Exhibit K

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Notice of Approved Design Approval

Director of Monterey County RMA-Planning Department

Project Title: NORTHERN CALIF CONGREGATIONAL RETIREMENT HOMES INC (CARMEL VALLEY MANOR)

Project File No. PLN130588

Project Location: 8545 CARMEL VALLEY RD CARMEL

NOTICE IS HEREBY GIVEN that on Monday, October 7, 2013 the the Director of Monterey County Resource Management Agency – Planning approved the above referenced application for a Design Approval. The project allows the following development: Design Approval for the approval of the proposed Carmel Valley Manor Architectural and Historic Preservation Design Guildelines. The property is located at 8545 Carmel Valley Road, Carmel (Assessor's Parcel Number 169-061-012-000), Carmel Valley Master Plan.

A COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON Wednesday, October 9, 2013.

Note: This project is not located in the Coastal Zone. It may be appealed to the Monterey County Planning Commission.

If anyone wishes to appeal this decision, an appeal form must be completed and submitted to the Secretary of the Planning Commission, along with the appropriate filing fee on or before 5:00 PM on Monday, October 21, 2013.

FOR ADDITIONAL INFORMATION CONTACT:
Grace Bogdan, Project Planner
(831) 759-6414 or bogdang@co.monterey.ca.us

Monterey County Resource Management Agency - Planning Department
168 West Alisal St 2nd Floor, Salinas, CA 93901
(831) 755-5025

F[illegible]#: PLN130588

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY
PLANNING DEPARTMENT
168 West Alisal, 2nd Floor, Salinas, CA 93901
Telephone: (831) 755-5025 Fax: (831) 757-9516
http://www.co.monterey.ca.us/planning

RECEIVED
AUG 16 2013
MONTEREY COUNTY
PLANNING DEPARTMENT

DESIGN APPROVAL REQUEST FORM

ASSESSOR'S PARCEL NUMBER: 169-061-012-000

PROJECT ADDRESS: 8545 CARMEL VALLEY RD, CARMEL

PROPERTY OWNER NORTHERN CALIF CONGREGATION RETIREMENT HOMES INC **DBA:** CARMEL VALLEY MANOR Telephone: 624-1281
Address: 8545 CARMEL VALLEY RD Fax:
City/State/Zip: CARMEL, CA 93923 Email:

APPLICANT: BRIAN RASMUSSEN, BMR CONST MGT Telephone: 831-625-1300
Address: P.O. BOX 222454 Fax: 831-625-1306
City/State/Zip: CARMEL, CA 93922 Email: BRASMUSSEN@BMRCM.COM

AGENT: Telephone:
Address: Fax:
City/State/Zip: Email:

Mail Notices to: ☐ Owner ☒ Applicant ☐ Agent
(Check only one)

PROJECT DESCRIPTION: (Attach *Scope of Work*) MINOR ADDITIONS TO RESIDENTIAL UNITS REPLACEMENT / ADDITION OF WINDOWS & SKYLIGHTS - DESIGN GUIDELINES

MATERIALS TO BE USED: STUCCO, ALUMINUM WINDOWS / PATIO DOORS

COLORS TO BE USED: BEIGE / OFF WHITE (TO MATCH EXISTING)

I acknowledge that I will need a building permit and must comply with the Monterey County Building Ordinance. Additionally, I acknowledge that the Zoning Ordinance states that no building permit be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit. I further acknowledge that this approval is for design of the structures and compliance with zoning regulations only.

PROPERTY OWNER/AGENT SIGNATURE: [signature] **DATE:** 8/16/13

FOR DEPARTMENT USE ONLY

ZONING: LDR 2.5 D S RAZ
GENERAL/AREA PLAN: CVMP
ADVISORY COMMITTEE: CVLUAC
RELATED PERMITS:
PLANNER: Nakamura
LUAC REFERRAL: ☒ YES ☐ NO
DOES THIS CORRECT A VIOLATION? ☐ YES ☒ NO
WITHIN ARCH BUFFER ZONE? ☐ YES ☐ NO
ON SEPTIC SYSTEM? (REFER TO EHB) ☐ YES ☐ NO
DECISION: ☐ ADMINISTRATIVE ☒ PUBLIC HEARING

LEGAL LOT: James Meadow ☒ YES ☐ NO
GIVEN OUT BY: [signature] **DATE:** 08/16/13
ACCEPTED BY: [signature] **DATE:**

COMMENTS: Subject to review by HRRB & DIRECTOR OF PLANNING

~~ADVISORY COMMITTEE~~ HISTORIC RESOURCES REVIEW BOARD **RECOMMENDATION**

☒ APPROVAL ☐ DENIAL

For: 4 **Against:** 0 **Abstain:** 0 **Absent:** 2

Was the Applicant Present? ☒ YES ☐ NO

Recommended Changes: Language in reso & added site plan

Signature: [signature]

Date: 9/5/2013

APPROPRIATE AUTHORITY: ☒ DIRECTOR OF PLANNING ☐ ZONING ADMINISTRATOR ☐ PLANNING COMMISSION
ACTION: ☒ APPROVED ☐ DENIED

CONDITIONS:

APPROVED BY: GRACE BOGDAN **DATE:** 10/7/2013

PROCESSED BY: Michelle Fredrick **DATE:** 10/9/13

COPY TO APPLICANT: ☐ IN PERSON OR ☒ MAILED **DATE:** 10/9/13

GENERAL PLAN POLICY CONSISTENCY CHECKLIST FOR DESIGN APPROVALS (Inland Only)

To be completed by Applicants

LAND USE DESIGNATION:	APN: 169-061-012-000	PLANNING NUMBER:
AREA PLAN: ☐ Cachagua Area Plan ☒ Carmel Valley Master Plan ☐ Central Salinas Valley Area Plan ☐ Fort Ord Master Plan ☐ Greater Monterey Peninsula Area Plan ☐ Greater Salinas Area Plan ☐ North County Area Plan ☐ South County Area Plan ☐ Toro Area Plan ☐ Agriculture & Winery Corridor Plan	PROJECT DESCRIPTION: DESIGN GUIDELINES FOR MINOR ADDITIONS, REPLACEMENT / ADDITION OF WINDOWS & SKYLIGHTS TO RESIDENTIAL UNITS	

Please answer each question based on the description of the project (see back of questionnaire for policy references)	
	The project is for: ☒ Residential use ☐ Commercial use ☐ Agricultural use ☐ Public or Quasi-Public use ☐ Industrial use
☐ Yes ☒ No	The project proposes a cell-site, telcom (digital) communication facility/site?
☐ Yes ☒ No	The project includes the construction of a new structure?
☒ Yes ☐ No	The project includes the enlarging, altering, repairing, moving, improving, or removing of existing structures? If "yes", describe ADDITIONS & REPLACEMENT / ADDITION OF WINDOWS & SKYLIGHTS
☒ Yes ☐ No	The project includes demolition work? If "yes", describe AS NEEDED TO INSTALL WINDOWS / ADDITIONS
☐ Yes ☒ No	Project includes the use of roofing materials that are different in type and/or color from the original materials?
☐ Yes ☒ No	Project includes replacement and/or repair of (50%) or more of the exterior walls of a structure?
☒ Yes ☐ No	Project includes historical structure or a structure more than fifty (50) years old?
☐ Yes ☒ No	Project includes an accessory structure(s)? If "yes", describe:
☐ Yes ☒ No	Project includes the placement of a manufactured home, mobile home, modular or prefabricated unit? ☐ Private property ☐ Park installation (mobile home park)
☐ Yes ☒ No	Project includes retaining walls?
☐ Yes ☒ No	Project involves new, change or modifications to existing utilities and/or power lines?
☐ Yes ☒ No	Project is change or modification to an approved application.
☐ Yes ☒ No	Does the project propose a lot line adjustment or subdivision?
☐ Yes ☒ No	Does the project include subdivision creating five or more lots, or new commercial/industrial use that creates intensity equal to or greater than five residences?
☐ Yes ☒ No	Is the project located near an incorporated area (City)?
☐ Yes ☒ No	Is the project located within a Community Area or Rural Center?
☐ Yes ☒ No	Is the project located within ¼ mile of a public airport?
☐ Yes ☒ No	Is this the first residence on a property?
☐ Yes ☒ No	Does the project propose a secondary unit?
☐ Yes ☒ No	Would native vegetation be removed with this project?
☐ Yes ☒ No	Would proposed development occur within 100 feet a creek/drainage (including seasonal) or river?
☐ Yes ☒ No	Does the project propose any tree removal? If "yes" Type Size Number
☐ Yes ☒ No	Project includes grading, dirt importation, dirt removal, and/or drainage changes.
☐ Yes ☒ No	Would the project be connected to an existing well or private water system?
☐ Yes ☒ No	The project includes constructing, enlarging, altering, repairing, moving, improving or removing a well.
☐ Yes ☒ No	Project is associated with a new or improvements to a water system. water system number of connections
☐ Yes ☒ No	Does the project include a new individual or existing wastewater system (e.g. septic)?
☐ Yes ☒ No	The project includes constructing, enlarging, altering, repairing, moving, improving or removing a septic tank/system?
☐ Yes ☒ No	Does the project propose development on slopes over 25%?
☐ Yes ☒ No	Is the project 50 feet from a bluff?
☐ Yes ☒ No	Project is located within 100 feet of seasonal or permanent drainage, lake, marsh, ocean, pond, slough, stream, wetlands. If "yes", describe
☐ Yes ☒ No	Does the project include cultivation of land that is currently not cultivated?
☐ Yes ☒ No	Does the project propose non-agricultural uses adjacent to agricultural uses?
☐ Yes ☒ No	Is the project located within the winery corridor?
☐ Yes ☒ No	Would any portion of the proposed development be visible from a public road, designated vista point, or public park? If yes, is it located on a slope or near the top of a hill? ☐ Yes ☐ No
☐ Yes ☒ No	Does the project propose or require affordable housing?
☐ Yes ☒ No	Does the project require a General Plan Amendment?
☒ Yes ☐ No	Is the project located within a Special Treatment Area? VISUALLY SENSATIVE
☐ Yes ☒ No	Is the project located within a Study Area?
☐ Yes ☒ No	Project involves or includes an existing or proposed trail or easement.

