MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: February 12, 2015	**Agenda Item No.: 4**
Project Description: Consider Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a 441 square foot second floor addition to existing 7,207 square foot two-story single family residence; 2) a Coastal Administrative Permit for a new 498 square foot detached garage with a 498 square foot accessory dwelling unit over the garage; 3) a Coastal Development Permit to modify the nonconforming impervious coverage in the Pescadero Watershed; and 4) Design Approval.	
Project Location: 3272 17 Mile Drive, Pebble Beach	**APN:** 008-393-003-000
Planning File Number: PLN140731	**Owner:** Albert Jr. and Lisa Marie Plain TRS **Applicant:** Jun Sillano, IDG
Planning Area: Del Monte Forest Land Use Plan	**Flagged and staked:** Yes
Zoning Designation: "LDR/1.5-D (CZ)" [Low Density Residential/1.5 acres per unit-Design Control District (Coastal Zone)]	
CEQA Action: Categorically Exempt per Section 15303 (a) and (e) of the CEQA Guidelines	
Department: RMA-Planning	

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

1) Find the project Categorically Exempt per Section 15303 (a) and (e) of the CEQA Guidelines; and
2) Approve PLN140731, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT OVERVIEW:
The proposed project includes additions to the existing two-story, single family dwelling, the construction of a new garage and a new accessory dwelling unit over the garage. Policy 76 (DMFLUP) encourages accessory dwelling units as an appropriate means of providing affordable housing. Therefore, the project is an allowed land use for this site.

The project is located within the Pescadero Watershed. Pursuant to 20.147.030.A (b), Impervious surface (structural and site improvements) coverage for residential development is limited to a maximum of 9,000 square feet. The existing parcel has nonconforming impervious surface coverage totaling 18,538 square feet. The project reduces structural and site improvement coverage to 10,439 square feet which is still nonconforming by 1,439 square feet. The project is consistent with site development standards regarding structural lot coverage of 15% and floor area ratio of 17.5% as required in Section 20.14.060. The Coastal Development Permit is required to allow modification to impervious surfaces in relation to the legal nonconforming Pescadero Watershed limitations.

The proposed project is consistent with site development standards of Section 20.14.060 regarding parking, setbacks and building height requirements.

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

√ RMA-Public Works Department
√ RMA-Environmental Services

Environmental Health Bureau
√ Water Resources Agency
Pebble Beach Community Services District

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

On November 6, 2014, the Del Monte Forest Land Use Advisory Committee recommended (6-0 vote) to approve the project as presented. However, one of the LUAC members commented that it would be ideal if the total lot coverage complied with the Pescadero Watershed limit of 9000 square feet.

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

/S/ ELIZABETH GONZALES

Elizabeth Gonzales, Associate Planner
(831) 755-5102, gonzalesl@co.monterey.ca.us
February 2, 2015

cc: Front Counter Copy; Zoning Administrator; Pebble Beach Community Services District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; John Ford, RMA Services Manager; Elizabeth Gonzales, Project Planner; Albert Jr. and Lisa Marie Plain TRS, Owner; Jun Sillano, IDG, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Planning File PLN140731

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 (LUAC)

This report was reviewed by John Ford, Planning Services Manager.

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:
ALBERT JR. AND LISA MARIE PLAIN TRS (PLN140731)
RESOLUTION NO. ----
Resolution by the Monterey County Hearing Body:

1) Finding the project Categorically Exempt per Section 15303 (a) and (e) of the CEQA Guidelines; and
2) Approving Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a 441 square foot second floor addition to existing 7,207 square foot two-story single family residence; 2) a Coastal Administrative Permit for a new 498 square foot detached garage with a 498 square foot accessory dwelling unit over the garage; 3) a Coastal Development Permit to modify the nonconforming impervious coverage in the Pescadero Watershed; and 4) Design Approval.

[PLN140731, Albert Jr. and Lisa Marie Plain TRS, 3272 17 Mile Drive, Pebble Beach , Del Monte Forest Land Use Plan (APN: 008-393-003-000)]

The Plain application (PLN140731) came on for public hearing before the Monterey County Zoning Administrator on February 12, 2015. 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 a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a 441 square foot second floor addition to existing 7,207 square foot two-story single family residence; 2) a Coastal Administrative Permit for a new 498 square foot detached garage with a 498 square foot accessory dwelling unit over the garage; 3) a Coastal Development Permit to modify the nonconforming impervious coverage in the Pescadero Watershed; and 4) Design Approval.

   EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140731.

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 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan
- Monterey County Coastal Implementation Plan Part 5;
- Monterey County Zoning Ordinance (Title 20);

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 3272 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-393-003-000), Del Monte Forest Land Use Plan. The parcel is zoned "LDR/1.5-D (CZ)" [Low Density Residential/1.5 acres per unit-Design Control District (Coastal Zone)], which allows for residential development. The proposed project includes additions to the existing two-story, single family dwelling, the construction of a new garage and a new accessory dwelling unit over the garage. Policy 76 (DMFLUP) encourages accessory dwelling units as an appropriate means of providing affordable housing. Therefore, the project is an allowed land use for this site.

c) Design Approval Pursuant to Chapter 20.44, Design Control Zoning Districts, zoning for the project requires design review of structures to assure protection of the public viewshed, neighborhood character, and to assure visual integrity. The addition to the upper level of the existing structure includes a new pitch roof and new seam copper roofing materials. The new garage and accessory dwelling unit will match the existing single family dwelling consisting of tan stucco with Carmel stone veneer materials. Colors and materials are consistent with the neighborhood character.

d) The project planner conducted a site inspection on February 5, 2015 to verify that the project on the subject parcel conforms to the plans listed above.

e) The proposed project does not include any development on slopes exceeding 30%, there is no Environmentally Sensitive Habitat Areas (ESHA) located on the site, and the parcel is not located within a public viewshed. There is one Oak tree (10" in diameter) that will be relocated on the site in order to replace the existing retaining wall. An archaeological report, prepared by Archaeological Consulting, concluded that the project area does not contain surface or subsurface evidence of potentially significant cultural resources, therefore, a standard condition for negative reports has been added as a condition of approval (Condition #3). The proposed project is consistent with site development standards of Section 20.14.060 regarding parking, setbacks and building height requirements.

f) On November 6, 2014, the Del Monte Forest Land Use Advisory Committee recommended (6-0 vote) to approve the project as presented. However, one of the LUAC members commented that it would be ideal if the total lot coverage complied with the Pescadero Watershed limit of 9000 square feet.

g) The project is located within the Pescadero Watershed. Pursuant to 20.147.030.A (b), Impervious surface (structural and site improvements) coverage for residential development is limited to a maximum of 9,000 square feet. The existing parcel has nonconforming impervious surface coverage totaling 18,538 square feet. The project reduces structural and site improvement coverage to 10,439 square feet which is still nonconforming by 1,439 square feet. The project is consistent with site development standards regarding structural lot coverage of 15% and floor area ratio of 17.5% as required in Section 20.14.060. The Coastal Development Permit is required to allow modification to impervious surfaces in relation to the legal nonconforming Pescadero Watershed limitations. (*See Finding #7)*

h) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140731.

