



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET - 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX (831) 454-2131 TDD (831) 454-2123

**TOM BURNS, PLANNING DIRECTOR**

March 15, 2006

**Agenda Date: March 22, 2006**

Planning Commission  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060

**Subject: Design Resubmittal**  
Application: 05-0582 (Mar Serreno, LLC)  
Applicant: Thacher and Thompson

Members of the Commission:

On February 8, 2006, your Commission initially heard the above application, a proposal to modify the grading plans and architectural designs for Lots 2 through 6 of the Mar Sereno subdivision. The staff report for that agenda is included as Attachment 2. The application required an amendment to Subdivision Permit 99-0801, approved by the Board of Supervisors on January 29, 2002. As part of the redesign, the size of some of the homes increased from what had originally been approved by the Board. Your Commission continued the item until the February 22 agenda for a redesign of the homes to be consistent with the original house sizes approved. The minutes from the February 22 agenda are included as Attachment 1.

On February 22, 2006, the applicant requested an additional continuance in order to meet with the neighbors, who had been consulted previously about the revised house plans. The public hearing was continued until today's agenda.

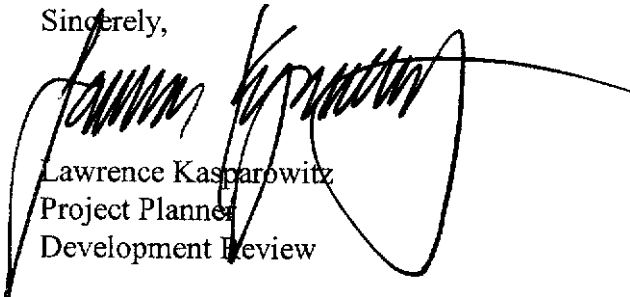
The applicant and owner then met with the neighbors. The outcome of the meeting (as indicated by the applicant) was that the designs submitted to the Commission on February 8, are acceptable to the neighbors. Based on this input, the owner is requesting that your Commission reconsider those designs.

Given your Commission's action and the applicant's response, staff is left in an awkward situation and needs additional guidance from your Commission. Because several of the Commissioners did raise concerns about the increase in the house sizes, staff is recommending three alternative ways to proceed:

1. Direct the applicant to reduce the size of the homes and **CONTINUE** the public hearing for Application Number **05-0582** to a future date, pending receipt of the new information for review by County staff, and direct staff to re-notice the public hearing, or

2. **APPROVE** Application **05-0582**, based on the findings and conditions of approval contained in the February 8 staff report (Attachment 2), or.
3. Direct staff to return with findings for denial and **CONTINUE** the public hearing for Application Number **05-0582** to April 12,2006. Should your Commission choose this option, staff requests direction as to appropriate findings for denial.

Sincerely,



Lawrence Kasparowitz  
Project Planner  
Development Review

Attachments:

1. Planning Commission minutes of February 8,2006
2. Planning Commission staff report of February 8,2006.



## County of Santa Cruz Planning Commission Minutes

Planning Department, 701 Ocean Street, Suite 400, Santa Cruz, CA 95060

Meeting Date : Wednesday, February 08, 2006 9:00 AM

Location : Board of Supervisors Chambers, Room 525  
County Government Center  
701 Ocean Street  
Santa Cruz, CA 95060

### VOTING KEY

**Commissioners:** Chair: Osmer, ViceChair: Holbert, Shepherd, Durkee, Bremner  
**Alternate Commissioners:** Hummel, Britton, Hancock. Messer, Gonzalez

### REGULAR AGENDA ITEMS

1. Roll Call

Commissioners present were Durkee, Vice Chair Holbert, Chair Osmer, and Shepherd.  
Commissioner Hancock sat in for Durkee on Item 9.  
Commissioner Bremner was absent due to illness.

2. Planning Director's Report

3. County Counsel Report

4. Additions and Corrections to Agenda

5. Oral Communications

Planning Commissions will hear brief (5- minute maximum) statements regarding items not on this agenda.

### CONSENT ITEMS

6. APPROVAL OF MINUTES

To approve the minutes of the January 25, 2006 Planning Commission meeting as submitted by the Planning Department.

Approved minutes with the date amended to reflect the hearing occurred on January 25, 2006. Osmer made the motion and Durkee seconded. Voice vote carried 4-0, with ayes from Durkee, Holbert, Osmer, and Shepherd.

6.1 05-0406  
(S): 051-701-13

45 CUTTER DR., WATSONVILLE

APN

Consider findings for denial on a proposal to construct a garage with a boathouse below, an attached bath, and recognize an existing sheetpile wall. Requires a Residential Development Permit to increase the maximum 1000 square foot size limitation for nonhabitable accessory structures and to maintain a bath within a detached accessory structure and Riparian Exception. Property located on the west side of a 20 foot right of way, about 200 feet north from Cutter Drive at 45 Cutter Drive in Watsonville.

APPELLANT: RICHARD YANDO, ETAL

APPLICANT: RON GORDON

OWNER: JOSEPH AND DOMITILA GUERRERO

SUPERVISORIAL DISTRICT: 4

PROJECT PLANNER: JOAN VAN DER HOEVEN, 454-5174  
 EMAIL: [pln140@co.santa-cruz.ca.us](mailto:pln140@co.santa-cruz.ca.us)

*Continued to February 22, 2006 in order to have five Commissioners for the vote. Osmer made the motion and Durkee seconded. Voice vote carried 4-0, with ayes from Durkee, Holbert, Osmer, and Shepherd.*

### CONTINUED ITEMS

7.  **04-0294 (\*\*)** **3911 PORTOLA DRIVE, SANTA CRUZ** **APN**  
**(S): 032-051-36**

Proposal to remove two structures and to construct an approx. 25,500 square foot mixed-use building: containing one retail/office condominium on the lower level and one office condominium and 17 residential condominium units at the upper level with common area including parking and landscaping. Requires a Commercial Development Permit, a Coastal Development Permit, a Subdivision, a Master Occupancy Program, and a Variance to reduce the required 30 foot rear setback to the residential carports to approximately 5 feet. Property located on the north side of Portola Drive about 150 feet west of 41st Avenue, at 3911 Portola Drive.


OWNEWAPPLICANT: ABBAS HAGHSHEENAS

SUPERVISORIAL DISTRICT: 1

PROJECT PLANNER: LARRY KASPAROWITZ, 454-2676

EMAIL: [pln795@co.santa-cruz.ca.us](mailto:pln795@co.santa-cruz.ca.us)

*Approved application with amended conditions to include the addition that parking and circulation areas shall be surfaced as shown on the approved exhibit A (II.D.11). Holbert made the motion and Shepherd seconded. Voice vote carried 4-0, with ayes from Durkee, Holbert, Osmer, and Shepherd.*

8.  **04-0176** **1815 CHANTICLEER AVENUE, SANTA CRUZ**  
**APN(S): 029-101-03**

Proposal to divide a parcel into four single-family lots, to construct a two-story single-family home on each new lot and a one-story, 17-foot high detached accessory structure (garage with habitable accessory structure) on proposed Lot 3, and to reduce the required right-of-way and road width from 56 feet and 36 feet to 41 feet and 32 feet respectively, to reduce the required corner radius from 20 feet to 12 feet on the northern corner of the new access road and Chanticleer Avenue, and to construct contiguous (not separated) sidewalks. Requires a Minor Land Division and a Roadway/Roadside Exception Permit. Property located in Live Oak on the west side of Chanticleer Avenue (1815 Chanticleer) at the intersection of Thomas Avenue.

OWNER: GARY & JUDY JONES, TRUSTEES

APPLICANT: STEPHEN GRAVES & ASSOC.


SUPERVISORIAL DISTRICT: 1

PROJECT PLANNER: CATHLEEN CARR, 454-3225

EMAIL: [pln716@co.santa-cruz.ca.us](mailto:pln716@co.santa-cruz.ca.us)

*Approved application with amended condition IV.J to require that the applicant/owner shall maintain temporary fencing with dust suppression barrier during construction. Durkee made the motion and Holbert seconded. Voice vote carried 4-0, with ayes from Durkee, Holbert, Osmer, and Shepherd.*

### SCHEDULED ITEMS

9.  **05-0582** **105, 106, 118, 128, and 142 MAR SERENO DR., APTOS**  
**APN(S): 039-061-10, -11, -12, -13, 8-14**

**ATTACHMENT 1**

Proposal to modify the grading plans and architectural designs for Lots 2 through 6 of the Mar Sereno subdivision. Requires an amendment to Subdivision 99-0801 and a preliminary grading review. Property located on the northwest corner of Soquel Drive and Haas Drive with access to the subdivision off of Haas Drive.

OWNER: MAR SERENO ESTATES, LLC

APPLICANT: THATCHER THOMPSON, ARCHITECTS

SUPERVISORIAL DIST: 2

PROJECT PLANNER: LARRY KASPAROWITZ, 454-2676

EMAIL: pln795@co.santa-cruz.ca.us

*Continued until February 22, 2006 to re-design the homes to be consistent with the original house sizes approved. Holbert made the motion and Shepherd seconded. Voice vote carried 4-0, with ayes from Hancock, Holbert, Osmer, and Shepherd.*

10. **04-0472**

**4575 DAWN LANE, SOQUEL**

**APN**

**(S): 102-221-53**

Proposal to remove 3 existing houses on one parcel and to divide the parcel into 7 new single-family lots of between 6,000 and 9,500 square feet, and seven two-story residences, and to grade about 900 cubic yards of earth. Requires a Subdivision Permit and Preliminary Grading Approval. Located at the end of Dawn Lane about 400 feet west of the intersection of Dawn Lane and Soquel-San Jose Road, at 4575 Dawn Lane, Soquel.

OWNER: LOLETA HEICHEL

APPLICANT: HAMILTON-SWIFT

SUPERVISORIAL DIST: 1

PROJECT PLANNER: CATHLEEN CARR, 454-3225

EMAIL: pln716@co.santa-cruz.ca.us

*Continued until March 8, 2006 with the public hearing open. Durkee made the motion and Holbert seconded. Voice vote carried 4-0, with ayes from Durkee, Holbert, Osmer, and Shepherd.*

11. **06-0020**

**7354 HWY 9, FELTON**

**APN**

**(S): 071-061-01**

Proposal to change the General Plan Designation from Neighborhood Commercial (C-N) to Suburban Residential (R-S) and to change the Zoning Designation from Neighborhood Commercial (C-1) to Single Family Residential (R-1-15) on a 9,192 square foot parcel located at 7354 Highway 9, Felton, which contains one single-family dwelling. Requires a General Plan Amendment and Rezoning.

Property located at the intersection of Highway 9 and Lazy Woods Road, Felton.

OWNER: VICTOR QUIROZ

APPLICANT: COUNTY OF SANTA CRUZ

SUPERVISORIAL DIST: 5

PROJECT PLANNER: FRANK BARRON, 454-2530

EMAIL: pln782@co.santa-cruz.ca.us

*Adopted resolution recommending that the Board of Supervisors approve the General Plan amendment and the rezoning. Shepherd made the motion and Durkee seconded. Voice vote carried 4-0, with ayes from Durkee, Holbert, Osmer, and Shepherd.*

12. **2005 ANNUAL GENERAL PLAN REPORT**

Public hearing to consider the County of Santa Cruz 2005 Annual General Plan Report.

OWNE/APPLICANT: COUNTY OF SANTA CRUZ

5

**ATTACHMENT 1**

SUPERVISORIAL DISTRICT: COUNTY-WIDE  
PROJECT PLANNER: GLENDA HILL, 454-3216  
EMAIL: pln610@co.santa-cruz.ca.us

***Approved staff recommendation to forward the report to the Board of Supervisors. Holbert made the motion and Durkee seconded. Voice vote carried 4-0, with ayes from Durkee, Holbert, Osmer, and Shepherd.***

---

### **APPEAL INFORMATION**

Denial or approval of any permit by the Planning Commission is appealable to the Board of Supervisors. The appeal must be filed with the required appeal fee within 14 calendar days of action by the Planning Commission. To file an appeal you must write a letter to the Board of Supervisors and include the appeal fee. For more information on appeals, please **see** the "Planning Appeals" brochure located in the Planning Department lobby, or contact the project planner.

### **APPEALS OF COASTAL PROJECTS**

(\*) This project requires a Coastal Zone Permit which is not appealable to the California Coastal Commission. It may be appealed to the Board of Supervisors; the appeal must be filed within 14 calendar days of action by the Planning Commission.

(\*\*) This project requires a Coastal Zone Permit, the approval of which is appealable to the California Coastal Commission. (Grounds for appeal are listed in the County Code Section 13.20.110) The appeal must be filed with the Coastal Commission within 10 business days of receipt by the Coastal Commission of notice of local action. Denial or approval of the Coastal Zone Permit is appealable to the Board of Supervisors; the appeal must be filed within 14 calendar days of action by the Planning Commission.

**Note regarding Public hearing items:** If any person challenges an action taken on the foregoing matter(s) in court, they may be limited to raising only those issues raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

Agenda documents may be reviewed at the Planning Department, Room 420, County Government Center, 701 Ocean Street, Santa Cruz.

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs, or activities. The Board of Supervisors chambers is located in an accessible facility. As a courtesy to those persons affected, please attend the meeting smoke and scent free. If you wish to attend this meeting and you will require special assistance in order to participate, please contact the ADA Coordinator at 454-3055 (TTD number is 454-2123 or 763-8123 from Watsonville area phones) at least 72 hours in advance of the meeting to make arrangements. As a courtesy to those persons affected, please attend the meeting smoke and scent free.

**APPLICATION NO. 05-0582**

**STAFF REPORT TO THE PLANNING COMMISSION**

**ATTACHMENT 2**

Planning Commission Staff Report of February 8, 2006



## Staff Report to the Planning Commission

Application Number: **05-0582**

**Applicant:** Thacher and Thomson, Architects

**Agenda Date:** February 8, 2006

**Owner:** Mar Sereno Estates, LLC

**Agenda Item #:** 9

**APN:** 039-061-10,11,12,13,14

**Time:** After 9:00 a.m.

**Project Description:** Proposal to modify the grading plans and architectural designs for Lots 2-6 of the Mar Sereno subdivision.

**Location:** Mar Sereno Drive, Aptos

**Supervisory District:** Third District (District Supervisor: Ellen Pirie)

**Permits Required:** Amendment to Permit 98-0801 and Preliminary Grading Approval

### Staff Recommendation:

- Approval of Application 05-0582, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

### Exhibits

- A. Project plans
- B. Findings
- C. Conditions
- D. Categorical Exemption (CEQA determination)
- E. Location map
- F. Zoning map
- G. General Plan map
- H. Discretionary Application Comments
- I. Urban Designer's Memo
- J. Reduced copies of **architectural** plans



Application # 05-0582  
APN: 039-061-10,11,12,13,14  
Owner: Mar Sereno Estates, LLC

### Parcel Information

Parcel Size: Varies – see Exhibit A  
Existing Land Use - Parcel: Vacant  
Existing Land Use - Surrounding: Residential  
Project Access: Mar Sereno Drive  
Planning Area: Aptos  
Land Use Designation: R-UVL (Urban Very Low Density Residential)  
Zone District: R-1-10 (10,000 sq. ft. min. parcel size)  
Coastal Zone: ☐ Inside ☒ Outside  
Appealable to Calif. Coastal Comm ☐ Yes ☒ No

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: N/A  
Fire Hazard: Not a mapped constraint  
Slopes: N/A  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Not a mapped resource  
Drainage: Existing drainage adequate  
Archeology: Not mapped/no physical evidence on site

### Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside  
Water Supply: Soquel Creek Water District  
Sewage Disposal: Santa Cruz County Sanitation District  
Fire District: Central Fire Protection District  
Drainage District: 6

### History

Application 99-0801 for a twelve-lot subdivision adjacent to Soquel Avenue was approved on November 28, 2001. Grading has commenced and the retaining walls have been erected. The roadway is completed. All lots (except Lot 12 which has the original house which will remain) were submitted with floor plans and elevations for single-family residences.

