



STAFF REPORT
Monterey County Design Approval
Resource Management Agency - Planning Department
168 W. Alisal St. 2nd Floor, Salinas, CA 93901
(831) 755-5025; FAX (831) 757-9516

Date: September 9, 2011

To: Jacqueline Onciano, Zoning Administrator

From: Ashley Nakamura (831) 755-5892 *AN*
NakamuraA@co.monterey.ca.us

cc: Front Counter Copy; Ashley Nakamura, Planner; Luis Osorio, Senior Planner;
Erlinda Villasenor & Alfredo Z. Ortega, Property Owner; Project File PLN110421

Re: Villasenor and Ortega (PLN110421)
Location: Assessor's Parcel Number: 167-061-039-000
886 River Road, Salinas
Toro Area Plan

The project consists of a Design Approval to allow the construction of a 1,512 square foot single family dwelling with an attached 484 square foot two-car garage and a 1,344 square foot detached barn. Materials and colors of body (sunbath), trim (rustic ream), exterior paint (forest moss), and roof (composition shingles). The property is located at 886 River Road, Salinas (Assessor's Parcel Number 167-061-039-000), Toro Area Plan.

The parcel is zoned Low Density Residential, five acres per unit, Design Control Overlay, or "LDR/5-D". The building site is located on a 2.5 acre parcel created by the Van Brocklin subdivision (PLN980215), which divided one ten acre parcel into two parcels, one parcel consisting of 2.5 acres and the other parcel consisting of 7.4 acres. The 2.5 acre parcel is currently undeveloped. On-going conditions that were applied to the Van Brocklin subdivision have been incorporated into the recommended conditions of approval of the subject application (Exhibit B). The proposed single family dwelling with attached garage and detached barn will be the first structures on the parcel. No grading is proposed. The proposed building site is relatively flat with slopes in excess of 25% on the far northern portion of the parcel (Condition No. 8 PD023 applies to slopes in excess of 25%).

Per the 2010 Monterey County General Plan, Figure 16 of the Toro Area Plan, the subject parcel is located in a designated visually sensitive area. The subject parcel is set back further than one hundred feet from River Road and the location of the proposed dwelling complies with the one hundred foot setback required under policy T-3.3. Due to the visual sensitivity of the area, landscaping, exterior lighting, and height verification conditions have been added as conditions of approval, per the visual sensitivity policies of the Toro Area Plan.

The proposed project consisting of construction of the first single family dwelling, garage and an accessory structure (barn) is Exempt from CEQA per Section 15303 (a) (e).

The project was not sent to the Toro Land Use advisory Committee, due to the fact that the proposed project requires only a Design Approval and there is no known controversy.

The project as proposed complies with all applicable regulations of the Monterey County Title 21 Zoning Ordinance, the Toro Area Plan, and the 2010 Monterey County General Plan. Conditions of approval are included in Exhibit B.

Therefore, staff is recommending approval of the Design Approval subject to the conditions in **Exhibit B**.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Recommended Conditions of Approval
	Exhibit C	Site Plan, Floor Plans, and Elevations
	Exhibit D	Vicinity Map


This report was reviewed by Luis Osorio, *Senior Planner*. 

EXHIBIT A

Project Data Sheet for PLN110421

Project Title: Villasenor/Ortgega

Location:	886 River Road, Salinas	Primary APN:	167-061-039-000
Applicable Plan:	Toro Area Plan	Coastal Zone:	NO
Permit Type:	Design Approval	Zoning:	LDR/5 D
Environmental Status:	Exempt per 15303(a)	Plan Designation:	Residential
Advisory Committee:	Toro LUAC	Final Action Deadline (884):	11/08/2011

Project Site Data:

Lot Size:	108,900 sq ft / 2.5 acres	Coverage Allowed:	25% / 27,225 sq ft
Existing Structures (SF):	0	Coverage Proposed:	3,340 sq ft
Proposed Structures (SF):	3,340	Height Allowed:	30 ft
Total SF:	3,340	Height Proposed:	18 ft
		Floor Area Ratio Allowed:	NA
		Floor Area Ratio Proposed:	NA

