

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> July 10, 2013 Time:	<b>Agenda Item No.:</b> 4
<b>Project Description:</b> CONTINUED FROM JUNE 26, 2013. Combined Development Permit consisting of: 1) Use Permit to allow existing buildings on two parcels zoned Light Commercial and High Density Residential to be used for church related activities, 2) Use Permit to allow modifications to a 6,447 square foot two-story commercial building within the Historic District. Modifications include a 421 square foot single story addition, a new stair case with canopy and a new entry canopy on the south building elevation, and installation of two first floor windows on the north building elevation. Colors to be "Sand Dollar" (beige) siding and "Sand's of Time" (dark beige) trim with weatherwood roof shingles (medium brown); 3) a Lot Line Adjustment to merge Assessor's Parcel Number 177-034-011-000 and Assessor's Parcel Number 177-034-012-000; and 4) Design Approval. The property is located at 15 Railroad Avenue, Spreckels (Assessor's Parcel Number 177-034-012-000), Greater Salinas Area Plan.	
<b>Project Location:</b> 15 Railroad Avenue, Spreckels	<b>APN:</b> 177-034-011-000 & 177-034-012-000
<b>Planning File Number:</b> PLN120477	<b>Owner:</b> The Roman Catholic Bishop of Monterey California <b>Agent:</b> Daryl Hawkins
<b>Planning Area:</b> Greater Salinas Area Plan	<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> "LC/HR-D" [Light Commercial, Historic District and Design Control overlay] and "HDR/5.1-HR-D" [High Density Residential, 5.1 are minimum, Historic District and Design Control overlay]	
<b>CEQA Action:</b> Categorically Exempt per Section 15301 (a) & 15305 (a)	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit C**) to:

- 1) Find the project Categorically Exempt per Section 15301 (a) & 15305 (a); and
- 2) Approve PLN120477, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

### PROJECT OVERVIEW:

The project involves the re-use of a 6,447 square foot two-story former cabinet shop building to become a Pastoral Center for Saint Joseph's Catholic Church located on Parcel 12 (As shown on Site Plan.) The church purchased the subject building in order to centralize meeting space, office space and classroom space which is currently located on adjoining parcels. The new building will be used as a Pastoral Center including the following:

- Classrooms/Religious Education (transferred from Parcel 14)
- Administrative offices (Currently provided on Parcel 11)
- A small kitchen and meeting space for church activities

In order to better access the Pastoral Center from the church and the church parking lot, a new entry with a canopy/roof is proposed on the south side of the building. A walkway is being proposed across Parcel 11 connecting the Pastoral Center to the church. The canopy as proposed will cross over the property line. The applicant proposes to merge the two lots eliminating the property line. This is done with a lot line a lot line adjustment.

When the church purchased the subject property they placed a temporary fence at the stairwell leading to a 2<sup>nd</sup> story deck of the cabinet shop for security purposes without first securing any permits. A code enforcement case was opened, 12CE00216, for the illegal placement of the fence. Because the fence provides security for the church it will remain for the duration of the process however, as a condition of approval will be removed prior to the issuance of any building permits.

For a complete Discussion See **Exhibit B**.

**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

- RMA - Public Works Department
- Environmental Health Bureau
- Water Resources Agency
- Monterey Regional Fire Protection District
- RMA - Building Department
- Parks Department

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by the RMA- Planning Department have been incorporated into the Condition Compliance/ Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit C**).

The project was referred to Spreckels Neighborhood Design Review Committee (LUAC) on April 30, 2013. The LUAC supported the project as proposed with two comments. The first comment was that the LUAC had concerns regarding parking in the neighborhood by church parishioners. The second concern was the proposed building colors. They wanted to ensure the colors did not match the adjacent church buildings. With regard to parking, it was mentioned that there is a lack of parking on Sundays. The church is aware of the parking deficiency and is working to address this concern. The church has found opportunities for providing at least 20 more spaces and as a condition of approval will provide additional parking within five (5) years (Exhibit E). With regard to the church colors, the LUAC did not want the new colors to match exactly as they felt it would look more like a compound in the neighborhood.