The grading shown on the improvement plans did not match the elevations shown on the original architectural plans, and new house designs have been submitted which more closely fit the actual grades and provide additional architectural interest.

Application #    **05-0582**  
APN:            **039-061-10,11,12,13,14**  
Owner           **Mar Sereno Estates, LLC**

## Current Application

**The** applicant has resubmitted plans for the houses on five lots in the Mar Sereno Subdivision on Soquel Avenue. The “Areas Table” on the Site Plan illustrates the existing and revised house footprints, Lot Coverage and Floor Area Ratios. All parcels have been redesigned to remain within the maximum Lot Coverage and Floor Area Ratio for this zoning district.

Most of the lot coverage percentages for the revised designs are within five percent of the ones formerly proposed (two higher and three lower). The Floor Area Ratios are similar for three of the lots, but ten percent (10%) higher on Lot 2 and fourteen percent (14%) higher on lot 3. While this approaches the 50% maximum, it does not overpower the lot and is consistent with the character of the other designs being proposed.

The current architectural plans have all been designed and referenced to the grading plan. In addition, the designs have been refined to be more compatible with each other and internally consistent. The proposed changes to the approved architectural designs comply with the requirements of the County Design Review Ordinance (13.11) and have been reviewed by the Urban Designer (see Exhibit I).

## Grading Review **and** Architectural Revisions

During construction of improvements, it was discovered that site grading was inconsistent with the originally approved improvement plans. Part of the settlement agreement between the county and the applicant was to return the grades for the subdivision to those that were approved on the Final Map. The applicant complied with this requirement as confirmed by a licensed surveyor. The original designs for the residences did not reference floor elevations, spot elevations or any coordination with the approved grading plan. The grading for the location of these revised house designs on the specific lots has reviewed by Environmental Planning and minor modifications were made (see Exhibit H), that are consistent with the improvement plans.

## Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit “B” (“Findings”) for a complete listing of findings and evidence related *to the above* discussion.

## Staff Recommendation

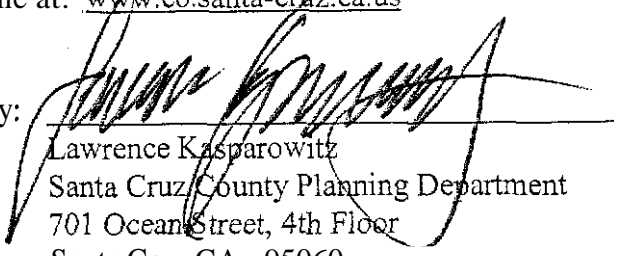
- **APPROVAL** of Application Number **05-0582**, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Application #: 05-0582  
APN: 039-061-10,11,12,13,14  
Owner: Mar Sereno Estates, LLC

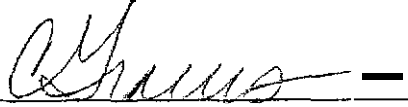
Supplementary reports and information referred to in **this** report are on **file** and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)

Report Prepared By: \_\_\_\_\_

  
Lawrence Kasparowitz  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-2676  
E-mail: [pln795@co.santa-cruz.ca.us](mailto:pln795@co.santa-cruz.ca.us)

Report Reviewed By: \_\_\_\_\_

  
Cathy Graves  
Principal Planner  
Development Review

Application #: 05-0582  
APN: 039-061-10,11,12,13,14  
Owner: Mar Sereno Estates, LLC

## Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed residences will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the residences and the conditions under which they would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-10 (10,000 sq. ft. min. parcel size) zone district in that the primary use of the property will be residential.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area,

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the Urban Very Low Density Residential (R-UVL) land use designation in the County General Plan.

The proposed residences will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meet all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the homes will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed residences are not improperly proportioned to their parcel sizes or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed residences will comply with the site standards for the R-1-10 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in structures consistent with a design that could be approved on any

Application #: 05-0582  
APN: 039-061-10,11,12,13,14  
Owner: Mar Sereno Estates, LLC

similarly sized lot in the vicinity.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed residences are to be constructed on existing, previously approved, undeveloped lots.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structures are located in a mixed neighborhood containing a variety of architectural styles, and the proposed residences are consistent with *the* land use intensity and density of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed residences will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The Urban Designer has reviewed this application in accordance with Chapter 13.11 (Exhibit I) and found the designs to be in conformance with the ordinance.

Application #: 05-0582  
APN: 039-061-10,11,12,13,14  
Owner: Mar Sereno Estates, LLC

## Conditions of Approval

Exhibit A: Architectural plans prepared by Thacher & Thompson Architects, dated May 20, 2005 with latest revisions dated 10/12/05.

- I. This permit authorizes the substitution of five single-family residential architectural designs in a previously approved subdivision. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official,
  - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
  - B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
    2. Grading, drainage, and erosion control plans.
    3. For any structure proposed to be within 2 feet of the maximum height limit for the zone district, the building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed

Application # 05-0582  
APN: 039-061-10,11,12,13,14  
Owner: Mar Sereno Estates. LLC

elevations and cross-sections and the topography of the project site that clearly depict the total height of the proposed structure.

4. Details showing compliance with fire department requirement.
  5. Landscape plans for the front yards, including planting, irrigation, walkways with fence location and design.
- C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
- D. Meet all requirements of and pay Zone 6 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
- E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer, if required.
- G. Pay the current fees for Parks and Child Care mitigation for:
- Lot 2 - three bedrooms.
  - Lot 3 – three bedrooms
  - Lot 4 – two bedrooms
  - Lot 5 – two bedrooms
  - Lot 6 – two bedrooms

Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.

*(Note: credit has been given for three bedrooms for the fee paid during the subdivision process – all fees for Transportation and Roadside Improvements have been paid)*

- H. Provide required off-street parking for five cars for Lots 2 & 3 and four cars for Lots 4, 5 & 6. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- I. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

Application #: 05-0582  
APN: 039-061-10,11,12,13,14  
Owner: Mar Sereno Estates, LLC

- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. The project must comply with all recommendations of the approved soils reports.
  - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.



Application # 05-0582  
APN: 039-061-10,11,12,13,14  
Owner: Mar Sereno Estates, LLC

- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
  2. COUNTY defends the action in good faith
- C. Settlement. The Development Approval Holder shall not be required to pay or perform **any** settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

---

Minor variations to **this** permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

**Please note: This permit expires two years from the effective date unless you obtain the required permits and commence construction.**

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
Cathy Graves  
Principal Planner

\_\_\_\_\_  
Lawrence Kasparowitz  
Project **Planner**

---

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Planning Commission, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 05-0582

Assessor Parcel Number: 039-061-10,11,12,13,14

Project Location: Mar Sereno, Aptos

Project Description: Proposal to modify the grading plans and architectural designs for Lots 2-6 of the Mar Sereno subdivision.

Person Proposing Project: Thacher and Thomson

Contact Phone Number: (831) 457-3939

- A. \_\_\_\_\_ The proposed activity is not a project under CEQA Guidelines Section 15378.  
B. \_\_\_\_\_ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060(c).  
C. \_\_\_\_\_ Ministerial Project involving only the use of fixed standards or objective measurements without personal judgment.  
D. \_\_\_\_\_ Statutory Exemption other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).  
E. X \_\_\_\_\_ Categorical Exemption –  
Specify type: Class 15 - Minor Land Divisions (Section 15315)

F. Reasons why the project is exempt:

Revised residential designs in a previously approved subdivision, in an urbanized area with existing road access and utilities available.

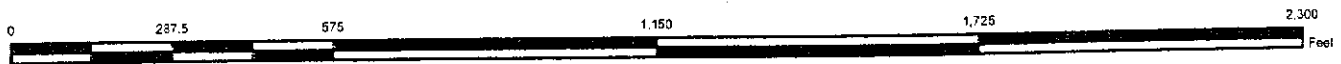
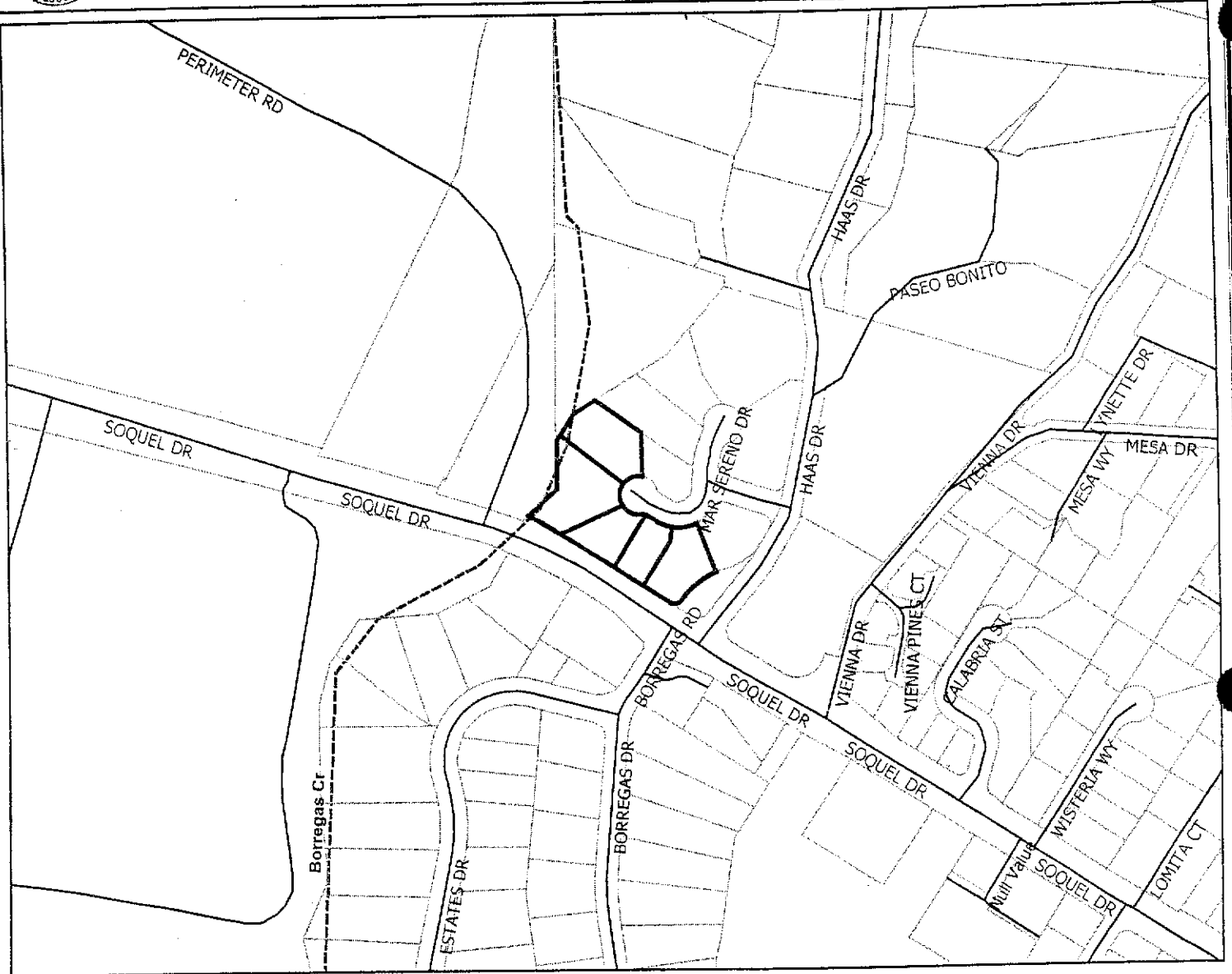
In addition, none of the conditions described in Section 15300.2 apply to this project,

\_\_\_\_\_  
Lawrence Kasparowitz, Project Planner





Date: \_\_\_\_\_

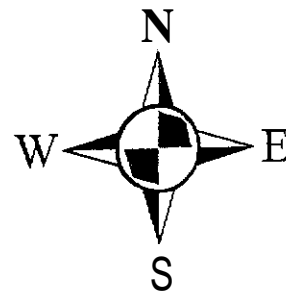


# Location Map



## Legend

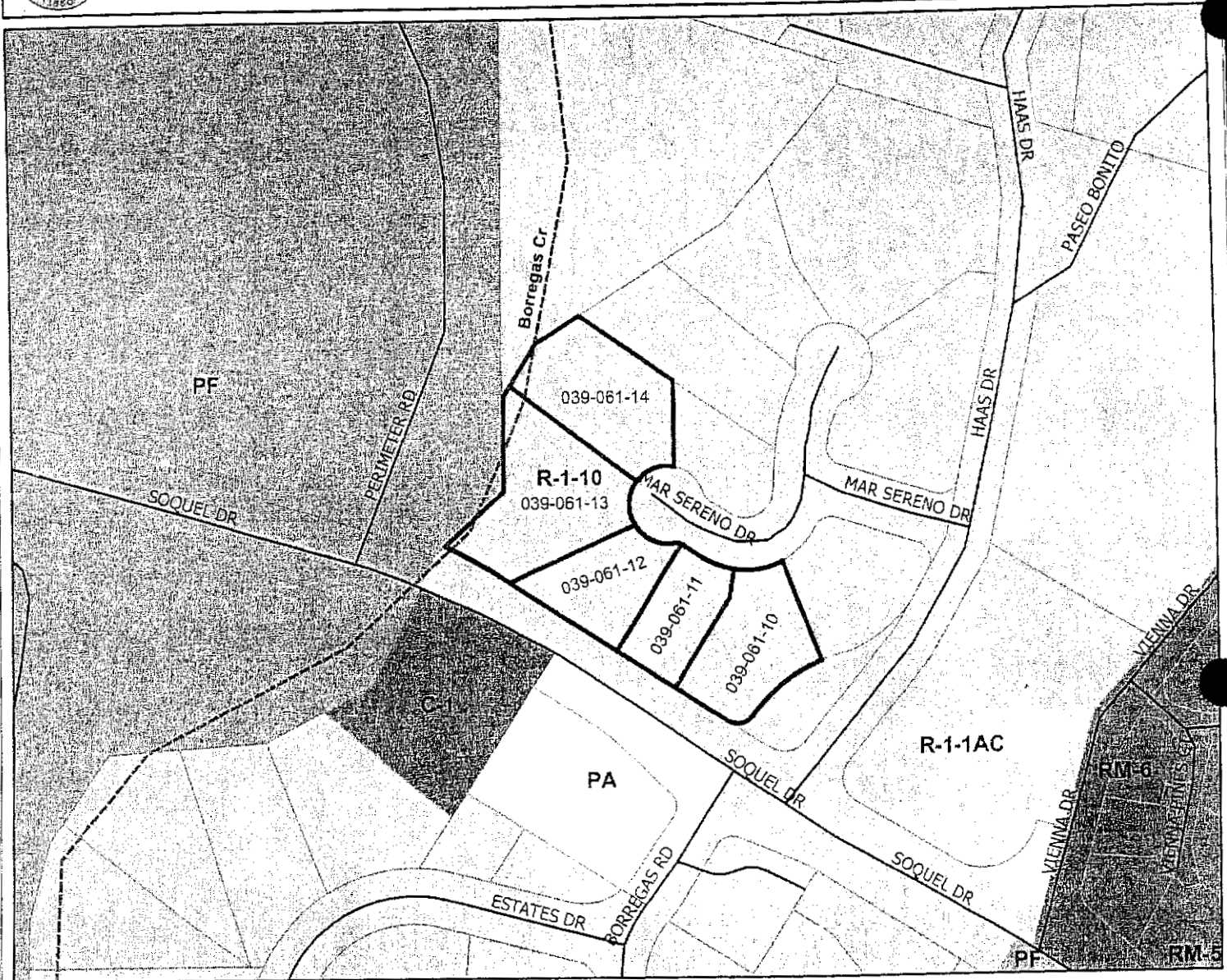
-  Subject Parcels
-  Streets
-  Assessors Parcels
-  INTERMITTENT STREAM