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, RMA - Environmental Services, Pebble Beach Community Services District, RMA - 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) The following reports have been prepared for the proposal:
- "Preliminary Archaeological Assessment" (LIB140390) prepared by Archaeological Consulting, Salinas CA, dated October 23, 2014;
- "Tree Resource Assessment" (LIB140391) prepared by Frank Ono, Pacific Grove, CA, September 24, 2014;
- "Geotechnical Report" (LIB150049) prepared by Grice Engineering, Salinas, CA, October 2014.

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.

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, RMA – Environmental Services, Pebble Beach Community Services District, RMA- 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 facilities will be provided by Cal Am for water service and the Pebble Beach Community Services District for sewer service. Service connections are existing for the single family dwelling and confirmation from Pebble Beach Community Service has been received for new service connection for the accessory dwelling unit.

c) See Preceding Findings #1, #2, and #3 and supporting evidences regarding consistency and suitability of the project.

d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN140731.

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 and Building Services Department records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on February 5, 2015 and researched County records to assess if any violation exists on the subject property. No violations were discovered.

c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140731.

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, categorically exempts the construction and location of limited numbers of new small structures, such a second dwelling unit in a residential zone (a) and accessory structures including garages (e).

b) The project proposes additions to an existing single family dwelling, the construction of a new garage with an accessory dwelling unit above. There are no adverse environmental resources that would be affected by the replacement of the existing single family dwelling.

c) No adverse environmental effects were identified during staff review of the development application during a site visit on February 5, 2015.

d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not contain any historical resources, is not located within a scenic highway, is not located near any hazardous waste sites and will not have any cumulative impacts.

e) See Preceding Findings #1, #2, #3, #4, and #5 and supporting evidence for CEQA determination.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140731.

7. **FINDING:** **SITE COVERAGE (DEL MONTE FOREST WATERSHEDS)** – The project limits structural and impervious surface coverage in order to reduce runoff within the Pescadero, Seal Rock Creek, and Sawmill Gulch Watersheds and some smaller unnamed watersheds that drain into the Carmel Bay Area of Special Biological Significance (ASBS).

EVIDENCE:

a) The Del Monte Forest Coastal Implementation Plan –Part 5 limits development of parcels within the Pescadero Watershed to a maximum site coverage of 9,000 square feet. Pursuant to Section 20.147.030.A.1.b of the Del Monte Forest Coastal Implementation Plan - Part 5, Impervious surface (structural and site improvements) coverage for residential development shall be limited to a maximum of 9,000 square feet.

b) The project is located within the Pescadero Watershed. Pursuant to 20.147.030.A (b), Impervious surface (structural and site improvements) coverage for residential development is limited to a maximum of 9,000 square feet. The existing parcel has nonconforming impervious surface coverage totaling 18,538 square feet. The project reduces structural and site improvement coverage to 10,439 square feet which is still nonconforming by 1,439 square feet. The project is consistent with site development standards regarding structural lot coverage of 15% and floor area ratio of 17.5% as required in Section 20.14.060. The Coastal Development Permit is required to allow modification to impervious surfaces in relation to the legal nonconforming Pescadero Watershed limitations. A Condition of approval will require proof of pervious materials (40% pass through) for the proposed driveways (Condition #5)

c) Only that amount of site disturbance (i.e. grading, clearing of vegetation) necessary for the project footprint, adequate driveway and any required landscaping shall be allowed for project construction. The additions to the existing single family dwelling are located on the upper level and will not require land disturbance. The accessory dwelling unit will be located above the garage which reduces to a minimum disturbance of new construction.

d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140731.

8. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE:

a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan can be demonstrated.

b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 16 in the Del Monte Forest Land Use Plan).

c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

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 PLN140731.

9. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission/Board of Supervisors and the California Coastal Commission

EVIDENCE:

a) Section 20.86.030 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

b) Section 20.86.080.A.3 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project includes conditional uses in the underlying zone (Coastal Development Permits). A Coastal Development Permit is required to maintain legal nonconforming Pescadero Watershed limitations.

DECISION

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

1. Find the project Categorically Exempt per Section 15303 (a) and (e) of the CEQA Guidelines; and;
2. Approve Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a 441 square foot second floor addition to existing 7,207 square foot two-story single family residence; 2) a Coastal Administrative Permit for a new 498 square foot detached garage with a 498 square foot accessory dwelling unit over the garage; 3) a Coastal Development Permit to modify the nonconforming impervious coverage in the Pescadero Watershed; and 4) Design Approval, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 12th day of February, 2014 upon motion of:

_____

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION,

CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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 Monterey County RMA-Planning and RMA-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. 5-14-2014

Monterey County RMA Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN140731

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN140731) consists of: 1) a Coastal Administrative Permit to allow a 441 square foot second floor addition to existing 7,207 square foot two-story single family residence; 2) a Coastal Administrative Permit for a new 498 square foot detached garage with a 498 square foot accessory dwelling unit over the garage; 3) a Coastal Development Permit to modify the nonconforming impervious coverage in the Pescadero Watershed; and 4) Design Approval. 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: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit was approved by the Zoning Administrator for Assessor's Parcel Number 008-393-003-000 on February 12, 2015. The permit was granted subject to 13 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. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

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. Monterey County RMA - Planning 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)

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 Monterey County RMA - Planning 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.

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

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 .

5. SPPD001 -PERVIOUS SURFACE REQUIREMENTS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to Section 20.147.030.A.1.b of the Del Monte Forest Coastal Implementation Plan - Part 5, Impervious surface (structural and site improvements) coverage for residential development shall be limited to a maximum of 9,000 square feet. The existing parcel has nonconforming lot coverage and impervious surfaces totaling 18,538 square feet. The project proposes an additional 1,139 square feet of lot coverage; however, proposes to remove 9,238 square feet of impervious surfaces. The applicant shall show proof of using pervious materials (40% pass through) for the proposed driveways. (RMA Planning Department)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the applicant shall submit the evidence of pervious materials (brochures, etc.) required for a 40% pass through.

Prior to Final, the applicant shall install said pervious materials for final approval from the RMA Planning Department.

6. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an erosion control plan identifying the proposed methods to control runoff and erosion. The plan shall include the location and details for all selected erosion control measures. The erosion control plan may be incorporated into other required plans provided it is clearly identified. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an erosion control plan to RMA-Environmental Services for review and approval.

7. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project geotechnical/engineering geology report. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

8. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the recommendations from a project geotechnical report prepared by a licensed geotechnical engineer. The grading plan shall be stamped by a licensed geotechnical engineer. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a grading plan and geotechnical/engineering geology report to RMA-Environmental Services for review and approval.

9. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services, during active construction, to review the maintenance and effectiveness of BMPs installed, as well as, to verify that pollutants of concern are not discharged into receiving water bodies. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, The applicant shall schedule an inspection with RMA-Environmental Services.

10. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

11. INSPECTION-PRIOR TO LAND DISTURBANCE (DURING THE RAINY SEASON)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance during the rainy season (October 15 – April 15), the owner/applicant shall schedule an inspection with RMA-Environmental Services.

12. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee
(RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the
parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the DPW.

13. 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.

