

MONTEREY COUNTY PLANNING COMMISSION

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| Meeting: May 13, 2009. Time: A.M | Agenda Item No.: 1 |
| Project Description: Combined Development Permit consisting of: (1) Amendment to the Hidden Hills Estates Subdivision Final Map to reconfigure an existing 7,200 square foot building envelope into two separate envelopes of 4,232 square feet and 2,968 square feet; (2) Administrative Permit and Design Approval for development of a new 1,200 square foot detached 3-car garage and a new one story 850 square foot caretaker unit in a Visual Sensitivity or "VS" Zoning District; (3) Use Permit for ridgeline development; and (4) Administrative Permit for a new 850 square foot detached Caretaker Unit . | |
| Project Location: 11431 Saddle Road, Hidden Hills area | APN: 416-132-001-000 |
| Planning File Number: PLN080370 | Owner: Hartbrodt, Rick & Debbie Agent: Chris Boqua |
| Planning Area: Greater Monterey Peninsula Area Plan | Flagged and staked: Yes |
| Zoning Designation: : "LDR/B-6-VS(20)" [Low Density Residential, B-6, Visual Sensitivity maximum structure height 20 feet] | |
| CEQA Action: Addendum to EIR No. 80-111 certified July 14, 1981 | |
| Department: RMA - Planning Department | |

RECOMMENDATION:

Staff recommends that the Planning Commission recommend that the Board of Supervisors:

- 1) Consider an addendum to the Hidden Hills Estates and Hidden Ridge Estates Final Environmental Impact Report.
- 2) Approve the Combined Development Permit (PLN080370), subject to the recommended conditions of approval in the attached Resolution (**Exhibit C**).

PROJECT OVERVIEW:

The Hardbrodt's own a developed 2.46 acre parcel located at 11431 Saddle Road, within the Hidden Hills Estates Subdivision (Exhibit D). The parcel is located along the ridgeline south of Highway 68, and is zoned "LDR/B-6-VS (20)" or Low Density Residential, with Building Site Review and Visual Sensitivity overlays and a 20-foot height limitation. An approximately 7,200 sq. ft. building envelope was designated on the lower central portion of the parcel as part of the Hidden Hills Estates Subdivision approval.

The owner requests an amendment to the Hidden Hills Estates Subdivision Final Map in order to reconfigure and create a new 2,968 sq. ft. building envelope from the existing 7,200 sq. ft. building envelope. The amendment is proposed in order to construct a new detached 850 sq. ft. caretaker unit and a new detached 1200 sq. ft. 3-car garage.

The original building envelope and height limit were established to limit the size, height and location of structures along the ridgeline to protect the visual character of the area and to reduce potential visual impacts from the public viewing areas. The reconfigured building envelope and proposed accessory structures would be consistent with these policies.

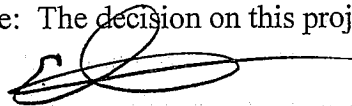
OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- √ Environmental Health Division
- √ Water Resources Agency
- √ Salinas Rural Fire Protection District

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by RMA - Public Works Department, Environmental Health, Division Water Resources Agency, and Salinas Rural Fire Protection District have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit C**).

The Greater Monterey Peninsula Land Use Advisory Committee (LUAC) reviewed the application on October 15th, 2008 (**Exhibit F**). The LUAC recommended approval with a vote of 3-0, with two members absent.

Note: The decision on this project is appealable to the Board of Supervisors.



Eric Snider, Assistant Planner, MPA
(831) 755-5737, SniderE@co.monterey.ca.us
April 1, 2009

cc: Front Counter Copy; Planning Commission; Salinas Rural Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Luis Osorio, Planning Services Manager; Eric Snider, Project Planner; Carol Allen, Senior Secretary; Rick Hartbrodt, Owner; Chris Boqua, Agent; Planning File PLN080370.

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit B.1 EIR Addendum
Exhibit C Draft Resolution, including:
1. Conditions of Approval
2. Project Plans
3. Revised Building Envelope
Exhibit D Advisory Committee Minutes
Exhibit E Vicinity Map

This report was reviewed by Luis Osorio, Planning Services Manager

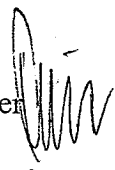


EXHIBIT – A

PROJECT
DATA
SHEET

EXHIBIT A

Project Information for PLN080370

Project Title: **HARTBRODT RICK J & DEBORAH MIT**

Location: 11431 SADDLE RD MONTEREY

Primary APN: 416-132-001-000

Applicable Plan: Greater Monterey Peninsula Area Plan

Coastal Zone: No

Permit Type: Amendment to Previously Approved Pe

Zoning: LDR/B-6-VS(20')

Environmental Status: ADDENDUM

Plan Designation: GREATER MONTER

Advisory Committee: Greater Monterey Peninsula

Final Action Deadline (884):

Project Site Data:

Lot Size: 103,138

Coverage Allowed: 25%

Coverage Proposed: 6.3%

Existing Structures (sf): 4,232

Height Allowed: 20"

Proposed Structures (sf): 2,250

Height Proposed: 15'

Total Sq. Ft.: 6,482

FAR Allowed: N/A

FAR Proposed: N/A

Resource Zones and Reports:

Environmentally Sensitive Habitat: No

Erosion Hazard Zone: N/A

Biological Report #: N/A

Soils Report #: N/A

Forest Management Rpt. #: N/A

Archaeological Sensitivity Zone: MODERATE

Geologic Hazard Zone: UNDETERMINED

Archaeological Report #: 080370

Geologic Report #: 080370

Fire Hazard Zone: VERY HIGH

Traffic Report #: N/A

Other Information:

Water Source: CAL AM

Sewage Disposal (method): SEPTIC

Water Dist/Co: HIDDEN HILLS UNIT

Sewer District Name: n/a

Fire District: SALINAS RURAL

Grading (cubic yds.): 186.0

Tree Removal: N/A

Exhibit A

EXHIBIT- B

PROJECT
DISCUSSION

EXHIBIT B
DISCUSSION
PLN080370/Hartbrodt
May 13, 2009

The subject property is located at 11431 Saddle Road, within the Hidden Hills Estates Subdivision. The parcel is located along the ridgeline south of Highway 68. A 4,232 sq. ft. two story single-family residence is currently on the property. The development of the residence was approved by the Planning Commission in 1989 with a Scenic Conservation Permit and a Use Permit for Ridgeline Development.

Map Amendment (Building Envelope)

The Hidden Hills Estates Subdivision Final Map contains several parcels, including the subject parcel, with designated building envelopes. An EIR (EIR No. 80-111) prepared for the subdivision identified potential visual impacts for lots created along the ridgeline. The building envelopes were established to reduce visual impacts caused by ridgeline development and to maintain the visual character of the area. The size of the building envelope on the subject parcel is approximately 7,200 square feet.