I, the undersigned, have authority to submit application for a permit on the subject property. I have completed this questionnaire accurately based on the proposed project description. It is my interpretation that the project is consistent with the 2010 Monterey County General Plan. I understand that Monterey County may require project changes or some other permit/entitlement if the project is found to be inconsistent with any General Plan policy.

Signature _____ Date 8/16/13

Print Name: BRIAN RASMUSSEN, BMR CONST MGT

Staff Use Only	
BASED ON REVIEW OF THE PROJECT DESCRIPTION PROPOSED , THE PROJECT IS:	☒ **CONSISTENT WITH THE 2010 MONTEREY COUNTY GENERAL PLAN** ☐ **INCONSISTENT WITH THE 2010 MONTEREY COUNTY GENERAL PLAN**
NOTES / COMMENTS:	

PLANNER:	PLANNING TEAM:	DATE:
GRACE BOGDAN	ASILOMAR TEAM	8/29/2013

POLICY REFERENCE BASED ON TOPIC	
GENERAL PLAN AMENDMENT	LU-1.7, LU-2.18, LU-2.19, LU-2.21, LU-2.23, LU-2.24, LU-2.27, LU-2.29, LU-6.5, LU-9.6 thru LU-9.8, GS-1.11, CSV-1.4, PS-3.1, OS-5.20, OS-8.6,
WITHIN CITY SPHERE OF INFLUENCE OR MEMORANDUM OF UNDERSTANDING	LU-2.14 THRU LU-2.19, AG-1.12, GS-1.14
COMMUNITY AREAS	LU-1.8, LU-1.19, LU-2.3, LU-2.10 thru LU-2.12, LU-2.20 thru LU-2.27, LU-2.29, LU-9.5, C-1.1, OS-3.6, OS-5.17, OS-8.6, OS-9.2, OS-10.10, T-1.7, AWCP-3.4A, NC-1.5, GS-1.1, GS-1.13, AG-1.3, AG-1.4,PS-1.1, PS-1.2, PS-3.1, PS-4.13, PS-5.1, PS-8.2, PS-11.14, S-2.5, S-5.17, S-6.4, S-6.5,
RURAL CENTERS	LU-1.8, LU-1.19, LU-2.3, LU-2.11, LU-2.12, LU-2.26 thru LU-2.32,OS-5.17, OS-9.2, OS-10.10, T-1.7, T-1.8, AWCP-3.4A, NC-1.5, GS-1.13, AG-1.3, PS-1.1, PS-1.2, PS-3.1, PS-4.13, PS-5.1, PS-8.2, S-5.17, S-6.5,
SPECIAL TREATMENT AREAS	T-1.4, T-1.8, GS-1.1 thru GS-1.3, GS-1.10, GS-1.12, GMP-1.6 thru GMP-1.9, CSV-1.1, CSV-1.3, CSV-1.5 thru CSV-1.7, CV-1.22, CV-1.23, CV-1.25, CV-1.27, CACH-1.5,
STUDY AREAS	GS-1.7, GS-1.11, CSV-1.4, CV-1.26
WINERY CORRIDOR	AG-4.1 thru AG-4.5, AWCP
DEVELOPMENT OUTSIDE COMMUNITY AREAS OR RURAL CENTERS	LU-1.19, S-2.7, OS-3.6
DEVELOPMENT ON SLOPES OVER 25%	LU-9.5, OS-3.5, OS-3.6, OS-3.9, S-1.2, CV-2.9, CV-6.2, CV-6.4, CV-6.5, FOMP-A-6, GMP-4.1, GS-1.1, GS-3.1, NC-1.3, NC-3.9, NC-3.10, T-3.6
CONVERSION TO AGRICULTURE	OS-3.5, OS-5.22, AG-1.6, AG-1.7, AG-1.12, AG-2.9, AG-3.3NC-3.10, NC-3.11, CV-6.2, CV-6.4,
ROUTINE AND ON-GOING AG ACTIVITIES	AG-3.1 thru AG-3.3
NON-AG ADJACENT TO AG USES	LU-1.5, LU-2.8, AG-1.2, AG-2.8, CV-6.1, GS-1.1, T-1.8
AGRICULTURE (F, PG, & RG)	LU-3.1, LU-3.2, 6.0 – AGRICULTURE ELEMENT
FARM WORKER HOUSING	AG-1.6
AG EMPLOYEE HOUSING	AG-1.7
AG SUPPORT FACILITIES	AG-2.1 thru AG-2.9
RURAL RESIDENTIAL (LDR, RDR, & RC)	LU-2.34 thru LU-2.37
URBAN RESIDENTIAL (HDR & MDR)	LU-2.33
COMMERCIAL (LC, HC, & VPO)	LU-4.1 thru LU-4.8, ED-2.3, ED-4.2
INDUSTRIAL (AI, LI, & HI)	LU-5.1 thru LU-5.9, ED-2.3, ED-4.2
PUBLIC / QUASI PUBLIC (PQP)	LU-6.1 thru LU-6.5
AFFORDABLE HOUSING	LU-1.19, LU-2.11 thru LU-2.13, LU-2.23, LU-2.28, T-1.7, T-1.8, NC-1.5, GS-1.13, GMP-1.9, FOMP-H-1.1, FOMP-C.3, CV-1.6, CV-1.27
SECONDARY UNITS	LU-2.10, CV-1.6, GS-1.13, NC-1.5, T-1.7, PS-1.1
SUBDIVISION	LU-1.7, LU-9.3 thru LU-9.5, AG-1.3, NC-1.5, AWCP-3.5.A, T-1.5, T-1.7, GS-1.13, CV-1.6, CV-1.7, PS-1.1, PS-3.2, PS-3.9, PS-3.19, PS-4.9, PS-4.13, PS-11.10, S-1.7, S-2.7, S-4.10, S-4.27, S-6.7, OS-1.5, OS-1.10, OS-6.5, OS-7.5, OS-8.4,
LOT LINE ADJUSTMENT	LU-1.14 thru LU-1.16
OFF-SITE ADVERTISING	LU-1.10
EXTERIOR LIGHTING	LU-1.13
LANDSCAPING	OS-5.6, OS-5.14
TREE REMOVAL	OS-5.9, OS-5.10, OS-5.25, PS-12.10, CACH-3.4, CV-3.11, FOMP-C-1, FOMP-C-2.1 thru FOMP-C-2.5, GMP-3.3, GMP-3.5, GS-1.5, GS-1.8, GS-3.3, NC-3.4, T-3.7.
CIRCULATION (e.g. roads, transportation)	Chapter 2.0

CARMEL VALLEY MANOR, CARMEL CALIFORNIA: ARCHITECTURAL AND HISTORIC PRESERVATION DESIGN GUIDELINES

Prepared for:

Monterey County
Planning Department
168 W. Alisal Street, Second Floor
Salinas, CA 93901

And

Carmel Valley Manor
8545 Carmel Valley Road
Carmel, CA 93923

Prepared by:

P.O. Box 721
Pacific Grove, California 93950

September 2013

TABLE OF CONTENTS

I. INTRODUCTION

Introduction

PAST Consultants, LLC (PAST), in conjunction with HGHB Architects, presents these *Historic Preservation Design Guidelines* (Design Guidelines) for the residential buildings located on the Carmel Valley Manor (Manor) retirement community. Completed in 1963 the Skidmore, Owings and Merrill (SOM) – designed campus is historically significant under National, State and Monterey County criteria. The unique design, with it's cluster of residential units around common courtyards; linkage of units by a network of meandering paved paths; and bold expression of buildings into shed and gable-roofed forms represents a departure from the institutional designs of previous retirement communities. PAST submitted a Phase One Historic Assessment that discussed the historic context, inventoried the Manor's architectural building types and evaluated its historic significance on May 19, 2013. The Phase One Historic Assessment concluded that the Manor is eligible under National Register Criterion C and California Register Criterion 3 because the Manor embodies the distinctive characteristics of a type, period, or method of construction. Similarly, the Manor is eligible under Monterey County Register criteria A through C, because of its unique architectural design and association with Skidmore Owings and Merrill.

Because the Manor is eligible for National, State and Local registers, alterations and maintenance work must follow the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (*the *Standards)*. These *Standards* provide a flexible and comprehensive approach to the design, repair and rehabilitation of historic buildings.

Purpose of the Design Guidelines

Because the Manor recently achieved 50 years of age, previous alterations to individual buildings did not require historical review under the *Standards*. In addition, various alterations to the residential units have been ongoing since the Manor's opening in 1963. The purpose of these Design Guidelines is to ensure that future work to the historic buildings are in keeping with the *Standards*. An analysis of previous alterations to individual residential buildings reveals that previous alterations have predominantly met the *Standards* because the unique SOM design was recognized and prioritized when typical building alterations were made.

Another purpose of these Design Guidelines is to simplify the Phase Two permitting process when alteration to individual units is proposed in the future. Since the residential units are leased by retirement community tenants, individual units may be altered according to the new tenant's desires. These Design Guidelines will ensure that modifications to individual units continue to be performed consistently and respect the architectural design and historic materials of the Manor's individual buildings, as stipulated by the *Standards*. It is anticipated that changes to

individual units will be handled over-the-counter, thus simplifying the permitting process for the Manor and saving valuable time for both the Manor and Monterey County.