MINUTES
Del Monte Forest Land Use Advisory Committee
Thursday, November 6, 2014

1. **Meeting called to order by** Joella Szabo at 3:07 pm

2. **Roll Call**

Members Present: June Stock, Kim Career, Sandy Getzen, Joella Szabo, Rick Verbanec, Lori Lietzke (6)

Members Absent: Rod Dewar (1)

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3. **Approval of Minutes:**

A. October 16, 2014 minutes

Motion: Sandy Getzen (LUAC Member's Name)

Second: Rick Verbanec (LUAC Member's Name)

Ayes: 5

Noes: 0

Absent: 1 (Dewar)

Abstain: Kim Career (did not attend meeting) 1

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

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5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

none

B) Announcements

none

7. **Meeting Adjourned:** 3:48 pm

Minutes taken by: Kimberly Career, Secretary

Action by Land Use Advisory Committee
Project Referral Sheet

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

RECEIVED
NOV 12 2014
MONTEREY COUNTY
PLANNING DEPARTMENT

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **November 6, 2014**

Project Title: COHEN FREDRICK B AND SUSAN J
File Number: PLN140742
File Type: ZA
Planner: LOPEZ
Location: 3058 WHALERS WY PEBBLE BEACH

Item continued from 10/16/14 meeting

Project Description:
Design Approval to allow the demolition of a 1,676 square foot one-story, single family dwelling, a 354 square foot detached carport, trellises, deck, and fences; and the construction of a 2,500 square foot, two-story, single family dwelling with a 521 square foot attached garage and a 348 square foot second story deck, and site improvements including a 576 square foot detached trellis, a 64 square foot detached trellis at the entry, wood fencing with a gate, and a relocated shed to meet setbacks. The colors and materials consist of: wine berry wood stain finish (windows and patio doors), white and wood (siding) brown (garage doors, entry door and trellis, eaves/fascia), and dark brown (trim). The property is located at 3058 Whalers Way, Pebble Beach (Assessor's Parcel Number 007-302-011-000), Greater Monterey Peninsula Area Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No _____
Matt Hanner, (builder)

Was a County Staff/Representative present at meeting? Liz Gonzales (Name)

PUBLIC COMMENT: none

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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)
current drawings do not reflect stairwell (north elevation);		
do not agree with Title 21, item D as interpreted by County Planning;	(21.62.040)	
LUAC would like applicant to stay within existing 20 ft. setback for stairwell;		3 ft. allowance into

ADDITIONAL LUAC COMMENTS

Stairwell design currently too close to neighbors.

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PLANNING DEPARTMENT

RECOMMENDATION:

Motion by Rick Verbanec (LUAC Member's Name)

Second by Lori Lietzke (LUAC Member's Name)

____ Support Project as proposed

X Support Project with changes with changes to the interior stairwell

____ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 5

NOES: 1 (Sandy Gretreu - project was not ready for LUAC review

ABSENT: 1 (Rod Dewar)

ABSTAIN: ~~0~~

Action by Land Use Advisory Committee
Project Referral Sheet

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

RECEIVED
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MONTEREY COUNTY
PLANNING DEPARTMENT

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **November 6, 2014**

Project Title: ALLEN TIMOTHY K & LYNN M TR
File Number: PLN140392
File Type: ZA
Planner: GONZALES
Location: 1487 PADRE LN PEBBLE BEACH
Project Description:
Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval for the construction of a 4,743 square foot, two-story single family dwelling with a 908 square foot underground basement and a 638 square foot attached garage; and 2) a Coastal Development Permit to allow the removal of five Monterey Pine trees (16", 19", 21" 24" and 29" in diameter). The property is located at 1487 Padre Lane, Pebble Beach (Assessor's Parcel Number 008-441-009-000), Del Monte Forest Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No _____
John Mandurrago (designer)

Was a County Staff/Representative present at meeting? Liz Gonzales (Name)

PUBLIC COMMENT: none

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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

RECEIVED
NOV 12 2014
MONTEREY COUNTY
PLANNING DEPARTMENT

RECOMMENDATION:

Motion by Rick Verbanec (LUAC Member's Name)

Second by Joella Szabo (LUAC Member's Name)

K Support Project as proposed

_____ Support Project with changes

_____ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 6

NOES: 0

ABSENT: 1 (Dewan)

ABSTAIN: 0

Action by Land Use Advisory Committee
Project Referral Sheet

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

RECEIVED
NOV 12 2014
MONTEREY COUNTY
PLANNING DEPARTMENT

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **November 6, 2014**

Project Title: PLAIN HENRY ALBERT JR & LISA MARIE TRS
File Number: PLN140731
File Type: ZA
Planner: GONZALES
Location: 3272 17 MILE DR PEBBLE BEACH
Project Description:
Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a 441 square foot second floor addition to existing 7,207 square foot two-story single family residence to include a new pitched roof; 2) a Coastal Administrative Permit for a new 498 square foot detached garage with a 498 square foot accessory dwelling unit over the garage; 3) a Coastal Development Permit to exceed continued legal nonconforming Pescadero Watershed coverage; and 4) Design Approval. The property is located at 3272 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-393-003-000), Del Monte Forest Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No _____
Jun Sillano and Cerisa Skinner (I.D.G.)

Was a County Staff/Representative present at meeting? Liz Gonzales (Name)

PUBLIC COMMENT: none

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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

LUAC member Lori Lietzke commented it would be ideal if total lot coverage comply with the ~~FAR~~ for Pescadero watershed. Limit of 9,000 SF.

RECEIVED
NOV 12 2014
MONTEREY COUNTY
PLANNING DEPARTMENT

RECOMMENDATION:

Motion by June Stock (LUAC Member's Name)

Second by Rick Verhaniec (LUAC Member's Name)