The proposal does not include an increase in additional building envelope area. The proposed project includes a request to reconfigure the building envelope into two-separate building envelopes totaling 7,200 sq. ft. as follows:

- 1) A reduction of the current building envelope from 7,200 sq. ft. to 4,232 sq. ft. for a 4,232 sq. ft. two-story single-family residence ; and
- 2) Creation of a new 2,968 sq. ft. envelope for a detached caretaker unit and detached 3 car-garage.

Provisions of Chapter 19.08.015 A of the Subdivision Ordinance (Title 19) and Sections 66469 and 66472.1 of the Subdivision Map Act establish that final or parcel maps may be amended by a certificate of correction or an amending map. Staff has reviewed these provisions and has determined that the proposed amendment does not qualify for a certificate of correction and therefore it requires an amendment to the Hidden Hills Estates Subdivision Final Map.

Ridgeline Development

Reconfiguration of the building envelope as proposed would create a new minimal building area on the parcel. The new proposed building envelope would be removed from the prominent ridgeline and oriented on the parcel in a fashion that would minimize the amount of ridgeline development. The location of the new building envelope would assure the protection of the public viewshed, neighborhood character, and would maintain the visual integrity of the area without imposing undue restrictions on the property.

The General Plan and the Greater Monterey Peninsula Area Plan include policies that regulate ridgeline development. Policy 26.1.9 of the General Plan requires a permit for ridgeline development and states that *“such permit only be granted upon findings being made that the development as conditioned by permit will not create a substantially adverse visual impact when viewed from a common public viewing area.”* Policy 26.1.9.1 of Greater Monterey Peninsula Area Plan requires that *“development on canyon edges and hilltops shall be designed to minimize the visual impacts of the development.”* These policies are codified in Section 21.06.950 of the Zoning Ordinance. The ordinance defines ridgeline development as *“the development on the crest of the hill which has the potential to create a silhouette or other substantial adverse impact when viewed from a common public viewing area.”* Section 21.66.010 of the Ordinance further provides that ridgeline development requires a use permit which only may be approved if a finding can be made that *“the ridgeline development, as conditioned by permit, will not create a substantially adverse visual impact when viewed from a common public viewing area.”*

The project does meet the definition of ridgeline development and may be visible from Highway 68, a State-designated Scenic Corridor (Illustration will be provided at Hearing). The applicant proposes the reconfiguration of the existing building envelope and the development of a detached caretaker unit and detached 3-car garage. The project would be a negligible expansion of a previously approved project and would not create a substantial adverse visual impact.

Specifically, the project would be visible from a portion of the highway, for a negligible amount of time when traveling at 55 miles/hour. Based on several site visits and evaluation of the potential visibility represented by the netting placed on the property, staff concludes that the project has been designed to minimize visual impacts and that it would not result in a substantial adverse impact when viewed from Highway 68 and parts of the Laguna Seca Recreation Area. Therefore, the project is consistent with the policies of the General Plan and the Area Plan, and the finding required by Section 21.66.010 of the Zoning Ordinance.

Development in the Visual Sensitivity Zoning District

The project site is located in a Visually Sensitive or “VS” Zoning District. The provisions of Section 21.46.030.C of the Zoning Ordinance require that to approve development in this zoning district a finding shall be made that the project *“will not create a significant adverse visual impact when viewed from a common public viewing area.”* As stated above, the project would be visible from a portion of Highway 68. The visibility of the project from this area would constitute ridgeline development. However the proposed development would result in negligible visual impact considering the condition of the existing viewshed, the proximity and duration of view when observed with normal unaided vision and fails to materially degrade the existing visual experience.

Staff affirms that the reconfiguration of the building envelope and the development of a detached caretaker unit and detached 3-car garage are located and oriented on the parcel to appropriately and significantly reduce the visual impact resulting in no substantial adverse visual impact. Therefore staff recommends approval of the project in conformance with Section 21.46.030(C) of the Monterey County Zoning Ordinance.

Conclusion

Based on review of the proposed project plans, site visits, and the discussion above, planning staff concludes that:

1. Allowing a map amendment to reconfigure the building envelope and build additional structures would not result in a significant degradation of the existing viewshed. The amendment would be consistent with the findings of the EIR prepared for the Hidden Hills Subdivision by minimizing any potential impact from ridgeline development.
2. Minimum impacts would be consistent with the intent of the cited policies of the General Plan and the Greater Monterey Peninsula Area Plan; and would be in compliance with the purpose of the Regulations for Ridgeline Development and the Regulations for Development in the Visual Sensitivity or "VS" Zoning District.

Therefore, staff recommends that the Planning Commission approve the Combined Development Permit application.

EXHIBIT- B.1

EIR ADDENDUM

EXHIBIT B.1

Addendum to Hidden Hills Estates Subdivision EIR Pursuant to the California Environmental Quality Act Article 11, Section 15164

Hartbrodt Residence
Planning File No. PLN080370
May 13, 2009

1. Introduction

This technical addendum has been prepared pursuant to article 11, Section 15164 of the California Environmental Quality Act guidelines to make minor technical changes to the Final Environmental Impact Report (FEIR) for the Hidden Hills Estates Subdivision, certified by the Board of Supervisors on July 14, 1981. None of the conditions described in Section 15162 of the CEQA Guidelines call for preparation of the Subsequent EIR.

The application for the Hartbrodt residence (Planning Department File No. PLN080370) was submitted to the Planning Department on September 24, 2009. The project site is located at 11431 Saddle Road. The site is located in the Hidden Hills Estates Subdivision and contains a designated 7,200 sq. ft. building envelope required as part of the approval of Subdivision. The proposed project consists of construction of a new 1,200 sq. ft. detached 3-car garage and a new 850 sq. ft. caretaker unit. The proposed project includes a request to reconfigure the existing 7,200 sq. ft. building envelope into two-separate building envelopes totaling 7,200 sq. ft. which would require an amendment to the Hidden Hills Estates Subdivision Final Map. Development of the project requires the following:

- 1) Amendment to the Hidden Hills Estates Subdivision Final Map to reconfigure the building envelope of the Hartbrodt property consisting of a reduction of the current building envelope from 7,200 sq. ft. to 4,232 sq. ft. for a 4,232 sq. ft. two-story single-family residence ; and create a new 2,968 sq. ft. envelope for a detached caretaker unit and detached 3 car-garage.
- 2) Administrative Permit and Design Approval for development of a new 1,200 square foot detached 3-car garage and a new 850 square foot caretaker unit in a Visual Sensitivity or "VS" Zoning District.
- 3) Use Permit for ridgeline development
- 4) Administrative Permit for a detached 1-story caretaker unit (850 sq. ft.).

