

**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. 09025

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 expand the existing building envelope on the Hartbrodt property from one 7,200 sq. ft. building envelope into two envelopes of 7,200 sq. ft. and 2,968 sq. ft.; (2) Administrative Permit and Design Approval for development of a new 1,200 sq. ft. detached 3-car garage and a new 850 sq. ft. caretaker unit in a Visual Sensitivity or "VS" Zoning District; (3) Use Permit for ridgeline development; and (4) Administrative Permit for a new 850 sq. ft. 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 a Combined Development Permit consisting of: (1) Amendment to the Hidden Hills Estates Subdivision Final Map to expand the existing building envelope on the Hartbrodt property from one 7,200 sq. ft. building envelope into two envelopes of 7,200 sq. ft. and 2,968 sq. ft.; (2) Administrative Permit and Design Approval for development of a new 1,200 sq. ft. detached 3-car garage and a new 850 sq. ft. caretaker unit in a Visual Sensitivity or "VS" Zoning District; (3) Use Permit for ridgeline development; and (4) Administrative Permit for a new 850 sq. ft. detached 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) There are changes in circumstances that make the originally recorded building envelope, no longer necessary. Development of the surrounding area has resulted in homes that are visible from Highway 68, a State Scenic Highway. The Planning Commission recognizes that the ensuing development of the hillsides in the area has considerably changed the visual character of the area. The Planning Commission has determined that the addition of the new separate 2,968 square foot 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.
- d) The expansion of the building envelope would not impose any burden on the fee owner of the subject property. The expansion has been requested by the property owner.
- e) The expansion 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 area. 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 expand the existing 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 the existing 7,200 square foot envelope and a new additional 2,968 square foot building envelope. The proposed development that would result from the expansion of the building envelope area is minor in nature and of negligible visibility when viewed from a common public viewing area. Therefore, the expansion of the recorded building envelope is consistent with the intent of the mitigation required in the EIR of the subdivision and would not result in additional impacts.

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 68, 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:** **WATER SUPPLY** – The project is not subject to the Monterey Peninsula Water Management District prohibition of water permit applications for new construction or intensified water use in the California American Water Hidden Hills Unit .

- EVIDENCE:** a) The property is currently served by California American Water within the jurisdiction of the Monterey Peninsula Water Management District, Hidden Hills Unit.
- b) The prohibition does not apply to applications where there is no intensification of water use. The applicant has submitted a water release form indicating that there will be no increase in water usage. The project meets this standard by replacing old water fixtures with new water-saving models. The water release form must be approved by the District prior to issuance of building permits for the project.

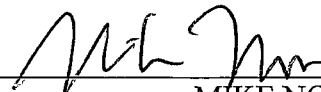
DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby recommend the following actions to the Board of Supervisors:

- A. Approve an addendum to the Hidden Hills Estates and Hidden Ridge Estates Final Environmental Impact Report (No. 80-111) certified July 14, 1981;
- B. Approve a Combined Development Permit consisting of: (1) Amendment to the Hidden Hills Estates Subdivision Final Map; (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, by the following vote:

AYES: Brown, Isakson, Rochester, Vandevere, Sanchez, Diehl, Padilla, Ottone
NOES: None
ABSTAIN: None
ABSENT: Pessagno, Salazar



MIKE NOVO, SECRETARY

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE JUN 23 2009

RESOLUTION 09025 - 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: May 13, 2009

**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>
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; (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 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 _____) was approved by the Board of Supervisors for Assessor's Parcel Number 416-132-001 on _____. The permit was granted subject to 15</p>	<p>Obtain appropriate form from the RMA-Planning Department.</p> <p>The applicant shall complete the form and furnish proof of recordation of this</p>	<p>Owner/ Applicant</p> <p>RMA- Planning</p>	<p>Prior to the issuance of grading and building</p>	

		conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department.	notice to the RMA - Planning Department.		permits or commencement of use.	
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	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final/parcel map, whichever occurs first and as applicable	

4.		PD032 - PERMIT TIME/YEAR & DATE The permit shall be granted for a time period of 4 years, to expire on May 13, 2013 .	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
RMA – Public Works Department						
5.		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)				
Monterey County Water Resources Agency						
6.		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)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	
7.		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	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

		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)			
8.		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)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits
Fire Agency (Salinas Rural)					
9.		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	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.

	<p>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.</p> <p>Responsible Land Use Department: Salinas Rural Fire District.</p>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
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: 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.	
		Applicant or owner	Applicant or owner	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</p>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

	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.				
12.	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.	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	
13.	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	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.	

		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.	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
14.		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.	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
15.		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.	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

END OF CONDITIONS

Rev. 03/01/2009

12A



REEL 1352 - OR - PAGE 373

LOT 12

1.00	EXISTING 2000 GROUND SEWAGE TANK
1.01	NEW CARETAKER 650 SF
1.02	NEW 3-CAR GARAGE 1280 SF
1.03	EXISTING 2000 GROUND SEWAGE TANK
1.04	EXISTING 2000 GROUND SEWAGE TANK
1.05	EXISTING 2000 GROUND SEWAGE TANK
1.06	EXISTING 2000 GROUND SEWAGE TANK
1.07	EXISTING 2000 GROUND SEWAGE TANK
1.08	EXISTING 2000 GROUND SEWAGE TANK
1.09	EXISTING 2000 GROUND SEWAGE TANK
1.10	EXISTING 2000 GROUND SEWAGE TANK
1.11	EXISTING 2000 GROUND SEWAGE TANK
1.12	EXISTING 2000 GROUND SEWAGE TANK
1.13	EXISTING 2000 GROUND SEWAGE TANK
1.14	EXISTING 2000 GROUND SEWAGE TANK
1.15	EXISTING 2000 GROUND SEWAGE TANK
1.16	EXISTING 2000 GROUND SEWAGE TANK
1.17	EXISTING 2000 GROUND SEWAGE TANK
1.18	EXISTING 2000 GROUND SEWAGE TANK
1.19	EXISTING 2000 GROUND SEWAGE TANK
1.20	EXISTING 2000 GROUND SEWAGE TANK

01 OUTDOOR LIGHT

LOT 10

LOT 11
3.35 ACRES

NOTES:

- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
- ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM. TEMPORARY BENCHMARK IS FINISHED FLOOR AT FRONT ENTRY, AS SHOWN.
- ELEVATION = 94.5 FEET
- CONTOUR INTERVAL = ONE FOOT

NO TREES TO BE REMOVED. TREE SPECIES AND LOCATIONS ARE NOT PART OF EXISTING SURVEY, BUT ARE SPOTTED BASED ON AERIAL PHOTOGRAPHS, INCLUDED HERE FOR REFERENCE ONLY.

EXISTING RESIDENCE BUILDING FOOTPRINT
10M=91.5'

NEW CARETAKER
650 SF
1114 SF 9/20/2000

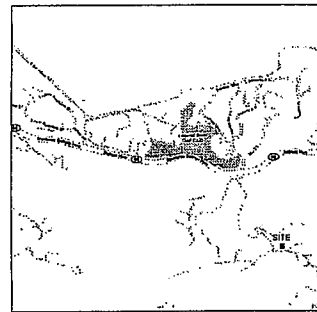
NEW 3-CAR GARAGE
1280 SF
12/14/2000

PLANNING INFO.

- PROPERTY OWNER: MR. & MRS. HARTBRODT
11431 SADDLE RD.
MONTEREY COUNTY, CA
- PROJECT ADDRESS: 11431 SADDLE RD.
MONTEREY COUNTY, CA
- PROJECT SCOPE:
NEW 3-CAR GARAGE PLUS NEW CARETAKER UNIT, (1) STALL-CARETAKER COVERED PARKING WITH EXISTING BUILDING ENVELOPE RECONFIGURED TO TWO REGIONS, TO INCLUDE THE EXISTING HOUSE FOOTPRINT, & THE NEW CONSTRUCTION FOOTPRINT, WITH NO CHANGE TO TOTAL SF ALLOWED IN EXISTING BUILDING ENVELOPE
- OCCUPANCY: R3, U1
- CONST. TYPE: V, NR
- A.P.N. 416-132-001
- LEGAL DESC: LOT: BLOCK:
- ZONE: O-D-5, LDR/B-5-VS(20)
- MAX BLDG. HT: 20 FT (15 FT ACCESSORY)
- MAX BLDG. HT: 15' ACCESSORY STRUCTURE
- SETBACKS: FRONT 30', SIDE 20', REAR 20'
- ACCESSORY - 50' FRONT, SIDE 6', REAR 6'
- MINIMUM DISTANCE ACCESSORY/MAIN STRUCTURE = 10'
- MINIMUM DISTANCE ACCESSORY/ACCESS. STR. = 6'
- GRADING: 185 CY CUT, 54 CY FILL, NO EXPORT, SPREAD ON SITE AS DIRECTED BY OWNER
- TREE REMOVAL: NO TREES TO BE REMOVED
- TOPOGRAPHY: GENTLE SLOPE
- PROJECT CODE COMPLIANCE:
1. 2007 CBC, CMC, CPC, OFC
2. 2007 CEC
3. 2007 TITLE 24 CALIFORNIA ENERGY CODE
- LOT AREA: 103,138 S.F.
- LOT COVERAGE CALCULATIONS:

	EXISTING	PROPOSED ADDITION	PROPOSED TOTAL
BUILDINGS	4232	4232	4232
COVERED TERRACE		450	450
CARETAKER UNIT		850	850
GARAGE		1280	1280
TOTAL	4232	2580	6812

- LOT COVERAGE ALLOWED: 25,784.4 SF (25%)
- LOT COVERAGE PROPOSED: 6812 SF (6.6%)
- EXISTING LANDSCAPING TO REMAIN
- EXISTING OUTDOOR LIGHTING TO REMAIN
- NEW CONSTRUCTION MATERIALS AND FINISHES TO MATCH EXISTING HOUSE



SITE PLAN

EXISTING LANDSCAPING TO REMAIN

1/16"=1'-0"



VICINITY MAP

APN: 416-132-001

N.T.S.

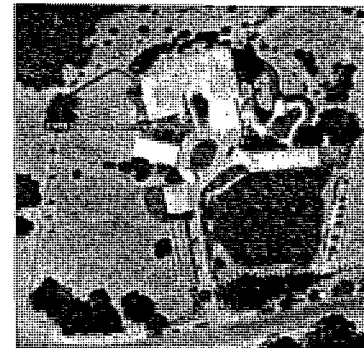
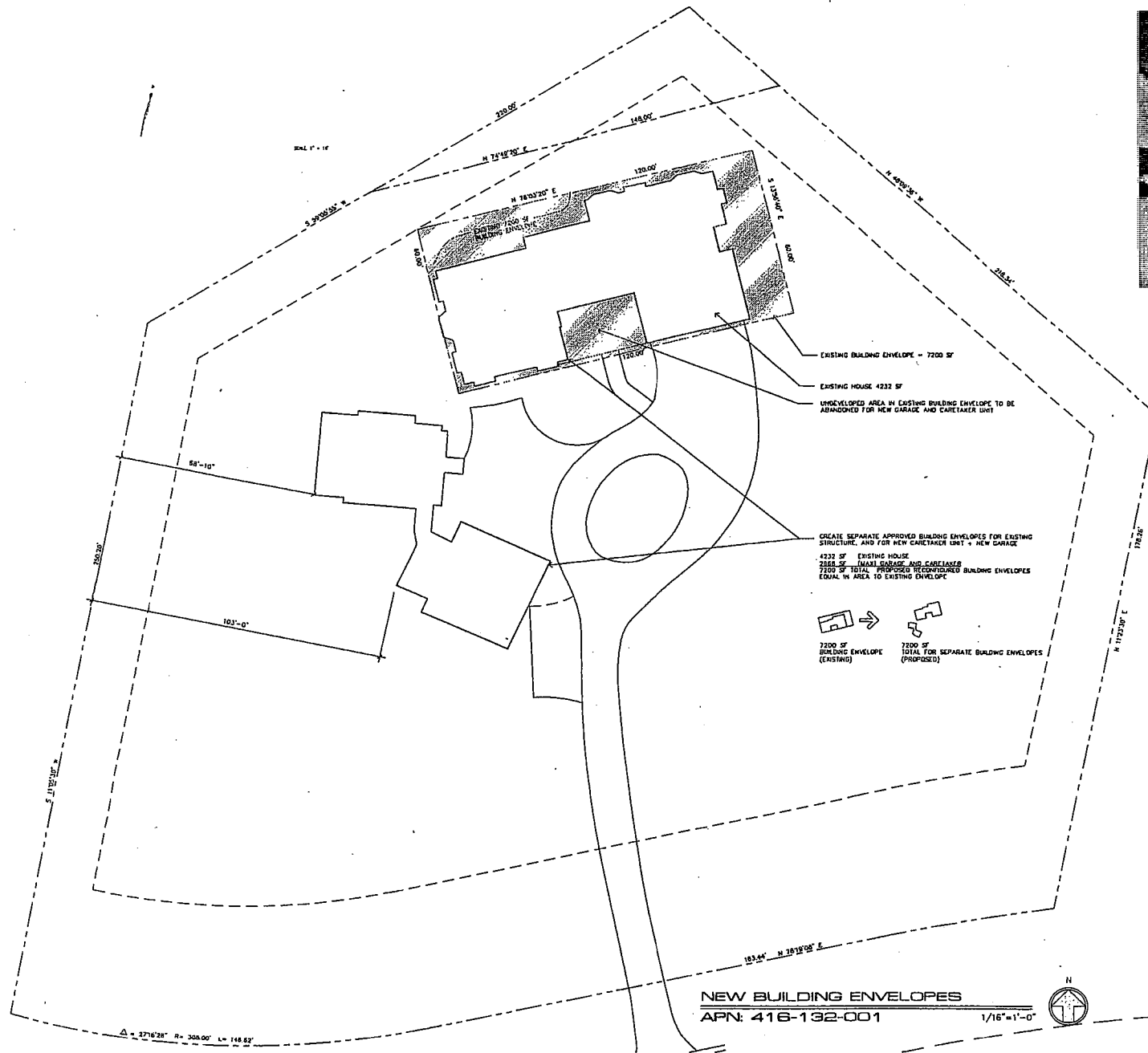
SADDLE ROAD

THE STATE OF CALIFORNIA
COUNTY OF MONTEREY
I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office on _____, 2008.

PROPOSED GARAGE AND STUDIO ADDITION:
HARTBRODT RESIDENCE
11431 SADDLE RD., MONTEREY COUNTY, CA.

INTERNATIONAL DESIGN GROUP
ARCHITECTURE & INTERIOR DESIGN
JOHN A. MILLARD, AIA
JOHN B. MATTHEW
228 LINDAHOUBE AVE. ■ PACIFIC GROVE, CA ■ (805) 461-1181
WWW.IDGARCH.COM

PROJECT DATA
SITE PLAN
DATE: 08-22-2008
APPLICATION
REVISIONS:
A1.0



COUNTY AERIAL PHOTO

EXISTING LANDSCAPING TO REMAIN - EXISTING LANDSCAPE PLANTING AND IRRIGATION SYSTEMS IN THE NEW BUILDING AREAS TO BE RELOCATED ON SITE



VICINITY MAP
N.T.S.

PROPOSED GARAGE AND STUDIO ADDITION:
HARTBRODT RESIDENCE
11431 SADDLE RD. MONTEREY COUNTY, CA.

INTERNATIONAL DESIGN GROUP
ARCHITECTURE + INTERIOR DESIGN
JUN A. WILLIAMS, AIA JOHN B. MATTHEWS
720 LIGHTHOUSE AVE # PACIFIC GROVE CA
PAC 82011 844-1181 PAC 82011 844-1182 JUN A.L.I. jwilliams@idg.com

NEW BUILDING ENVELOPES
DATE: 02-22-2008
APPLICATION

REVISIONS:
 Δ _____
 Δ _____
 Δ _____
 Δ _____

SHEET NO
A1.1

GREATER MONTEREY PENINSULA

MONTEREY

Laguna Seca Rec. Area & Campgrounds

68

PROJECT SITE

SADDLE RD

LAURELES GRADE RD


TIERRA GRANDE DR

APPLICANT: HARTBRODT

APN: 416-132-001-000

FILE # PLN080370

 300' Limit

 2500' Limit

 City Limits

