

**MIKE NOVO**  
**ZONING ADMINISTRATOR**

**STATE OF CALIFORNIA**  
**COUNTY OF MONTEREY**

RESOLUTION NO. 060087

A.P.# 415-022-010-000  
415-022-011-000

In the matter of the application of  
**Michael & Theresa Panlilio (PLN060087)**

**FINDINGS & DECISION**

for a Use Permit in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, and Design Approval to allow Ridgeline Development and the construction of a three-story 7,023 square foot single family dwelling with an attached 1,164 square foot three-car garage to include a 1,995 square foot workshop. The property is located at 188 Pine Canyon Road, Salinas, Toro Area Plan, and came on regularly for hearing before the Zoning Administrator on June 8, 2006.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

**FINDINGS OF FACT**

**1. FINDING: CONSISTENCY** – The project as described in Condition No. 1, and as conditioned, is consistent with the policies, requirements, and standards of the Monterey County General Plan, Toro Area Plan, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for residential use.

**EVIDENCE:** (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of the application. No conflicts were found to exist. No communications were received during the course of review of the project to indicate that there is any inconsistency with the text, policies, and regulation in these documents. Staff notes are provided in Project File PLN060087.

(b) The property is located at 188 Pine Canyon Road, Salinas (Assessor's Parcel Number 415-022-010-000 and 415-022-011-000), Toro Area Plan. The parcel is zoned Rural Density Residential with Building Site and Design Approval zoning overlays ("RDR/B-6-D") and is located within a "Sensitive Area" as shown on the "Visual Sensitivity and Scenic Highways" map, Figure 15 of the Toro Area Plan. The application, as conditioned, complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.

(c) The project for a single-family dwelling is an allowed use in accordance with Section 21.16.030.A. Ridgeline development is a use allowed subject to a Use Permit pursuant to Section 21.16.050.L. The project is consistent with the development standards of Section 21.16.060.

(d) A Minor Subdivision (MS-78-07), Resolution Number 74-34, created four parcels from 48.5 acres in 1978. This minor subdivision established areas of scenic easement and building sites. In 1989, Building Permit No. 039575 allowed the construction of a 2,688 square foot two-story single-family dwelling with an attached 3,024 square foot garage. Only the garage was built. The proposed development incorporates the existing 3,024 square foot garage into the design of the 7,023 square foot three-story single-family dwelling.

- (e) The project planner conducted site inspections on February 13, 2006, April 6, 2006, and April 10, 2006 to verify that the project on the subject parcel conforms to the text, policies, and regulations listed above.
- (f) The project was reviewed by the Toro Land Use Advisory Committee (LUAC) on March 27, 2006 and April 10, 2006. The LUAC recommended approval of the project by a vote of 5-1 with three members absent (Exhibit D). Recommendations of approval are as follows: change exterior color of the house to a "warmer darker" color and a change the color of the roofing material from red to brown. These concerns have been incorporated into Condition of Approval No. 3.
- (g) The application, plans, and related support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN060087.

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

- EVIDENCE:**
- (a) The project has been reviewed for suitability by the following departments and agencies: Planning and Building Inspection, Salinas Rural Fire Protection District, Public Works, Parks Department, Environmental Health Division, and Water Resources Agency. There has been no indication from these agencies that the site is not suitable. Conditions recommended have been incorporated.
  - (b) A technical report by an outside geotechnical consultant indicates that there are no physical or environmental constraints such as, geologic, seismic hazard areas or similar areas that would indicate the site is not suitable for the use proposed. Agency staff concurs. A "Geotechnical-Soils Foundation and Seismic" report (Library No. LIB050660) was prepared for this parcel by Soil Surveys Inc., Salinas, CA dated August 25, 2005 and was updated April 18, 2006 (Library No. LIB060250). A condition has been incorporated requiring that a Notice of Report be recorded with the Monterey County Recorder
  - (c) The staff planner conducted site inspections on February 13, 2006, April 6, 2006, and April 10, 2006 to verify that the site is suitable for this use.
  - (d) The application, plans, and related support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN060087.

**3. FINDING: RIDGELINE DEVELOPMENT** - The project as described in Condition No. 1, and as conditioned, will not create a substantially adverse visual impact when viewed from a common public viewing area.

- EVIDENCE:**
- (a) The residence would be visible from common public viewing area, River and Pine Canyon Roads. According to the site analysis of the staking, traveling at a speed of 50 miles per hour, the proposed development would silhouette against the sky for approximately 18 seconds traversing River Road eastbound and westbound for approximately 12 seconds. Two other residences on the same ridge are visible from River Road and are not screened by landscaping. Staff has determined that with landscape screening and earth tone colors, the development would not create a substantial adverse visual impact. Condition Numbers 3 and 9 requires the planting of landscape screening and use of earth tone colors and materials to mitigate visual impacts.
  - (b) There are no other feasible locations for development to occur on the property. All development will occur within the designated 1.6 acre building area of the 11.2 acre parcel. The terrain outside of the designated building area consists of steep slopes and

native vegetation. The Parcel Map is filed at Vol. 18, Parcel Maps page 101, at the Monterey County Recorder's Office.

