

# Attachment B

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**MINUTES**  
**Toro Land Use Advisory Committee**  
**Monday, September 12, 2016**

**1. Site visit at 3:00 PM at 9 PASEO CUARTO SALINAS (SHANNON)**

ATTENDEES: Joan Shannon, Virginia Shannon, owners; Tom Favazza, neighbor  
Baker, Keenan, Weaver, Vandergrift, Rieger, Bean (LUAC)

**Site visit at 3:30 PM at 131 PINE CYN RD SALINAS (DEOUDS)**

ATTENDEES: John Moore, designer; Chris Deodes, owner,  
Baker, Keenan, Weaver, Vandergrift, Rieger, Mueller, Bean (LUAC)

**2. Meeting called to order by Weaver at 4:03 pm**

**3. Roll Call**

Members Present: Baker, Keenan, Weaver, Vandergrift, Rieger, Mueller, Bean (7)  
\_\_\_\_\_

Members Absent: Kennedy (1)  
\_\_\_\_\_

**4. Approval of Minutes:**

A. June 13, 2016 minutes

Motion: Keenan (LUAC Member's Name)

Second: Vandergrift (LUAC Member's Name)

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

Noes: 0

Absent: 1 (Kennedy)

Abstain: 2 (Rieger, Baker)

B. June 27, 2016 minutes

Motion: Weaver (LUAC Member's Name)

Second: Keenan (LUAC Member's Name)

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

Noes: 0

Absent: 1 (Kennedy)

Abstain: 2 (Bean, Rieger)

5. **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

6. **Scheduled Item(s)**

7. **Other Items:**

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

None

- B) Announcements

Weaver informed LUAC that Kerry Varney has moved to Spreckles and resigned from Toro LUAC.

Weaver informed LUAC that he and Baker attended the join Planning Commission and LUAC meeting which reviewed LUAC duties and responsibilities, including the Brown Act.

8. **Meeting Adjourned:** 4:30 pm

**Minutes taken by:** Bean

Minutes received via email 9/13/16

# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County RMAP Planning  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: **Toro**

Please submit your recommendations for this application by: **September 12, 2016**

**Project Title:** DEOUDES CHRISTOPHER J & ANTONIA L

**File Number:** PLN160325

**Planner:** GONZALES

**Location:** 131 PINE CYN RD SALINAS

**Project Description:**

Design Approval to allow for the construction of a new 1,320 square foot one-story single family dwelling, 320 square foot guesthouse, 312 square foot cabana and 576 square foot detached two-car garage. Materials and colors: roof - pewter gray shingles and metal standing seam; exterior walls - Kelly Moore KMW44 Pearly White; windows - dark anodized aluminum. The property is located at 131 Pine Canyon Road, Salinas (Assessor's Parcel Number 416-449-017-000), Toro Area Plan.

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

Antonia Deoudes, Owner

John Moore, Designer

**Was a County Staff/Representative present at meeting?**   Liz Gonzales   (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
John Moore, Designer			Mr. Moore explained to the Toro LUAC that there were previous building plans the Deoudes were processing with the County for this lot just prior to the year 2008 economic downturn. Mr. Moore explained that the Deoudes have scrapped those previous plans, and that this is a submittal of entirely new project building plans that reflect the Deoudes lifestyle and needs.

## 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)

## ADDITIONAL LUAC COMMENTS

This project site has both a designated "building envelope" and a designated "septic site envelope", the Toro LUAC noted that the proposed Deoudes plans respect both these designated envelopes and development will occur inside them.

Project plans were displayed for all to view and explained by building designer Moore, and owners, Mr. and Mrs. Deoudes.

LUAC members liked the single story, low visual impact design.

Mike Weaver stated that a reason this project was referred to the Toro LUAC is because it is in a "D" Design Control District. Mike Weaver had printed the Title 21 (current) Design Control language from the County for review and the finding was that this project conformed to these "D" rules and recommendations. This print out was made part of the record and turned in with the project plans

## RECOMMENDATION:

Motion by: Keenan (LUAC Member's Name)

Second by: Baker (LUAC Member's Name)

X Support Project as proposed

       Support Project with changes

       Continue the Item

Reason for Continuance: \_\_\_\_\_

Continued to what date: \_\_\_\_\_

AYES: 6 (Baker, Weaver, Keenan, Vandergrift, Rieger, Bean)

NOES: 0

ABSENT: 1 (Kennedy)

ABSTAIN: 1 (Mueller - related to next door lot owner)

# Action by Land Use Advisory Committee

## Project Referral Sheet

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

Advisory Committee: **Toro**

Please submit your recommendations for this application by: **September 12, 2016**

**Project Title:** SHANNON VIRGINIA MAY & SHANNON VIRGINIA MAY TR

**File Number:** PLN160408

**Planner:** QUENGA

**Location:** 9 PASEO CUARTO SALINAS

**Project Description:**

Variance and Design Approval to clear a Code Enforcement violation (CE060172) to allow for after-the-fact permit for a 144 square foot bathroom addition and 400 square foot carport. The property is located at 9 Paseo Cuarto, Salinas (Assessor's Parcel Number 161-083-003-000), Toro Area Plan.

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

Virginia Shannon, owner  
Belinda Taluban, engineer

**Was a County Staff/Representative present at meeting?**   Liz Gonzales   (Name)

A memo from County Planner Quenga explaining the situation was attached to the record by Weaver. A letter from the owner's consultant, Belinda Taluban, included in the packet submitted to the Toro LUAC was circulated for the Committee's review and is part of the record.

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Belinda Taluban	<b>X</b>		According to the property owner, the small carport and small bathroom addition were added/built years ago by a licensed contractor, and were permitted by the County but no records can be found. Belinda Taluban recommends the variance be approved.

## 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)

## ADDITIONAL LUAC COMMENTS

The carport and bathroom conform with the neighborhood character in design and style. There is adequate access at both sides of the structure.