An Environmental Impact Report (EIR No. 80-111) was certified by the Board of Supervisors on July 14, 1981 for the Hidden Hills Estates and Hidden Ridges Subdivisions. The Board of Supervisors approved that Subdivision on November 3, 1981 (Resolution No. 81-537). As part of the approval, the Board of Supervisors required certain mitigation measures for impacts resulting from development of single-family dwellings on the ridges within the subdivision. Specifically, the Board found that "Any significant effects attributable to the alteration of the ridgeline by the addition of houses are mitigated by site planning, the proposed Covenants, Conditions and Restrictions that specifically site each building, and by Conditions 30, 42, and 43." Condition 42 required the definition of the building site, established maximum building dimensions, required identification of natural vegetation to be retained and required landscaping screening as appropriate for a number of lots including the subject site. A 7,200 square-foot building envelope was recorded on the Hartbrodt property in compliance with the requirements of Condition No.42 of the approval of the subdivision.

2. **Scope and Purpose of this Addendum**

The proposed Hartbrodt project involves the reconfiguration of a recorded 7,200 square-foot building envelope into two building envelopes of 4,232 square-feet and 2,968 square-feet resulting in no net increase of buildable area on the parcel. The reconfigured building envelope would allow development along the ridge of the parcel. The purpose of this addendum is to address the proposed changes to the recorded building envelope and any potential impacts resulting from it. Specifically, whether the development proposed within the reconfigured building envelope would result in additional significant impacts and whether the changes would comply with the mitigation measures of the FEIR.

3. **Conclusion**

The Planning Commission considered the proposed project on May 13, 2009. The Commission has concluded that while changes to circumstances have occurred in the project area, the proposed project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant impacts.

The Commission considered the modification of the building envelope and concluded that the proposed ridgeline development on the subject property would not cause additional visual impacts compared to the impacts from the development that was allowed under the original building envelope on the parcel. The Commission further concluded that no new impacts would occur beyond what was identified and analyzed in the EIR for the Hidden Hills Estates Subdivision. None of the conditions described in CEQA Guidelines Section 15162, which would require preparation of a subsequent EIR, have occurred.

References: Final Environmental Impact Report (EIR No. 80-111) certified for the Hidden Hills Estates Subdivision on July 14, 1981. Board of Supervisors Resolution No. 81537.

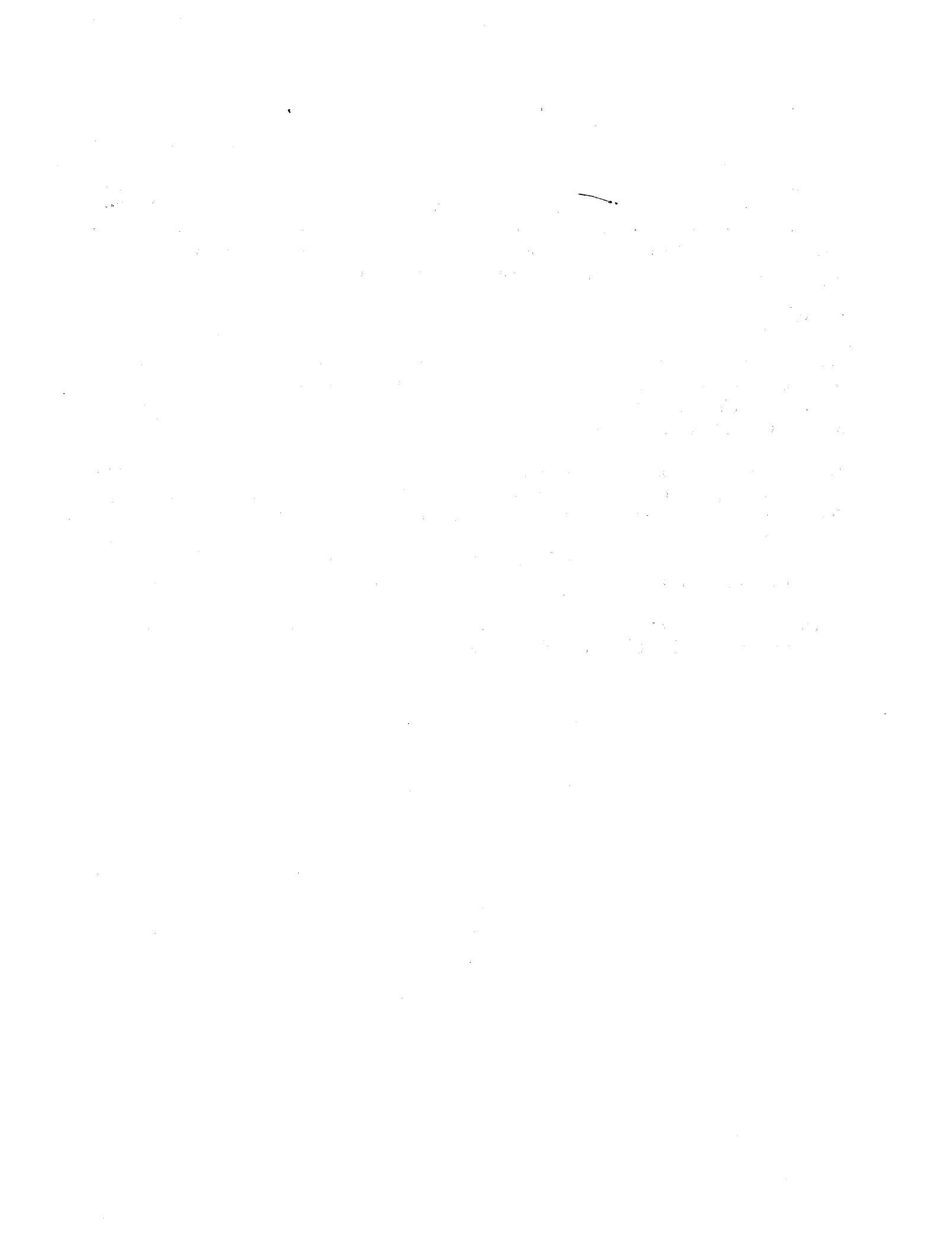


EXHIBIT-C

DRAFT RESOLUTION, INCLUDING:

1. CONDITIONS OF APPROVAL
2. PROJECT PLANS
3. REVISED BUILDING ENVELOPE

**EXHIBIT C
DRAFT RESOLUTION**

**Before the PLANNING COMMISSION in and for the
County of Monterey, State of California**

In the matter of the application of:

RICK HARTBRODT (PLN080370)

RESOLUTION NO. 080370

Resolution by the Monterey County Planning Commission recommending that the Board of Supervisors:

- 1) Consider an addendum to the Hidden Hills Estates and Hidden Ridge Estates Final Environmental Impact Report(No. 80-111) certified July 14, 1981;
- 2) Approve a Combined Development Permit consisting of: (1) Amendment to the Hidden Hills Estates Subdivision Final Map to reconfigure an existing 7,200 square foot designated building envelope into two separate envelopes of 4,232 square feet and 2,968 square feet; (2) Administrative Permit and Design Approval for development of a new 1,200 square foot detached 3-car garage and a new 850 square foot caretaker unit in a Visual Sensitivity or "VS" Zoning District; (3) Use Permit for ridgeline development; and (4) Administrative Permit for a new 850 square foot detached Caretaker Unit .

PLN080370, Rick Hartbrodt, 11431 Saddle Road, Greater Monterey Peninsula Area Plan (APN: 416-132-001-000)

The Hartbrodt application (PLN080370) came on for public hearing before the Monterey County Planning Commission on May 13, 2009. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **MAP AMENDMENT** – There is evidence in the record to support the required findings under Section 66472.1 of the Subdivision Map Act to amend the recorded Final Map.
EVIDENCE: a) The subject application (PLN080370) consists of an amendment to the Hidden Hills Estates Subdivision Final Map to allow the modification of the recorded building envelope and on Lot 11 of the Subdivision (APN 416-132-001-000) creating a new 2,968 sq. ft. building envelope from the existing 7,200 sq. ft. building envelope. The modification/reconfiguration would consist of a reduction of the current building envelope from 7,200 sq. ft. to 4,232 sq. ft. for a 4,232 sq. ft. two-story single-family residence; and the creation of a new 2,968 sq. ft.

envelope for a new 1,200 square foot detached 3-car garage and a new one story, 850 square foot caretaker unit.

- b) A Map Amendment is required to amend a recorded building envelope pursuant to Monterey County's Subdivision Ordinance (Chapter 19.08.015 County Code) and the Subdivision Map Act (Section 66469 and 66472.1 Government Code).
- c) The Planning Commission has determined that the reconfiguration of the building envelope and the proposed ridgeline development on the subject property would not cause additional visual impacts compared to the impacts from the development that was allowed under the original building envelope on the parcel. In addition, the proposed development that would result from the modification of the building envelope is minor in nature and of negligible visibility when viewed from a common public viewing area.
- d) The modification of the building envelope would not impose any burden on the fee owner of the subject property. The modification has been requested by the property owner.
- e) The modification of the building envelope would not alter any right, title, or interest in the real property reflected on the recorded map.

2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

- EVIDENCE** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the Monterey County General Plan,
 - Greater Monterey Peninsula Area Plan,
 - Greater Monterey Peninsula Area Plan Inventory and Analysis,
 - Monterey County Zoning Ordinance (Title 21)
 - Monterey County Subdivision Ordinance (Title 19)

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 a 2.46 acre parcel located at 11431 Saddle Road, in the Hidden Hills Estates Subdivision (Assessor's Parcel Number 416-132-001), Greater Monterey Peninsula Area Plan. The parcel is zoned ("LDR/B-6-(VS)(20'") or Low Density Residential, with B-6 and Visual Sensitivity zoning overlays and a twenty foot height limit, which allows for development of detached accessory structures such as the one proposed (caretaker unit and 3-car garage) with an Administrative Permit a Design Approval and a Use Permit for ridgeline development; and the development of a new detached Caretaker Unit with an Administrative Permit. Therefore, the project is an allowed land use for this site.
- c) The project is consistent with the provisions of Chapter 21.46 (Regulations for Development in the Visual Sensitivity or "VS" Zoning District) of the Zoning Ordinance, which require a finding that the project "will not create a significant adverse visual impact when viewed

- from a common public viewing area.” Although the project would be visible from a portion of Highway 68, the proposed development would be of negligible visibility and due to the existing condition of the viewshed would not cause any substantial adverse visual impact.
- d) The project planner conducted a site inspection on April 21, 2009 to verify that the project on the subject parcel conforms to the plans listed above.
 - e) Planning staff reviewed the project, as contained in the application and accompanying materials, for conformity with the Monterey County General Plan, Greater Monterey Peninsula Area Plan, Title 21 (Zoning), and Title 19 (Subdivision).
 - f) General Plan Policy 26.1.9 provides that a permit for ridgeline development can only be granted upon findings being made that the development as conditioned by permit will not create a substantially adverse visual impact when viewed from a common public viewing area. Development of the proposed accessory structures within the reconfigured building envelope would be visible from Highway 68, a State-designated Scenic Corridor which is considered a public viewing areas. However, the development as conditioned by this permit will not create a substantial adverse visual impact when viewed with normal unaided vision from common public viewing areas.
 - g) The proposed project is consistent with the provisions of Chapter 21.66.010 of the Zoning Ordinance (Regulations for Ridgeline Development) which requires that “ridgeline development, as conditioned by permit, will not create a substantially, adverse visual impact when viewed from a common public viewing area.” This conclusion is based on the negligible visibility of the dwelling from public viewing areas with normal unaided vision and is also based on the condition of the existing viewshed which would not be materially degraded by the proposed project.
 - h) The project is consistent with Greater Monterey Peninsula Area Plan Policy 29.1.9.1 which requires that “development on canyon edges and hilltops shall be designed to minimize the visual impacts of the development.” The reconfiguration of the existing building envelope and the development of the proposed accessory structures would result in ridgeline development on the parcel. However, the development has been designed to minimize the visual impact.
 - i) The project was referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the discretionary permits involved raise significant land use issues that necessitate review prior to a public hearing. The LUAC recommended approval with a vote of 3-0, with two members absent.
 - j) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN080370.

3. **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, Salinas Rural 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) Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:

- *“Geotechnical Report” (LIB_PLN080370) prepared by Grice Engineering and Geology Inc, Salinas, CA, September, 2008.*
- *“Archeological Report” (LIB_PLN080370) prepared by Archaeological Consulting, Salinas, CA, September, 2008*

c) Staff conducted a site inspection on April 21, 2009 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN080370.

4. **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) The project was reviewed by RMA - Planning Department, Salinas Rural Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency). The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood. The applicant has agreed to these conditions as evidenced by the application and accompanying materials and conditions (**Exhibit 1**).

b) Preceding findings and supporting evidence for PLN080370.

5. **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.

EVIDENCE: a) Staff reviewed Monterey County RMA - Planning Department and

Building Services Department Monterey County records and is not aware of any violations existing on subject property.

- b) Staff conducted a site inspection on April 21, 2009 and researched County records to assess if any violation exists on the subject property.
- c) There are no known violations on the subject parcel.
- d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080370

6. **FINDING:** **CEQA (Addendum):** - An Addendum to the FEIR for the Hidden Hills Estates and Hidden Ridge Estates Subdivisions (attached as **Exhibit B.1** to the May 13, 2009, Staff Report to the Planning Commission) was prepared pursuant to Code of Regulations, Title 14, Section 15164. The Addendum reflects the County's independent judgment and analysis.

