

RESOLUTION NO. 070283

A.P.# 125-331-033-000

In the matter of the application of
Timothy and Melissa Balding (PLN070283)

FINDINGS & DECISION

for a **Variance** to Section 21.42.030F, in accordance with Title 21 (Zoning) Chapter 21.72 (Variances) of the Monterey County Code, to allow a nineteen (19) foot front yard setback where a thirty (30) foot front yard setback is required. The project includes the demolition and removal of an existing 492 square foot, second story deck and construction of the following: 1) a 330 square foot lower level workroom addition; and 2) an 842 square foot main level living room addition.. The property is located at 19084 Oak Heights Drive, Salinas (Prunedale), North County Non-Coastal Area Plan, and came on regularly for hearing before the Zoning Administrator on April 24, 2008.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto, now makes the following findings and decision:

FINDINGS OF FACT

1. **FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, North County Non-Coastal Area Plan. The project is inconsistent with the Monterey County Zoning Ordinance (Title 21), specially the site development standards of the Resource Conservation Zoning Designation which mandates a thirty (30) foot front yard setback for the main residence.

- EVIDENCE:** (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. 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 19084 Oak Heights Drive, Salinas, Prunedale Area (Assessor's Parcel Number 125-331-033-000), North County Non-Coastal Area Plan. The parcel is zoned RC/B-8 ("Resource Conservation Zoning District with a Regulations for Building Site Zoning District Overlay") which residential development. The project complies with most of the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21. The project is lacking compliance with the relevant site development standards, specifically 21.36.060.C.1.A which requires a 30 foot front setback. The existing lower level garage is a legal non-conforming structure with a nineteen (19) foot front yard setback. The main level living room addition will be constructed above the existing garage to the same nineteen foot setback. The lower level work room addition is proposed for construction and will be in compliance with all required front and side yard setback regulations.

- (c) The project planner conducted a site inspection on February 27, 2008 to verify that the project on the subject parcel conforms to the plans listed above.
- (d) The project was referred to the North Monterey County Non-Coastal Land Use Advisory Committee (LUAC) for review on March 19, 2008. A copy of the LUAC minutes and recommendation has been attached. (See Exhibit E)
- (e) The application, project plans, and related support materials submitted by project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN070283.

2. **FINDING: SITE SUITABILITY** – The site is physically suitable for the use proposed.
- EVIDENCE:** (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, North Monterey County Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- (b) Staff conducted a site inspection on February 27, 2008 to verify that the site is suitable for this use.
 - (c) Materials in Project File PLN070283.
3. **FINDING: CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:** (a) California Environmental Quality Act (CEQA) Guidelines Section 15301(e)(1), categorically exempts additions to existing structures provided that the addition will not result in an increase or more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet which ever is less.
- (b) No adverse environmental effects were identified during staff review of the development application during a site visit on February 27, 2008.
 - (c) See preceding and following findings and supporting evidence.
4. **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. Zoning violation abatement costs, if any, have been paid.
- EVIDENCE:** (a) Staff reviewed Monterey County RMA - Planning Department and RMA - Building Services Department records and is not aware of any violations existing on subject property.
5. **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) Preceding findings and supporting evidence.

6. **FINDING: VARIANCE (Special Circumstances)** – Because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the Monterey County Zoning Ordinance (Title 21), as it pertains to site development standards, is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.

EVIDENCE: (a) 1) The Resource Conservation site development standards require a minimum front yard setback of thirty (30) feet for main structures. The existing layout of the residence and attached garage includes a legal non-conforming front setback of nineteen (19) feet. The main level living room addition will be constructed above the existing attached garage and will conform to the existing legal non-conforming setback. The lower level work room addition is being built entirely with the front and side setback requirements for the zoning district. 2) At the time of construction (August 1971) the main residence and attached garage was built with a twenty (20) foot front yard setback. (See Building Permit B-13818). 3) The property is located on steep terrain and the rear of the property largely covered with oak trees. Approval of this Variance request would allow the expansion of the residential use of the property, without impacting the surrounding oak trees to the rear of the property, or further decreasing the existing established front setback.

