

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: April 10, 2014 Time: 9:20 A.M.	Agenda Item No.: 3
Project Description: A Combined Development Permit consisting of: 1) an Administrative Permit for a Lot Line Adjustment between two legal lots of record of 1.08 acres (Lot 159, Assessor's Parcel Number 173-075-016-000) and 1.10 acres (Lot 160, Assessor's Parcel Number 173-075-017-000) located in a "B-6" Overlay District, resulting in two parcels of approximately 1.19 and 1.00 acres; 2) an Administrative Permit to allow the construction of a new 6,234 square foot, one-story single-family dwelling, 480 square feet of patio area, a 650 square-foot, at-grade deck and a 1,361 square-foot, attached garage in the "VS" (Visual Sensitivity) Zoning District; and 3) a Use Permit for the removal of five oak trees with trunk diameters between 8 and 15 inches, and onsite grading (approximately 1,170 cubic yards (720 cubic yards cut and 450 cubic yards fill)).	
Project Location: 503 Via del Castillo	APN: 173-075-016-000
Planning File Number: PLN130236	Owner: L. Keith Slama Applicant: Brad Slama Agent:
Planning Area: Greater Monterey Peninsula Area Plan	Flagged and staked: Yes
Zoning Designation: : "LDR/B-6-VS"[Low Density Residential, with Building Site and Visual Sensitivity Overlays]	
CEQA Action: Categorically Exempt per Section 15303 (a) of the CEQA Guidelines	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit C**) to:

- 1) Find the project Categorically Exempt from CEQA pursuant to CEQA Guidelines Section 15303(a); and
- 2) Approve the Combined Development Permit, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**);

PROJECT OVERVIEW:

The project site is located in the Pasadera Subdivision in the Highway 68 area. The site consists of two parcels, Lot 159 (APN 173-075-016-000) and Lot 160 (APN 173-075-017-000). At present, Lot 159 is approximately 1.08 acres in size and Lot 160 is approximately 1.10 acres. Both properties are zoned "LDR/B-6-VS." Development in the Pasadera Subdivision primarily consists of single-family detached estate homes. The proposed project includes the construction of a new 6,234 square-foot, one-story, single-family dwelling with 480 square feet of patio area, a 650 square-foot at-grade deck and a 1,361 square-foot, attached garage on Lot 159. The project includes a lot line adjustment between the two lots of record that would result in Lot 159 increasing in area to approximately 1.19 acres and Lot 160 being reduced in area to approximately 1.00 acre. Per the regulations of the "B-6" Zoning District, lot line adjustments which reduce the size of a lot require an Administrative Permit; the project, accordingly, includes such a permit. Moreover, the lot sizes proposed by the lot line adjustment conform to the one-acre minimum required by the Site Development Standards of the LDR Zoning District.

The project also includes the removal of five Coast Live Oak trees with trunks greater than 6 inches in diameter: the specific trunk sizes of the five Oak trees proposed for removal are 8, 11, 12 (2 trees) and 15 inches. On March 27, 2014, related to the subject project, the removal for the purpose of onsite relocation of a Coast Live Oak with a trunk diameter of 22 inches was approved by the Director of Planning in order to allow the relocation work to begin immediately,

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in accordance with the project arborist's requirements and best management practices related to oak tree relocation. The tree was centrally located in the path of proposed development and when the subject residential project is completed, the relocated oak tree will be a centerpiece of the site, with the residence's driveway flowing around it. In total, the subject site contains 28 oak trees with trunks greater than six inches in diameter, with most of the trees distributed in clusters on the eastern and western portions of the site.

The site is bound to the north, west and south by densely oak-wooded areas designated as common parcels in the subdivision. A Forest Management Plan (LIB130448) was prepared for the project and the Plan states that two of the trees proposed for removal are in poor physical condition while the remaining three trees proposed for removal are in fair to good physical condition, as is the tree recently approved for relocation. The overall tree removal is to allow the construction of the proposed single-family residence on the site. Additionally, the Forest Management Plan recommends tree replacement planting at a 3:1 ratio, resulting in the planting of 15 one-gallon trees on the property. The replanting will aid in the long-term maintenance of oak-wooded areas on the site and surrounding common areas of the subdivision and the removal will not, therefore, result in a significant reduction of the number of oak trees on the property.

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- ✓ RMA - Public Works Department
- Environmental Health Bureau
- ✓ Water Resources Agency
- ✓ Monterey Regional Fire Protection District

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by The RMA-Public Works Department, the Water Resources Agency and the Monterey Regional Fire Protection District have been incorporated into the Condition of Approval attached to the draft resolution (**Exhibit B**).

The Greater Monterey Peninsula Land Use Advisory Committee (LUAC) considered the project on January 15, 2014. The LUACs recommended approval of the project by a 3-0 vote with two members absent.

Note: The decision on this project is appealable to the Planning Commission.

/S/ PROJECT PLANNER NAME

Luis Osorio, Senior Planner
(831) 755-5177, osoriol@co.monterey.ca.us
April 4, 2014

cc: Front Counter Copy; Zoning Administrator; Monterey Regional Fire Protection District; RMA-Public Works Department; Environmental Health Bureau; Water Resources Agency; Luke Connolly, Planning Services Manager; Luis A. Osorio, Project Planner; L. Keith Slama, Owner; Brad Slama, Agent; The Open Monterey Project; LandWatch; Planning File PLN130236

Attachments: Exhibit A Project Data Sheet
Exhibit B Draft Resolution, including:
• Conditions of Approval

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Exhibit C • Site Plan, Floor Plan and Elevations, Parcel Map,
Exhibit D Vicinity Map
Land Use Advisory Committee Minutes


This report was reviewed by Luke Connolly, Planning Services Manager. 

