Exhibit A

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EXHIBIT A
DISCUSSION

INTRODUCTION

The project site is a 2.7-acre lot in Pebble Beach on the seaward side of 17-Mile Drive, at the intersection of Cypress Drive, Cabrillo Road and about 350 yards, north by northwest, of the Pescadero Point viewing area (See Vicinity Map – **Exhibit C**). The site is developed with a single-family home and a detached caretakers unit.

This project (PLN240069) proposes:

- Exterior and interior modifications to the existing 8,747 square foot single family dwelling (SFD), to include the construction of a 182 square foot second story deck.
- Conversion of the existing caretakers unit into a 1,103 square foot accessory dwelling unit (ADU), with minor exterior modifications.
- Construction of a new 1,171 square-foot non-habitable pavilion structure, on the site of an existing view patio.
- Site improvements to include an outdoor seating area, replacement hardscape (walkways and driveway), internal grape staking fencing (3.5 feet) along the coastal bluff, and replacement stucco front property line wall to match the existing.

Modifications to the existing SFD would include:

- Two new powder rooms and pantry on first floor
- New laundry room and roof terrace on second floor
- Stairway reconstruction for compliance with current building codes
- Exterior trellising
- Replacement of all exterior doors and windows and partial re-roofing

Conversion of the caretaker unit to an ADU would include:

- Two bedrooms with bathrooms and a shared entryway/kitchen
- New roofing to match the main house
- Replacement of all doors and windows

See the project plan set – attached as **Exhibit B2** – for additional details. Note that the draft landscape and lighting plans have been removed from the project plans and conditions of approval have been applied to require the submittal of compliant plans. The applicant's July 29, 2024, project description and justification letter is attached as **Exhibit C.**

The property is located at 3270 17-Mile Drive, Pebble Beach (Assessor's Parcel Number 008-462-005-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned Low Density Residential, 2 acres per unit, with a Design Control Overlay (Coastal Zone) [LDR/2-D (CZ)], which allows exterior modifications to existing structures, site improvements, and development near known archaeological resources and Environmentally Sensitive Habitat (ESHA), subject to Coastal Administrative Permits, Coastal Development Permits and Design Approvals. (Title 20 Sections 20.14.030.E, 20.14.030.F, 20.14.040.F and 20.44).

Staff is recommending denial of the pavilion structure and recommending approval of the ADU conversion/modification, the SFD modifications, and site improvements.

COASTAL HAZARDS

The Del Monte Forest Land Use Plan (DMF LUP) contains policies governing development within hazardous areas, with pertinent regulations also found in the Monterey County Coastal Implementation Plan (CIP).

The project parcel borders a coastal bluff. In accordance with DMF LUP Hazards Policy 46, geological (LIB240192) and geotechnical (LIB240191) reports were required to evaluate the suitability of the site. These reports concluded that the area was suitable for development, given that the recommendations within them were followed. These recommendations pertain to on-site grading, foundation design, and surface drainage. Title 16 section 16.08.110 requires that all recommendations contained in the prepared geotechnical and geological report be incorporated into the final construction plans. Staff is also including the County's standard Notice of Reports condition (#6) to ensure that the geological and geotechnical report recommendations are strictly followed.

The geological report has concluded, based on historical erosion information, that bluff retreat at the site will be approximately 6.5 feet over the next 75 years. In accounting for a potential sea level rise of 4.6 feet during the next 75 years (pursuant to the document "State of California – Sea-Level Rise Guidance 2024" as published by the California State Ocean Protection Council), the bluff retreat was adjusted to be up to 10 feet in the next 75 years. All structures, proposed and existing, are safely outside (inland) of these boundaries. The proposed project has been sited and designed in order to minimize risks to life and property, and damage to the natural environment (DMF LUP Policy 38).

ENVIRONMENTALLY SENSITIVE HABITAT AREAS

The area proposed for development is located within 100 feet of ESHA. The Del Monte Forest Land Use Plan (DMF LUP) recognizes that sensitive habitats in the area are unique, limited, and fragile resources that enrich the Del Monte Forest. Accordingly, the Plan calls for these resources to be protected, maintained, and, where possible, enhanced and restored. No trees (dead or alive) will be removed, and conditions are incorporated to ensure that habitat is protected throughout construction. Areas of non-native vegetation will also be restored to their natural state.