- (c) Consistent with Toro Area Plan policy 26.1.20.1(T), Condition No. 4 mitigates visual impacts by requiring the use of unobtrusive lighting and to prevent night-time glare.
- (d) The staff planner conducted site inspections on February 13, 2006, April 6, 2006, and April 10, 2006 to verify that the site is Ridgeline Development.
- (e) The application, plans, and related support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN060087

**4. FINDING:** California Environmental Quality Act (**CEQA**) (**Exempt**) – The project is exempt from environmental review.

- EVIDENCE:**
- (a) CEQA Guidelines Section 15303, Class 3(a) of the CEQA Guidelines categorically exempts single-family residences.
  - (b) No adverse environmental effects were identified during staff review of the project application and during site visits on February 13, 2006, April 6, 2006, and April 10, 2006.
  - (c) The application, plans, and related support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN060087.

**5. FINDING:** **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and other applicable provisions of the County's zoning ordinance (Title 21). Zoning violation abatement costs, if any, have been paid.

**EVIDENCE:** Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations existing on subject property.

**6. FINDING:** **HEALTH AND SAFETY** – The establishment, maintenance, and operation of the proposed development applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.

**EVIDENCE:** Preceding findings and supporting evidence.

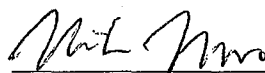
**7. FINDING:** **APPEALABILITY** – The decision on this project is appealable to the Planning Commission.

**EVIDENCE:** Section 21.080.040.B of the Monterey County Zoning Ordinance (Title 21).

### DECISION

**THEREFORE**, it is the decision of said Zoning Administrator that said application for a Use Permit be granted as shown on the attached sketch, and subject to the attached conditions.

**PASSED AND ADOPTED** this 8th day of June, 2006.



MIKE NOVO, SECRETARY

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON JUL 10 2006

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JUL 20 2006

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 and Building Inspection Department office in Salinas.

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

<b>Monterey County Resource Management Agency          Planning Department          Condition Compliance and/or Mitigation Monitoring          Reporting Plan</b>	<b>Project Name:</b> Michael and Theresa Panlilio <b>File No:</b> PLN060087 <b>APNs:</b> 415-022-010-000 & 415-022-011-000 <b>Approval by:</b> Zoning Administrator <b>Date:</b> June 8, 2006
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*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1		<b>PBD029 - SPECIFIC USES ONLY</b> This Use Permit and Design Approval allows for Ridgeline Development and the construction of a three-story 7,023 square foot single family dwelling with an attached 1,164 square foot three-car garage to include a 1,995 square foot workshop. The property is located at 188 Pine Canyon Road, Salinas (Assessor's Parcel Numbers 415-022-010-000 and 415-022-011-000) 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 Planning and Building Inspection. 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. <b>[Resources Management Agency (RMA) - Planning and Building Inspection]</b>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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2		<p><b>PBD025 - NOTICE-PERMIT APPROVAL</b></p> <p>The applicant shall record a notice, which states: "A permit (<b>Resolution No. 060087</b>) was approved by the Zoning Administrator for Assessor's Parcel Number 415-022-010-000 and 415-022-011-000 on June 8, 2006. The permit was granted subject to 24 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (<b>RMA - Planning Department</b>)</p>	Proof of recordation of this notice shall be furnished to RMA - PD.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3		<p><b>PBD - (NON STANDARD) DEED RESTRICTION - EXTERIOR COLORS</b></p> <p>Prior to the issuance of a building permit, the applicant shall record a deed restriction stating that, "<i>The exterior colors and materials of the house shall be warm natural-toned colors. Any modification to the exterior colors and/or materials shall be approved by the Planning Department before they are changed.</i>" (<b>RMA - Planning Department</b>)</p>	Proof of recordation of this deed restriction shall be furnished to RMA - PD.	Owner/ Applicant	Prior to the Issuance of Building Permits	
4		<p><b>PBD - (NON-STANDARD) LIGHTING - EXTERIOR LIGHTING PLAN - DEED RESTRICTION</b></p> <p>Prior to the issuance of a building permit the applicant shall record a deed restriction stating that "<i>All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. All exterior lighting facing River Road (southeast elevation of the structure) shall be adequately shielded.</i>"</p>	Submit three copies of the lighting plans to RMA - PD for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
			Proof of recordation of this deed restriction shall be furnished to RMA - PD.	Owner/ Applicant	Prior to issuance of building permits.	

