

CITY OF WILDOMAR PLANNING DIRECTOR HEARING AGENDA

Planning Director – Matthew C. Bassi

PLANNING DIRECTOR MEETING OF WEDNESDAY, March 5, 2014 AT 2:00 P.M.

Council Chambers, Wildomar City Hall, 23873 Clinton Keith Road, Wildomar, CA 92595

CALL TO ORDER

PUBLIC COMMENTS

This is the time for citizens to comment on issues not on the agenda. Under the provision of the Brown Act, the Planning Director is prohibited from discussing or taking action on items not on the agenda. Each speaker is asked to fill out a "Public Comments Card" (located on the table by the Chamber door) and give the card to the Planning Director prior to the start of the meeting. Lengthy testimony should be presented to the Planning Director in writing (3 copies) and only pertinent points presented orally. Comments are limited to three (3) minutes per speaker. The Planning Director encourages citizens to address them so the questions and/or comments can be heard.

1.0 CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine. There will be no separate discussion of these items unless the Planning Director, the public, or staff request specific items be removed from the Consent Calendar for discussion and/or separate action.

- None

2.0 PUBLIC HEARINGS:

2.1 Plot Plan No. 13-0113:

Planning Director consideration of a Plot Plan for the approval of a 1,200 square-foot accessory structure for garage/storage purposes on 0.57 acres within the R-R (Rural Residential) zone located at 32570 Durango Court (APN 368-281-009).

RECOMMENDATION:

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15303(E) (NEW CONSTRUCTION) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVE PLOT PLAN NO. 13-0113 TO APPROVE A 1,200 SQUARE-FOOT ACCESSORY STRUCTURE ON 0.57 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 32570 DURANGO COURT (APN: 368-281-009)

STAFF COMMUNICATIONS

This portion of the agenda is reserved for Planning Director to make comments on items not on the agenda, and/or for the Planning Director to request information from planning department staff.

FUTURE AGENDA ITEMS

ADJOURNMENT

The Planning Director meeting is hereby adjourned.

RIGHT TO APPEAL:

Any decision of the Planning Director may be appealed to the Planning Commission provided the required appeal application and the \$964 filing fee is submitted to the City Clerk within ten (10) calendar days proceeding the Planning Director action on any given project.

REPORTS:

All agenda items and reports are available for review at Wildomar City Hall, 23873 Clinton Keith Road, Suite 201, Wildomar, California 92595. Any writings or documents provided to the Planning Director regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection at City Hall during regular business hours. If you wish to be added to the regular mailing list to receive a copy of the agenda, a request must be made through the Planning Department in writing or by e-mail.

ADDITIONS/DELETIONS:

Items of business may be added to the agenda upon a decision of the Planning Director finding that there is a need to take immediate action and that the need for action came to the attention of the City subsequent to the agenda being posted. Items may be deleted from the agenda upon request of staff or upon action of the Planning Director.

ADA COMPLIANCE:

If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans With Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the Planning Department either in person or by telephone at (951) 667-7751, no later than 10:00 A.M. on the day preceding the scheduled meeting.

POSTING STATEMENT:

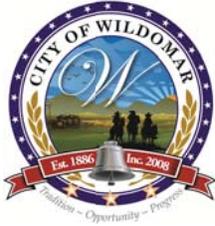
On February 27, 2014, a true and correct copy of this agenda was posted at the three (3) designated places: 1) Wildomar City Hall, 23873 Clinton Keith Road; 2) United States Post Office, 21392 Palomar Street; and 3) Mission Trail Library, 34303 Mission Trail Road.

1.0 CONSENT CALENDAR

This sheet has been left intentionally

Blank

2.0 PUBLIC HEARINGS



CITY OF WILDOMAR – PLANNING DIRECTOR
Agenda Item #2.1
PUBLIC HEARING
Meeting Date: March 5, 2014

TO: Matthew Bassi, Planning Director

FROM: Mark Corcoran, Assistant Planner

SUBJECT: Plot Plan No. 13-0113 (Underwood Accessory Structure)

Planning Director consideration of a Plot Plan for the approval of a 1,200-square-foot accessory structure for garage/storage purposes on 0.57 acres within the R-R (Rural Residential) zone located at 32570 Durango Court (APN 368-281-009)