In accordance with CIP section 20.147.040.D.2.(a), Biological Assessment (Monterey County Document # LIB240190) and a Forest Management Plan (LIB220026) reports were prepared to assess the potential of the project to impact sensitive habitat areas and species. The reports identified two distinct environmentally sensitive habitat areas on the property, indigenous Monterey cypress forest, and Coastal bluff scrub.

Indigenous Monterey Cypress Forest

The majority of the parcel is comprised of Indigenous Monterey cypress habitat, which, in the Del Monte Forest is protected by DMF LUP Policy 20 and related development standards detailed in CIP section 20.147.040.D.2. (**Exhibit F**).

Projects on a developed lot – such as proposed herein – are addressed in CIP policy 20.147.040.D.2(2):

(2)On developed lots (i.e., those with an existing legally established residence), new and/or modified development shall be located within the existing legally established structural and/or hardscape area (i.e., all areas of the site covered with a structure, or covered by pervious or impervious hardscape (such as decks, patios, driveways, and paths, but not including landscaped areas, fence areas, or underground or over ground utility areas)) and outside the critical habitat area.

The project, as conditioned, will strictly adhere to the seven specific requirements ("a" through "g") of this policy (20.147.040.D.2(2)(a-g)), as detailed in the project Resolution "Finding 4 - Environmentally Sensitive Habitat Area - Evidence c)" (**Exhibit B**). In summary:

- All of the proposed structural modifications, except the proposed outdoor fire pit area and hardscape (driveway and internal path) improvements, will occur within existing building footprints, thereby minimizing potential impact to habitat areas.
- A net reduction of 4,617 square feet of impervious surface will result from the project.
- The project accommodates the health and vitality of the property's Monterey cypress habitat, and will not harm or result in the removal of an individual Monterey cypress tree.
- The proposed development does not exceed 15% of the total Monterey cypress habitat area.
- The biological report (LIB240190) concludes that no impacts to special status plant or animal species are anticipated.
- All Monterey cypress habitat outside of the existing and proposed development areas will be restored and/or enhanced to high-value, self-functioning Monterey cypress. At least ten replacement Monterey cypress trees (15-gallon size minimum) will be planted as part of the restoration activities. Nonnative vegetation and an irrigated lawn will be removed and replaced with native vegetation.
- An open space conservation and scenic easement will be placed over the entirety of the Monterey cypress habitat on the parcel (i.e., all non-developed areas).
- An approximately 2,289 square-foot (previously disturbed but still considered Monterey cypress habitat) area adjacent to the existing home will be developed with walking paths and a gravel seating/fire pit area. Accordingly, either restoration of off-site Monterey cypress habitat at a 2:1 ratio - 4,578 square feet – will be undertaken by the applicant or an "in-lieu" mitigation fee commensurate to the cost to restore 4,578 square feet will be paid to the Del Monte Forest Conservancy. (Details regarding the in-lieu fee and related mitigation will be provided at the time of the Planning Commission hearing.)
- All proposed development has been sited and designed to avoid the critical habitat area and the most sensitive habitat parts of the site.
- Under the supervision of the project biologist, tree trunks will be wrapped with protective material and exclusionary fencing areas will be established throughout the construction period.
- A certified biologist will perform site inspections for 5 years post-construction, to monitor the health and long-term survivability of all Monterey cypress trees and other ESHA on the property.

With implementation of the draft conditions of approval, the project will results in greater cypress habitat value on the site (and in relation to adjacent and surrounding habitat areas) than

the existing baseline habitat value, and the project will enhance Monterey cypress habitat values overall.

Coastal Bluff Scrub
Coastal bluff scrub habitat is especially significant locally in that it typically accommodates Sea-cliff Buckwheat, a host plant for the federally endangered Smith's Blue Butterfly. The biological report refers to this area as "the narrow band between the Monterey Cypress Forestland and the High tide line" and estimates that it comprises no more than 5% of the parcel. No development is proposed in the immediate area of this habitat, however, an aging grape stake fence will be removed and replaced around existing the habitat area to discourage pedestrian traffic in the future.