EXHIBIT A

Project Information for PLN130236

Application Name:	Slama L Keith & Jannette	
Location:	503 Via Del Castillo, Monterey	
Applicable Plan:	Greater Monterey Peninsula	Primary APN: 173-075-016-000
Advisory Committee:	Greater Monterey Peninsula Advisory Committee	Coastal Zone: No
Permit Type:	Combined Development Permit	Final Action Deadline (884):
Environmental Status:		
Zoning:	LDR/B-6-VS	Land Use Designation: Residential - Low Density 5 - 1 Acres/Unit

Project Site Data:

Lot Size:	47284	Coverage Allowed:	25%
Existing Structures (sf):	0	Coverage Proposed:	1%
Proposed Structures (sf):	7595	Height Allowed:	30'
Total Sq. Ft.:	7595	Height Proposed:	20'
Special Setbacks on Parcel:		FAR Allowed:	NA
		FAR Proposed:	NA

Resource Zones and Reports:

Seismic Hazard Zone:	IV	Soils Report #:	NA
Erosion Hazard Zone:	High	Biological Report #:	LIB130447
Fire Hazard Zone:	None	Forest Management Rpt. #:	LIB130448
Flood Hazard Zone:	X (unshaded)	Geologic Report #:	NA
Archaeological Sensitivity:	moderate	Archaeological Report #:	NA
Visual Sensitivity:	Sensitive	Traffic Report #:	NA

Other Information:

Water Source:	Public	Grading (cubic yds.):	1170
Water Purveyor:	Cal Am	Sewage Disposal (method):	Public
Fire District:	Monterey County Regional FPD	Sewer District Name:	Cal Am
Tree Removal:	6		

**EXHIBIT B
DRAFT RESOLUTION**

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

L. KEITH SLAMA (PLN130236)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(a); and
- 2) Approving a Combined Development Permit consisting of: 1) an Administrative Permit for a Lot Line Adjustment between two legal lots of record of 1.08 acres (Lot 159, Assessor's Parcel Number 173-075-016-000) and 1.10 acres (Lot 160, Assessor's Parcel Number 173-075-017-000) located in a "B-6" Zoning District, resulting in two parcels of approximately 1.19 and 1.00 acres; 2) an Administrative Permit to allow the construction of a new 6,234 square-foot, one-story, single family dwelling, 480 square feet of patio area, a 650 square-foot at-grade deck and a 1,361 square-foot attached garage in the "VS" (Visual Sensitivity) Zoning District; and 3) a Use Permit for the removal of five oak trees with trunk diameters between 8 and 15 inches and onsite grading (approximately 1,170 cubic yards (720 cubic yards cut and 450 cubic yards fill).
[PLN130236, L. Keith Slama, 503 Via del Castillo, Greater Monterey Peninsula Area Plan (APN: 173-075-016-000)]

The Slama application (PLN130236) came on for public hearing before the Monterey County Zoning Administrator on April 10, 2014. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Combined Development Permit consisting of: 1) an Administrative Permit for a Lot Line Adjustment between two legal lots of record consisting of 1.08

acres (Lot 159, Assessor's Parcel Number 173-075-016-000) and 1.10 acres (Lot 160, Assessor's Parcel Number 173-075-017-000) located in the "B-6" Zoning District, resulting in two parcels of 1.18 acres and 1.00 acre respectively; 2) Administrative Permit to allow the construction of a new 6,234 square-foot, one-story, single-family dwelling, 480 square feet of patio area, a 650 square-foot at-grade deck and a 1,361 square-foot attached garage in the "VS" (Visual Sensitivity) Zoning District; and 3) a Use Permit for the removal of five oak trees with trunk sizes between 8 and 15 inches in diameter and grading (approximately 1,170 cubic yards (720 cubic yards cut and 450 cubic yards fill)).

EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development are found in Project File PLN130236.

2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 2010 Monterey County General Plan;
- Greater Monterey Peninsula Area Plan;
- Monterey County Zoning Ordinance (Title 21 and the Subdivision Ordinance (Title 19);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 503 Via del Castillo (Assessor's Parcel Number 173-075-016-000), Greater Monterey Peninsula Area Plan. The parcel is zoned "LDR/B-6-VS," which allows the development of single-family dwellings and tree removals pursuant to the appropriate permit approvals, specifically, an Administrative Permit and a Use Permit. The project, therefore, is consistent with the zoning designation for the property.
- c) The proposed project is consistent with the provisions of Section 21.42.030(F) of Chapter 21.40 (Regulations for Building Site Zoning Districts) of the Zoning Ordinance. These provisions require that lot line adjustments of properties within the "B-6" District that would reduce the size of a lot shall require an Administrative Permit. The application, therefore, includes such an Administrative Permit and complies with the provisions of Section 21.42.030(F).
- d) The proposed project is consistent with the provisions of Chapter 21.46 (Regulations for Visual Sensitivity Zoning Districts) of the Zoning Ordinance. An initial site inspection was conducted by staff per the provisions of Chapter 21.46.060 of the Ordinance to determine if the project had the potential to affect a common public viewing area. Staff determined that existing flora and topography on both the site, and the adjacent parcel involved in the lot line adjustment, would shield the

proposed residence from visibility from a public viewing area. Additionally, the site is located adjacent to existing residential development and would not be visible from any common public viewing area. Accordingly, staff determined that an Administrative Permit is the appropriate permit for development of the dwelling per the provisions of Chapter 21.46.030 D 2 of the ordinance. Such Administrative Permit is included in the application.