Map Created by  
County of Santa Cruz  
Planning Department  
September 2005

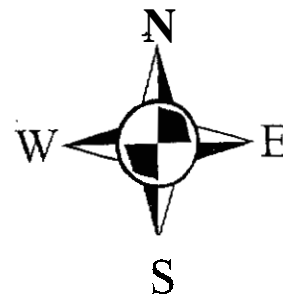


# Zoning Map



## Legend

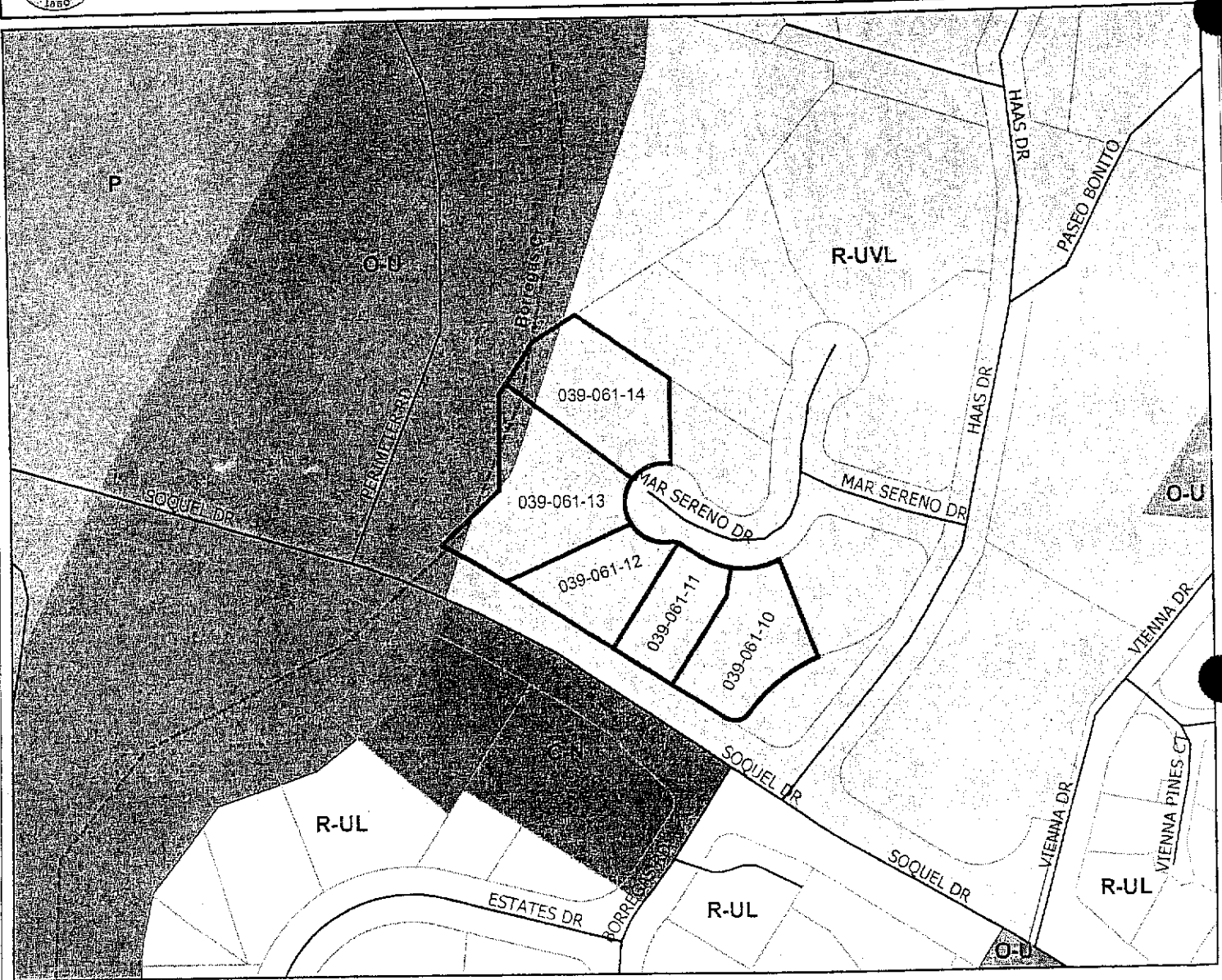
- Subject Parcels
- Streets
- Assessors Parcels
- INTERMITTENT STREAM
- RESIDENTIAL-SINGLE FAMILY (R-1)
- PUBLIC FACILITY (PF)
- COMMERCIAL-NEIGHBORHOOD (C-1)
- COMMERCIAL-PROF OFFICE (PA)
- RESIDENTIAL-MULTI FAMILY (RM)



Map Created by  
County of Santa Cruz  
Planning Department  
September 2005

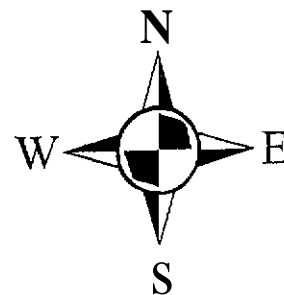


# General Plan Designation Map



## Legend

- Subject Parcels
- Streets
- Assessors Parcels
- INTERMITTENT STREAM
- Residential- Urban Very Low Density (R-UVL)
- Public Facilities (P)
- Urban Open Space (O-U)
- Residential- Urban Low Density (R-UL)
- Commercial-Neighborhood (C-N)



Map Created by  
County of Santa Cruz  
Planning Department  
September 2005

C O U N T Y   O F   S A N T A   C R U Z  
D I S C R E T I O N A R Y   A P P L I C A T I O N   C O M M E N T S

Project Planner: Larry Kasparowitz  
Application No.: 05-0582  
APN: 039-061-10

Date: January 3, 2006  
Time: 13:11:32  
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON SEPTEMBER 26, 2005 BY KENT M EDLER =====

1. On Lot 5 (near the lot 4 property line), the cut slope is too steep. It is shown as a little flatter than 1:1, but should be 2:1.

All other aspects of the grading plans are acceptable.  
===== UPDATED ON NOVEMBER 10, 2005 BY KENT M EDLER =====

Previous grading comments have been addressed

Environmental Planning Miscellaneous Comments

===== REVIEW ON SEPTEMBER 26, 2005 BY KENT M EDLER ===== No comment  
===== UPDATED ON NOVEMBER 10, 2005 BY KENT M EDLER ===== no comment

EXHIBIT

## MEMORANDUM

Application No: 05-0582 (second routing)

Date: May 16, 2005

To: Randall Adams, Project Planner

From: Lawrence Kasparowitz, Urban Designer

Re: Design Review for revisions to Mar Serrano Subdivision

**GENERAL PLAN / ZONING CODE ISSUES****Design Review Authority****13.11.040 Projects** requiring design review.

(d) All minor land divisions, as defined in Chapter 14.01, occurring within the Urban Services Line or Rural Services Line, as defined in Chapter 17.02; all minor land divisions located outside of the Urban Services Line and the Rural Services Line, which affect sensitive sites; and, all land divisions of 5 parcels (lots) or more.

**Design Review Standards****13.11.072 Site design.**

Evaluation Criteria	Meets criteria In code ( ✓ )	Does not meet criteria ( ✓ )	Urban Designer's Evaluation
<b>Compatible Site Design</b>			
Location and type of access to the site			N/A
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences			N/A
Landscaping		✓	
Streetscape relationship	✓		
Street design and transit facilities			N/A
Relationship to existing structures	✓		
<b>Natural Site Amenities and Features</b>			
Relate to surrounding topography	✓		
Retention of natural amenities			N/A

advantage of natural amenities	✓		
Ridgeline protection			NIA
Views			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles	✓		
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

## 13.11.073 Building design.

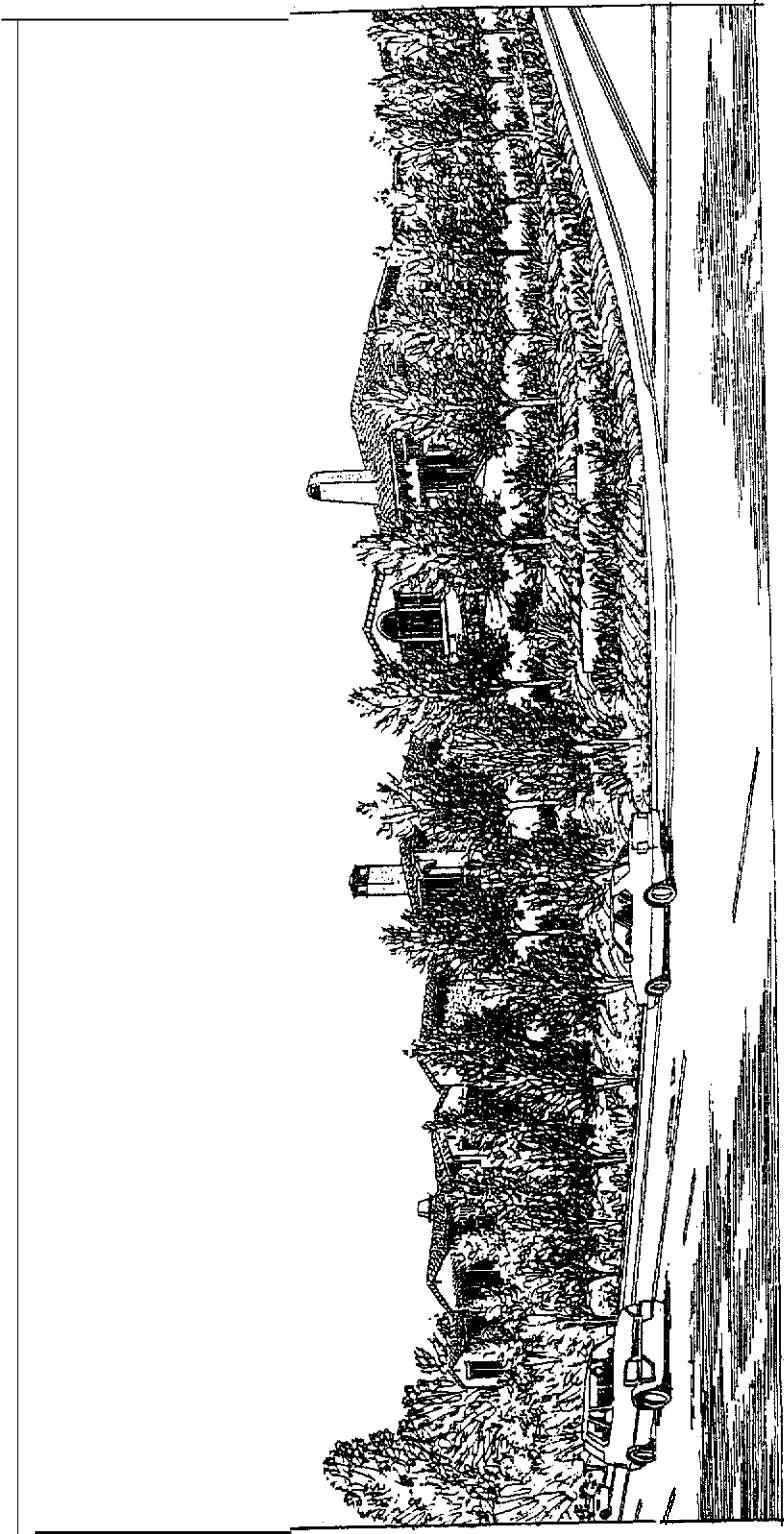
Evaluation Criteria	Meets criteria In code ( ✓ )	Does not meet criteria ( ✓ )	Urban Designer's Evaluation
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks	✓		
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways			
Finish material, texture and color			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian	✓		



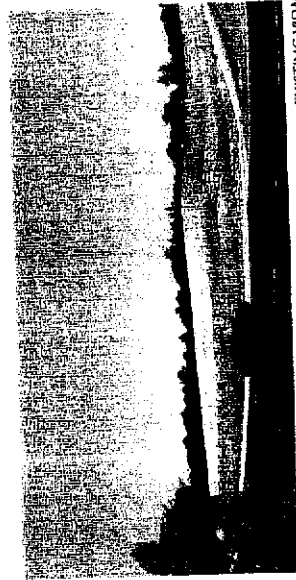
<b>Building Articulation</b>			
Variation in wall plane, roof line, detailing, materials and siting	✓		
<b>Solar Design</b>			
Building design provides solar access that is reasonably protected for adjacent properties	✓		
Building walls and major window areas are oriented for passive solar and natural lighting			NIA

**URBAN DESIGNER'S COMMENTS:**

- *A landscape design for the front yards should be required to be submitted with final building plans.*



PROPOSED VIEW



EXISTING VIEW

VIEW FROM SOQUEL AVENUE AT HAAS DRIVE

MAR

THAGLER &  
THOMPSON  
ARCHITECTS  
NOVEMBER 3, 2005

# PROJECT CONTACTS

OWNER:  
DAN SHAW & MICHAEL PATEKOS  
CLIPPER CANTAL  
15700 WHITTIER BLVD.  
LOS GATOS, CA 95030  
P: (408) 354-9787  
dshaw@clipper.com  
mshaw@clipper.com

ARCHITECT:  
THACHER & THOMPSON ARCHITECTS  
300 WASHINGTON STREET, SUITE 301  
SANTA CRUZ, CA 95060  
P: (408) 354-9787  
tthacher@tthompson.com  
tthompson@tthompson.com

CONTACT: BRIAN SPECTOR  
bspector@tthompson.com

## PROJECT DATA

PROJECT DESCRIPTION:  
FIVE PROPOSED SINGLE FAMILY  
RESIDENCES AT HAS SERENO  
DRIVE ON LOTS 1, 2, 3, 4 & 5

APN:  
099-081-10 THROUGH 14

ADDRESS:  
LOT 1: 141 HAS SERENO DRIVE  
LOT 2: 142 HAS SERENO DRIVE  
LOT 3: 143 HAS SERENO DRIVE  
LOT 4: 144 HAS SERENO DRIVE  
LOT 5: 145 HAS SERENO DRIVE  
LOT 6: 146 HAS SERENO DRIVE

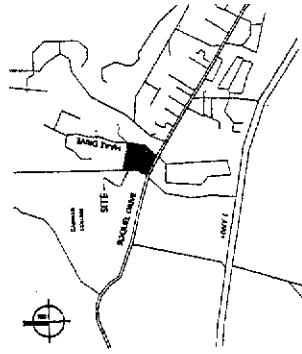
TOTAL AREA:  
SEE TABLE BELOW

ZONING DISTRICT:  
R-2

OCCUPANCY GROUP:  
TYPE V - NON RESIDENTIAL

CONSTRUCTION TYPE:  
TYPE V - NON RESIDENTIAL

## VICINITY MAP N.T.S.



## SHEET INDEX

- ARCHITECTURAL
- 1 PERSPECTIVE FROM SOQUEL AVENUE
  - 2 PROJECT DATA AND SITE PLAN
  - 3 SITE GRADING PLAN
  - 4 EXISTING AND PROPOSED ELEVATIONS
  - 5 LONGITUDINAL SITE ELEVATIONS
  - 6 NOT USED
  - 7 EXISTING AND PROPOSED ELEVATIONS
  - 8 LOT 1 EXISTING AND PROPOSED ELEVATIONS
  - 9 LOT 2 EXISTING AND PROPOSED ELEVATIONS
  - 10 LOT 3 EXISTING AND PROPOSED ELEVATIONS
  - 11 LOT 4 EXISTING AND PROPOSED ELEVATIONS
  - 12 LOT 5 EXISTING AND PROPOSED ELEVATIONS
  - 13 LOT 6 EXISTING AND PROPOSED ELEVATIONS
  - 14 LOT 7 EXISTING AND PROPOSED ELEVATIONS
  - 15 LOT 8 EXISTING AND PROPOSED ELEVATIONS
  - 16 LOT 9 EXISTING AND PROPOSED ELEVATIONS
  - 17 LOT 10 EXISTING AND PROPOSED ELEVATIONS
  - 18 LOT 11 EXISTING AND PROPOSED ELEVATIONS
  - 19 LOT 12 EXISTING AND PROPOSED ELEVATIONS
  - 20 LOT 13 EXISTING AND PROPOSED ELEVATIONS
  - 21 LOT 14 EXISTING AND PROPOSED ELEVATIONS

