 1381 CY YDS
TREES TO BE REMOVED	CAL AM
	SEPTIC
	0

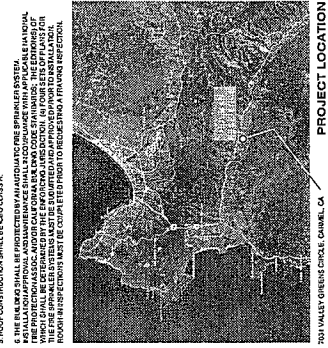
### PROJECT LOCATION



### EXISTING CONDITIONS

**FIRE PROTECTION NOTES**

1. ADDRESS NUMBERS SHALL BE PLACED TO THE RIGHT OF THE DRIVE OR SIDEWALK, 12 INCHES ABOVE THE FINISHED GRADE SURFACE, 12 INCHES FROM THE CURB OR SIDEWALK, AND 12 INCHES FROM THE PROPERTY LINE. ADDRESS NUMBERS SHALL BE PLACED TO THE RIGHT OF THE DRIVE OR SIDEWALK, 12 INCHES ABOVE THE FINISHED GRADE SURFACE, 12 INCHES FROM THE CURB OR SIDEWALK, AND 12 INCHES FROM THE PROPERTY LINE. ADDRESS NUMBERS SHALL BE PLACED TO THE RIGHT OF THE DRIVE OR SIDEWALK, 12 INCHES ABOVE THE FINISHED GRADE SURFACE, 12 INCHES FROM THE CURB OR SIDEWALK, AND 12 INCHES FROM THE PROPERTY LINE.
2. ALL NEW CONSTRUCTION SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM.
3. ALL EXISTING CONSTRUCTION SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM.
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**PROJECT LOCATION**

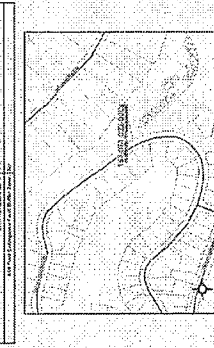
7031 VALLEY GREENS CIRCLE, CARMEL, CA

Property: Parcel for Spheres (Parcel)

APN: 157-071-023-000

Map Scale: 1" = 100'