RECOMMENDATION

Staff recommends that the Planning Director adopt Resolution No. 14-01 (Attachment A) entitled:

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15303(E) (NEW CONSTRUCTION) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PLOT PLAN NO. 13-0113, SUBJECT TO CONDITIONS, FOR A 1,200-SQUARE-FOOT ACCESSORY STRUCTURE ON 0.57 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 32570 DURANGO COURT (APN 368-281-009)

PROJECT DESCRIPTION

On November 19, 2013, the applicant's, Dale and Tina Underwood, submitted a plot plan application for a 1,200-square-foot detached accessory structure (Attachment B, Site Plan). The owners currently have an existing 2,500-square-foot dwelling on the 0.57-acre property. The subject property is located at 32570 Durango Court. (See Figure 1.)

Figure 1 – Aerial Photo of Subject Property



The accessory structure will be a prefabricated steel building with stucco siding and roof shingles that will be 17 feet, 2 inches in height, 30 feet wide, and 40 feet deep. A 10-foot-wide by 10-foot-tall (10' x 10') roll-up garage door and a 12-foot-wide by 12-foot-tall roll-up garage door will be located on the northwest elevation, and a 36-inch access door will be provided on the southwest elevation. The northeast and southeast elevations will not have any architectural features. The stucco siding will be painted "slate blue" and the roll-up garage doors and access door will be painted white to match the color of the home. The roof shingles of the accessory structure will match the roof shingles of the existing home. The elevation design for the accessory structure is provided in Attachment D.

DISCUSSION

General Plan and Zoning Consistency

The City of Wildomar General Plan designates this site for Low Density Residential (LDR) use, which provides for the development of detached single-family residential dwelling units and accessory structures on parcels ranging in size from 0.5 to 1 acre.

The zoning designation on this property is Rural Residential (R-R), which allows single-family residences as well as accessory structures to be placed on the property as long as they conform to the development standards of Sections 17.16.020 and 17.172.130 of the Wildomar Zoning Ordinance.

The table below outlines adjacent land uses as well as General Plan and Zoning information for the subject and surrounding properties.

Table 1 – Surrounding Land Use Designation, Zoning, and Existing Land Use

ADJACENT ZONING AND LAND USE			
Location	Current Use	GPLUD	Zoning
Subject Property	Residential	Low Density Residential	Rural Residential
North	Residential	Low Density Residential	Rural Residential
South	Residential	Low Density Residential	Rural Residential
East	Residential	Low Density Residential	Rural Residential
West	Residential	Low Density Residential	Rural Residential

Proposed Site Plan

The property contains an existing 2,500-square-foot home and an existing 2,074-square-foot paved driveway. The rear yard of the property contains an existing 1,410-square-foot concrete pad to the north of the existing home, and an existing 1,790-square-foot concrete patio extends from the rear, or southeast, elevation of the existing home. The patio includes a 460-square-foot swimming pool. The existing home is currently connected to a septic system that includes a septic tank located within the northeast side yard of the home and a leach line that runs along the northern side of the property to a leach field located behind, or southeast, of the existing concrete pad.

As shown on the site plan (Attachment B), the accessory structure will be set back 117 feet from the front property line, 16 feet from the rear property line, 6 feet from the northeast side property line, and approximately 105 feet from the southwest side property line. All building setbacks required by the R-R zone standards will be met or exceeded. The accessory structure will be located 41 feet, 6 inches away from the primary dwelling unit.

Table 2 provides a compliance summary of the project as it relates to development standards for the R-R zone.

Table 2 – Development Standards

Development standard	Zoning Ordinance Standard	Proposed Project Specifics	Meets Dev. Standards
Front setback	20 feet	117 feet	Yes
Interior side setback	5 feet	6 feet	Yes
Interior side setback	5 feet	105 feet	Yes
Rear setback	10 feet	16 feet	Yes
Building height	35 feet	17 feet, 2 inches	Yes
Main dwelling and proposed building setback	10 feet	41 feet, 6 inches	Yes

Proposed Architectural Elevations:

The proposed accessory structure will feature stucco siding painted slate blue with trim and doors painted white to match the existing exterior building material and color of the primary dwelling structure. The roof of the accessory structure will be will be 17 feet, 2 inches high, which is less than the 20 foot maximum building height allowed for accessory structures constructed on lots 2 acres or smaller.

