

**PAUL H & LINDA S
TRUSTEES
COMBINED
DEVELOPMENT PERMIT
APPEAL**

PLN200032 – 25836 PASEO REAL
APN 416-132-010

AGENDA

- Subdivision Planning
- Neighborhood Design Precedence within Visually Sensitive Area
- Comparable Neighboring Developments
- Southern Portion of Subject Property Development Feasibility
- Site Suitability

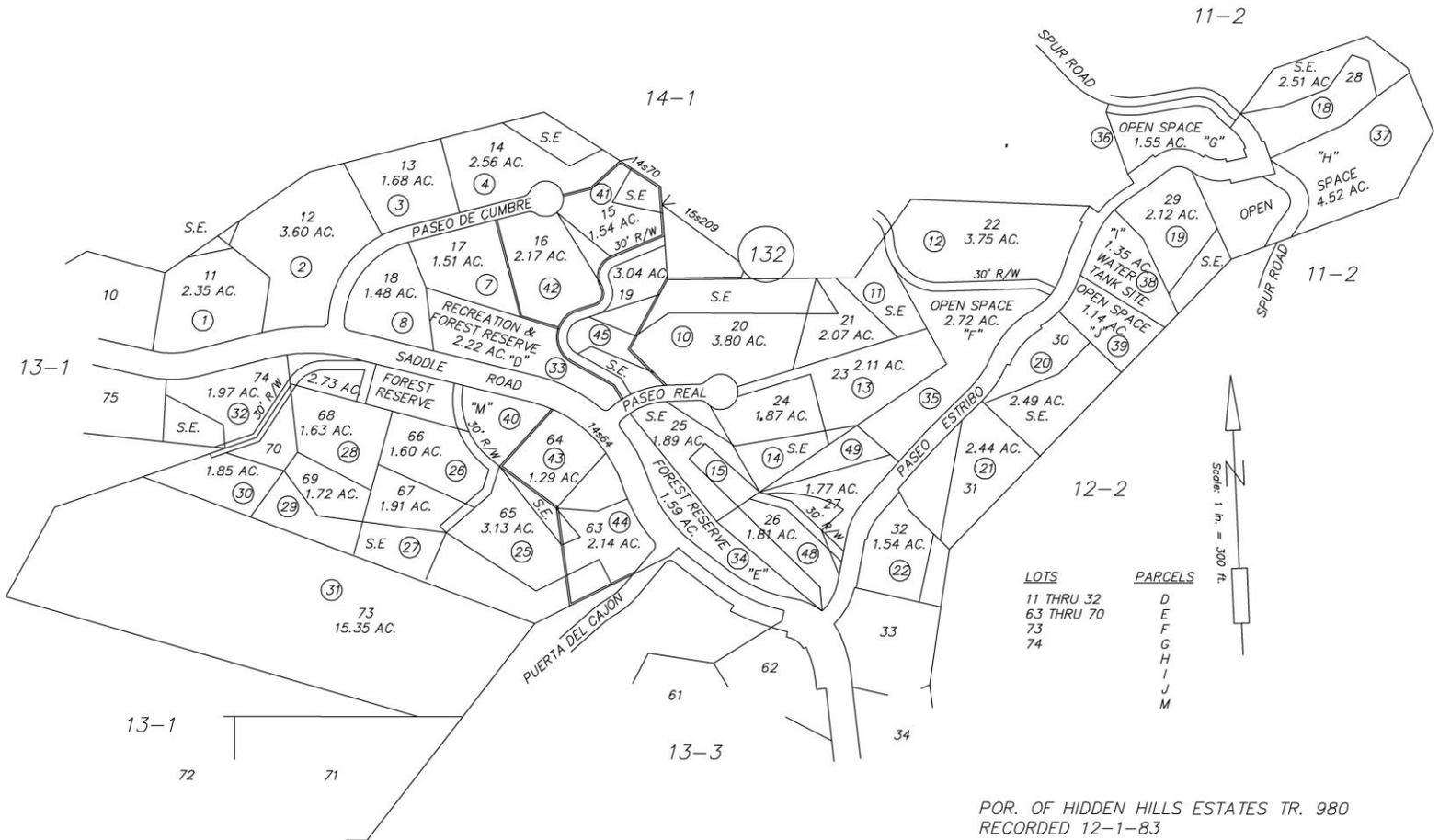
ESTATES TRACT #980

Provided by:

PARCELQUEST

TAX RATE AREA

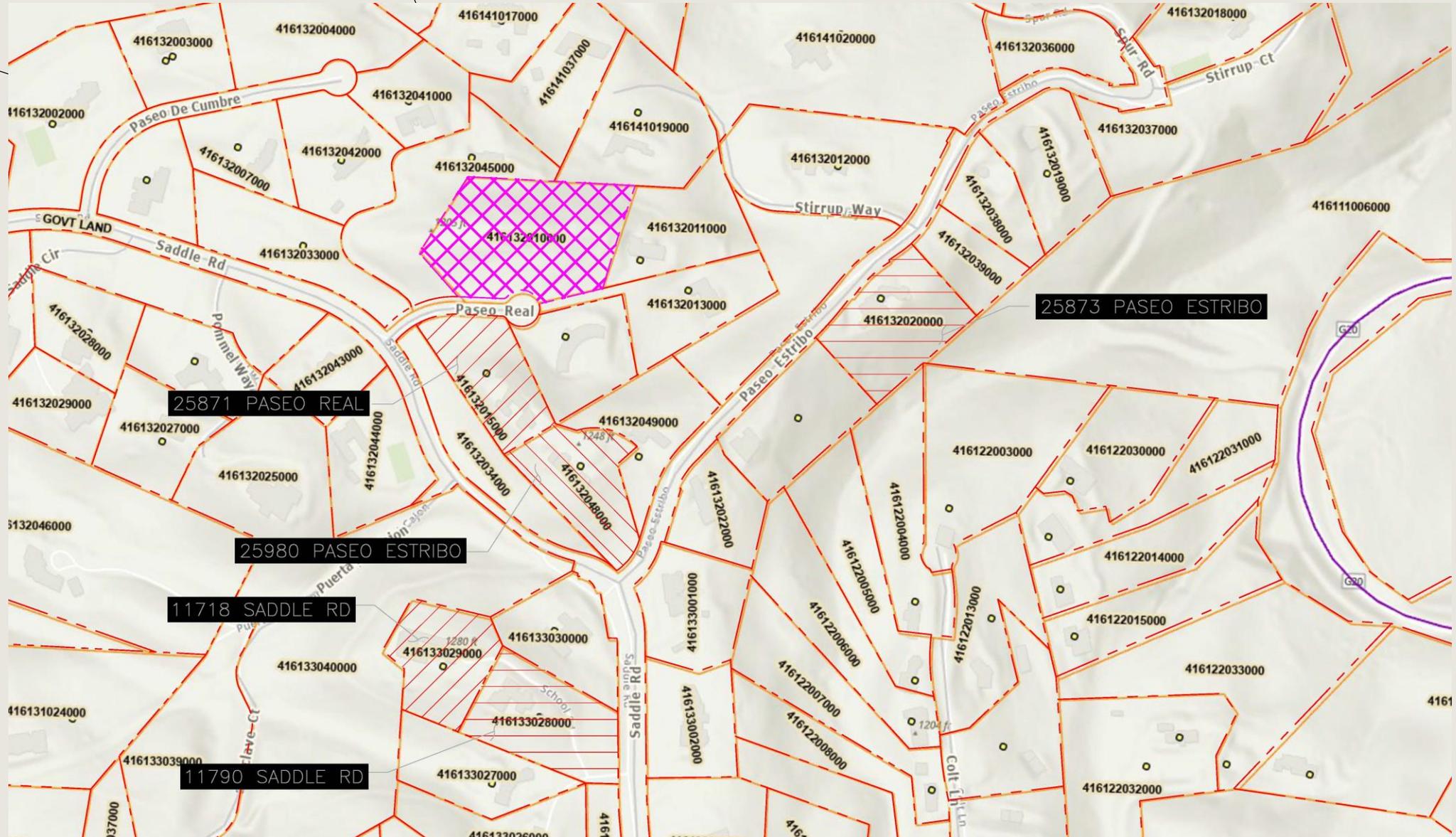
COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK 416 PAGE 13-2



POR. OF HIDDEN HILLS ESTATES TR. 980
RECORDED 12-1-83



ESTATES TRACT #980





ESTATES TRACT #980





ESTATES TRACT #980



ESTATES TRACT #980



25871 PASEO REAL
PROPOSED PROJECT
FFE=1,036' ASL

25980 PASEO ESTRIBO
FFE=±1,065' ASL

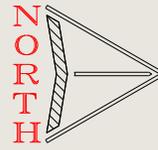
25873 PASEO ESTRIBO
FFE=±954' ASL

25871 PASEO REAL
FFE=±1,057' ASL

11718 SADDLE RD
FFE=±1,080' ASL

11790 SADDLE RD
FFE=±1,082' ASL





ESTATES TRACT #980





ESTATES TRACT #980



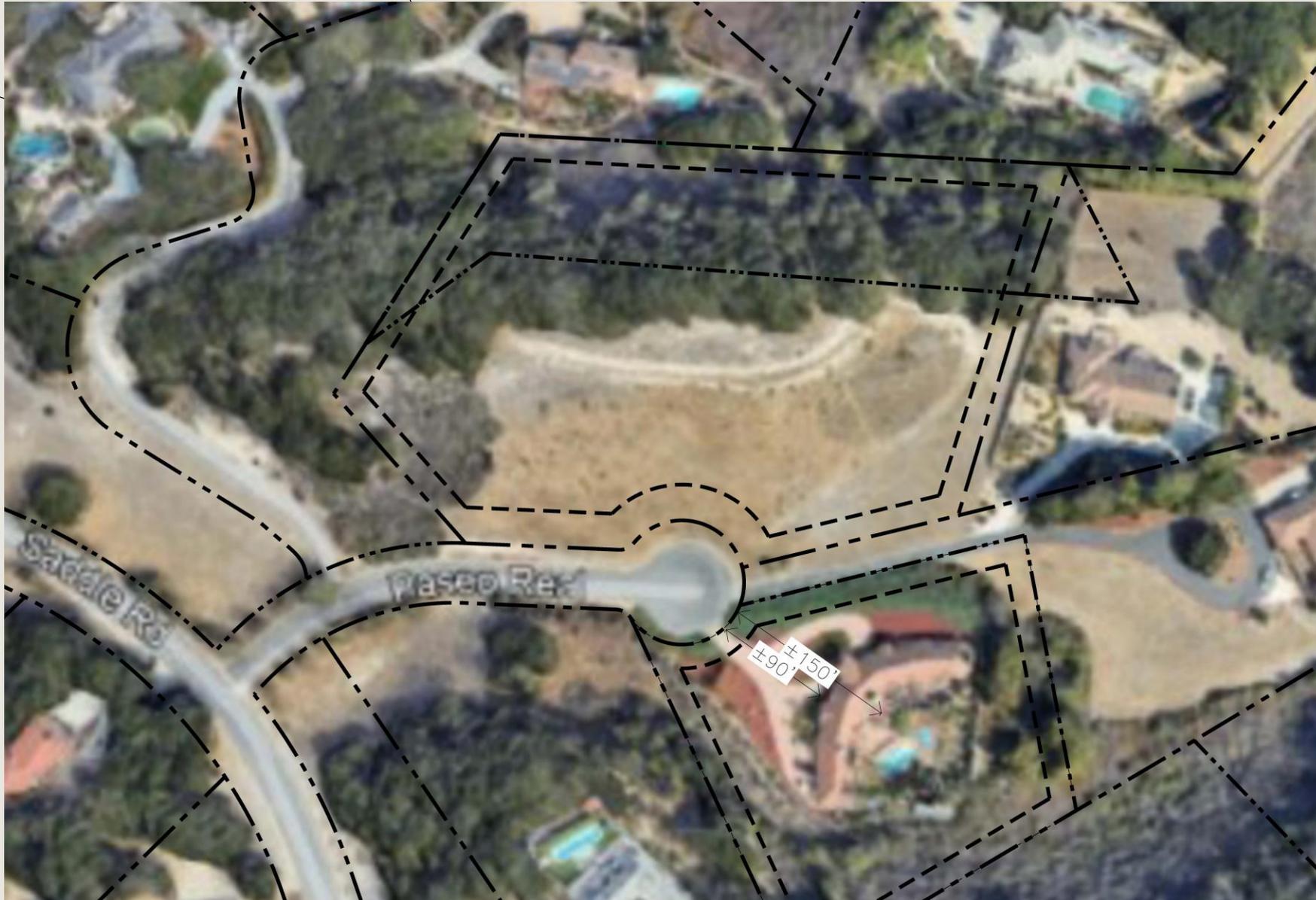


25836 PASEO REAL

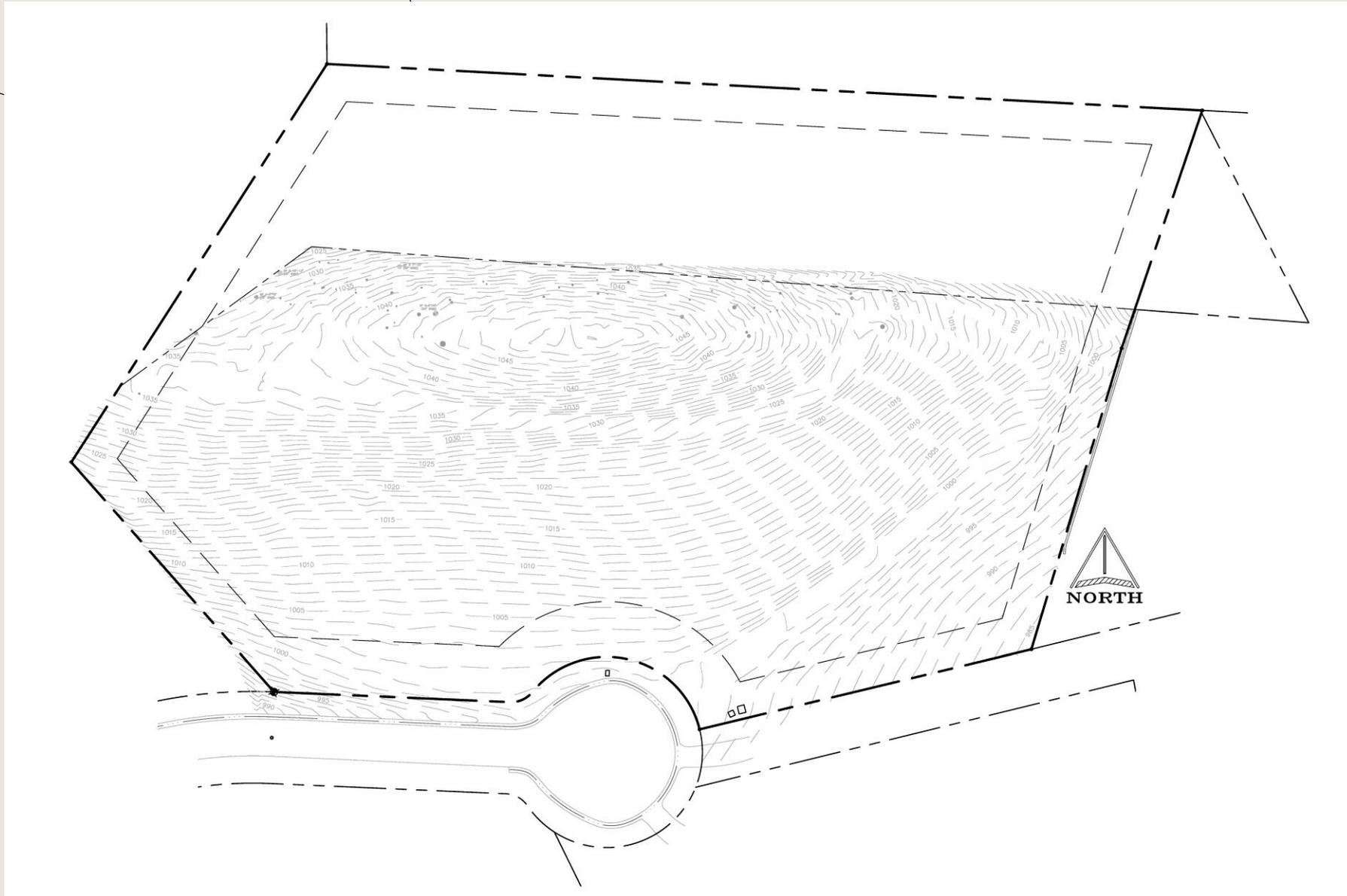




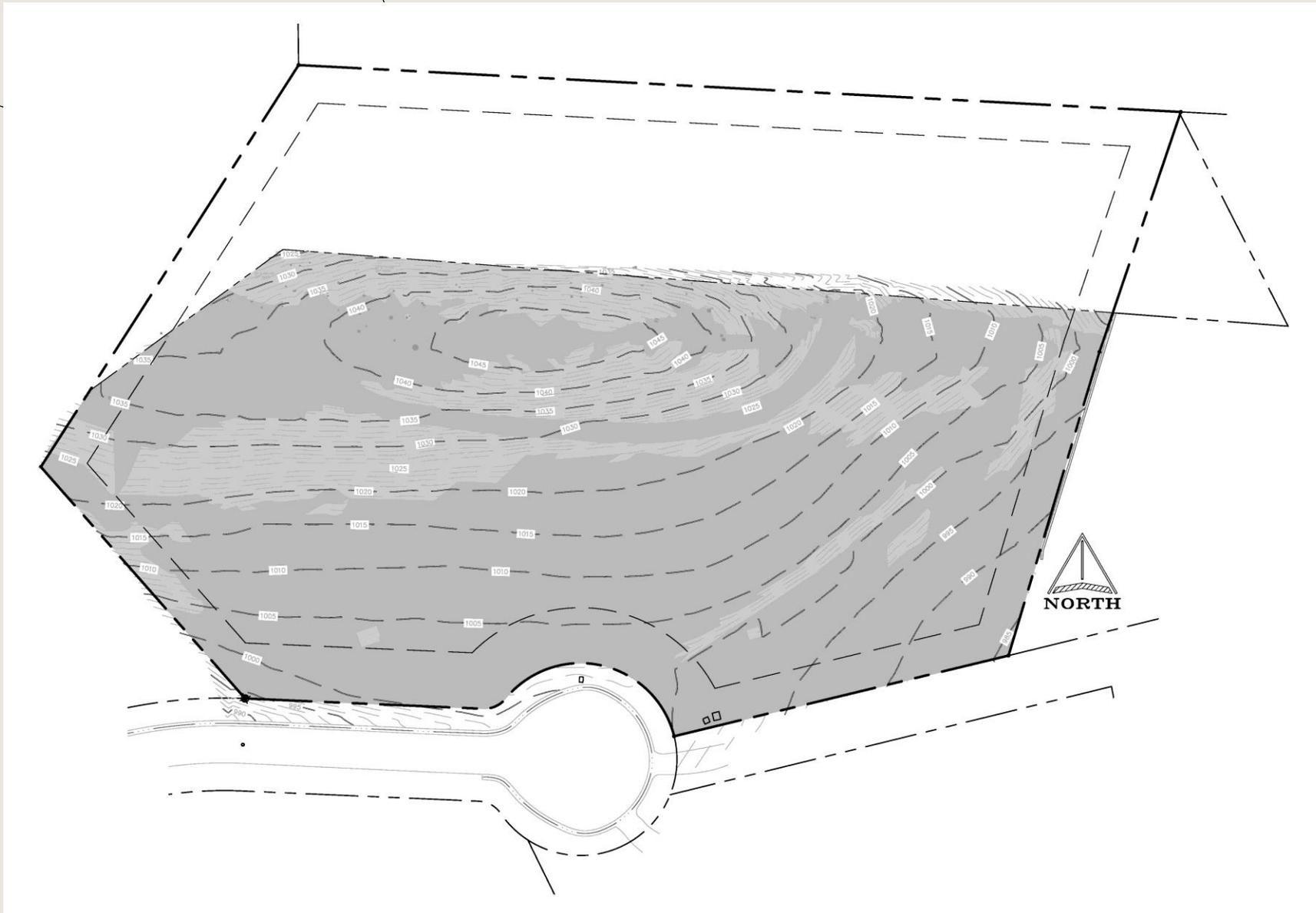
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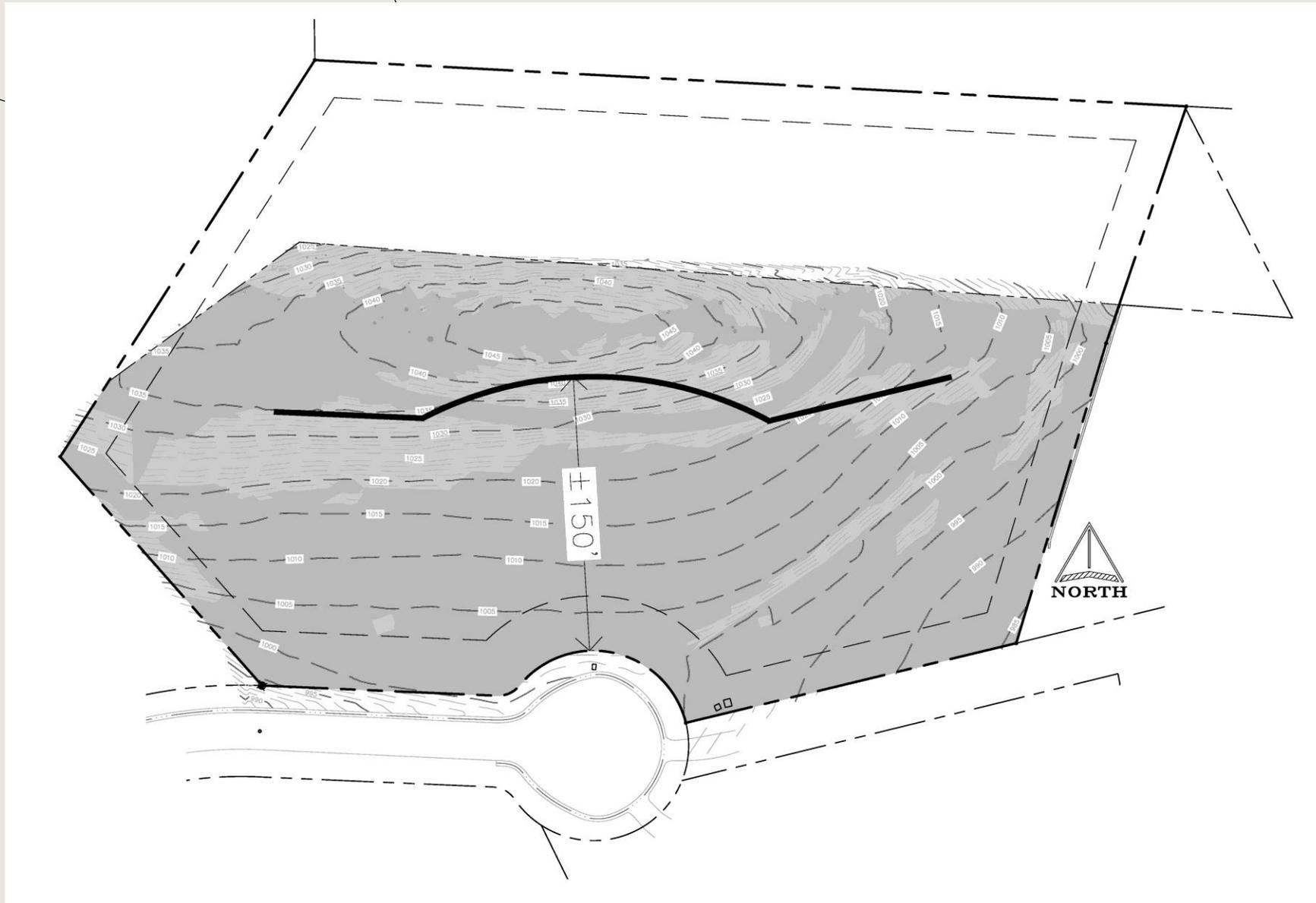
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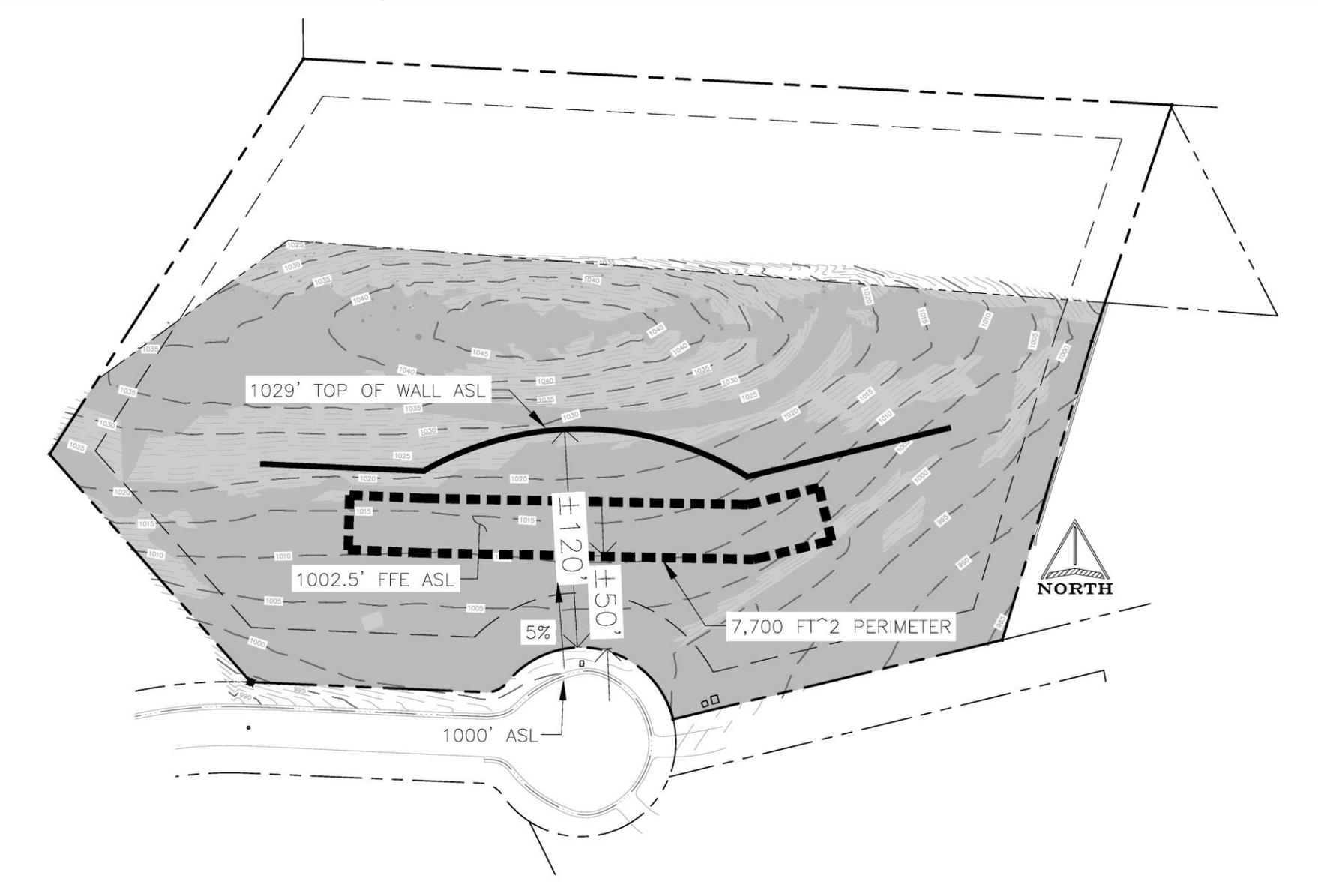
25836 PASEO REAL



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FINAL TAKEAWAYS

SITE SUITABILITY

- Difficult Lot
 - One of a few that have been left undeveloped in this portion of Hidden Hills Estates Tract #980
- Design Compromises
 - Any layout will come along with compromises
- Neighborhood Precedence
 - Several homes in the immediate area are sited at the top of the property
- Hardship
 - Any unattainable standard is being set for this property which sets it apart from the existing neighborhood development