North Arrow



APPROVED FOR THE CITY OF CARMEL

APPROVED FOR THE COUNTY OF SAN JUAN

APPROVED FOR THE STATE OF CALIFORNIA

APPROVED FOR THE FEDERAL GOVERNMENT

APPROVED FOR THE LOCAL GOVERNMENT

APPROVED FOR THE PRIVATE SECTOR

APPROVED FOR THE PUBLIC SECTOR

APPROVED FOR THE ENVIRONMENTAL AGENCIES

APPROVED FOR THE HISTORIC PRESERVATION COMMISSION

APPROVED FOR THE ARCHITECTURAL REVIEW BOARD

APPROVED FOR THE PLANNING COMMISSION

APPROVED FOR THE ZONING COMMISSION

APPROVED FOR THE COMMUNITY DEVELOPMENT COMMISSION

APPROVED FOR THE ECONOMIC DEVELOPMENT COMMISSION

APPROVED FOR THE HOUSING COMMISSION

APPROVED FOR THE TRANSPORTATION COMMISSION

APPROVED FOR THE UTILITIES COMMISSION

APPROVED FOR THE WATER RESOURCES COMMISSION

APPROVED FOR THE WILDLIFE COMMISSION

APPROVED FOR THE FORESTRY COMMISSION

APPROVED FOR THE AGRICULTURE COMMISSION

APPROVED FOR THE FISHERIES COMMISSION

APPROVED FOR THE MARINE COMMISSION

APPROVED FOR THE AIR QUALITY COMMISSION

APPROVED FOR THE CLIMATE CHANGE COMMISSION

APPROVED FOR THE ENERGY COMMISSION

APPROVED FOR THE INFRASTRUCTURE COMMISSION

APPROVED FOR THE LAND USE COMMISSION

APPROVED FOR THE REGIONAL DEVELOPMENT COMMISSION

APPROVED FOR THE STATEWIDE DEVELOPMENT COMMISSION

APPROVED FOR THE NATIONAL DEVELOPMENT COMMISSION

APPROVED FOR THE INTERNATIONAL DEVELOPMENT COMMISSION

APPROVED FOR THE GLOBAL DEVELOPMENT COMMISSION

APPROVED FOR THE PLANETARY DEVELOPMENT COMMISSION

APPROVED FOR THE COSMOS DEVELOPMENT COMMISSION

APPROVED FOR THE UNIVERSE DEVELOPMENT COMMISSION

APPROVED FOR THE GALAXY DEVELOPMENT COMMISSION

APPROVED FOR THE SOLAR SYSTEM DEVELOPMENT COMMISSION

APPROVED FOR THE PLANET DEVELOPMENT COMMISSION

APPROVED FOR THE MOON DEVELOPMENT COMMISSION

APPROVED FOR THE MARS DEVELOPMENT COMMISSION

APPROVED FOR THE VENUS DEVELOPMENT COMMISSION

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APPROVED FOR THE SATURN DEVELOPMENT COMMISSION

APPROVED FOR THE URANUS DEVELOPMENT COMMISSION

APPROVED FOR THE NEPTUNE DEVELOPMENT COMMISSION

APPROVED FOR THE PLUTON DEVELOPMENT COMMISSION

APPROVED FOR THE EARTH DEVELOPMENT COMMISSION

APPROVED FOR THE HUMAN DEVELOPMENT COMMISSION

APPROVED FOR THE CIVILIZATION DEVELOPMENT COMMISSION

APPROVED FOR THE CULTURE DEVELOPMENT COMMISSION

APPROVED FOR THE ARTS DEVELOPMENT COMMISSION

APPROVED FOR THE SCIENCE DEVELOPMENT COMMISSION

APPROVED FOR THE TECHNOLOGY DEVELOPMENT COMMISSION

APPROVED FOR THE INNOVATION DEVELOPMENT COMMISSION

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APPROVED FOR THE TEAMWORK DEVELOPMENT COMMISSION

APPROVED FOR THE COOPERATION DEVELOPMENT COMMISSION

APPROVED FOR THE COMPASSION DEVELOPMENT COMMISSION

APPROVED FOR THE KINDNESS DEVELOPMENT COMMISSION

APPROVED FOR THE PATIENCE DEVELOPMENT COMMISSION

APPROVED FOR THE TOLERANCE DEVELOPMENT COMMISSION

APPROVED FOR THE RESPECT DEVELOPMENT COMMISSION

APPROVED FOR THE HONOR DEVELOPMENT COMMISSION

APPROVED FOR THE INTEGRITY DEVELOPMENT COMMISSION

APPROVED FOR THE COURAGE DEVELOPMENT COMMISSION

APPROVED FOR THE BRAVERY DEVELOPMENT COMMISSION

APPROVED FOR THE STRENGTH DEVELOPMENT COMMISSION

APPROVED FOR THE WISDOM DEVELOPMENT COMMISSION

APPROVED FOR THE KNOWLEDGE DEVELOPMENT COMMISSION

APPROVED FOR THE SKILL DEVELOPMENT COMMISSION

APPROVED FOR THE ABILITY DEVELOPMENT COMMISSION

APPROVED FOR THE POTENTIAL DEVELOPMENT COMMISSION

APPROVED FOR THE POSSIBILITY DEVELOPMENT COMMISSION

APPROVED FOR THE OPPORTUNITY DEVELOPMENT COMMISSION

APPROVED FOR THE CHALLENGE DEVELOPMENT COMMISSION

APPROVED FOR THE ADVERSITY DEVELOPMENT COMMISSION

APPROVED FOR THE TRIUMPH DEVELOPMENT COMMISSION

APPROVED FOR THE VICTORY DEVELOPMENT COMMISSION

APPROVED FOR THE SUCCESS DEVELOPMENT COMMISSION

APPROVED FOR THE ACHIEVEMENT DEVELOPMENT COMMISSION

APPROVED FOR THE ACCOMPLISHMENT DEVELOPMENT COMMISSION

APPROVED FOR THE REALIZATION DEVELOPMENT COMMISSION

APPROVED FOR THE FULFILLMENT DEVELOPMENT COMMISSION

APPROVED FOR THE COMPLETION DEVELOPMENT COMMISSION