Views of the accessory structure from Durango Court will be partially obscured by a fence and gate that extends from the existing home to the property line. Views of the accessory structure from the neighboring residences on Durango Court will also be obscured by fencing that runs along the northeast and southwest property lines. The accessory structure will be partially visible to the residential property to the southwest.

REQUIRED PLOT PLAN FINDINGS

A. The proposed use is consistent with the Wildomar General Plan and Zoning Ordinance.

The proposed use is consistent with the City of Wildomar General Plan, as the Low Density Residential (LDR) designation provides for the development of detached single-family residential dwelling units and ancillary structures on parcels of 0.5 to 1 acre. The applicant has submitted a plot plan application to approve a 1,200-square-

foot detached accessory structure to be used for storage purposes in the Rural Residential (R-R) zone. Pursuant to Section 17.172.130 of the Wildomar Zoning Ordinance, an accessory building is allowed in the Rural Residential (R-R) zone provided that the proposed structure meets the development standards. The building is set back 117 feet from the front property line, 16 feet from the rear property line, and 16 feet and approximately 105 feet from the side property lines, which exceeds the minimum requirements. Additionally, the structure is 17.17 feet high and is located 41.5 feet away from the main dwelling, which meets or exceeds code requirements.

- B. The overall development of the land shall be designed for the protection of the public health, safety, and general welfare.

The proposed construction under Plot Plan 13-0113 consists of a 1,200-square-foot detached accessory structure to be used for storage purposes on a 0.57-acre site. The proposed project is designed with consideration for the protection of the public health, safety, and general welfare of the City of Wildomar and surrounding area. The accessory structure will be built to meet all requirements and standards of the Wildomar Building Safety Department and the California Building Code.

- C. The overall development of the land shall be designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

The proposed project has been designed to conform to a logical pattern of development as envisioned by the General Plan. The proposed project site and all surrounding properties are designated for Low Density Residential land use and zoned for Rural Residential development. The construction of the proposed accessory structure will conform to the standards of the Low Density Residential land use designation as well as all requirements included in Sections 17.16.020 and 17.172.130 of the Wildomar Zoning Ordinance. Conformance with City of Wildomar architectural and development standards will ensure that the proposed accessory structure is compatible with any current and future logical development of surrounding property.

- D. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

The project proposes to permit an accessory structure on a single parcel. In addition, any future sale of a portion of the site will require City approval of a subdivision or condominium map. The project fully complies with this requirement.

ENVIRONMENTAL ASSESSMENT

A review of potential environmental impacts was conducted for Plot Plan No. 13-0113. The Planning Department has determined that the approval of the proposed 1,200-square-foot accessory structure at 32570 Durango Court will not have a significant impact on the environment, and that the proposed project meets the development standards of the Rural Residential zone. Therefore, the project can be determined to be Categorically Exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15303(e) (New Construction) of the CEQA Guidelines. In consideration, the Planning Department recommends that the Planning Director adopt a Categorical Exemption for the proposed project and direct staff to file a Notice of Exemption with the Riverside County Clerk within five (5) days from this hearing.

STAFF RECOMMENDATION

Based on the findings outlined in this report, staff recommends that the Planning Director adopt Resolution No. 14-01 (Attachment A) adopting a Categorical Exemption in accordance with Section 15303(e) (New Construction) of the California Environmental Quality Act (CEQA) Guidelines, and approving Plot Plan No. 13-0113, subject to conditions.

Respectfully Submitted,
Mark Corcoran
Assistant Planner

Reviewed by
Mark Teague, AICP
Planning Manager

ATTACHMENTS

- A. Resolution No. 14-01, for Plot Plan No. 13-0113
Exhibit 1 – Conditions of Approval
- B. Site Plan
- C. Floor Plan
- D. Elevations

ATTACHMENT A

Resolution No. 14-01

RESOLUTION NO. 14-01

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15303(E) (NEW CONSTRUCTION) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PLOT PLAN NO. 13-0113, SUBJECT TO CONDITIONS, FOR A 1,200-SQUARE-FOOT ACCESSORY STRUCTURE ON 0.57 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 32570 DURANGO COURT (APN 368-281-009)

WHEREAS, the Planning Department has received an application for Plot Plan No. 13-0113 to construct a 1,200-square-foot accessory structure on a 0.57-acre site located at 32570 Durango Court filed by:

Applicant/Owner: Dale and Tina Underwood
Project Location: 32570 Durango Court
APN: 368-281-009
Lot Area: 0.57 acre

WHEREAS, the City of Wildomar Planning Director has the authority in accordance with Section 17.216 of the Wildomar Zoning Ordinance to take action on Plot Plan No. 13-0113; and

WHEREAS, on February 27, 2014, the City gave public notice of a Planning Director hearing by mailing said notice to adjacent property owners within a 300-foot radius of the project site, notifying adjacent residents of the March 5, 2014 public hearing for the proposed Plot Plan No. 13-0113 to be considered by the Planning Director; and

WHEREAS, on February 27, 2014, the City published a legal notice in "The Press Enterprise," a newspaper of local circulation, notifying the public of the holding of a public hearing for proposed Plot Plan No. 13-0113 to be considered at the Planning Director hearing of March 5, 2014; and

WHEREAS, on March 5, 2014, the City of Wildomar held a noticed Planning Director public hearing at which time interested persons had an opportunity to testify in support of, or opposition to, proposed Plot Plan No. 13-0113, and at which time the Planning Director considered the proposed Plot Plan.

NOW THEREFORE, the Planning Director of the City of Wildomar, California, does hereby resolve, determine, and order as follows:

SECTION 1. ENVIRONMENTAL FINDINGS.

A review of the potential environmental impacts was conducted for Plot Plan No. 13-0113. The Planning Department recommends that the Planning Director hereby find and determine that Plot Plan No. 13-0113, to approve a 1,200-square-foot accessory structure in the R-R (Rural Residential) zone will not have a significant impact on the environment and is hereby Categorically Exempt in accordance with Section 15303(e) (New Construction) of the California Environmental Quality Act (CEQA) Guidelines.

SECTION 2. REQUIRED PLOT PLAN FINDINGS.

- A. The proposed use is consistent with the Wildomar General Plan and Zoning Ordinance.

The proposed use is consistent with the City of Wildomar General Plan, as the Low Density Residential (LDR) designation provides for the development of detached single-family residential dwelling units and ancillary structures on parcels of 0.5 to 1 acre. The applicant has submitted a plot plan application to approve a 1,200-square-foot detached accessory structure to be used for storage purposes in the Rural Residential (R-R). Pursuant to Section 17.172.130 of the Wildomar Zoning Ordinance, an accessory building is an allowed in the Rural Residential (R-R) zone provided that the proposed structure meets the development standards. The building is set back 117 feet from the front property line, 6 feet from the rear property line, and 16 feet and approximately 105 feet from the side property lines, which exceeds the minimum zone requirements. Additionally, the structure is 17.17 feet high and is located 41.5 feet away from the main dwelling; both exceed code requirements.

- B. The overall development of the land shall be designed for the protection of the public health, safety, and general welfare.

The proposed construction under Plot Plan 13-0113 consists of a 1,200-square-foot detached accessory structure to be used for storage purposes on a 0.57-acre site. The proposed project is designed with consideration for the protection of the public health, safety, and general welfare of the City of Wildomar and surrounding area. All zoning and building code standards will be met.

- C. The overall development of the land shall be designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

The proposed project has been designed to conform to a logical pattern of development as envisioned by the General Plan. The properties to the north, south, east, and west have a General Plan land use designation of Low Density Residential and are also zoned for Rural Residential. The structure will be painted to match the coloring of the existing primary dwelling structure. Construction meets all of the development requirements as stated in Sections 17.16.020 and 17.172.130 of the Wildomar Zoning Ordinance.

- D. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

The project proposes to construct an accessory structure on a single parcel. In addition, any future sale of a portion of the site will require City approval of a subdivision or condominium map. The project fully complies with this requirement.

SECTION 3. PLANNING DIRECTOR ACTION.

The Planning Department recommends the Planning Director take the following actions:

1. Notice of Exemption. That the Planning Director make a determination that Plot Plan No. 13-0113 is Categorically Exempt in accordance with Section 15303(e) (New Construction) of the California Environmental Quality Act (CEQA) Guidelines, and direct the Planning Department to file a Notice of Exemption with the Riverside County Clerk, no later than March 13, 2014.
2. Approval of Plot Plan. That the Planning Director approve Plot Plan No. 13-0113, subject to conditions attached hereto and incorporated herein by reference as Exhibit 1.