(b) One of the intentions of setback regulation is to comply with Fire Code requirements. The North Monterey County Fire Protection District has reviewed the project proposal and found the project complete and in compliance with all applicable Fire Code requirements.

(c) The project meets all of the other Title 21 mandated site development standards.

(d) Materials in Project File PLN070283.

(e) Policy 8.2.1 (NC) of the North County Area Plan discourages the removal of healthy, native Oak trees.

7. **FINDING: VARIANCE (Special Privileges)** – The Variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and same zone classification in which this property is situated.

EVIDENCE: (a) The surrounding seven parcels (125-331-019, -018, -029, -032, -010, -028, and -027), were all constructed around the same time as the subject parcel, and met the required front yard setback, 60 feet, for the residential zoning at the time of construction. In 1982, with the adoption of a new General Plan, the residential zoning requirements changed, reducing the required front yard setback from 60 feet to 30 feet, which all parcels continue to meet today. All surrounding parcels have undeveloped area to allow for future expansion.

(b) Vertical expansion on the parcel, within the same footprint, would allow the property owner to increase the livable area of the residence, which would otherwise require development on moderate to steep terrain or the removal of numerous protected Oak trees.

(c) The current use of the area above the existing garage is used as a residential sun deck. The proposed main level living room addition will replace this use in the same area, without further impacting the

surrounding environmental resources on the subject property, furthering the policies and goals of both the North County Area Plan and the General Plan.

- (d) The granting of the Variance request would grant the owner of the subject parcel a privilege inconsistent with the zoning requirements (construction within the setback requirement), however, it does not constitute a special privilege inconsistent with the limitation on other properties in the vicinity, based on site constraints (topography, location of existing residence, and surrounding vegetation).

8. **FINDING: VARIANCE (Authorized Use)** – A Variance shall not be granted for a use or activity which is not otherwise authorized by the zoning regulation governing the parcel.

EVIDENCE: (a) The Variance is tied to a residential use, which is authorized by the residential zone governing the subject parcel.

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

EVIDENCE: Monterey County Zoning Ordinance (Title 21).

DECISION

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

PASSED AND ADOPTED this 24th day of April, 2008.



MIKE NOVO, ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON **MAY - 1 2008**

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 **MAY 11 2008**

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 RMA - Planning Department and RMA - Building Services Department offices in Salinas.

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

**Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan**

Project Name: BALDING, Timothy and Melissa

File No: PLN070283

Approved by: Zoning Administrator

APNs: 125-331-033-000

Date: April 24, 2008

**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.		<p>PD001 - SPECIFIC USES ONLY</p> <p>This Variance (PLN070283) allows a nineteen (19) foot front yard setback where a thirty (30) foot yard setback is required. The project includes the demolition and removal of an existing 492 square foot second story deck and construction of the following: 1) A 330 square foot first floor work-room addition; and 2) An 842 square foot second story living room addition. The property is located at 19084 Oak Heights Drive, Salinas (Assessor's Parcel Number 125-331-033-000), Prunedale area, North County Non-Coastal 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 the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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		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)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A variance permit (Resolution PLN070283) was approved by the Zoning Administrator for Assessor's Parcel Number 125-331-033-000 on April 24, 2008. The Variance permit was granted subject to <u>13</u> conditions of approval which run with the land. A copy of the variance 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)	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 or commencement of use.	
3.		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 Society 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)	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.	Owner/ Applicant/ Archaeologist	Ongoing	

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)
4.		<p>PD004 - INDEMNIFICATION AGREEMENT</p> <p>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 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. (RMA - Planning Department)</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable.	

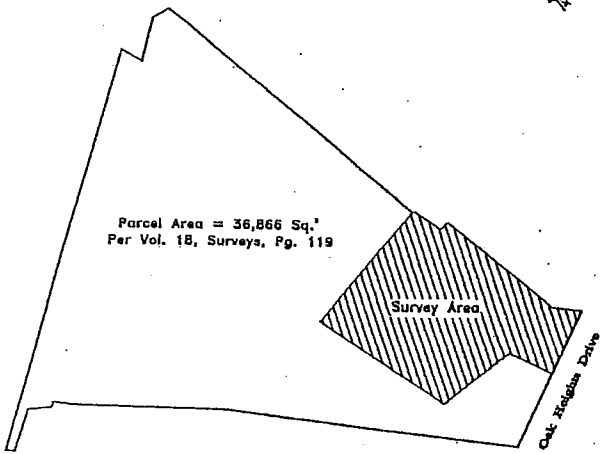
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
5.		PDSP001 – EROSION CONTROL MEASURES The approved development shall incorporate erosion control measures on all issued building and/or grading permits. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction. Erosion control measures should supplement all required tree protection measures, and included methods to avoid the build-up of soils in and/or around the critical root zone of all surrounding Oak trees. The erosion control measures and grading plans shall include implementation measures for the prevention and control of erosion, siltation and dust during and immediately following construction. (RMA - Planning Department and RMA - Building Services Department)	Erosion control measures addressing areas of ground disturbance shall be incorporated as notes on all building and/or grading permits.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
			Comply with all erosion control measures during the course of construction until project completion.	Owner/ Applicant	Ongoing	
			At the time of project completion, all areas of ground disturbance shall be covered, seeded, or otherwise treated with native vegetation.	Owner/ Applicant	Prior to final inspection	
6.		PD011 – TREE AND ROOT PROTECTION Trees which are located close to the 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 a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the 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 a 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)	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits.	
			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.	Owner/ Applicant/ Arborist	During Construction	
			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.	Owner/ Applicant	Prior to final inspection.	

<i>Permit Cond. Number</i>	<i>Ming. 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>
7.		<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>	Owner/ Applicant	Prior to the issuance of building permits.	
			<p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	Owner/ Applicant	Prior to Occupancy / Ongoing	
8.		<p>FIRE011 - ADDRESSES FOR BUILDINGS</p> <p>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 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</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	Prior to final building inspection.	

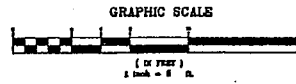
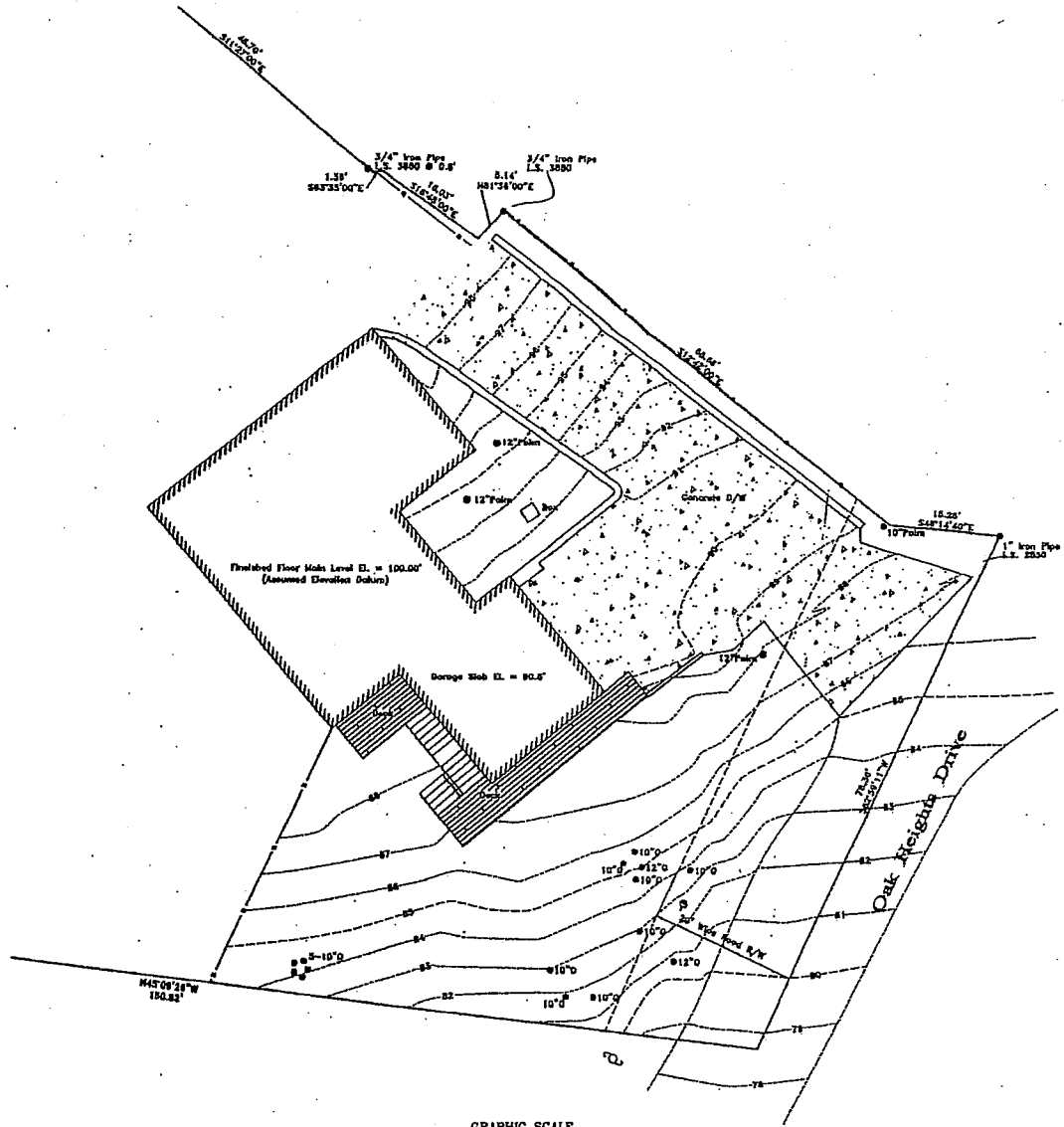
<i>Permit Cond. Number</i>	<i>Ming. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		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. (North County Fire District)				
9.		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) 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 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. (North County Fire District)	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.	
10.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) 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. (North County Fire District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	<i>Applicant or owner</i>	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.	