- e) The tree removal is the minimum required in order to develop the project as proposed and given the existing conditions of the parcel. Moreover, the proposed project would be consistent with the provisions of Chapter 21.64.260 (Preservation of Oak and Other Protected Trees) of the Zoning Ordinance. The proposed project includes the removal of five Oak trees ranging in trunk diameter from 8 to 15 inches. A Forest Management Plan (LIB130448) was prepared for the project consistent with the provisions of Chapter 21.64.260(D)(3)(a) of the Ordinance. The report states two of the five trees proposed for removal are in poor condition and the other three trees are in fair to good condition. The report recommends replacement at a 3-to-1 ratio, resulting in the planting/addition of 15 Oak trees to the site. The report recommends specific areas on the parcel where replanted trees would contribute to the enhancement of the overall oak trees on the parcel.
- f) Site inspection was conducted by staff and the site was determined to be suitable for the proposed project.
- g) The project was referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application warranted referral to the LUAC because it includes development in the "Visual Sensitivity" Zoning District. The Greater Monterey Peninsula Land Use Advisory Committee (LUAC) considered the project on December 4, 2014. The LUAC recommended approval of the project by a 4-0 vote, with one member absent. The LUAC recommended the use of earth tone materials and colors in lieu of reddish colors.
- h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development are found in Project File PLN130236.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project was reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Monterey Regional Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. There was no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) The following reports have been prepared for the project:

- "Biological Resources Report" (LIB130447) prepared by Denise

Duffy and Associates, Monterey, CA, May, 2013.

- "Forest Management Plan" (LIB130448) prepared by Bill Ruskin, Registered Professional Forester, Ben Lomond, CA, April, 2013.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on April 4, 2014 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development are found in Project File PLN130236.

4. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning Department, Monterey Regional Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities for the proposed project are available. The project site is located in the Pasadera Subdivision where such services are already established.
 - c) Staff conducted a site inspection on April 4, 2014 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130236.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on April 4, 2014 and researched County records to assess if any violation exists on the subject property.

- c) There are no known violations on the subject parcel.
- d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN130236.

6. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from the California Environmental Quality Act (CEQA) and no unusual circumstances were identified to exist for the proposed project or the project site.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 (a), categorically exempts the construction of single-family dwellings where such construction is consistent with the existing land use regulations.
 - b) The proposed project entails the construction of a single-family dwelling in a residential subdivision. The proposed tree removal is allowed under the zoning ordinance, subject to tree replacement requirements which are included as a condition of project approval.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on April 4, 2014.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project site is located in an approved residential subdivision. The project site is not located along a scenic highway and does not contain hazardous waste or historical resources.
 - e) A "Biological Resources Report" (LIB130447) and a "Forest Management Plan" (LIB130448) were prepared for the project. These reports did not identify any impacts from the project on the respective fauna and flora resources.
 - f) Staff conducted a site inspection on April 4, 2014 to verify that the site is suitable for this use.
 - g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development are found in Project File PLN130236.
 - h) The Monterey County Planning Department, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

7. **FINDING:** **LOT LINE ADJUSTMENT** – Section 66412 of the California Government Code (Subdivision Map Act) Title 19 (Subdivision Ordinance) of the Monterey County Code states that lot line adjustments may be granted based upon the following findings:

- 1. The lot line adjustment is between four (or fewer) existing adjoining parcels;
- 2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment;

The parcels resulting from the lot line adjustment conforms to the County's general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

- EVIDENCE:**
- a) The subject parcels are zoned “LDR/B-6-VS.” The parcel sizes proposed under the lot line adjustment comply with the minimum parcel size requirement of the Zoning District.
 - b) The lot line adjustment is between two existing, adjoining parcels. The lot line adjustment involves Lot Nos. 159 and 160 of the Pasadera Subdivision, which are located adjacent to each other.
 - c) The lot line adjustment will not create a greater number of parcels than originally existed. Two contiguous separate legal parcels of record of 1.08 and 1.10 acres will be adjusted and two contiguous separate legal parcels of record of approximately 1.19 and 1.0 acres will result from the adjustment. No new parcels will be created.
 - d) The proposed lot line adjustment is consistent with the Monterey County Zoning Ordinance (Title 21). Staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property that no violations exist on the property. The parcels resulting from the lot line adjustment would be 1.18 and 1.0 acres in size respectively. The parcel sizes comply with the minimum of one acre required under the Site Development Standards of the Low Density Residential Zoning District. The lot line adjustment would allow the replanting of a relocated oak tree per the recommendations of the Forest Management Plan allowing for the enhancement of the oak tree areas on the property. Therefore, the lot line adjustment would be consistent with the General Plan.
 - e) As an exclusion to the Subdivision Map Act, no map is recorded for a Lot Line Adjustment. In order to appropriately document the boundary changes, a Certificate of Compliance for each new lot is required per a standard condition of approval.
 - f) The Monterey County Public Works Department has applied a standard condition of approval requiring the applicant to record a Record of Survey showing the new lines and their monumentation.
 - g) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN130236.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.