X Support Project as proposed

____ Support Project with changes

____ Continue the Item

Reason for Continuance: _____

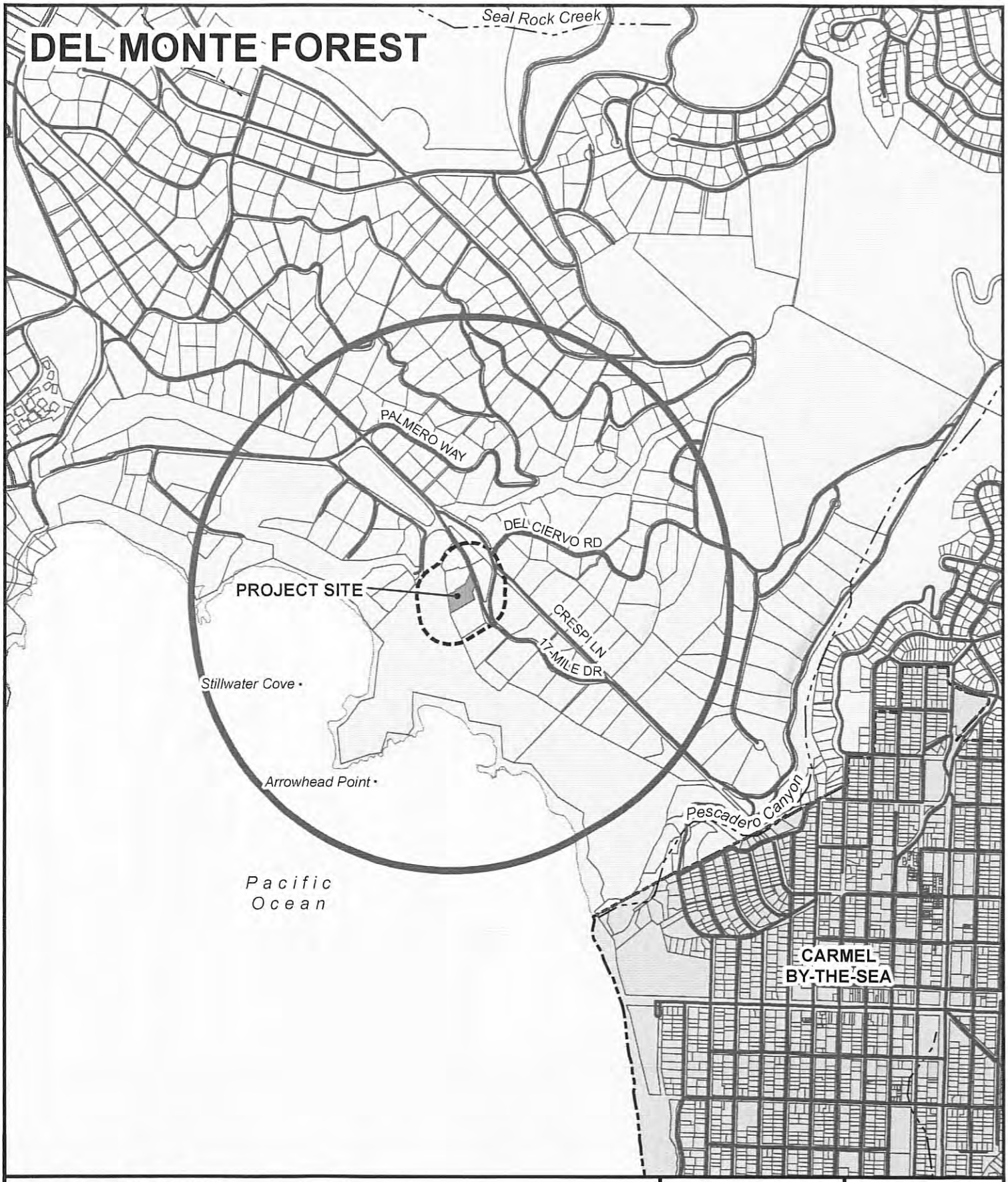
Continued to what date: _____

AYES: 6

NOES: 0

ABSENT: 1 (Dewalt)

ABSTAIN: 0



APPLICANT: PLAIN

APN: 008-393-003-000 **FILE #** PLN140731

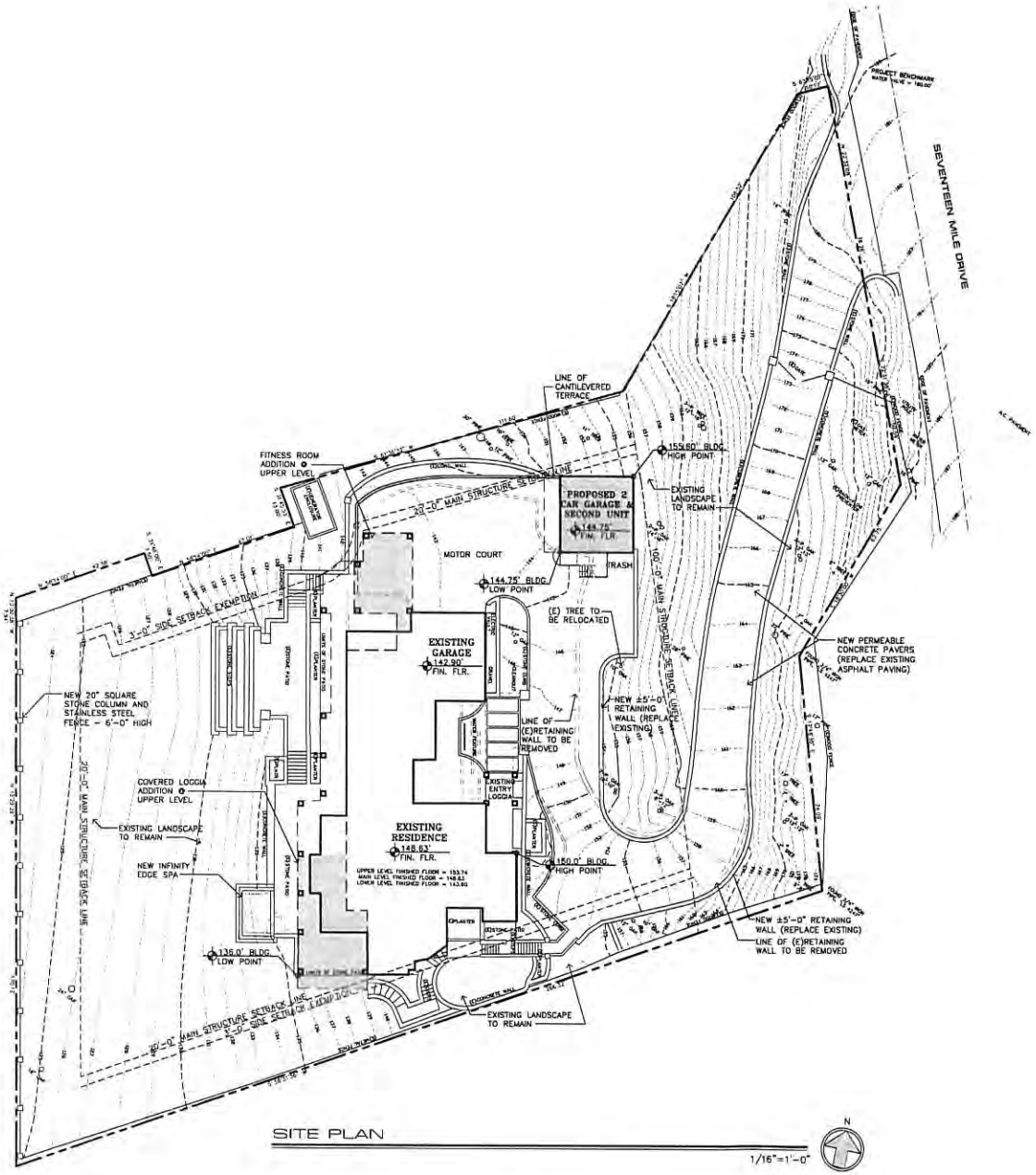
2500' Limit | 300' Limit | Water | City Limits

N

0 1,000 Feet

MONTEREY COUNTY CALIFORNIA 1850

PLANNER: GONZALES



SITE PLAN

1/16"=1'-0"

N

PLANNING INFO.

