Please return to City of Salinas, Community Development Dept., 200 Lincoln Avenue

CITY OF SALINAS
PLANNED UNIT DEVELOPMENT PERMIT NO. 78-1
(Amending Planned Unit Development Permit No. 69-3)

RECEIVED
OCT 5 1979
COMMUNITY DEVELOPMENT DEPT.

WHEREAS, on October 6, 1969, the Council of the City of Salinas granted Planned Unit Development Permit No. 69-3 to Homer T. Hayward Lumber Company and Hampshire Construction Company to allow development of a 252-lot subdivision featuring a mix of standard single-family dwellings and compact homes with reduced lot area lots on a 42.35-acre parcel of land located on the northerly side of Rider Avenue between Rider Avenue and the Natividad Creek Channel;

WHEREAS, on April 17, 1972, the Council of the City of Salinas granted Planned Unit Development Permit No. 72-2 to Hampshire Construction Company to allow development of 58 compact homes on reduced lot area lots on a 9.404-acre parcel of land described above and known as Las Casitas Unit No. 3;

G 41961

WHEREAS, Hampshire Construction Company made application for a Planned Unit Development Permit, amending PUD Permit No. 69-3, to allow development of 65 single-family dwellings on reduced lot area parcels on a 13.63-acre parcel of land situated between the existing Las Casitas subdivisions and the Natividad Creek Channel described above in the City of Salinas, County of Monterey, State of California; and

WHEREAS, the Council of the City of Salinas on April 23, 1979, acting upon the recommendation of the Salinas Planning Commission, has found and determined that the proposed amendment will not adversely affect the character of the development nor be injurious or detrimental to adjoining properties, and that said Planned Unit Development Permit ought to be granted upon the conditions hereinafter particularly set forth;

WHEREAS, this project has undergone preliminary environmental review with a determination that it had the potential for a significant effect upon the environment and, therefore, required an Environmental Impact Report. The draft Environmental Impact Report was duly posted on February 23, 1979, with comments and responses included in the Final Draft EIR completed March 23,

1979. The City Council certified that the EIR was completed in accordance with CEQA Guidelines for Environmental Impact Reports, and that it had read and considered the information contained therein on April 23, 1979. In addition, the City Council found that any adverse environmental effects were outweighed by the social and economic benefits of the project.

WHEREAS, a Notice of Determination summarizing the environmental action was completed and posted on April 24, 1979. This date starts the thirty day Statute of Limitations on court challenges on the environmental review process as required under the California Environmental Quality Act.

NOW, THEREFORE, the Council of the City of Salinas hereby grants and issues Planned Unit Development Permit No. 78-1 to Hampshire Construction Company, amending Planned Unit Development Permit No. 69-3, upon the following terms and conditions, to wit:

Right to Develop

1. The permittee, Hampshire Construction Company, shall have the right to develop 65 single-family dwellings on reduced lot area parcels in accordance with the following exhibits, which are attached and made a part hereof:

   Exhibit "A" - Tentative subdivision map

   Exhibit "B" - Tentative development plan

   Exhibit "C" - Engineers report

   Exhibit "D" - Fire Department memorandum

Planning Commission Review of Building Elevations, Floor Plan, and Building Siting

2. Prior to issuance of any building permits, the Planning Commission shall review and approve all proposed building elevations, floor plans and building sitings on each lot of the subdivision. The following minimum criteria shall be met for each lot:

   a) Exterior yard setback (including private streets) -20 feet

   b) Driveway length measured to sidewalk - 23 feet

c) Interior yard setbacks - one yard 10 feet, other yards 5 feet

d) Usable open space per unit - 1100 square feet

(1) Lots with yard areas with a slope greater than 3:1 shall not be counted as usable open space.

(2) Exterior yards, interior yards less than 10 feet in width, and/or driveways shall not be counted as usable open space.

Building Additions and Accessory Buildings Prohibited

3. No building additions at or above ground level shall be permitted, and no accessory buildings shall be permitted.

4. All garages for the units shall be maintained as two (2) covered, enclosed parking spaces and shall not be converted or subverted to other uses. Said prohibition shall be made a part of the Conditions, Covenants and Restrictions of the subdivision and shall be enforced by deed restrictions.

Erosion Control Landscaping of Slopes

5. The developer shall landscape all slopes greater than 2:1 in grade prior to final building inspection. Said landscaping shall consist of deep-root ground cover plants, and shall be maintained by the developer until such time as the affected dwelling unit is sold and occupied. A landscape plan for the stated areas shall be submitted to the Community Development Department for review and approval by the Director of Recreation and Parks and the City Engineer.

Maintenance of Private Streets

6. All private streets in the subdivision shall be maintained by the abutting property owners to a standard to insure safe vehicular access. Said condition shall be a deed restriction on all lots abutting and having vehicular access from a private street in the subdivision.

Public Improvements

7. All construction of public improvements within the subdivision shall conform to plans and specifications submitted to and approved by the City Engineer. Improvement plans shall include provisions for site grading, street name signs,

sewers, storm drains, paving, sidewalks, curbs, gutters, street lights, and all other facilities necessary to serve the subdivision. All underground utilities shall be included on the final improvement plans.

8. All easements and rights-of-way where public facilities are to be located, shall be dedicated to the appropriate public agency at the time of recordation of the final map.

Underground Utilities

9. All utility lines shall be placed underground, and all power transformers shall be placed underground where permitted by the utility company. Where transformers must be pad mounted above ground, they shall be located away from the general public view or shall be effectively concealed by a screen fence of a design approved by the utility company and by the City.

Fire Protection

10. All State and local fire protection requirements shall be met including those set forth in Exhibit "D".

Crime Prevention Requirements

11. A crime prevention/security system shall be required. A crime prevention/security plan shall be reviewed by the Salinas Police Department Crime Prevention Officer with construction plans submitted to the Building Inspection Division for plan check. Said plan shall include the following minimum requirements:

    a. Security designed doors, jambs, strikes, and hinges.
    b. Deadbolt exterior door locks.
    c. Interior-track sliding glass patio doors.
    d. Positive building numbering.

Permit to Run with Land

12. This permit shall run with the land and all terms and conditions herein shall be considered conditions of any subsequent sale or lease of all or any portion of said property.

13. The following language shall appear prominently in the owner's certificate of the final subdivision map: "The development and use of this property is subject to the terms

and conditions of Planned Unit Development Permit No. 78-1 issued by the Council of the City of Salinas on April 23, 1979, and filed for record in Reel 1364, Page 154, Official Records of Monterey County." The permittee shall also request that the preceding language be included in the Final Subdivision Public Report of the California Department of Real Estate.

Tentative/Final Map Reference and Conditions

14. This PUD permit shall be referenced on the face of any tentative or final map for this subdivision, and the conditions of approval of such maps shall be considered as conditions of this permit.

Violation; Revocation

15. Violation of any of the terms and conditions of this permit is unlawful and shall be punishable as a misdemeanor, in accordance with Ordinance No. 1523(NCS). In addition to the sanctions set forth in Ordinance No. 1523(NCS), if the Director of Community Development shall determine that the owner, assigns, agents or representatives of the owner, have violated any of the terms or conditions of this permit, he shall give written notice that if such violations are not corrected or removed within thirty days, the Planning Commission of the City of Salinas will act to consider revoking this permit, and the Planning Commission may then order that this permit be revoked. In the event this permit shall be revoked by the Planning Commission, this action may be appealed to the Council of the City of Salinas within five days.

Review of Permit

16. If substantial action shall not have been commenced to carry out the terms and intent of this permit within one year after the date of granting hereof, then no building permit shall be issued for construction hereunder until the Planning Commission shall have reviewed the terms and conditions of this permit in light of the current plans and policies of the City and the physical, social and economic conditions in the area. As a result of such review, the Planning Commis-

sion may recommend and the City Council may approve the amendment or cancellation of this permit.

Unsigned Permit Null and Void

17. This permit shall be null and void and all terms and conditions herein shall have no force or effect unless the permit is executed by the permittee(s) and returned to the City of Salinas Community Development Department within 15 days after issuance.

Permit Validation

18. This permit shall have no force or effect unless and until accepted in writing by the permittee.

This Planned Unit Development Permit was approved by the Salinas Planning Commission substantially as set forth herein on April 4, 1979.

Assistant Director of Community Development

This Planned Unit Development Permit is hereby issued to the within named permittee.

SALINAS, a Municipal Corporation

Dated: May 7, 1979

Henry K. Dobbins
Mayor

Attest: Evelyn Reynolds
City Clerk

This Planned Unit Development Permit is hereby accepted upon the express terms and conditions hereof, and the undersigned agrees to strictly conform to and comply with each and all of the said terms and conditions.

Dated: 10 Oct 1979

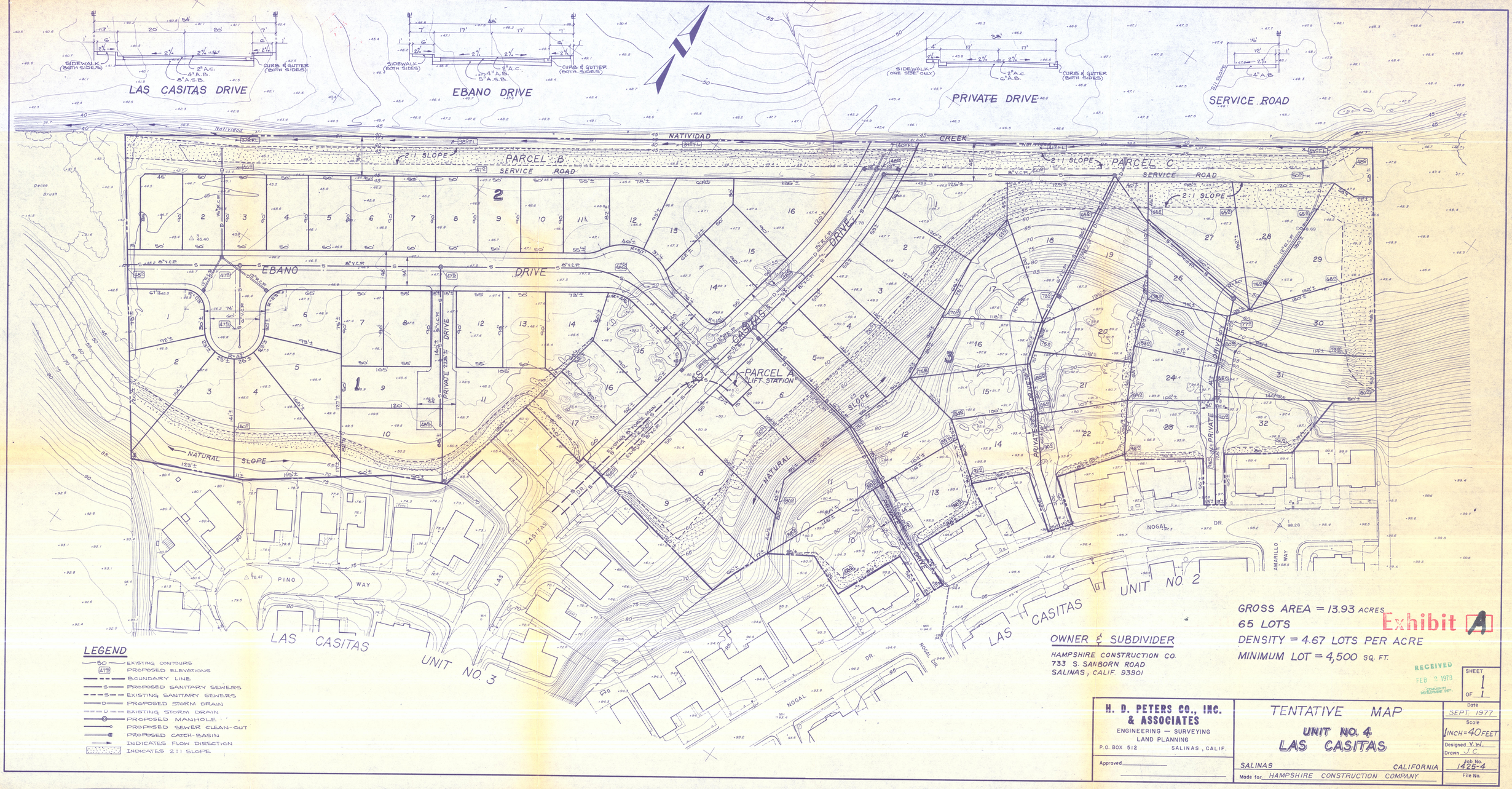
By: [signature]
Hampshire Construction Co.

Title: Pres.

C 41964
RECORDED AT REQUEST OF
CITY OF SALINAS
OCT 9 9 02 AM '79
OFFICE OF RECORDER
COUNTY OF MONTEREY
SALINAS, CALIFORNIA

END OF DOCUMENT

NO FEE



OWNER & SUBDIVIDER

HAMPSHIRE CONSTRUCTION CO.
733 S. SANBORN ROAD
SALINAS, CALIF. 93901

GROSS AREA = 13.93 ACRES
65 LOTS
DENSITY = 4.67 LOTS PER ACRE
MINIMUM LOT = 4,500 SQ. FT.

Exhibit A

RECEIVED
FEB 2 1973
COMMUNITY DEVELOPMENT DEPT.

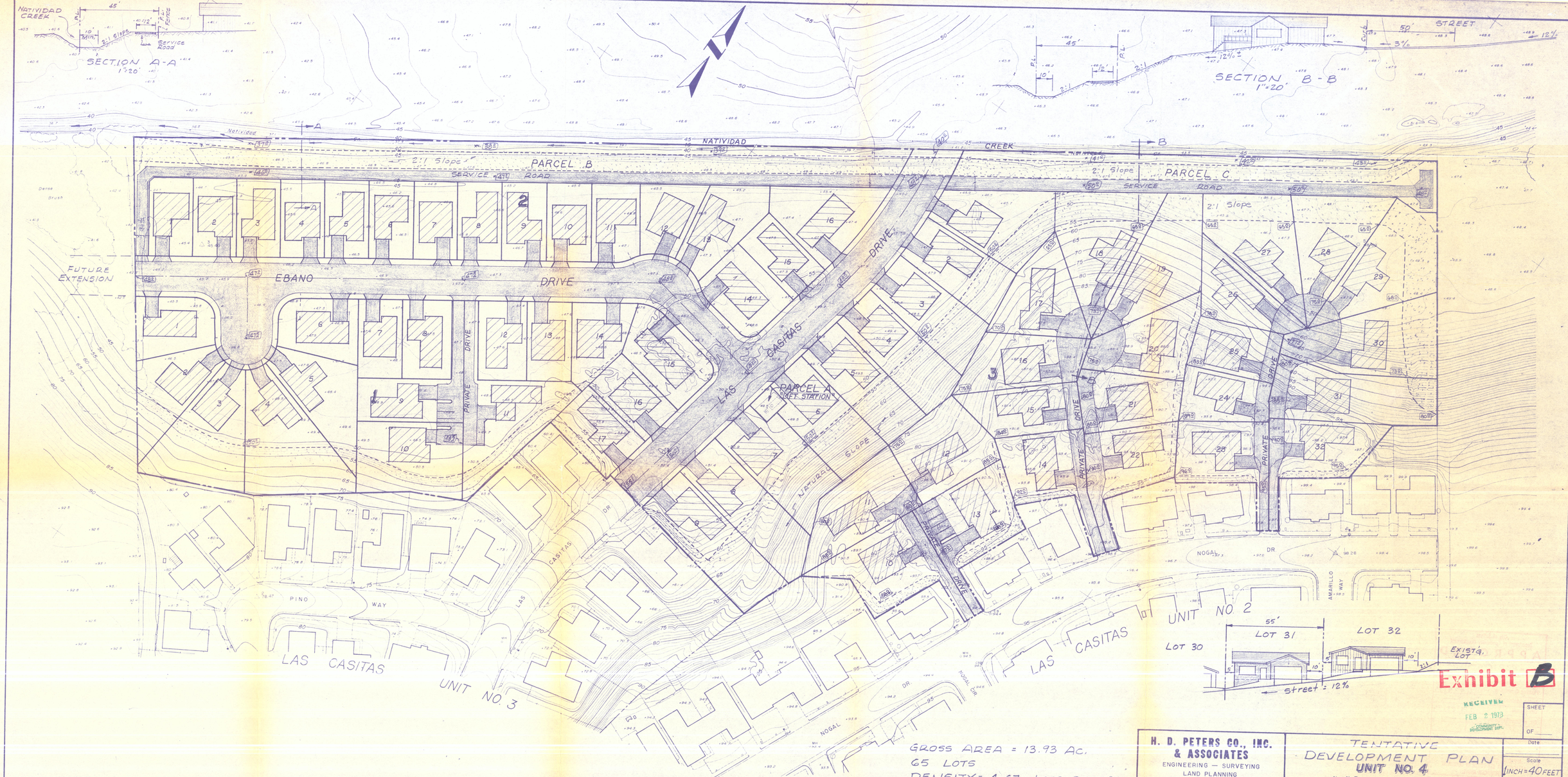
SHEET 1 OF 1

H. D. PETERS CO., INC. & ASSOCIATES
ENGINEERING — SURVEYING
LAND PLANNING
P.O. BOX 512 SALINAS, CALIF.

Approved _____

TENTATIVE MAP
UNIT NO. 4
LAS CASITAS
SALINAS CALIFORNIA
Made for HAMPSHIRE CONSTRUCTION COMPANY

Date SEPT. 1972
Scale 1 INCH = 40 FEET
Designed Y.H.
Drawn J.C.
Job No. 1425-4
File No.



GROSS AREA = 13.93 Ac.
65 LOTS
DENSITY = 4.67 LOTS PER Ac.
MINIMUM LOT = 4,500 SQ. FT.

H. D. PETERS CO., INC. & ASSOCIATES
ENGINEERING — SURVEYING
LAND PLANNING
P.O. BOX 512 SALINAS, CALIF.
Approved

TENTATIVE DEVELOPMENT PLAN
UNIT NO. 4
LAS CASITAS

SALINAS CALIFORNIA
Made for HAMPSHIRE CONSTRUCTION CO.

SHEET OF
Date
Scale 1 INCH = 40 FEET
Designed V.W.
Drawn
Job No. 1425-4
File No.

DEPARTMENT OF PUBLIC WORKS
SALINAS, CALIFORNIA
FEBRUARY 21, 1978

ENGINEER'S REPORT
TENTATIVE MAP OF LAS CASITAS UNIT NO. 4

LOCATION

This subdivision consists of 13.93 acres of land which lies to the east of Natividad Creek, approximately 800' south of Sherwood Lane, to the west of Nogal Drive and approximately 1400' northerly of Garner Avenue. The existing ground slopes from the east to the west, varying from elevation 97 to elevation 40. A bluff of 30% slope is located a short distance from the easterly subdivision boundary. The present land use is idle. The record owner and subdivider is Hampshire Construction Co. of Salinas. The lane is proposed to be subdivided into 65 sub-standard lots for single residences. The density is 4.67 lots per acre. Minimum lot size is 4,500 square feet.

STREETS

The street width and sidewalk schedule are less than the minimum standards as specified in the subdivision ordinance. Approval of both the Planning Commission and the City Council is required to deviate from our normal standards. Reducing R/W below 54' does not seem necessary and is not recommended.

All private drives shall be given a name and shall be constructed to City approved standards, but they are to be maintained by the property owners themselves. A home owners agreement or association is necessary to achieve this.

The service road adjacent to Natividad Creek shall be constructed of 4" aggregate base with a seal coat.

A 6'foot chain link fence with gate should be installed at the end of Las Casitas Drive and at the entrance of the 15-foot road R/W at the end of Ebano Drive. Gate shall have locking device meeting the approval of the Fire Department.

The small cul-de-sac on Ebano shall be re-designed.

STORM DRAINS

The storm drain system as shown on the tentative map appears to be satisfactory except that outlet structures at the end of the storm drain pipe in Natividad Creek Channel should be provided.

Natividad Creek Channel shall be widened and improved to provide adequate capacity for a storm of 100-year magnitude. Slope embankment and channel bottom shall be provided with erosion control.

SANITARY SEWERS

The sanitary sewers as shown on the tentative map are satisfactory. The Subdivider shall landscape the lift station.

LOTS

The lots created in this subdivision are substandard according to our normal subdivision standards. Approval of both the Planning Commission and the City Council is required to deviate from our normal standards.

Exhibit C

All excavation, grading and erosion control shall comply with the recommendations of the Soils Engineer. Interceptor ditches and drains shall be constructed to prevent water from draining over cuts or fills.

Excepting the lot areas with natural slope, all lots shall be graded with a slope not greater than 3:1. Slopes at the rear of Lots 18, 19, 27 thru 30, in Block 3 shall be graded to a slope not greater than 5:1.

Lots in Block 3 drain to the back of the lot. A concrete lined ditch along the rear property line should be constructed to intercept the storm water runoff and to prevent the runoff from draining across the neighboring lots.

Respectfully Submitted,

ARNOLD C. JOENS
City Engineer and
Director of Public Works

ACJ/cas

MEMORANDUM

DATE: February 9, 1978

TO: Ron Hovland, Community Development

FROM: Fire Department

SUBJECT: 65 FOOT LOT REDUCED AREA SUBDIVISION - LAS CASITAS AND NATIVIDAD CREEK - PUD 78-1 UNIT #4 (UPDATED COMMENTS, SUPERSEDES PREVIOUS COMMENTS)

Fire Department comments are as follows.

I. Fire Zone III

II. Required Public Utilities Commission fire flow is 1,000 gallons per minute for single family residential.

III. Water Main and Fire Hydrants

A. Install two on-street fire hydrants.

B. Fire hydrant will be Model Corona 550 with one 2-1/2 and one 4-1/2 inch outlet.

C. The fire hydrant locations will be as plotted on the site plan map which is on file in the office of the Fire Chief.

D. The cost of water mains and fire hydrants will be paid by the developer.

E. Water mains and fire hydrants will be installed prior to beginning combustible construction.

IV. Fire Department Access

A. Provisions for a Fire Department turn-a-round must be designed into any dead end or stub-end driveway which exceeds the 150 foot limit, therefore it must have an approved turn-a-round.

B. The Fire Department requires that the dead end streets be provided with a cul-de-sac turn-a-round at the dead end conforming to the Salinas City Code.

GEORGE J. HARRIS, BATTALION CHIEF
SALINAS FIRE PREVENTION BUREAU

GJH/jma

Exhibit D

City of Salinas

Department of Community Development

REPORT OF ZONING ACTION

To: Monterey County Assessor
P.O. Box 570
Salinas, California 93901

Pursuant to Sec. 65862 of the Governmental Code, you are hereby notified that the City of Salinas has approved the following zoning action:

1. Location (address) of Property A 13.93 AC. PARCEL BTW. THE EXISTING LAS CASITAS SUBDIV. AND NATIVIDAD CREEK
2. Assessor's Parcel Number 4-351-38
3. Name of Applicant HAMPSHIRE CONSTRUCTION CO.
4. Applicant's Mailing Address 733 S. SANBORN RD. SALINAS, CA. 93901
5. Type of Zoning Action:

☐ Rezoning from _____ District to _____ District in order to _____

☐ Conditional Use Permit Number _____ in an _____ District to allow _____

☑ Planned Unit Development Permit Number 78-1 in an U District to allow 65' REDUCED LOT AREA LOTS FOR DETACHED SINGLE-FAMILY HOMES

Variance Number _____ in an _____ District to allow _____

☑ Other Type of Zoning Action TENTATIVE MAP #78-1, FOR THE ACTUAL SUBDIVISION OF LAND

6. The above action was ☑ approved ☐ disapproved on APRIL 23, 1979 to become effective IMMED..
7. The above action was granted for:

Limited period of time of _____

(No time limitation.)

Applicant must perform the above action within _____.

Attachments: Map ✓ Other _____

Roger C. Anderman
Director of Community Development

By _____

Date APRIL 24, 1979