

North

Vicinity Map

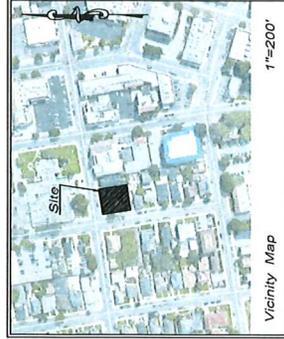


**PLANNED UNIT DEVELOPMENT
PERMIT 2020-001 &
RESUBDIVISION 2020-004
115 and 119 West San Luis Street**

Exhibit A

Notes

- THIS APPLICATION WILL CREATE A PLANNED UNIT DEVELOPMENT (PUD) ON THE EXISTING LOT RESULTING IN TWO NEW LOTS, WITH ONE EXISTING SINGLE FAMILY RESIDENCE AND ONE NEW ACCESSORY DWELLING UNIT (ADU) ON EACH NEW LOT.
- THIS APPLICATION WILL PROVIDE FOR A SUBDIVISION OF THE WESTLEY 90 FEET OF LOTS O AND P, IN BLOCK 10, AS SHOWN UPON THE MAP ENTITLED "A. RIVERS MAP OF PART OF SALINAS CITY, RECORDED IN VOLUME 1 OF CITIES & TOWNS AT PAGE 8, MONTEREY COUNTY RECORDS, AND CONTAINS A TOTAL OF 3600 SF OF PLANT.
- SAD LOT SHALL BE DIVIDED TO CREATE TWO NEW LOTS, LOT 1 OF 4,800 SF AND LOT 2 OF 4,200 SF.
- AN EXISTING 1,888 SF RESIDENCE EXISTS ON THE PROPOSED NEW LOT 1, WITH A NEW ACCESSORY DWELLING UNIT (ADU) OF 1,200 SF. THE EXISTING RESIDENCE EXISTS ON THE PROPOSED NEW LOT 2, WITH A NEW 123 SF ADU TO BE ADDED.
- DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF. BOUNDARY LINES ARE BASED UPON RECORD DATA FROM FOUND MONUMENTS. NO BOUNDARY SURVEY HAS BEEN COMPLETED.
- DATUM IS NAD 1983 FROM A FIELD SURVEY DATED FEBRUARY 7, 2020. CONTOUR INTERVAL IS 1 FOOT.
- LOCATIONS OF SUBSURFACE UTILITY LINES IS BASED UPON SURFACE INDICATIONS AND SCHEMATIC DRAWINGS PROVIDED BY THE CITY OF SALINAS ENGINEERING DEPARTMENT. FIELD VERIFY WITH 60' NORTH BY HIGH TO EXCAVATION OR CONSTRUCTION.
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS OF RECORD NOT SHOWN UPON THIS MAP. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING RECORDS AND DISCLOSE SUCH EASEMENTS WHICH MAY OR MAY NOT EXIST, AND MONTEREY COUNTY SURVEYORS, INC. SHALL BEAR NO RESPONSIBILITY FOR NON DISCLOSURE OF SAID EASEMENTS, THEIR EXISTENCE OR LOCATION.
- NO PORTION OF THIS PROPERTY LIES WITHIN A MAPPED FLOODWAY OR FLOOD PLAIN AND WILL NOT BE SUBJECT TO FLOODING DURING A 1% ANNUAL CHANCE EVENT.
- EXISTING ZONING = CO/R COMMERCIAL OFFICE/RESIDENTIAL
NO CHANGE TO ZONING PROPOSED
- EXISTING LAND USE:
APN 002-332-027 - RESIDENTIAL
NO CHANGE TO LAND USE PROPOSED
- EXISTING SEWAGE DISPOSAL BY CONNECTION TO EXISTING CITY OF SALINAS SANITARY SEWER SYSTEM. NO CHANGES TO EXISTING SANITARY SEWER SYSTEM TO BE CONNECTED TO SAID EXISTING SANITARY SEWER SYSTEM.
- EXISTING WATER SUPPLY BY CALIFORNIA WATER SERVICE COMPANY. NO CHANGE TO WATER SERVICE PROVIDER PROPOSED.
- EXISTING ELECTRICAL SERVICES IS BY PACE. NO UNDERGROUND SERVICE EXISTING. NATURAL GAS SERVICE BY PACE. NO CHANGES TO ELECTRICAL AND/OR GAS PROVIDER IS PROPOSED.
- THERE ARE NO FIRE HYDRANTS ON THIS PARCEL.
- NO TREES ARE PROPOSED FOR REMOVAL.