APPROVED FOR THE CONCLUSION DEVELOPMENT COMMISSION

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APPROVED FOR THE AU REVOIR DEVELOPMENT COMMISSION

APPROVED FOR THE GOODBYE DEVELOPMENT COMMISSION

APPROVED FOR THE FAREWELL DEVELOPMENT COMMISSION

APPROVED FOR THE DEPARTURE DEVELOPMENT COMMISSION

APPROVED FOR THE JOURNEY DEVELOPMENT COMMISSION

APPROVED FOR THE TRAVEL DEVELOPMENT COMMISSION

APPROVED FOR THE ADVENTURE DEVELOPMENT COMMISSION

APPROVED FOR THE DISCOVERY DEVELOPMENT COMMISSION

APPROVED FOR THE EXPLORATION DEVELOPMENT COMMISSION

APPROVED FOR THE RESEARCH DEVELOPMENT COMMISSION

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APPROVED FOR THE ANALYSIS DEVELOPMENT COMMISSION

APPROVED FOR THE SYNTHESIS DEVELOPMENT COMMISSION

APPROVED FOR THE EVALUATION DEVELOPMENT COMMISSION

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APPROVED FOR THE EXHIBIT DEVELOPMENT COMMISSION

# CARMEL VALLEY



Jacks Peak Regional Park

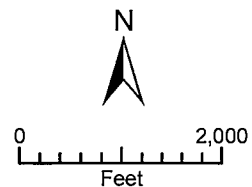


APPLICANT: LYNCH

APN: 157-071-022-000

FILE # PLN120752

 2500' Limit  300' Limit  Water  City Limits



PLANNER: OSORIO

PLN120752

**MINUTES**  
**Carmel Valley Land Use Advisory Committee**  
**Monday, June 17, 2013**

1. Meeting called to order by Janet Brennan at 6:30 pm

2. Roll Call

Members Present: Janet Brennan, Charles Franklin, Judy MacClelland, Neil Agron, John Anzini  
and Douglas Pease (6)

Members Absent: David Burbidge (1)

3. Approval of Minutes:

A. June 3, 2013 minutes

Motion: Neil Agron (LUAC Member's Name)

Second: John Anzini (LUAC Member's Name)

Ayes: 6 (Brennan, Franklin, Mac Clelland, Agron, Anzini, Pease)

Noes: 0

Absent: 1 (Burbidge)

Abstain: 0

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. Scheduled Item(s)

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. **Meeting Adjourned:** 7:30 pm

**Minutes taken by:** Charles Franklin

Received minutes via email June 24, 2013

# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County Planning Department  
 168 W Alisal St 2<sup>nd</sup> Floor  
 Salinas CA 93901  
 (831) 755-5025

Advisory Committee: **Carmel Valley**

Please submit your recommendations for this application by: **June 17, 2013**

**Project Title:** LYNCH RONDA  
**File Number:** PLN120752  
**File Type:** ZA  
**Planner:** OSORIO  
**Location:** 7031 VALLEY GREENS CIR CARMEL

**Project Description:**

Combined Development Permit including: 1) Use Permit for development in the Carmel Valley Floodplain; and 2) Administrative Permit and Design Approval to allow the demolition of an existing 2,184 square foot one-story, single family dwelling and the construction of a new 2,784 square foot one-story single family dwelling with a 516 square foot attached garage, construction of new septic tank and leach field, 463 linear feet of retaining walls, 250 linear feet of solid wood fences, and grading (approximately 15 cubic yards of cut and 1,351 cubic yards of fill) in the "S" (Site Plan Review) Overlay Zoning District. The property is located at 7031 Valley Greens Circle, Carmel (Assessor's Parcel Number 157-071-022-000), Carmel Valley Master Plan.

**Was the Owner/Applicant/Representative Present at Meeting?** Yes  No

Ronda Lynch & Mr. Holman, owners and Steve Krebs, agent

**Was a County Staff/Representative present at meeting?** Luis Osorio (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Jain Farnsworth	X		Driveway photos inaccurate, setback wrong. Slab 8 inches above neighbor. Adjacent houses do not have raised driveway.
Christine Kemp		X	There are other ways to mitigate impact on views. Too much open space to street side.
Idel Strasi	X		House too big for lot. Height intrusive. Too close to fairway.
Larry Summerton		X	Slab elevation is 68 feet 6 inches is code minimum
Tom Motley	X		Intrudes on fairway.
Francis Crabbe		X	Eventually all houses will be raised. The tendency will be to expand into the allowed lot. The Home Owners Association Architectural Review Board has approved the design.

