

Exhibit E

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MINUTES
Toro Land Use Advisory Committee
Monday, June 13, 2016

1. Meeting called to order by Mike Weaver at 4:06 pm

2. **Roll Call**

Members Present: (6) Keenan, Mueller, Vandergrift, Varney, Weaver, Bean

Members Absent: (3) Kennedy, Baker, Rieger

3. **Approval of Minutes:**

A. May 23, 2016 minutes

Motion: Vandergrift (LUAC Member's Name)

Second: Keenan (LUAC Member's Name)

Ayes: (5) Keenan, Vandergrift, Mueller, Weaver, Bean

Noes: 0

Absent: (3) Baker, Kennedy, Rieger

Abstain: (1) Varney [Not there]

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects (Refer to pages below)

None

B) Announcements

None

7. Meeting Adjourned: 5:03 pm

Minutes taken by: Bean

Minutes received via email June 27, 2016

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County RMA Planning
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Toro**

Please submit your recommendations for this application by: **June 13, 2016**

Project Title: NICOLA ANTHONY

File Number: PLN160205

Planner: LISTER

Location: SAN BENANCIO RD SALINAS

Project Description:

Use Permit to allow the removal of 21 Oak trees and Design Approval to allow the construction of a new 3,400 square foot two-story single family dwelling with new a septic system, and approximately 118 cubic yards of cut and 55 cubic yards of fill. The property is located at 113 San Benancio Road, Salinas (Assessor's Parcel Number 416-221-041-000), Toro Area Plan.

Was the Owner/Applicant/Representative present at meeting? Yes _____ No X

Was a County Staff/Representative present at meeting? No (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Hope Belli Tinney	X		Tree removal should be careful to retain screening buffer with neighboring properties. Size of house is too large to be compatible with neighborhood. She said only 2 new homes have been built in the last 30 years. Long time neighbors, including her, did not know this was even a building lot.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Setbacks (front and rear) are not shown on plans	See exhibit A (Gazzano neighboring house building permit) which allowed a one story house and provided setbacks.	Establish and show correct setbacks on plans
This parcel predates current zoning of 5-acre minimum and has no building envelope. The proposed 2-story house and 3 car garage is a total of 4364 sq. ft. and is much higher than neighboring houses at 26 ft 10.5 inches above average grade. It seems too high and too large and not compatible with neighborhood.		Suggest lowering height and mass of proposed building
Site plan does not show easement types on property; neighboring mutual water system water mains; electric, natural gas underground utilities required (?)		More complete plans needed
Septic field is shown on site plan among oak trees. A 20-ft leach line field will affect oak tree roots on installation and future health of mature trees.		Refer question about leach field to Department of Environmental Health. Septic Pits rather than leach field may save some of the oak tree woodland

ADDITIONAL LUAC COMMENTS:

Issues of neighborhood compatibility and incomplete plans

The plans provided are incomplete and inconsistent. What is referred to as Parcel 2, the neighboring 20 ft wide road and utility easement is not shown on site plans. Many pages of the site plan are not numbered and there is a conflict between a description on a page numbered 3 which shows 292 cubic yds of cut while the project description calls for 118 cubic yds of cut. This conflict needs to be resolved.

This lot was owned by the Gazzano's who built a home next door beginning in the latter 1960's. The lot was advertised for sale as being Number 0 San Benancio and sold in 2016, following the sale of the Gazzano home. A situs number of #113 was assigned to this lot by Public Works on March 25, 2016. However, odd numbers are typically on the other side of San Benancio Rd. This has led to confusion as to the location of this project site. It was a reason to have the project site posted with a correct description of the proposed project, date, time, and location of LUAC hearing. No posting was found on the site the day before this scheduled LUAC hearing.

No licensed structural engineer, architect, or grading contractor is shown on the project plans..

The following were not provided: lighting plan, location of required fire sprinklers (including garage); color chips for exterior; size and number of replacement trees for removal of 21 trees. Is the oak tree replacement ratio one for one? What size replacement trees would be required? Will they be placed to provide buffer for neighbors?

There is (as of June 12) no public notice posted at the project site. It is unclear if the mostly corrected public notice was actually sent to neighbors as requested by the LUAC on May 23, although Ms. Tinney said she received one.

ADDITIONAL LUAC COMMENTS (CONTINUED):

There is no H.O.A. for this immediate area of San Benancio.

Suggested times of construction should be limited to 9-5, Monday-Friday in consideration of neighbors.

Exhibits A and B were submitted to be attached to the record.

Exhibit A is the Building Permit for the adjacent Gazzano property, circa late 1960's, depicting the setbacks of the immediate neighboring house, as well as the neighborhood character of mostly one-story ranch style homes.

Exhibit B is a summary of Chair Weaver's observations on this application proposal plans submitted.

RECOMMENDATION:

Motion by: Mueller (LUAC Member's Name)

Second by: Keenan (LUAC Member's Name)

 Support Project as proposed

 X Support Project with changes (**detailed in LUAC concerns and comments**)

 Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: (6) Keenan, Mueller, Vandergrift, Varney, Weaver, Bean

NOES: 0

ABSENT: (3) Kennedy, Baker, Rieger

ABSTAIN: 0

EXHIBIT A
submitted for the
new 6-B-16
TODD LVAL

APPLICANT: FILL IN ONLY THIS SIDE OF FORM

APPLICATION FOR BUILDING PERMIT

MONTEREY COUNTY PLANNING DEPARTMENT
BUILDING INSPECTION DIVISION

FORM 293-5

PROPERTY LOCATION: ASSRS MAP PTN. SEC. 6 2, 10, 11, 12

LOT 12 BLOCK TRACT/SUBD. T. 16 S. R. 2 E.

STREET (ADDRESS) SAN BENITO RD. 16-2-B12

ASSESSOR'S PARCEL NO. 16-2-B12

NEAREST CROSS STREET HARPER CYN RD., SALINAS

POST OFFICE SALINAS

OWNER MARIO GAZZANO

PHONE 422-4448

CITY SALINAS

MAILING ADDRESS 1102 D ABBOTT ST., SALINAS

ARCHITECT OR ENGINEER ALDEN W. BARSTAD & ASSOC.

PHONE 422-4448

CONTRACTOR WAYNE M. PHILSON

LICENSE NO. 7425

USE OF STRUCTURE SINGLE FAMILY DWELLING

TYPE OF IMPROVEMENT:

☒ BUILD ☐ REMODEL ☐ ADD TO ☐ REPAIR ☐ MOVE ☐ CONVERT ☐ DEMOLISH

SIZE, SQ. FT. 1 NO. OF STORIES 1 NO. OF FAMILIES 1

THIS SIDE RESERVED FOR BUILDING INSPECTOR

DATE 8/1/69 PERMIT NO. 12042 PROPERTY FILE NO. TOKO 01 AREA 1 CODE 01

SET BACKS (IN FEET)

FRONT	SIDE	SIDE	REAR
30'	20'	20'	20'

VALUATION \$35,000.00

FEE:

PLAN CHECK \$ 200.00

NEW RESIDENTIAL 200.00

OTHER CONSTRUCTION 0.00

TOTAL \$ 200.00

APPLICATION APPROVED BY [Signature] FOR BUILDING INSPECTOR

THE ABOVE APPROVAL GRANTS PERMISSION TO DO THE WORK COVERED BY THIS APPLICATION IN ACCORDANCE WITH PLANS AS APPROVED AND ALL APPLICABLE COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS GOVERNING LOCATION, CONSTRUCTION AND OCCUPANCY OF BUILDING.

Combined perm. TS

EXPIRATION OF PERMIT

THIS PERMIT EXPIRES IF THE BUILDING OR WORK AUTHORIZED HEREIN IS NOT COMMENCED WITHIN 60 DAYS FROM DATE OF APPROVAL, OR IF WORK IS SUSPENDED FOR A PERIOD OF 120 DAYS OR ABANDONED. AFTER EXPIRATION, THIS PERMIT MUST BE RENEWED BEFORE THE WORK MAY BE COMMENCED AGAIN.

IN CONFORMITY WITH THE PROVISIONS OF SECTION 3800 OF THE LABOR CODE OF THE STATE OF CALIFORNIA, APPLICANT SHALL FILE WITH THE BUILDING INSPECTOR THE CERTIFICATES, DESIGNATED IN (1) AND (2) BELOW AND/OR SHALL INDICATE ITEM (3), (4), OR (5) WHICHEVER IS APPLICABLE.

(1) CERTIFICATE OF CONSENT OF SELF-INSURED ISSUED BY THE DIRECTOR OF INDUSTRIAL RELATIONS.

(2) CERTIFICATE (OR EXACT DUPLICATE COPY) OF WORKMEN'S COMPENSATION INSURANCE ISSUED BY AN ADMITTED INSURER.

☐ (3) THE COST OF THE WORK TO BE PERFORMED IS \$100 OR LESS.

☐ (4) I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED THAT I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKMEN'S COMPENSATION LAWS OF CALIFORNIA.

☐ (5) I CERTIFY THAT THE APPLICANT IS LICENSED UNDER THE PROVISIONS OF CHAPTER 9 (COMMENCING AT SECTION 7000) OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE, AND SAID APPLICANT'S CALIFORNIA STATE CONTRACTOR'S LICENSE NO. 7425 CLASSIFICATION IS IN FULL FORCE AND EFFECT.

APPLICANT'S SIGNATURE Wayne H. Philson

ADDRESS 1102 D ABBOTT ST., SALINAS

GRADE LINES AS SHOWN ON DRAWING ACCOMPANYING THIS APPLICATION ARE ASSUMED TO BE CORRECT. IF ACTUAL GRADE LINES ARE NOT THE SAME AS SHOWN, REVISED DRAWINGS SHOWING CORRECT GRADE LINES, CUTS AND FILLS, TOGETHER WITH COMPLETE DETAILS OF RETAINING WALLS AND WALL FOOTINGS REQUIRED MUST BE RESUBMITTED TO THIS DIVISION FOR APPROVAL.

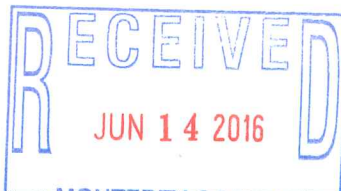
REQUIRED FOR CLEARANCE

ZONING	OK TO ISSUE
<u>7-23-69</u>	<u>SP</u>
MINOR SUBDIVISION	<u>[Signature]</u>
HEALTH	<u># 7425</u> <u>7/25/69</u> <u>[Signature]</u>
ENCROACHMENTS	<u>waived</u> <u>7/23/69</u> <u>[Signature]</u>
BUILDING INSPECTOR	<u>dk</u> <u>7/28/69</u> <u>[Signature]</u>
FINANCING AGENCY <u>None</u>	<u>[Signature]</u>
BRANCH	<u>[Signature]</u>
ADDRESS	<u>[Signature]</u>

THIS APPLICATION BECOMES A BUILDING PERMIT WHEN PROPERLY FILLED OUT, SIGNED BY APPLICANT, AND APPROVED BY BUILDING INSPECTOR.