Resource Zones and Reports:

Environmentally Sensitive Habitat:	N/A	Erosion Hazard Zone:	N/A
Biological Report #:	N/A	Soils Report #:	LIB110351
Forest Management Rpt. #:	N/A	Geologic Hazard Zone:	V
Archaeological Sensitivity Zone:	High	Geologic Report #:	LIB110351
Archaeological Report #:	LIB070158	Traffic Report #:	N/A
Fire Hazard Zone:	Moderate		

Other Information:

Water Source:	Well	Sewage Disposal (method):	Septic
Water Dist/Co:	Foothill Water Association	Sewer District Name:	NA
Fire District:	Monterey County Regional	Total Grading (cubic yds.):	0
Tree Removal:	Eucalyptus		

RESOLUTION ### - EXHIBIT B
Monterey County Resource Management Agency
Planning Department
Condition Compliance Plan

Project Name: Villasenor/Ortega
File No: PLN110421 **APNs:** 167-061-039-000
Approved by: Zoning Administrator **Date:** 09/09/2011

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
RMA – Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY This Design Approval permit (PLN110421) allows the construction of a 1,512 square foot single family dwelling with an attached 448 square foot two-car garage and a 1,344 square foot barn. Materials and colors of body (sunbath), trim (rustic ream), exterior paint (forest moss), and roof (composition shingles). The property is located at 886 River Road, Salinas (Assessor's Parcel Number 167-061-039-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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</p>	Adhere to conditions and uses specified in the permit.	Owner/Applicant	Ongoing unless otherwise stated	

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		<p>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)</p>				
2.		<p>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT 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 the discovery. (RMA - Planning Department)</p>	<p>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.</p>	Owner/ Applicant/ Archaeologist	Ongoing	
3.		<p>PD012(F) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape</p>	<p>Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable.</p>	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	

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		<p>plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)</p>	<p>Landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department.</p> <p>All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p> <p>Owner/ Applicant</p>	<p>Prior to Occupancy</p> <p>Ongoing</p>	
4.		<p>PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN</p> <p>All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA - Planning Department)</p>	<p>Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.</p> <p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Prior to the issuance of building permits.</p> <p>Prior to Occupancy / Ongoing</p>	

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5.		<p>PD041 – HEIGHT VERIFICATION</p> <p>The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA – Planning Department and Building Services Department)</p>	<p>1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection</p> <p>2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.</p>	Owner/ Applicant	Prior to the issuance of grading or building permits	
6.		<p>PD002 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "A Design Approval was approved by the Zoning Administrator for Assessor's Parcel Number 167-061-039-000 on October 13, 2011. The Design Approval was granted subject to 8 conditions of approval which run with the land. A copy of the Design Approval 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.</p>	<p>3) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.</p> <p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p>	Owner/ Applicant/ Engineer	Prior to the final inspection	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		(RMA - Planning Department)				
7.		PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "An Archaeological Report has been prepared for this parcel by Mary Doane, B.A.. and Trudy Haversat, RPA, dated July 19, 1999 and is on record in the Monterey County RMA - Planning Department, Library No. 070158. All development shall be in accordance with this report." (RMA – Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
			Submit proof that all development has been implemented in accordance with the report to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to Occupancy	
8.		PD035 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	

END OF CONDITIONS

Rev. 12/10/2010

REVISIONS	BY

WESLEY JAY BEEBE - ARCHITECT
 P.O. BOX 1743
 KINGS CITY, CA 95930-1743 FAX (931) 385-0488

DRAWN	DATE	SCALE	JOB NO.	SHEET	SHEETS
				9	

FIRE DEPARTMENT NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE CALIFORNIA BUILDING CODE (CBC).

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE CODE (IFC) AND THE CALIFORNIA FIRE CODE (CFC).

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODE (IMC) AND THE CALIFORNIA MECHANICAL CODE (CMC).

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND HEATING CODE (IPHC) AND THE CALIFORNIA PLUMBING AND HEATING CODE (CPLHC).

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE (IEC) AND THE CALIFORNIA ELECTRICAL CODE (CEC).

6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND THE CALIFORNIA ENERGY CONSERVATION CODE (CECC).

7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODE (ISC) AND THE CALIFORNIA SAFETY CODE (CSC).

8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL TRANSPORTATION CODE (ITC) AND THE CALIFORNIA TRANSPORTATION CODE (CTC).

9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL COMMUNITY DEVELOPMENT CODE (ICDC) AND THE CALIFORNIA COMMUNITY DEVELOPMENT CODE (CCDC).

10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL CODE (IEC) AND THE CALIFORNIA ENVIRONMENTAL CODE (CEC).

11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL LAND USE CODE (ILUC) AND THE CALIFORNIA LAND USE CODE (CLUC).

12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ZONING CODE (IZC) AND THE CALIFORNIA ZONING CODE (CZC).

13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SIGNAGE CODE (ISC) AND THE CALIFORNIA SIGNAGE CODE (CSC).

14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ADVERTISING CODE (IAC) AND THE CALIFORNIA ADVERTISING CODE (CAC).

15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BILLBOARDING CODE (IBC) AND THE CALIFORNIA BILLBOARDING CODE (CBC).

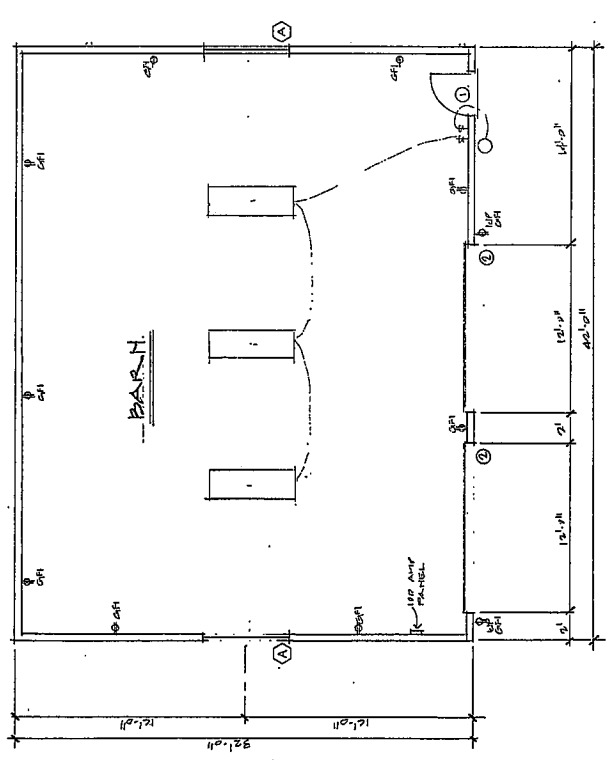
16. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BILLBOARDING AND SIGNAGE CODE (IBBS) AND THE CALIFORNIA BILLBOARDING AND SIGNAGE CODE (CBBS).

17. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BILLBOARDING AND SIGNAGE CODE (IBBS) AND THE CALIFORNIA BILLBOARDING AND SIGNAGE CODE (CBBS).

18. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BILLBOARDING AND SIGNAGE CODE (IBBS) AND THE CALIFORNIA BILLBOARDING AND SIGNAGE CODE (CBBS).

19. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BILLBOARDING AND SIGNAGE CODE (IBBS) AND THE CALIFORNIA BILLBOARDING AND SIGNAGE CODE (CBBS).

20. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BILLBOARDING AND SIGNAGE CODE (IBBS) AND THE CALIFORNIA BILLBOARDING AND SIGNAGE CODE (CBBS).