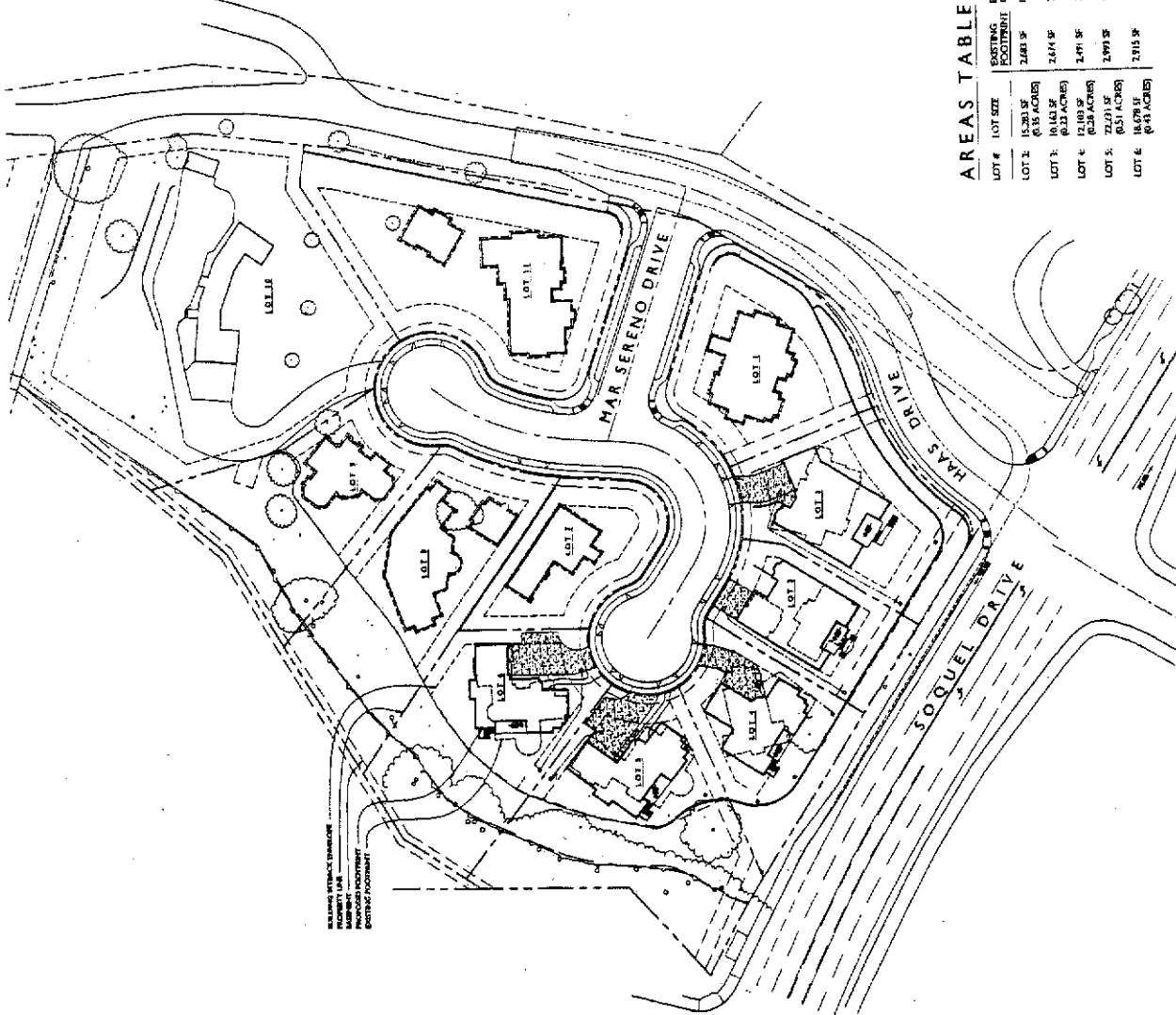
THACHER &  
THOMPSON  
ARCHITECTS  
APRIL 21, 2005  
JANUARY 2005  
PLAN SHEET INDEX

## AREAS TABLE

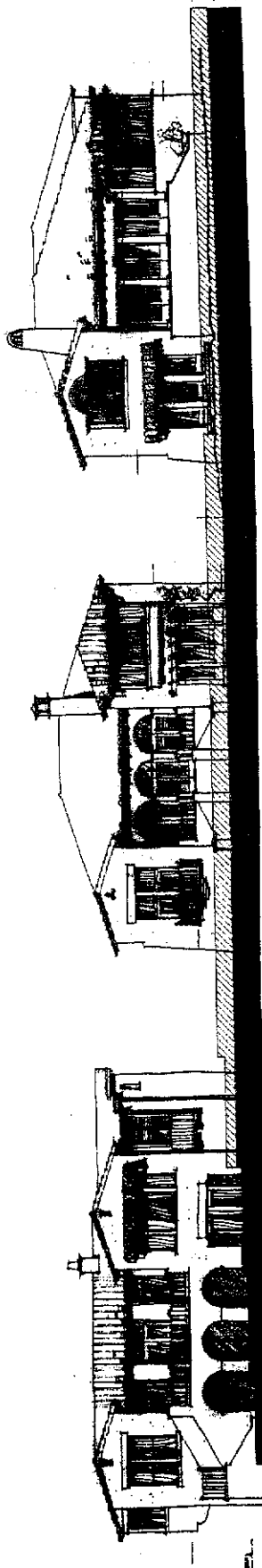
LOT #	LOT SIZE	EXISTING FOOTPRINT	EXISTING COVERAGE	EXISTING BLDG. AREA	EXISTING F.A.A.	PROPOSED FOOTPRINT	PROPOSED COVERAGE	PROPOSED BLDG. AREA	PROPOSED F.A.A.
LOT 1	11,200 SF (0.25 ACRES)	2,480 SF	17.55%	2,394 SF (0.49 AC)	22%	3,444 SF	22.5%	4,100 SF (0.82 AC)	32%
LOT 2	10,143 SF (0.23 ACRES)	2,414 SF	23.81%	2,823 SF (0.62 AC)	32%	3,443 SF	31.6%	4,094 SF (0.94 AC)	46%
LOT 3	12,100 SF (0.28 ACRES)	2,491 SF	20.58%	2,476 SF (0.54 AC)	26%	2,424 SF	19.7%	2,414 SF (0.54 AC)	24%
LOT 4	12,100 SF (0.28 ACRES)	2,491 SF	20.58%	2,476 SF (0.54 AC)	26%	2,424 SF	19.7%	2,414 SF (0.54 AC)	24%
LOT 5	72,273 SF (1.65 ACRES)	2,993 SF	4.14%	2,116 SF (0.47 AC)	17%	2,777 SF	11.3%	3,654 SF (0.81 AC)	19%
LOT 6	18,678 SF (0.43 ACRES)	2,915 SF	15.60%	2,774 SF (0.61 AC)	24%	2,777 SF	13.6%	3,654 SF (0.81 AC)	21%

## SITE PLAN

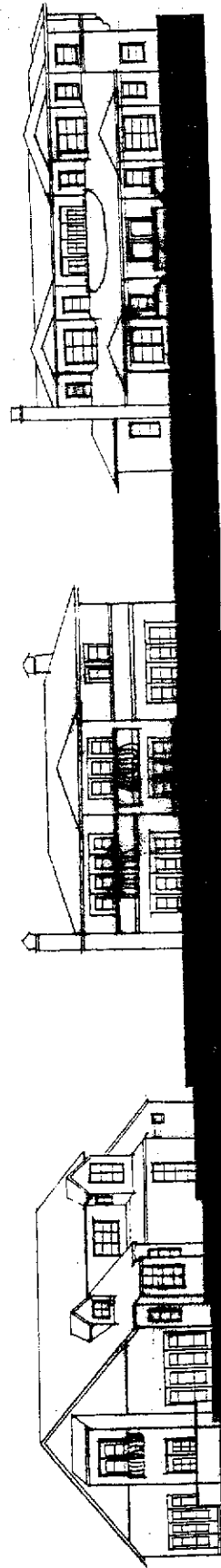
MAR SERENO



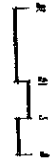




PROPOSED HOUSE DESIGNS



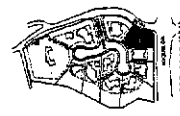
EXISTING APPROVED HOUSE DESIGNS



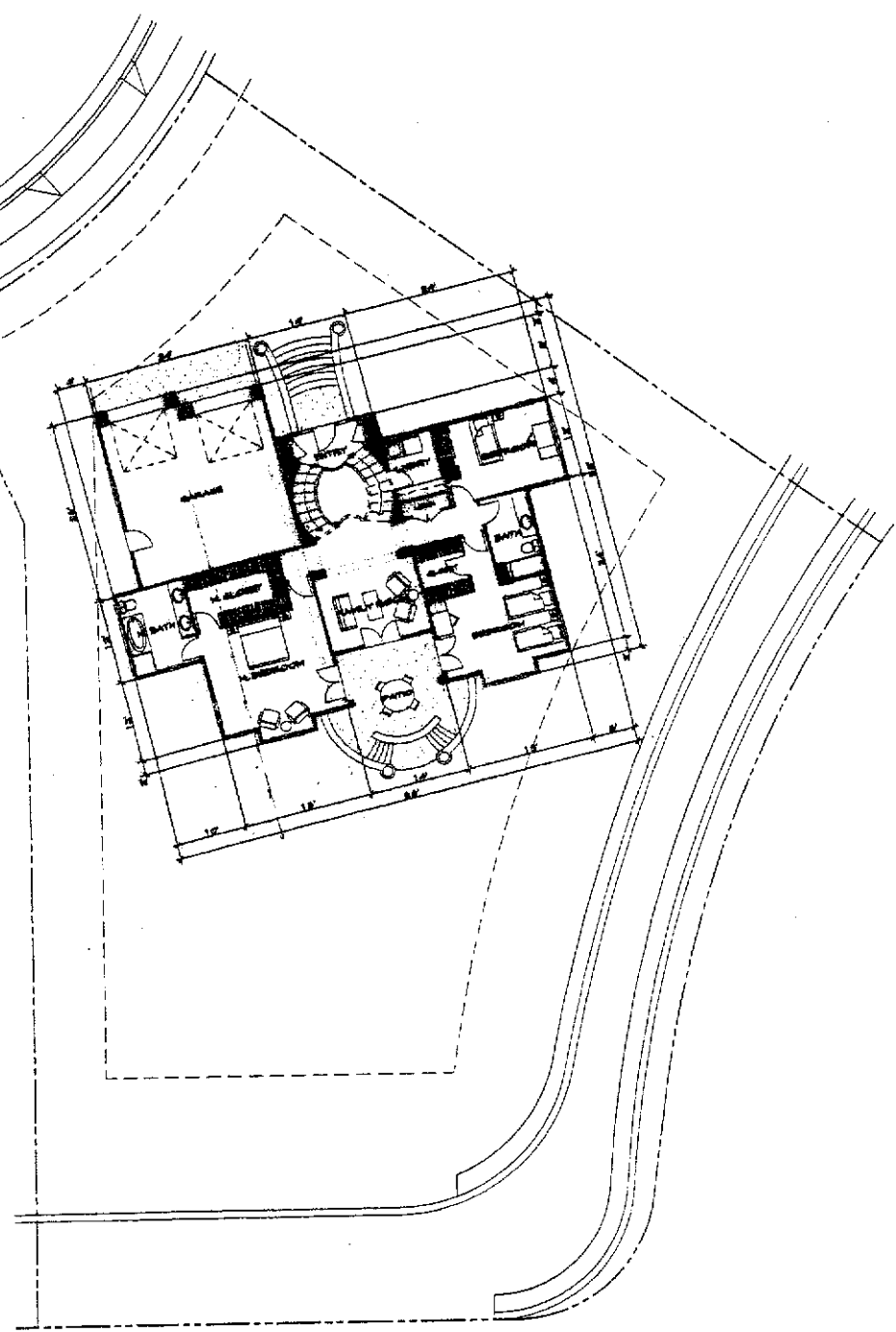
LONGITUDINAL SITE ELEVATION

MAR SERENO ESTATES

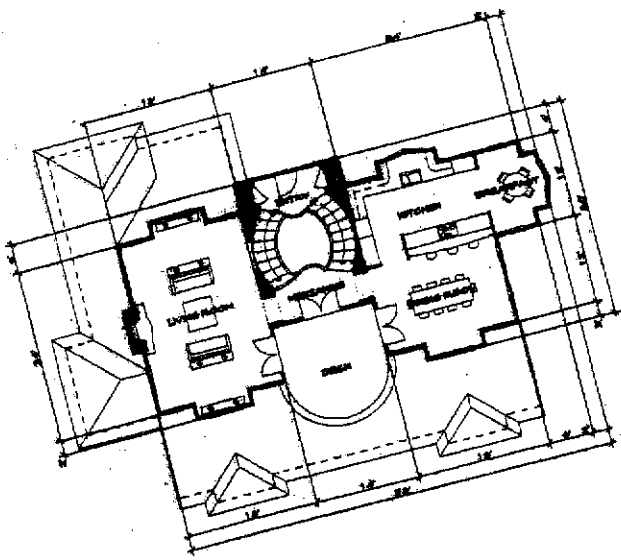
THACHER &  
THOMPSON  
ARCHITECTS  
MARCH 14, 2005  
P. H. CHILL, OWNER



TIMOTHY A.  
THOMPSON  
ARCHITECTS  
MAY 20, 2005



EXISTING SITE PLAN AND UPPER FLOOR PLAN - L100 SE (+ GARAGE - 400 SE)