- EVIDENCE:**
- a) The Hidden Hills Estates Subdivision was created in the early 1980s. An environmental impact report (EIR No. 80-111) certified for the subdivision identified potential visual impacts for lots created along the ridgeline.
 - b) The Visual Aesthetics Section of the FEIR (Section 2.6.1) evaluated visual impacts of the subdivision. Mitigation Measure 19 (adopted as Condition No. 42 of the approval of the subdivision), required building envelopes and screening landscaping as appropriate.
 - c) Board Resolution #81-537 for the approval of the subdivision, included conditions required to mitigate visual impacts of the approved subdivision. Condition 42 specifically required site plans for a number of lots including the subject lot. The site plans were required to: 1) define the building site, 2) establish maximum building dimensions, 3) identify natural vegetation that should be retained and 4) identify landscape screening as appropriate. As a result, building envelopes were established to reduce visual impacts caused by ridgeline development and to maintain the visual character of the area. In addition, Condition No. 30 required the rezoning of the area of the subdivision to the "SC" (Scenic Conservation) classification.
 - d) The Final Map for Hidden Hills Estates was recorded with designated building envelopes as part of the subdivision map in order to mitigate visual impacts of allowing ridgeline development. The proposed project includes a request to reconfigure the recorded building envelope on Lot 11 of the Subdivision (APN 416-132-001-000) from one building envelope of 7,200 square feet into two-separate building envelopes, consisting of a new 2,968 square foot building envelope and a reduction in the current 7,200 square foot building envelope to 4,232 square feet.

7. **FINDING:** **CARETAKER UNIT** – The subject project meets the regulations, standards and circumstances for caretaker units in accordance with the applicable goals, policies, and regulations of the applicable area plan and zoning codes.

- EVIDENCE:**
- a) The establishment of the caretaker unit will not, under the circumstances of the particular application, 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.
- b) All zoning violation abatement costs, if any, have been paid.
 - c) The subject property upon which the caretaker unit is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of this Title. The proposed caretaker unit is a use allowed subject to securing an Administrative Permit in accordance with the LDR zoning designation Section 21.14.040.C and is consistent with the development standards of Section 21.14.060 and the regulations for caretaker units as provided in Section 21.64.030.
 - d) The minimum lot size for the establishment of a caretaker unit in areas not served by public sewers shall be two acres. The subject property is 2.46 acres. The division of Environmental Health has reviewed the application and related materials and recommended conditions as appropriate to assure that adequate sewage disposal and water supply exist on the site for the senior citizen unit. Adequate sewage disposal and water supply facilities exist or are readily available. The caretaker unit will utilize the existing septic pits on the property with a new tank installed. The site has three pits that yield over 2000 sq. ft. of disposal area. A septic repair area is viable for future systems. The lot was created in October 1990 and thus only needs one repair area.
 - e) The proposed caretaker unit will not adversely impact traffic conditions in the area. The application and related materials were reviewed by the Public Works department and were found to have a less than significant impact on existing traffic conditions.
 - f) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080370.

8. **FINDING:** **RIDGELINE DEVELOPMENT** – The subject project, as conditioned by this permit, will not create a substantially adverse visual impact when viewed from a common public viewing area.

- EVIDENCE:**
- a) Pursuant to Section 21.66.010 of the Monterey County Zoning Ordinance, ridgeline development may be approved if, as conditioned or designed, the project will not create a substantially adverse visual impact when viewed from a common public viewing area. The proposed project creates a minimum silhouette against the sky when viewed from Highway 6, a public viewing area. As such, the project constitutes ridgeline development as defined by Section 21.06.950 of the Zoning Ordinance and a Use Permit is required.
 - b) The proposed 1,200 square foot detached garage and 850 square foot caretaker unit would not result in a substantial adverse impact, based on the condition of the existing viewshed. The location of the structures as seen from Highway 68 would not materially degrade the existing visual experience based on the proximity and duration of view when observed with normal unaided vision.
 - c) The location of the proposed development on the subject parcel would allow reasonable development and would not create a substantially

- adverse visual impact when view from a common public viewing area.
- d) The project planner conducted a site inspection on April 21, 2009 to verify that the project on the subject parcel conforms to the ridgeline development requirement to not create a substantially adverse visual impact.
 - e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080370.

9. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) Section 21.80.040.C of the Monterey County Zoning Ordinance (Title 21)

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

- A. Approves the Hartbrodt Combined Development Permit consisting of: (1) Amendment to the Hidden Hills Estates Subdivision Final Map to reconfigure an existing 7,200 square foot designated building envelope into two separate envelopes of 4,232 square feet and 2,968 square feet; (2) Administrative Permit and Design Approval for development of a new 1,200 square foot detached 3-car garage and a new 850 square foot caretaker unit in a Visual Sensitivity or "VS" Zoning District; (3) Use Permit for ridgeline development; and (4) Administrative Permit for a new 850 square foot detached Caretaker Unit, in general conformance with the attached project plans (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), all exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 13th day of March, 2009.

MIKE NOVO, SECRETARY, PLANNING COMMISSION

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION / CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE [DATE]

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 Planning Department and Building Services Department office in Salinas.

2. This permit expires 4 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION 080370 - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance

Project Name: Hartbrodt
 File No: PLN080370 APNs: 416-132-001
 Approved by: Planning Commission Date: _____

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

| Permit Cond. Number | Mitig. Number | Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department | Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted. | Responsible Party for Compliance | Timing | Verification of Compliance (name/date) |
|----------------------------------|---------------|--|--|---|--|--|
| RMA – Planning Department | | | | | | |
| 1. | | <p>PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN080370) allows Combined Development Permit consisting of: (1) Amendment to the Hidden Hills Estates Subdivision Final Map to increase the size of the designated building envelope; (2) Administrative Permit and Design Approval for development of a new detached 3-car garage (1,200 sq. ft.) in a Visual Sensitivity or "VS" Zoning District; (3) Use Permit for ridgeline development; and (4) Administrative Permit for a detached Caretaker Unit (850 sq. ft.). The property is located at 11431 Saddle Road (Assessor's Parcel Number 416-132-001), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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.</p> | <p>Adhere to conditions and uses specified in the permit.</p> <p>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.</p> <p>To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the County 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.</p> | <p>Owner/ Applicant</p> <p>RMA - Planning</p> <p>WRA RMA - Planning</p> | <p>Ongoing unless otherwise stated</p> | |

| | | | | |
|----|--|--|---|--|
| 2. | <p>PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 080370) was approved by the Planning Commission for Assessor's Parcel Number 416-132-001 on March 13, 2009. The permit was granted subject to 16 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department.</p> | <p>Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.</p> | <p>Owner/ Applicant RMA- Planning</p> | <p>Prior to the issuance of grading and building permits or commencement of use.</p> |
|----|--|--|---|--|

| | | | | |
|----|--|---|---------------------|--|
| 3. | <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 | <p>Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final/parce l map, whichever occurs first and as applicable</p> |
|----|--|---|---------------------|--|

| | | | | |
|---|--|--|----------------------------------|--|
| 4. | <p>PD032 - PERMIT TIME/YEAR & DATE The permit shall be granted for a time period of 4 years, to expire on DATE.</p> | <p>The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning.</p> <p>Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.</p> | Owner/ Applicant | As stated in the conditions of approval |
| RMA – Public Works Department | | | | |
| 5. | <p>NON-STANDARD – TAMC FEES Prior to issuance of building permits, applicant shall pay the Transportation Agency for Monterey County (TAMC) regional traffic mitigation fee identified in the TAMC nexus study. (Public Works)</p> | | | |
| Monterey County Water Resources Agency | | | | |
| 6. | <p>WR2 - STORMWATER CONTROL The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-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. (Water Resources Agency)</p> | <p>Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.</p> | Owner/ Applicant/ Engineer | Prior to issuance of any grading or building permits |

| | | | | | |
|---|--|--|---|---------------------|--|
| 7. | | <p>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:</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. (Water Resources Agency)</p> | <p>Compliance to be verified by building inspector at final inspection.</p> | Owner/ Applicant | Prior to final building inspection/occupancy |
| 8. | | <p>WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)</p> | <p>Submit the Water Release Form to the Water Resources Agency for review and approval.</p> | Owner/ Applicant | Prior to issuance of any building permits |
| Fire Agency (Salinas Rural) | | | | | |