<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>
11.		FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING) Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment. (North County Fire District)	Applicant shall enumerate as “Fire Dept. Notes” on plans. Applicant shall schedule fire alarm system acceptance test.	Applicant or owner Applicant or owner	Prior to issuance of building permit. Prior to final building inspection.	
12.		FIRE026 - ROOF CONSTRUCTION (STANDARD) 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 B roof construction. (North County Fire District)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
13.		WR40 - WATER CONSERVATION MEASURES 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: 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. 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. (Water Resources Agency)	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/ Occu-pancy.	

END OF CONDITIONS



Overall Parcel Map
Scale: 1" = 30'



SITE PLAN
APN 125-331-033
19084 Oak Heights Dr., Salinas, Ca
prepared for:
Tim Balding

SHEET 1
OF
1 SHEETS

DRAWN BY: MTL
APPROVED BY: M. DOOLITTLE
REVISION: L.L. 03/2
SCALE: 1/8" = 1'-0"
DATE: 08-23-84

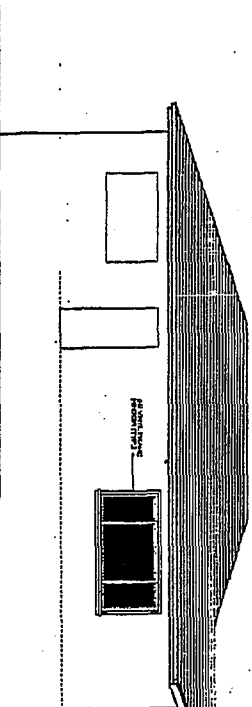
TOPOGRAPHIC SURVEYS
ALTA SURVEYS

CONSTRUCTION STAGING
LAND DEVELOPMENT

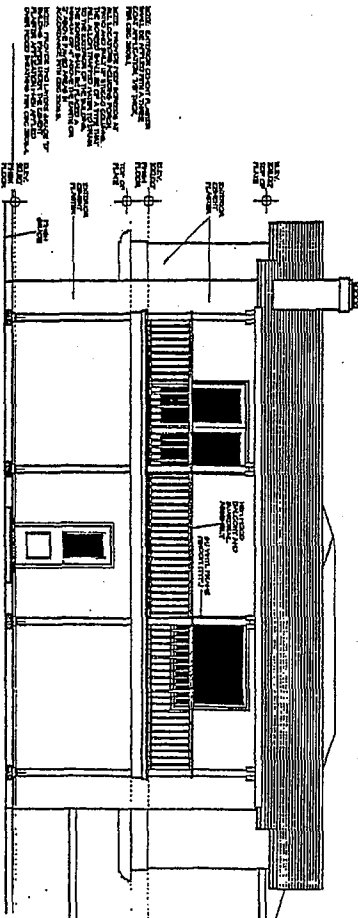
Base Line
Lead
Line

821-371-370 PHL
201 WOODMOUNT AVENUE, SUITE 1
MONTREY, CALIFORNIA 95040
FAX 831-372-3284

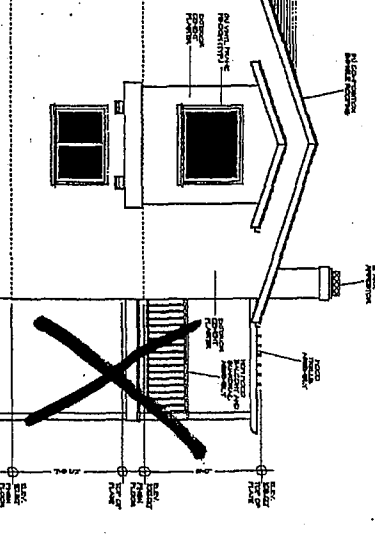
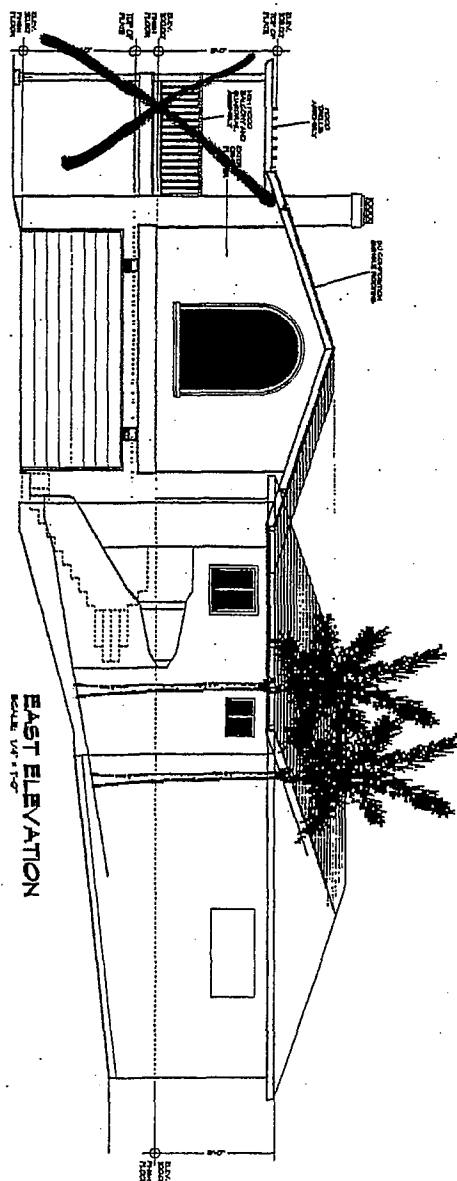
WEST ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"



NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2007 CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURB AND DRIVEWAY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES.
7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE AND PLANTINGS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
10. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

SHEET
A6
OF SEVEN

ISSUED
MAY 24 2007
REVISIONS

9
NO
FOR
THE
PLAN

RESIDENTIAL ADDITION AND REMODEL FOR:
TIM AND MELISSA BALDING
14084 OAK HEIGHTS DRIVE BALDING, CALIFORNIA

ROBERT C. MEIN
ARCHITECT & ASSOCIATES
780 BAYVIEW AVENUE PACIFIC GROVE, CA
(805) 975-1506 FAX: (805) 975-1005




NORTH COUNTY

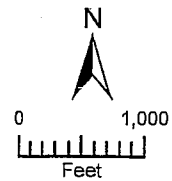


APPLICANT: BALDING

APN: 125-331-033-000

FILE # PLN070283

 300' Limit  2500' Limit  City Limits



PLANNER: MACK