PASSED, APPROVED, AND ADOPTED this 5th day of March 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

Alfredo Garcia
Minutes Secretary

Matthew C. Bassi
Planning Director

**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 13-0113

APN: 368-281-009

Approval Date: March 5, 2014

Expiration Date: March 5, 2016

Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
------------------------	---------------------------	------------------------	---

PLANNING DEPARTMENT CONDITIONS

General Conditions

1.	No later than March 6, 2014, the applicant shall deliver to the Planning Department a cashier's check or money order made payable to the Riverside County Clerk in the amount of \$64.00 as required by the Riverside County Clerk's office to file the Notice of Exemption.	March 6, 2014	Planning Department	
2.	The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Wildomar Planning Department no later than March 11, 2014.	March 11, 2014	Planning Department	
	<hr style="width: 80%; margin-left: 0;"/> <div style="display: flex; justify-content: space-between;"> Applicant Signature Date </div>			
3.	The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory,	Ongoing	Planning Department	

**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 13-0113

APN: 368-281-009

Approval Date: March 5, 2014

Expiration Date: March 5, 2016

Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
-------------------------------	-----------------------------------	-------------------------------	--

<p>administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course</p>			
--	--	--	--

**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 13-0113

APN: 368-281-009

Approval Date: March 5, 2014

Expiration Date: March 5, 2016

Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
------------------------	---------------------------	------------------------	---

	of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.			
4.	Approval of Plot Plan No. 13-0113 shall expire on March 5, 2016 (2 years after project approval) if the building permits have not been issued for the accessory structure. The applicant may file for an Extension of Time provided a written request and required filing fee is submitted to the Planning Department at least 30 days prior to the expiration date.	March 5, 2016	Planning Department	
5.	In accordance with Section 5.72.020 of the City of Wildomar Municipal Code, no home occupation or any business activities may occur from the accessory structure.	Ongoing	Planning Department	
6.	The garage walls shall remain stucco and painted "slate blue," the garage doors shall remain "white," and the roofing material shall continue to be shingles that match the coloring of the existing home.	Ongoing	Planning Department	

BUILDING DEPARTMENT CONDITIONS

Prior to Issuance Of Building Permits

7.	Prior to the issuance of building permits all outstanding deposit account balances for this Plot Plan shall be paid in full.	Ongoing	Planning Department and Building and Safety Department	
----	--	---------	--	--

**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 13-0113

APN: 368-281-009

Approval Date: March 5, 2014

Expiration Date: March 5, 2016

Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
-------------------------------	-----------------------------------	-------------------------------	--

8.	The applicant shall obtain all building permits prior to receiving a final certificate of occupancy.	Ongoing	Planning Department and Building and Safety Department	
9.	The site shall be developed in accordance with the approved site plan approved on March 5, 2014, on file in the Planning Department and the conditions contained herein. Any grading shall be in accordance with the California Building Code, the City Grading Ordinance, the approved grading plan, the soils report, and grading practices acceptable to the City.	Ongoing	Planning Department and Building and Safety Department	

ENGINEERING DEPARTMENT CONDITIONS

Prior to the Issuance of Grading Permits

10.	The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	Prior to Issuance of a Grading Permit	Engineering Department	
11.	The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary	Prior to Issuance of a Grading Permit	Engineering Department	