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|-----------|---|--|--|---|
| <p>9.</p> | <p>FIRE007 - DRIVEWAYS 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 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. Responsible Land Use Department: Salinas Rural Fire District.</p> | <p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> | <p>Applicant or owner</p> | <p>Prior to issuance of grading and/or building permit.</p> |
| | <p>Applicant shall schedule fire dept. clearance inspection</p> | <p>Applicant or owner</p> | <p>Prior to final building inspection.</p> | |

| | | | | | |
|-----|---|---|--|---|--|
| 10. | <p>FIRE008 - GATES 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. Responsible Land Use Department: _____ Fire District: _____</p> | Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant or owner | Applicant or owner Applicant or owner | Prior to issuance of grading and/or building permit. Prior to final building inspection. | |
| 11. | <p>FIRE011 - ADDRESSES FOR BUILDINGS 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 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. Responsible Land Use Department: Salinas Rural Fire District.</p> | Applicant shall schedule fire dept. clearance inspection | Applicant or owner | Prior to final building inspection | |

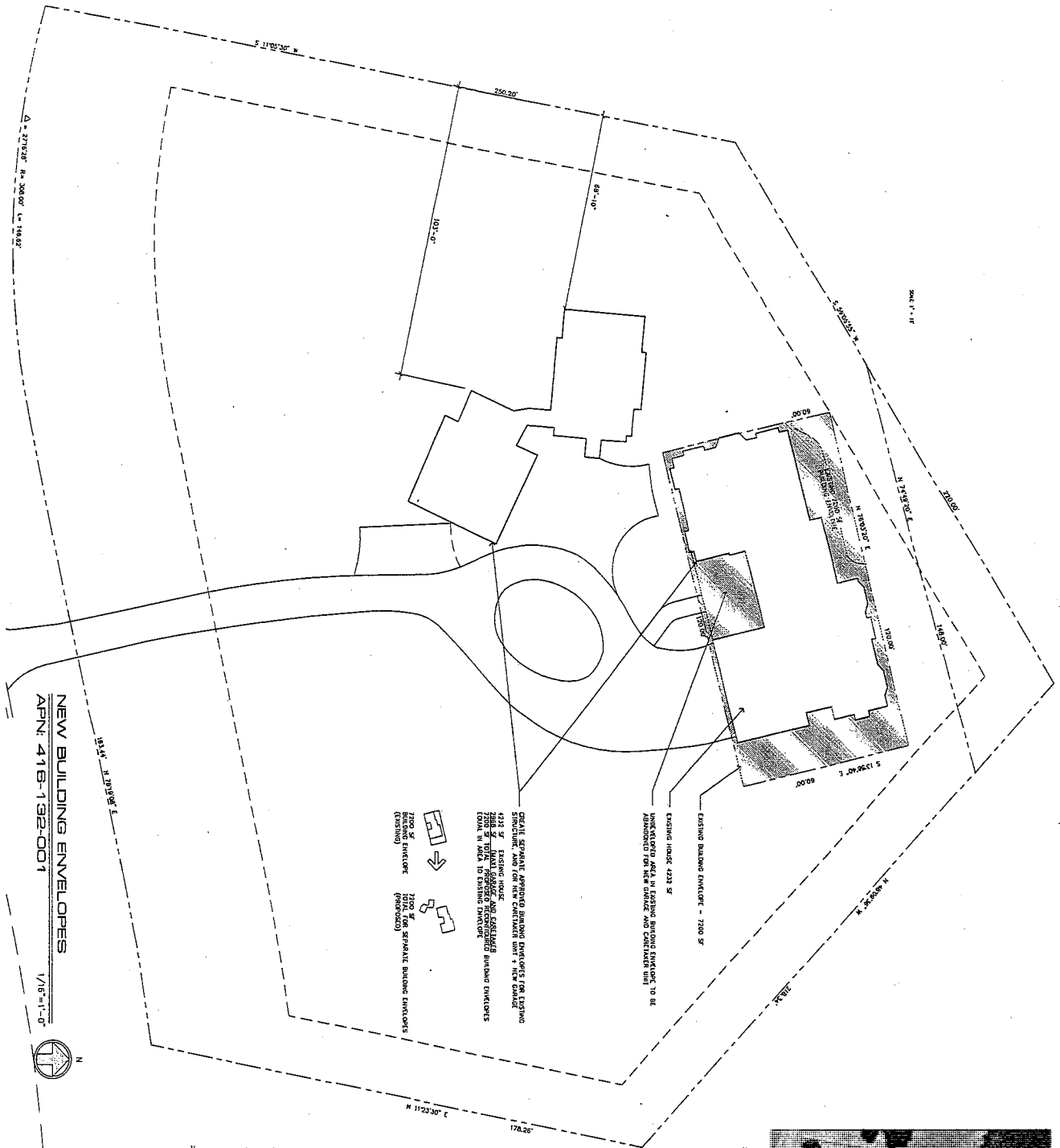
| | | | | |
|-----|---|---|--------------------|--|
| 12. | <p>FIRE016 - SETBACKS All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect. Responsible Land Use Department: Salinas Rural Fire District.</p> | 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. Prior to final building inspection |
| 13. | <p>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. Responsible Land Use Department: Salinas Rural Fire District.</p> | 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. Prior to final building inspection |
| 14. | <p>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. Responsible Land Use Department: Salinas Rural Fire District</p> | Applicant shall schedule fire dept. clearance inspection | Applicant or owner | Prior to final building inspection |

| | | | | |
|-----|--|--|--------------------|---------------------------------------|
| 15. | <p>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. Responsible Land Use Department: Salinas Rural Fire District.</p> | <p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. rough sprinkler inspection</p> | Applicant or owner | Prior to issuance of building permit. |
| 16. | <p>FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE) 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. Responsible Land Use Department: Salinas Rural Fire District.</p> | <p>Applicant shall schedule fire dept. final sprinkler inspection</p> | Applicant or owner | Prior to final building inspection |
| | | <p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p> | Applicant or owner | Prior to issuance of building permit. |

END OF CONDITIONS

Rev. 03/01/2009

RESOLUTION 080370 - EXHIBIT 2



VICINITY MAP
N.T.S.