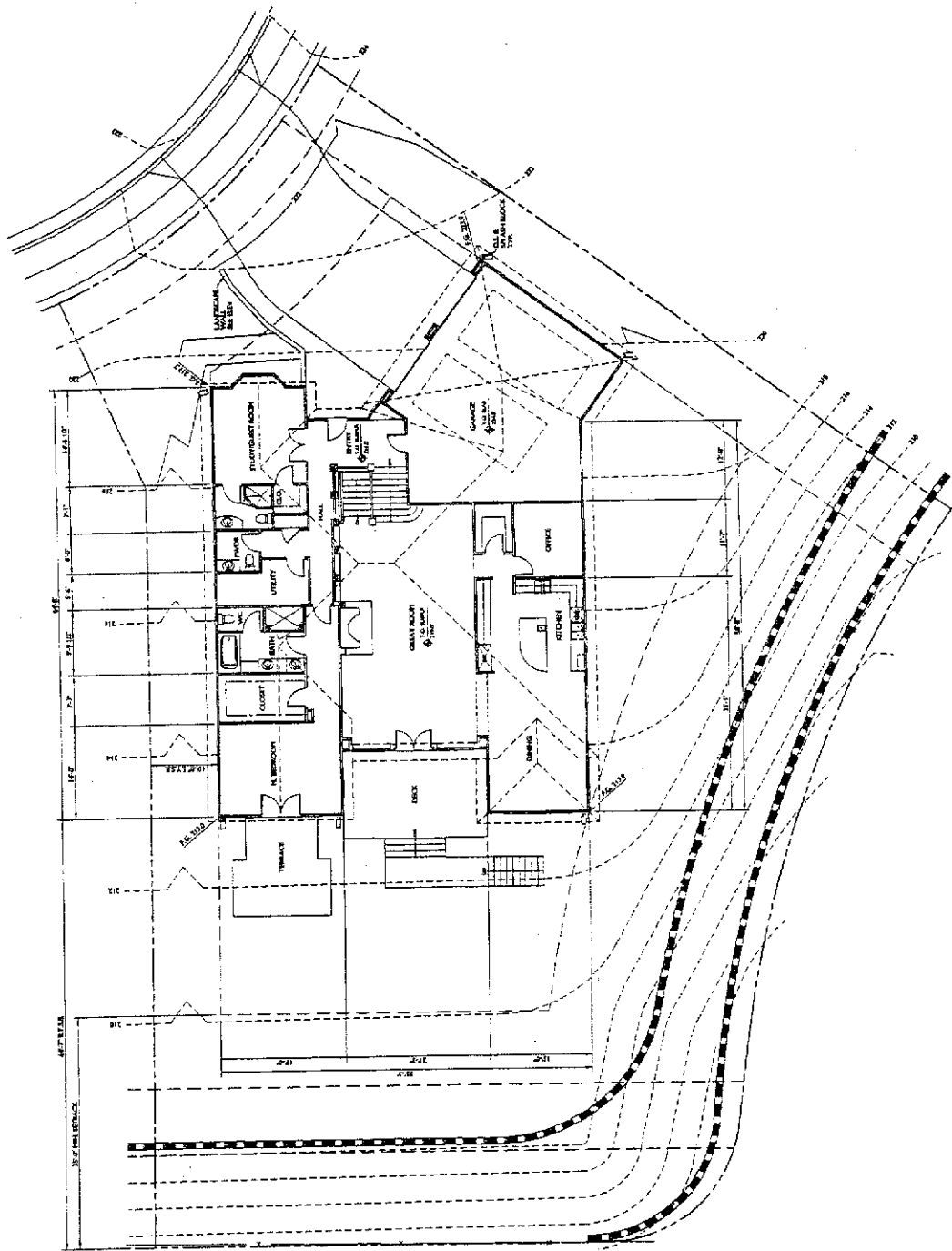
EXISTING LOWER FLOOR PLAN - L100 SE



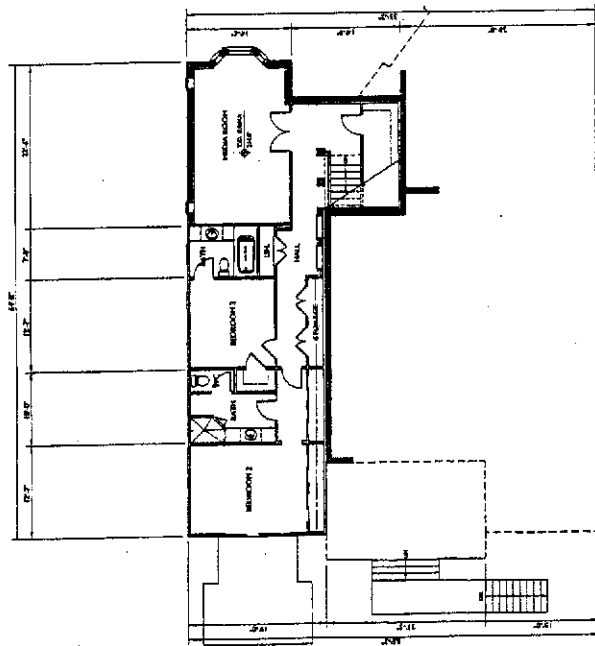
LOT 2 : EXISTING SITE PLAN AND FLOOR PLANS

MAR SERENO

7

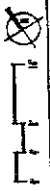


PROPOSED SITE PLAN AND UPPER FLOOR PLAN - 2003 S.E. (4-CE-033-011)  
 LOT 2 GRADING VOLUME CALCULATIONS  
 (SHE. 1 OF 1) TILL: 13 CT



PROPOSED LOWER FLOOR PLAN - 4-35-011

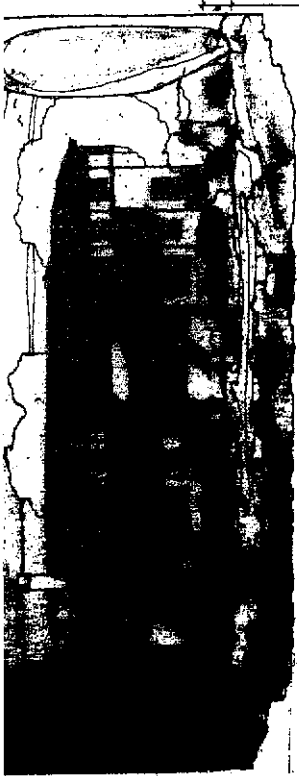
THACHER &  
 THOMPSON  
 ARCHITECTS  
 MAY 20, 2005



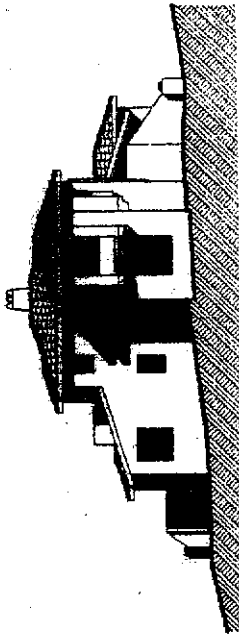
LOT 2: PROPOSED SITE PLAN AND FLOOR PLANS

MAR SERENO

8



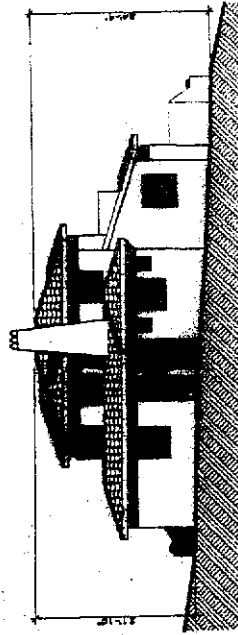
EXISTING FRONT ELEVATION



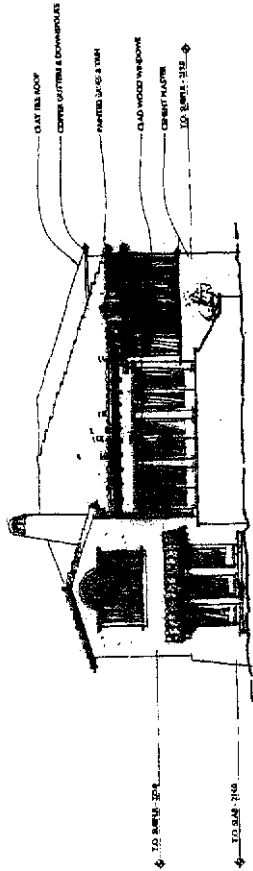
EXISTING EAST ELEVATION



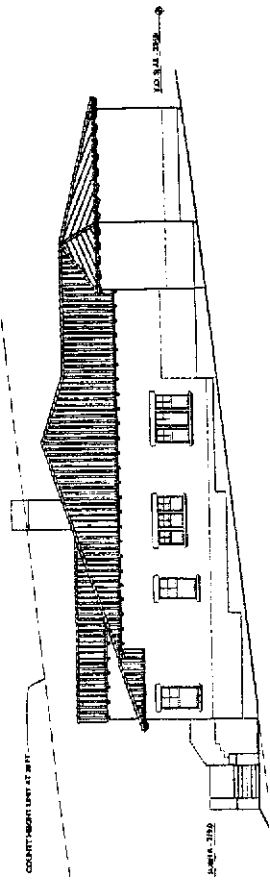
EXISTING NORTH ELEVATION



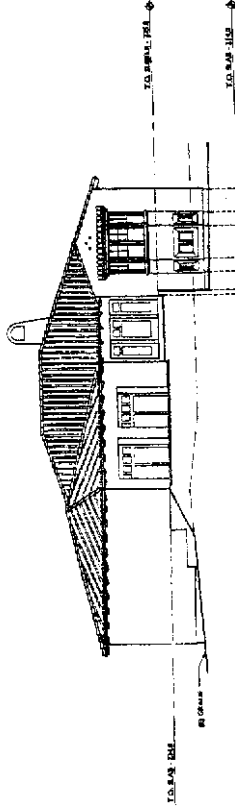
EXISTING WEST ELEVATION



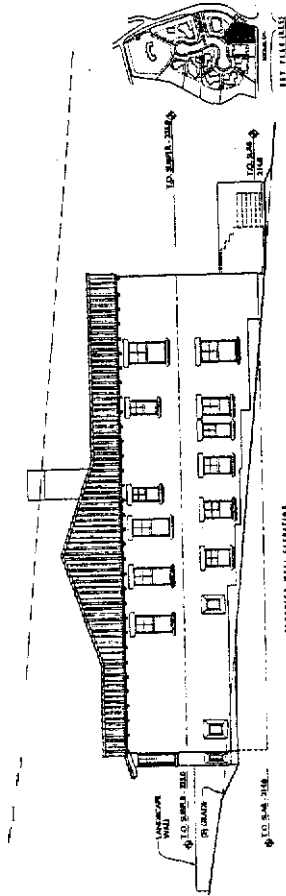
PROPOSED FRONT ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

LOT 2: EXISTING AND PROPOSED ELEVATIONS

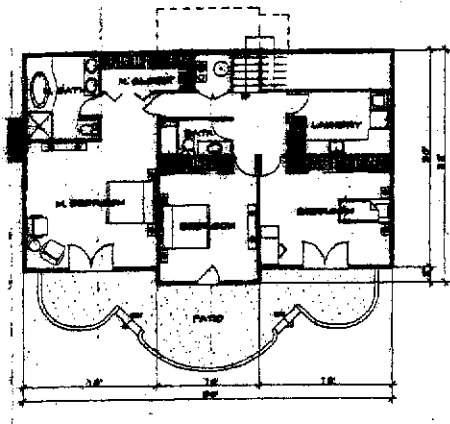
MAR SERENO

THACHER &  
THOMPSON  
ARCHITECTS  
MAY 20, 2005

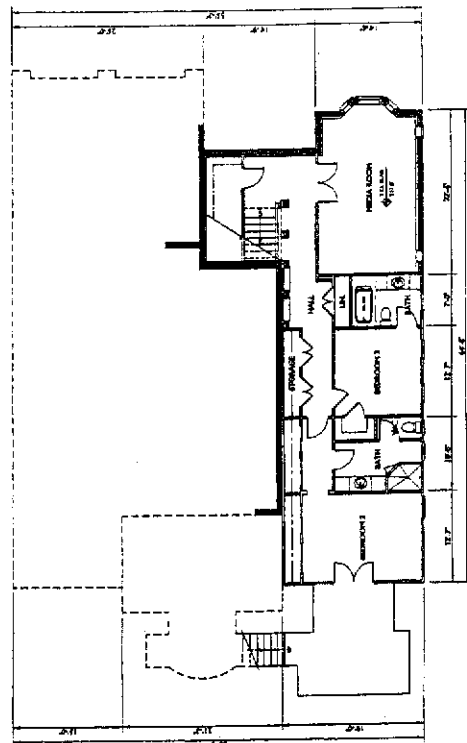
EXHIBIT

JH

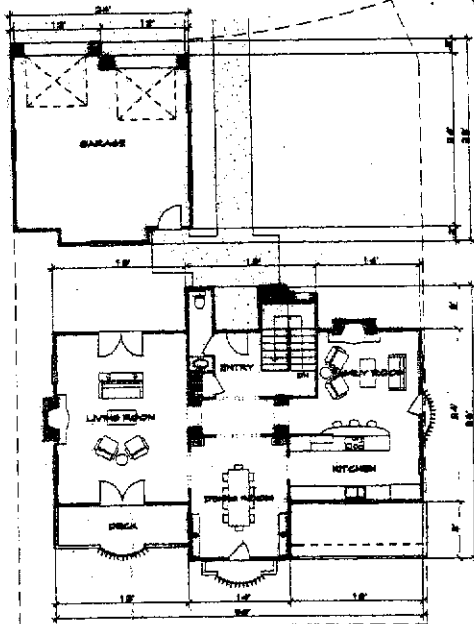




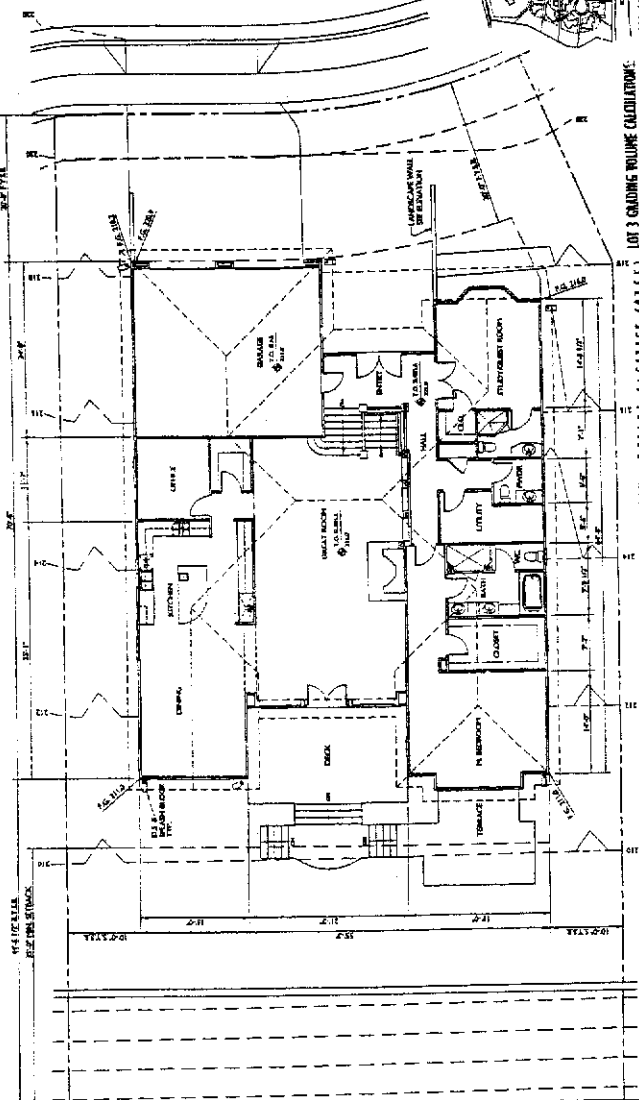
EXISTING LOWER FLOOR PLAN - L1211SE



PROPOSED LOWER FLOOR PLAN - L1211SE



EXISTING SITE PLAN AND UPPER FLOOR PLAN - L1402 SE (+GARAGE-437 SE)



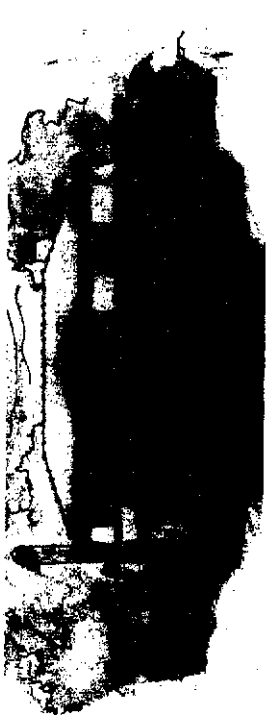
PROPOSED SITE PLAN AND UPPER FLOOR PLAN - L1402 SE (+GARAGE-437 SE)