- PROPERTY OWNER:
  HENRY AND LISA PLAIN
  P.O. BOX 1095
  PEBBLE BEACH, CA 93953-1095
  PH. (650) 255-3303
- PROJECT ADDRESS:
  3372 17 MILE DRIVE
  PEBBLE BEACH, CA 93953
- PROJECT SCOPE:
  NEW PITCHED ROOF OVER EXISTING, 2 STORY RESIDENCE. UPPER LEVEL FITNESS ROOM ADDITION. DETACHED GARAGE & SECOND UNIT. REPLACE DRIVEWAY WITH PERMEABLE PAVERS, MODIFY SITE WALLS; NEW COVERED LOGGIA AT UPPER LEVEL.
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 008-393-003
- LEGAL DESC.: LOT: 2A BLOCK: 129
- ZONE: LDR/1.5-D(CZ)
- STORIES: 2
- MAX BLDG. HT: 30 FT
- GRADING: 280 CY
- TREE REMOVAL: 1 RELOCATED
- TOPOGRAPHY: SLOPING
- PROJECT CODE COMPLIANCE:
  2013 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE, & CALIFORNIA ENERGY CODE
- ENERGY METHOD: MICROPAS V8.1, ENERGY PRO 5.0
- LOT AREA: 49,431 S.F. (1.13 Ac.)
- LOT COVERAGE CALCULATIONS:

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
BUILDINGS	4,747	996	47	5,696
TERRACES 24" OR MORE ABOVE GRADE	1,588	143	0	1,711
TOTAL	6,315	1,139	47	7,407

- LOT COVERAGE ALLOWED: 7,415 SF (15%)
- LOT COVERAGE PROPOSED: 7,407 SF (14.98%)
- F.A.R. CALCULATIONS

MAIN BUILDING	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN LEVEL	4,310	0	0	4,310
UPPER LEVEL	2,897	441	0	3,338
NEW GARAGE	0	498	0	498
SECOND UNIT	0	498	0	498
TOTAL	7,207	1,437	0	8,644

- F.A.R. ALLOWED: 8,650 SF (17.5%)
- F.A.R. PROPOSED: 8,644 SF (17.48%)
- PESCADERO COVERAGE LIMITATIONS
  STRUCTURAL 5,000 S.F.
  IMPERVIOUS 4,000 S.F.

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
BUILDINGS	4,747	996	47	5,696
DRIVEWAYS	9,191	0	9,191	0
TERRACES/WALKWAYS (INCL. GENERATOR PAD)	4,600	143	0	4,743
TOTAL	18,538	1,139	9,238	10,439

VICINITY MAP

N.T.S.

PROJECT LOCATION

JUN A. SILLANO, AIA
IDG
ARCHITECTURE & PLANNING & INTERIOR DESIGN
JOHN E. MATTHAMS
721 LIGHTHOUSE AVE
PACIFIC GROVE CA
93950
PH. (831) 649-1251
FAX (831) 649-1290
EMAIL jemag@jemag.com
WEB www.jemag.com

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STAMPS:

PROJECT/CLIENT:

PLAIN RESIDENCE

PROJECT ADDRESS:

3372 17 MILE DR.
PEBBLE BEACH, CA
93953

APN: 008-393-003

DATE: OCTOBER 22, 2014
PLANNING SUBMITTAL

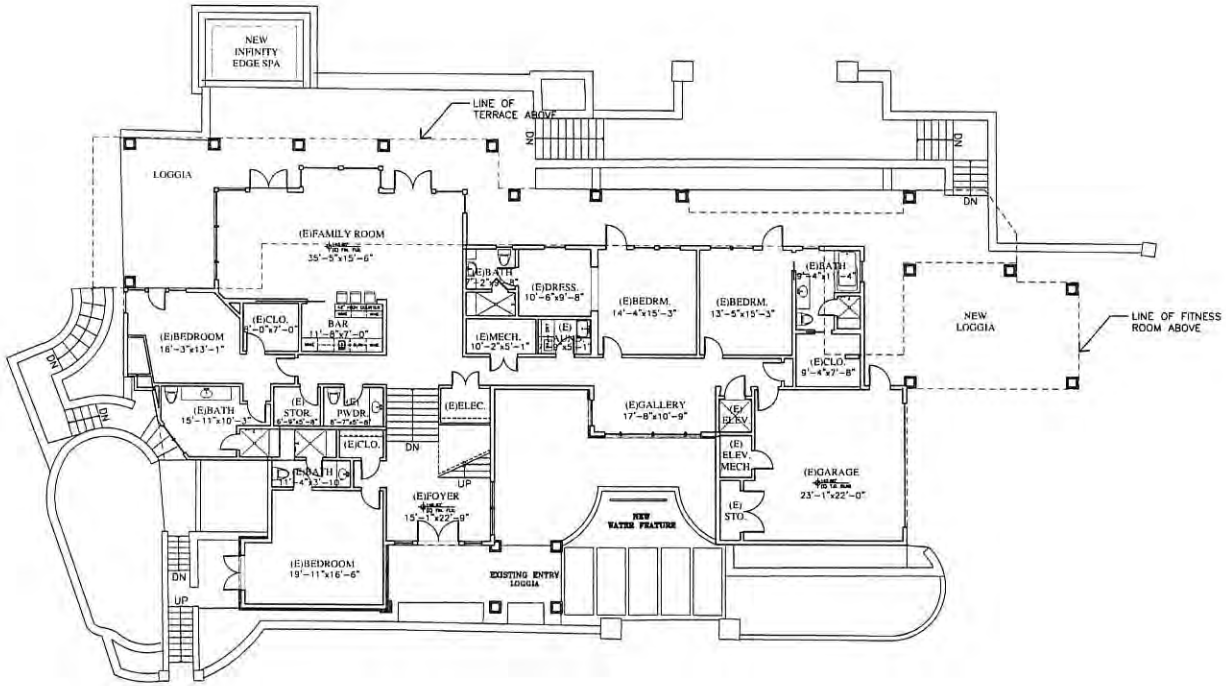
REVISIONS:

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

SITE PLAN

SHEET NO.

A1.0



PROPOSED MAIN LEVEL PLAN

1/8"=1'-0"

N

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

JUN A. SILLANO, AIA

IDG

JOHN E. MATTHAMS

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WEB www.jemidg.com

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STAMPS:

PROJECT/CLIENT:

PLAIN RESIDENCE

PROJECT ADDRESS:

3372 17 MILE DR.
PEBBLE BEACH, CA
93953

APN 008 191 001

DATE: OCTOBER 22, 2014
PLANNING SUBMITTAL

REVISIONS:

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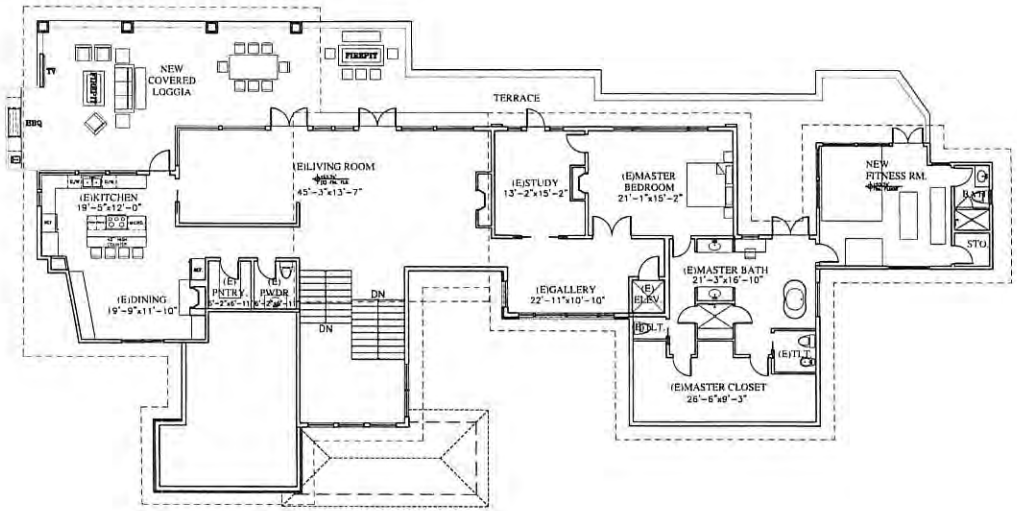
FLOOR PLAN
MAIN LEVEL

SHEET NO.