COUNTY AERIAL PHOTO
EXISTING LAYOUTING TO REMAIN. EXISTING BUILDING TO REMAIN. THE NEW BUILDING AREAS TO BE RELOCATED ON SITE.

| | |
|-------------|------------|
| DATE | 06-27-2008 |
| BY | JYL/KL |
| DESCRIPTION | REVISIONS: |
| | 1 |
| | 2 |
| | 3 |
| SHEET NO | A1.1 |

| |
|--|
|  INTERNATIONAL DESIGN GROUP ARCHITECTURE • INTERIOR DESIGN JUNA A. HILLAND, AIA JOHN H. MATTHEWS 721 LIGHTHOUSE AVE • PACIFIC GROVE CA • PH: (805) 460-1561 FAX: (805) 460-1560 EMAIL: jay@idggroup.com |
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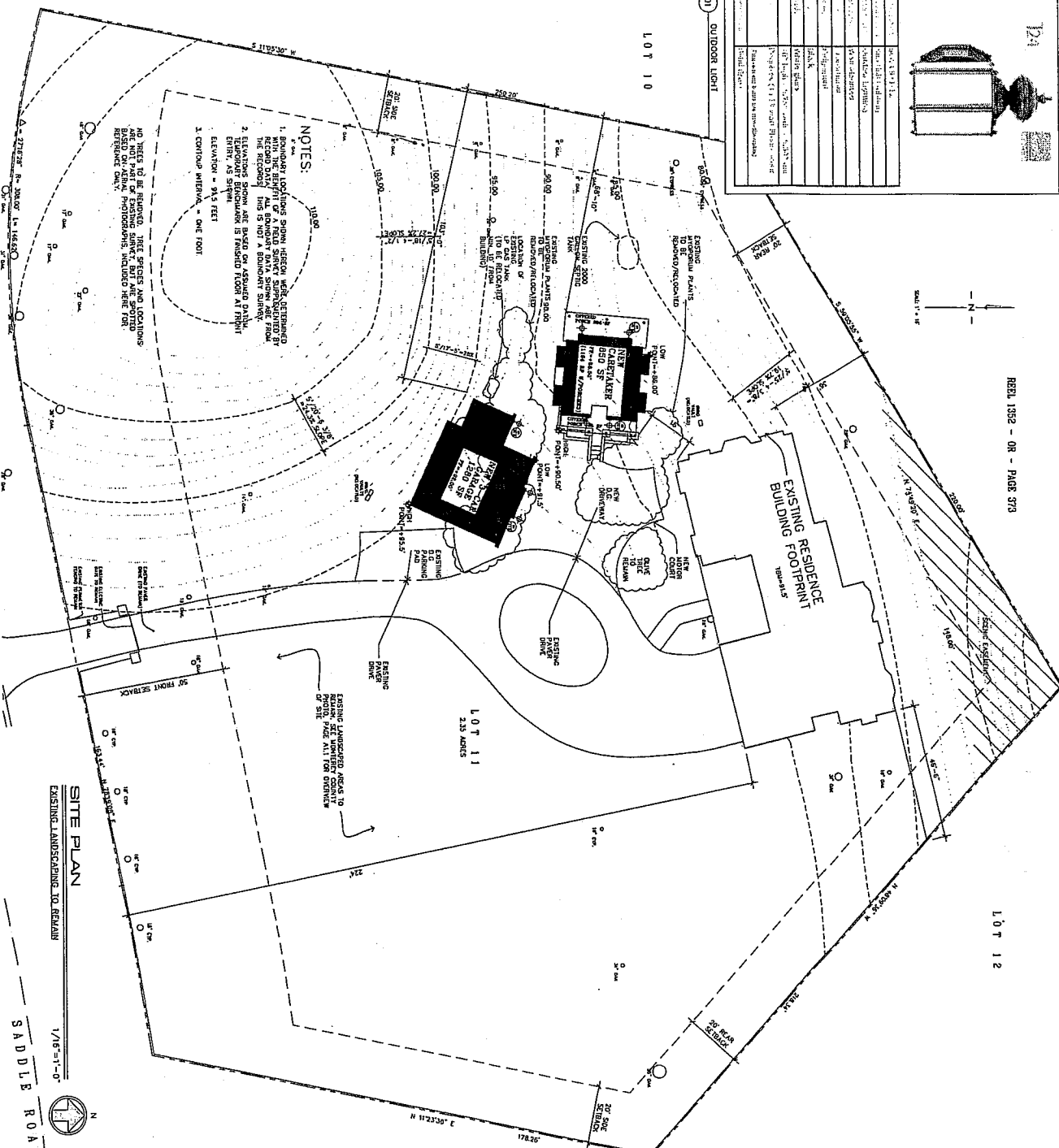
| |
|---|
| PROPOSED GARAGE AND SITE DEVELOPMENT HARTBRODT PROPOSED 11431 SADDLE RD. MONTBRIDGE COMMUNITY, CA. |
|---|

| |
|--|
| PROJECT NO: 080370 SHEET NO: A1.1 DATE: 06-27-2008 BY: JYL/KL DESCRIPTION: REVISIONS: 1 2 3 |
|--|



| Item | Description | Quantity | Unit |
|------|--------------|----------|------|
| 1 | Street Light | 1 | Each |
| 2 | Planting | 10 | Each |
| 3 | Planting | 10 | Each |
| 4 | Planting | 10 | Each |
| 5 | Planting | 10 | Each |
| 6 | Planting | 10 | Each |
| 7 | Planting | 10 | Each |
| 8 | Planting | 10 | Each |
| 9 | Planting | 10 | Each |
| 10 | Planting | 10 | Each |

REEL 1252 - 08 - PAGE 373



NOTES:

- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED BY A PROFESSIONAL SURVEYOR AND ARE BASED ON RECORD DATA. THIS IS NOT A BOUNDARY SURVEY.
- ELEVATIONS SHOWN ARE BASED ON ASSUMED ORIGNAL FINISH FLOOR ELEVATION OF 2.50 FEET.
- CONTRAST INTERVAL - ONE FOOT.

NO TREES TO BE REMOVED. TREE SPECIES AND LOCATIONS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS, INCLUDED HEREON, AND FIELD SURVEY. TREES TO BE REMOVED ARE INDICATED BY AN 'X' MARK.

SITE PLAN
EXISTING LANDSCAPING TO REMAIN
1/16" = 1'-0"
SADDLE ROAD

VICINITY MAP
APR 116-132-001
N.T.S.

PLANNING INFO

- PROPERTY OWNER: MR. & MRS. HARTBROD
- 11431 SADDLE RD., MONTEREY COUNTY, CA.
- PROJECT ADDRESS: 11431 SADDLE RD., MONTEREY COUNTY, CA.

PRODUCT SCOPE:
NEW 2-CAR GARAGE PLUS NEW CARETAKER BLDG. WITH 10 STALLS, BUNGALOW, OFFICE, STORAGE, AND CONSTRUCTION FOOTPRINT, WITH NO CHANGE IN LOT AREA OR EXISTING BUILDING FOOTPRINT.

