



MEMORANDUM

MONTEREY COUNTY

PLANNING AND BUILDING
INSPECTION DEPARTMENT

DATE: June 11, 2007

TO: Jeff Main, Zoning Administrator

FROM: Cynthia Bettencourt, Land Use Technician

SUBJECT: Christopher and Antonia Deoudes

The Design Approval (DA060498) application for Christopher and Antonia Deoudes is to allow for the construction of a new 3,899 square foot two story single family dwelling with a 1,260 square foot attached garage, 624 square feet of covered porches, and a 7,200 square foot fenced in horse corral. Materials and colors: exterior walls (Behr Premium exterior paint/Canyon View ECC-20-1), accent (Behr/Hickory Grove ECC-20-3), trim (Behr/Ranch Acres ECC-20-2), roof (factory finished standing seam metal/Chocolate Brown and composite shingle/Certainteed Presidential/Autumn Blend), cultured stone veneer, exterior wood (Cabot stain/Pepperwood). The property is located at 137 Pine Canyon, Salinas (Assessor's Parcel Number 416-449-017-000), Toro Area.

A Geological Hazards Investigation Report was prepared for the project site by Gasch and Associates dated December 2002. The report states that "the potential for ground rupture from the Las Palmas Fault does not appear to be high because there is no evidence of recent Holocene activity." Gasch and Associates recommends a minimal setback of 50 feet from the fault trace for any proposed residence to reduce the risk from ground rupture. The report concludes "to minimize any adverse affects from ground shaking proper soil engineering and construction techniques should be followed as prescribed by qualified Project Engineers. UBC Seismic Zone IV Design Protocols should be observed at a minimum." The UBC Seismic Zone IV Designs are incorporated into the structural calculations for the proposed structure.

Staff conducted a site visit on April 10, 2007 to verify that the project is consistent with the plans listed below.

The Deoudes project (DA060498) as described is consistent with the plans and policies of the Monterey County General Plan, the Toro Area Plan, and the requirements and

standards of the Monterey County Zoning Ordinance (Title 21), therefore the staff recommends approval with the attached conditions.