A2.0



PROPOSED UPPER LEVEL PLAN

1/8"=1'-0"

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

JUN A. SILLANO, AIA

IDG

ARCHITECTURE & PLANNING & INTERIOR DESIGN

JOHN E. MATTHAMS

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STAMPS:

PROJECT/CLIENT:

PLAIN
RESIDENCE

PROJECT ADDRESS:

3372 17 MILE DR.
PEBBLE BEACH, CA
93953

APN: 008-393-005

DATE: OCTOBER 22, 2014
PLANNING SUBMITTAL

REVISIONS:

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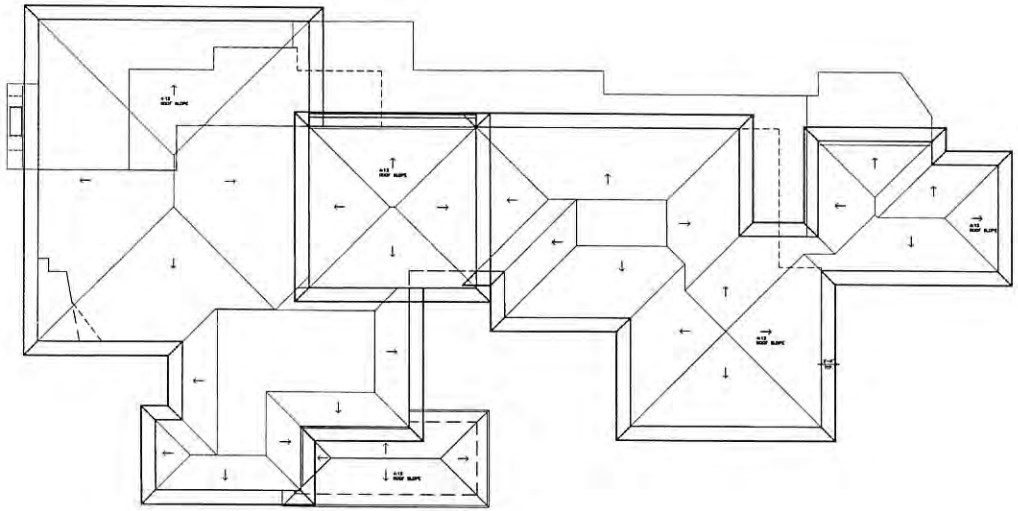
FLOOR PLAN
UPPER LEVEL

SHEET NO:

A3.0



PROPOSED ROOF LEVEL PLAN

1/8"=1'-0"

JUN A. SILLANO, AIA

IDG

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STAMPS:

PROJECT/CLIENT:

PLAIN
RESIDENCE

PROJECT ADDRESS:

3372 17 MILE DR.
PEBBLE BEACH, CA
93953

APN: 008-393-003

DATE: OCTOBER 22, 2014
PLANNING SUBMITTAL

REVISIONS:

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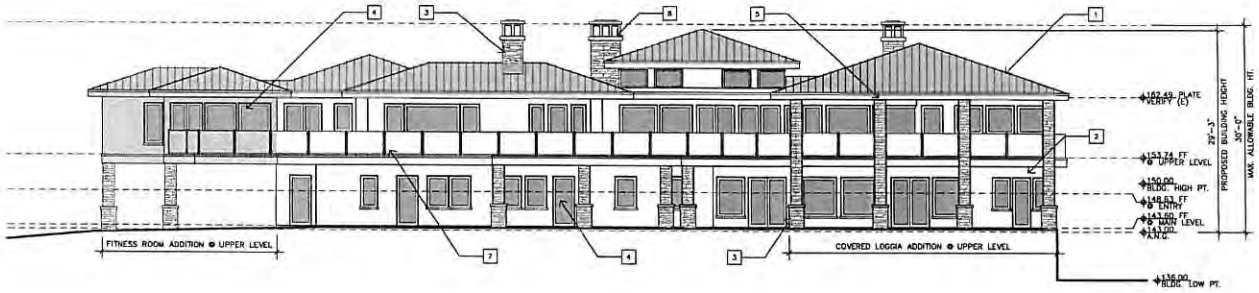
ROOF PLAN

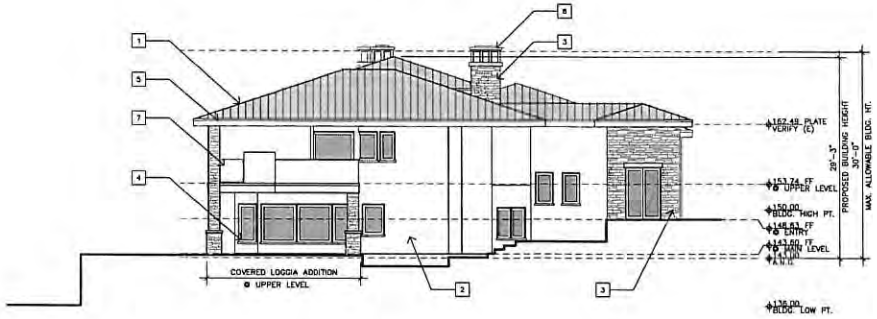
SHEET NO.

A5.0



PROPOSED WEST ELEVATION

1/8"=1'-0"



PROPOSED SOUTH ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1	STANDING SEAM COPPER ROOFING
2	EXTERIOR STUCCO – TO MATCH (E)
3	RANDOM STONE VENEER – TO MATCH (E)
4	METAL CLAD EXTERIOR DOORS AND WINDOWS – TO MATCH (E)
5	COPPER GUTTER AND DOWNSPOUT
6	CUT STONE AND CHIMNEY CAP
7	BRONZE AND GLASS RAILING

JUN A. SILLANO, AIA
IDG
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STAMPS:

PROJECT/CLIENT:

PLAIN RESIDENCE

PROJECT ADDRESS:

3372 17 MILE DR.
PEBBLE BEACH, CA
93953

APN: 008-393-003

DATE: OCTOBER 22, 2014
PLANNING SUBMITTAL

REVISIONS:

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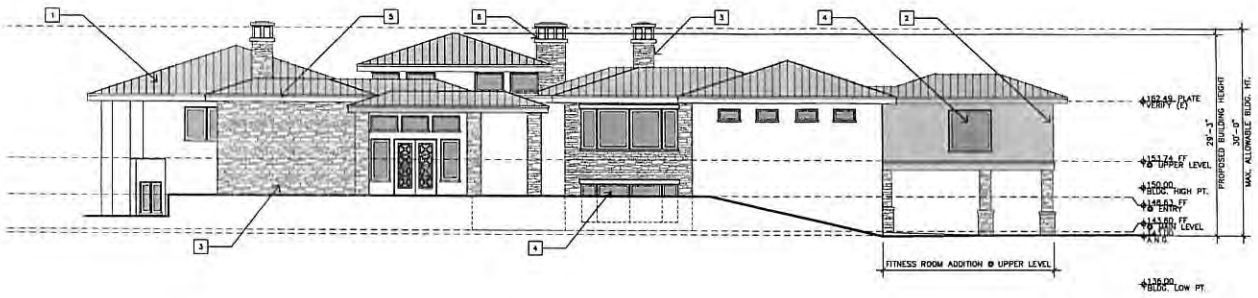
EXTERIOR ELEVATIONS