Organization and Limitation of the Design Guidelines

The Design Guidelines are presented in four sections. Following this *Introduction*, Section Two outlines the *Secretary of the Interior's Standards for the Treatment of Historic Properties* as they apply to the Carmel Valley Manor. This section provides summary information to guide Monterey County planners. Reference to the complete *Standards* is provided in this section.

Section Three, *Architectural Design Guidelines* present the four residential building types in the following manner. For each Residential Building Type, this section provides:

- First Page: Typical photographs of the building exterior; followed by a list of Character-defining features; and a list of previous alterations meeting the Design Guidelines.
- Second Page: Typical architectural elevations and plan for the given building type.
- Third Page: Architectural elevations and plan that graphically illustrate the allowable changes for the building type that meet the *Standards*.

The Design Guidelines apply only to the residential buildings on campus, as these buildings will potentially undergo alterations as unit tenancy changes. Substantial common buildings such as the Meeting House and Pavilion Building are not intended to be part of these Design Guidelines, as changes to these buildings are not proposed. For these non-residential buildings that will likely remain in their present state, the Manor intends to apply for permits on an individual basis if new alterations are proposed.

The following lists the four residential building types for which these Design Guidelines apply:

- Building Type A (Buildings 1, 14 and 17)
- Building Type B (Buildings 2, 3, 5, 6, 8, 10, 11, 13 and 15)
- Building Type C (Buildings 4, 7, 9, 12, 16, 18, 19 and 20)
- Building Type D (Buildings 21, 22, 23, 24, 26, 27, 28, 29 and 30)

Section Four, *Guidelines for the Rehabilitation and Preservation of Historic Character-Defining Features* provide material-specific treatment approaches for the historic character-defining features of the buildings. Each historic material or feature is presented using a two-column approach adopted by the *Standards*. The *Recommended* and *Not Recommended* approaches are listed in a separate column for each material, with the *Recommended* approaches presented in the left column and the *Not Recommended* approaches presented in the right column.

Taken in tandem, these two sections will provide for the proper architectural design and treatment approach for future alterations and rehabilitation of the four residential building types, in keeping with the *Standards.*

II. THE SECRETARY OF THE INTERIOR'S STANDARDS

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* (*Standards*) provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of standards apply to each approach. For the Carmel Valley Manor, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

> In *Rehabilitation*, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the *Standards for Rehabilitation and Guidelines for Rehabilitation* to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.[1]

The ten *Standards* for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

[1] Weeks, Kay D. and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (Washington, D.C.: National Park Service, 1995), 63.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.[2]

Guidelines for Rehabilitating Historic Buildings

For rehabilitation, the *Standards* develop a six-part approach known as the *Guidelines for Rehabilitating Historic Buildings* (*Guidelines*). The approach is intentionally broad in scope, as each historic resource will present different building types, structural systems and materials. The intention is to develop a thorough and specific understanding of the given historic resource before applying the *Guidelines* to the project. The six-part approach to the *Guidelines* outlines a progressive method that provides an understanding of the historic resource before any treatments are applied. The six steps are: 1. Identify, Retain and Preserve Historic Materials and Finishes; 2. Protect and Maintain Historic Materials and Finishes; 3. Repair Historic Materials and Finishes; 4. Replace Deteriorated Historic Materials and Finishes; 5. Design for the Replacement of Missing Historic Features; and 6. Alterations/Additions to Historic Buildings.

For a particular historic feature (i.e., roofs, windows, etc.) and historic material (i.e., concrete, stucco, etc.) the *Guidelines* provide a two-column approach. The *Recommended* column lists guidelines under each of the six steps that maximize the retention of the character-defining features and materials that communicate the resource's historic significance. The *Not Recommended* column lists approaches and methods that will impact the character-defining features in a negative manner and possibly compromise the resource's historic significance.

The following quotes the *Guidelines* and describes each of the six steps.[3]

Identify, Retain, and Preserve Historic Materials and Finishes

Like Preservation, guidance for the treatment *Rehabilitation* begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on *identifying, retaining, and preserving* character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as

[2] *Standards,* p. 62.
[3] For a complete description of the process and further explanation of the *Standards* and *Guidelines*, see http://www.nps.gov/hps/tps/standguide/rehab/rehab_approach.htm

roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems.

Protect and Maintain Historic Materials and Finishes

After identifying those materials and features that are important and must be retained in the process of Rehabilitation work, then *protecting and maintaining* them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair Historic Materials and Finishes

Next, when the physical condition of character-defining materials and features warrants additional work *repairing* is recommended. *Rehabilitation* guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind – or with compatible substitute material – of extensively deteriorated or missing parts of features when there are surviving prototypes. Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.

Replace Deteriorated Historic Materials and Finishes

Following repair in the hierarchy, *Rehabilitation* guidance is provided for *replacing* an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair. If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material. It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature that is extensively deteriorated, they never recommend removal and replacement with new material of a feature that – although damaged or deteriorated – could reasonably be repaired and thus preserved.

Design for the Replacement Missing Historic Features

When an entire interior or exterior feature is missing, it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Although accepting the loss is one possibility, where an important architectural feature is missing, its replacement is always recommended in the *Rehabilitation* guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

Additions/Alterations for the New Use

Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include installing an entirely new mechanical system; or the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character. The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the *Rehabilitation* guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alterative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed.

III. ARCHITECTURAL DESIGN GUIDELINES

Introduction

The following section provides architectural design guidelines for each of the four residential building types, as shown on the Site Plan, **Figure 1**, located on Page 9:

- Building Type A (Buildings 1, 14 and 17)
- Building Type B (Buildings 2, 3, 5, 6, 8, 10, 11, 13 and 15)
- Building Type C (Buildings 4, 7, 9, 12, 16, 18, 19 and 20)
- Building Type D (Buildings 21, 22, 23, 24, 26, 27, 28, 29 and 30)

This section presents each building type in a systematic manner by describing the buildings and allowable alterations in the following order:

- First Page: Typical photographs of the building exterior; followed by a list of Character-defining features; and a list of previous alterations meeting the Design Guidelines.
- Second Page: Typical architectural elevations and plan for the given building type.
- Third Page: Architectural elevations and plan that graphically illustrate the allowable changes for the building type that meet the *Standards*.

Drawings were developed in conjunction with HGHB Architects. All drawings by HGHB Architects.

General Design Guidelines for the Four Building Types

The graphic representation of the architectural design guidelines specific to each of the four building types appear on the following pages. A summary of general design guidelines applying to all four building types is presented here first.

1. When outer patio walls are moved, roof pitches should be maintained and carried down to meet the new outer wall.
2. Repair or replace gutters and downspouts to match existing.
3. When repair is not possible, replace windows and doors in-kind in type, design, size and materials.
4. The pattern of stucco application is an important character-defining feature of the buildings. Match new stucco in texture, appearance and application method in-kind with the historic stucco.
5. Paint colors have varied throughout the Manor's history. Replace paint colors in-kind.
6. The installation of satellite dishes should be kept to a minimum and applied to the least obtrusive façade of the building.

7. The installation of skylights should follow these guidelines:

   Building Types A, B and C:
   - A maximum of 2 skylights is allowed per unit.
   - Maximum skylight size is 24" x 24."
   - Where possible, locate skylights a minimum of six feet from roof ridgeline.

   Building Type D:
   - A maximum of 3 skylights is allowed per unit.
   - Maximum skylight size is 24" x 24."
   - Where possible, place skylights on back side of roof ridgeline.

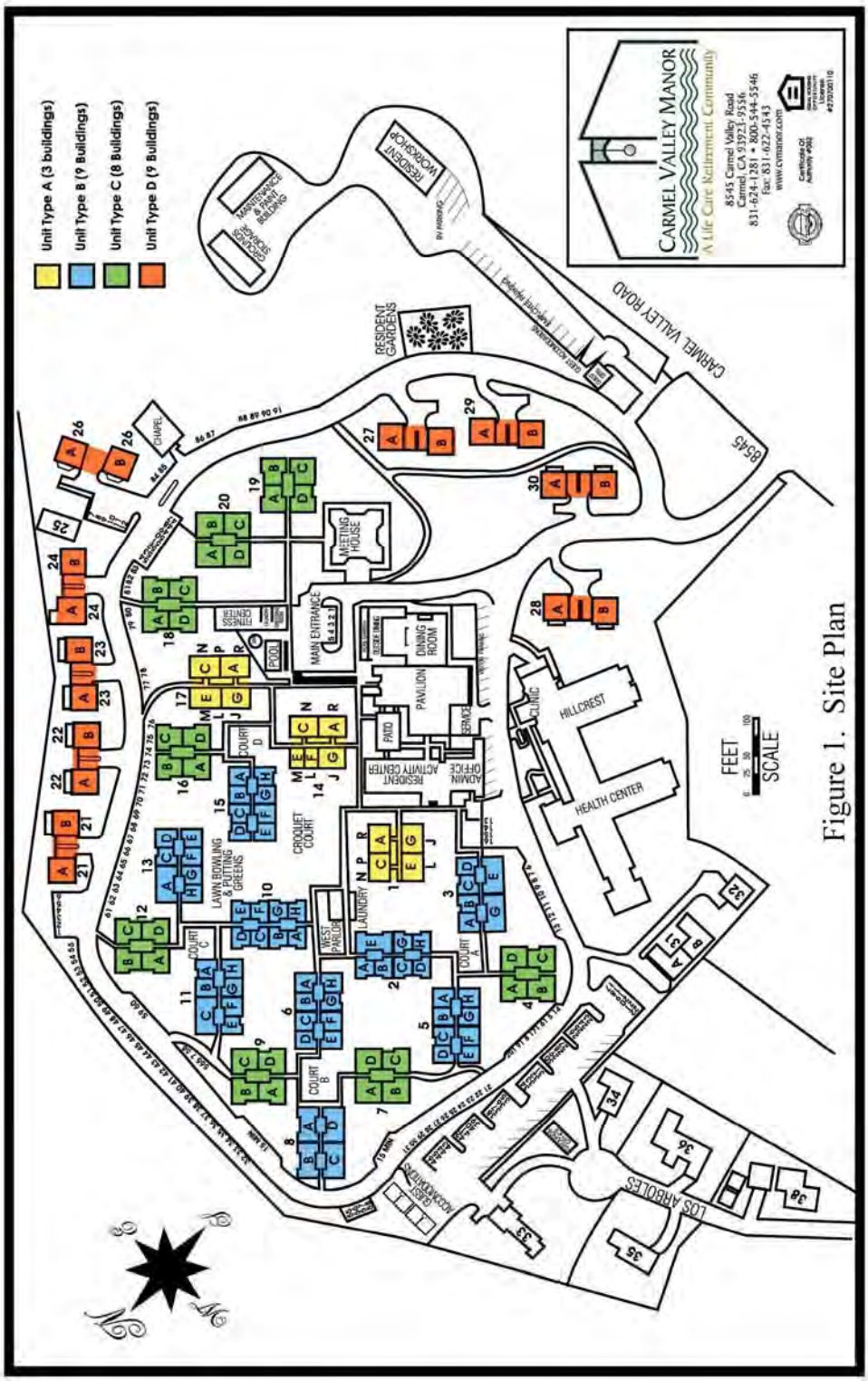


Figure 1. Site Plan

Building Type A: Buildings 1, 14 and 17

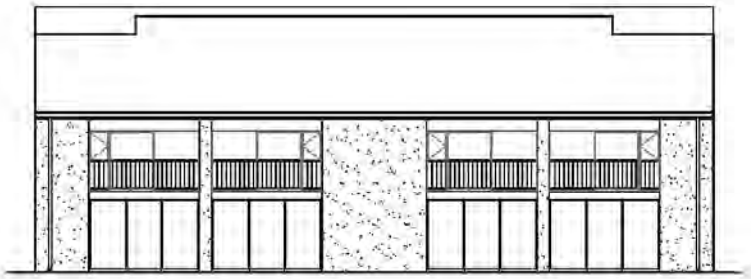
Figures 2 and 3. Typical front and side elevations of Building Type A.

Building Type A: Character-defining Features

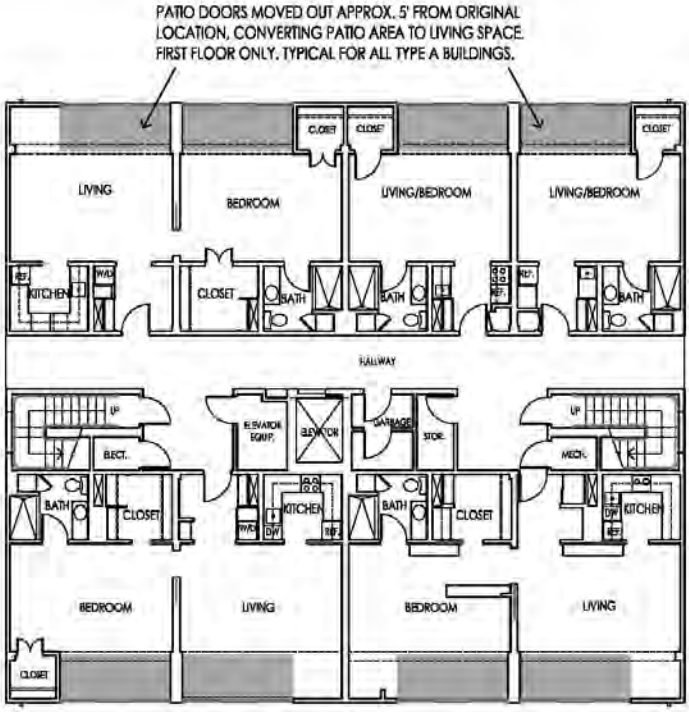
1. Paired shed roof massing with flush eaves and metal flashing at roof/wall junctions.
2. Single stairwell opening in shed end to provide light within stairwell.
3. Central pass-through connecting to paved path.
4. Two-story building with ceiling element connecting the two masses and providing second floor access to units.
5. Hanging light fixture with single globe matching the light standards found on the campus.
6. Fenestration consisting of black anodized aluminum slider doors and windows on the long elevations.
7. Projecting second-floor concrete privacy walls separating each unit.
8. Second-floor balconies with railings flush with the outer building wall.
9. Stucco exterior wall cladding.

Building Type A: Typical Alterations Meeting the Design Guidelines

1. Installation of fixed-pane glazing on second floor of shed ends for wind protection.
2. Extension of first-floor patio walls out to a maximum limit of the face of outer building wall. This alteration has been performed for all units on all three buildings.
3. In-kind replacement of black anodized aluminum patio doors and windows.
4. Installation of retractable green window awnings matching other campus buildings.
5. Installation of replacement asphalt shingle roofing to matching other campus buildings.

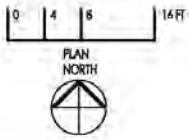


Elevation



First Floor Plan

BUILDING TYPE A: TYPICAL PLAN & ELEVATIONS



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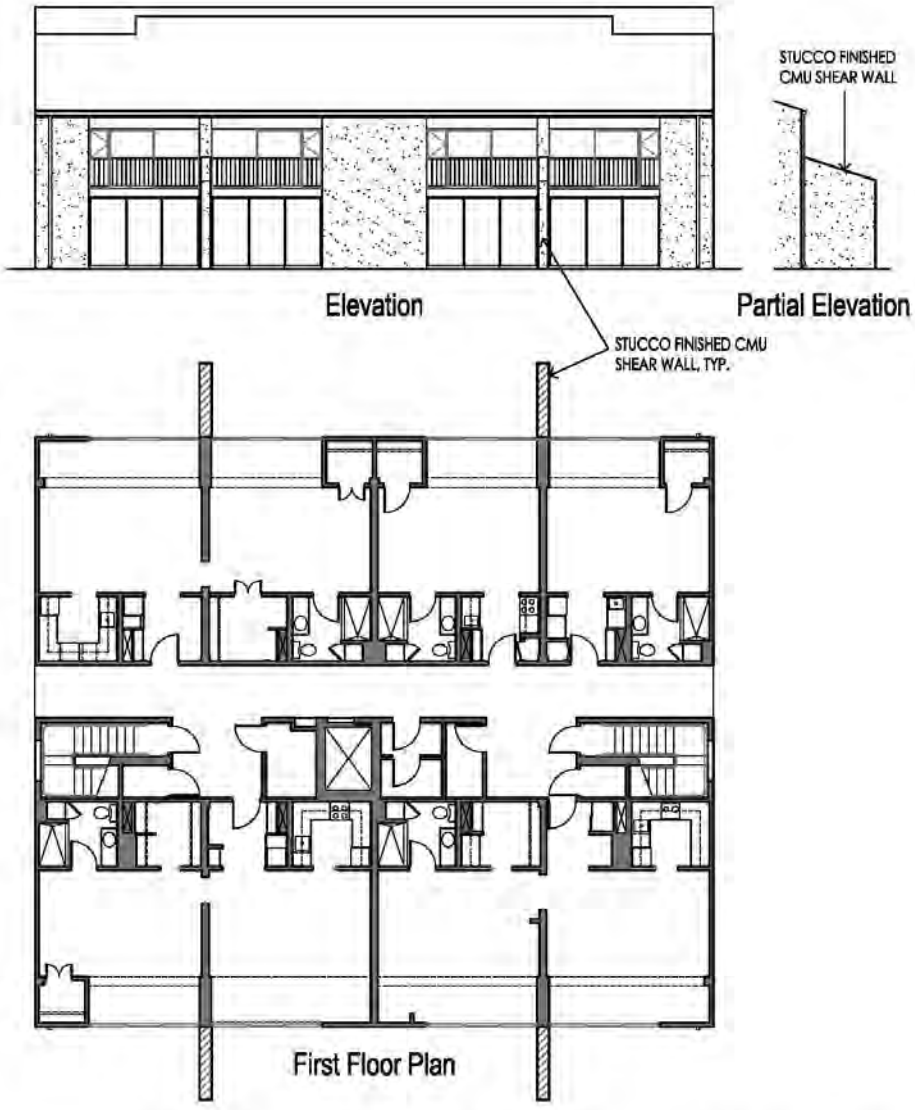

BUILDING TYPE A: ALLOWABLE ALTERATIONS

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Building Type B: Buildings 2, 3, 5, 6, 8, 10, 11, 13 and 15

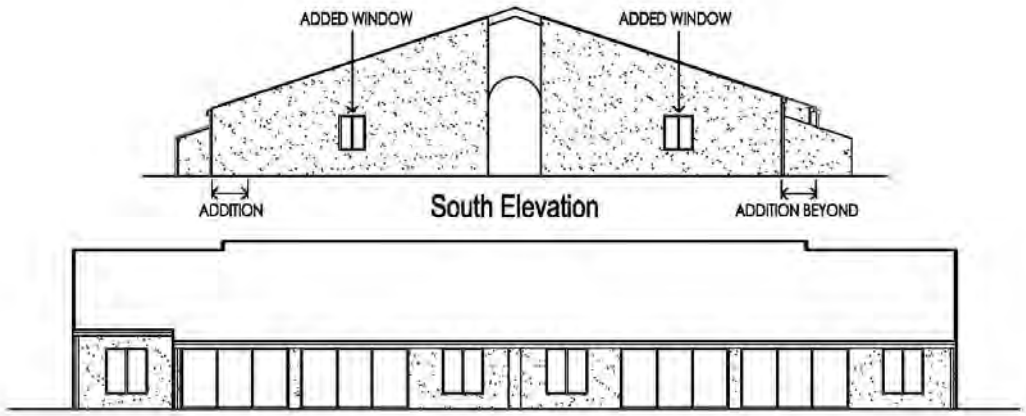

Figures 4 and 5. Typical front and side elevations of Building Type B.