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		<p>All skylights shall be shielded to prevent up lighting. 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 exterior lighting plan shall be subject to approval by the Director of the Planning Department, prior to the issuance of building permits. Any modification to the exterior lighting fixtures approved in the exterior lighting plan must be approved by the director of the RMA – Planning Department ” (RMA - Planning Department)</p>				
5		<p><b>PBD016 - INDEMNIFICATION AGREEMENT</b>  The property owner agrees as a condition and in consideration of the 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. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the</p>	<p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA - PD.</p>	<p>Owner/ Applicant</p>	<p>Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, which-ever occurs first and as applicable</p>	

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		issuance of building permits, use of the property, filing of the final map, 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. <b>(RMA - Planning Department)</b>				
6		<b>PBD026 – NOTICE OF REPORT</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical-Soils Foundation and Seismic report has been prepared for this parcel by Soil Surveys Inc., Salinas, CA, dated July 11, 2001 and was updated April 18, 2006 and is on record in the Monterey County Planning and Building Inspection Department Library No. LIB060117 and LIB060250. All development shall be in accordance with this report." <b>(RMA - Planning Department)</b>	Proof of recordation of this notice shall be furnished to RMA - PD.	Owner/ Applicant	Prior to issuance of grading and building permits	
7		<b>PBD011 - EROSION CONTROL PLAN AND SCHEDULE</b> The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Grice Engineering e and the Director of Planning and Building Inspection. All cut and/or fill slopes exposed during the course of construction be	1) Evidence of compliance with the Erosion Control Plan shall be submitted to RMA - PD prior to issuance of building and grading permits.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	



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		covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of Planning and Building Inspection. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of Planning and Building Inspection. <b>(RMA - Planning Department )</b>	2) Evidence of compliance with the Implementation Schedule shall be submitted to RMA - PD during the course of construction until project completion as approved by the Director of RMA - PD.	Owner/ Applicant	Prior to Final Inspection	
8		<b>PBD040 – HEIGHT VERIFICATION</b> 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 Planning and Building Inspection 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. <b>(RMA - Planning Department)</b>	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  2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of Planning and Building Inspection for review and approval that the height of the structure from the benchmark is consistent with what was approved on the building permit.	Owner/ Applicant  Engineer/ Owner/ Applicant	Prior to Issuance of Grading or Building Permits  Prior to Final Inspection	

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9		<p><b>NON STANDARD - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) – (NON-STANDARD)</b></p> <p>The site shall be landscaped to include the planting and maintenance of a minimum of 24 inch box and a mix of native fast growing, canopy trees to screen the structure from River Road as recommended by a certified landscape architect. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. 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 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. <b>(RMA - Planning Department)</b></p>	<p>Submit landscape plans and contractor's estimate to RMA - PD for review and approval. All landscape materials shall be installed prior to occupancy.</p>	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	
			<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. If any of the screening trees die or are removed for any reason, the owner shall replace said tree(s) within 60 days to the satisfaction of the Director of the RMA - Planning Department.</p>	Owner/ Applicant	Ongoing	
10		<p><b>PBD028 - RESTORATION OF NATURAL MATERIALS (NON-STANDARD)</b></p> <p>Upon completion of the development, the areas disturbed which are not proposed to be landscaped shall be restored to a condition to correspond with the adjoining area, subject to the approval of the Director of the Planning Department. Plans for such restoration shall be submitted</p>	<p>Submit restoration plan in association/incorporated into the landscaping plans to RMA - PD for review and approval.</p>	Owner/ Applicant	Prior to final inspection	

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		to and approved by the Director of Planning and Building Inspection prior to commencement of use. (RMA - Planning Department)				
11		<b>PBD034 - UTILITIES - UNDERGROUND</b> All new utility and distribution lines shall be placed underground. (RMA - Planning Department)	None	Applicant/ Owner	Ongoing	
12		<b>PBD013 – GEOLOGIC / GEOTECHNICAL CERTIFICATION</b> Prior to final inspection, the geologic or geotechnical consultant shall provide certification that all development has been constructed in accordance with the geologic report. (RMA - Planning Department)	Submit certification by the geological consultant to RMA - PD showing project's compliance with the geological report.	Owner/ Applicant/ Geological Consultant	Prior to Final Building Inspection	
13		<b>FIRE001 - ROAD ACCESS</b> Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum of two nine-foot traffic lanes with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. (Salinas Rural Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.  Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner  Applicant or owner	Prior to issuance of grading and/or building permit.  Prior to final building inspection	
14		<b>FIRE002 - ROADWAY ENGINEERING</b> The grade for all roads shall not exceed 15 percent. Where road grades exceed 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required.	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building	

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		The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. <b>(Salinas Rural Fire Protection District)</b>	Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	permit. Prior to final building inspection	
15		<b>FIRE007 - DRIVEWAYS</b> 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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	

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		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 long with a minimum 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. <b>(Salinas Rural Fire Protection District)</b>				
16		<b>FIRE008 - GATES</b> All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. <b>(Salinas Rural Fire Protection District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
17		<b>FIRE011 - ADDRESSES FOR BUILDINGS</b> 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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		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 and visible 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. <b>(Salinas Rural Fire Protection District)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
18		<b>FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)</b> Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional fire protection or firebreaks approved by the Reviewing 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. <b>(Salinas Rural Fire Protection District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

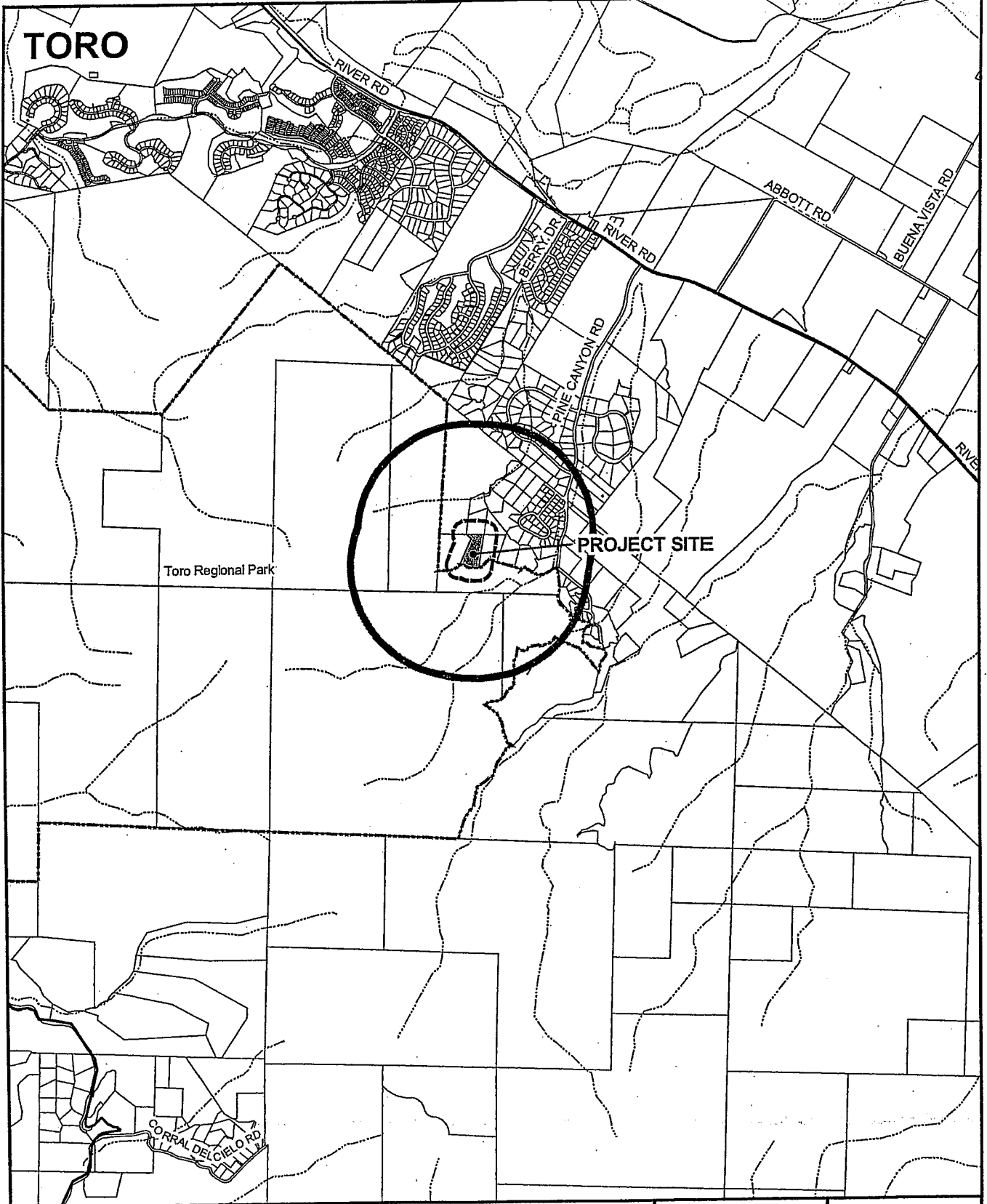
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
19		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> 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. (Salinas Rural Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
20		<b>FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE)</b> 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. (Salinas Rural Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
21		<b>EH11 - SEPTIC SYSTEM DESIGN</b> Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions," Central Coast Basin Plan, RWQCB. (Environmental Health)	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior to filing the final parcel map or issuance of building	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
22		<p><b>WR2 - STORMWATER CONTROL</b></p> <p>The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing site and off-site impacts. Stormwater runoff from impervious surfaces shall be dispersed at multiple points, away from and below any septic leach fields, over the least steep available slopes, with erosion control at outlets. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. <b>(Water Resources Agency)</b></p>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	
23		<p><b>WR40 - WATER CONSERVATION MEASURES</b></p> <p>The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. <b>(Water Resources Agency)</b></p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	



<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
24		<b>EHSP01 – SETIC SYSTEM DESIGN (NON-STANDARD)</b> Applicant shall provide evidence that Alco Water has corrected the water pressure problems associated with the Buena Vista Water System. <b>(Environmental Health)</b>	Provide evidence to the Environmental Health Division, Monterey County Health Department that demonstrates the water pressure problems associated with this water system have been corrected.	Owner/ Agent	Prior to issuance of building permit	

**END OF CONDITIONS**



APPLICANT: PANLILIO

APN: 415-022-011-000

FILE # PLN060087



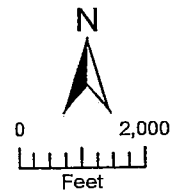
300' Limit

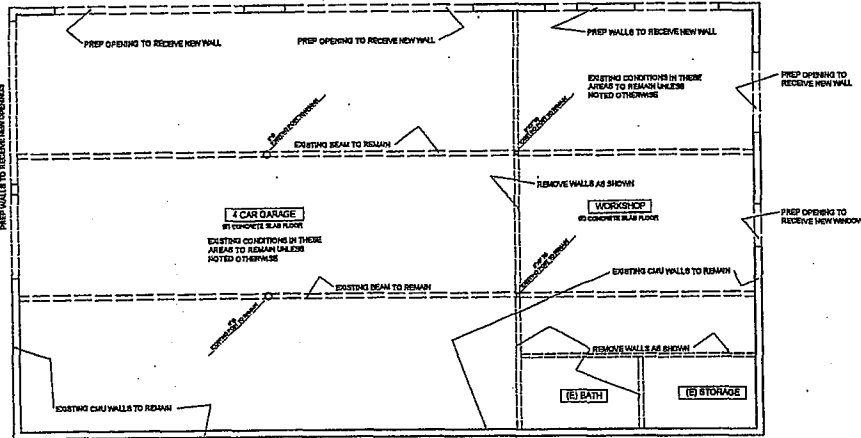


2500' Limit



City Limits





**EXISTING FLOOR PLAN**

SCALE 3/16" = 1' - 0"

**DEMOLITION NOTES**

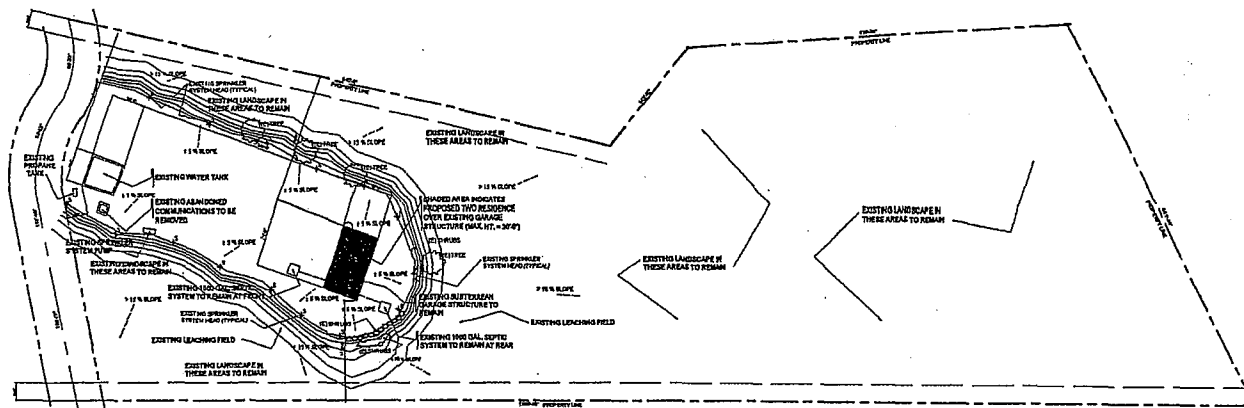
1. DEMOLITION PLAN IS PROVIDED FOR INFORMATION ONLY. ORIGINAL CONTRACTOR SHALL CONSULT EXISTING CONDITIONS AND VERIFY ALL DEMOLITION AND REMOVAL REQUIREMENTS AND THE NATURE OF ANY DEMOLITION WORK IS SHOWN IN THESE CONDITIONS.
2. EXISTING CONDITIONS ARE SUBJECT TO FIELD SURVEY AND ALL DEMOLITION OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ALL LOCAL ORDINANCES.
3. ON-SITE REMOVAL OF ALL ELECTRICAL WORK AS REQUIRED.

**SITE DATA**

APN	415 - 022 - 011 - 000
ZONING	RDR / B - 0 - D
SITE AREA	11.22 ACRES
EXISTING FLOOR AREA	3,024 SF
PROPOSED FLOOR AREA	0 SF
GROUND FLOOR	2,676 SF
SECOND FLOOR	1,424 SF
TOTAL PROPOSED FLOOR AREA	7,023 SF
MAXIMUM ALLOWABLE FLOOR AREA	2.8 ACRES (122,186 SF) - 23%
CONSTRUCTION TYPE	V - N

**SITE NOTES**

1. DOMESTIC WATER SUPPLY SERVICE PROVIDED BY A PRIVATE COMPANY. (ALCO WATER) TO REMAIN. SITE HAS A WATER METER EXISTING.
2. NO EXISTING TREES TO BE REMOVED IN CONNECTION TO THIS PROJECT; ALL EXISTING VEGETATION TO REMAIN.
3. NEW ENTRY PRIVACY GATE SHALL BE PROVIDED WITH A KNEESWITCH MEETING FIRE DEPARTMENT SPECIFICATIONS NOT LESS THAN 12 FEET WIDE. UNOBSTRUCTED VERTICAL CLEARANCE SHALL BE NOT LESS THAN 13 FEET.
4. ACCESS DRIVEWAY SHALL BE ALL-WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING FIRE APPARATUS (2 TON(S) NOT LESS THAN 12 FEET OF UNOBSTRUCTED WIDTH WITH 13 FEET MINIMUM VERTICAL CLEARANCE AND A MINIMUM OF 12% GRADE.



**SITE PLAN**

SCALE 1/64" = 1' - 0"

REVISIONS	BY

DESIGN & DOCUMENTATION BY  
**SSS DESIGNS LLC**  
 30 Bonita Avenue, Anaheim, CA 92703  
 Phone: 714-241-1919  
 Fax: 714-241-1920  
 www.sssdesigns.com

DESIGN & DOCUMENTATION BY  
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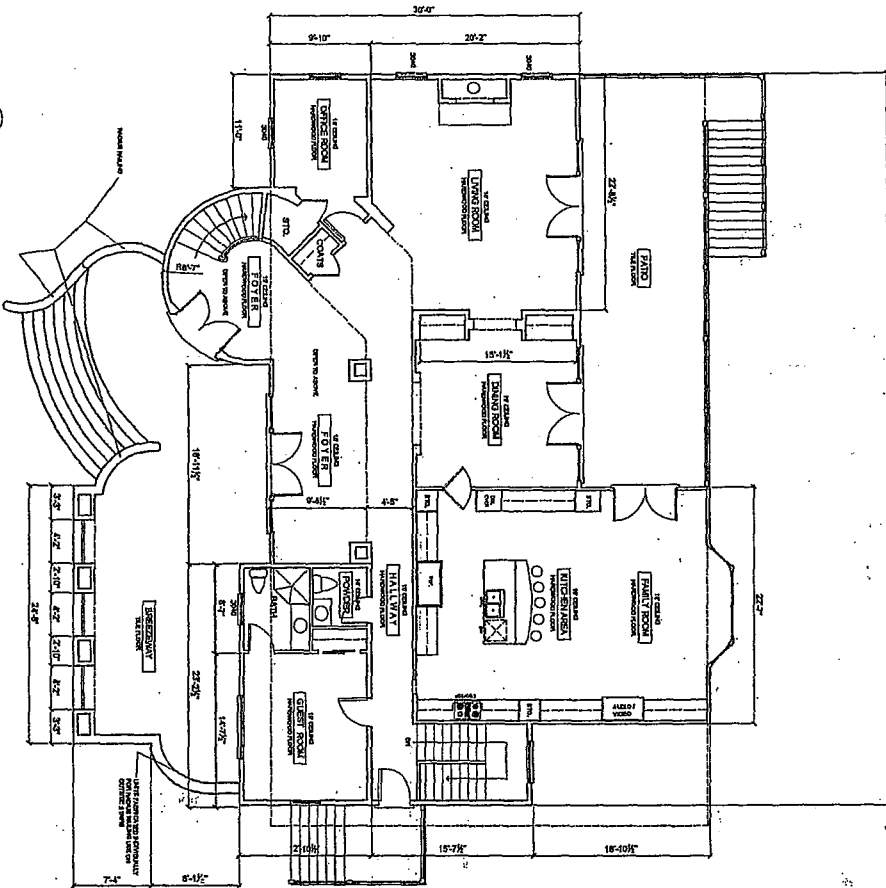
ADDITION TO THE  
**PANILIO RESIDENCE**  
 188 PINE CANYON ROAD  
 SALINAS, CALIFORNIA

SITE PLAN  
 SITE DATA  
 EXISTING FLOOR PLAN

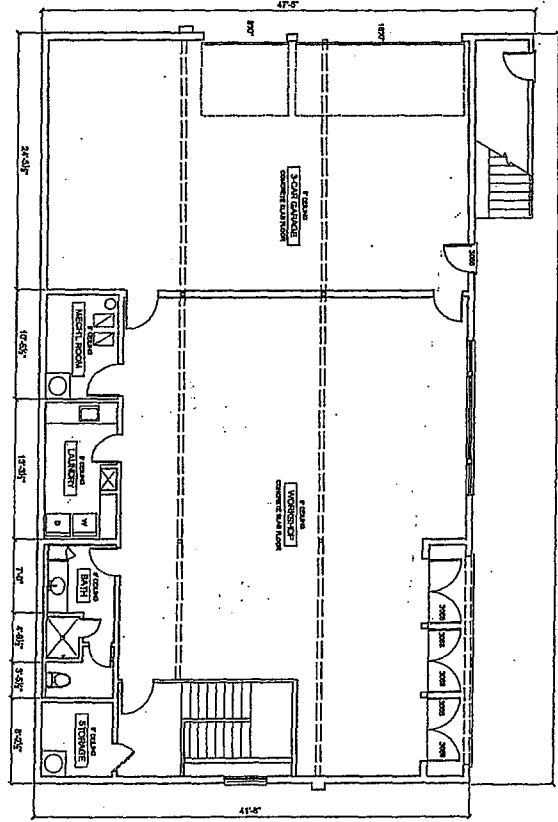
ADDITION TO THE  
**PANILIO RESIDENCE**  
 188 PINE CANYON ROAD  
 SALINAS, CALIFORNIA

DATE	SS / RR
DATE	SSS
DATE	FEBRUARY 28, 2008
SCALE	AS NOTED
JOB NO.	PRR - 0905
SHEET	<b>1</b>
OF	4 SHEETS

1 FIRST FLOOR PLAN  
FLOOR AREA = 3,275 SF



1 PROPOSED GROUND FLOOR PLAN  
EXISTING FLOOR AREA = 3,124 SF



2	1	2	3	4
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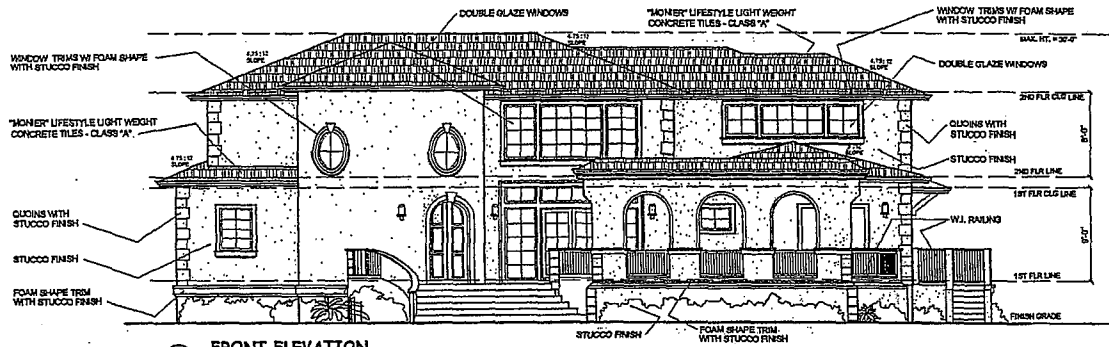
ADDITION TO THE  
**PANILLO RESIDENCE**  
188 PINE CANYON ROAD  
SALINAS, CALIFORNIA

GROUND FLOOR PLAN  
FIRST FLOOR PLAN

DESIGN & DOCUMENTATION BY  
**SSS-DESIGNS-LLC**  
90 Everett Avenue, Manteca, CA 95042  
Phone 520-944-1137 Fax 520-954-8842  
www.sssdesigns.com Email sssdesigns@comcast.net

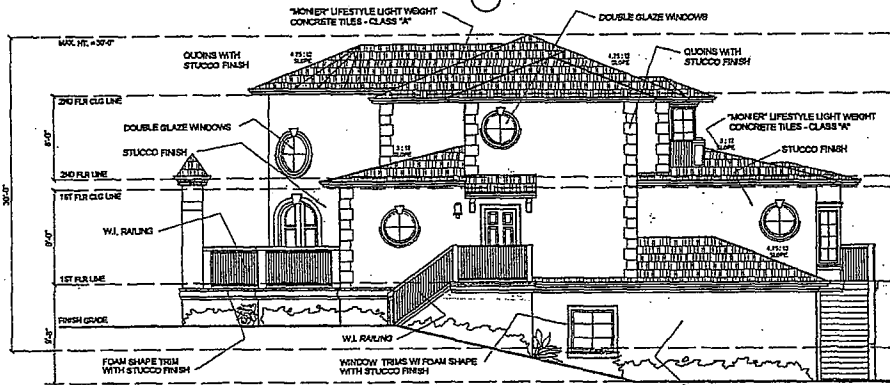
NO. 1	DATE	BY





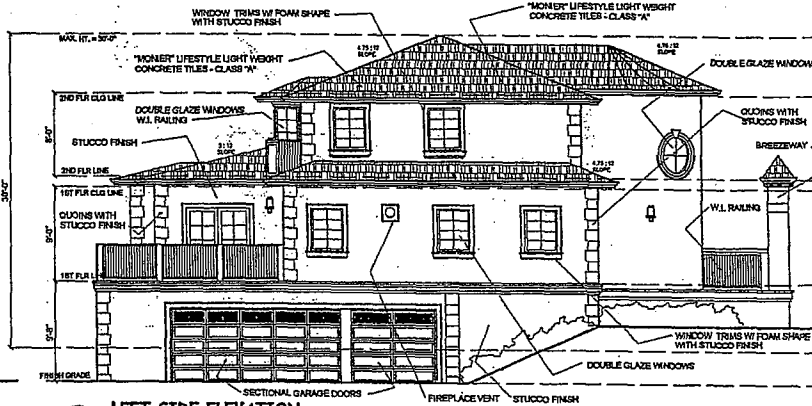
FRONT ELEVATION

SCALE 3/16" = 1'-0"



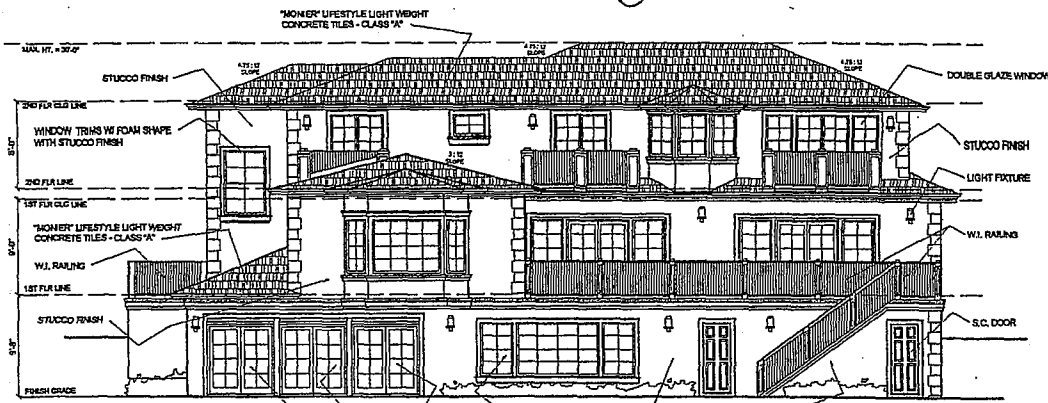
RIGHT SIDE ELEVATION

SCALE 3/16" = 1'-0"



LEFT SIDE ELEVATION

SCALE 3/16" = 1'-0"



REAR ELEVATION

SCALE 3/16" = 1'-0"

REVISIONS	BY

NOT TO SCALE  
 ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE  
 ALL FINISHES TO BE AS NOTED  
 ALL MATERIALS TO BE AS NOTED  
 ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES

DESIGN & DOCUMENTATION BY  
**SSS DESIGNS LLC**  
 188 FINE CANYON ROAD  
 SALINAS, CALIFORNIA 95075  
 (831) 435-1888  
 www.sssdesigns.com



EXTERIOR ELEVATIONS

ADDITION TO THE  
**PANILIO RESIDENCE**  
 188 FINE CANYON ROAD  
 SALINAS, CALIFORNIA

DATE	SS / RR
DRAWN	SSS
DATE	FEBRUARY 23, 2006
SCALE	AS NOTED
JOB NO.	PRR - 0903
DATE	