At a publicly noticed meeting held on May 2, 2013, the HRRB reviewed and recommended approval of this project (4-0). The HRRB wanted to review the final window treatments prior to project approval. The existing building windows had been covered by a previous owner for and the applicant would like to re-open these windows to provide more natural lighting into the building. Since the May 2<sup>nd</sup> HRRB meeting, the applicant has been working with two of the HRRB members in finalizing the window materials. At the time of the drafting of this staff report a final design was under review.

Note: The decision on this project is appealable to the Board of Supervisors.

/S/ Valerie Negrete



Valerie Negrete, Assistant Planner  
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(July 1, 2013)

cc: Front Counter Copy; Planning Commission; Monterey Regional Fire Protection

District; RMA-Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; John Ford, Senior Planner; Laura Lawrence; Planning Services Manager; Valerie Negrete, Project Planner; The Roman Catholic Bishop of Monterey California , Owner; Daryl Hawkins; Architect; The Open Monterey Project; LandWatch; Planning File PLN120477

Attachments: Exhibit A Project Data Sheet  
Exhibit B Project Discussion  
Exhibit C Draft Resolution, including:

- Conditions of Approval
- Site Plan, Floor Plan and Elevations
- Historic Resources Review Board Resolution

Exhibit D Vicinity Map  
Exhibit E Advisory Committee Minutes (Spreckels LUAC & HRRB)  
Exhibit F Letter dated June 10, 2013 regarding parking

This report was reviewed by John Ford, RMA - Planning Department

## EXHIBIT A

### Project Information for PLN120477

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#### Project Information:

<b>Project Name:</b>	THE ROMAN CATHOLIC BISHOP OF MONTEREY CALIFORNIA	
<b>Location:</b>	15 RAILROAD AVE SPRECKELS	
<b>Permit Type:</b>	Combined Development Permit	
<b>Environmental Status:</b>	Exempt	<b>Final Action Deadline (884):</b> 7/28/2013
<b>Existing Structures (sf):</b>	6936	<b>Coverage Allowed:</b> 35% and 50%
<b>Proposed Structures (sf):</b>	7811	<b>Coverage Proposed:</b> 50%
<b>Total Sq. Ft.:</b>	7811	<b>Height Allowed:</b> 30'
<b>Tree Removal:</b>	None	<b>Height Proposed:</b> 28'
<b>Water Source:</b>	Public	<b>FAR Allowed:</b> NA
<b>Water Purveyor:</b>	Spreckels Mutual	<b>FAR Proposed:</b> NA
<b>Sewage Disposal (method):</b>	Public Sewer	<b>Lot Size:</b> 14400
<b>Sewer District:</b>	California Amercian Water (Cal Am)	<b>Grading (cubic yds.):</b> 0

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#### Parcel Information:

<b>Primary APN:</b>	177-034-012-000	<b>Seismic Hazard Zone:</b>	IV
<b>Applicable Plan:</b>	Greater Salinas Area Pln	<b>Erosion Hazard Zone:</b>	IV
<b>Advisory Committee:</b>	None	<b>Fire Hazard Zone:</b>	None
<b>Zoning:</b>	LC-D-HR, HDR/5.1-HR-D	<b>Flood Hazard Zone:</b>	Yes
<b>Land Use Designation:</b>	Light Commercial/High Density Res	<b>Archaeological Sensitivity:</b>	Low
<b>Coastal Zone:</b>	No	<b>Viewshed:</b>	None
<b>Fire District:</b>	Spreckels VFC	<b>Special Setbacks on Parcel:</b>	None

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#### Reports on Project Parcel:

<b>Soils Report #:</b>	NA
<b>Biological Report #:</b>	NA
<b>Geologic Report #:</b>	NA
<b>Forest Management Rpt. #:</b>	NA
<b>Archaeological Report #:</b>	NA
<b>Traffic Report #:</b>	NA

## EXHIBIT B DISCUSSION

### Project Description

The Roman Catholic Bishop of Monterey California application consists of a Use Permit to re-use a 6,447 square foot two-story former cabinet shop commercial building for church related activities (new Pastoral Center) and the adjacent administrative office building referred to as the Parish Office. In addition, a Use Permit is required to allow modifications to an existing building on a property within the Historic District. The project also includes the merger of two lots with different zoning designation, Light Commercial (Parcel 12), High Density Residential (Parcel 11) with Historical and Design control overlays. Integration of the two lots was necessary to facilitate a walkway directing parishioners to the new Pastoral Center.