EVIDENCE: Section 21.80.040 C of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Planning Commission.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(a);
2. Approve a Combined Development Permit consisting of: 1) an Administrative Permit for a Lot Line Adjustment between two legal lots of record of 1.08 acres (Lot 159, Assessor's Parcel Number 173-075-016-000) and 1.10 acres (Lot 160, Assessor's Parcel Number 173-075-017-000) located in a “B-6” Overlay District, resulting in two parcels of

approximately 1.19 and 1.00 acres; 2) an Administrative Permit to allow the construction of a new 6,234 square-foot, one-story, single-family dwelling, 480 square feet of patio area, a 650 square-foot at-grade deck and a 1,361 square-foot attached garage; and 3) a Use Permit for the removal of five (5) oak trees with trunk diameters between 8 and 15 inches and onsite grading (approximately 1,170 cubic yards (720 cubic yards cut and 450 cubic yards fill), in general conformance with the attached sketch and lot line adjustment map subject to the attached conditions all being attached hereto and incorporated herein by reference; and

PASSED AND ADOPTED this 10th day of April, 2014.

Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE 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 [DATE]

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall 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 by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 11-06-2013

Monterey County Planning Department

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN130236

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN130236) allows a lot line adjustment, construction of a one-story single family dwelling and removal of six Oak trees. The property is located at 503 Via del Castillo (Assessor's Parcel Number 173-075-016-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number ***) was approved by the Zoning Administrator for Assessor's Parcel Numbers 173-075-016-000 & 173-075-017-000 on April 10, 2014. The permit was granted subject to 16 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."
Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

3. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department.

4. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.
Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered." When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

5. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace the five Oak trees approved for removal at a 3:1 ratio resulting a total of 15 replacement trees. The trees shall be planted in the general locations on the property recommended by the Forest Management Plan. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to RMA-Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

6. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

7. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall request unconditional certificates of compliance for the newly configured parcels. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration of the entitlement, the Owner/Applicant/Surveyor shall prepare legal descriptions for each newly configured parcel and submit them to RMA-Planning for review and approval. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the certificates.

8. PW0037 - ROUTE 68 IMPROVEMENT FEE

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Contribute \$4,875 to County of Monterey for future improvements to State Route 68.

Compliance or Monitoring Action to be Performed: Prior to Issuance of Building Permits Owner/Applicant shall pay to DPW the required Traffic Mitigation Fee.

9. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the DPW.

10. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:
www.mcwra.co.monterey.ca.us.

11. WRSP1 - DRAINAGE PLAN

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. Impervious surface stormwater runoff shall be directed to the existing stormwater drainage system for the Pasadera Subdivision. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

12. FIRE007 - DRIVEWAYS

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Monterey County Regional Fire District)

**Compliance or
Monitoring
Action to be
Performed:**

Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the driveway into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of driveway improvements and obtain fire department approval the final fire inspection.

13. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Monterey County Regional Fire District)

**Compliance or
Monitoring
Action to be
Performed:**

Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection, Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

14. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Monterey County Regional Fire District)

**Compliance or
Monitoring
Action to be
Performed:**

Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a final building inspection, the Applicant shall complete the vegetation management and shall obtain fire department approval of the final fire inspection.

15. FIRE021 - FIRE PROTECTION- SPRINKLER SYSTEM (STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a framing inspection, the Applicant shall obtain fire department approval of the rough sprinkler inspection.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the fire sprinkler system and obtain fire department approval of the final fire sprinkler inspection.

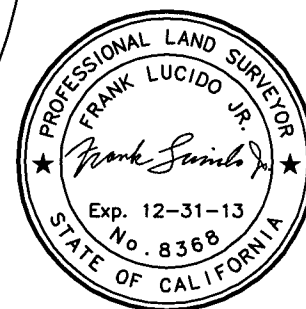
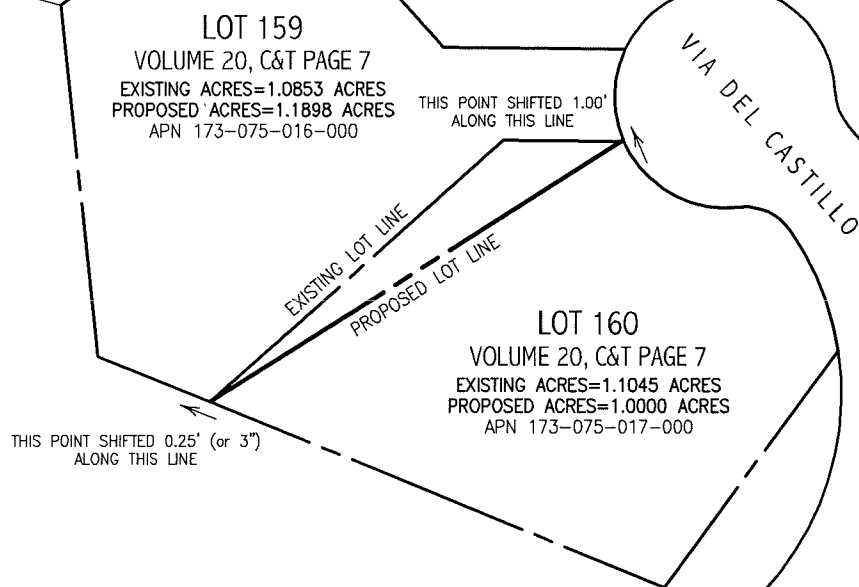
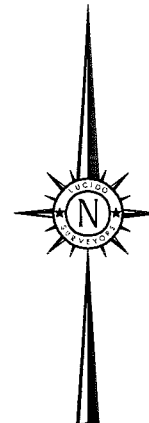
16. FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

EXISTING LOT 159	1.0853 AC	PROPOSED LOT 159	1.1898 AC
EXISTING LOT 160	1.1045 AC	PROPOSED LOT 160	1.0000 AC
TOTAL	2.1898 AC	TOTAL	2.1898 AC



LEGEND:

- — — — — EXISTING BOUNDARY
- — — — — EXISTING RIGHT OF WAY
- — — — — EXISTING LOT LINE
- — — — — PROPOSED BOUNDARY

SURVEY PLAT

OF PROPOSED LOT LINE ADJUSTMENT

LOT 159 AND LOT 160

VOLUME 20 OF CITIES AND TOWNS AT PAGE 7

COUNTY OF MONTEREY

STATE OF CALIFORNIA

PREPARED FOR

Slama Development Company

by LUCIDO SURVEYORS



Del Rey Oaks, California

SCALE: 1" = 100'

PROJECT No. 1137

APRIL 2013

GENERAL / GRADING NOTES

1. SURFACE WATER WILL DRAIN AWAY FROM EACH STRUCTURE ON THE LOT.
2. NO TREES TO BE REMOVED AS PART OF THIS PROJECT.
3. INSTALL EROSION LOGS AROUND CONSTRUCTION AREA TO KEEP EROSION AND SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.
4. PLACE GRAVEL BARS AROUND HEAVY DOWN-SLOPE OF STORM ALLEYS.
5. RECONSTRUCT ANY DRIVE, CUTTER, AND SIDEWALK THAT IS DAMAGED DURING CONSTRUCTION.
6. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE CEMENT AND PRIVATE RIGHT-OF-WAY (CUTTER/DRIVEWAYS) FREE FROM DEBRIS AND DIRT.
7. ALL STRUCTURAL FILL TO BE COMPLETED TO 90 PERCENT RELATIVE COMPACTION.
8. GRADING QUANTITIES: EXCAVATION = 716 CY FILL = 448 CY
9. EXCESS EXCAVATION TO BE DEPOSITED ON SITE OR IN AN APPROVED NEARBY AREA. THE DEPOSITED MATERIAL SHALL NOT EXCEED 12 INCHES IN DEPTH.
10. THE DRIVEWAY (TURN) EASEMENTS AND WALLS SHALL BE UNOCCUPIED. SCOPES IS LESS THAN 5 PERCENT.
11. THE GRADE ADJACENT TO ALL STRUCTURES SHALL BE SLOPED AWAY FROM THE STRUCTURES TO A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. THE SLOPE SHALL BE A MINIMUM OF 1%.
12. NEW ROOF TO DRAIN INTO EXISTING ROOF CUTTERS AND DOWNSPOUTS. ALL DRAINAGE TO DRAIN TOWARDS EXISTING DRAINAGE SYSTEM.



VICINITY MAP
N.T.S.

PROJECT ANALYSIS

PROPERTY OWNER: BRAD SLAMA
ADDRESS: 503 VIA DEL CASTILLO
CITY: MONTEREY, CA 93901
BUILDING CODE: 2010 C.C.C.
FIRE: 2010 C.C.C.
PLUMBING: 2010 C.C.C.
ELECTRICAL: 2010 C.C.C.
MECHANICAL: 2010 C.C.C.
RESIDENTIAL: 2010 C.C.C.
OCCUPANCY TYPE: R-3 - RESIDENTIAL
CONSTRUCTION TYPE: U - UTILITY
ASSIGNED PARCEL NO: 173-015-016-000
DESCRIPTION: 503 VIA DEL CASTILLO, MONTEREY, CA
ZONING: UDR/8-6-45
TREE REMOVAL: 10 - OAK TREES
AREA OF DISTURBANCE OF SORE OVER 20%: 0

STRUCTURAL DESIGN VALUES

LATITUDE: 36.5809
LONGITUDE: -121.2607
FLOOR LIVE LOAD: 40 PSF
FLOOR DEAD LOAD: 10 PSF
WIND EXPOSURE: 0
WIND SPEED: 85 MPH
SEISMIC DESIGN CATEGORY: D
SEISMIC DESIGN FACTOR: 1.259
MAPEO SPECTRAL RESP. S_s: 0.839
SPECTRAL RESPONSE COEF. S_{ds}: 0.543
SPECTRAL RESPONSE COEF. S_{di}: 0.13
SEISMIC RESPONSE COEF. C_s: 0.13
FLOOD DESIGN: N/A

BUILDING ANALYSIS

OCCUPANCY GROUP: R-3 AND U
TYPE OF CONSTRUCTION: 1-B
FLOOR FINISH: 1 IN. MIN. 3 TO 5 PSI
CEILING FINISH: 1 IN. MIN. 3 TO 5 PSI
NON-BEARING WALLS: 100 PSF
STRENGTH: 100 PSF
ALL REPAIR AND CONSTRUCTION SHALL COMPLY WITH THE 2010 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), PLUMBING (CPC), MECHANICAL (CMC), ELECTRICAL (CEC), RESIDENTIAL (CNC), FIRE (CFC), AND ENERGY (CEC).
CONCRETE COMPRESSION STRENGTH SHALL BE 2000 PSI AT 28 DAYS.
REINFORCING STEEL SHALL BE GRADE 40 PSI IN BARS AND SHALL BE FRAMED LARGER SHALL BE DOUBLES PER #2 OR BETTER.
FLOORING SHALL BE IN COMPLIANCE WITH TABLE 2204.9.1.

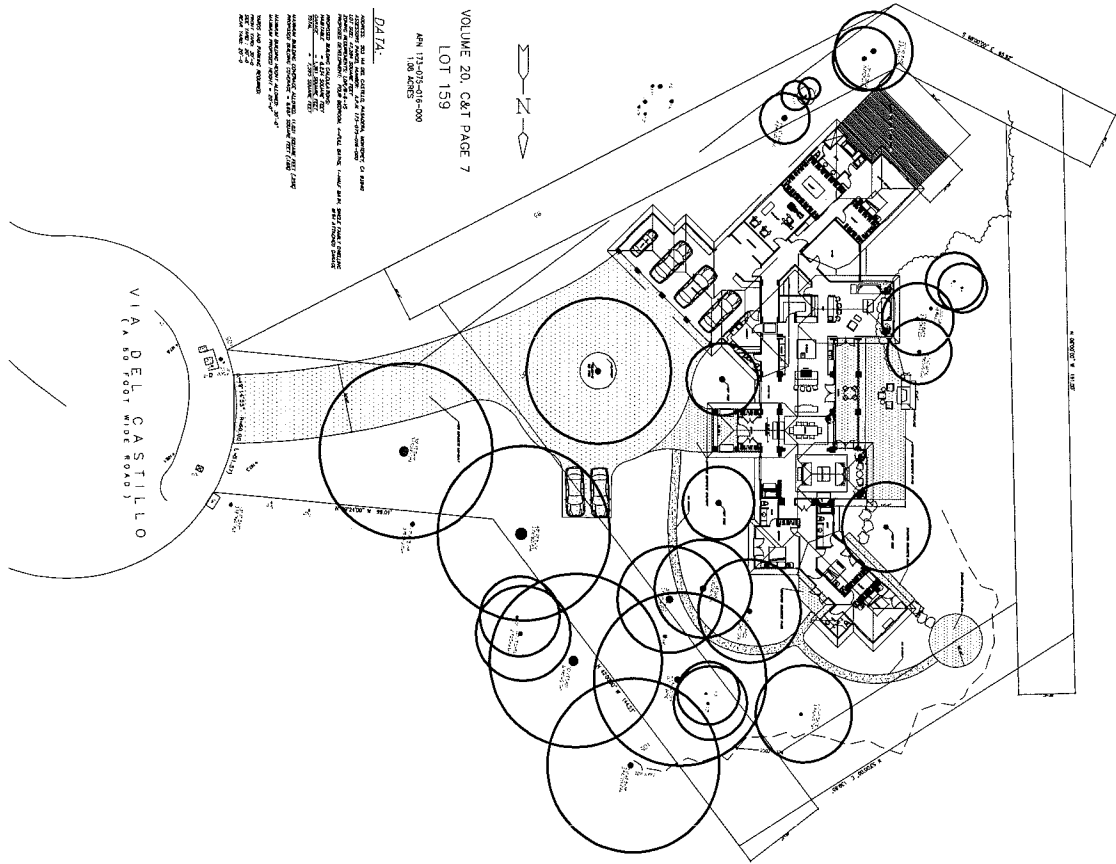
SPECIAL INSPECTIONS

- NONE

DEFERRED SUBMITTALS

- AUTOMATIC FIRE SPRINKLERS
- TRUSS CALCULATIONS/DETAILS

- LIST OF DRAWINGS
- | NO. | DESCRIPTION | DATE |
|-----|------------------------------|------|
| C.1 | SITE PLAN | |
| C.2 | CONSTRUCTION MANAGEMENT PLAN | |
| A.1 | FLOOR PLAN | |
| A.2 | ELEVATIONS | |



SITE PLAN
SCALE: 1" = 30'0"