24 HOUR NOTICE IS REQUIRED FOR ALL INSPECTIONS.

RECEIVED
JUN 14 2016
MONTEREY COUNTY
PLANNING DEPARTMENT



FILE COPY

THIS SIDE RESERVED FOR BUILDING INSPECTOR

FORM 293-5
MONTEREY COUNTY PLANNING DEPARTMENT
BUILDING INSPECTION DIVISION
PROPERTY LOCATION: ASSES MAP PTN. SEC. 12, 10, 11, 912
LOT 12 BLOCK TRACT/SUBD. T. 16S. R. 2E.
STREET (ADDRESS) ASSESSOR'S PARCEL NO.

114 SAN BENANCIO RD. 16-2-812
NEAREST CROSS STREET POST OFFICE

HARPER CYN RD., SALINAS
OWNER PHONE

MARIO GAZZONO
MAILING ADDRESS CITY

1102 D ABBOTT ST., SALINAS
ARCHITECT OR ENGINEER PHONE

ALDEN W. BARSTAD & ASSO. 422-4448
CONTRACTOR LICENSE NO.

WAYNE McPHERSON
USE OF STRUCTURE

SINGLE FAMILY DWELLING
TYPE OF IMPROVEMENT:

☒ BUILD ☐ REMODEL ☐ ADD TO ☐ REPAIR ☐ MOVE ☐ CONVERT ☐ DEMOLISH

SIZE:
SQ. FT.

NO. OF
STORIES 1

NO. OF
FAMILIES 1

DATE APPROVED 8/1/69	PERMIT NO. 12042	PROPERTY FILE NO.	AREA	CO.
SET BACKS (IN FEET)		VALUATION		
FRONT	SIDE	SIDE	REAR	
30'	20'	20'	20'	
ZONE K-F-B-4		BLDG TYPE 1EN		
RECEIPT NO. 8914		FEES:		
		PLAN CHECK \$		
		NEW RESIDENTIAL 200.00		
		OTHER CONSTRUCTION		
		TOTAL \$ 200.00		

APPLICATION
APPROVED BY

FOR BUILDING INSPECTOR

combined permits FOLD HERE

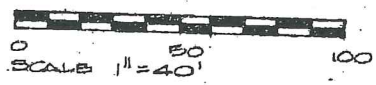
OTHER PERMITS	PERMIT NUMBER	FEE
POWER POLE		
ELECTRICAL		Bring Elect
PLUMBING		Vali bly

OFFICE RECORD OF INSPECTIONS

BUILDING	ELECTRICAL	PLUMBING	PLASTERING
FOUNDATION FORMS OK 8-15-69 HB	TEMPORARY SERVICE	ROUGH PLUMBING OK 8/28/69 HB	LATH-EXTERIOR OK 8/29/69 HB
GARAGE FORMS	UNDERGROUND OR	ROUGH HEATING	BATH-INTERIOR
CONCRETE SLAB FLOOR OK 10/14/69 EEP	UNDER CONCRETE	GAS PRESSURE OK 12/21/69 EEP	BATH-SHOWER & TUB OK 11/3/69 E
CONCRETE BLOCKS OK 8/19/69 HB	ROUGH ELECTRIC OK 10/9/69 EEP	SEWER	SHEET ROCK NAILING OK 10/20/69 EEP
FRAMING OK 10/9/69 EEP	ELECT. SERVICE	FINAL PLUMBING	FIRE SEPARATION
CHIMNEY OK 10/1/69 EEP	FINAL ELECTRIC OK 12/30/69 EEP	FINAL HEATING	OTHER
ROOF SHEATHING OK 9/26/69 E	ELECTRIC MEETER AUTH. OK 12/19/69 HB	SEPTIC TANK	ALTER
ROOFING	PG & E CALLED OK 12/19/69 HB	GAS MEETER AUTH. OK 12/30/69 EEP	REPAIR
ENCROACHMENT		PG & E CALLED OK 12/30/69 EEP	MOVE
OK TO OCCUPY	DATE	FINAL N.G. 12/19/69 EEP	
INSPECTION			
OWNER	GENERAL CONTRACTOR	PROPERTY FILE NO.	DATE
GAZZONO, MARIO	WAYNE McPHERSON	81169 B12042	DATE 12/30/69

PLOT PLAN

LOT 12 T. 16 S. R. 2 E.
A.P. NO.
SAN BENANCIO CANYON
MONTEREY COUNTY,
CALIFORNIA



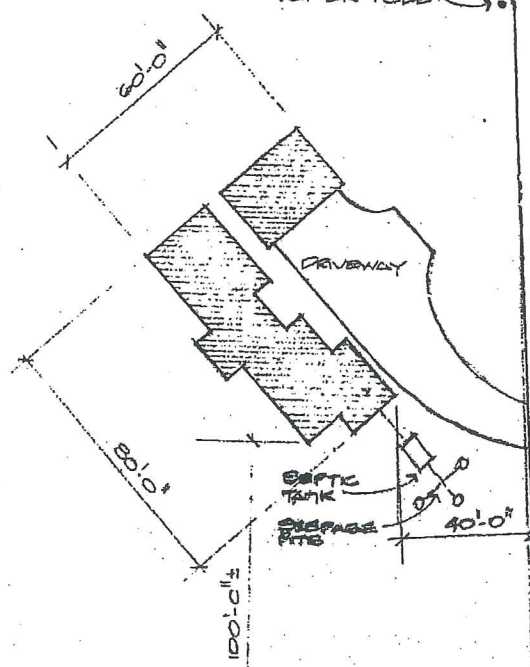
S 19° 41' W 552.625

N 35° 15' W 124.00

S 35° W 184.24

N 14° 35' E 40.22

APPROXIMATE
LOCATION OF
POWER POLE



N 19° 41' W 234.235
PAVED PRIVATE RD.