The application would allow the re-use of the former cabinet shop building. The use of the building will include restoring and making improvements to this structure including the re-opening of two first floor windows on the north side of the building, two new exterior balconies, new entry with canopy and new staircase on the south side of the building, new paint on the siding of "Sand Dollar" (light brown- beige), new trim of "Sand's of Time" (medium brown) and a re-roof consisting of weatherwood roof shingles (medium brown). Although the commercial structure is not listed as a contributing structure to the town of Spreckels the improvements made to this building must be consistent with the Spreckels Design Guidelines.

### Saint Joseph's Church Background

According to County records, Saint Joseph's was built on **Parcel 10** in 1962 and moved from its previous location on the southeast corner of First and Llano. This location was donated by the Spreckels Sugar refinery company in order to serve the community and workers working for the Spreckels Sugar company. Prior to the Saint Joseph Church, building here on **Parcel 10**, this property was the site of the former Spreckels Hotel (shown below). The Spreckels Hotel was torn down in 1939. When the sanctuary was built, the church also purchased seven lots along Spreckels Avenue which would become not only part of the current church but also the church's parking lot.



In 1968, the church acquired **Parcel 11** for the priest's residence. In 1970 the church constructed a rectory on this parcel. Initially the dwelling was built for the priest and included office space. According to the parish, the priest moved out of this dwelling into another location within Spreckels in 1995 and the building was converted to office space. The Use Permit will allow this building to

continue to be used for church related uses. The church anticipates this structure will be used for storage, occasional meeting space and office space for volunteer staff.



In 1996, Saint Joseph's expanded their church to include **Parcel 14** at 15 First Street, for additional office space and meeting space (Planning File No. ZA965332). Overtime this structure began to serve as the Classrooms/Religious education building. This dwelling is used primarily during the school year and classes are usually after-school and the classes held here are for the youth education program and other adult education programs. The applicant does not have plans for this building at the current time. The Use Permit allows meeting and office space and this application will not affect that.

In late 2011 the Saint Joseph's church acquired **Parcel 12** for a new Pastoral Center within the existing 6,447 square foot two-story commercial building. The building was formerly a cabinet shop building from approximately the mid 1980's to early 2000. Historically, this building was the former Hotel Annex #5 and is made of simple wood siding (shown below). The church proposes to use this vacant commercial building for their religious education, administrative offices, meeting rooms, and classrooms. Essentially the uses on Parcels 11 and 14 will be centralized here.