VISUAL RESOURCES
As with Environmentally Sensitive Habitats, the Del Monte Forest Land Use Plan recognizes that local visual resources are truly unique and that ocean views are a limited asset. Accordingly, the Plan emphasizes that these resources are to be preserved and protected.

The neighborhood consists of large single-family homes possessing a variety of traditional materials, styles, and roof profiles. The landscape is heavily forested, with unfiltered and filtered views of the Pacific Ocean and craggy coastal bluffs as viewed from 17-Mile Drive.

*Recommended **Approval** – Single Family Dwelling and Accessory Dwelling Unit*
The project is subject to the Visual Resources protection policies of the Del Monte Forest Land Use Plan (DMF LUP), their implementing regulations in Part 5 of the Monterey County Coastal Implementation Plan (CIP), and the Design Control "D" zoning overlay district, which requires a design review of structures and fences to assure protection of the public viewshed and neighborhood character. The single-family dwelling modification and caretaker unit/ADU conversion segments of the project are consistent with these policies, regulations, and the surrounding neighborhood character.

Materials and colors will be unobtrusive and compatible with the natural surroundings and neighboring residences. The height and massing of the SFD and ADU will remain essentially unchanged, and both structures will retain their beige stucco exteriors and most of their clay tile roofing. The limited addition of new colors and materials will be comprised of bronze steel doors and window frames, stained wood trim and wrought iron railing.

*Recommended **Denial** – Pavilion*
Images depicting potential visual impacts resulting from the proposed 1,171 square foot pavilion are included as **Exhibit H**. The structure would include a rear wall, facing 17-Mile Drive, of 50-foot 8-inches in length and 13 feet in height, comprising a surface area of 658 square feet (See sheets A1.02 and A3.17 of **Exhibit B2**). Although the proposed structure is located within a cluster of Monterey cypress trees, almost the entire structure would be visible from 17 Mile Drive. The backdrop of the tree-filtered view is the Pacific Ocean, and a portion of the structure would block the unfiltered and filtered ocean views from 17 Mile Drive. **Exhibit H** contained photos of the proposed structure, as seen from 17-Mile Drive (the proposed structure's staking and flagging is outlined in red, and the ocean's horizon is identified in blue where it is unclear).

Staff has reviewed the pavilion for consistency with the following policies:

Del Monte Forest Land Use Plan:

- Chapter 2: Resource Management Element
  - **Del Monte Forest LUP Key Policy - Scenic and Visual Resources**: *"The Del Monte Forest and 17-Mile Drive are significant and important visitor destinations. It is the objective of this LUP to protect the area's magnificent scenic and visual resources, to avoid incompatible development, and to encourage improvements and facilities that complement the Forest's natural scenic assets and enhance the public's enjoyment of them. To protect the scenic and visual resources of the Del Monte Forest area, only development that does not block significant public views and does not significantly adversely impact public views and scenic character, including with specific attention to the 17-Mile Drive corridor and designated public access areas/vista points, shall be allowed*." (Emphasis added)
  - **Scenic and Visual Resources**
    - **Policy 47***: Views from designated public access areas and vista points, from Highway 68 and 17-Mile Drive corridors, and of ridgelines as seen from the public viewing areas identified on Figure 3, shall be protected as resources of public importance, and development that could adversely impact such views shall only be allowed where it protects, preserves, and if feasible enhances, such scenic resources. Conservation and scenic easements shall be required as one means of protecting such views in perpetuity.*
    - **Policy 48***: Development within visually prominent settings, including those identified on Figure 3, shall be sited and designed to avoid blocking or having a significant adverse impact on significant public views, including by situating lots, access roads, and/or buildings to maximize the effectiveness of screening vegetation and related viewshed mitigation. Lots, access roads, and/or buildings should also be sited to minimize tree removal and visually obtrusive grading.* (Note that the project site is located within a "visually prominent setting" pursuant to "Figure 3" [**Exhibit G**])
    - **Policy 52:** *Development within the viewshed of visually prominent settings, including those identified on Figure 3, shall include adequate structural setbacks (generally a minimum of 50 feet) from such settings and shall require siting and design of structures to minimize the need for tree removal and alterations to natural landforms. New structures shall be sited and designed to harmonize with the natural setting and not be visually intrusive.*
    - **Policy 53***: Design and siting of structures in public views of scenic areas should not detract from scenic values of the forest, stream courses, ridgelines, or shoreline. Structures, including fences, shall be subordinate to and blended into the environment, including by using appropriate materials that will achieve that effect. Where necessary, modifications shall be required for siting, structural design, shape,*

lighting, color, texture, building materials, access, and screening to protect such public views.

- **Policy 56**: *New development, including ancillary structures such as fences constructed between 17-Mile Drive and the sea (Pacific Grove gate to Carmel gate portion), shall be designed and sited to minimize obstructions of and degradation to views from the road to the sea. Examples of methods to reduce obstruction include, but are not limited to the following: height limits, use of see-through materials for fences, and limitations on landscape materials that would block views, whether immediately or at maturity.*

- Chapter 4: Land Use Support Element
  - **Public Access**
    - **Policy 123**: *Public viewsheds are an important component of shoreline access and public recreational use. Development shall not block significant public views and shall not significantly adversely impact public views and scenic character, including with specific attention to the 17-Mile Drive corridor and designated public access areas/vista points.*
    - **Policy 137**: *Future development shall be compatible with the goal of retaining and enhancing public visual access. Development shall not block significant public views and shall not significantly adversely impact public views and scenic character, including with specific attention to the 17-Mile Drive corridor and designated public access areas/vista points, and shall be sited and designed to be compatible with the existing scenic character of the area.*

California Coastal Act

- **Section 30251- Scenic and visual qualities of coastal areas protected**
  The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting. (Emphasis added)

The subject property is located along 17 Mile Drive, adjacent to the intersection of Cypress Drive and 17 Mile Drive. The "Visual Resources of the DMF LUP" map (**Exhibit G**) denotes the front approximate third of the project site is within the viewsheds from 17-Mile Drive and Point Lobos. Figure 3 also discloses that it's only illustrative and that a site visit is required to confirm visibility. As confirmed via multiple site visits, the subject property and proposed pavilion are visible from 17-Mile Drive. The property is in a location that emphasizes Visual Resources.

The DMF LUP identifies views from 17 Mile Drive as an important public resource and only allows development that does not block or significantly adversely affect public views and scenic

character from this corridor. Title 20 section 20.06.1275 defines a "Substantial adverse visual impact" as a “visual impact which, considering the condition of the existing viewshed, the proximity and duration of view when observed with normal unaided vision, causes an existing visual experience to be materially degraded.” The Del Monte Forest CIP defines “Public Viewshed” as “areas visible from public use areas such as significant roads/streets (e.g 17-Mile Drive), portions of parks accessible to the general public (e.g. picnic areas, but no trails), beaches, designated vista points (e.g. Cypress Point).” Areas visible from 17 Mile Drive, include forest resources, the Pacific Ocean, beaches, shorelines, and Point Lobos.

To determine whether the project had a substantial adverse visual impact on the public views, staff utilized the plain language of the DML LUP and associated CIP and conducted multiple site visits. The existing legally established residence blocks a majority of the subject property’s ocean views when viewed from 17 Mile Drive. As designed and sited, the proposed pavilion would further block some of the only remaining open-ocean and partially filtered ocean views along this section of 17 Mile Drive. Although sited and designed to comply with the DMF LUP’s ESHA policies, the structure’s massing, colors, and materials detract from the scenic values of ocean, and introduce a prominent structure into the forest. Accordingly, without modifications, it is the staff’s opinion that the proposed design and siting of the accessory structure have the potential to materially degrade the existing viewshed, specifically a viewshed that is recognized as being of public importance, by eliminating open ocean views and introducing a structure that is not subordinate to the scenic and natural environment. Inconsistent with the above-mentioned policies, the ancillary structure has been sited and designed in a manner that does not avoid blocking public (ocean) views. Further, the introduction of an accessory structure along a scenic corridor that also blocks protected ocean and shoreline views constitutes a significant impact on public views. This determination is not an administrative interpretation but simply the application of plain language policies.