## RECOMMENDATION:

Motion by: Baker (LUAC Member's Name)

Second by: Vandergrift (LUAC Member's Name)

X Support Project as proposed

       Support Project with changes

       Continue the Item

Reason for Continuance: \_\_\_\_\_

Continued to what date: \_\_\_\_\_

AYES: 7 ( Baker, Vandergrift, Keenan, Weaver, Mueller, Rieger, Bean)

NOES: 0

ABSENT: 1 (Kennedy)

ABSTAIN: 0



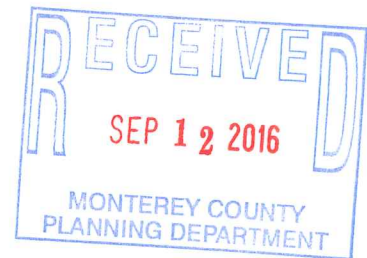
9-12-16  
SUBMITTAL  
TDR LVAR  
PLN 160325  
mhuang

## **Chapter 21.44**

### **REGULATIONS FOR DESIGN CONTROL ZONING DISTRICTS OR "D" DISTRICTS**

#### **Sections:**

21.44.010	Purpose.
21.44.020	Applicability.
21.44.030	Application for Design Approval.
21.44.040	Appropriate Authority.
21.44.050	Public Notice.
21.44.060	Action by the Appropriate Authority.
21.44.070	Appeals.
21.44.080	Effect.
21.44.090	Fees.



#### **21.44.010 PURPOSE.**

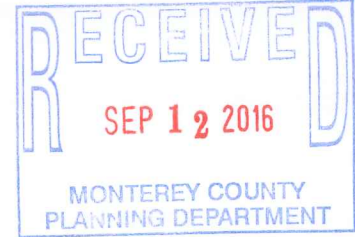
The purpose of this Chapter is to provide a district for the regulation of the location, size, configuration, materials, and colors of structures and fences, except agricultural fences, in those areas of the County of Monterey where the design review of structures is appropriate to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity of certain developments without imposing undue restrictions on private property.

#### **21.44.020 APPLICABILITY.**

- A. The provisions of this Chapter shall apply in all districts with which the Design Control District is combined in addition to the regulations specified for that district and shall be subject to the provisions of Chapter 21.62. However, if any of the provisions specified in this Chapter differ from the regulations of the district which is combined with a "D" District, then the provisions of this Chapter shall apply.
- B. This Chapter shall apply only to those areas of the County of Monterey in which the visual impacts of structures can be adequately mitigated by regulation of the location, size, configuration, materials and colors, only.

#### **21.44.030 APPLICATION FOR DESIGN APPROVAL**

- A. A Design Approval Application shall be submitted and approved prior to the issuance of building permits for the construction of any structures in the "D" District.



B. The Design Approval Application shall include:

- 1) Drawings showing front, side and rear elevations, existing and proposed grades of proposed structures.
- 2) Color samples indicating the proposed color scheme for the structures.
- 3) Plot plans or drawings showing, at scale and in reasonable detail, proposed structure location, topography, existing vegetation, proposed parking layout, proposed landscaping and north arrow.
- 4) Preaddressed stamped envelopes for all persons to receive public notice pursuant to Section 21.44.050(A).

**21.44.040 APPROPRIATE AUTHORITY.**

The Appropriate Authority to consider and decide a Design Approval Application shall be:

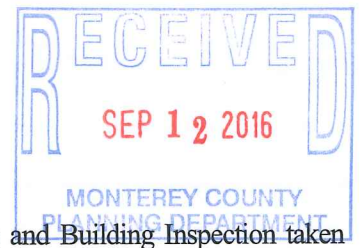
- A. The Appropriate Authority to consider the discretionary permit combined with the Design Approval Application; or,
- B. The Appropriate Authority for the discretionary permit requiring the Design Approval Application as a condition of approval of that discretionary permit; or,
- C. The Zoning Administrator, except as provided by Section 21.44.040(A), (B), (D) or (E).
- D. The Director of Planning and Building Inspection may approve, in lieu of the Appropriate Authority, plans and submittals in "D" districts for small structures such as structure additions, accessory structures and similar minor structures and minor modifications to approved designs.

The Director of Planning and Building Inspection is the Appropriate Authority to consider all Design Approval applications in the Farmlands (F), Permanent Grazing (PG) and Rural Grazing (RG) zoning districts.

- E. The Planning Commission shall be the Appropriate Authority to consider Design Approval applications for those structures which have the greatest potential to impact public views, such as structures along scenic highway or road corridors, in areas designated as critical viewshed, or which may have a substantial adverse visual impact from common public viewing areas.

**21.44.050 PUBLIC NOTICE.**

- A. At least ten days prior to the consideration of a Design Approval Application by an Appropriate Authority, the Director of Planning and Building Inspection shall give notice of such consideration by mailing, postage prepaid, a notice of the time and place of such consideration. Such notice shall be mailed or delivered in accordance with paragraphs (3) and (5) of Section 21.78.040 A.



- B. No public notice shall be required for actions of the Director of Planning and Building Inspection taken pursuant to Section 21.44.040(D).

**21.44.060 ACTION BY THE APPROPRIATE AUTHORITY.**

- A. The Appropriate Authority shall consider the size, configuration, materials and colors of the proposed structures to assure that they will comply with the provisions of Section 21.44.010.
- B. The Appropriate Authority shall require such conditions of the proposed size, configuration, materials and colors as it may deem necessary to assure compliance with the provisions of Section 21.44.010.
- C. The Appropriate Authority after review of such plans as deemed necessary may require a public hearing to be scheduled for the further consideration of said plans. Such public hearing and appeals, if any, shall be conducted pursuant to the public hearing (Chapter 21.78) and appeal provisions (Chapter 21.80) of this Title.
- D. The standard and criteria of review of the Director of Planning and Building Inspection shall be the same standard and criteria as that of an Appropriate Authority.
- E. The Director of Planning and Building Inspection may refer, at the Director's discretion, Design Approval applications to the Planning Commission for consideration and action.

**21.44.070 APPEALS.**

Appeals to any action taken by an Appropriate Authority pursuant to this Chapter may be appealed to the Board of Supervisors pursuant to Chapter 21.80 of this Title.

**21.44.080 EFFECT.**

- A. No building permit shall be issued nor any structure constructed otherwise than in accordance with the conditions and terms of the design approval granted, nor until ten days after the mailing of notice of granting of such design approval by the Appropriate Authority, or by the Board of Supervisors in the event of appeal.
- B. No building permit shall be issued for any such structure proposed in a "D" combining district unless the size, configuration, materials and colors of such structures have been approved. Any such structures for which such approval has been obtained shall be constructed substantially in accordance with such approval and no change shall be made without the approval for such change having first been obtained.