**Two story Commercial Building**

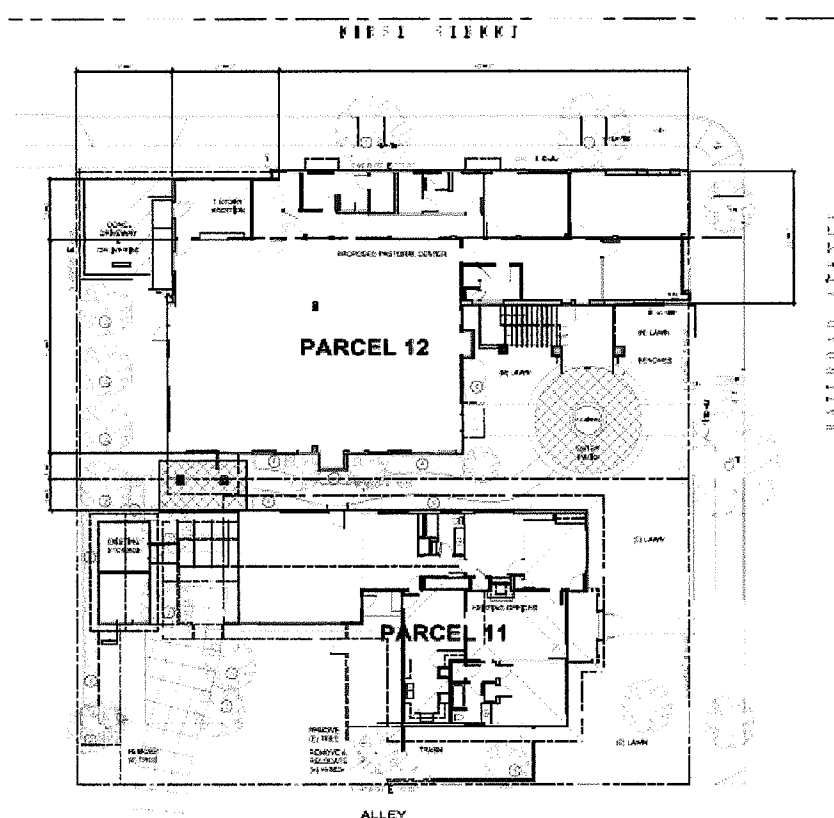
**Source: Spreckels Design Guidelines**

## DISCUSSION

*Lot Line Adjustment* is being requested to merge the two lots of record, Assessor's Parcel Number 177-034-011-000 & 177-034-012-000. When the church acquired Parcel 12 for a Pastoral Center it anticipated the building would be part of their church campus and allow church activities to be centrally located in this building. In order to facilitate a connection between the proposed Pastoral Center and the rest of the church campus, the applicant is proposing a new awning/roof overhang on the southern elevation. The new entry canopy will be the primary entry approaching the building from the sanctuary to the south. In addition, a new pedestrian path will be constructed across Parcel 11. The awning would cross the property line between Parcels 11 and 12 so the applicant is requesting to merge the two separate lots of record. The subject application includes a lot line adjustment to combine the two parcels to one parcel.

The two parcels are located on two separate zoning districts. The lot merger will result in a parcel with two zoning designations, (Light Commercial [Parcel 12] and High Density Residential [Parcel 11]). Merging two parcels with two zoning designations into a single parcel with two zoning designations is not ideal, but is also not completely unheard of. In this case it works because both parcels will be maintained as part of the church.

Currently both parcels exceed coverage for their respective zoning designation (35% for LDR and 50% for Light Commercial). An existing shed will be removed from Parcel 11, which would bring this parcel into compliance. After the lot merger, the combined coverage for the entire new parcel would be less than 50%. The lot merger allows a better integration and re-use of the building than not pursuing the merger. The applicants have carefully placed the entrance of the new Pastoral Center facing south, away from First Street rather than to the west facing an existing single family residence which is not a part of the church. Based upon these facts the Lot Line Adjustment is an appropriate part of the project.



*Use Permit* to allow church related uses on Parcel 11 and Parcel 12. Parcel 12 is situated within a residential area and is zoned for Light Commercial uses. The church is an existing presence in the neighborhood. The uses proposed for the building (meeting room, classrooms, multi-purpose room and small serving kitchen) are in keeping with the existing church facility and do not pose an adverse impact to the community. This is especially true when comparing the proposed use to prior uses on the site. The prior use of the building as a cabinet shop included deliveries and more noise due to the nature of its use.

The existing commercial building does not have on-site parking. The building is legal non-conforming with respect to parking. Any use of this building will require that the parking be addressed. An advantage to the church's use of this building is that the use of the building would be accessory to the primary use of the sanctuary. The sanctuary is the primary parking demand. The primary parking demand is on Sundays and for other special services. The use of the Pastoral Center will be at other times when the sanctuary is not being utilized. The Pastoral Center does not add to the parking demand on the church. This is reflected in the zoning ordinance which requires parking based upon the number of seats in the sanctuary.