BARN FLOOR PLAN
 8-1-17

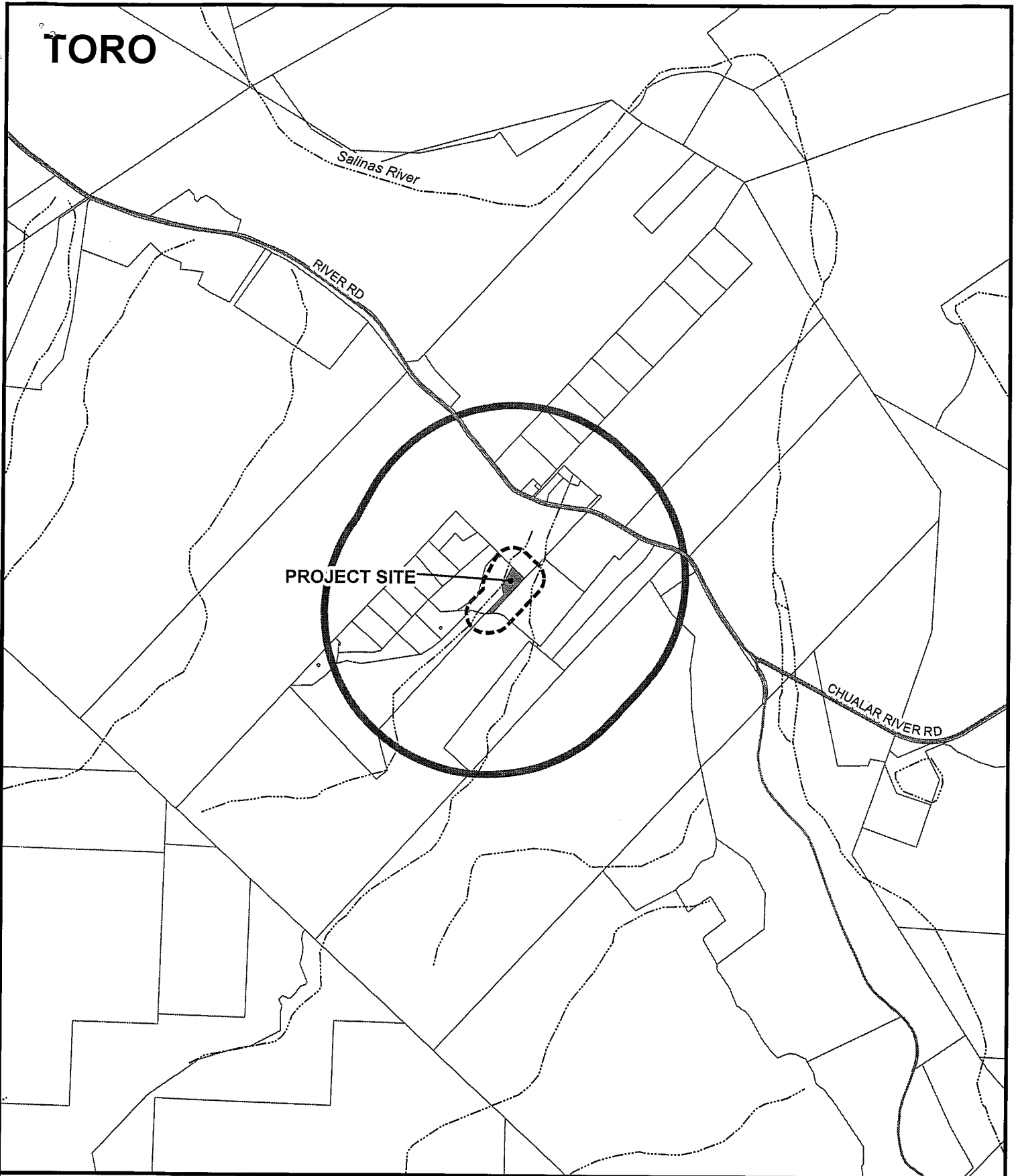
DOOR SCHEDULE

SYN	SIZE	TYPE	GRADE	REMARKS
1	30x8	SC	SG	1 1/2" THICK 20 MIN SELF CLOSER
2	12 X 10	GARAGE	ALUM	SECTIONAL

WINDOW SCHEDULE

SYN	SIZE	TYPE	UF	FACTOR	SHGC	REMARKS
A	600	SLIDER	L19			DUEL PANE, TEMP GLEXTENDER

TORO



APPLICANT: VILLASENOR

APN: 167-061-039-000

FILE # PLN110421

Water 2500' Limit 300' Limit City Limits

Exhibit D



0 1,000
Feet