LOT 3 GRADING VOLUME CALCULATIONS:  
CUT: 1.17 CU YD FILL: 15.5 CU YD

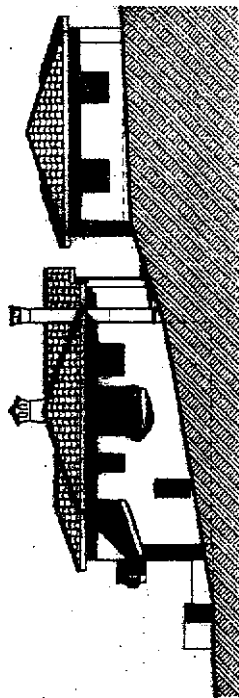
THOMAS &  
THOMPSON  
ARCHITECTS  
MAY 24, 2005

LOT 3 : EXISTING AND PROPOSED SITE PLANS AND FLOOR PLANS

MAR SERENO



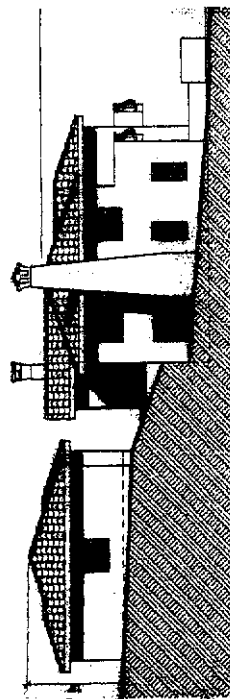
EXISTING SOUTH ELEVATION



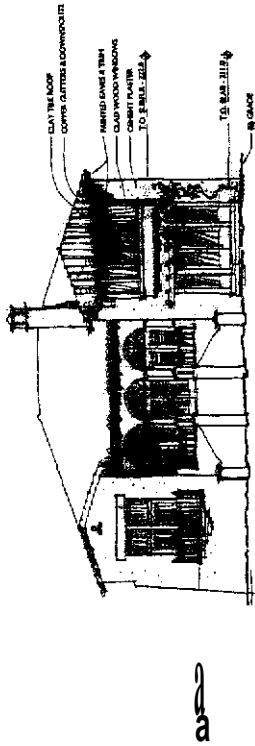
EXISTING EAST ELEVATION



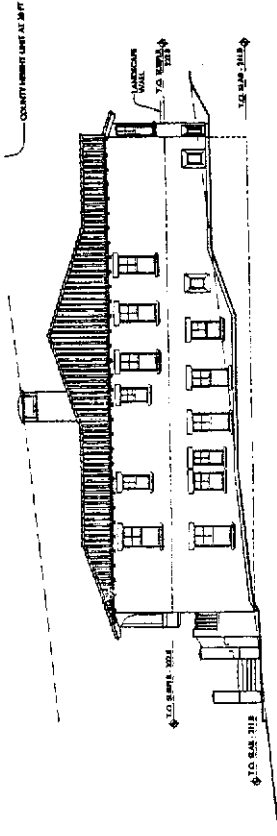
EXISTING NORTH ELEVATION



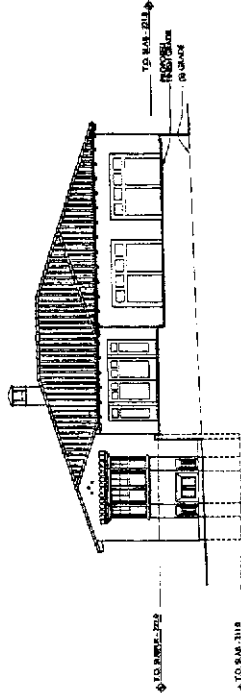
EXISTING WEST ELEVATION



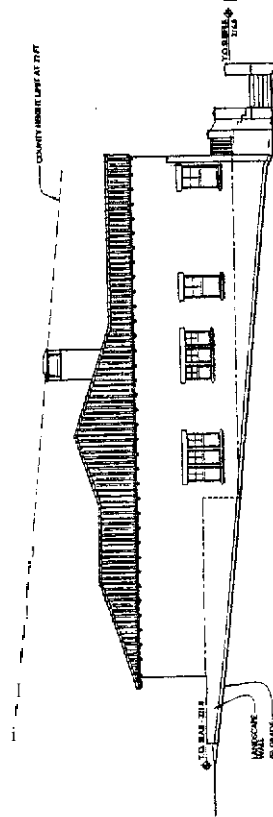
PROPOSED SOUTH ELEVATION



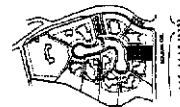
PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



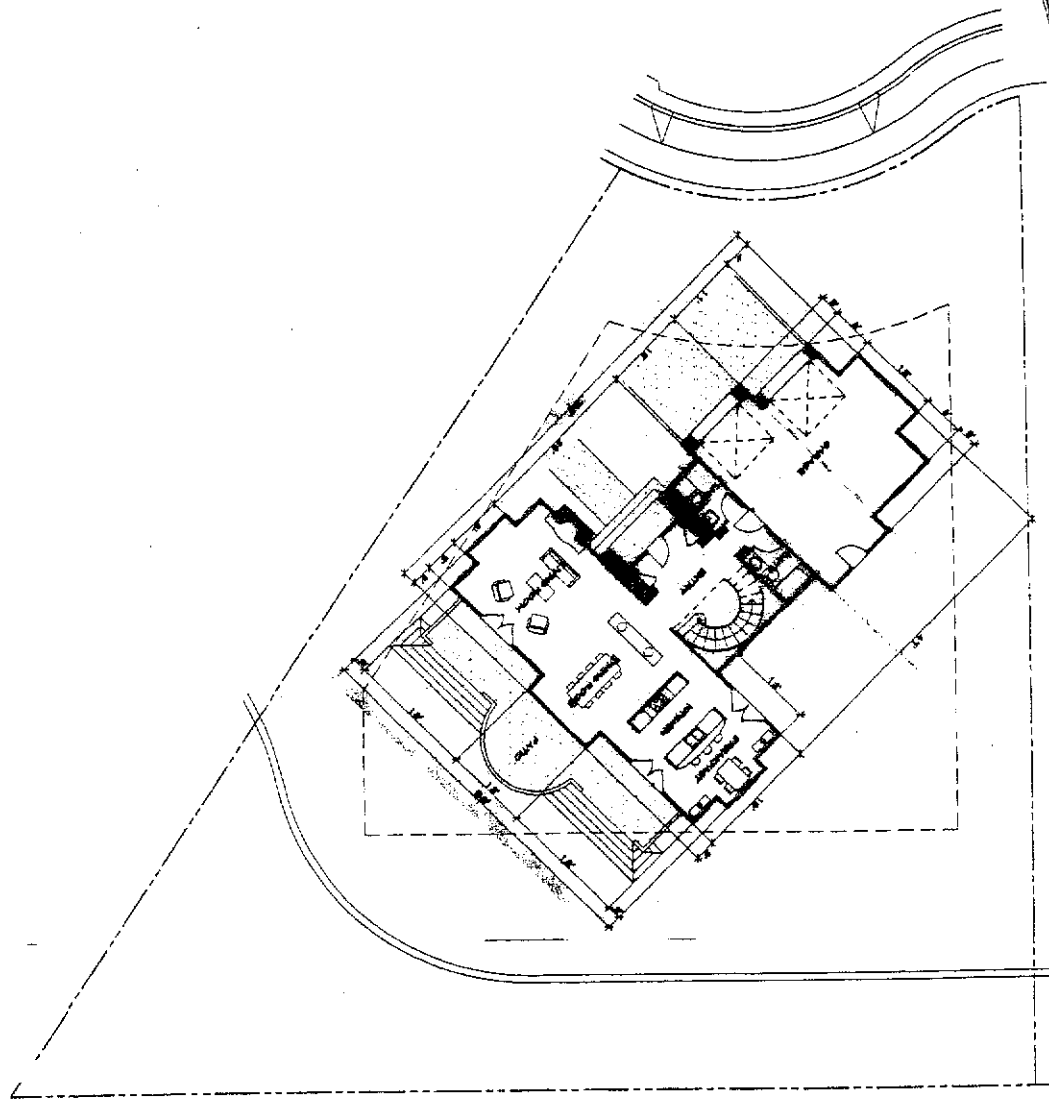
PROPOSED WEST ELEVATION



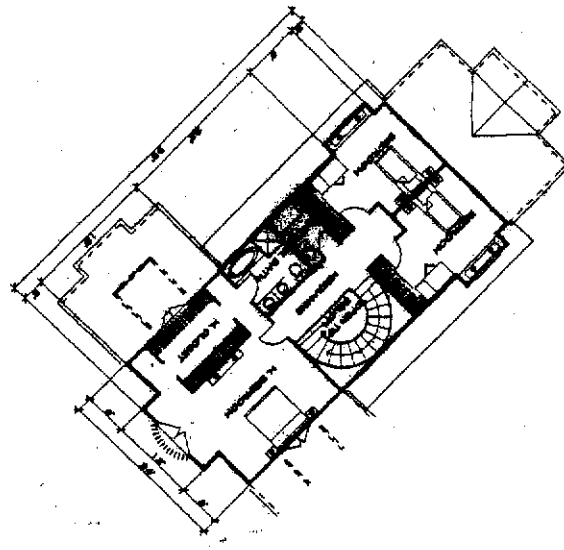
THACHER &  
THOMPSON  
ARCHITECTS  
MAY 20, 2003

LOT 3 : EXISTING AND PROPOSED ELEVATIONS

MAR SERENO



EXISTING SITE PLAN AND UPPER FLOOR PLAN - 1,120 (+GARAGE-587.51)



EXISTING LOWER FLOOR PLAN - 1,354 S.F. S.E.

THACHER &  
THOMPSON  
ARCHITECTS  
MAY 20, 2005

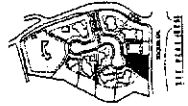


LOT 4: EXISTING SITE PLAN AND FLOOR PLANS

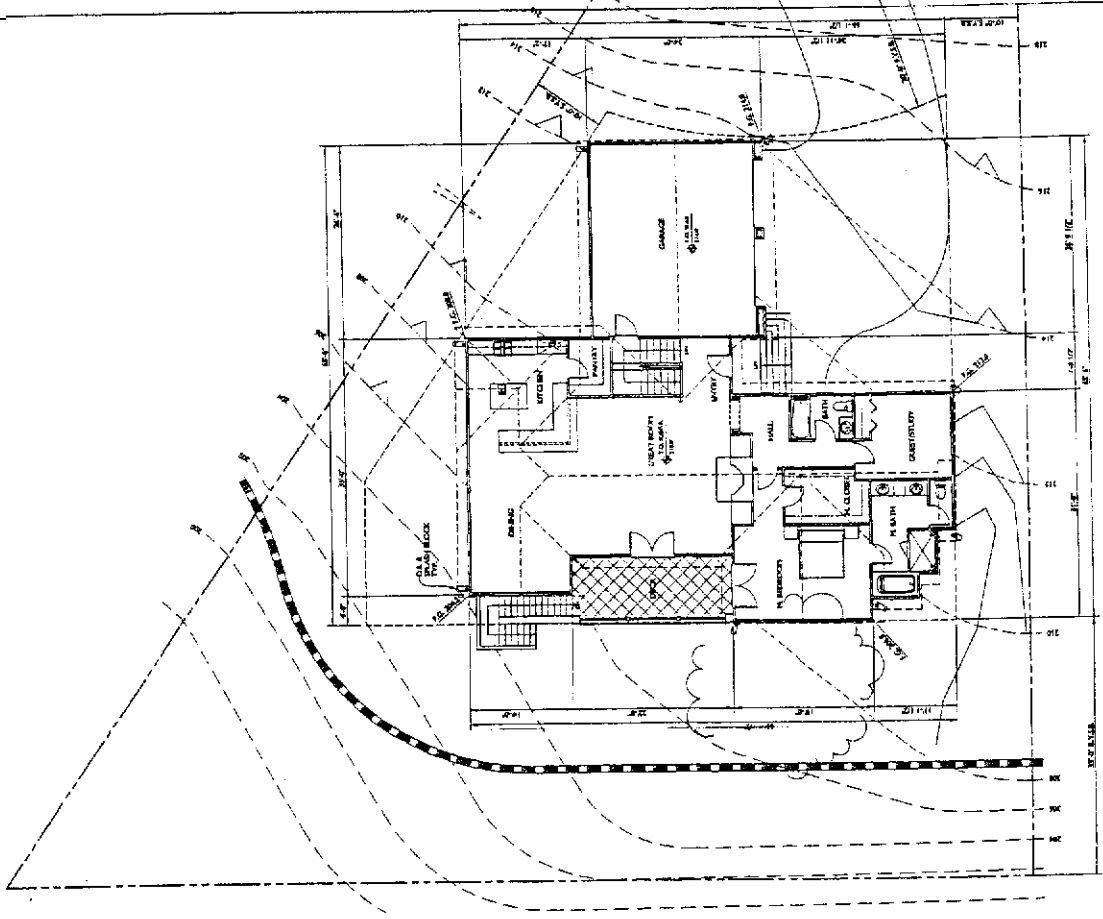
MAR SERENO

13

EXHIBIT J



THOMAS &  
THOMPSON  
ARCHITECTS  
MAY 26, 2005

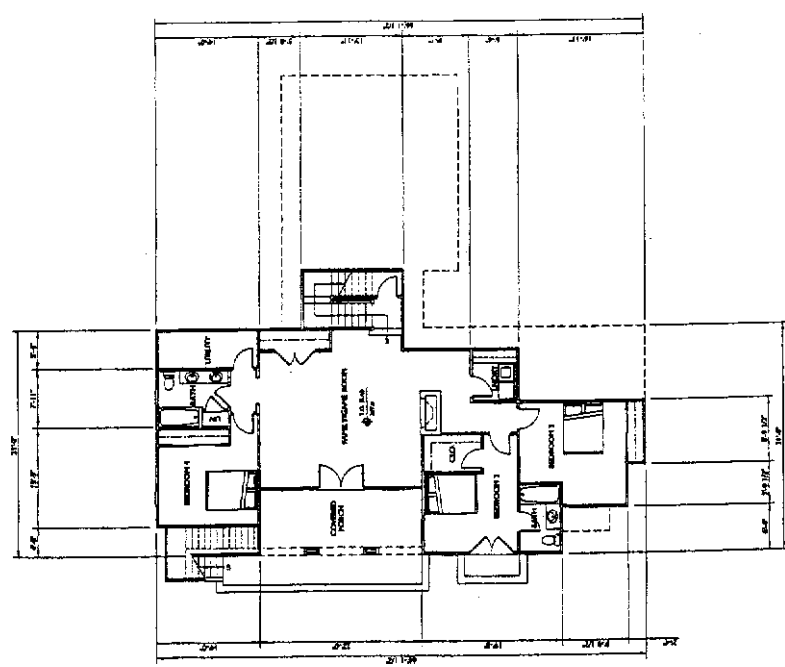


PROPOSED SITE PLAN AND UPPER FLOOR PLAN - 2005 SE 1/4 GARAGE-616 SE  
LOT 4 GRADING AND CALCULATIONS  
FOR 4 CY HILL 10



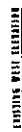
LOT 4 : PROPOSED SITE PLAN AND FLOOR PLANS

MAR SERENO



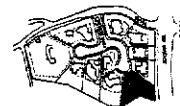
PROPOSED LOWER FLOOR PLAN - 1,492 SE SE

14

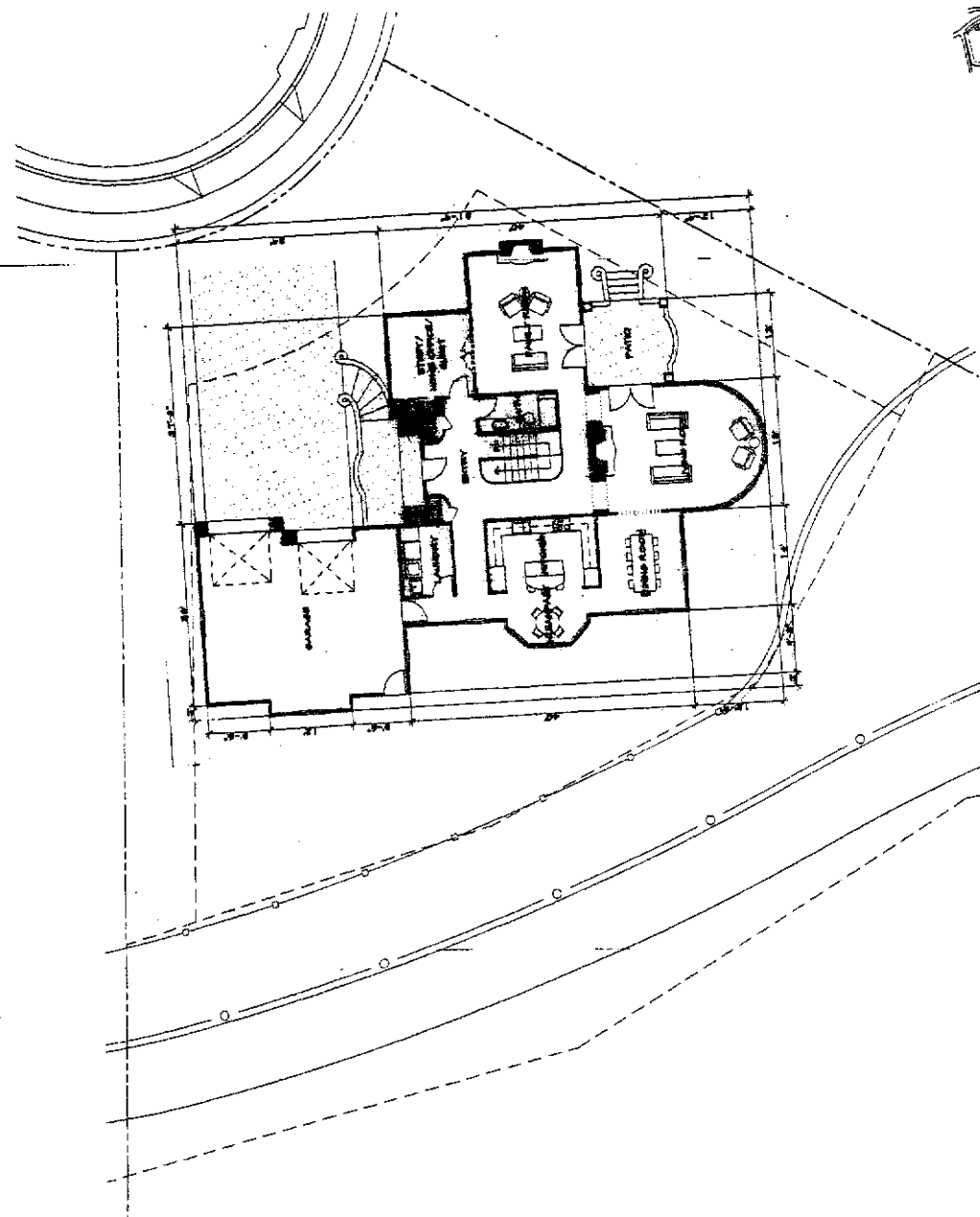


LOT 4: EXISTING AND PROPOSED ELEVATIONS

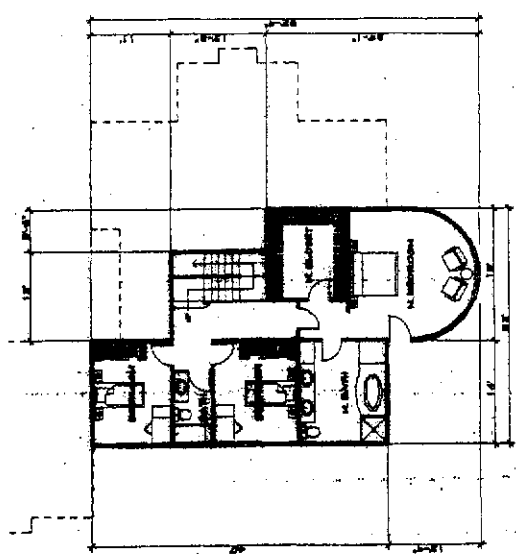
HAR SERENO



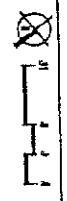
THACHER &  
THOMPSON  
ARCHITECTS  
MAY 20, 2005



EXISTING SITE PLAN AND UPPER FLOOR PLAN - L1495 LE (+GARAGE-J51 LE)



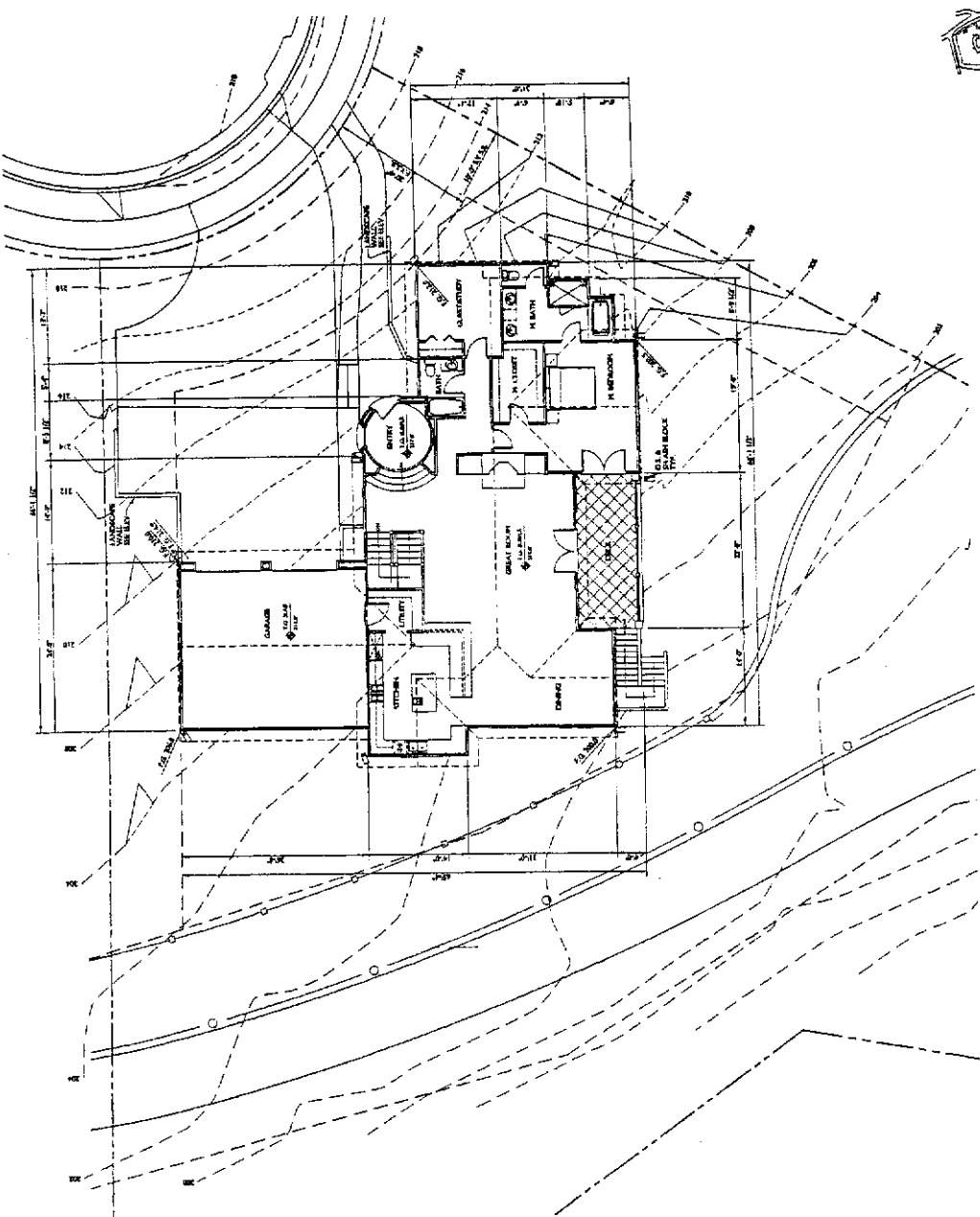
EXISTING LOWER FLOOR PLAN - L1415 LE



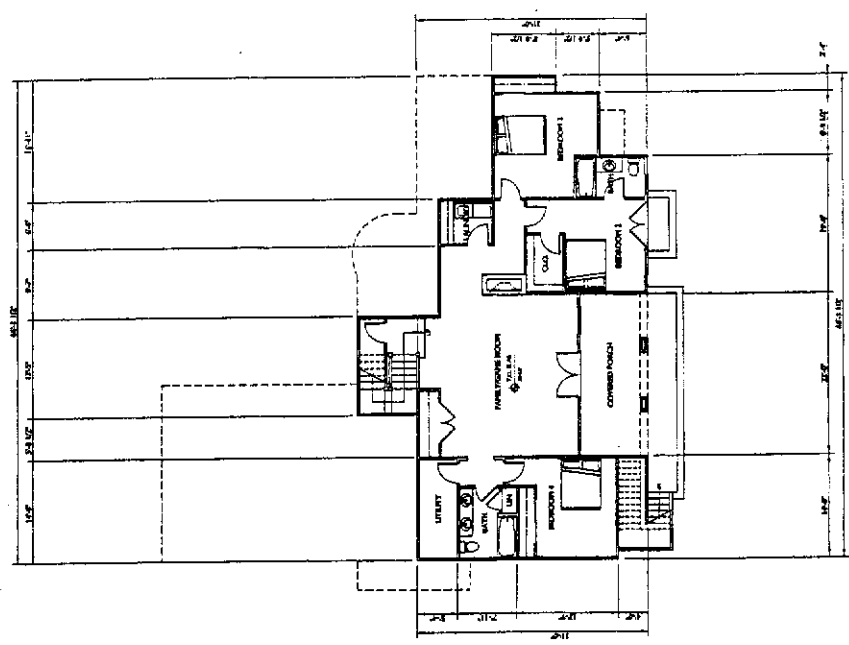
LOT 5 : EXISTING SITE PLAN AND FLOOR PLANS

HAR SERENO

16



PROPOSED SITE PLAN AND UPPER FLOOR PLAN - 2,102 S.F. (+ GARAGE - 615 S.F.)  
LOT 5 GRADING VOLUME CALCULATIONS:  
CUT: 13.5 CY FILL: 44 CY



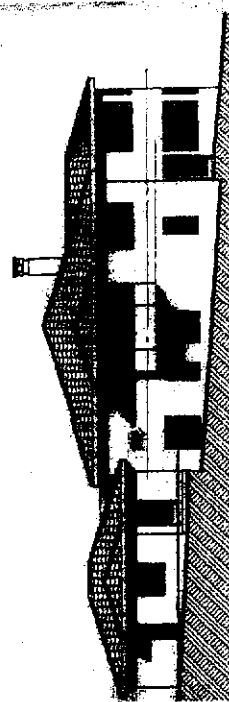
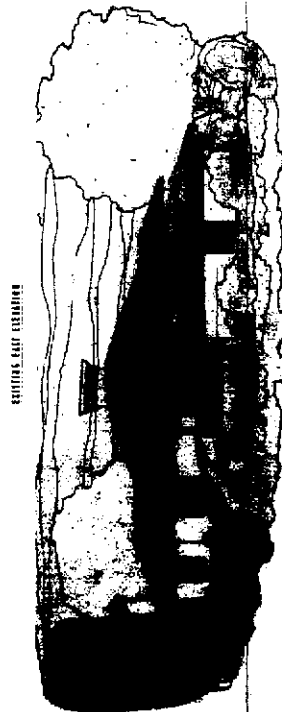
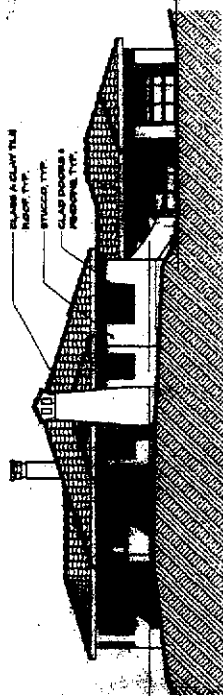
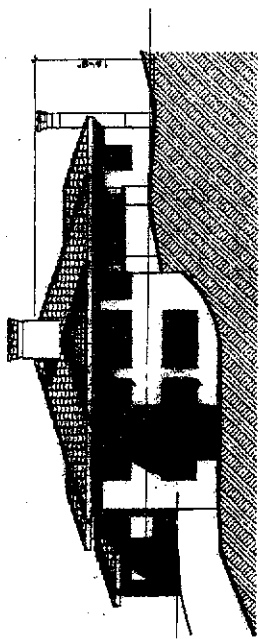
PROPOSED LOWER FLOOR PLAN - 1,492 S.F.

THORNTON  
THORNTON  
ARCHITECTS  
MAY 30, 2005



LOT 5: PROPOSED SITE PLAN AND FLOOR PLANS

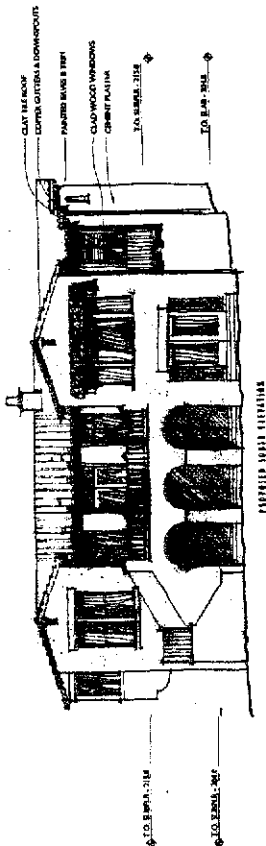
MAR SERENO



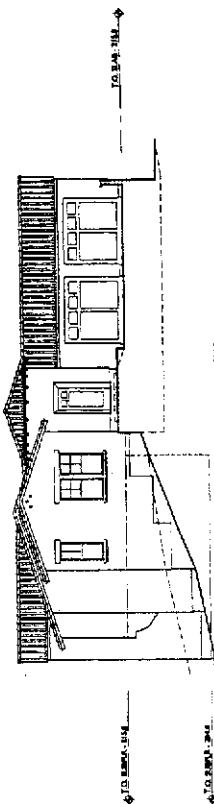
EXISTING REAR ELEVATION

# LOT 5: EXISTING AND PROPOSED ELEVATIONS

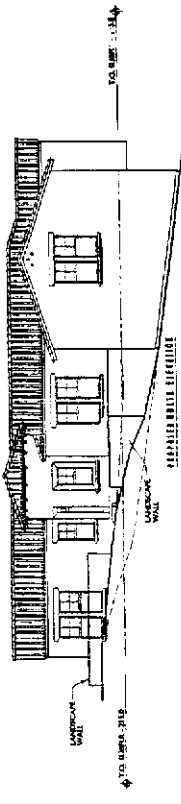
MAR SERENO



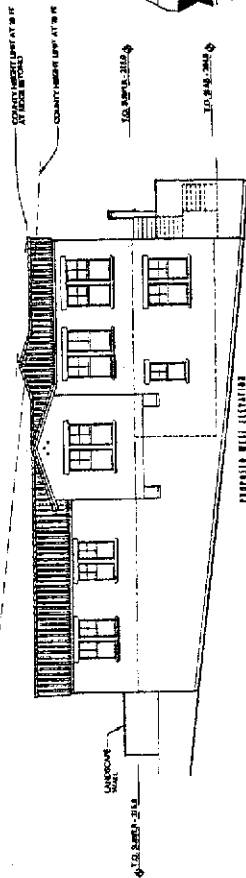
PROPOSED NORTH ELEVATION



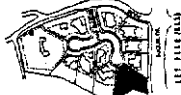
PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