Parking for the Pastoral Center will be available on the adjacent church parking lot located on Parcel 20. Approximately 47 spaces are currently available with 4 handi-cap parking spaces, one handicap parking space is proposed on the Pastoral Center lot and 4 additional spaces are being provided on Parcel 11.

<u>PARKING</u>	
REQUIRED PARKING, NEW PASTORAL CENTER: "MEETING HALL" PER ZONING CODE, (NON-CONCURRENT WITH OTHER USES) 2,338 SF/50 SF PER CAR= <u>47 SPACES</u>	
PROVIDED PARKING:	
PARCEL 20, CHURCH & HALL EXISTING SPACES =	52 SPACES
PARCEL 14, RELIGIOUS EDUCATION EXISTING SPACES =	2 SPACES
PARCEL 11, OFFICES EXISTING SPACES =	4 SPACES
PROPOSED SPACES =	4
PARCEL 12, PASTORAL CENTER PROPOSED SPACES =	1 SPACE
PARCEL 4, RESIDENCE (NOT COUNTED)	
TOTAL ON-SITE SPACES, PROPOSED =	<u>58 SPACES</u>
ACCESSIBLE PARKING, 3 REQ'D;	4 PROVIDED

It was identified at the Spreckels Neighborhood Design Review Committee that there was a need for more parking. The church is aware of the shortage of parking and is working on a solution. The church is looking at several alternative solutions which would provide at least 20 additional off street parking spaces. Staff is recommending a condition that at least 20 additional parking spaces be provided within five (5) years.

Parcel 11 has been historically used for church related administrative offices. The use of this site will be for classrooms, meeting space and office space for volunteer officers of the church. It will not change how the building currently functions and thus will not have an adverse impact upon the surrounding neighborhood.



*Use Permit* for modifications to the exterior of a building located within an HR district. The proposed modifications will include a 421 square foot single story addition (new kitchen), a new stair case with canopy and a new entry canopy on the south building elevation, and the installation of two first floor windows on the north building elevation. In addition, an exterior balcony will be erected on the northern building elevation to soften up the existing wall facing the residential properties. The applicant has developed a plan to embellish the building facade along First Street.

The County has produced a “Significance Map” with a detailed survey of every structure in the town of Spreckels. This survey identifies whether each structure contributes to the historic town of Spreckels. The subject commercial building is listed as a non contributing structure. The “HR” historical zoning designation requires referral to the Historical Resources Board and the Spreckels Neighborhood Design Review Committee for review and recommendation to the Planning Commission. (Monterey County Code 21.54.40 and Spreckels Design Guidelines) A Use Permit is required for the modifications to the exterior of the building even though it is not a contributing structure.

The project was referred to Spreckels Neighborhood Design Review Committee (LUAC) on April 30, 2013. The LUAC supported the project as proposed however the LUAC had concerns regarding parking and the proposed building colors. With regard to parking, it was mentioned that there is a lack of parking during certain times of the week, specifically on Sundays. Parking concerns are addressed above. The second comment from the LUAC was with regard to the colors of the new center. The LUAC did not want the new colors to match the other buildings in the campus as the LUAC felt it would look more like a compound in the neighborhood. The church was not going to match the existing colors and chose these specific colors as they were lighter and more complimentary to the neighborhood.

On May 2, 2013, the HRRB reviewed and recommended approval of this project (4-0). The HRRB wanted to review the final window treatments prior to project approval. The existing building windows had been covered by a previous owner. The applicant would like to re-open these windows to provide more natural lighting into the building. Since the May 2<sup>nd</sup> HRRB meeting, the applicant has been working with two of the HRRB members in finalizing the window materials. At the time of the drafting of this staff report a final design was under review. The proposed changes to the building will be complimentary to the Historic District in Spreckels. There are no outstanding issues associated with the design.

### **Elevations of Commercial Building on Parcel 12**



**Code Enforcement** - When the church purchased the subject property a temporary fence was placed at the stairwell leading to the second story deck of the cabinet shop for security purposes. This fence was placed without first securing any permits. A code enforcement case is currently open, 12CE00216, for the illegal placement of the fence. As a condition of approval, the applicant will be required to remove the fence prior to the issuance of any building permits (Condition 8).