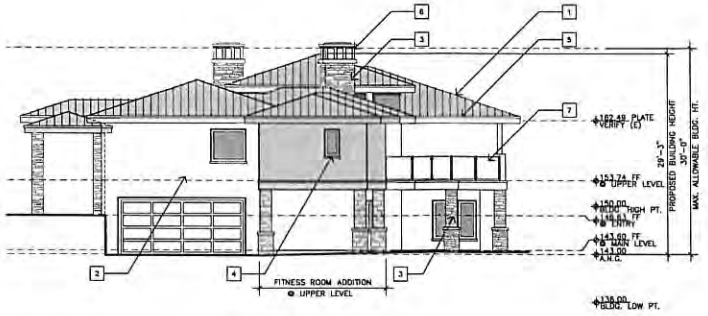
SHEET NO.

A6.0



PROPOSED EAST ELEVATION

1/8"=1'-0"



PROPOSED NORTH ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1	STANDING SEAM COPPER ROOFING
2	EXTERIOR STUCCO – TO MATCH (E)
3	RANDOM STONE VENEER – TO MATCH (E)
4	METAL CLAD EXTERIOR DOORS AND WINDOWS – TO MATCH (E)
5	COPPER GUTTER AND DOWNSPOUT
6	CUT STONE AND CHIMNEY CAP
7	BRONZE AND GLASS RAILING

JUN A. SILLANO, AIA

IDG

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STAMPS:

PROJECT/CLIENT:

PLAIN
RESIDENCE

PROJECT ADDRESS:

3372 17 MILE DR.
PEBBLE BEACH, CA
93953

APN: 008-393-003

DATE: OCTOBER 22, 2014
PLANNING SUBMITTAL

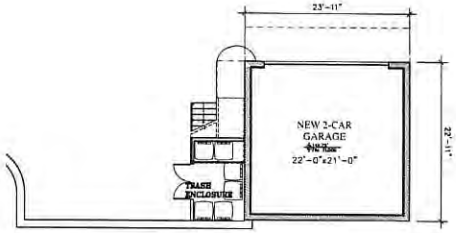
REVISIONS:

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

EXTERIOR
ELEVATIONS

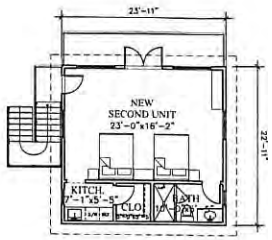
SHEET NO.

A6.1



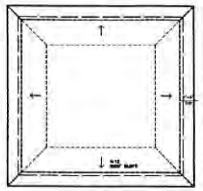
MAIN LEVEL PLAN

1/8"=1'-0"



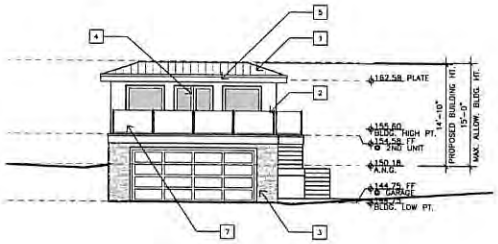
UPPER LEVEL PLAN

1/8"=1'-0"



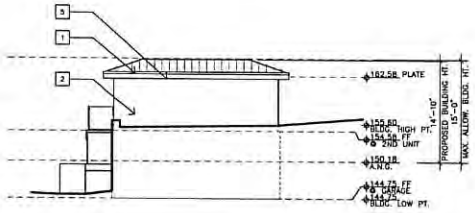
ROOF PLAN

1/8"=1'-0"



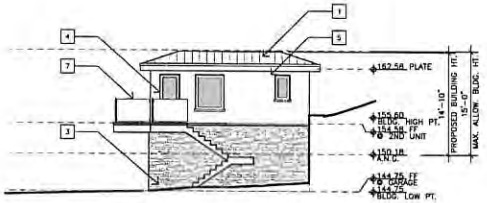
WEST ELEVATION

1/8"=1'-0"



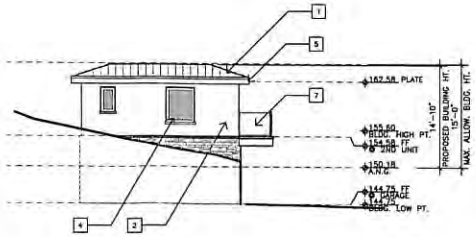
EAST ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"



NORTH ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1. STANDING SEAM COPPER ROOFING
2. EXTERIOR STUCCO – TO MATCH (E)
3. RANDOM STONE VENEER – TO MATCH (E)
4. METAL CLAD EXTERIOR DOORS AND WINDOWS – TO MATCH (E)
5. COPPER GUTTER AND DOWNSPOUT
6. CUT STONE AND CHIMNEY CAP
7. BRONZE AND GLASS RAILING

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

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STAMPS:

PROJECT/CLIENT:

PLAIN RESIDENCE

PROJECT ADDRESS:

3372 17 MILE DR.
PEBBLE BEACH, CA
93953

APN: 008-394-002

DATE: OCTOBER 22, 2014
PLANNING SUBMITTAL

REVISIONS:

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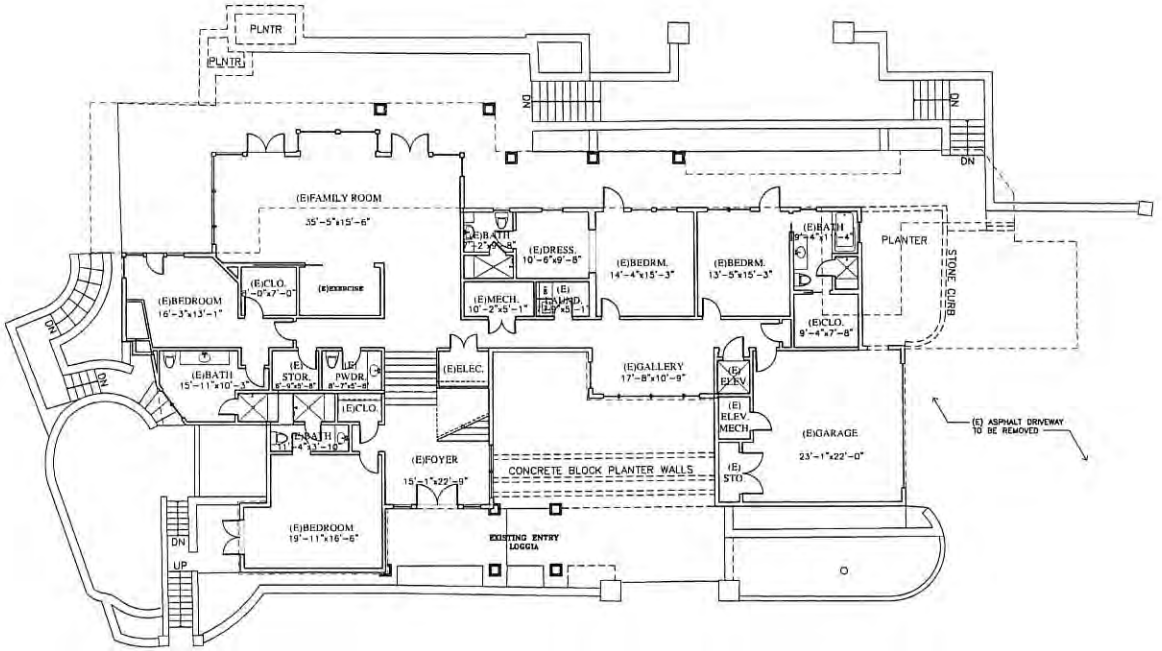
GARAGE PLANS AND ELEVATIONS

SHEET NO.

A6.2



EXISTING MAIN LEVEL PLAN

1/8"=1'-0"

N

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

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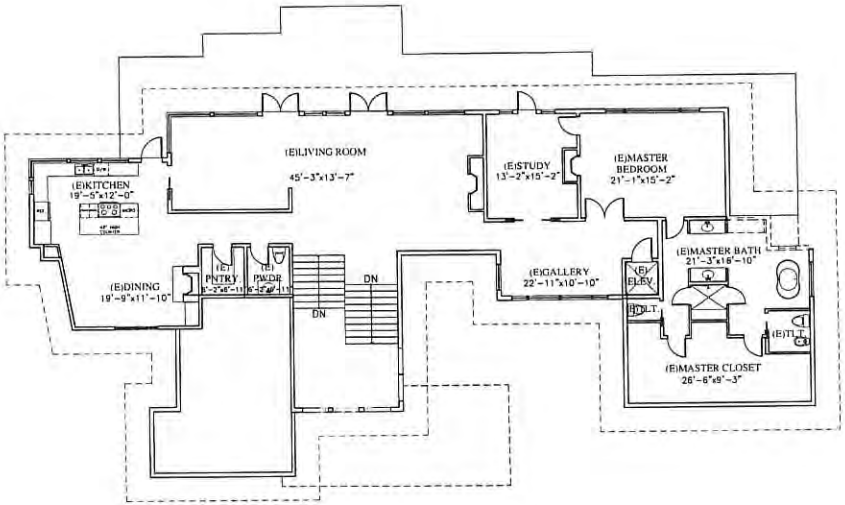
DEMO PLAN
MAIN LEVEL

SHEET NO.

D1.0



EXISTING UPPER LEVEL PLAN

1/8"=1'-0"

N

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

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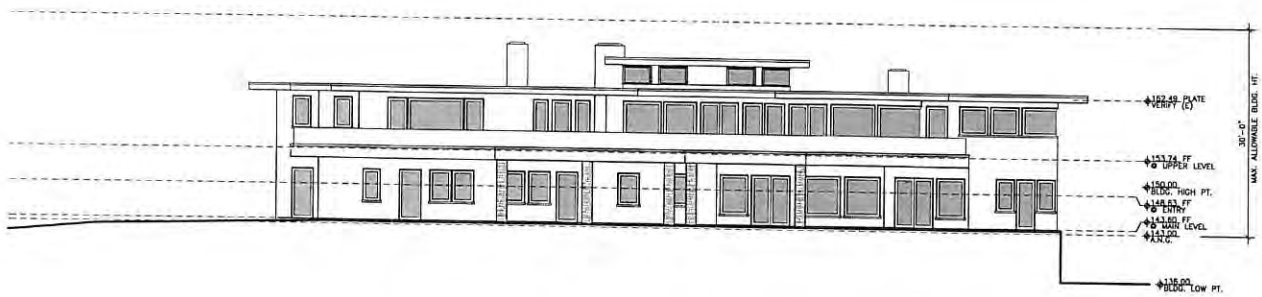
DEMO PLAN
UPPER LEVEL

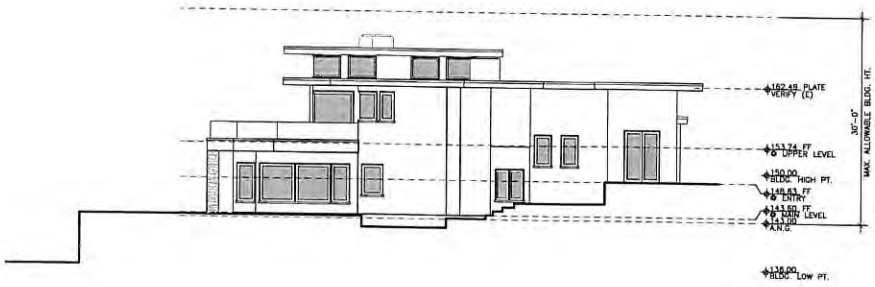
SHEET NO.

D2.0



EXISTING WEST ELEVATION

1/8"=1'-0"



EXISTING SOUTH ELEVATION

1/8"=1'-0"

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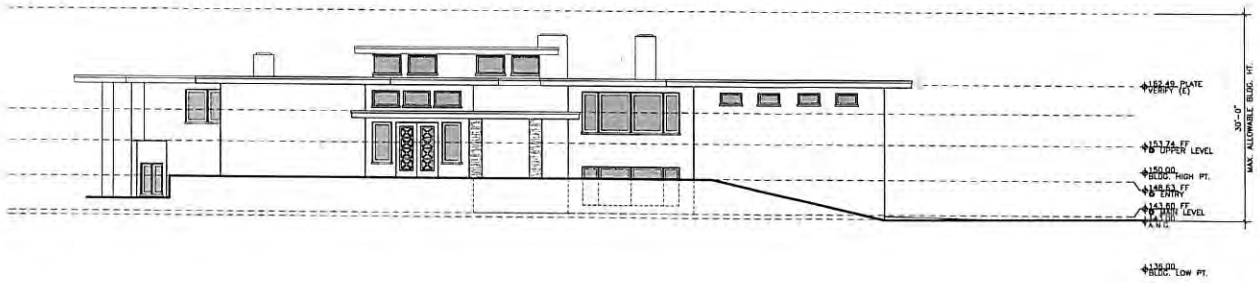
EXISTING EXT.
ELEVATIONS

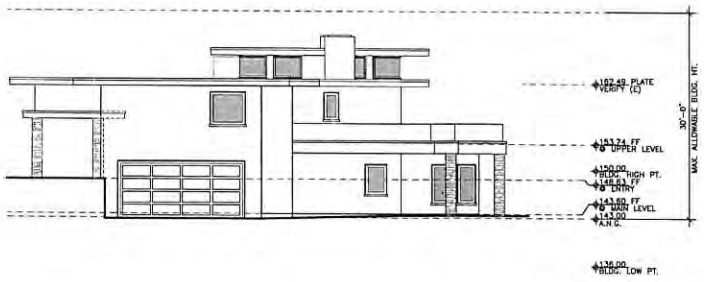
SHEET NO.

D6.0



EXISTING EAST ELEVATION

1/8"=1'-0"



EXISTING NORTH ELEVATION

1/8"=1'-0"

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EXISTING EXT.
ELEVATIONS

SHEET NO.

D6.1