The DMF LUP encourages that development be sited in the least visible portion of the property (Policy 54). Staff encouraged the Applicant/Owner/Representative to consider design or location alternatives that would better protect public views, as seen from 17-Mile Drive, and continue to be compatible with the property’s environmentally sensitive habitat. Modifications could include altering the “siting, structural design, shape, lighting, color, texture, building materials, access, and screening to protect such public views” (DMF LUP Policy 53). However, such modifications were not made. Accordingly, it is staff’s opinion that the proposed structure is designed in a manner that is inconsistent with the above-mentioned policies that all expand on and support the Del Monte Forest Land Use Plan’s key policy that requires all new development to protect, preserve, and if possible, enhance these important views. The California Coastal Commission has reviewed the application and concurs with staff’s analysis regarding conflicts with the DMF LUP, specifically those policies protecting visual resources (**Exhibit I**). Staking and flagging photos are attached as **Exhibit H** and demonstrate the proposed obstruction of ocean views from different angles along 17 Mile Drive.

The applicant’s representative (Mr. Lundquist) contends that the proposed pavilion would have a less than significant impact on visual resources because the majority of the structure will be screened by trees, ocean views are not protected by the DMF LUP, the pavilion will be setback over 100 feet from 17 Mile Drive, and it will have minimal visibility to the average visitor to the

area. The applicant's representative claims that County staff's has an erroneous understanding of the applicable policies and regulations, and specifically objects to staff's assertion that public views of the "Pacific Ocean" or "open ocean" are protected. Contrary to Mr. Lundquist's interpretation of the DMF LUP and CIP that only certain elements of the ocean are protected, like the shoreline and its beaches, the plain language of DMF LUP Policy 56 clearly states, "*New development, including ancillary structures such as fences constructed between 17-Mile Drive and the sea (Pacific Grove gate to Carmel gate portion), shall be designed and sited to minimize obstructions of and degradation to views from the road [17 Mile Drive and other scenic corridors] to the sea* [Pacific Ocean]." Accordingly, views of the ocean, as well as other resources including forest, stream courses, and ridgelines, are protected and regulated by the applicable land use planning documents. This is further supported by the California Coastal Act which states that development shall "…protect views to and along the ocean and scenic coastal areas…" (Section 30251).

Secondly, Mr. Lundquist claims that staff unlawfully interpreted Monterey County Code by stating "the blocking of any open ocean view (not heavily screened ocean views) from 17 Mile Drive conflicts with applicable Del Monte Forest LUP and CIP policies and is considered a significant impact on public/visual access." This statement is only an excerpt from a longer discussion staff had with Mr. Lundquist regarding the proposed project. Nonetheless, it is not an administrative interpretation. The plain language of the Del Monte Forest LUP and CIP (see above-mentioned policies) prohibits new structures from blocking or significantly impacting public views, including those of the ocean. The DMF LUP and CIP also place special attention on all public views seen from 17 Mile Drive (CIP section 20.147.070(B)(2) and (C)(5)). A project's impact on public views and visual resources is dependent on multiple factors, including the extent of its unaided visibility from public viewing areas, its design, siting, and massing, and its consistency with applicable visual resource policies that are in place to protect and avoid introducing structures that result in adverse visual impact. If development were to be inconsistent with the Del Monte Forest LUP's visual resource policies, it would also have a significant impact on public views and visual access; these two conclusions cannot be made independent of the other. Similarly, if development were to comply with applicable visual resource policies, all of which require minimizing impacts on public views and compatibility with the scenic character, the development would have a less than significant impact on public views. Further, given the importance placed on all views from 17 Mile Drive and the DMF LUP's requirement that development not block or significantly impede public views, the introduction of any accessory structure along this scenic corridor that also blocks protected ocean views constitutes a significant impact on public views. In conclusion, staff recognizes that the perceived degree of a visual impact is largely a subjective matter that photographs (and to a much lesser degree verbal and written descriptions) can only partially address (see **Exhibit H**). Accordingly, staff would strongly encourage the Commissioners to view the site in person to reach their own, best-informed, decision.

Staff encouraged the applicant's representative and architect on multiple occasions to seek alternative designs that would better protect public views while continuing to be compatible with the property's sensitive habitat. These modifications are required by DMF LUP Policy 53, however, Mr. Lundquist objects to the need for such modifications. If the Applicant/Owner were to revise the project to be consistent with the purpose, intent, and plain language of the DMF

LUP's visual resource policies, the staff's determination that the project would have a significant visual impact would also change.

Staff recognizes that development has occurred throughout Pebble Beach that blocks ocean views. However, County records, as researched by staff and provided by the applicant's representative, indicate that only new single-family dwellings have been allowed to block ocean views. Many properties along Pebble Beach's coastline have ocean views seen from 17 Mile Drive. The strict application of DMF LUP and CIP visual resource policies could prohibit any development on these lots. However, Title 20 section 20.02.060.B allows exceptions to be made if it is found that strict application of the applicable land use plan policies and development standards denies all reasonable use of the subject property. Accordingly, single-family dwellings of appropriate siting, scale, and design and consistent with other applicable policies and requirements, have been allowed within the public viewshed of 17-Mile Drive. The subject property also benefits from this exception as the existing residence is within the public viewshed and may continue to be modified and maintained appropriately, as proposed by this project. Since the subject lot is a development with a main dwelling unit and an accessory dwelling unit, the proposed ancillary must be reviewed for strict consistency with the DMF LUP and CIP.

Finally, Mr. Lundquist argues that County staff prematurely and inappropriately determined that disapproval of the proposed pavilion is statutorily exempt pursuant to CEQA Guidelines section 15270. CEQA Guidelines section 15270 applies to "…projects which a public agency rejects or disapproves". This exemption is intended to allow quick disapprovals from an agency before the CEQA process begins unnecessarily (Public Resource Code Section 21080(b)(5) and State CEQA Guidelines Section 15270(a)). County staff has determined that the proposed pavilion is in conflict with goals, policies, and text of the DMF LUP and CIP. Accordingly, staff recommends that the Planning Commission find that aspect of the project Statutory Exempt pursuant to CEQA Guidelines section 15270. The analysis needed to support such statutory exemption is contained in the draft Resolution (**Exhibit B**).

CULTURAL RESOURCES

A key policy of the Del Monte Forest Land Use Plan (DMF LUP) requires that cultural resources be maintained, preserved, and protected for their intrinsic values, with new development incorporating design features necessary to avoid, minimize, and mitigate impacts.

Historical Resources

DMF LUP Policy 57 encourages timely identification and evaluation of archaeological and historical resources so that they may be given full consideration during the conceptual design phase of projects. Accordingly, a Phase One Historic Assessment (LIB240193) was prepared to determine any historical, architectural, or cultural significance of the property and structures.

The SFD and ADU were designed by noted local architect Lewis P. Hobart and constructed in 1919. Pursuant to the Historical Assessment, a series of extensive remodels, which continued through the 1950's, has long since removed any historic architectural significance that the buildings may have possessed. In addition, no historically significant persons or events were found to be associated with the property.

Archaeological Resources
Pursuant to DMF LUP Policy 58, a Phase I and II Archaeological Assessment and Evaluation (LIB 240189) was commissioned to evaluate the potential of the project to impact archaeological resources. This report notes that no previously recorded resources were reported on the subject parcel. The report procedures included archival research, a field reconnaissance, and subsurface testing for cultural resources. Fragmentary evidence (sparse marine shell pieces), which do not qualify as a significant resource pursuant to CEQA or the California Register of Historical Resources (CRHR) were uncovered during the site investigation. It was also determined that nearby (known) archaeological resources will not be affected by the proposed project: "…the proposed Project area of potential effect […] outside of the previously unrecorded resource boundary, and the resource will not be affected by the proposed Project as designed."

Condition No. 3 has been applied to the project to protect any archeological and/or tribal cultural resources in the event that any are uncovered. Grading, in the amount of 430 cubic yards of cut and 80 cubic yards of fill, will be conducted primarily in previously disturbed areas, for the purpose of removing - and partially replacing – existing driveways and walkways. (See **Exhibit B2** – Sheet C1.0). As noted previously, the proposed structural modifications will occur entirely within existing building footprints, thereby minimizing potential impacts.

LUAC
The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project on October 27, 2024, and voted 7-0, with 1 absent, to recommend approval of the project.

As noted, staff is recommending denial of only the pavilion structure portion of the project. A condition of approval has been included to require revised plans – absent the pavilion structure – in the event that this portion of the project is denied.