### Environmental Review

The project is categorically exempt per Section 15301(a) and 15305 (a). Section 15303 (a) includes the “conversion of existing structures from one use to another where only minor modifications are made to the exterior of the structure”. In this case, the conversion of a vacant commercial building with a 421 square foot addition to a new multipurpose building including an administrative office, classrooms, kitchen and meeting space will be in the same location and require no new ground disturbance. Exterior improvements include a new covered entry, the re-opening of exterior windows, a re-roof and new paint. Section 15305 (a) allows the exemption of minor lot line adjustments.

Staff recommends approval of the Combined Development Permit as proposed.

# *Exhibit C*

**EXHIBIT C  
DRAFT RESOLUTION**

**Before the Planning Commission in and for the  
County of Monterey, State of California**

In the matter of the application of:

**The Roman Catholic Bishop of Monterey California  
(PLN120477)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Planning  
Commission:

- 1) Finding the project Categorically Exempt per Section 15301 (a) & 15305 (a); and
- 2) Approving a Combined Development Permit consisting of: 1) Use Permit to allow existing buildings on two parcels zoned Light Commercial and High Density Residential to be used for church related activities, 2) Use Permit to allow modifications to a 6,447 square foot two-story commercial building within the Historic District. Modifications include a 421 square foot single story addition, a new stair case with canopy and a new entry canopy on the south building elevation, and installation of two first floor windows on the north building elevation. Colors to be "Sand Dollar" (beige) siding and "Sand's of Time" (dark beige) trim with weatherwood roof shingles (medium brown); 3) a Lot Line Adjustment to merge Assessor's Parcel Number 177-034-011-000 and Assessor's Parcel Number 177-034-012-000; and 4) Design Approval.

[PLN120477, The Roman Catholic Bishop of Monterey California, 1 & 15 Railroad Avenue, Salinas, Greater Salinas Area Plan (APN: Assessor's Parcel Number 177-034-011-000 and Assessor's Parcel Number 177-034-012-000)]

**The Roman Catholic Bishop of Monterey California application (PLN120477) came on for public hearing before the Monterey County Planning Commission on June 26, 2013 and July 10, 2013. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Combined Development Permit consisting of: 1) Use Permit to allow existing

buildings on two parcels zoned Light Commercial and High Density Residential to be used for church related activities, 2) Use Permit to allow modifications to a 6,447 square foot two-story commercial building within the Historic District. Modifications include a 421 square foot single story addition, a new stair case with canopy and a new entry canopy on the south building elevation, and installation of two first floor windows on the north building elevation. Colors to be "Sand Dollar" (beige) siding and "Sand's of Time" (dark beige) trim with weatherwood roof shingles (medium brown); 3) a Lot Line Adjustment to merge Assessor's Parcel Number 177-034-011-000 and Assessor's Parcel Number 177-034-012-000; and 4) Design Approval. The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120477.

**EVIDENCE:**

2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

**EVIDENCE:**

- a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 2010 Monterey County General Plan;
  - Greater Salinas Area Plan;
  - Monterey County Zoning Ordinance (Title 21);
  - Monterey County Subdivision Ordinance (Title 19);
  - Spreckels Design Guidelines
- No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
- b) The property is located at 1 & 15 Railroad Avenue, Salinas (Assessor's Parcel Number 177-034-011-000 and 177-034-012-000), Greater Salinas Area Plan. The parcel is zoned "LC/HR-D" [Light Commercial, Historic District and Design Control overlay] and "HDR/5.1-HR-D" [High Density Residential, 5.1 units/acre, Historic District and Design Control overlay, which allows church uses subject to a Use Permit.
- c) The county has produced a "Significance Map" with a detailed survey of every structure in the town of Spreckels. This survey documents the contribution of each building to the historic town of Spreckels. The subject 6,447 square foot building is listed as a non contributing structure. