

Exhibit B

This page intentionally left blank.

EXHIBIT B DISCUSSION

HISTORY:

In 2002, this parcel was part of a subdivision which created two lots of 5.11 acres each. As part of the subdivision, geotechnical, geologic and percolation and groundwater reports with septic recommendations were submitted to confirm future development would be suitable for each site. The lot configurations are two flag lots with a common driveway extending up the common property line of the flag stem. All conditions were met for the subdivision. There is an existing fault in proximity to the site and the building envelopes were created to maintain building separation from the fault.

Since 2006, the applicants have been working to construct a new single family home on this lot. An originally approved project of over 3,800 square foot two-story home has been reduced to a modest 1,320 square foot single story home with accessory structures.

ANALYSIS:

The parcel is located on Pine Canyon Road approximately two miles off River Road on a bench overlooking the Salinas Valley to the east. This is a rural residential area with parcels ranging from 5.1 acres to 15 acres. Although there are several houses located on benches much higher than this parcel, potentially a two story structure could be visible from River Road. However, since the proposal is a single story only, it cannot be seen from River Road. There are also mountains with heavy vegetation behind the structures that would protect it from being ridgeline property.

The 1,320 square foot single story home is sited within the building envelope at an angle facing the mountains with the garage located closest to the neighboring parcel. The new chip seal driveway has direct access to the proposed 576 square foot detached garage. A new 320 square foot guesthouse and a 312 square foot covered cabana create a squared courtyard in between the structures. This allows for outdoor entertaining and provides for wind blockage.

The project is located within 660 feet of a potentially active fault. The geologic hazards investigation prepared for the subdivision recommended residential construction footprints be placed at least 50 feet from the toe of the steep slope which will make any potential seismic related geologic hazards low, so building envelopes were created as buffers. The proposed structure is 140 feet from any slopes. The area within the building envelope is flat with less than a 10% slope. Grading consists of 1,100 cubic yards of cut and 1,100 cubic yards of fill. This is required to flatten out the area for the structures. There are no trees within the envelope and there are no biological impacts that would prevent development on the property. Archaeological sensitivity is low.

DESIGN REVIEW:

The architectural design of the structures consist of a country ranch architectural style with colors and materials consisting of pearly white board and batt wood siding, charcoal standing seam metal roofing materials and dark anodized aluminum windows. This is a 5.11 acre parcel surrounded by other large ranch homes located on similar sized parcels. The rural character of the neighborhood consists of horse barns and white colored ranch homes with ancillary structures. Along with proposed colors and materials and ranch style design, this single-story,

this project is visually consistent with neighborhood character as required by the design guidelines of the Design Control Zoning District.

The project will be conditioned to require limited landscaping and low lighting so as to keep the rural feel of the area. Therefore, staff recommends approval of the proposed project.