

## CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE

725 FRONT STREET, SUITE 300

SANTA CRUZ, CA 95060

(407) 427-4863

Th 3a



## RECORD PACKET COPY

## ADMINISTRATIVE PERMIT NUMBER 3-00-091

Applicant..... Hermina Dallas

Project location..... Southwest Corner Of Lincoln &amp; 12th, Carmel (Monterey County).

Project description..... Demolition of existing approx. 1400 sq. ft. single-family home with detached garage, to facilitate construction of a new 1748 sq. ft. single-family home with attached garage, on 3,885 sq. ft. lot (APN 010-174-001).

Local Approvals..... City of Carmel-by-the-Sea: DS 99-69/RE 00-21, on June 7, 2000.

**Note:** Public Resources Code Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs. This permit will be reported to the Commission at the following time and place:


September 14, 2000  
9:00 A. M.

Eureka Inn  
7<sup>th</sup> and "F" Street  
Eureka, CA 95501 (707) 442-6441

**IMPORTANT: Before you may proceed with development, the following must occur:** You must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return to our office (Title 14, California Code of Regulations, Sections 13150(b) and 13158). Following the Commission's meeting, and once we have received the signed acknowledgment and evidence of compliance with all special conditions, if applicable, we will send you a Notice of Administrative Permit Effectiveness. **Before you can proceed with development, you must have received both your administrative permit and the notice of permit effectiveness from this office.**

**PETER DOUGLAS**

Executive Director

  
By: Charles Lester  
Central Coast District Manager



California Coastal Commission  
September 14, 2000 Meeting in Eureka  
Staff: L.Otter

**STAFF NOTE**

IN RESPONSE TO PENDING LITIGATION FROM THE FRIENDS OF CARMEL CULTURAL HERITAGE, ON APRIL 4, 2000, THE CITY COUNCIL ADOPTED AN URGENCY ORDINANCE PLACING A MORATORIUM ON THE PROCESSING OF FURTHER DEMOLITIONS FOR A PERIOD OF 45 DAYS. THAT URGENCY ORDINANCE EXPIRED ON MAY 15, 2000, AND WAS NOT EXTENDED BY THE CITY. THIS PROPOSAL WAS APPROVED BY THE CITY ON MAY 24, 2000

**EXECUTIVE DIRECTOR'S DETERMINATION:** THE FINDINGS FOR THIS DETERMINATION, AND FOR ANY SPECIAL CONDITIONS, APPEAR BELOW.

**STANDARD CONDITIONS**

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1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

**EXECUTIVE DIRECTOR'S DETERMINATION**

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The Executive Director hereby determines that the proposed development is a category of development that qualifies for approval by the Executive Director through the issuance of an administrative permit (Public Resources Code Section 30624). Subject to Standard and Special conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the local government to develop a Local Coastal Program in conformity with the provisions of Chapter 3, and will not have any significant adverse effects on the environment within the meaning of the California Environmental Quality Act.

### **FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION**

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Demolition of existing residential buildings in Carmel is not a recent phenomenon. However, a series of demolitions in the recent past have engendered controversy over whether or not an existing house represents the historical, architectural, and environmental character of Carmel; and if a replacement house detracts from Carmel's character because of a modern design, tree removal, proposed house size, or other characteristics. There are a number of examples where a house or houses were demolished and a single, much larger house constructed on the site. In other instances, a single house straddling a lot line has been demolished and two new, smaller houses were constructed. In either of these types of instances, the character of Carmel may or may not be preserved. The size of a house is one aspect of Carmel's character, but not all existing houses in Carmel are small. However, because the lots are almost all relatively small, about 4000 square feet, the general pattern of development is one of smaller houses.

The architectural style of houses in Carmel is another aspect of the City's character. Many of the houses were built in the first quarter of the century in the Craftsman style; others resemble houses that might be found in an English village. Modern style houses, while they do exist, are not prevalent in Carmel.

A third aspect of Carmel's character is the pine and oak dominated landscape. Although the forest landscape is not all natural – there has been enhancement over the years by tree planting – it is one which pervades the City and for which it is known. Demolition can result in tree damage and/or removal. New construction after demolition also may result in the loss of trees, especially if a new structure is built out to the maximum allowed by the zoning.

