



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: November 26, 2012

To: Jacqueline Onciano, Zoning Administrator

From: Lucy Bernal (831) 755-5235.
bernell@co.monterey.ca.us

cc: Front Counter Copy; Lucy Bernal Planner; Wanda Hickman, Planning Services Manager; Sousa Eric and Sabrina, Property Owner; Eric Sousa, Agent/Representative; The Open Monterey Project; The Open Monterey Project; LandWatch; Project File PLN120689

Re: Sousa PLN120689

Location: Assessor's Parcel Number: 416-251-042-000
52 Harper Canyon Road Salinas
Toro Area Land Use Plan

Design Approval to allow the construction of a new 1,050 square foot single family dwelling with a temporary residence used during construction. The property is located at 52 Harper Canyon Road, Salinas CA (Assessor's Parcel Number 416-251-042-000) Toro Area Plan.

The property is located within a high archaeological sensitivity zone. Therefore an archaeological report was prepared by an archaeological consultant (LIB1120393). The report concludes that archaeological reconnaissance did not reveal any of the indicators expected of a prehistoric site. A condition of approval states that if during the course of construction, cultural, archaeological, historical, or paleontological resources are uncovered at the site, work shall be halted immediately until a qualified professional archaeologist can evaluate the find.

The Sousa project (PLN120689) as described above 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, staff is recommending approval of the Design Approval subject to the conditions in **Exhibit B**.

Attachments:	Exhibit A	Recommended Conditions of Approval
	Exhibit B	Site Plan, Floor Plans, and Elevations
	Exhibit C	Vicinity Map
	Exhibit D	Proposed Colors and Materials
	Exhibit E	Photographs

This report was reviewed by John Ford, Senior Planner.

Monterey County Planning Department

Condition Compliance Status Report for PLN120689

(as of 12/05/2012)

1. PD001 - SPECIFIC USES ONLY

Current Status: Not Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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.

Comments By Staff

Last Update on:

Updated By:

11/26/2012 4:25:50PM

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2. PD002 - NOTICE PERMIT APPROVAL

Current Status: Not Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Design Approval (Resolution Number ***) was approved by Zoning Administrator for Assessor's Parcel Number 416-251-042-000 on December 13, 2012. The permit was granted subject to 7 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.

Comments By Staff

Last Update on:

Updated By:

11/26/2012 4:26:22PM

BERNALL

Condition Compliance Status Report for PLN120689

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

Current Status: Not Met

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.

Comments By Staff

Last Update on:

Updated By:

11/26/2012 4:25:34PM

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4. PD007- GRADING WINTER RESTRICTION

Current Status: Not Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department.
(RMA - Planning Department and Building Services Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

Comments By Staff

Last Update on:

Updated By:

11/26/2012 4:25:34PM

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Condition Compliance Status Report for PLN120689

5. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Current Status: Not Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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 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)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall 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. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by the RMA-Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit the RMA-Planning Department approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to the RMA-Building Services Department.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the 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.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

Comments By Staff

Last Update on:

Updated By:

11/26/2012 4:25:34PM

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Condition Compliance Status Report for PLN120689

6. PDSP001-TEMPORARY RESIDENCE

Current Status: Not Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The temporary residence is only permitted for use during construction of the new residence and shall be removed prior to final inspection of the single family dwelling; and shall comply with all provisions of section 21.64070 of the Zoning Ordinance.

Compliance or Monitoring Action to be Performed:

Comments By Staff

Last Update on:

Updated By:

11/26/2012 4:25:34PM

BERNALL

7. PD011 - TREE AND ROOT PROTECTION

Current Status: Not Met

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 Department)

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 the RMA - Planning Department 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 the RMA-Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

Comments By Staff

Last Update on:

Updated By:

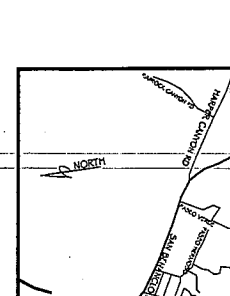
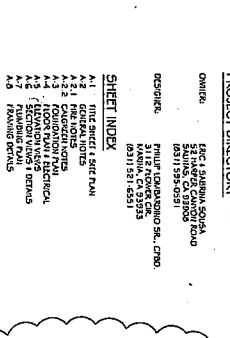
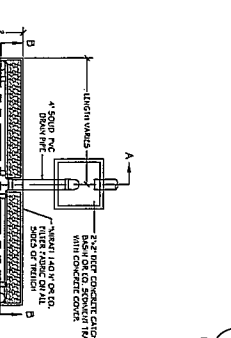
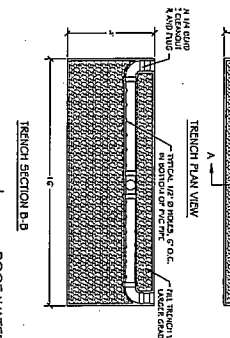
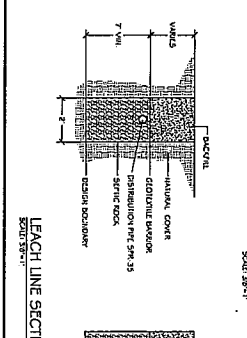
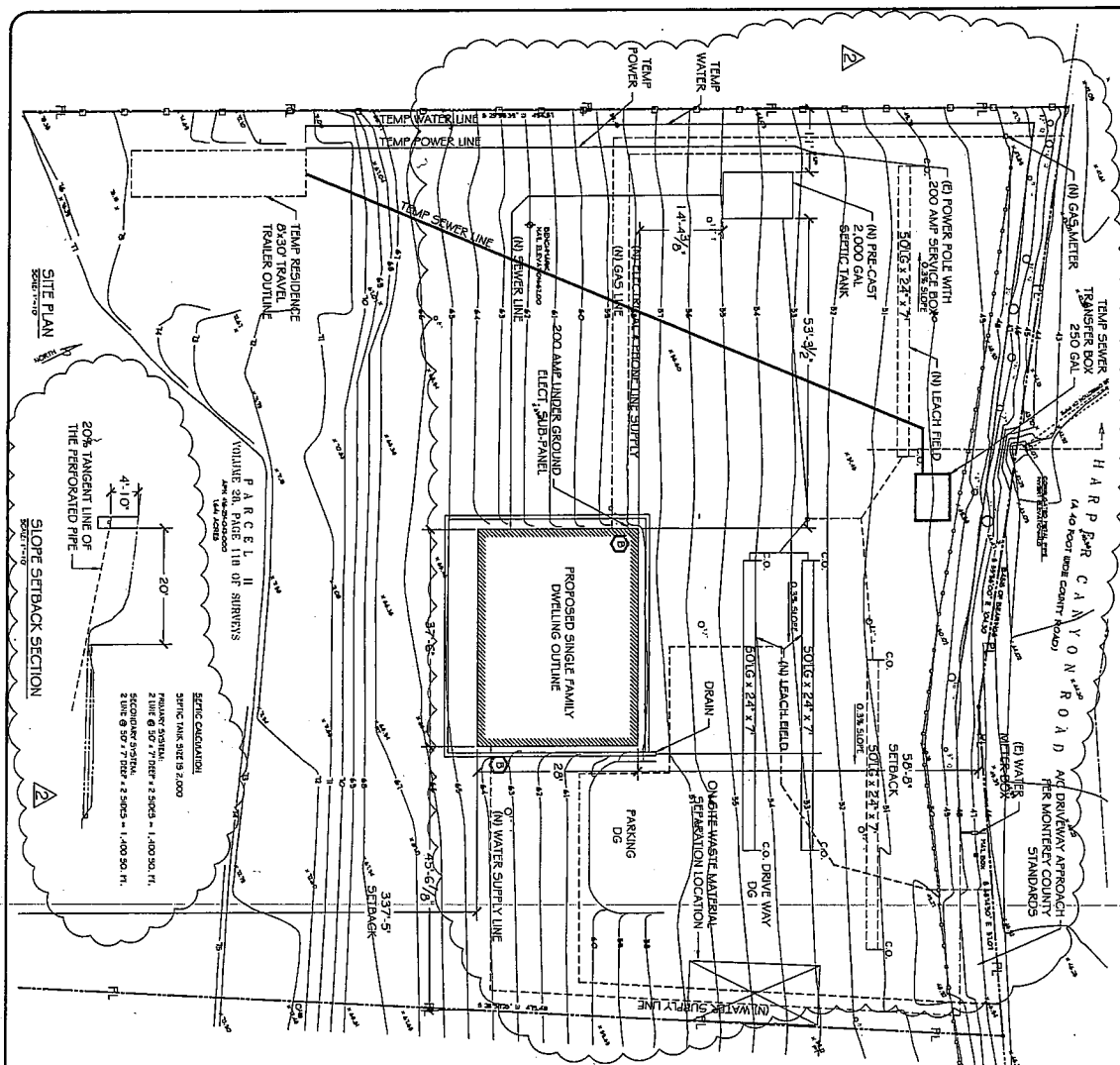
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BERNALL

THE SOUSA RESIDENCE

52 HARPER CANYON ROAD
SALINAS, CALIFORNIA 93908

PH1120089



PROJECT DIRECTOR:
OWNER: JEFF BARNES, 5024 HARPER CANYON ROAD, SALINAS, CA 93908
PROJECT NO: 081129-003
DATE: 11/21/12
DRAWN: JAL
CHECKED: JAL

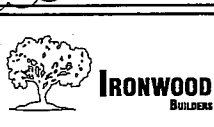
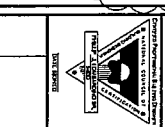
SHEET INDEX:
1. SITE PLAN
2. FOUNDATION PLAN
3. ROOF PLAN
4. LEACH FIELD PLAN
5. TRENCH PLAN
6. TRENCH SECTION A-A
7. TRENCH SECTION B-B
8. ROOF WATER DISPERSION OUTLET DETAIL
9. LEACH LINE SECTIONS
10. VARIATION MAP

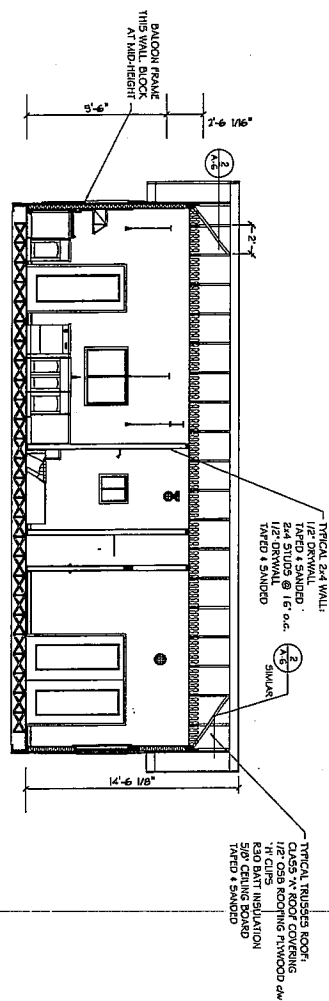
NOTES:
1. DURING WHITE OPERATIONS BETWEEN OCTOBER 13 AND APRIL 15, THE TOWNING VARIANTS MUST BE EXAMINED AND NOTED IN THE SURROUNDING OPERATIONS MUST BE RECORDED BY THE OWNER.
2. ALL CHANGES MUST BE APPROVED BY THE OWNER AND THE ARCHITECT.
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RECEIVED
MONTEREY COUNTY
PLANNING DEPARTMENT
DEC 05 2012

TITLE SHEET & SITE PLAN		REVISION BLOCK	
NO.	DATE	REV	DESCRIPTION
1	11/21/12	1	CHANGED PER PLAN CHECK
2			
3			
4			
5			
6			
7			
8			
9			
10			

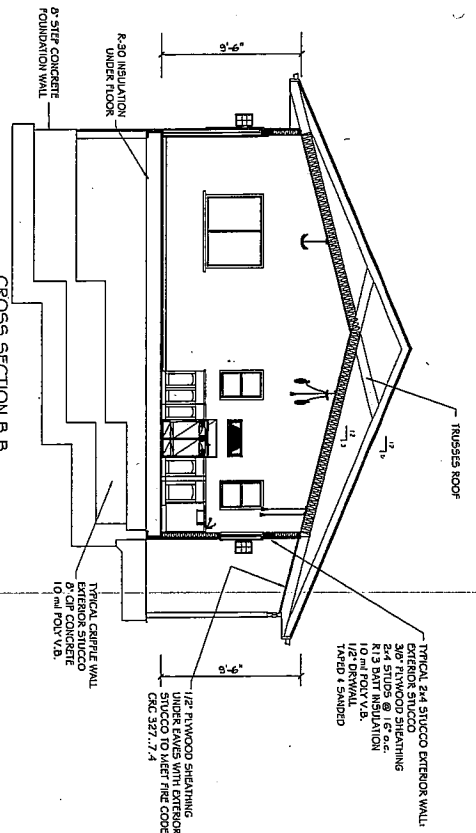
FOR THE SOUSA RESIDENCE
52 HARPER CANYON ROAD, SALINAS, CA. 93908





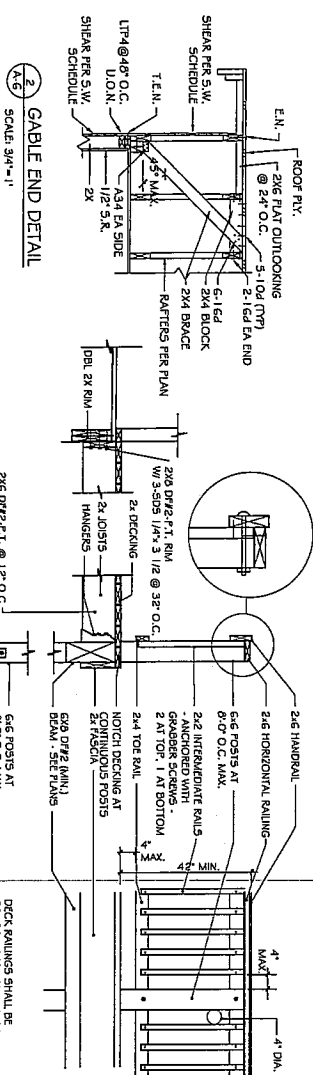
CROSS SECTION A-A

- 1. INSULATION FOR ROOFING MANUFACTURERS SHALL USE THE LUMBER SPECIES AND GRADES LISTED IN THE MANUFACTURER'S LITERATURE.
- 2. EXTERIOR FINISH SHALL BE 1/2\"/>



CROSS SECTION B-B

- TYPICAL 2x4 STUCCO EXTERIOR WALL. EXTERIOR STUCCO SHALL BE 1/2\"/>



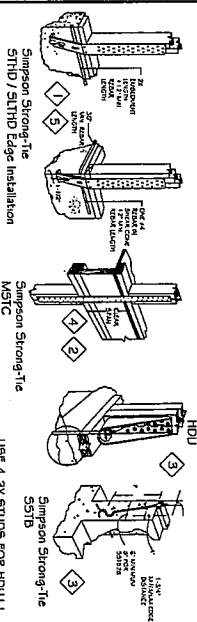
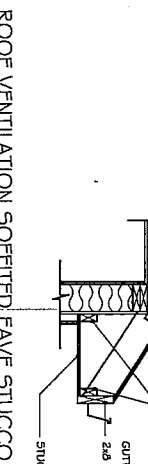
GABLE END DETAIL
SCALE: 3/4\"/>

- 1. SIMPSON STRONG-TIE OR LISTED HOLD DOWN WITH 2x4 L.D. ANCHOR BOLTS SHALL BE USED TO SECURE THE HOLD DOWN TO CONCRETE FOUNDATION WITH A MINIMUM OF 4\"/>

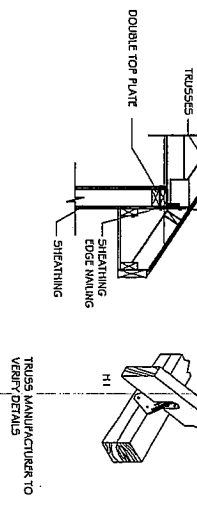
DECK AND RAILING B

- 2. 3/4\"/>

ROOF VENTILATION SOFTED EAVE STUCCO



GUARDRAIL CONNECTION DETAILS
SCALE: 3/4\"/>



SHEAR TRANSFER

SECTION VIEWS & DETAILS		REVISION BLOCK	
FOR THE SOUSA RESIDENCE		REV	DATE
52 HARPER CANYON ROAD, SALINAS, CA. 93908		2	1/11/2012
SHEET NUMBER		DESCRIPTION	
A-6		CHANGES FOR PLAN CHECK	
DRAWN		BY	
DESIGN		FL	
CHECKED		FL	



TORO AREA



Toro Regional Park

HARPER CANYON RD

Harper Creek

PROJECT SITE

SAN BENANCIO RD

APPLICANT: SOUSA

APN: 416-251-042-000

FILE # PLN120689

Water 2500' Limit 300' Limit City Limits

N



0 1,000
Feet



PLANNER: BERNAL