- CONTRACTOR: RA, LLC
- CONSTR. TYPE: V, MB
- AP/FM: 416-132-001
- LEAD. DESIG. (LOT): BLOCK:
- ZONE: 0-D-5, LDR/B-5-S(200)
- MAX. BLDG. HT.: 20 FT. (19 FT. ACCESSORY)
- MAX. BLDG. HT.: 15' ACCESSORY STRUCTURE
- SETBACKS: FRONT 30', SIDE 20', REAR 20'
- ACCESSORY - 50' FRONT, SIDE 0', REAR 0'
- MINIMUM DISTANCE ACCESSORY/MAIN STRUCTURE = 10'
- MINIMUM DISTANCE ACCESSORY/ACCESS. STR. = 0'
- CRACKING: 1/8" CT CRACKS, CV FILL, NO AS DIRECTED BY OWNER
- TREE REMOVAL: NO TREES TO BE REMOVED
- PROVISION: DETAIL SCOPE
- PRODUCT CODE COMPLIANCE: 2, 2007 SEC. 204, 205, 206, 207 TITLE 24 CALIFORNIA ENERGY CODE
- 1017 AREA: 101328 SF.
- 1017 COVERAGE CALCULATIONS:

| EXISTING | PROPOSED | PROPOSED |
|----------|----------|----------|
| 4233 | 4233 | 4233 |
| 450 | 450 | 450 |
| 850 | 850 | 850 |
| 250 | 250 | 250 |
| 432 | 432 | 432 |
| 1017 | 1017 | 1017 |

- 1017 COVERAGE ALLOWED: 24,704.4 SF (24%)
- 1017 COVERAGE PROVIDED: 8812 SF (6.5%)
- EXISTING LANDSCAPING TO REMAIN
- EXISTING CONDORES UPSPRING TO REMAIN
- NEW CONSTRUCTION MATERIALS AND FINISHES TO MATCH EXISTING HOUSE

INTERNATIONAL DESIGN GROUP
ARCHITECTURE • INTERIOR DESIGN

JUN A. BILLAND, AIA JOHN S. MATTHEWS

721 LIGHTHOUSE AVE • PACIFIC GROVE CA •

TEL (805) 499-1881 FAX (805) 499-1880 EMAIL: jmatthews@idg.com

PROPOSED GARAGE AND STUDIO ADDITION:

HARTBROD RESIDENCE

11431 SADDLE RD. MONTEREY COUNTY, CA.

PROJECT DATA

SITE PLAN

DATE: 09-21-2008

REVISIONS:

DATE: 09-21-2008

APPLICATOR:

SCALE:

1/16" = 1'-0"

11.0

EXHIBIT- D

ADVISORY
COMMITTEE MINUTES

*Church
to Ron*

MINUTES

**Greater Monterey Peninsula Land Use Advisory
Wednesday, October 15, 2008**

A. Site Visit 2:30pm

Attendees Peierman, Smith, DeHoff
Heinlein - Planning

Meeting called to order at 4:00 pm

B. Roll Call:

Members Present: Smith, Peierman, DeHoff

Members Absent: Church, Jacobson

C. Approval of Minutes:
(August 6, 2008)

Motion: Peierman (LUAC Member's Name)

Second: DeHoff (LUAC Member's Name)

Ayes: 3

Noes: 0

Absent: Church, Jacobs

Abstain: _____

D. Public Comments: None

E. Scheduled Items - see next page

F. Other Items: A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects/Applications

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Planning Department
168 West Alisal Street, 2nd Floor
Salinas, CA 93901
(831) 755-5025

Advisory Committee: ~~Carmel Valley~~ **GMP**

Please submit your recommendations for this application by: October 15, 2008

Project Title: HARTBRODT RICK J & DEBORAH MITCHELL BREWER
File Number: PLN080370
File Type: PC
Planner: HEINLEIN
Location: 11431 SADDLE RD MONTEREY

Project Description:

COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A MAP AMENDMENT TO INCREASE THE SIZE OF A DESIGNATED BUILDING ENVELOPE; AND (2) AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR DEVELOPMENT OF AN 850 SQ. FT. DETACHED CARETAKERS UNIT AND 1,200 SQ. FT. DETACHED 3-CAR GARAGE. PROPERTY IS LOCATED AT 11431 SADDLE ROAD, MONTEREY (ASSESSORS PARCEL NUMBER 416-132-001-000), GREATER MONTEREY PENINSULA AREA PLAN.

Was the Owner/Applicant /Representative Present at the Meeting Yes No

PRESENTATION BY OWNER, APPLICANT, AGENT AND/OR PLANNER:

Hartbrodt, owner
Matthams, Architect

PUBLIC COMMENT:

- 1 - New building envelope configuration was proposed by Planning Dept (Mr. Holm) to keep net envelope area ^{see Revision next pg} be the same as the original.
- 2 - be the same as the original.
- 3 - Owner proposed to add area onto garage to keep net building area at 7200 # and make a shape into rectangle
- 4 - Owner has been advised to not increase ~~to~~ building envelope size and make irregular shapes to "fit" the buildings into.

AREAS OF CONCERN (e.g. traffic, neighborhood compatibility, visual impact, et

- The building envelope shape
- The building envelope has been shrunk to be coincident with building footprint. This seems to require a new map amendment for any, minor building change.
- Increasing usage of property and coincident impacts is of concern.

RECOMMENDED CHANGES/CONDITIONS (e.g. reduce scale, relocate on property, reduce lighting, etc.):

- Add ~~300~~ 388 # to garage envelope to make shape more regular.

- Rephrase project description to reflect a re-configuration of building envelope and no increase size.

Revision

RECEIVED JAN 22 2009

(PLN080370 HARTBRODT - notes continued)

○ Delete item 1 and replace with following:

The architect testified that the Planning Department, early on, suggested that no modify the building envelope configuration and maintain its size.

AREAS OF CONCERN (e.g. traffic, neighborhood compatibility, visual impact, et

○
RECOMMENDED CHANGES/CONDITIONS (e.g. reduce scale, relocate on property, reduce lighting, etc.):

○
Exhibit D

(PLN080370 HARTBRODT - notes continued)

No objection to administrative permit.

ADDITIONAL LUAC COMMENTS:

RECOMMENDATION (Please circle one):

Recommend approval; recommend denial; recommend continuance)

Recommend approval with netel changes.

CONCUR WITH RECOMMENDATION:

Ayes: 3 Smith, Peterson, DeHoff

Noes: 0

Absent: 2 Church, Jacobs

Abstain: 0

MEETING ADJOURNED AT: 4:37

SIGNATURE: Rou DeHoff

EXHIBIT- E

VICINITY MAP

GREATER MONTEREY PENINSULA

MONTEREY

Laguna Seca Rec. Area & Campgrounds

68

PROJECT SITE

SADDLE RD


TIERRA GRANDE DR


LAURELES GRADE RD

APPLICANT: HARTBRODT

APN: 416-132-001-000

FILE # PLN080370

 300' Limit

 2500' Limit

 City Limits