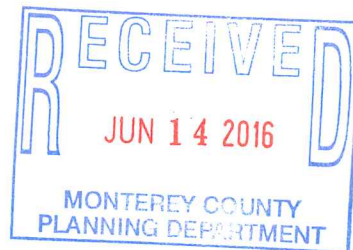
RECEIVED
JUN 14 2016
MONTEREY COUNTY
PLANNING DEPARTMENT

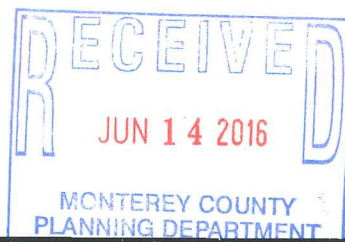
COUNTY OF MONTEREY
BUILDING INSPECTION DEPARTMENT
REQUEST FOR INSPECTION

DATE _____ AM
PM TAKEN BY _____ PERMIT B 12042
OWNER Erzono Reyes PERMIT E _____
CONTRACTOR _____ PERMIT P _____
JOB ADDRESS San Benancio
LOCALITY _____ SUBD. _____

BUILDING	ELECTRICAL	PLUMBING	PLASTERING
FOUNDATION FORMS	TEMPORARY SERVICE	ROUGH PLUMBING	BATH EXTERIOR
CONCRETE SLAB FLOOR	UNDERGROUND OR	ROUGH HEATING	BATH INTERIOR
CONCRETE BLOCKS	UNDER CONCRETE	GAS PRESSURE	BATH SHOWER & TUB
FRAMING	ROUGH ELECTRICAL	SEWER	SHIELD & NAILING
CHIMNEYS	FINAL ELECTRICAL	FINAL PLUMBING	WIRE SEPARATION
ROOF SHEATHING	ELECTRICAL SERVICE	FINAL HEATING	OTHER
ROOFING	FINAL ELECTRICAL	FINAL GAS	
ENCROACHMENT	ELECTRIC METER AUTH.	SEPTIC TANK	ALTER
	PG & E CALLED	GAS METER AUTH.	REPAIR
		PG & E CALLED	MOVE

READY FOR INSPECTION: _____ A.M. _____ P.M.
INSPECTION MADE: _____ A.M. _____ P.M.
INSPECTOR: [Signature]





9/10/71 APPLICANT, FILL IN ONLY THIS SIDE OF FORM
APPLICATION FOR BUILDING PERMIT 71-541

MONTEREY COUNTY BUILDING INSPECTION DEPARTMENT

PROPERTY LOCATION: ASSESS MAP PTH SECT 1-2-10-11-12

LOT 12 BLOCK TIGER 2E TRACT SUBD 16-2-B12
STREET ADDRESS: 114 SAN BENANCIO RD
NEAREST CROSS STREET: HARPER CYN RD

OWNER: MARIO GAZZONO
PHONE: SALINAS
CITY: SALINAS
PHONE: SAME

MAILING ADDRESS: SAME
ARCHITECT OR ENGINEER: SAME

CONTRACTOR: WAYNE McPHERSON
PHONE: SAME

USE OF STRUCTURE: STORAGE SHED
TYPE OF IMPROVEMENT:

☒ BUILD ☐ REMODEL ☐ ADD TO ☐ REPAIR ☐ MOVE ☐ CONVERT ☐ DEMOLISH

SIZE: 576 SQ. FT. NO. OF STORIES: 1 NO. OF FAMILIES: 1

IN CONFORMITY WITH THE PROVISIONS OF SECTION 3800 OF THE LABOR CODE OF THE STATE OF CALIFORNIA, APPLICANT SHALL FILE WITH THE BUILDING INSPECTOR THE CERTIFICATES, DESIGNATED IN (1) AND (2) BELOW AND/OR SHALL INDICATE ITEM (3), (4), OR (5) WHICHEVER IS APPLICABLE.

(1) CERTIFICATE OF CONSENT OF SELF-INSURED ISSUED BY THE DIRECTOR OF INDUSTRIAL RELATIONS.

(2) CERTIFICATE (OR EXACT DUPLICATE COPY) OF WORKMEN'S COMPENSATION INSURANCE ISSUED BY AN ADMITTED INSURER.

☐ (3) THE COST OF THE WORK TO BE PERFORMED IS \$100 OR LESS.

☐ (4) I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED THAT I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKMEN'S COMPENSATION LAWS OF CALIFORNIA.

☐ (5) I CERTIFY THAT THE APPLICANT IS LICENSED UNDER THE PROVISIONS OF CHAPTER 9 (COMMENCING AT SECTION 7000) OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE, AND SAID APPLICANT'S CALIFORNIA STATE CONTRACTOR'S

LICENSE NO. CLASSIFICATION IS IN FULL FORCE AND EFFECT.

APPLICANT'S SIGNATURE: Wayne McPherson

ADDRESS: 508 Palmer Ave.

GRADE LINES AS SHOWN ON DRAWING ACCOMPANYING THIS APPLICATION ARE ASSUMED TO BE CORRECT. IF ACTUAL GRADE LINES ARE NOT THE SAME AS SHOWN, REVISED DRAWINGS SHOWING CORRECT GRADE LINES, CUTS AND FILLS, TOGETHER WITH COMPLETE DETAILS OF RETAINING WALLS AND WALL FOOTINGS REQUIRED MUST BE RESUBMITTED TO THIS DIVISION FOR APPROVAL.

THIS APPLICATION BECOMES A BUILDING PERMIT WHEN PROPERLY FILLED OUT, SIGNED BY APPLICANT, AND APPROVED BY BUILDING INSPECTOR.

24 HOUR NOTICE IS REQUIRED FOR ALL INSPECTIONS.

THIS SIDE RESERVED FOR BUILDING INSPECTOR

10/1/71	PERMIT NO.	PROJECT NO.	AREA	CODE
			1000	19
SET BACKS (IN FEET)			VALUATION	
FRONT	SIDE	SIDE	REAR	
30	20	20	20	1,800.00
ZONE				FEES:
K-E-B 4				PLAN CHECK \$ 9.00
RECEIPT NO. 7214729				NEW RESIDENTIAL 18.00
14866				OTHER CONSTRUCTION
				TOTAL \$

APPLICATION APPROVED BY: [Signature] FOR BUILDING INSPECTOR

THE ABOVE APPROVAL GRANTS PERMISSION TO DO THE WORK COVERED BY THIS APPLICATION IN ACCORDANCE WITH PLANS AS APPROVED AND ALL APPLICABLE COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS GOVERNING LOCATION, CONSTRUCTION AND OCCUPANCY OF BUILDING.

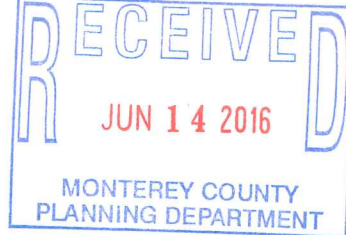
EXPIRATION OF PERMIT

THIS PERMIT EXPIRES IF THE BUILDING OR WORK AUTHORIZED HEREIN IS NOT COMMENCED WITHIN 60 DAYS FROM DATE OF APPROVAL, OR IF WORK IS SUSPENDED FOR A PERIOD OF 120 DAYS OR ABANDONED. AFTER EXPIRATION, THIS PERMIT MUST BE RENEWED BEFORE THE WORK MAY BE COMMENCED AGAIN.

REQUIRED FOR CLEARANCE

OK TO ISSUE

ZONING	7-14-71 SD
MINOR SUBDIVISION	
HEALTH	NA
ENCROACHMENTS	
BUILDING INSPECTOR	Corrections 7-15-71 RA
FINANCING AGENCY	NONE
BRANCH	
ADDRESS	



9/10/71 FILE COPY 71-541

MONTEREY COUNTY BUILDING INSPECTION DEPARTMENT

PROPERTY LOCATION: 155PS MAP P.M. SECT 1-2-10-11-12
LOT 12 BLOCK TIGER RE TRACT/SUBD. 16-2-B12
STREET ADDRESS: 114 SAN BENANCIO RD
NEARLY CROSS STREET HARPER CYN RD.
OWNER MARIO GAZZANO

POST OFFICE SALINAS
CITY SALINAS
ARCHITECT OR ENGINEER SAME
CONTRACTOR WAYNE McPHERSON
PHONE

MAILING ADDRESS
CITY
ARCHITECT OR ENGINEER
CONTRACTOR
PHONE

USE OF STRUCTURE
STORAGE SHED
TYPE OF IMPROVEMENT:
☒ BUILD ☐ REMODEL ☐ ADD TO ☐ REPAIR ☐ MOVE ☐ CONVERT ☐ DEMOLISH

SIZE: SQ. FT. 576
NO. OF STORIES
NO. OF FAMILIES

THIS SIDE RESERVED FOR BUILDING INSPECTOR

PLAN NO.	PROPERTY FILE NO.	AREA	CODE
10/471		TORO	23
VALUATION			
FEES:			
PLAN CHECK \$ 9.00			
NEW RESIDENTIAL 18.00			
OTHER CONSTRUCTION			
TOTAL \$			

APPLICATION APPROVED BY: [Signature]
FOR THE BUILDING INSPECTOR

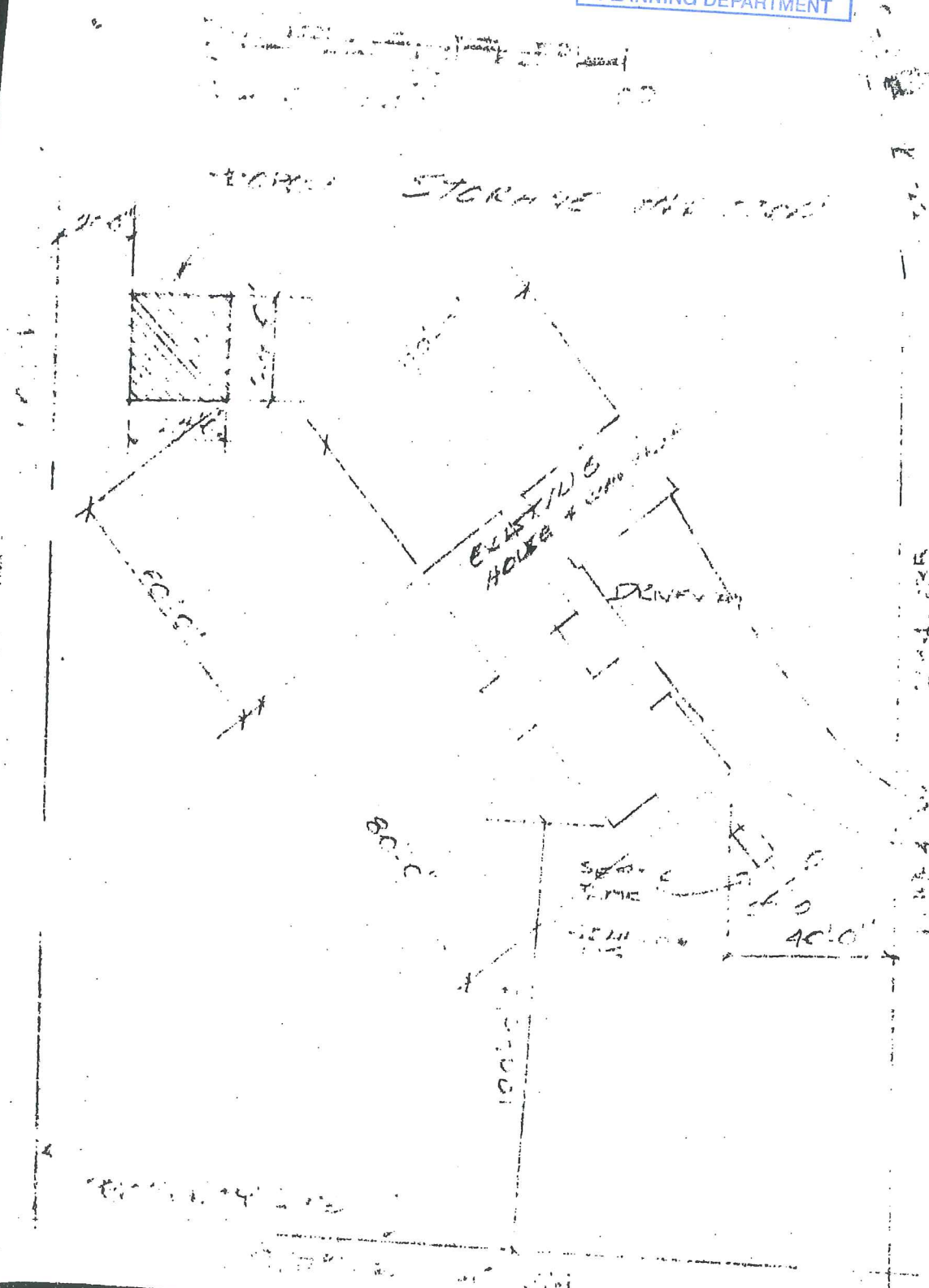
OTHER PERMITS	PERMIT NUMBER	FEE
POWER POLE		
ELECTRICAL		
PLUMBING		

OFFICE RECORD OF INSPECTIONS

BUILDING	ELECTRICAL	PLUMBING	PLASTERING
FOUNDATION FORMS OK 10/11/71 M.C.	TEMPORARY SERVICE	ROUGH PLUMBING	LATH EXTERIOR
GARAGE FORMS	UNDERGROUND OR	ROUGH HEATING	LATH INTERIOR
CONCRETE SLAB FLOOR OK 10/29/71 M.C.	UNDER CONCRETE	GAS PRESSURE	LATH SHOWER & TUB
CONCRETE BLOCKS	ROUGH ELECTRIC	SEWER	SHEET ROCK NAILING
FRAMING OK 11/17/71 M.C.	ELECT. SERVICE	FINAL PLUMBING	FIRE SEPARATION
CHIMNEY	FINAL ELECTRIC	FINAL HEATING	OTHER
ROOF SHEATHING OK 10/29/71 M.C.	ELECTRIC METER AUTH.	FINAL GAS	ALTER
ROOFING	PG&E CALLED	SEWIC TANK	REPAIR
ENCLOSUREMENT		GAS METER AUTH.	MOVE
		PG&E CALLED	

OK TO OCCUPY
OWNER: GAZZANO, MARIO
DATE: 10/6/71
GENERAL CONTRACTOR: WAYNE McPHERSON
DATE: 11/17/71
PROPERTY FILE NO.: B13947
PERMIT NO.:

R
JUN 14 2016
MONTEREY COUNTY
PLANNING DEPARTMENT





BUILDING PERMIT

MONTEREY COUNTY PLANNING AND BUILDING
INSPECTION DEPARTMENT
(831) 755-5025 (SALINAS) (831) 883-7500 (MARINA)

PERMIT NO.

BP031592

☐ BUILDING ☐ ELECTRICAL ☐ PLUMBING ☐ MECHANICAL

PERMITS BECOME NULL AND VOID IF WORK IS NOT COMMENCED WITHIN 180 DAYS FROM DATE OF ISSUANCE, IF WORK IS SUSPENDED AT ANY TIME FOR MORE THAN 180 DAYS, OR IF WORK IS DONE IN VIOLATION OF ANY COUNTY OR STATE LAWS.

LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class: C-39 License Number: 307139

Date: 6-20-03 Contractor: SLATON & SON ROOF
(This section need not be completed if the permit is for five hundred dollars (\$500) or less.

Issued Date: 06/20/2003 APN: 416-221-040-000

Site Address: 114 SAN BENANCIO RD SALINAS 93908
Cross St:

Owner: GAZZANO OLYMPIA TR & GAIL G GAZ

THOMAS R GAZZANO
114 SAN BENANCIO RD
SALINAS CA 93908

Applicant: SLATON & SON ROOFING INC

718 SAN JUAN GRADE RD
SALINAS CA 93906
(831) 449-0599 (831) 449-2988 FAX

Contractor: SLATON & SON ROOFING INC

718 SAN JUAN GRADE RD
SALINAS CA 93906
(831) 449-0599 (831) 449-2988 FAX

License #: 307139

Architect:
Engineer:

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor' State License Law (Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt there from and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

- ☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvements are sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code. The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors' State License Law.).
- ☐ I am Exempt under Article 3 of the Business and Professions Code.

Date: _____ Owner: _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

- ☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☒ I have and will maintain workers' compensation insurance, as required by Section 3700 the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: UNIT 1365

CARRIER: STATE FUND POLICY #: 285-03

- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

DATE: 6-20-03 FOR SLATON & SON
APPLICANT: ROOFING INC

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec 3097 Civ.)

Lender Name: _____

Lender Address: _____

- ☐ I hereby certify that the use of this facility shall comply with Sections 25505, 25533, and 25534 of the California Health and Safety Code, which regulate the storage, handling and use of hazardous materials.
- ☐ Notification in accordance with Section 19827.5 of California Health & Safety Code is not applicable to the scheduled construction of this project.
- ☐ Attached are copies of the required E.P.A. notification forms.

I hereby certify that I have read this application, that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all county and state laws relating to building construction. I acknowledge it is unlawful to alter the substance of any official form or document of Monterey County. I hereby authorize representatives of the County of Monterey to enter upon the above mentioned property for inspection purposes.

Signature of Applicant/Agent: FOR SLATON & SON ROOFING INC Date: 6-20-03

Description	Fees Paid
Building Permit	.00
Building Plan Check	.00
Design-Reroof	.00
Strong Motion Fee	.00

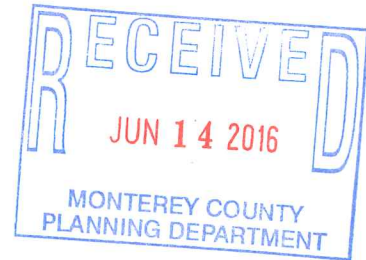
Total Square Ft: 4900 S.F.

Valuation: \$11,270.00

Census Code: 434

Description: REMOVE SHAKE/REPLACE W/MONIER
CEDARLITE TILE (4900)





SLATON AND SON RFNG

8314492988

06/19/03 01:51pm P. 001

att: Claudett

UDR/5-D

MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT	
FAX PERMIT APPLICATION	
MARINA (831) 883-7501 FAX (831) 384-3261	
FOR OFFICE USE ONLY	
PERMIT NUMBER:	
DATE ISSUED: PERMIT ISSUED BY:	
VALUATION:	
PLAN CHECK FEE:	PERMIT FEE:
STRONG MOTION FEE:	ZONING FEE:
PLEASE PROVIDE ALL REQUIRED INFORMATION (Incomplete application may delay permit process)	
APN#: 416-221-040-000	CROSS STREET: Hwy 68
JOB ADDRESS: 114 San Benancio Rd	CITY: Salinas
OWNER'S NAME Gale Gonzales	
MAILING ADDRESS: 114 San Benancio Rd, Salinas, CA 93908	
PHONE: 831-484-1698	
CONTRACTOR'S NAME: Slaton + Son Roofing Inc.	
MAILING ADDRESS: 718 San Juan Street, Salinas, CA 93906	
PHONE: 831-449-0599	FAX: 831-449-2988
DESCRIPTION OF WORK: Remove shakes, supply 1/2" plywood, 3018 feet with Cedarite tile (Class A)	
NEW MATERIAL TYPE: Cedarite tile	OLD MATERIAL TYPE: White shakes
SO FT. 4900	COLOR: Silverwood
BRAND NAME: Monier	
NUMBER OF BUILDINGS: 1	
ATTACHED OR DETACHED (Please Circle One)	
COMMERCIAL OR RESIDENTIAL (Please Circle One)	

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provision of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class: C-39 License Number: 307139
Contractor: Slaton + Son Roofing Inc.

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of Worker's Compensation insurance, or a certified copy thereof (See 3800, Lab C.)

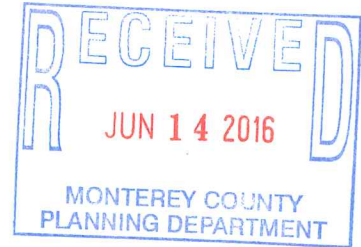
Policy#: 285-03 Unit 1365 Company: State Fund Certified Copy is hereby furnished: ☒
Applicant: Barbara Slaton Date: 6-19-03

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Owner: _____ Date: _____

Note to Applicant: If, after making the Certificate of Exemption you should become subject to the Workers' Compensation Laws of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked. Revised 06/01/01.



Glenna Nagy

(831) 775-0605

P. 1

att: Cheryl



Filed 3/18/04

Planned
County

COUNTY OF MONTEREY
PLANNING AND BUILDING INSPECTION DEPARTMENT

ROOF SHEATHING INSPECTION WAIVER
(RE-ROOF ONLY)

Permit # 03-1592 APN: 4162-210-4000-0
Owner: Gazzana
Applicant: Slaton & Son Roofing Inc.
Site Address: 114 San Benancio

1. Type of existing roof covering Wood Shakes Number of layers 1
2. Will existing roof covering be torn off? Yes ☒ No ☐
3. Existing sheathing is asph/ply Proposed sheathing is 1/2" CDX
4. Type of roof covering to be applied: Cedar Shake Slope of roof: 4x12
5. Underlayment: 15 lb. Felt ☐ 30 lb. Felt ☒
6. Proposed nail size and spacing: 8d 6" perimeter + 9" Field
7. Are there any framing or sheathing repairs proposed? Yes ☒ No ☒
If yes, list work to be done:

8. I am installing a "Special type roof" Yes ☐ No ☒
Provide listing information from an approval agency.

As licensed contractor responsible for this project, I hereby verify that the following was completed as per the current Uniform Building Codes related to this project:

- ☒ Repairs completed ☒ Roof framing is adequate ☒ Roof framing is properly braced
☒ Roof sheathing ☒ Sailing ☒ Flashing ☒ Underlayment
☒ Appliance vents installed with min. clearances to wood (6" to single wall flue pipe, 1" to double wall)

Slaton & Son Roofing Inc.
CONTRACTOR NAME

[Signature]
CONTRACTOR SIGNATURE

7/17/03
DATE

307139
CONTRACTOR LIC. #

C-39
LICENSE CLASSIFICATION

5/31/04
EXP. DATE

As owner of the property, I hereby understand that the roof sheathing was installed without an inspection by the county.

COAL GAZZANO
OWNER'S NAME

[Signature]
OWNER'S SIGNATURE

X
DATE

WORD / FBI / ROOF SHEATHING INSPECTION WAIVER / V.C. 110666

* Please sign & return for your roof denial. - Thank you.



03-17-2004
3:34 pm

Inspection Request Reporting
MONTEREY COUNTY, CA

Page 17

Requested Inspect Date: Thursday, March 18, 2004
Inspection Area: HWY 68
Site Address: 114 SAN BENANCIO CYN SAL
114 SAN BENANCIO RD SALINAS 93908

A/P/D Information

Activity: BP031592 Type: BUILDING Sub Type: RES-NC Status: ISSUED
Const Type: Parcel: 4162-210-4000-0 Occupancy: V-N Use: Insp Area: HWY 68
Owner: GAZZANO OLYMPIA TR & GAIL G GAZ
Applicant: SLATON & SON ROOFING INC Phone: (831) 449-0599
Contractor: SLATON & SON ROOFING INC Phone: (831) 449-0599
Description: REMOVE SHAKE/REPLACE W/MONIER CEDARLITE TILE (4900)

Requested Inspection(s)

Item: 280 Building Final
Requestor: BARBARA
Assigned To: *****
Action: _____

Time Exp: _____

Requested Time: 08:00 AM
Phone: 449-0599
Entered By: MCKNIGHTC K

Inspection History

Item: 140 Roof Sheathing -** Approved**
06/26/03 Inspector: PR
Comments: WAIVER
Item: 280 Building Final
Action: AP Approval

EXHIBIT B
MIKE WEAVER THOUGHTS
CONCERNS -
Submitted for the
record 6-13-16
TORO LUAC

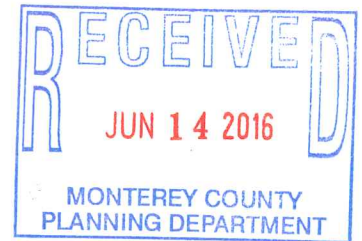
Re: Toro LUAC, June 13, 2016 Agenda
Applicant: Nicola, Anthony, PLN 160205
APN: 416-221-041

Grant Deed 1/26/16 Thomas Gazzano to Anthony Nicola
0 San Benancio Rd. (Vacant land)
Parcel 1 = 1.0 acre more or less

APN 416-221-041 is a 0.98851-acre parcel

Parcel 2

1) 20-foot wide non-exclusive right-of-way for road and utility purposes



.....
March 25, 2016 situs address of #113 San Benanco Rd was assigned by Public Works
to APN 416-221-041

Issues: Site design and local considerations

Zoning 5-acre minimum. Old parcel predates current zoning
8/1/69 Monterey County Building Permit- building next door, 416-221-040, zoning was
K-E-B-4, One story building. Permit issued to Mario Gazzano
No building envelope, but set backs (in feet)
Front 30' Sides 20', Rear 20'

Question: Neighborhood compatibility = same set backs? One story? Homes built in the
60's...Ranch style...

Continued LUAC meeting. Asked to have project description corrected. Asked to have
correct description sent to all neighbors within 300 feet. Asked to have project site
posted. (How many know what/where #113 San Benancio is?)
Uncertainty at last meeting if Belli received notice. Letter of concern from Belli.
On Sunday, 6-12,16 Mike Weaver drove by project site. There was no posting visible
at or near the site. Flagging was up on oak trees.

Concern: Recent Mary Hale application for #6 Harper Cyn. Referred to LUAC
Project staked and flagged but not posted. After the fact neighbors reported they asked
Applicants (relatives) about the flagging and were told it was for marking where a new
fence was going to be put. Thus the importance of posting the site.

Concern: Established oak woodland. Neighborhood surprise when the chain saws start?

Concern: Application materials deficient:

Site plan does not show easement types on property, electric-gas? Are underground
utilities required? Water mains? Shared mutual water system, do neighbors know?

Page 2

What is referred to as "Parcel 2", the neighboring 20' (wide) road and utility easement not shown on site plans.

Front yard set back of 30' not shown, is it 30 feet or more? Rear yard set back not shown. Is it 20 feet or more? (Note side yard set backs of 20+ feet are shown on site plans)

Concern: Oak tree replacements for 21 oak trees. Is it 1 for 1? 1 gallon size X 21?

Concern: Expansion Leach (septic field) are is shown on site plan amidst oak trees. 20 feet deep leach line field will affect oak tree roots on installation and effect tree health due to the amount of water.on mature oaks.

Concern: Construction, days and times. Consideration of neighbors and noise.

Concern: A/C unit shown on site plans last page. 20' from property line? Noisy for neighbors?

Concern: Many pages are not numbered on the site plans. However the page marked page 3 (that is not page 3) clearly shows Garage Slab @ 71.0' and states there will be 292 cubic yards of cut. However, the project description calls for a total of 118 cubic yards of cut. Over twice as much grading then described on the project description.

Will there be fill?

Sheet 2 and sheet 4 of project plans are labeled as such,

Concern: No contractor or engineer is listed on the project plans. No license number listed. Nothing other than "Signature Series El Dorado", and drawn by "JUHA".

Concern: Overall height of 26 ft 10 ½ inches above average grade. Much higher than neighboring houses. Two story, 3406 sq ft plus 958 sq ft garage is 4364 sq ft. size. Too large? Compatible with neighborhood?