SITE PLAN

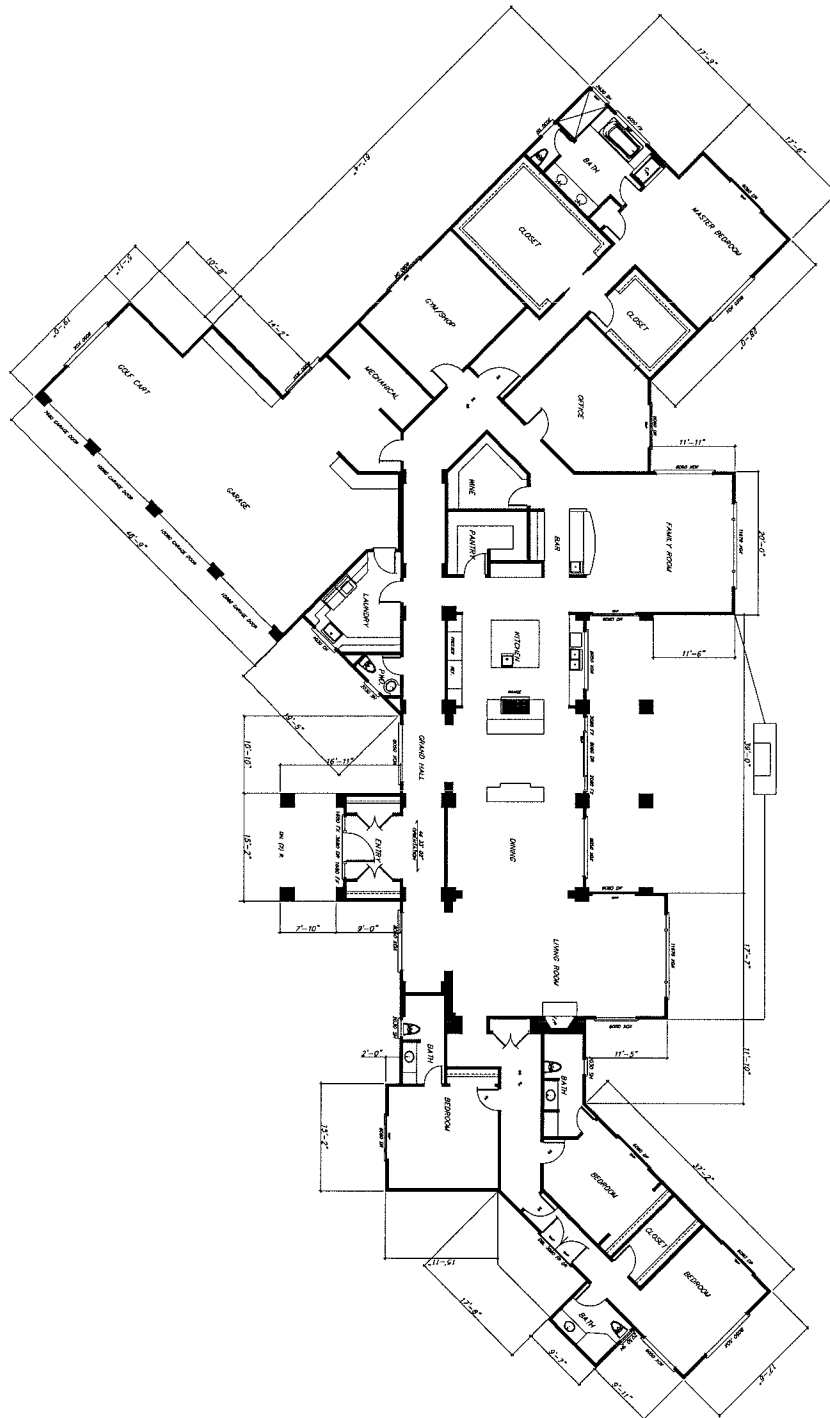
BRAD SLAMA RESIDENCE
503 VIA DEL CASTILLO
MONTEREY, CALIFORNIA

TALUBAN ENGINEERING, INC.

339 EAST ROMIE LANE
SALINAS, CALIFORNIA 93901
P.O. BOX 292, SALINAS, CALIFORNIA 93902 PHONE: 831-764-0545



DATE: 04/29/2017
SCALE: AS SHOWN
DRAWN BY: JMS
CHECKED BY: JMS
SHEET: C.1
OF: 3-SHEETS



FLOOR PLAN

SCALE: 1/4" = 1'-0"



DATE: 04/07/13	SCALE: AS SHOWN
DRAWN: BT	CHECKED: BT
BY: T. TALUBAN	DATE: 04/07/13

FLOOR PLAN

BRAD SLAMA RESIDENCE
503 VIA DEL CASTILLO
MONTEREY, CALIFORNIA

TALUBAN ENGINEERING, INC.

339 EAST ROMIE LANE
SALINAS, CALIFORNIA 93901
P.O. BOX 292, SALINAS, CALIFORNIA, 93902 831-154-0545

REVISIONS

HARD-SCAPE LEGEND

	AC PAVEMENT "AC" "AB" (SEE DETAIL 1-1)
	PCP PAVEMENT ("PC" "PC" "H" "O" 16" O.C. EACHWAY) OVER PREPARED SUBGRADE
	LANDSCAPE (BY OTHERS)



GRADING & DRAINAGE PLAN

SEE SHEET C3

503 VIA DEL CASTILLO - MONTEREY, CA 93940
PREPARED FOR: BRAD SLAMA



Civil Engineering Land Development Drafting
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax: (831) 647-1194
mell@c3engineering.net

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REV.	DATE	DESCRIPTION	IFT

GENERAL NOTES:

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PLANNING DEPARTMENT AND THE PLANNING DEPARTMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PLANNING DEPARTMENT.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PLANNING DEPARTMENT.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE PLANNING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PLANNING DEPARTMENT.
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CONSTRUCTION MANAGEMENT

BRAD SLAMA RESIDENCE
503 VIA DEL CASTILLO
MONTEREY, CALIFORNIA

TALUBAN ENGINEERING, INC.