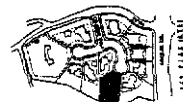


PROPOSED WEST ELEVATION

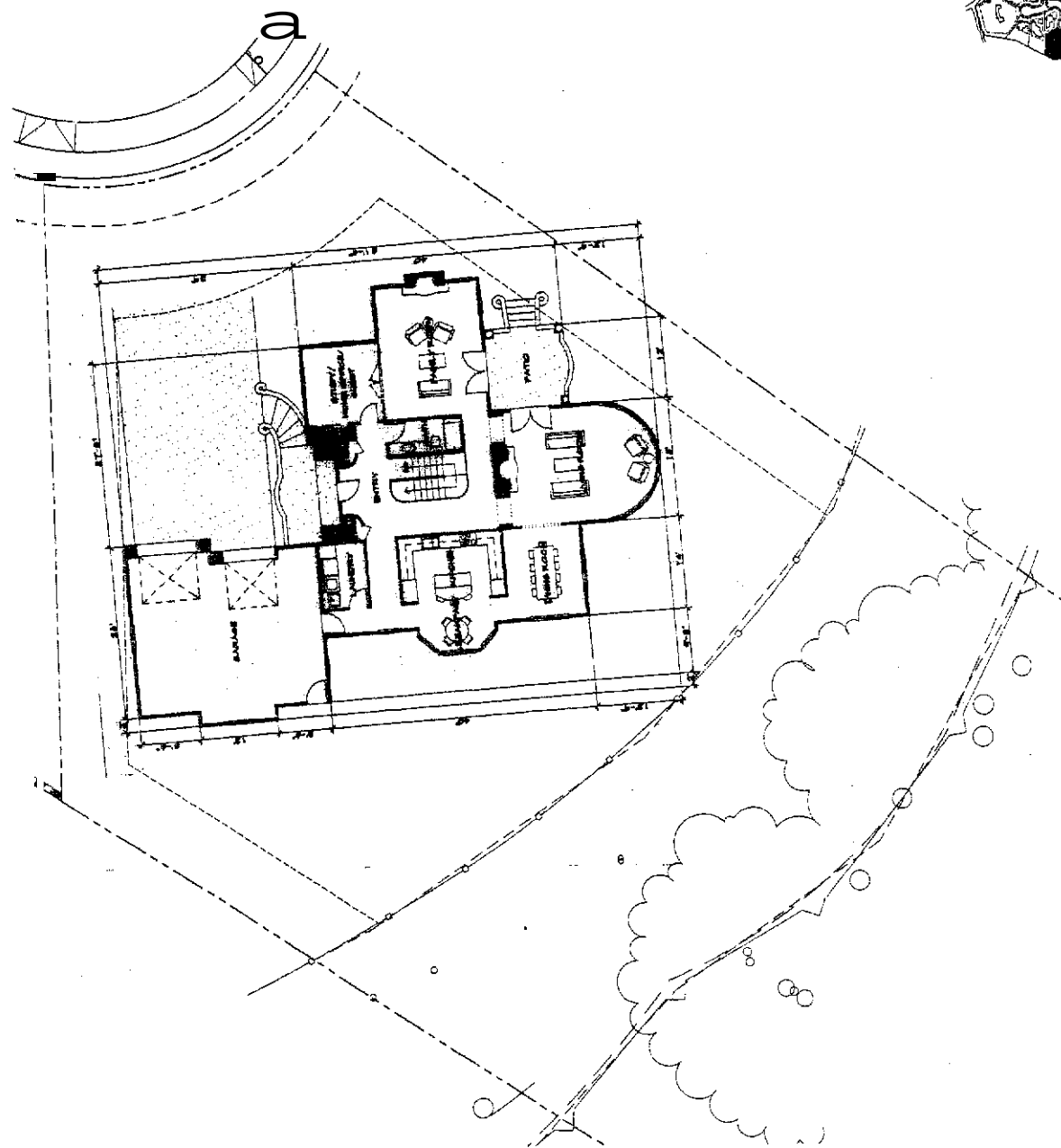


THACHER &  
THOMPSON  
ARCHITECTS  
MAY 20, 2005

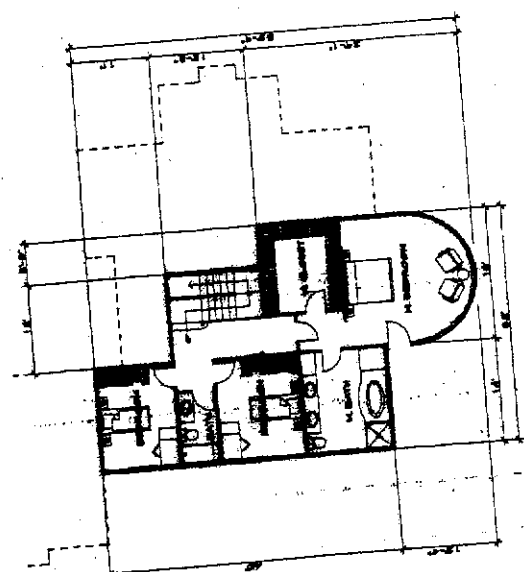




THACHER &  
THOMPSON  
ARCHITECTS  
MAY 20, 2005



EXISTING SITE PLAN AND UPPER FLOOR PLAN - 1949 SE (+ GARAGE-752 SE)



EXISTING LOWER FLOOR PLAN - L147 SE

LOT 6 : EXISTING SITE PLAN AND FLOOR PLANS

MAR SERENO



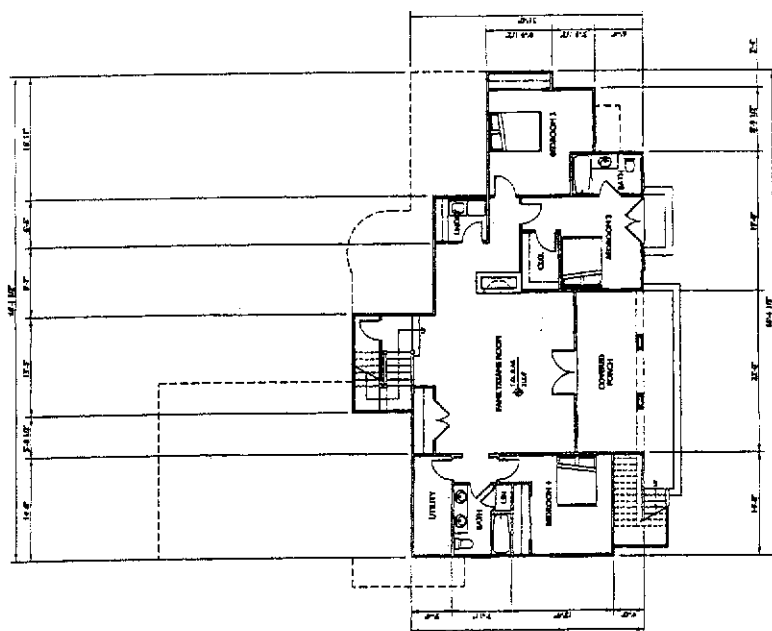
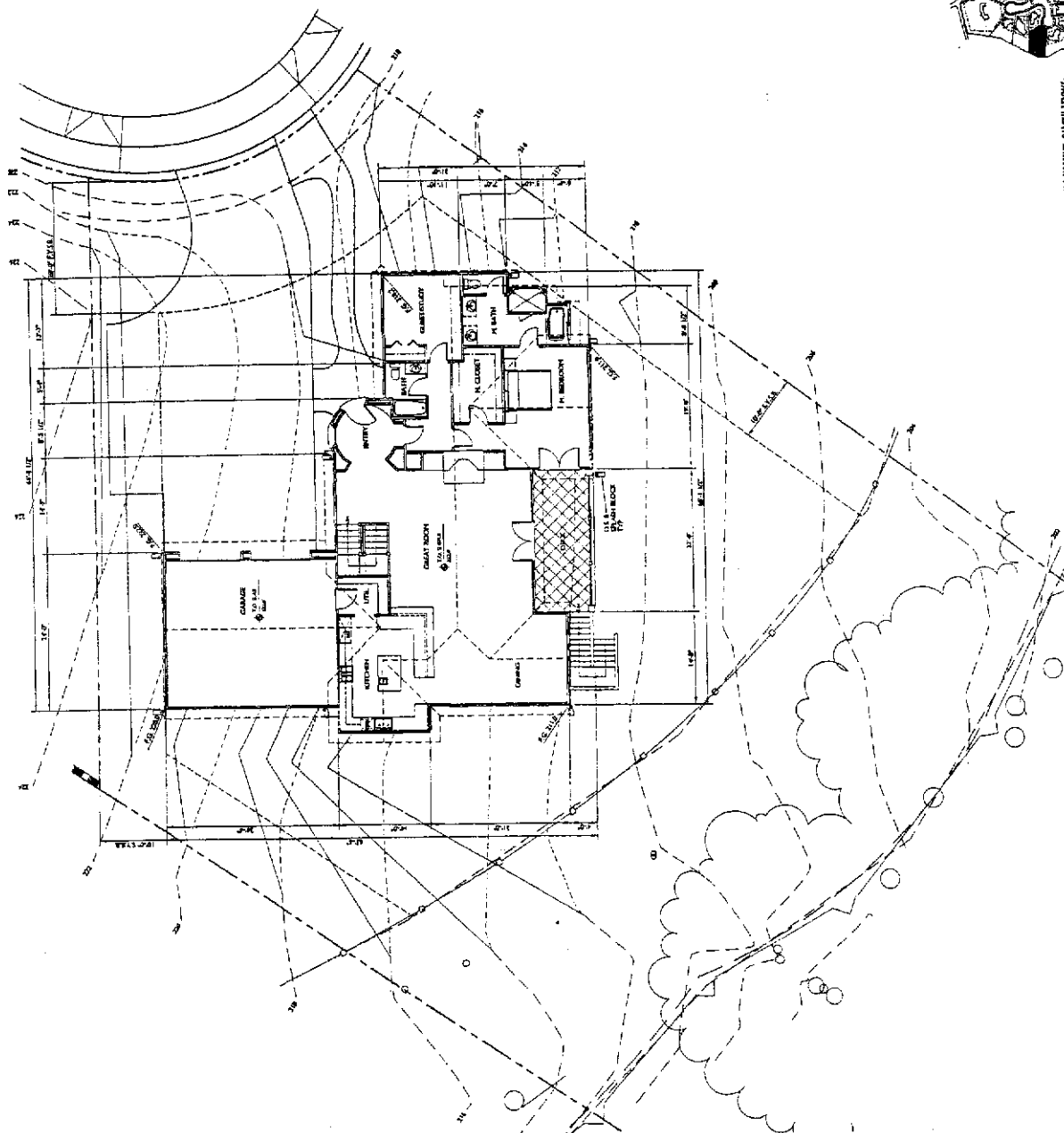


PHOTO FEB LOWEN PLAN - 147258

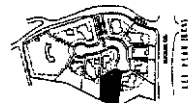
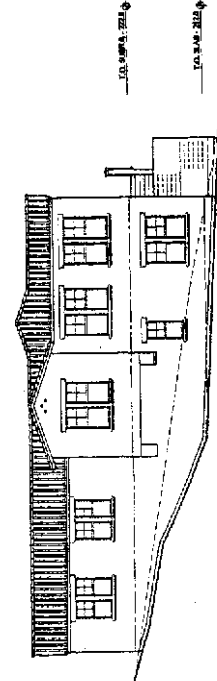
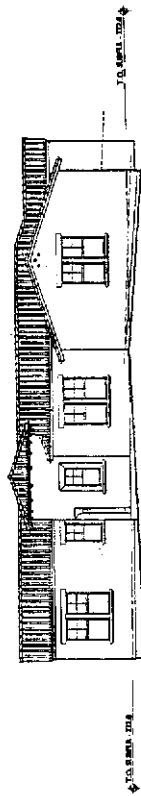
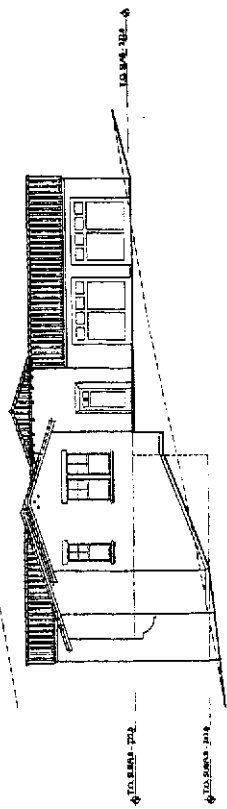
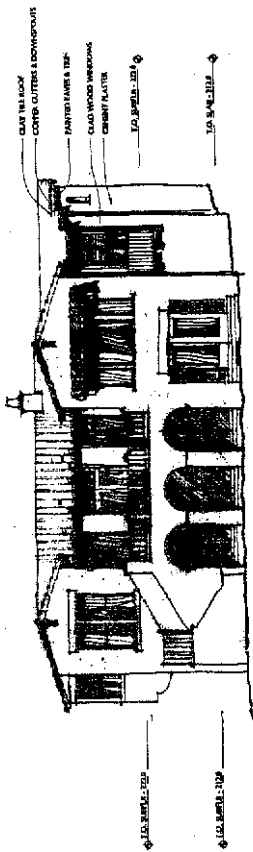
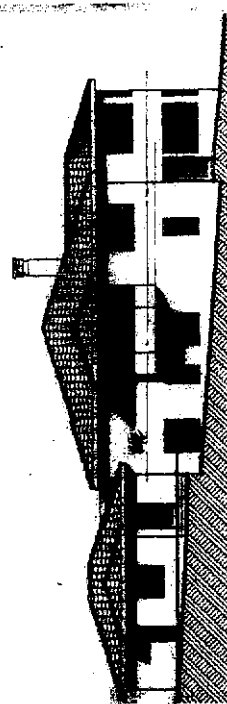
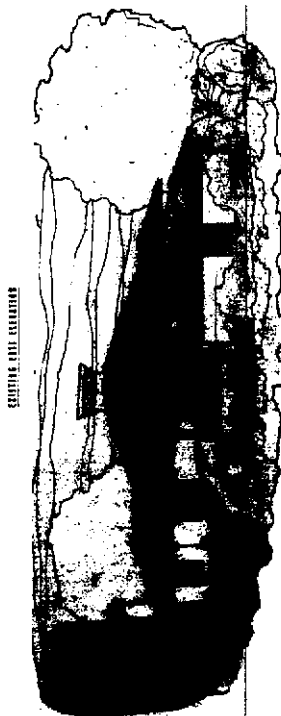
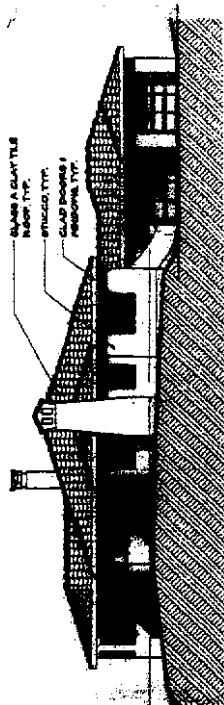
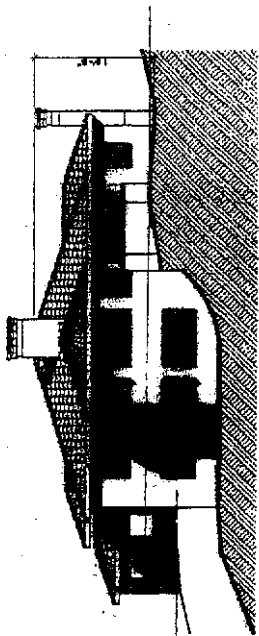
LOT 6: PROPOSED SITE PLAN AND FLOOR PLANS

MAR SERENO

07



35



THACHER & THOMPSON

PLAT 2 - EXISTING AND PROPOSED ELEVATIONS

MAN JERENU