**21.44.090 FEES.**

The application fee for a Design Approval shall be established from time to time by the Board of Supervisors, and no part of such fee shall be refundable, unless said refund is requested in writing concurrent with the withdrawal of

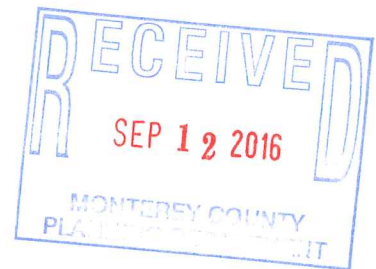


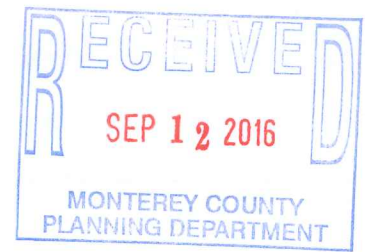
the Design Approval and provided that the applicant has not yet been sent written notice of the applications completeness or incompleteness. In such cases, 50% of the filing fee shall be refunded.

#### **21.44.100 EXEMPTIONS.**

The following activities in the Farmlands (F), Permanent Grazing (PG), and Rural Grazing (RG) zoning districts are exempt from the provisions of this Chapter:

- A. Repair and maintenance of existing agricultural facilities and structures including, but not limited to, roads, fences, watering facilities, water tanks, barns, storage buildings and windmills.
- B. The establishment, maintenance and modification of agricultural operations including, but not limited to, changes in crops, brush removal and disposal, crop rotations, grazing, farm and ranch roads, planting, harvesting and reservoirs.
- C. Replacement of agricultural structures, provided the replacement structure does not exceed the height, floor area, lot coverage or bulk of the structure to be replaced by more than 10%.

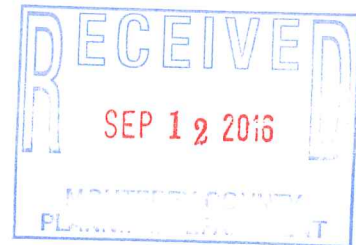




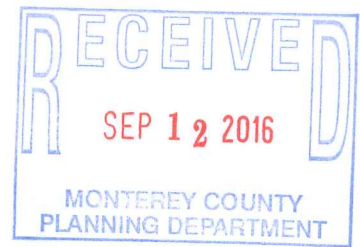
**21.64.010 REGULATIONS FOR SENIOR CITIZEN UNITS.**

- A. Purpose: The purpose of this Section is to establish the regulations, standards and circumstances under which certain ancillary housing units may be developed on residential lots where multiple residential units may not otherwise have been permitted.
- B. Applicability: The provisions of this Section are applicable in all zoning districts which allow single family residences.
- C. Regulations: A senior citizen unit shall be allowed on any lot or parcel in any zoning district (unless combined with a "B-8" district) that allows single family dwellings, subject to an Administrative Permit in each case, and subject to the following regulations:
1. An attached senior citizen unit shall not exceed 700 square feet. A detached senior citizen unit shall not exceed 850 square feet.
  2. The senior citizen unit shall not be occupied by more than two persons, one of whom shall be sixty years of age or handicapped.
  3. Not more than one senior citizen unit shall be permitted on any lot or parcel.
  4. The senior citizen unit shall conform with all of the zoning and development standards (lot coverage, height, setbacks, design, etc.) of the zoning district which governs the lot. A senior citizen unit attached to the principal residence shall be subject to the height, setback and coverage regulations of the principal residence. A senior citizen unit detached from the principal dwelling shall be treated as a habitable accessory structure in regard to height, and setbacks.
  5. The senior citizen unit shall be designed in such a manner as to be visually consistent and compatible with the principal residence on-site and other residences in the area.
  6. One usable and accessible parking space shall be provided in addition to the parking required for the other uses on-site. Any garage or carport constructed in connection with the senior citizen unit is not considered part of the area of the unit, but is considered in the overall lot coverage.
  7. In areas not served by public sewer systems, senior citizen units shall not be permitted on lots of less than two acres.
  8. Senior citizen units shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.
  9. Senior citizen units are not permitted on any lot less than 10 acres where a guesthouse or a caretaker unit already exists. Such existing units may be converted to a senior citizen unit, subject to an Administrative Permit.

10. Subsequent subdivisions which divide the main residence from a senior citizen unit shall not be permitted except where lots created meet minimum lot size and density requirements of the existing zoning.
  11. Prior to the issuance of a building permit the applicant shall record a deed restriction as a condition of project approval stating the regulations applicable to the senior citizen unit.
- D. In order to grant the Administrative Permit, the Appropriate Authority shall make the following findings:
1. That the establishment of the senior citizen 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; and
  2. That the proposed senior citizen unit complies with all applicable requirements of Section 21.64.010(C) of this Title.
  3. That adequate sewage disposal and water supply facilities exist or are readily available to the site, as approved by the Director of Environmental Health.
  4. That the proposed senior citizen unit will not adversely impact traffic conditions in the area.
  5. That the subject property is in compliance with all rules and regulations pertaining to the use of the property, that no violations exist on the property and that all zoning abatement costs, if any, have been paid.
- E.
1. Any senior citizen unit which does not comply with the provisions of this section shall require a Use Permit. If the modifications to this section are for size, height, or setbacks a Variance shall also be required. The Zoning Administrator is the appropriate authority to consider said permit.
  2. Conversion of an existing structure, or portion of a structure, to a senior citizen unit when that structure exceeds the allowable height for a habitable accessory structure does not require a Variance for an addition to height, provided no additional height is proposed for that structure.







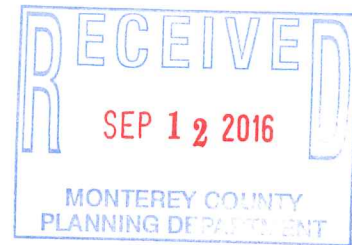
**21.64.020 REGULATIONS FOR GUESTHOUSES.**

- A. Purpose: The purpose of this Section is to establish the regulations, standards and circumstances under which sleeping facilities not integral to the main dwelling may be established. Such facilities are intended for limited sleeping and living purposes, but not for independent living purposes, permanent residential use, or rental purposes.
- B. Applicability: The provisions of this Section are applicable in all zoning districts which allow guesthouses.
- C. Regulations: The guesthouse shall be a permanent detached structure or an attached structure lacking internal circulation with the main residence. The guesthouse may include a living and sleeping area but shall be without kitchen or cooking facilities. The guesthouse shall be clearly subordinate and incidental to a main residence on the same building site.

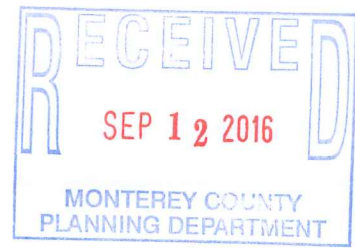
A guesthouse shall be subject to the following standards:

1. Only one guesthouse shall be allowed per lot.
2. Detached guesthouses shall be located in close proximity to the principal residence.
3. Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.
4. The guesthouse shall contain no kitchen or cooking facilities, including but not limited to microwave ovens, hot plates, and toaster ovens.
5. There shall be a maximum of six linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of eight square feet of cabinet space, excluding clothes closets.
6. Guesthouses shall not exceed 600 square feet of livable floor area.
7. Guesthouses shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.
8. Prior to the issuance of permits for guesthouse construction, or for use of an existing structure as a guesthouse, the applicant shall record a deed restriction stating the regulations applicable to the guesthouse, including that the guesthouse shall not be separately rented, let or leased from the main residence and shall not have cooking or kitchen facilities.
9. Subsequent subdivisions which divide a main residence from a guesthouse shall not be permitted.
10. The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area.

11. The guesthouse height shall not exceed 15 feet nor be more than one story. Additions to height and placement of guesthouses over a one-story structure, such as a garage, may be considered by Use Permit (ZA) when intended to provide for architectural consistency and compatibility with the main residence.
- D. Any guesthouse proposal which does not comply with the provisions of this Section shall require a Use Permit. If the modification to the provisions of this Section are for other than the height of the guesthouse pursuant to Section 21.64.020(C)(11), a Variance shall also be required. The Zoning Administrator shall be the Appropriate Authority to consider said permits.



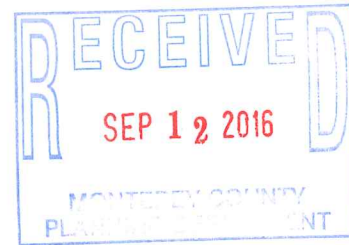




**21.64.030 REGULATIONS FOR CARETAKER UNITS.**

- A. Purpose: The purpose of this Section is to establish the regulations, standards and circumstances under which a dwelling unit accessory to the main residence on a lot may be established for the purpose of providing continuous on- site care for persons and property.
- B. Applicability: The provisions of this Section are applicable in all zoning districts which allow single family residences.
- C. Regulations: Caretaker units may be allowed subject to an Administrative Permit in designated districts and subject in all cases to the following regulations:
1. Only one caretaker unit per lot of shall be allowed.
  2. The caretaker shall be employed principally on the lot for purposes of care and protection of persons, plants, animals, equipment, or other facilities on- site or on contiguous lots under the same ownership.
  3. The minimum lot size for establishment of a caretaker unit in areas not served by public sewers shall be two acres.
  4. Caretaker units shall not be subject to density requirements of the zoning district in which the lot is located.
  5. The maximum floor area for a caretaker unit is 1,000 square feet on lots of ten acres or less and 1,200 square feet on lots greater than ten acres.
  6. A minimum of one covered off-street parking space shall be provided for the caretaker unit.
  7. The caretaker unit shall not be separately rented let, or leased to other than the caretaker whether compensation be direct or indirect.
  8. Subsequent subdivisions which divide a main residence from a caretaker unit shall not be permitted except where lots created meet minimum lot size and density requirements of the existing zoning.
  9. Caretaker units are not permitted on any lot less than ten acres where a senior citizen unit exists. Senior citizen units may be converted to a caretaker unit, subject to an Administrative Permit.
  10. The applicant shall record a deed restriction as a condition of project approval, stating that the caretaker unit shall not be rented to other than the caretaker.
- D. In order to grant the Administrative Permit the Appropriate Authority shall make the following findings.

1. That 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; and
  2. That the proposed caretaker unit complies with all of the applicable requirements of Section 21.64.030(C) of this Title.
  3. That 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 and that all zoning violation abatement costs, if any, have been paid.
  4. That adequate sewage disposal and water supply facilities exist or are readily available, as approved by the Director of Environmental Health.
- E. Any caretaker unit proposal which does not comply with the provisions of this Section shall require a Use Permit. If the modification to the provisions of this Section are for other than the height of the caretaker unit, a Variance shall also be required. The Zoning Administrator shall be the Appropriate Authority to consider said permits.



**MONTEREY COUNTY**  
**RESOURCE MANAGEMENT AGENCY**  
Carl P. Holm, AICP, Director

Building Services / Environmental Services / Planning Services / Public Works & Facilities  
168 W. Alisal Street, 2nd Floor  
Salinas, California 93901  
(831)755-4800  
[www.co.monterey.ca.us/rma](http://www.co.monterey.ca.us/rma)



*Submitted to Toro LUAC  
at 9/12/16 meeting*

**MEMORANDUM**

**Date:** August 8, 2016

**To:** Toro LUAC

**From:** Anna V. Quenga, Associate Planner

**Subject:** PLN160408 Shannon

**cc:** File



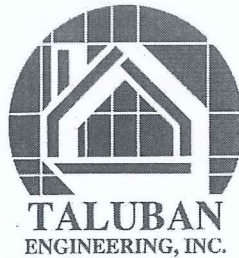
The proposed Variance and Design Approval (PLN160408) have been scheduled for hearing before the Toro LUAC based on the Land Use Advisory Committee Procedures. Please review the attached Variance Justification Letter as well as the plans.

Approval of the entitlement will legalize a 144 square foot bathroom and 400 square foot addition, resulting in the abatement of an existing code enforcement case.

There is no new construction proposed with this project.



August 4, 2016



Anna Quenga, Associate Planner  
Monterey County Resource Management Agency  
Planning Division  
168 West Alisal Street, 2<sup>ND</sup> Floor  
Salinas, CA 93901

Re: PLN160408 - Variance and Design Approval for After-the-Fact Permit  
for a 144 sf Bathroom Addition and 400 sf Carport Addition

Dear Ms. Quenga:

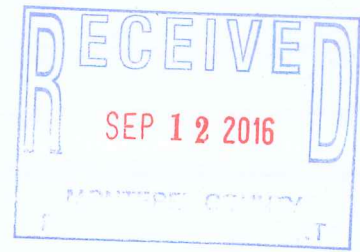
I am requesting your consideration of a variance for retention of a 144 square foot bathroom addition that does not meet the standard side yard setback and a 400 square foot carport addition that does not meet the standard front yard setback. The two improvements are part of a code compliance case CE060172 for Mrs. Virginia Shannon at 9 Paseo Cuarto, APN 161-083-003-000, in the Ambler Park area just off San Benancio Road near Highway 68.

The two improvements to the property were constructed in the 1980's as reported by the owner. Mrs. Shannon insists that her husband in cooperation with the local contractor Robert Deighton of Barns Unlimited constructed the addition and carport under a building permit. Unfortunately she cannot locate the information on the house and any construction permits. We researched the Monterey County records and could not locate a permit for the work.

Since we need to resolve the code compliance case, we are proposing to apply for the permit to legalize these improvements. Once surveyed we determined that the bathroom was constructed 4.86 feet from the side property line (6.23 feet from the property line fence). The required side yard setback based on the front yard width is 7.45 feet. The carport is situated 20 feet from the front property line. The required front yard setback is listed as 30 feet in the zoning ordinance. The original house was built with a front yard setback of 24.86 feet. Many of the homes in this subdivision have the original garage and/or house front setbacks between 20 and 30 feet.

We are requesting a variance in the side yard setback and front yard setback based on the physical constraints of the site. The addition of a bathroom was situated on the right side of the residence at to avoid the septic system that was originally installed in the rear yard. Additionally, the carport was constructed in front of the original garage and the original house setback dictated the carport setback. The original house was built with a front yard setback of 24.86 feet. Many of the homes in this subdivision have the original front setbacks between 20 and 30 feet.

Anna Quenga  
August 4, 2016  
Page 2



I have previously researched the Monterey County records and found five separate parcels that have approved planning permits for variances. Of the five permits, four have been approved for the reduction in side and front yard setbacks (ZA05610, ZA06631, PLN970183, and ZA05641). These five variances were granted for parcels that are in the same subdivision and have the same zoning as this parcel. All are additions to the original homes. We have previously discussed the additions with the adjoining neighbors and no one has voiced concern or opposition to the additions.

We respectfully request your consideration in the approval of the variance to allow the legalization of these two improvements to the residence. If you need any additional information, please contact our office.

Very truly yours,

TALUBAN ENGINEERING, INC.

A handwritten signature in black ink that reads "Belinda Taluban".

Belinda Taluban, President P.E.



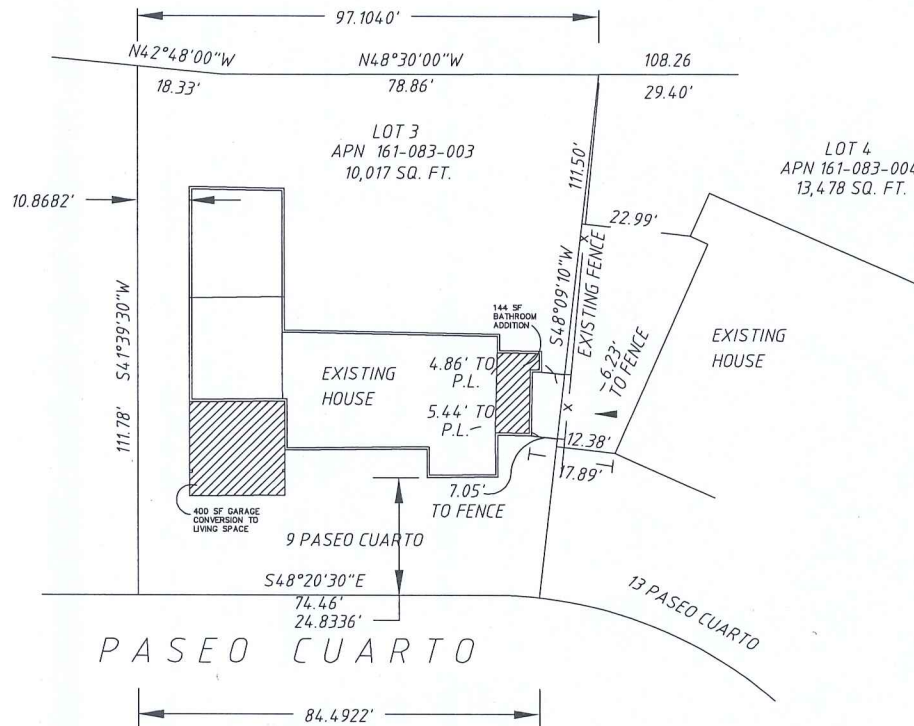
cc: Virginia Shannon



PROPERTY OWNER:	VIRGINIA SHANNON 9 PASEO CUARTO SALINAS, CA 93908	
JURISDICTION:	COUNTY OF MONTEREY	
BUILDING CODE:	BUILDING	:2013 C.E.C.
	FIRE	:2013 C.F.C.
	MECHANICAL	:2013 C.E.C.
	PLUMBING	:2013 C.P.C.
	ELECTRICAL	:2013 C.E.C.
	ENERGY CODE	:2013 C.E.C.
	RESIDENTIAL	:2013 C.E.C.

CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPES:	R3 - SINGLE STORY RESIDENTIAL U - CARPORT
ASSESSORS PARCEL NO:	181-083-003-000
DESCRIPTION:	9 PASEO CUARTO, SALINAS, CA 93908
ZONING:	LDR / 1-D
TREE REMOVAL:	NONE
AREA OF DISTURBANCE:	150 SF
BUILDING AREAS: (TOTAL)	2,822 SF (INCLUDING CARPORT)
(F) RESIDENCE	1,680 SF
BATHROOM ADDITION	144 SF
GARAGE CONVERSION	398 SF
CARPORT ADDITION	400 SF
LOT AREA:	10,017 SF
LOT COVERAGE:	26.18 %

LATITUDE	36.5756
LONGITUDE	-121.7206
FLOOR LIVE LOAD	40 PSF
ROOF LIVE LOAD	20 PSF
GROUND SNOW LOAD	0
BASIC WIND SPEED	110 MPH
WIND EXPOSURE	B
WIND IMPORTANCE FACTOR	1
SEISMIC DESIGN CATEGORY	D
SITE CLASS	D
MAPPED SPECTRAL RESP S <sub>a</sub>	1.236
MAPPED SPECTRAL RESP S <sub>i</sub>	0.542
SPECTRAL RESPONSE COEF S <sub>ds</sub>	0.829
SPECTRAL RESPONSE COEF S <sub>d1</sub>	0.542
SEISMIC RESPONSE COEF C <sub>s</sub>	.13
RESPONSE MOD. FACTOR R	6.5
FLOOD DESIGN	N/A



SCALE: 1" = 40' 0"

## SEP 12 2016

— NONE

— NONE

[illegible]

1. SURFACE WATER WILL DRAIN AWAY FROM EACH STRUCTURE ON THE LOT.
2. INSTALL SEDIMENT LOGS AROUND CONSTRUCTION AREA TO KEEP DEBRIS ON PROPERTY.
3. PLACE GRAVEL BAGS AROUND NEARBY, DOWN-STREAM OF STORM INLET(S) DURING CONSTRUCTION.
4. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE COUNTY RIGHT-OF-WAY (STREET/ROW/SEAPRA) FREE FROM DEBRIS AND DIRT.
5. ALL STRUCTURAL FILL TO BE COMPACTED TO 90 PERCENT RELATIVE COMPACTION. ALL ROADWAY FILL SHALL BE COMPACTED TO 80 PERCENT RELATIVE COMPACTION EXCEPT THE UPPER 12 INCHES OF FINISHED SOIL, SUBGRADE AND BASECOURSE SHALL BE 90% RELATIVE COMPACTION.
6. GRADING QUANTITIES: EXCAVATION = 0 CY FILL = 0 CY
7. EXCESS EXCAVATION TO BE DEPOSITED ON SITE. DEPOSITED MATERIAL SHALL NOT EXCEED 12 INCHES IN DEPTH UNLESS COMPACTION TESTED TO VERIFY A MINIMUM COMPACTION REQUIREMENTS PER NOTE # 5.
8. THE DRIVEWAY EXISTS AND WILL REMAIN UNCHANGED. THE SLOPE DOES NOT EXCEED 15 PERCENT.
9. THE GRADE ADJACENT TO ALL STRUCTURES SHALL BE SLOPED A MINIMUM OF 5 PERCENT AWAY FROM THE FOUNDATION FOR A MINIMUM HORIZONTAL DISTANCE OF 10 FEET.
10. ALL GRADING SHALL COMPLY WITH THE COUNTY OF MONTREY GRADING ORDINANCE.

OCCUPANCY GROUP: R-3 / U  
TYPE OF CONSTRUCTION: V-B  
OPENINGS: N/A. LESS THAN 3 FT. PHOTO 3 TO 5 FT.  
BEARING WALLS: 1 HR. LESS THAN 3 FT.  
NON-BEARING WALLS: 1 HR. LESS THAN 5 FT.  
FIRE SPRINKLERS: YES  
STORIES: 3  
HEIGHT: 13.0 FT

ALL DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE, OR PLUMBING (CPC), MECHANICAL (CMC), ELECTRICAL (CEC), FIRE (CFC), AND ENERGY (CENC). CODE.

CONCRETE COMPRESSIVE STRENGTH SHALL BE 2500 PSI AT 28 DAYS.

REINFORCING STEEL SHALL BE GR40 FOR #4 BARS AND SMALLER GRADE 60 FOR #5 BARS AND LARGER.

FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.

NAILING TO BE IN COMPLIANCE WITH TABLE 2304.9.1.

C.1	SITE PLAN
A.1	FLOOR PLAN
A.2	ELEVATIONS

LEGALIZE THE 144 SF BATHROOM ADDITION TO THE  
EXISTING DINGLE FAMILY DWELLING  
LEGALIZE THE 400 SF CARPORT ADDITION  
CLEAR CODE ENFORCEMENT CASE CE06172

## REVISIONS

**TALUBAN ENGINEERING, INC.**

PLAN

VIRGINIA SHANNON RESIDENCE  
9 PASEO CUARTO  
SALINAS, CALIFORNIA 93908

# SITE PLAN

DATE: 01/21/15

SCALE: AS SHOWN

DRAIN, BT

1234 01-02-03

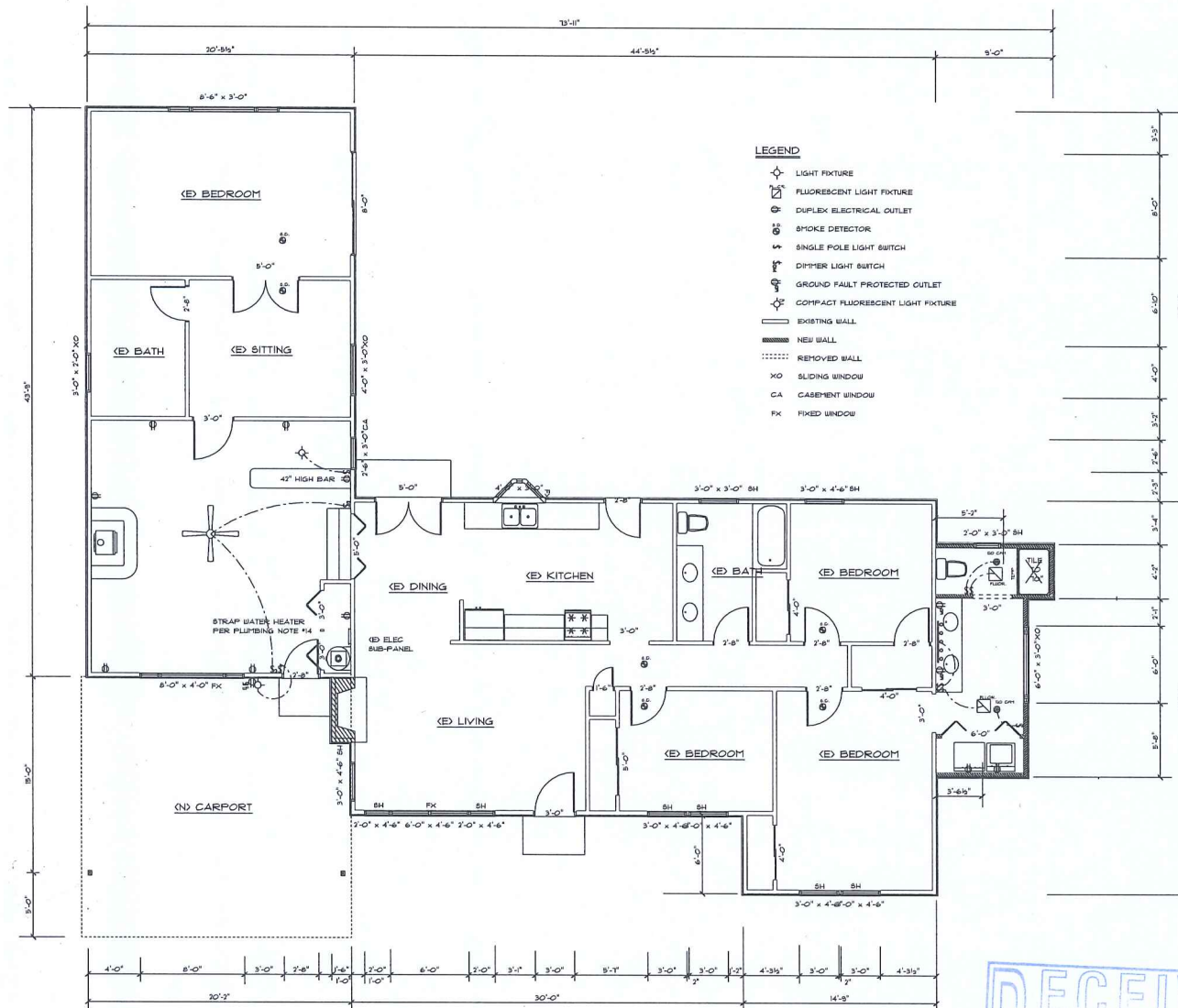
1991 11 22 000

APR 15 1963-003

0-1000

6.1

OF CHARTS



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

# **ELECTRICAL & MECHANICAL:**

1. AIR DUCTS IN THE GARAGE THAT PASS THROUGH THE LIVING/GARAGE FIRE RATED WALL SHALL BE NO. 26 GAUGE STEEL OR THICKER.
2. THE KITCHEN SHALL HAVE 2 - 20 AMP SHALL APPLIANCE DEDICATED BRANCH CIRCUITS (CEC 310.52B-3). GARBAGE DISPOSAL SHALL HAVE 1 - 20 AMP DEDICATED BRANCH CIRCUIT, AND LAUNDRY & BATHROOM FIXTURES SHALL HAVE AT LEAST 1 - 20 AMP DEDICATED BRANCH CIRCUIT (CEC 310.52D & F).
3. PROVIDE A UPPER GROUND (MIN 30 FOOT LENGTH) INSTALLED IN THE STRUCTURE FOUNDATION ADJACENT TO THE MAIN SERVICE PANEL. BOND METALLIC GAS AND WATER PIPES TO THE SERVICE GROUND PER CEC 750-81 & 750-83.
4. ALL ELECTRICAL OUTLETS THAT SERVE THE COUNTER TOPS IN THE KITCHEN SHALL HAVE GFCI PROTECTION. OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE KITCHEN COUNTER IS MORE THAN 24 INCHES MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE (CEC 310.53C(1)).
5. ONE 20-AMP ELECTRICAL OUTLET SHALL BE PROVIDED FOR THE DRYER IN THE LAUNDRY AREA.
6. BATHROOM ELECTRICAL OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMP BRANCH CIRCUIT. THE CIRCUIT SHALL HAVE NO OTHER ELECTRICAL OUTLETS.
7. CLOTHES DRYERS AND ELECTRIC RANGES SHALL HAVE 4-WIRE GROUNDED ELECTRICAL OUTLET PER NEC 250-93.
8. HVAC TO BE SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT PER NEC 422-7.
9. PANEL BOARDS SHALL BE LEGIBLY LABELED FOR IDENTIFICATION. (CEC 384-13).
10. ARC-FAULT INTERRUPTERS ARE REQUIRED AT ALL OUTLETS IN BEDROOMS (INCLUDING LIGHTS AND SMOKE DETECTORS) CEC 310-53C(1).
11. INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS SHALL BE I.C. RATED BY UL OR OTHER APPROVED AGENCY. (TITLE 24 ART. 9.02C(4)).
12. RECESSED FIXTURES THAT ARE IDENTIFIED FOR CONTACT WITH INSULATION TYPE IC SHALL BE INSTALLED WHERE INSULATION IS REQUIRED PER CEC 410-64(A)(2).
13. LIGHTING FIXTURES IN CLOTHES CLOSETS SHALL COMPLY WITH CEC 410-8.
14. LIGHT FIXTURES ABOVE SHOWER/TUB AREAS SHALL BE "WATERPROOF" OR "DAMP" RATED AND COMPLY WITH NEC 410-44 - 4D.
15. EXTERIOR LIGHT FIXTURES. ALL FIXTURES INSTALLED IN WET LOCATIONS SHALL BE LABELED "SUITABLE FOR WET LOCATIONS". ALL FIXTURES INSTALLED IN DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS".

## **GENERAL NOTES:**

1. ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2013 EDITION OF THE CBC, CPC, CHC, CFC, CRC, AND CEC, AND THE CALIFORNIA ENERGY CODE.
2. ALL MANUFACTURERS INSTALLATION INSTRUCTIONS TO BE PROVIDED TO BUILDING INSPECTOR AT TIME OF INSPECTION.
3. ALL SMOKE ALARMS SHALL BE INTERCONNECTED TO SOUND AN ALARM AUDIBLE IN ALL BEDROOMS OF THE DWELLING. (CBC 907.10.3.1)
4. SMOKE ALARMS SHALL RECEIVE THEIR POWER FROM THE HOUSE PRIMARY WIRING AND SHALL ALSO HAVE BATTERY BACKUP PER CBC 907.10.3.2.
5. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBENT SURFACE TO A HEIGHT OF 10 INCHES ABOVE DRAIN INLET.
6. GLAZING USED IN DOORS, PANELS OF SHOWER OR TUB ENCLOSURES, WITHIN 24 INCHES OF DOORS AND WITHIN 18 INCHES OF FINISHED FLOOR SURFACE SHALL BE FULLY TEMPERED GLASS, LAMINATED SAFETY GLASS OR AN APPROVED PLASTIC OF A SHATTER RESISTANT TYPE.
7. SKYLIGHTS TO COMPLY WITH CBC SECTION 3405 FOR GLAZED SKYLIGHTS AND CSC CHAPTER 36 FOR PLASTIC SKYLIGHTS.
8. A SPARK ARRESTOR IS REQUIRED ON THE PREPLACE CHIMNEY. MINIMUM AREA TO BE 4 TIMES THE NET FREE AREA OF CHIMNEY OUTLET. THE LAST SECTION OF THE METAL FLUE TO BE SECURED TO FRAMING TO PREVENT LATERAL DISPLACEMENT. CBC 919.3.1.
9. CHIMNEY SHALL EXTEND A MINIMUM OF 2 FT. ABOVE ANY PART OF THE BUILDING WITHIN 10 FT OF THE CHIMNEY. (CBC 919.3)
10. THE OPENING AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS AND FIREPLACES AT THE CEILING AND FLOOR LEVELS SHALL BE FIREBLOCKED WITH NON-COMBUSTIBLE MATERIALS PER CBC 708.2.1 (4).
11. HEARTH EXTENSIONS FOR FACTORY-BUILT FIREPLACES SHALL BE IN ACCORDANCE WITH THE MANUFACTURE'S INSTALLATION INSTRUCTIONS PER CBC 3102.5.2
12. PROVIDE FIREBLOCKING AT 10-FOOT INTERVALS IN THE WALLS BOTH VERTICAL AND HORIZONTAL.
13. MAXIMUM THRESHOLD HEIGHT SHALL BE LIMITED TO 1/2 INCH. CBC 1008.1.6 (OUT-SWINGING DOORS).
14. WINDOWS IN BEDROOMS SHALL COMPLY WITH THE FOLLOWING EMERGENCY EGRESS REQUIREMENTS:
  - A. MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT.
  - B. MINIMUM NET CLEAR OPENABLE DIMENSION OF 20 INCHES IN WIDTH.
  - C. MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SQUARE FEET IN AREA.
  - D. SILL HEIGHTS OF SUCH OPENINGS SHALL NOT EXCEED 44 INCHES ABOVE FLOOR.

REVISIONS

**TALUBAN ENGINEERING, INC.**

103 CHURCH STREET  
SALINAS, CALIFORNIA 93901  
P.O. BOX 28, SALINAS, CALIFORNIA, 93903 PHONE 831-741-0475

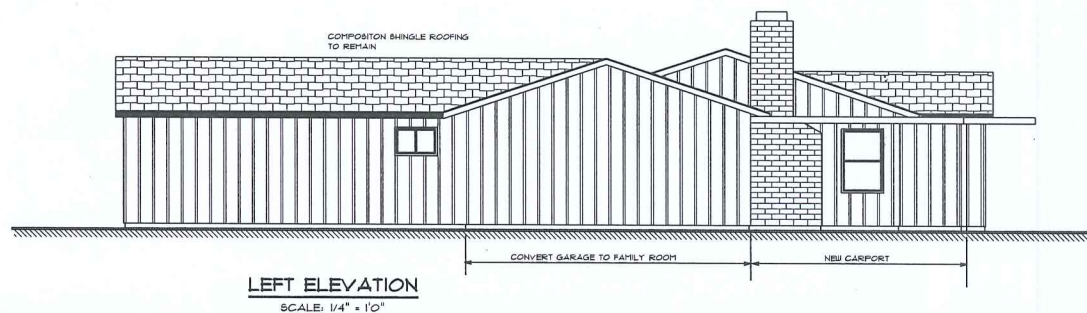
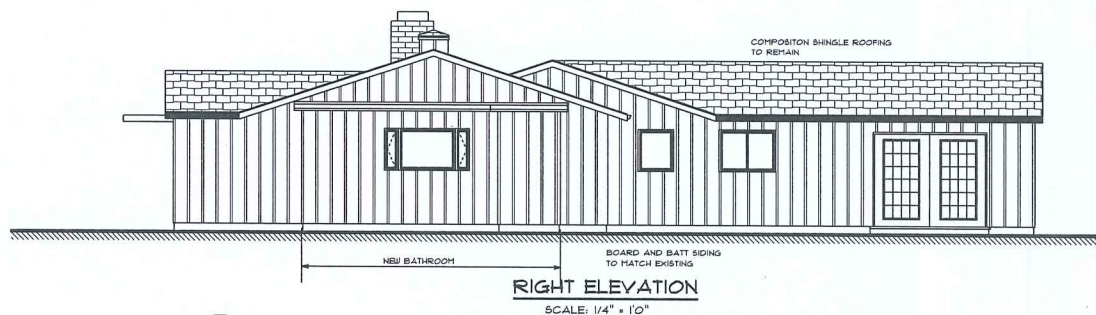
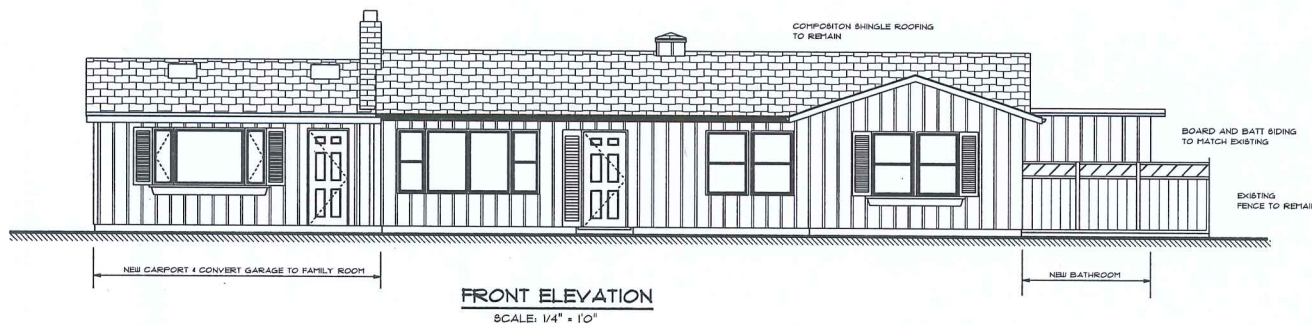
**FLOOR PLAN**

SHANNON RESIDENCE  
SALINAS, CALIFORNIA

DATE: 09/01/08  
SCALE: AS SHOWN  
DRAWN: BT  
JOB: SHANNON  
APR. 16-1083-003  
SHEET  
A.1  
SHEETS







REVISIONS

TALUBAN ENGINEERING, INC.

103 CHURCH STREET  
SALINAS, CALIFORNIA 93901  
P.O. BOX 733 SALINAS, CALIFORNIA 93902 PHONE: (831) 544-0345

ELEVATIONS

SHANNON RESIDENCE  
5 PASEO CUARTO  
SALINAS, CALIFORNIA

DATE: 08/01/08  
SCALE: AS SHOWN  
DRAWN: BT  
JOB: SHANNON  
APP: 61-083-003  
SHEET  
A.2  
SHEETS