Building Type B: Character-defining Features

1. Paired shed roof massing with flush eaves and metal flashing at roof/wall junctions.
2. Single-story building.
3. Inset gable peak with hanging globe single-light fixture.
4. Central pass-through beneath inset arch and connecting to paved path.
5. Chimney, stairwell and furnace on shed end of three buildings.
6. Fenestration consisting of black anodized aluminum slider doors and single slider window per each unit on the long elevations.
7. Projecting stucco privacy walls separating each unit and carrying the same pitch as roofline.
8. Stucco exterior wall cladding.

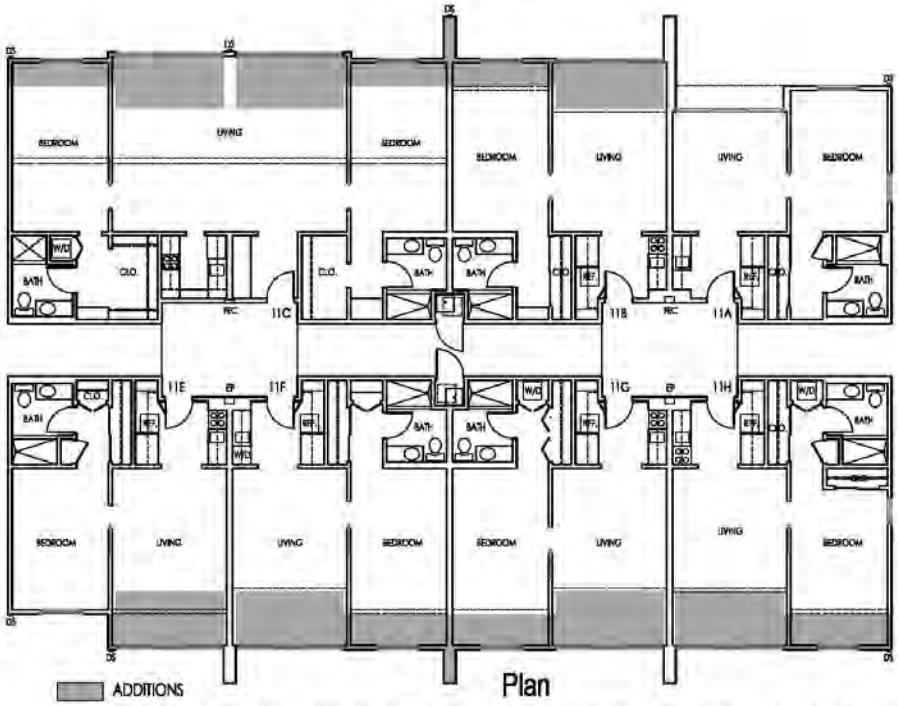
Building Type B: Typical Alterations Meeting the Design Guidelines

1. Extension of patio walls outward. Original roof plane extended to meet new wall.
2. Original roof pitch maintained to meet the newer outer building wall
3. In-kind replacement of black anodized aluminum patio doors and windows.
4. Addition of black anodized aluminum slider window in shed ends matching the existing type, size and design found on other campus buildings.
5. Installation of retractable green window awnings matching other campus buildings.
6. Installation of replacement asphalt shingle roofing to match other campus buildings.



South Elevation

West Elevation



Plan

BUILDING TYPE B: TYPICAL PLAN & ELEVATIONS

0 4 8 16FT

PLAN NORTH

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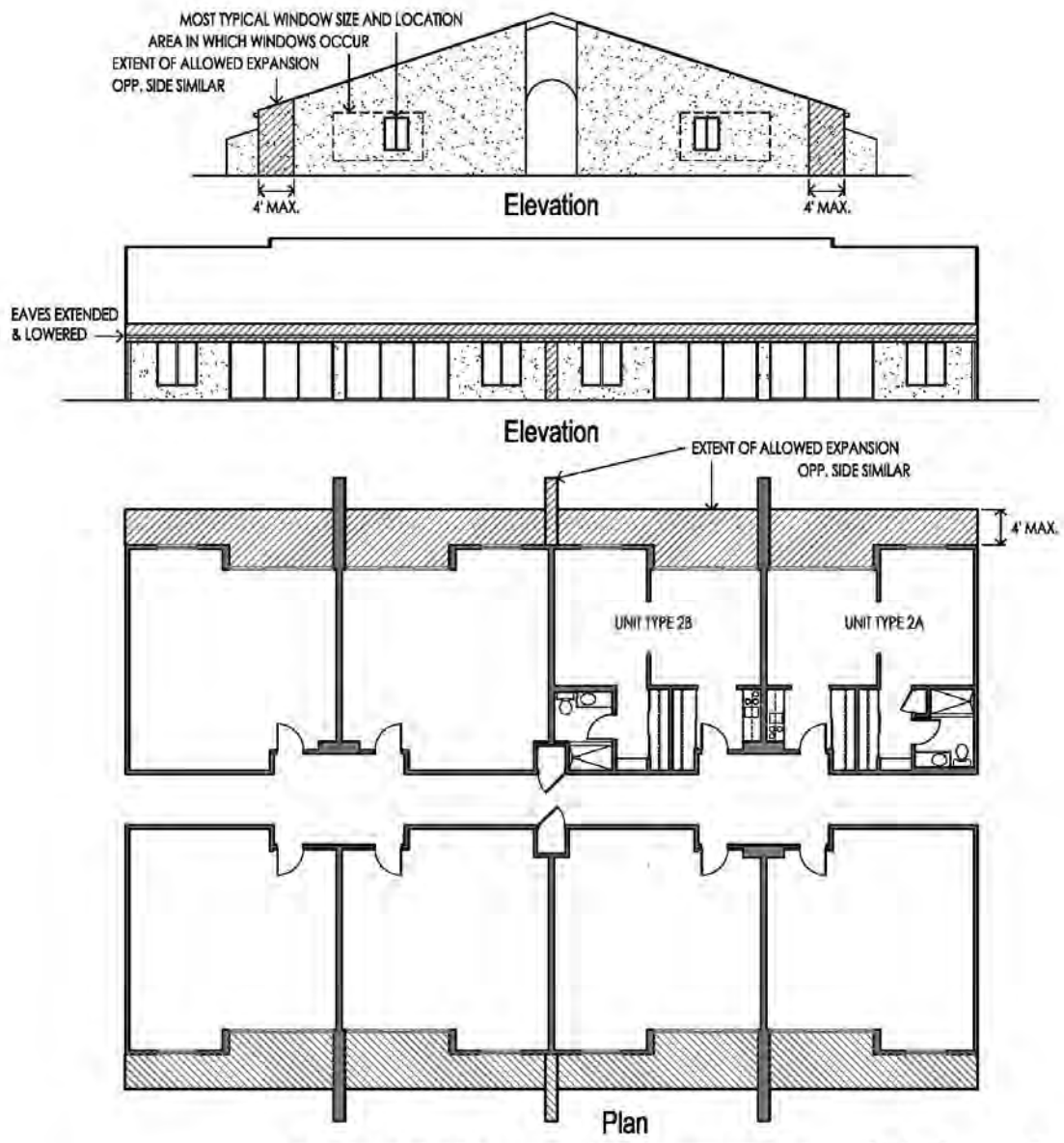
MOST TYPICAL WINDOW SIZE AND LOCATION
AREA IN WHICH WINDOWS OCCUR
EXTENT OF ALLOWED EXPANSION
OPP. SIDE SIMILAR
4' MAX.
4' MAX.
Elevation
EAVES EXTENDED
& LOWERED
Elevation
EXTENT OF ALLOWED EXPANSION
OPP. SIDE SIMILAR
4' MAX.
UNIT TYPE 2B
UNIT TYPE 2A
Plan
BUILDING TYPE B: ALLOWABLE ALTERATIONS
0
4
8
16 FT
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Building Type C: Buildings 4, 7, 9, 12, 16, 18, 19 and 20

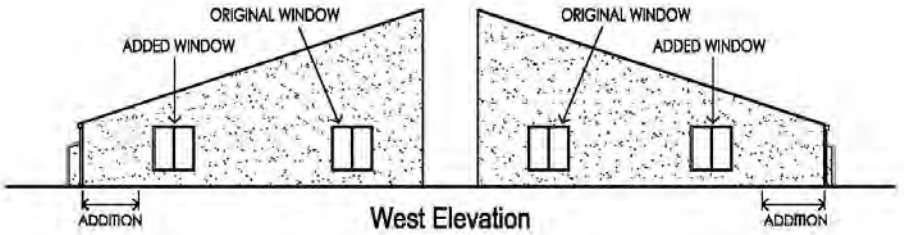
Figures 6 and 7. Typical front and side elevations of Building Type C.