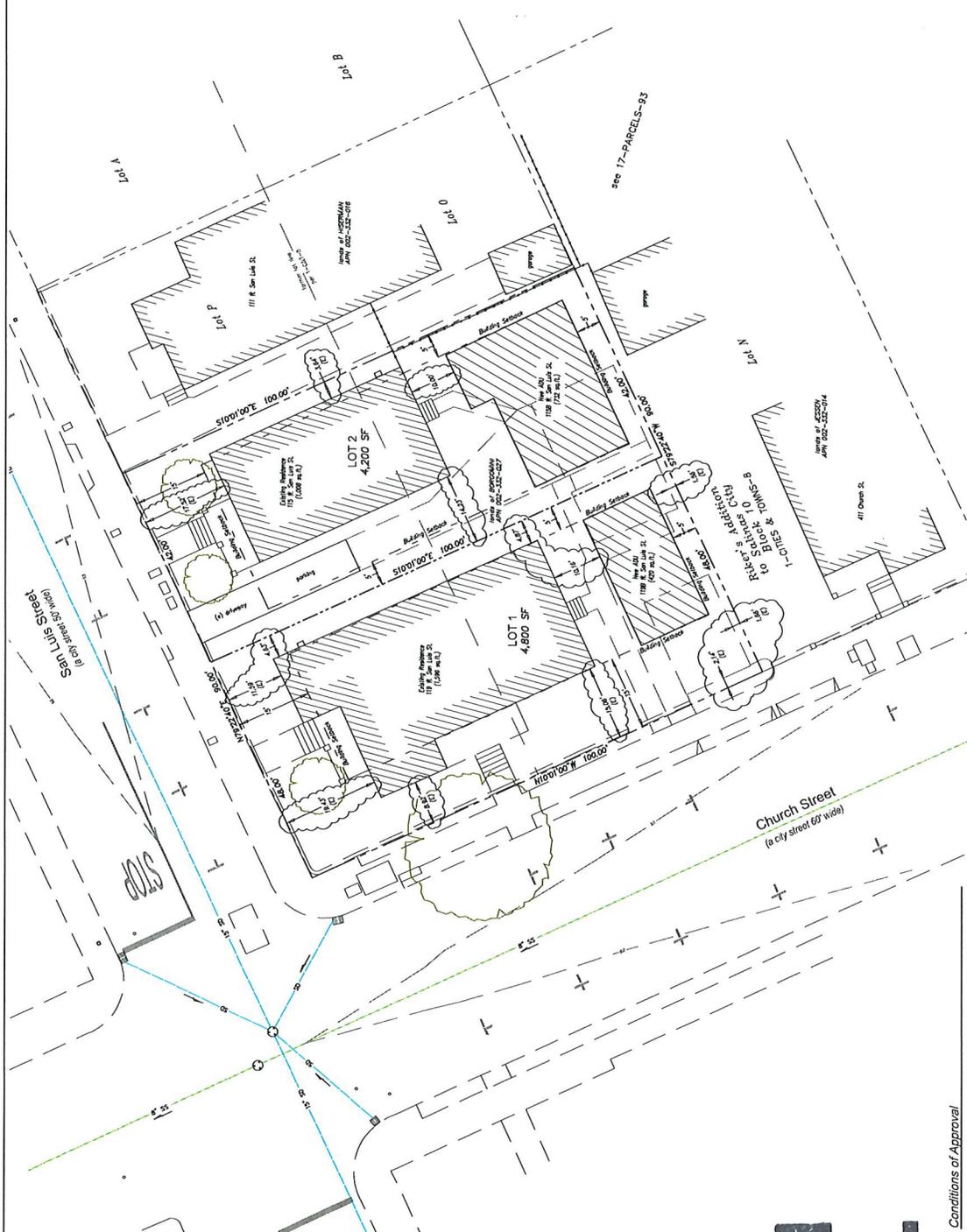


Vicinity Map
1"=200'
Scale: 1"=10'

MCS INC
MONTEREY COUNTY SURVEYORS, INC.
Salinas Sanitary County since 1927

Planned Unit Development Map
of the property in Block 10 & P, Block 10 of River's Section 10, Salinas City & Towns, Monterey County, California
Map No. 154710 West San Luis Street in the City of Salinas, Monterey County, California

MADE FOR: Ericole & Michelle Borgognini
SCALE: 1"=10' JOB NO. 2020.005 DATE: FEBRUARY 2020
SHEET 1 OF 1

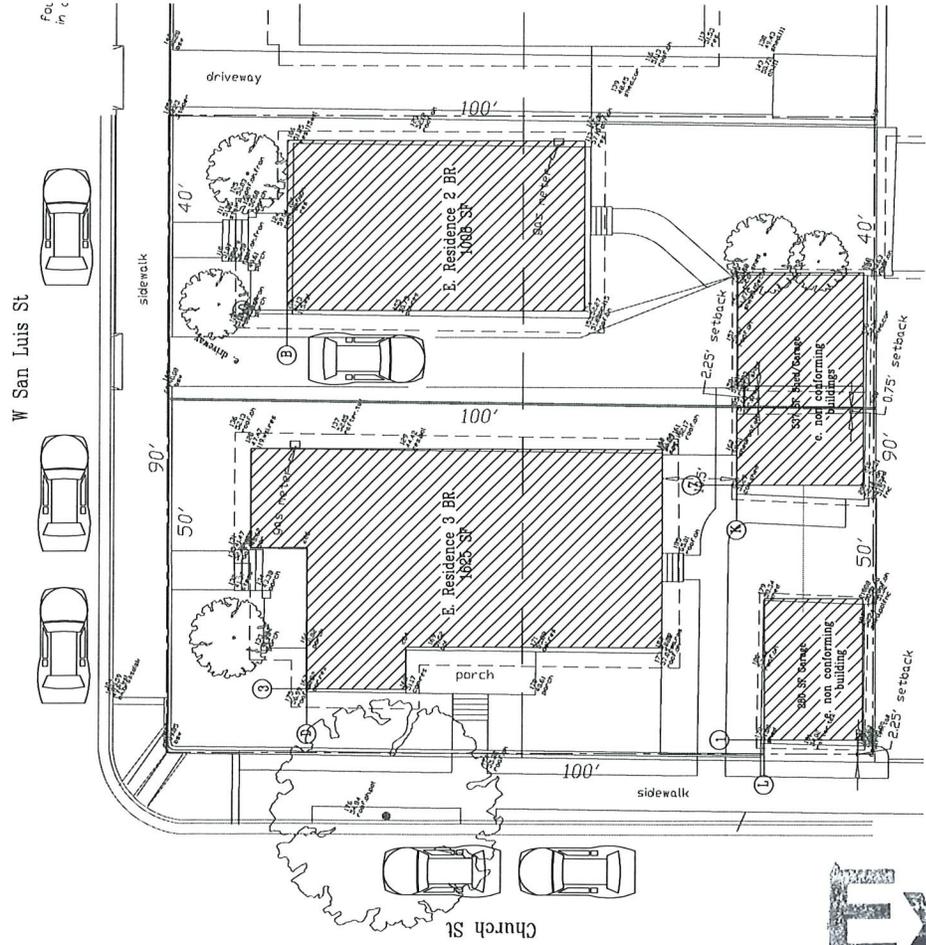


LEGAL DESCRIPTION: per Grant Deed No. 201505862
THE LAND SHOWN TO BE DIVIDED IS SITUATED IN THE CITY OF SALINAS, COUNTY OF MONTEREY, STATE OF CALIFORNIA, AND IS PART OF THE WESTLEY 90 FEET OF LOTS O AND P, IN BLOCK 10 (10), AS FOR A RIVER'S MAP OF A PART OF SALINAS CITY, NOW ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF MONTEREY, AND LOTS BEING SHOWN ON THE SUBDIVISION MAP AS 36 LOTS AND 3600 FEET OF PLANT, IN SAID SALINAS CITY, AND A PORTION OF TWENTY (20) FEET ON SAID SAN LUIS STREET AND 5' OF A UNIFORM WIDTH OF TWENTY (20) FEET FROM SAID CHURCH STREET.

Owner's Data
ERICOLE & MICHELLE BORGOGNINI
3510 EASTFIELD ROAD, CARMEL, CA 93923
PHONE: 831.374.1879
eborgognini@gmail.com

Conditions of Approval
IN ORDER TO OBTAIN ANY OF THE SAID PERMITS, A MINOR SUBDIVISION MUST BE APPROVED AND RECORDED FOR THE PROPERTIES.
PRIOR TO BUILDING PERMIT ISSUANCE AN ADDITIONAL TWO STREET TREES SHALL BE ACCOMMODATE ADDITIONAL TREES, THE STREET TREE IMPACT FEE MUST BE PAID.
A REPORT TO CERTIFICATE OF OCCUPANCY, AN IMPROVEMENT PERMIT SHALL BE APPLIED FOR AND ISSUED TO REMOVE THE EXISTING DRIVEWAY IMPROV AND RESTORE THE PARKWAY WITH PLANTING TO MATCH THE EXISTING NEIGHBORHOOD.

Exhibit C



Existing Site Plan

Scale: 1/8" = 1'-0"

BORGOMINI PUD

TWO LOT PUD at 115 and 119 West San Luis St:

Two New Single Story ADU's

PROJECT ADDRESS: 115 and 119 West San Luis St, Salinas, CA 93901

EXISTING STRUCTURES: 115 West San Luis St: 1,068 SF, 2 Bed/1 Bth Residence, Single Story, 537 SF, Non Conforming Garage/Shed.

119 West San Luis St: 1,625 SF, 3 Bed/1 Bth Residence, Single Story, 280 SF, Non Conforming Garage.

PROJECT SCOPE:

1. Removal of 537 SF Non Conforming Garage/Shed at 115 W San Luis.
2. Removal of 280 SF Non Conforming Garage at 119 W San Luis.
3. Create New Two Lot PUD: 4,200 SF Lot at 115 W San Luis, 4,800 SF Lot at 119 W San Luis.
4. Construction of a New 732 SF ADU at 115 W San Luis.

Construction of a New 420 SF ADU at 119 W San Luis.

ZONING: CO/R

ONSITE PARKING: Existing: 1 Uncovered. Proposed 1 Uncovered

Required: Unchanged

CODES: All work shall be performed in accordance with 2016 CBC, 2016 CMC, 2016 CPC, 2016 CEC, 2016 Fire Code, 2016 Title 24 Energy Regulations, 2016 CA Green Building Standards

CONSTRUCTION TYPE: VB

OCCUPANCY TYPE: R-3/U

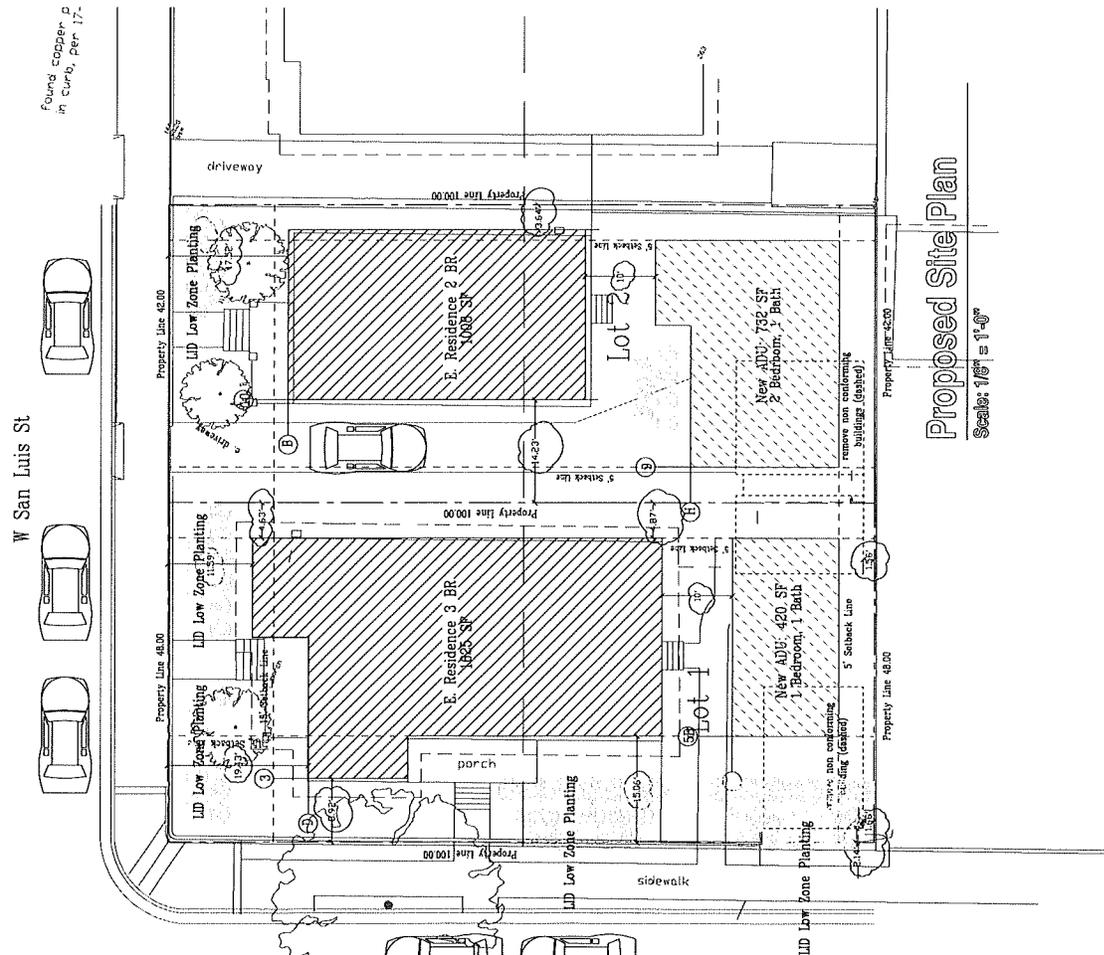
PUD Data

115 West San Luis:
 Lot Size: 4200 SF (42.0 x 100.0)
 Existing Residence: Single Story 1,008 SF, 2 Bedroom/1 Bathroom Single Family Residence
 New ADU: Single Story 732 SF, 2 Bedroom/1 Bathroom
 Setbacks: F 15', R5', S5'
 FAR: 41%
 Open Space: 921 SF
 Onsite Parking: 1

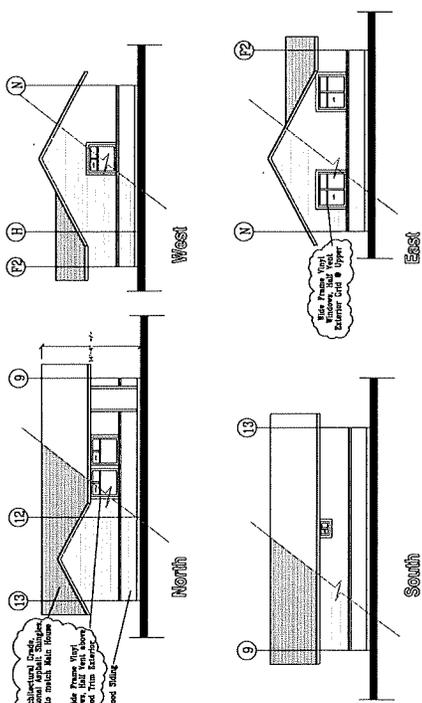
119 West San Luis:
 Lot Size: 4800 SF (48.0 x 100.0)
 Existing Residence: Single Story 1,625 SF, 3 Bedroom/1 Bathroom Single Family Residence
 New ADU: Single Story 420 SF, 1 Bedroom/1 Bathroom
 Setbacks: F 15', R5', S5'
 FAR: 43%
 Open Space: 1,245 SF
 Onsite Parking: 0

CONDITIONS OF APPROVAL

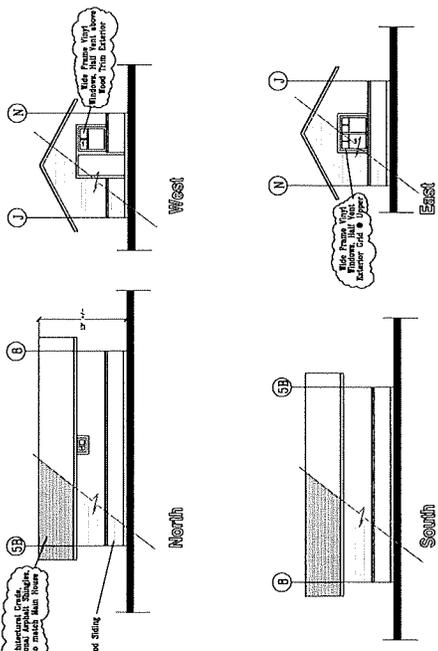
1. Prior to issuance of any building permits, a minor subdivision must be approved and recorded for the properties.
2. Prior to building permit issuance an additional two street trees shall be planted in the right of way, per City Standards. If the site(s) cannot accommodate additional trees, the street tree impact fee must be paid.
3. Prior to certificate of occupancy, an encroachment permit shall be applied for and issued to remove the existing driveway apron and restore the parkway with planting to match the existing neighborhood.



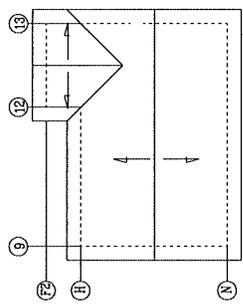
Proposed Site Plan
 Scale: 1/8" = 1'-0"



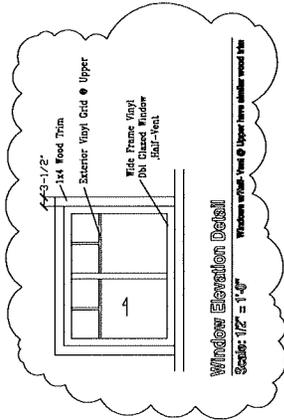
115 West San Luis: Proposed ADU Exterior Elevations
 Scale: 1/8" = 1'-0"



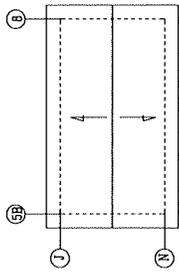
119 West San Luis: Proposed ADU Exterior Elevations
 Scale: 1/8" = 1'-0"



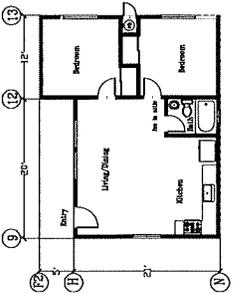
115 West San Luis: Proposed ADU Roof Plan
 Scale: 1/8" = 1'-0"



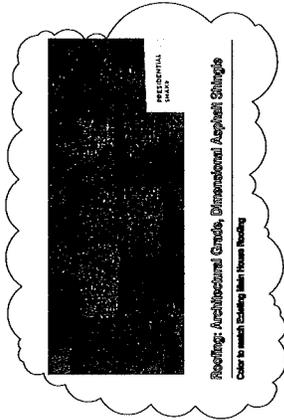
Window Elevation Detail
 Scale: 1/2" = 1'-0"



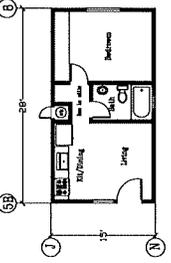
119 West San Luis: Proposed ADU Roof Plan
 Scale: 1/8" = 1'-0"



115 West San Luis: Proposed ADU Floor Plan
 Scale: 1/8" = 1'-0"



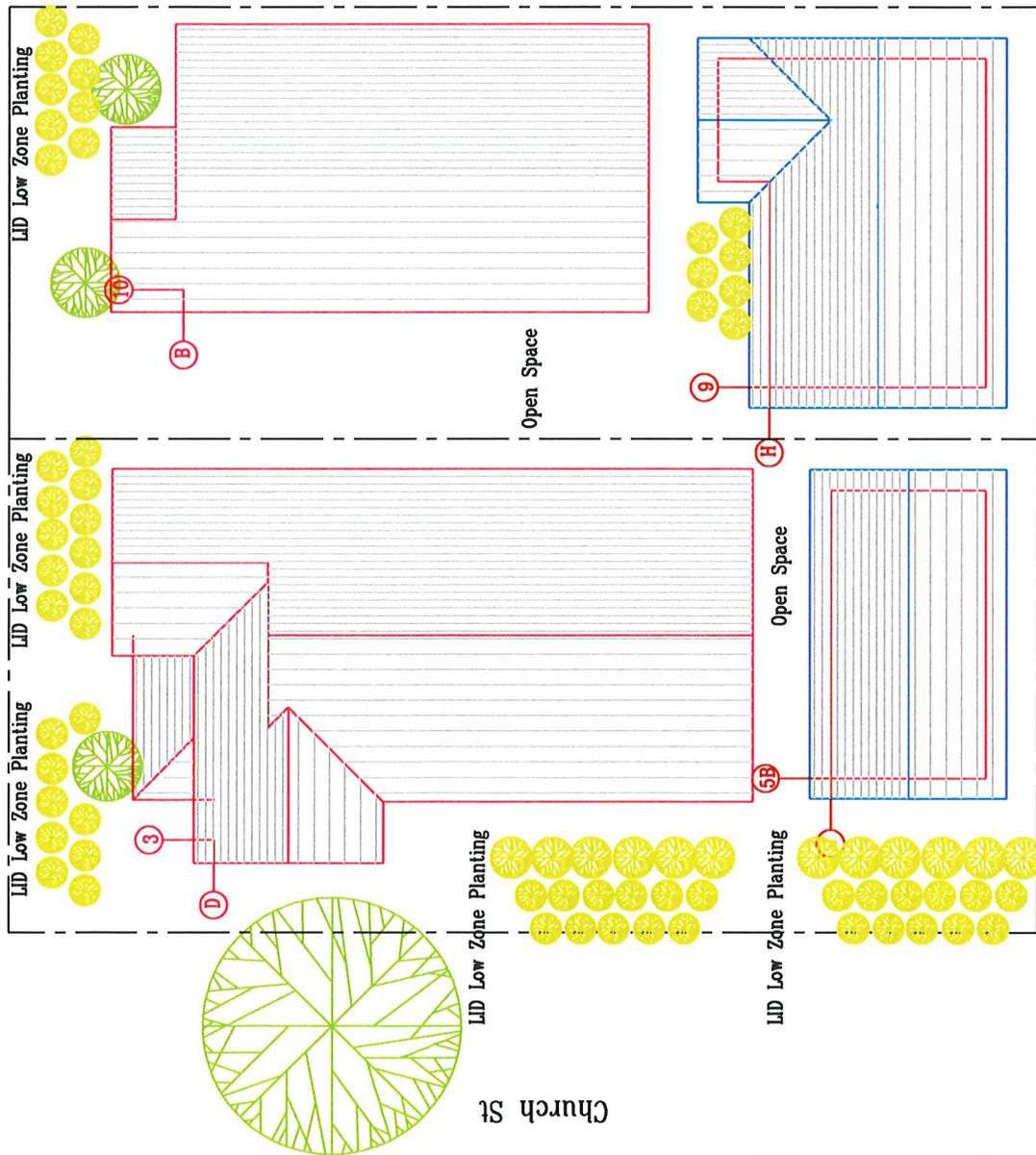
Roofing: Architectural Grade, Dimensional Asphalt Shingles
 Color to match Existing Main House Roofing



119 West San Luis: Proposed ADU Floor Plan
 Scale: 1/8" = 1'-0"

W San Luis St

Borgomini PUD: 115 and 119 West San Luis
Two Lot PUD, One New ADU on ea Lot



Concept Landscape Plan

Scale: 1/8" = 1'-0"

EDWARD B. NIMIS, ARCHITECT
Box 7150, Serrano, CA 95065 531-600-6400
enimisa@earthlink.net

Exhibit



UofS

Basis of Bearings:
THE BEARING OF S 80°22'15" W OF THE SOUTHERLY LINE OF CLAY STREET, AS SAID LINE IS SHOWN UPON THE MAP RECORDED IN VOLUME 17 OF PARCEL MAPS AT PAGE 93, AS FOUND MONUMENTED, WAS TAKEN AS BASIS OF BEARINGS SHOWN UPON THIS MAP.

- Legend**
- Denotes found survey monument, as noted.
 - Denotes set nail & tag, LS 5992, unless noted otherwise.
 - |— Denotes the boundary of the land being subdivided by this map
 - N.R.F. No Reference Found
 - S.N.F. Sought, Not Found

Notes:

1. THIS IS A SURVEY OF THE LAND DESCRIBED IN DOCUMENT NO. 2016050662, BEING THE WESTERLY 90 FEET OF RIKER LOTS O AND P PER THE MAP RECORDED IN 1-CRT-8, SAID REAL PROPERTY IS FURTHER DEFINED AS 100 FEET FRONTAGE ON CHURCH STREET AND 90 FEET ON SAN LUIS STREET WITH A UNIFORM DEPTH OF 90 FEET FROM CHURCH STREET.
2. THE LINE OF SAN LUIS STREET WAS DETERMINED IN THE FIELD BY EXISTING CURBS AND THE FOUND MARK AS SHOWN UPON 17-PM-93.
3. A THOROUGH SEARCH WAS MADE FOR THE TWO SURVEY MARKS ALONG CHURCH STREET SHOWN UPON 17-PM-93; NEITHER WERE FOUND.
4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
5. DATA WITHIN PARENTHESES REFERS TO RECORD DATA, FOR APPROPRIATE RECORD DOCUMENT REFERENCE, REFER TO RECORD DATA TABLE.
6. MONUMENTS ALONG WESTERLY LINE OF CHURCH STREET, PER 17-PM-93 (RT), WERE SOUGHT BUT NOT FOUND. BEARING OF CHURCH STREET SHOWN HEREON AND THE DISTANCE OF 710.70' ALONG WESTERLY LINE OF CHURCH STREET WERE ESTABLISHED BY FOUND MONUMENTS ON AUBURN STREET, PER CORNER RECORD NO. 1543 (R3), AND FOUND MONUMENTS ALONG SOUTHERLY LINE OF LOT D AS SHOWN ON 17-PM-93 (RT), NO RECORD DISTANCE WAS DETERMINED.

Preliminary
Subject to revision

Scale 1" = 20'

MCS INC MONTEREY COUNTY SURVEYORS, INC.
235 Salinas Street, Salinas, CA 93901 831.424.1984 (p)
831.424.4999 (f) email: MCS@montereycountysurveyors.com

Parcel Map

Dividing the western 90 feet of Lots O & P, Block 10 of A. Riker's Map of a part Salinas City as described in Document No. 2016050662, and as shown on the map recorded in volume 1 of Cities & Towns at page 8, in the City of Salinas, CA

MADE FOR: **Ercole & Michelle Borgomini**

SCALE: 1"=40' JOB NO. 2020.027 DATE: JULY 2020

Serving Monterey County since 1937 SHEET **2** OF **2**

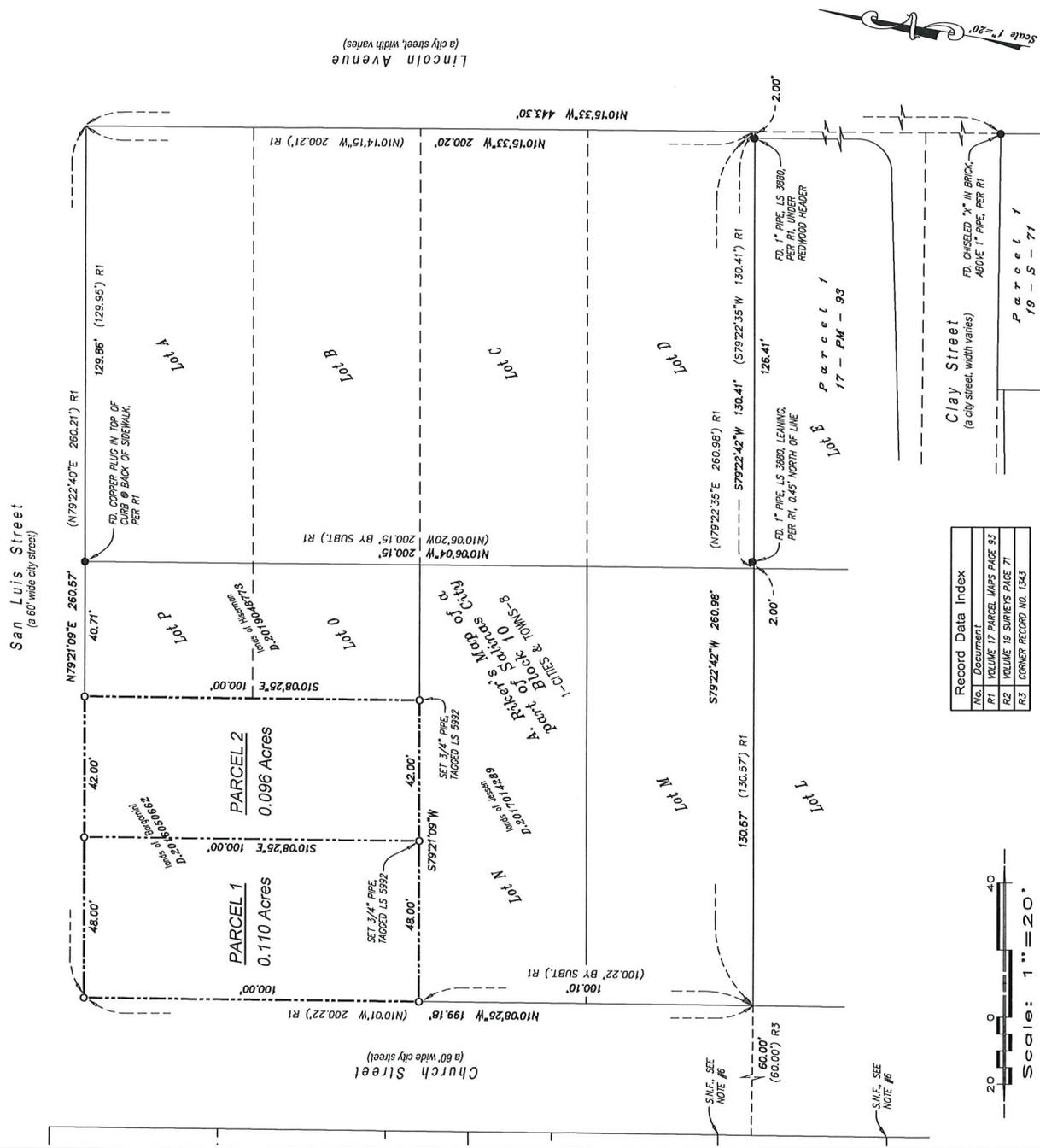
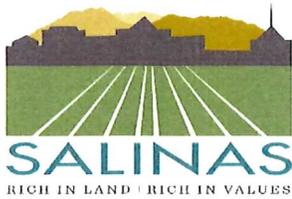


Exhibit I



City of Salinas

DEVELOPMENT ENGINEERING, DEPARTMENT OF PUBLIC WORKS

65 West Alisal Street • Salinas, California • (831) 758-7251 • www.cityofsalinas.org

ENGINEER'S REPORT

PURPOSE: RS2020-004

DATE: 9/25/2020

LOCATION: 115 & 119 W San Luis St

PLANNER: Tom Wiles

APPLICANT/SURVEYOR: Ercole & Michelle Borgomini/Monterey County Surveyors, Inc.

PROPOSAL: Minor Subdivison for PUD 2020-001.

SUBMITTAL REVIEWED:

- *Topographic Map, dated 2/14/2020*
- *Planned Unit Development Map, dated February 2020*
- *Parcel Map, dated July 2020*
- *Preliminary Title Report, Chicago Title Co., dated May 22, 2020*
- *Grant Deed, Doc 2017014289*
- *Grant Deed, Doc 2019048773*
- *Grant Deed, Doc 2016050662*

RECOMMENDATION: COMPLETE

The parcel map and PUD are acceptable to the Development Engineering Division of the Public Works Department with the following conditions/requirements.

PARCEL MAP REQUIREMENTS (See attached redlines).

1. Per Note 6 on sheet two of the subject map, the direction of Church Street is determined using information from CR 1343 and found monuments along the Southerly line of Lots D & M. The angle formed by Auburn Street and Church Street is different from record by 00-00-15 without enough information as to why. We recommend holding the record angle per CR 1343.
2. Referring again to Note 6; the direction of the line along the South side of Lots D & M is only controlled by one monument and the bearing is slightly different than record. We recommend using the record bearing / record angle from 17 PM 93 and producing it through the record distance to Church Street. By doing so, the monument shown as being "off" is better documented using record data to make that determination.
3. These locations should be monumented as evidence of the boundary determination of the subject map. This map and future surveys in this block will benefit from monuments in these locations.
4. Revise Sheet 1 City Engineer's Statement to identify Adriana Robles as the interim City Engineer (License No. 69142).

Following approval of the parcel map the Developer shall indemnify the City of Salinas as provided in Government Code Section 66474.9. All property corners shall be monumented in accordance with City Code and Subdivision Map Act/Land Surveyor's Act requirements. The Developer's surveyor shall provide the following to process the parcel map with the Monterey County Recorder.

1. Title Report
2. Parcel Map Guarantee

Exhibit J

3. Monterey County Tax Assessor Clearance Letter
4. Monterey County Recording fee
5. City of Salinas Map Check fee

PUD CONDITIONS OF APPROVAL

The proposed subdivision will allow the construction of ADUs on substandard sized parcels with two existing single-family residences.

1. Prior to issuance of any building permits, the parcel map shall be approved and recorded.
2. Prior to building permit issuance, an additional two street trees shall be planted in the right of way per City Standards. If the site(s) cannot accommodate additional trees, the street tree impact fee must be paid.
3. Prior to certificate of occupancy, an encroachment shall be applied for and issued to remove the existing driveway apron and restore the parkway with planting to match the existing neighborhood. The Developer must repair any damaged curb/gutter and sidewalk as part of the encroachment permit. Developer shall remove any weeds from the curb/gutter sidewalk. Contractor/Developer must prevent the use of herbicides. Developer shall plant, water and maintain the parkway strip along Church Street.

CITY OF SALINAS

Reviewed By:



Adriana Robles, PE, CFM
Senior Civil Engineer/Interim City Engineer
adrianar@ci.salinas.ca.us
(831) 758-7194

Basis of Bearings:

THE BEARING OF S 80°02'15" W OF THE SOUTHERLY LINE OF CLAY STREET, AS SAID LINE IS SHOWN UPON THE MAP RECORDED IN VOLUME 17 OF PARCEL MAPS AT PAGE 93, AS FOUND MONUMENTED, WAS TAKEN AS BASIS OF BEARINGS SHOWN UPON THIS MAP.

Legend

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- Denotes set nail & tag, LS 5992, unless noted otherwise.
- |— Denotes the boundary of the land being subdivided by this map
- N.R.F. No Reference Found
- S.N.F. Sought, Not Found

Notes:

1. THIS IS A SURVEY OF THE LAND DESCRIBED IN DOCUMENT NO. 201606062, BEING THE WESTERLY 90 FEET OF RIKER LOTS O AND P PER THE MAP RECORDED IN 1-G&T-8, SAID REAL PROPERTY IS FURTHER DEFINED AS "100 FEET FRONTAGE ON CHURCH STREET AND 90 FEET ON SAN LUIS STREET WITH A UNIFORM DEPTH OF 90 FEET FROM CHURCH STREET".
2. THE LINE OF SAN LUIS STREET WAS DETERMINED IN THE FIELD BY EXISTING CURBS AND THE FOUND MARK AS SHOWN UPON 17-PM-93.
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SEE 18 - S - 12

Preliminary
Subject to Revision



MONTEREY COUNTY SURVEYORS, INC.
235 Salinas Street, Salinas, CA 93201 831.424.1884(V)
831.424.4098(F) email: MCS@montereycountysurveyors.com

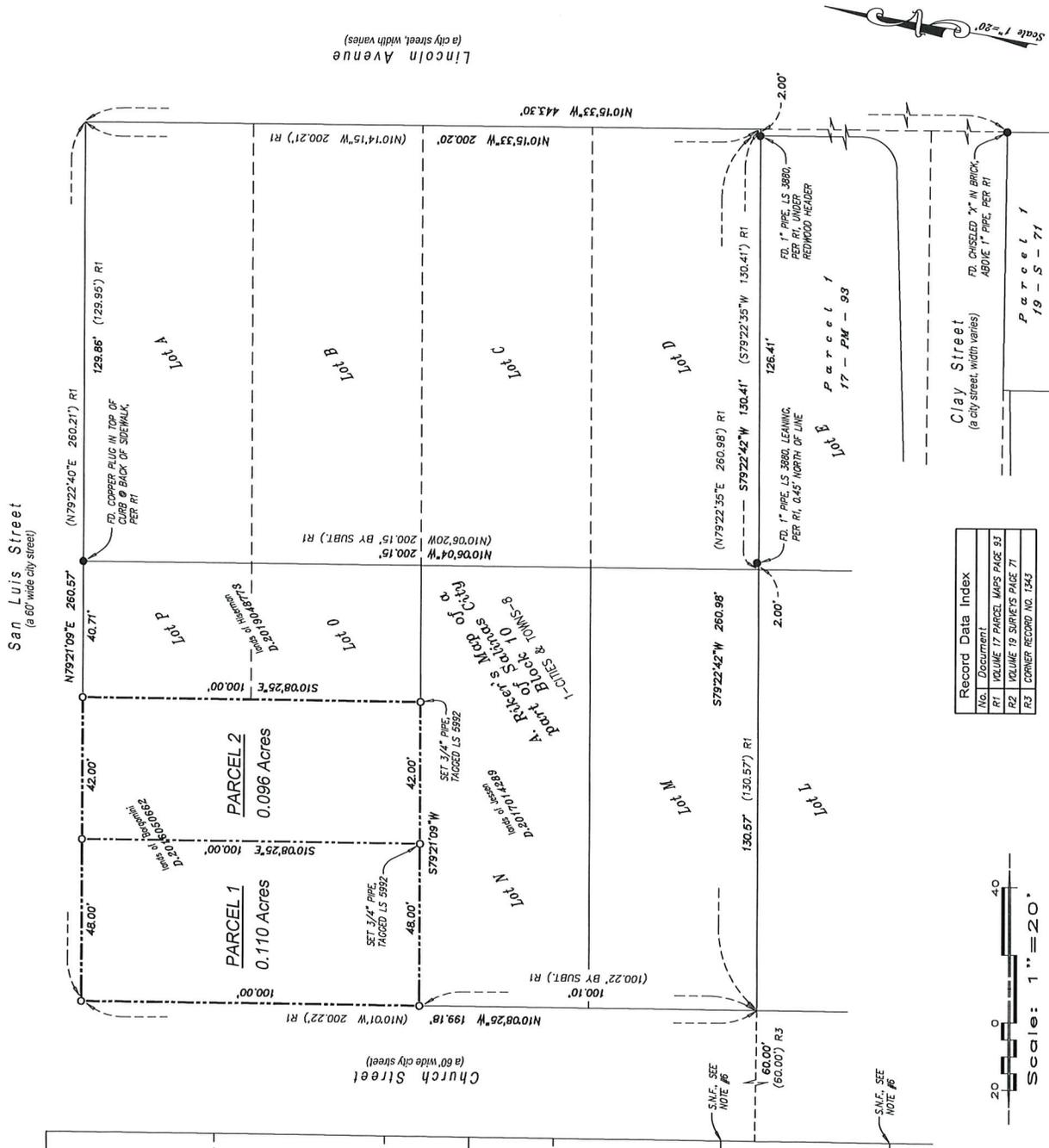
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MADE FOR: **Ercolie & Michelle Borgomini**

SCALE: 1"=40' JOB NO. 2020.027 DATE: JULY 2020

Serving Monterey County since 1937 SHEET 2 OF 2



Record Data Index	
No.	Document
R1	VOLUME 17 PARCEL MAPS PAGE 93
R2	VOLUME 19 SURVEYS PAGE 71
R3	CORNER RECORD NO. 1343



Scale 1"=20'

Parcel 1
19 - S - 71