339 EAST ROMIE LANE
SALINAS, CALIFORNIA 93901
P.O. BOX 292, SALINAS, CALIFORNIA 93902 PHONE: 831-754-0545

REVISIONS

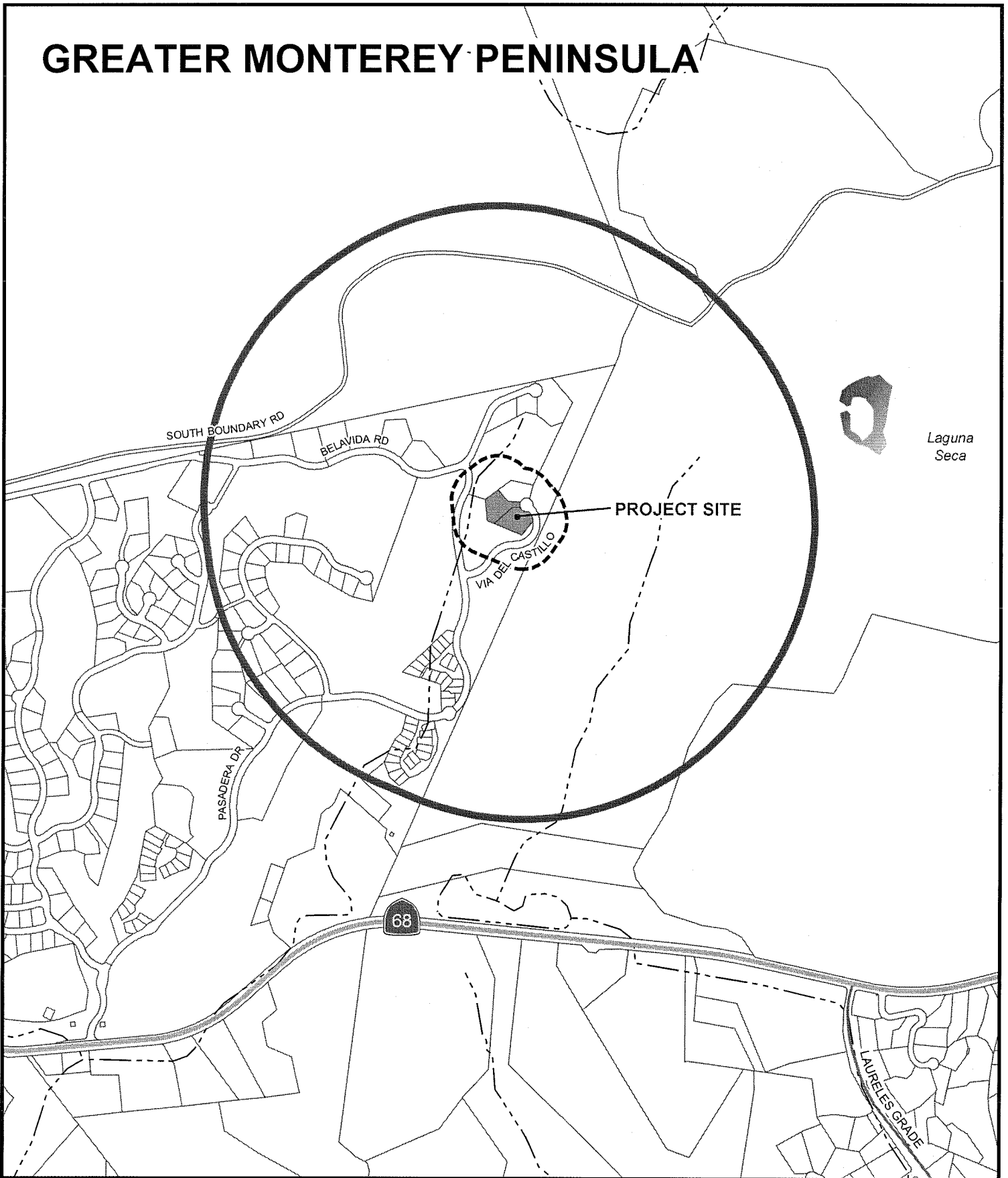
CONSTRUCTION MANAGEMENT PLAN

SCALE: 1" = 200'



DATE: 05/01/2013
SCALE: AS SHOWN
SHEET: 87
C-2
OF 87

GREATER MONTEREY PENINSULA

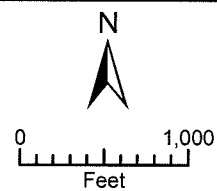


APPLICANT: SLAMA

APN: 173-075-016-000 & 173-075-017-000

FILE # PLN130236

2500' Limit 300' Limit Water City Limits

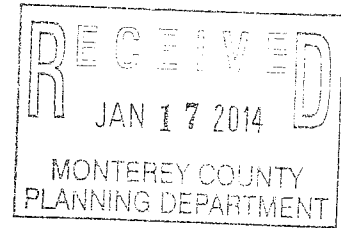


PLANNER: NEGRETE

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: **Greater Monterey Peninsula**

Please submit your recommendations for this application by: **January 15, 2014**

Project Title: SLAMA L KEITH & JANNETTE

File Number: PLN130236

File Type: ZA

Planner: SIDOR

Location: 503 VIA DEL CASTILLO MONTEREY

Project Description:

Combined Development Permit consisting of: 1) an Administrative Permit to allow the construction of a new 6,234 square foot one-story single family dwelling, 480 square feet of patios, a 650 square foot at grade deck and a 1,361 attached three-car garage; 2) a Use Permit to allow the removal of 6 Oak trees (8 inches, 11 inches, 12 inches, 12 inches and 15 inches in diameter to be removed, one 22-inch oak tree to be replanted on site) and grading of approximately 1,170 cubic yards (720 cubic yards cut and 450 cubic yards fill; and 3) a Lot Line Adjustment between two legal lots of record consisting of 1.08 acres (Lot 159, Assessor's Parcel Number 173-075-016-000) and 1.10 acres (Lot 160, Assessor's Parcel Number 173-075-017-000) resulting in two parcels of 1.18 acres and 1.00 acre respectively. The property is located at 503 Via Del Castillo, Monterey (Assessor's Parcel Number 173-075-016-000), Greater Monterey Peninsula Area Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes _____ No No - 3rd time absent

Was a County Staff/Representative present at meeting? Joe Sidor (Name)

PUBLIC COMMENT: [Signature]

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

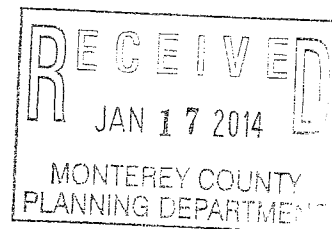
Materials "sketchy"

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Roof color driveway materials???		more earth tone less red
rock siding stucco		darker earth tones Omaha tan
Relocated oak fence		replaced with similar size
lighting controlled		keep it down lol

guest parking ADDITIONAL LUAC COMMENTS

would appreciate an owner/agent
attending LUAC meeting

assure adequate
room for fire trucks



RECOMMENDATION:

Motion by: Smith (LUAC Member's Name)

Second by: DeHoff (LUAC Member's Name)

☐ Support Project as proposed

☒ Recommend Changes (as noted above)

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 4 (Smith, Berry, DeHoff, Jacobs)

NOES: 0

ABSENT: HARRIS

ABSTAIN: 0