Building Type C: Character-defining Features

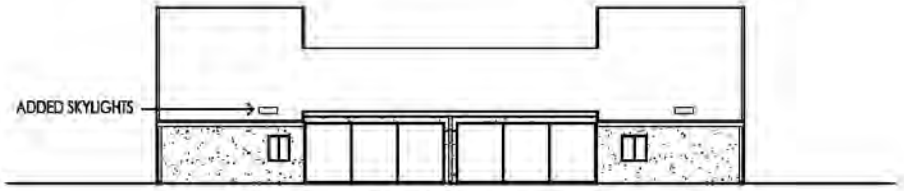
1. Twin single-story buildings flanking a central courtyard.
2. Each building has shed roof massing flanking a central, gable-roofed section.
3. Rooflines have flush eaves and metal flashing at roof/wall junctions.
4. Central pass-through connecting courtyards to paved campus paths.
5. Single globe light standard mounted to pole matching other campus light standards, located at each courtyard end.
6. Fenestration consisting of black anodized aluminum slider doors and windows on the outer side elevations.
7. Paired black anodized aluminum slider windows on interior courtyard side elevations.
8. Single black anodized aluminum slider window in shed ends.
9. Stucco exterior wall cladding.

Building Type C: Typical Alterations Meeting the Design Guidelines

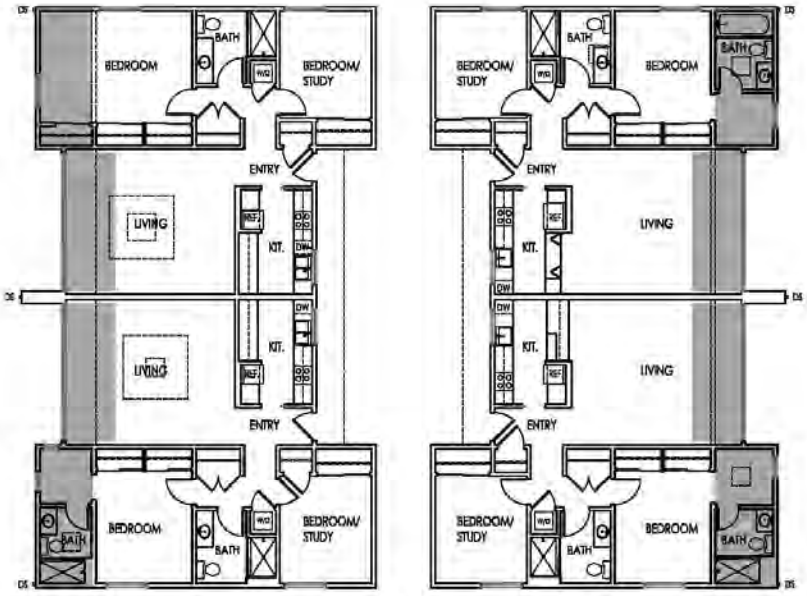
1. Extension of patio walls outward. Original roof plane extended to meet new wall.
2. Original roof pitch maintained to meet the newer outer building wall.
3. In-kind replacement of black anodized aluminum patio doors and windows.
4. Addition of in-kind black anodized aluminum slider window in shed end matching the existing window in type, size and design.
5. Installation of retractable green window awnings matching other buildings on the campus.
6. Installation of replacement asphalt shingle roofing to matching other campus buildings.



West Elevation



South Elevation



ADDITIONS

Plan

BUILDING TYPE C: TYPICAL PLAN & ELEVATIONS

0 4 8 16 FT

PLAN NORTH

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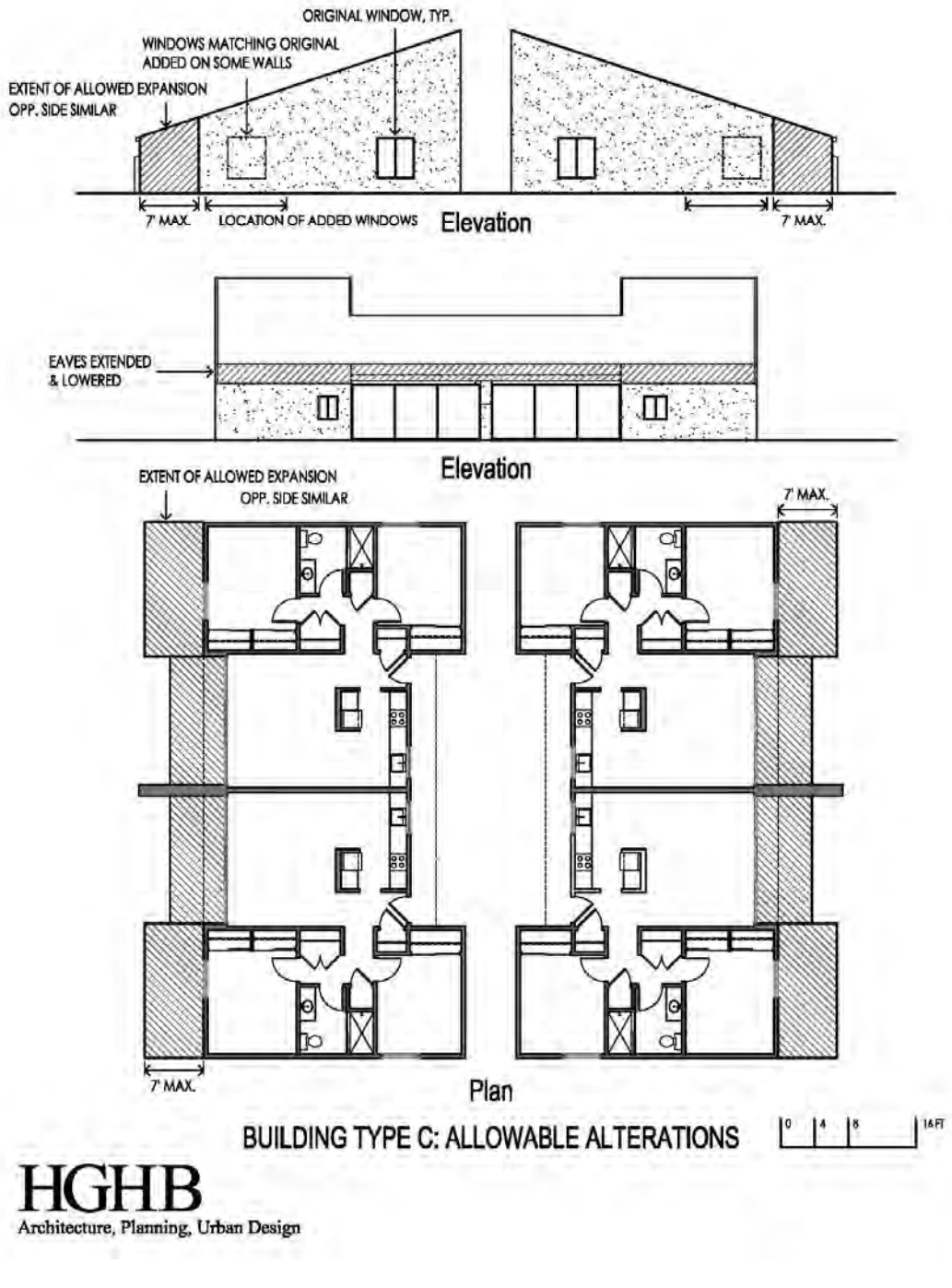
ORIGINAL WINDOW, TYP.
WINDOWS MATCHING ORIGINAL ADDED ON SOME WALLS
EXTENT OF ALLOWED EXPANSION OPP. SIDE SIMILAR
7' MAX.
LOCATION OF ADDED WINDOWS
Elevation
7' MAX.
EAVES EXTENDED & LOWERED
Elevation
EXTENT OF ALLOWED EXPANSION OPP. SIDE SIMILAR
7' MAX.
7' MAX.
Plan
BUILDING TYPE C: ALLOWABLE ALTERATIONS
0
4
8
16 FT
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Building Type D: Buildings 21, 22, 23, 24, 26, 27, 28, 29 and 30

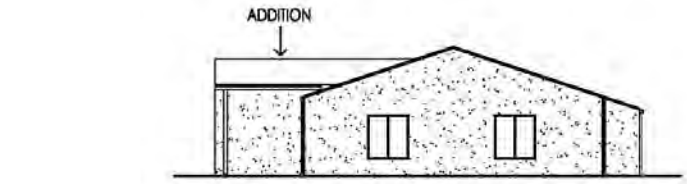

Figures 8 and 9. Typical front and rear elevations of Building Type D. Right image shows window added to rear wall as part of typical carport conversion.

Building Type D: Character-defining Features

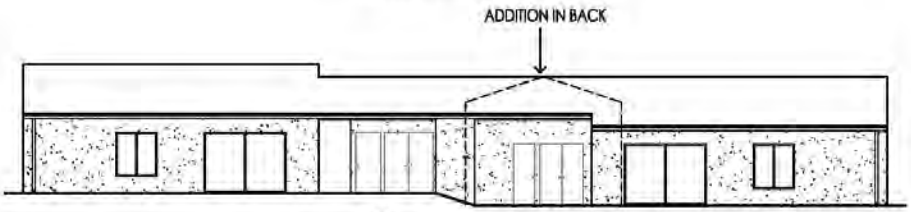
1. Symmetrical duplex design flanking a central carport.
2. Carports face each other and are separated by a party wall.
3. Gable roof massing.
4. Rooflines have flush eaves and metal flashing at roof/wall junctions.
5. Fenestration consisting of black anodized aluminum slider doors and slider windows.
6. Black anodized aluminum slider patio doors opening out to patio on rear elevation.
7. Paired black anodized aluminum slider windows on the side elevations.
8. Stucco exterior wall cladding.

Building Type D: Typical Alterations Meeting the Design Guidelines

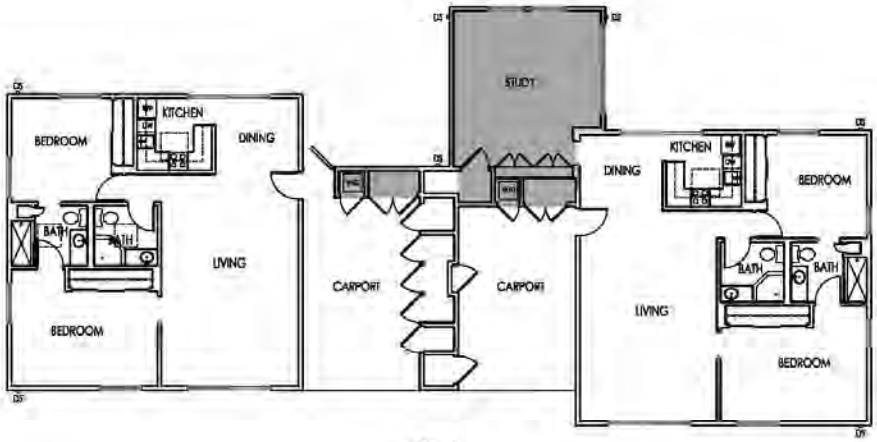
1. Partial carport alteration: construction of solid wall within the carport and installation of in-kind black anodized aluminum slider window to rear elevation.
2. Construction of rear addition to back of building. Roofline and addition are not visible from the street.
3. In-kind replacement of black anodized aluminum patio doors and aluminum windows.
4. Installation of retractable green window awnings matching other buildings on the campus.
5. Installation of replacement asphalt shingle roofing to matching other campus buildings.



North Elevation



West Elevation



Plan

ADDITIONS

BUILDING TYPE D: TYPICAL PLAN & ELEVATIONS

0 4 8 16 FT

PLAN NORTH

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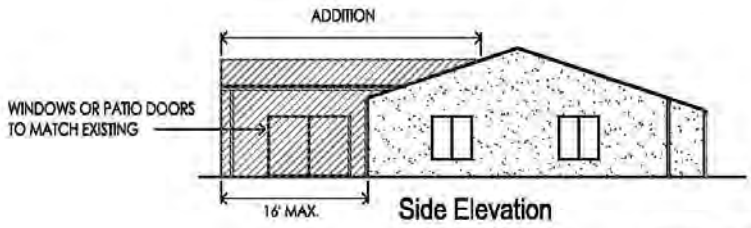
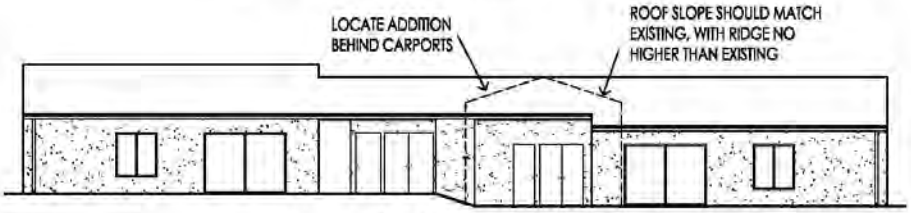
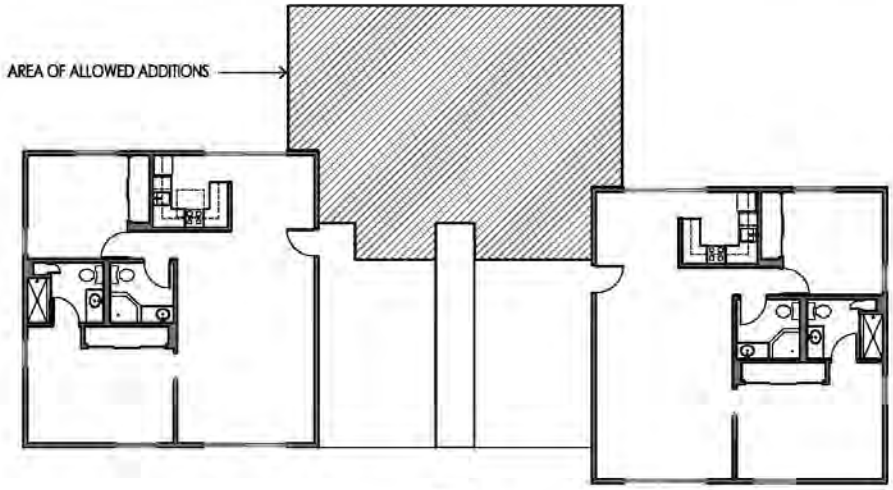


Side Elevation



Front Elevation



Plan

BUILDING TYPE D: ALLOWABLE ALTERATIONS

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IV. GUIDELINES FOR THE REHABILITATION AND PRESERVATION OF HISTORIC CHARACTER-DEFINING FEATURES

Introduction

This section presents the *Guidelines* for the treatment of the historic materials and finishes of the individual Manor buildings using a series of six tables that represent each historic material.

Table 1. Rehabilitation Guidelines: Concrete

Recommended	Not Recommended
Identify, Retain and Preserve Identify, retain, and preserve concrete features that are important in defining the overall historic character of the site and building. For the Manor campus, this includes concrete building foundations, retaining walls, party walls and concrete landscaping walls.	Removing the concrete site features or building walls.
Identify the cause of concrete deterioration before commencing rehabilitation of the material.	Performing repairs prior to obtaining a thorough understanding of the methods of decay.
Identify the composition of the concrete and the presence of any steel reinforcing bars before commencing rehabilitation of the material.	Performing any repairs without a complete understanding of the composition of the concrete and location of reinforcement.
Repair Inspect the overall condition of the concrete by probing and sounding. A metal probe will penetrate deteriorated concrete easily. Deteriorated concrete will respond with a hollow sound when sounded with a mallet.	Performing any repairs before all of the decayed areas are identified.
Assess whether damaged concrete shows evidence of a structural engineering problem. If so, coordinate any repairs under the guidance of a licensed structural engineer with experience analyzing historic buildings.	Performing repairs without the proper guidance of a structural or geotechnical engineer.

Table 2. Rehabilitation Guidelines: Stucco

Recommended	Not Recommended
Identify, Retain and Preserve Identify, retain, and preserve stucco, such as exterior building wall surfaces, party wall finishes and landscaping elements.	Removing or radically changing the exterior wall finishes of building and site features.
Protect and Maintain Protect and maintain stucco finishes by ensuring proper building drainage and intact condition of roof flashing, to prevent water from infiltrating behind stucco walls.	Failing to identify, evaluate, and treat the causes of deterioration, such as moisture from leaking roofs, gutters and failed flashing.
Inspect exterior wall surfaces regularly to identify any evidence of cracking or moisture infiltration.	Failing to inspect exterior stucco wall finishes to prevent decay and deterioration.
Repair deteriorated stucco by removing damaged material and replacing with new stucco that matches the historic stucco finish in composition, color, texture and application method.	Repairing with stucco that is of a chemical composition, texture and application method that does not match the historic stucco.
Applying appropriate paint coating that matches the historic coating and protects the stucco.	Failing to apply protective coating systems that match the historic paint color and texture.
Repainting with colors that are appropriate to the site and site buildings.	Using new paint colors that are inappropriate to the site and site buildings.

Table 3. Rehabilitation Guidelines: Steel

Recommended	Not Recommended
Identify, Retain and Preserve Identify, retain, and preserve steel features, such as covered walkways, covered parking structures, light posts, flagpole and guide rails.	Removing or radically changing these steel site features.
Protect and Maintain Protect and maintain steel features from corrosion by providing proper flashing and drainage to prevent water from standing on the features.	Failing to identify, evaluate, and treat the causes of corrosion, such as moisture from leaking roofs and gutters.
Cleaning steel features, when appropriate, to remove corrosion prior to repainting or applying other protective coatings. The gentlest means possible should be employed when cleaning steel features for purposes of removing paint build-up and corrosion. If hand-scraping and wire brushing have proven ineffective, low-pressure grit blasting may be used as long as it does not abrade or damage the surface.	Using cleaning methods which alter or damage the historic color, texture, and finish of the steel element, such as high-pressure sand blasting.
Applying appropriate paint or other coating systems after cleaning in order to decrease the corrosion rate of metals.	Failing to apply protective coating systems to metals that require them after cleaning so that accelerated corrosion occurs.
Repainting with colors that are appropriate to the site and site buildings.	Using new paint colors that are inappropriate to the site and site buildings.

Table 4. Rehabilitation Guidelines: Aluminum Windows and Patio Doors

Recommended	Not Recommended
Identify, Retain and Preserve Identify, retain, and preserve existing patio doors and windows in their present configurations.	Removing or radically changing windows that are not in keeping with this document's architectural design guidelines.
Conduct an in-depth survey of the existing conditions of windows and patio doors periodically for purposes of repair and maintenance.	Failing to conduct periodic survey of windows and patio doors.
Protect and Maintain Protect and maintain the protective and operable elements which comprise the window frame and sash, through maintenance of sealants and appropriate surface treatments such as gentle cleaning and corrosion removal.	Replacing windows solely because of peeling surface corrosion or leaky sealants.
Repair Repair existing windows and patio doors first before considering replacement of the window.	Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.
Replace Replace in kind an entire window or patio door that is too deteriorated to repair using the same frame size, sash measurements and surface finish as existing.	Not performing in-kind replacement of windows and patio doors.

Table 5. Rehabilitation Guidelines: Roofs

Recommended	Not Recommended
Identify, Retain and Preserve Identify, retain, and preserve roof functional and decorative features, such as the shape, materials, structural supports and ventilation, that are important in defining the overall historic character of the building.	Radically changing, damaging, or destroying roofs, including existing roof pitch, which are important in defining the overall historic character of the building.
Protect and Maintain Protect and maintain roofs by inspecting the roof conditions, such as flashing, condition of sheathing and ventilation, periodically to prevent moisture infiltration into the underlying roof materials and the building.	Failing to inspect and repair roof detailing so that water enters the roofing materials and the building.
Provide adequate anchorage for roofing material to guard against wind damage and moisture penetration	Allowing roof fasteners such as nails and clips to corrode so that roofing material is subject to accelerated deterioration.
Protecting a leaking roof with plywood and building paper until it can be properly repaired.	Permitting a leaking roof to remain unprotected, causing moisture entry and deterioration of underlying materials.
Repair Repair a roof by reinforcing the historic materials which comprise roof features. Repairs may include in-kind replacement of roof elements, such as roofing material, flashing and structural supports.	Replacing roof features when repair of the historic materials and limited replacement of deteriorated elements are appropriate.
Replace Replace in kind an entire feature of the roof that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce the feature.	Removing a historic roof feature that is unrepairable without suitable replacement; or replacing it with a new feature that does not convey the same visual appearance.

Table 6. Rehabilitation Guidelines: Building and Site Courtyards

Recommended	Not Recommended
Identify, Retain and Preserve Identify, retain, and preserve layout, configuration and existing features of site and building courtyards, including overall layout, paving, light standards, site walls and fixed seating.	Removing or altering the configuration of site and building courtyards. Stripping entrances of historic material such as concrete, wood or steel.
Protect and Maintain Protect and maintain the concrete, wood, and steel features through appropriate surface treatments, such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems. Inspect and evaluate the overall condition of materials to determine whether more than protection and maintenance are required.	Failing to provide adequate protection to materials on a cyclical basis so that deterioration to site features and their materials results. Failing to undertake adequate measures to assure the protection of historic entrances.
Repair Repair courtyard features by replacing in kind or with a suitable replacement material for features that are extensively deteriorated, have missing parts, or are otherwise beyond repair.	Replacing historic materials that can otherwise be repaired. Using a substitute material for replacement parts that does not convey the same visual appearance.
Replace Replace in-kind a courtyard site feature that is too deteriorated to repair. If the form and detailing remain evident, use the physical evidence as a model to reproduce the feature.	Removing courtyard and site features that are unrepairable and not replacing the entrance or feature. Replacing the entrance or entrance feature with new materials that do not convey the same visual appearance.

RESOLUTION NO. 4019
MONTEREY COUNTY PLANNING COMMISSION
STATE OF CALIFORNIA

Granting Use Permit
624

WHEREAS: The Planning Commission of the County of Monterey, State of California, has considered the application of William Pratt for Use Permit No. 624, in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, and

WHEREAS: The said Planning Commission finds that the establishment or maintenance of the use for which application is made will not be injurious to property or improvements or detrimental to the health, safety, morals, comfort, convenience, or general welfare of persons residing or working in the neighborhood of such use, now therefore, be it

RESOLVED: That said Planning Commission hereby grants said Use Permit, thereby allowing the establishment of a rest home on Lot HH of Lots 13A and 13B, James Meadows Tract, Carmel Valley, composed of the following uses and activities which are related to and supplement the rest home and are for residents and their guests only and not open to the public generally:

1. Recreation - Outdoor and Indoor Facilities
2. Dining Facilities for Residents and Their Guests
3. Chapel and Meeting Facilities
4. Library and Lounges
5. Hobby and Craft Shops and Facilities
6. Swimming Pool, Bath House, Dressing Rooms and Related Facilities
7. Outdoor and Indoor B.B.Q. Facilities
8. Snack Bar for Between Meals
9. Greenhouse and Garden Plot
10. Stages and Dressing Rooms and Areas for Theatricals, Concerts, Lectures, etc.
11. A Shop for Incidental Personal Effects, Including Newspapers, Magazines, Sundries for Residents and Guests Only.

12. An On-Site Sign to Identify Premises

13. Dispensary Services and Physio-Therapy Rooms

14. Infirmary Rooms

15. Quarters for Nurses

16. Administrative Offices

17. Storage Facilities

18. Executive Offices, Quarters for Executives and Staff

19. Gardener and/or Maintenance Man's Storage and Repair Shops and Living Quarters

20. Visitors Quarters

21. Barber and Beauty Shop Facilities for Residents

22. Laundry Facilities

23. Septic Tank and Drain Field

24. Incinerator

subject to the following conditions:

1. That the operation be conducted exclusively as a rest Home with a license secured from a County, State or Federal agency.

2. That the quantity of the water supply be approved by the Monterey County Road Department and the quality approved by the Monterey County Health Department.

3. That the sewage disposal system be approved by the Monterey County Health Department and Central California Water Pollution Control Board.

4. That all signs be approved by the Planning Commission Staff.

5. That all structures are subject to design control and must be approved by the Planning Commission.

6. That each use be approved by the Planning Commission staff prior to construction.

7. That the location of all structures be approved by the Planning Commission staff prior to construction.

8. That the number of housing units for lessee residents constructed on the land described in the application

shall not exceed seven and a half (7½) times the number of acres contained in said land and in any contiguous land acquired by the applicant up to a total of twenty-three (23) acres.

Regularly passed and adopted by the Planning Commission of the County of Monterey, State of California, on the 26th day of July, 1960, by the following vote:

Ayes: Commissioners Moore, Marcucci, Evans, Gordon, Wilbur, Cailotto, Roberts

Noes: None

Absent: Commissioners Colegrove, Echeberria

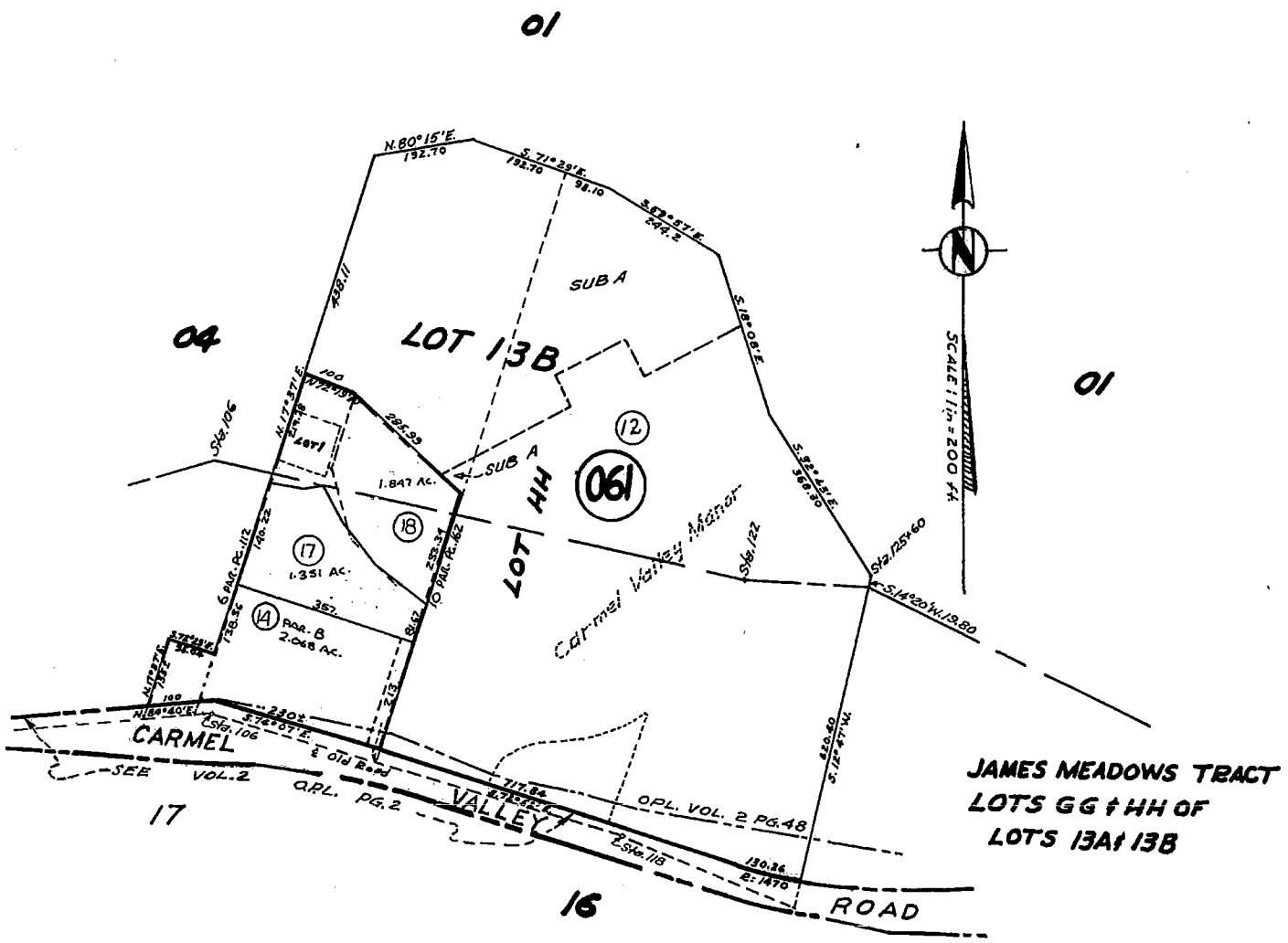
ATTEST:

M. G. BAKEMAN, ACTING SECRETARY

PETER CAILOTTO, CHAIRMAN

TAX CODE AREA

COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK 169 PAGE 06



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