The character of Carmel is not simple and easy to describe. The three aspects of the City's character briefly described above are not exhaustive. The relative small physical size of the City, about 1 mile wide by 1.5 miles long, contributes to the City's character, as does the absence of sidewalks in the residential areas. Further, Carmel's character is not necessarily expressed by any one aspect, whether that be historical, architectural, environmental, or something else, but is rather a combination of several different aspects, all of which work together synergistically to create the unique ambiance of the City.

**Applicable Policies for Demolitions.** While residential development in most of Carmel is excluded from the requirement for a coastal development permit by virtue of Commission Categorical Exclusion E-77-13, demolitions are not excluded. Because the City of Carmel does not have a certified LCP, the Coastal Commission must issue the coastal development permit. The main issue raised by demolition projects in Carmel is the preservation of community character. Sections 30253 and 30251 of the Coastal Act address the issue of preserving the community character of special communities such as Carmel:

*30251: 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 on 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.*

*30253(5): New development shall where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.*

These Coastal Act sections as they apply to the proposed project require the protection of the unique community and visual character of Carmel. The City of Carmel is a very popular visitor destination as much for its quaint residential architecture as its renowned commercial shopping area and white sand beaches. Carmel is made special by the style and character of development within City limits. In particular, as a primarily residential community, residential development in Carmel plays a key role in defining the special character of the area.

Although there is no certified LCP for Carmel, structures that have been voluntarily designated as a historic resource enjoy certain protections from demolition under the City's Municipal Code. Without such voluntary designation, as is the case with this application, the subject site is not offered any special protection under local ordinances. When there is information indicating that a structure may be a significant historic resource, it is evaluated under the following Municipal Code criteria: Cultural Heritage, Architectural Distinction and Notable Construction, Unique Site Conditions, or relationship to an Important Person.

**Applicable Policies for New Construction.** Like most new construction in most of Carmel, the new house that is proposed to be built after the existing house is demolished is excluded from the requirement for a coastal development permit by virtue of Commission Categorical Exclusion E-77-13. The regulations governing the proposed new construction are the City's existing regulations.

**Project Description.** The project site is a rectangular corner lot, at Lincoln St. and 12<sup>th</sup> Ave., about 6 blocks inland from the beach, in the south-central part of the City. The lot has an existing approx. 1,400 sq. ft. single-story residence and a small detached garage, all proposed for demolition. Construction of the proposed new one-story, 1,748 sq. ft. single-family residence will not require any tree removal.

According to the City staff report, the existing residence, constructed c. 1925, was listed as a Notable Structure in the historical survey performed by the Carmel Preservation Foundation in 1994. A subsequent survey was performed by a qualified historical consultant, Kent Seavey, in February 2000. He prepared a revised evaluation, a portion of which is attached as part of Exhibit 2 (Form DPR 523). He concludes in his cover letter that because of a poorly designed addition and other factors, the "... property contributes nothing to the proposed residential historic

district #1." Consequently, the City accepted the revised DPR 523 and removed the structure from its historic resource inventory.

**Analysis.** The structure, as noted above, was after due process removed from the City's list of historic resources. The condition of the existing structures were evaluated by means of a special building inspection on Dec. 8, 1999, conducted by the City's Building Official. The report concluded that "...the structures are beyond equitable repair and not habitable. Numerous structural conditions exist that render the buildings substandard and unsafe. The plumbing, heating and electrical systems are antiquated and unsafe."

Therefore while this represents the replacement of existing modest-sized housing stock with a somewhat larger residence, the proposed demolition would not significantly compromise the historic resources that contribute to Carmel's special community character.

The proposed demolition will not open the way to new development that would be growth inducing or lead to compromise of an existing urban-rural boundary. The subject parcel is located within the city limits of the City of Carmel. The parcel is currently developed with a single family dwelling. Parcels in the vicinity of the subject parcel are developed with single family dwellings at urban densities. All utilities are connected to the existing house on this site. There are adequate public services for the proposed new house. Parking is adequate. Additionally, the proposed new house meets City requirements for maximum height, floor area, coverage, and yard setbacks.

The proposed project will not adversely affect the unique characteristics that make Carmel a special community—see attached Exhibit 2 for the City staff report regarding the historic resource (includes photo of existing residence on attached Form 523), and Exhibit 3 site plan and elevations of the replacement structure. Neither the demolition nor the new construction would adversely or significantly affect any significant public view. The area is developed at urban densities and with urban services in an area able to accommodate the replacement of the existing house with a new one. Therefore, the demolition of the existing structures is consistent with Coastal Act Sections 30251 and 30253(5).

**City of Carmel Local Coastal Program.** Section 30604 of the Coastal Act states in part that a coastal development permit shall be granted if the Commission finds that the development will not prejudice the local government's ability to prepare a Local Coastal Program (LCP) in conformity with the resource protection policies of the Coastal Act. The entire City of Carmel falls within the coastal zone, although most development currently is excluded from the requirement for a coastal development permit by Categorical Exclusion E-77-13.

Approximately twenty years ago, the City submitted the Land Use Plan (LUP) portion of its LCP for review by the Coastal Commission. On April 1, 1981, the Commission certified part of the LUP as submitted and part of the LUP with suggested modifications regarding beach-fronting property. The City resubmitted an amended LUP which addressed the beach-fronting properties provisions, but which omitted the previously certified portion of the document protecting significant buildings within the City. On April 27, 1984, the Commission certified the

amended LUP with suggested modifications to reinstate provisions for protecting significant structures. However, the City never accepted the Commission's suggested modifications. The City is currently working on a new LUP submittal. The City's work plan proposes to examine a number of issues including community character. It will be important for the City to assess development trends, including demolitions and associated new construction, since the approval of the Categorical Exclusion in 1977 and the relationship of those development trends to community character. Commission staff will be meeting with City staff to discuss measures to ensure that the issue of community character is adequately addressed.

The zoning or Implementation Plan (IP) was certified with suggested modifications on April 27, 1984. The City did not accept the suggested modifications and so the IP remains uncertified. The City is presently working on a new IP submittal.

Approval of the proposed project will not prejudice the ability of the City to complete its LCP in accordance with Coastal Act requirements.

**California Environmental Quality Act (CEQA) Section 13096** of the California Code of Regulations requires that a specific finding be made in conjunction with coastal development permit applications showing the application to be consistent with any applicable requirements of CEQA. Section 21080.5(d)(2)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. The Coastal Commission's review and analysis of land use proposals has been certified by the Secretary of Resources as being the functional equivalent of environmental review under CEQA. This report has examined the relevant issues in connection with the environmental impacts of this proposal. The Commission finds that, for the reasons stated above, the proposed project will not have any significant adverse effects on the environment within the meaning of CEQA.

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#### **ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS**

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I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

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Applicant's signature

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Date of signing

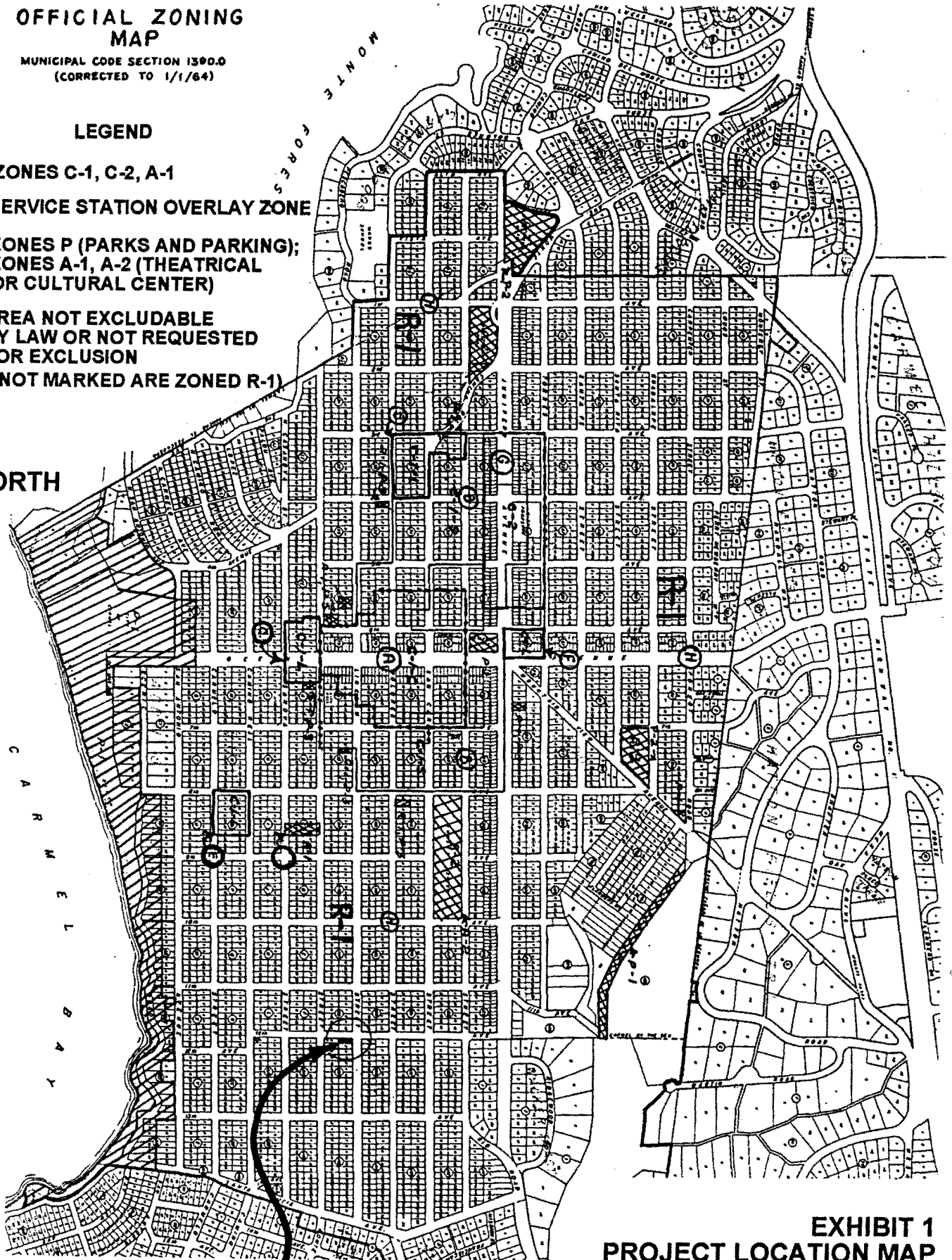
# CARMEL-BY-THE-SEA OFFICIAL ZONING MAP

MUNICIPAL CODE SECTION 1390.0  
(CORRECTED TO 1/1/64)

## LEGEND

- ZONES C-1, C-2, A-1
- SERVICE STATION OVERLAY ZONE
- ▨ ZONES P (PARKS AND PARKING);  
ZONES A-1, A-2 (THEATRICAL  
OR CULTURAL CENTER)
- ▨ AREA NOT EXCLUDABLE  
BY LAW OR NOT REQUESTED  
FOR EXCLUSION  
(AREAS NOT MARKED ARE ZONED R-1)

**1** NORTH



**SITE** ➔

**EXHIBIT 1  
PROJECT LOCATION MAP  
3-00-091 DALLAS**

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

STAFF REPORT

TO: CHAIR TOBER AND COMMITTEE MEMBERS

FROM: MARY BILSE, ASSOCIATE PLANNER

DATE: 20 MARCH 2000

SUBJECT: STEVE DALLAS  
S/W CORNER LINCOLN AND 12<sup>TH</sup>  
BLOCK 135; LOT 1

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I. SUMMARY RECOMMENDATION

Staff recommends that the Committee recommend the new DPR 523 Form and remove the site from the list of significant sites to the Planning Commission for approval.

II. BACKGROUND

This property was surveyed in the original historical survey performed by the Carmel Preservation Foundation in 1994 and found to be notable. Consistent with the City's Historic Preservation Protocols for structures greater than 50 years old, the City hired a historical consultant (Kent Seavey) to do an historic evaluation. This evaluation and DPR 523 Form are attached for the Committee's review.

The consultant found that the building lacks architectural distinction as a style, type or representative example of the quality of work expected from a notable builder. The original architectural detailing has been obscured by a poorly designed addition. Therefore, the consultant found that the property does not contribute to the cumulative impact of significant historic buildings.

DPR 523 Form found that the site does not meet the thresholds required to determine significance as outlined in the Municipal Code or General Plan. As such, the structure is not significant and should not be included in the inventory.



HR 99-24/Dallas  
Staff Report  
20 March 2000  
Page Two

### III. STAFF EVALUATION

Based on evidence in the record, the General Plan, and the Historic Preservation Ordinance, staff does not believe that the Viola Cofer Cottage is a potential historic resource and does not meet the thresholds for Determination of Significance in either the California Register of Historic Resources or Local Historic Resource.

### IV. STAFF RECOMMENDATION

Staff recommends that the Committee recommend the new DPR 523 Form and remove the site from the list of significant sites to the Planning Commission for approval.

KENT L. SEAVEY  
310 LIGHTHOUSE AVENUE  
PACIFIC GROVE, CALIFORNIA 93950  
(408) 375-8739

February 21, 2000

Mr. Chip Rerig/Associate Planner  
Planning and Community Development Dept.  
City of Carmel By-The-Sea  
P.O. Drawer G  
Carmel, CA 93921

Dear Mr. Rerig:

Thank you for the opportunity to research and prepare a California DPR 523A on the Viola Cofer Cottage at the SW corner of Lincoln and 12th in Carmel.

As you can see from the attached DPR, I do not concur with the notable rating given the property in the Carmel Historic Resource Survey. The building lacks architectural distinction as a style, type or representative example of the quality of work expected from a noted builder. The original architectural detailing has been obscured by a poorly designed addition. If quality counts, this property contributes nothing to the proposed residential historic district #1.

My profesional recommendation would be to remove the property from the resource inventory through the appropriate review procedure, then continue the process, addressing the proposed project as new construction. If the reviewing commission(s) determine to retain the property on the survey, I would propose, at that time, to review the new design against the Secretary of the Interior's Standards for the Treatment of Historic Properties for consistency.

Most Sincerely,

*Kent Seavey*

3-00-091  
EXHIBIT 2  
p. 3 of 4

PRIMARY RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) Cofer Cottage

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ B.M. \_\_\_\_\_

c. Address SW Cr of Lincoln & 12th City Carmel Zip 93921

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Monterey County Assessor's Parcel #10-174-1 (Block 135, Lot 1)

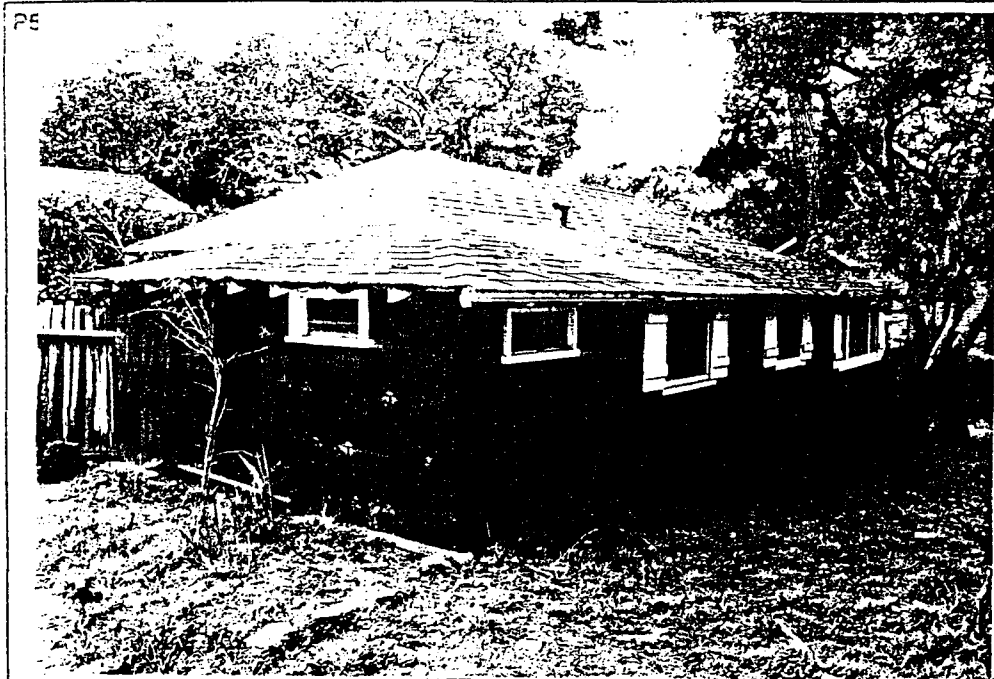
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

See Continuation Sheet.

\*P3b. Resource Attributes: (List attributes and codes)

"HP-2" Single Family Residence

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Looking SW at East side & North/rear elevations, 2/5/2000#64

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

CA 1925, Carmel Building

Records

\*P7. Owner and Address:

Hermina Dallas Survivors

Trust, 26615 Pancho Way

Carmel, CA 93923

\*P8. Recorded by: (Name,

affiliation, and address) Kent Seave

Preservation Consultant

310 Lighthouse Ave.

Pacific Grove, CA 93950

\*P9. Date Recorded: 2/5/2000

\*P10. Survey Type: (Describe)

Required CEOA Review

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Carmel Historic Resources Survey, 1996

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List)

OPR 523A (1/95) [b] [c] [d] [e] [f] [g] [h] [i] [j] [k] [l] [m] [n] [o] [p] [q] [r] [s] [t] [u] [v] [w] [x] [y] [z] [aa] [ab] [ac] [ad] [ae] [af] [ag] [ah] [ai] [aj] [ak] [al] [am] [an] [ao] [ap] [aq] [ar] [as] [at] [au] [av] [aw] [ax] [ay] [az] [ba] [bb] [bc] [bd] [be] [bf] [bg] [bh] [bi] [bj] [bk] [bl] [bm] [bn] [bo] [bp] [bq] [br] [bs] [bt] [bu] [bv] [bw] [bx] [by] [bz] [ca] [cb] [cc] [cd] [ce] [cf] [cg] [ch] [ci] [cj] [ck] [cl] [cm] [cn] [co] [cp] [cq] [cr] [cs] [ct] [cu] [cv] [cw] [cx] [cy] [cz] [da] [db] [dc] [dd] [de] [df] [dg] [dh] [di] [dj] [dk] [dl] [dm] [dn] [do] [dp] [dq] [dr] [ds] [dt] [du] [dv] [dw] [dx] [dy] [dz] [ea] [eb] [ec] [ed] [ee] [ef] [eg] [eh] [ei] [ej] [ek] [el] [em] [en] [eo] [ep] [eq] [er] [es] [et] [eu] [ev] [ew] [ex] [ey] [ez] [fa] [fb] [fc] [fd] [fe] [ff] [fg] [fh] [fi] [fj] [fk] [fl] [fm] [fn] [fo] [fp] [fq] [fr] [fs] [ft] [fu] [fv] [fw] [fx] [fy] [fz] [ga] [gb] [gc] [gd] [ge] [gf] [gg] [gh] [gi] [gj] [gk] [gl] [gm] [gn] [go] [gp] [gq] [gr] [gs] [gt] [gu] [gv] [gw] [gx] [gy] [gz] [ha] [hb] [hc] [hd] [he] [hf] [hg] [hh] [hi] [hj] [hk] [hl] [hm] [hn] [ho] [hp] [hq] [hr] [hs] [ht] [hu] [hv] [hw] [hx] [hy] [hz] [ia] [ib] [ic] [id] [ie] [if] [ig] [ih] [ii] [ij] [ik] [il] [im] [in] [io] [ip] [iq] [ir] [is] [it] [iu] [iv] [iw] [ix] [iy] [iz] [ja] [jb] [jc] [jd] [je] [jf] [jg] [jh] [ji] [jj] [jk] [jl] [jm] [jn] [jo] [jp] [jq] [jr] [js] [jt] [ju] [jv] [jw] [jx] [jy] [jz] [ka] [kb] [kc] [kd] [ke] [kf] [kg] [kh] [ki] [kj] [kk] [kl] [km] [kn] [ko] [kp] [kq] [kr] [ks] [kt] [ku] [kv] [kw] [kx] [ky] [kz] [la] [lb] [lc] [ld] [le] [lf] [lg] [lh] [li] [lj] [lk] [ll] [lm] [ln] [lo] [lp] [lq] [lr] [ls] [lt] [lu] [lv] [lw] [lx] [ly] [lz] [ma] [mb] [mc] [md] [me] [mf] [mg] [mh] [mi] [mj] [mk] [ml] [mm] [mn] [mo] [mp] [mq] [mr] [ms] [mt] [mu] [mv] [mw] [mx] [my] [mz] [na] [nb] [nc] [nd] [ne] [nf] [ng] [nh] [ni] [nj] [nk] [nl] [nm] [nn] [no] [np] [nq] [nr] [ns] [nt] [nu] [nv] [nw] [nx] [ny] [nz] [oa] [ob] [oc] [od] [oe] [of] [og] [oh] [oi] [oj] [ok] [ol] [om] [on] [oo] [op] [oq] [or] [os] [ot] [ou] [ov] [ow] [ox] [oy] [oz] [pa] [pb] [pc] [pd] [pe] [pf] [pg] [ph] [pi] [pj] [pk] [pl] [pm] [pn] [po] [pp] [pq] [pr] [ps] [pt] [pu] [pv] [pw] [px] [py] [pz] [qa] [qb] [qc] [qd] [qe] [qf] [qg] [qh] [qi] [qj] [qk] [ql] [qm] [qn] [qo] [qp] [qq] [qr] [qs] [qt] [qu] [qv] [qw] [qx] [qy] [qz] [ra] [rb] [rc] [rd] [re] [rf] [rg] [rh] [ri] [rj] [rk] [rl] [rm] [rn] [ro] [rp] [rq] [rr] [rs] [rt] [ru] [rv] [rw] [rx] [ry] [rz] [sa] [sb] [sc] [sd] [se] [sf] [sg] [sh] [si] [sj] [sk] [sl] [sm] [sn] [so] [sp] [sq] [sr] [ss] [st] [su] [sv] [sw] [sx] [sy] [sz] [ta] [tb] [tc] [td] [te] [tf] [tg] [th] [ti] [tj] [tk] [tl] [tm] [tn] [to] [tp] [tq] [tr] [ts] [tt] [tu] [tv] [tw] [tx] [ty] [tz] [ua] [ub] [uc] [ud] [ue] [uf] [ug] [uh] [ui] [uj] [uk] [ul] [um] [un] [uo] [up] [uq] [ur] [us] [ut] [uu] [uv] [uw] [ux] [uy] [uz] [va] [vb] [vc] [vd] [ve] [vf] [vg] [vh] [vi] [vj] [vk] [vl] [vm] [vn] [vo] [vp] [vq] [vr] [vs] [vt] [vu] [vv] [vw] [vx] [vy] [vz] [wa] [wb] [wc] [wd] [we] [wf] [wg] [wh] [wi] [wj] [wk] [wl] [wm] [wn] [wo] [wp] [wq] [wr] [ws] [wt] [wu] [wv] [ww] [wx] [wy] [wz] [xa] [xb] [xc] [xd] [xe] [xf] [xg] [xh] [xi] [xj] [xk] [xl] [xm] [xn] [xo] [xp] [xq] [xr] [xs] [xt] [xu] [xv] [xw] [xx] [xy] [xz] [ya] [yb] [yc] [yd] [ye] [yf] [yg] [yh] [yi] [yj] [yk] [yl] [ym] [yn] [yo] [yp] [yq] [yr] [ys] [yt] [yu] [yv] [yw] [yx] [yy] [yz] [za] [zb] [zc] [zd] [ze] [zf] [zg] [zh] [zi] [zj] [zk] [zl] [zm] [zn] [zo] [zp] [zq] [zr] [zs] [zt] [zu] [zv] [zw] [zx] [zy] [zz]

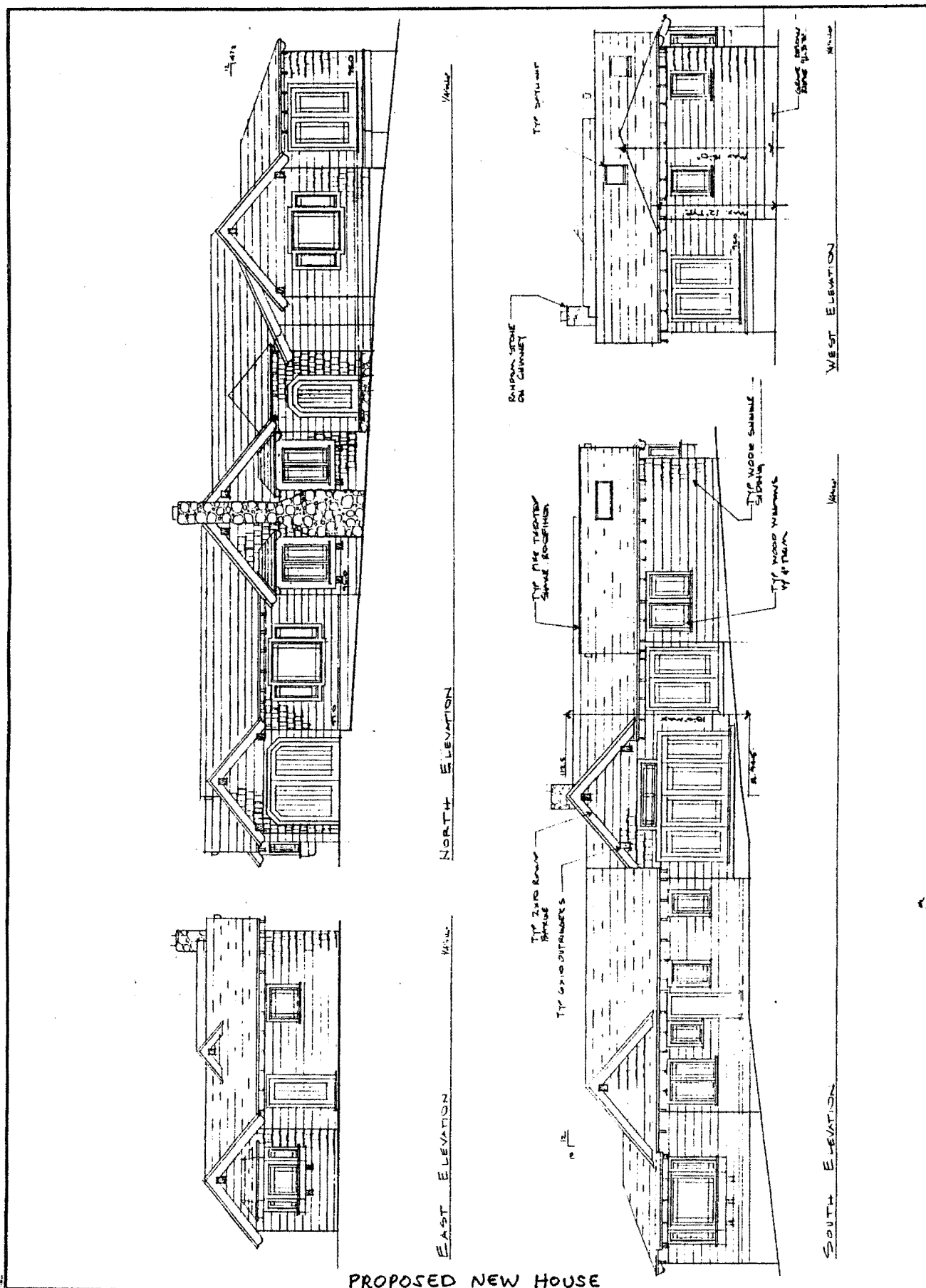
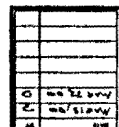
3-00-091

EXHIBIT 2

p. 4 of 4



## PROPOSED SITE PLAN



PROPOSED NEW HOUSE

3-00-091  
DALLAS

**EXHIBIT 3**  
p. 2 of 2