**LUAC AREAS OF CONCERN**

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
View intrusion		Reduce slab height to 68'6", set 3' further back from golf course.
Intrusive design shockingly Modern		

**ADDITIONAL LUAC COMMENTS**

None

**RECOMMENDATION:**

Motion by: Judy MacClelland (LUAC Member's Name)

Second by: John Anzini (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: \_\_\_\_\_

Continued to what date: \_\_\_\_\_

AYES: 5 (Brennan, Anzini, MacClelland, Pease, Agron)

NOES: 1 (Franklin)

ABSENT: 1 (Burbidge)

ABSTAIN: 0

FILE COPY  
PCN120752

**MINUTES**  
**Carmel Valley Land Use Advisory Committee**  
**Monday, March 4, 2013**

1. Meeting called to order by Janet Brennan at 6:30 pm

2. Roll Call

Members Present: Janet Brennan, John Anzini, Judy MacClelland, Doug Pease, David Burbidge

Members Absent: Charles Franklin, Neil Agron

3. Approval of Minutes:

A. February 19, 2013 minutes (re-scheduled for a future meeting date)

Motion: N/A (LUAC Member's Name)

Second: N/A (LUAC Member's Name)

Ayes: \_\_\_\_\_

Noes: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

RECEIVED  
MAR 11 2013  
MONTEREY COUNTY  
PLANNING DEPARTMENT

MONTEREY COUNTY  
PLANNING DEPARTMENT  
MAR 11 2013

5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

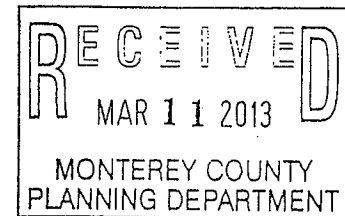
None

B) Announcements

None

7. **Meeting Adjourned:** 8:15 pm

**Minutes taken by:** John Anzini



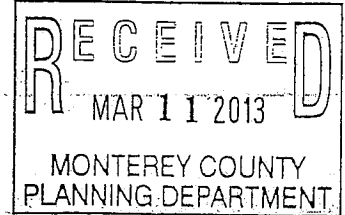


# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: **Carmel Valley**

Please submit your recommendations for this application by: **March 4, 2013**



**Project Title:** LYNCH RONDA

**File Number:** PLN120752

**File Type:** ZA

**Planner:** OSORIO

**Location:** 7031 VALLEY GREENS CIR CARMEL

**Project Description:**

Combined Development Permit including: 1) Use Permit for development in the Carmel Valley Floodplain; and 2) Administrative Permit and Design Approval to allow the demolition of an existing 2,184 square foot one-story, single family dwelling and the construction of a new 2,784 square foot one-story single family dwelling with a 516 square foot attached garage, construction of new septic tank and leach field, 463 linear feet of retaining walls, 250 linear feet of solid wood fences, and grading (approximately 15 cubic yards of cut and 1,351 cubic yards of fill) in the "S" (Site Plan Review) Overlay Zoning District. The property is located at 7031 Valley Greens Circle, Carmel (Assessor's Parcel Number 157-071-022-000), Carmel Valley Master Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes  No

Francis Krebs representing owner Holman

Was a County Staff/Representative present at meeting? Luis Osorio (Name)

**PUBLIC COMMENT:**

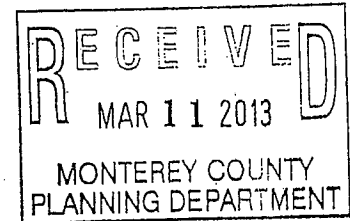
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
President of HOA Ann Mahoney	<b>X</b>		Pad Elevation, dust from import of materials, site drainage, house siting.
John Tegtmeier			Design too box like.
Chuck Davis			Design too modern for area.
Ida Ostrowski	<b>X</b>		House blocks her view.
Judy Magee			House positioning on lot.
Paula Motley			Same as above.
Christine Williams		<b>X</b>	HOA approval of project not complete prior to submission of plans to County.

**LUAC AREAS OF CONCERN**

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

**ADDITIONAL LUAC COMMENTS**

None



**RECOMMENDATION:**

Motion by: John Anzini (LUAC Member's Name)

Second by: Judy MacClelland (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: HOA would like the opportunity to work with the owner and architect to reach agreement on issues

Continued to what date: Next meeting March 18, 2013

AYES: 5 (Brennan, Anzini, MacClelland, Pease, Burbidge)

NOES: 0

ABSENT: 2 (Franklin, Agron)

ABSTAIN: 0