**EXHIBIT 1
CONDITIONS OF APPROVAL**

Project Application: Plot Plan Application No. 13-0113

APN: 368-281-009

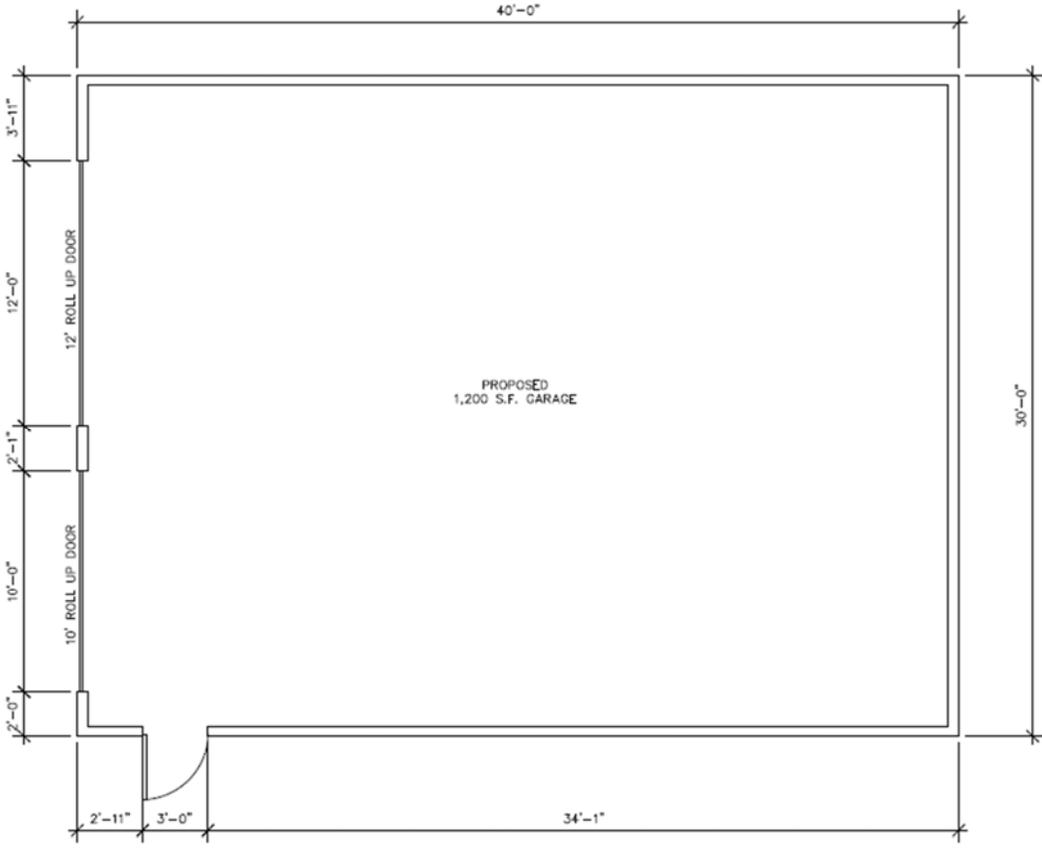
Approval Date: March 5, 2014

Expiration Date: March 5, 2016

Conditions of Approval	Timing/ Implementation	Enforcement/Monitoring	Verification (Date and Signature)
------------------------	---------------------------	------------------------	---

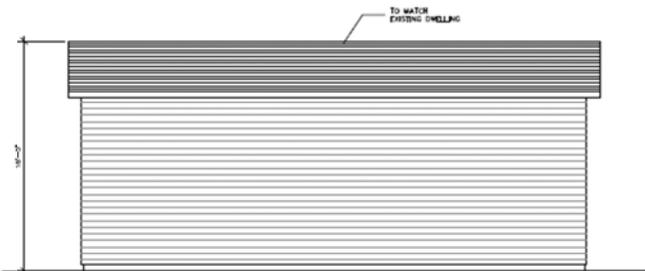
as a result.			
--------------	--	--	--

ATTACHMENT C FLOOR PLAN

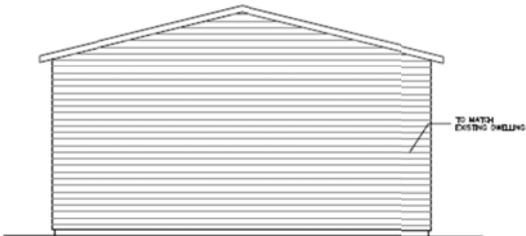


PROPOSED FLOOR PLAN

ATTACHMENT D ELEVATIONS



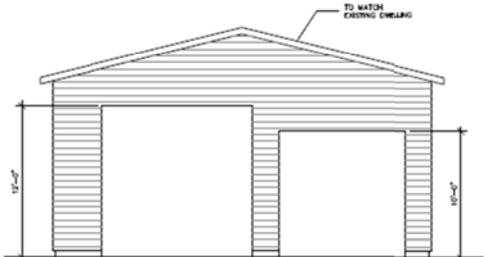
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION