

FILED  
IN SAN BENITO COUNTY

MAR 02 2017

JOE PAUL GONZALEZ, COUNTY CLERK  
BY *[Signature]*  
DEPUTY CLERK

MARLENE MEDINA



*Clark*

SAN BENITO COUNTY PLANNING  
2301 Technology Parkway, Hollister, CA 95023  
(831) 637-5313 FAX: (831) 637-9015

**PUBLIC NOTICE OF ADMINISTRATIVE REVIEW**

Application:	<u>LLA 17-602</u>
Applicant/Owner:	<u>BISCEGLIA</u>
Location:	<u>Tyler Court</u>
APN:	<u>020-900-023 and -024</u>
Zoning:	<u>R1</u>
Request:	<u>Minor Lot Line Adjustment between two (2) parcels</u>

Dear Neighbor and Interested Parties:

This **Notice** is a brief description of a **proposed** project located in your neighborhood. Application materials are available for review at the San Benito County Planning Department.

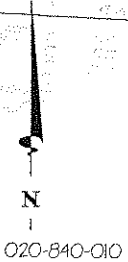
For more information or to comment on this project, you may write or call **(831) 637-5313** and speak to the Project Planner, Shandell Clark. It is not necessary to be for or against a project to be concerned or to provide important information.

A decision on this request will be made on or after March 23, 2017 unless a written request for a public hearing is received prior to the decision date. A request for a public hearing must be based on a substantive issue and submitted with a public hearing fee.

Posting Date: 03/02/2017 By: *[Signature]*  
Locations:  
 300' list  
 County Recorders  County Planning

SAN BENITO COUNTY CLERK - RECORDER  
RECEIVED: 3/2/17  
REMOVE: 5/1/17 SCAN: 3/2/17

*(Site Plan on Reverse of Notice)*



020-310-011

020-310-012

BEFORE

AFTER

020-840-010

020-840-011

020-330-066  
S.S.C.W.D.

020-900-022  
S.S.C.W.D.

LOT 6  
10,392 sq.ft. before  
10,866 sq.ft. after

LOT 7  
14,953 sq.ft. before  
14,479 sq.ft. after

VICINITY MAP  
NO SCALE

020-330-005

020-900-013

020-900-021

020-900-025

020-900-054

020-900-026

020-330-010

020-900-012

020-900-020

020-900-027

020-900-019

020-900-028

020-900-029

TYLER COURT

Building setbacks in an PL district shall be as follows:  
 Front yard: 20 feet  
 Side yards:  
 The minimum width of each yard shall be 20% of the lot width, but in no case less than six feet, not required to be more than 20 feet. Where parcel areas of lots less than 7,200 square feet are provided, the minimum side yard setback shall be six feet and the minimum front yard setback shall be 15 feet.  
 Rear yard:  
 20% of the lot depth with a minimum requirement of 20 feet and a maximum requirement of 35 feet.

NOTES:

- ASSASSIN'S PARCEL NUMBERS: 020-800-011
- 020-800-012
- 020-800-013
- ZONING: R1
- GENERAL PLAN DESIGNATION: R1
- EXISTING LAND USE: SINGLE FAMILY LOTS
- PROPOSED LAND USE: SINGLE FAMILY LOTS
- NUMBER OF LOTS: 7
- TOTAL AREA: 33,343 sq. ft.
- MINIMUM LOT SIZE: 5,000 sq. ft.
- AVERAGE LOT SIZE: 15,477 sq. ft.
- MAXIMUM LOT SIZE: 143
- MINIMUM FRONT SETBACK: 10'
- MINIMUM SIDE SETBACK: 2.0' (LOT WIDTH)
- WATER SUPPLY: SAN DIEGO COUNTY WATER DISTRICT
- SEWER SYSTEM: SAN DIEGO COUNTY WATER DISTRICT
- ELECTRICITY AND GAS: PACIFIC GAS AND ELECTRIC
- TELEPHONE: ATT
- FLOODPLAIN DESIGNATION: THIS PROPERTY IS NOT IN THE FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAPS DATED APRIL 22, 2004.
- LOT COVERAGE: 35%
- 100%
- NOTES: THERE ARE COMPARTMENT NO STRUCTURES ON EITHER OF THE SUBJECT PARCELS.
- APPLICANT: ANTHONY TORRES JR.  
13 HAWTHORN STREET  
MILPITAS, CA 95035  
(916) 231-8713
- OWNER: BISCGLIA & ASSOCIATES  
12 HAWTHORN STREET  
MILPITAS, CA 95035  
(916) 231-8713

**SAN BENITO ENGINEERING & SURVEYING, INC.**  
 502 Monterey Street, Hollister, California 95023  
 (831) 527-2763 FAX (831) 527-4855 email: sbe@sbcglobal.net

COUNTY OF SAN BENITO  
**LOTS 6 AND 7, TYLER KNOLL**  
 15 O.M. 80  
 STATE OF CALIFORNIA

LOT LINE ADJUSTMENT  
**BISCGLIA & ASSOCIATES, LLC**

SCALE: SCALE 1" = 20'
DATE: 11 January 2017
JOB #: 116976
DWG. TITLE: TLA
SHEET: 1
OF: 1

THIS MAP IS A REVISION OF THE PREVIOUS MAP AND IS NOT TO BE USED SEPARATELY FROM THE PREVIOUS MAP. THE DATE OF THIS MAP IS 11 JANUARY 2017.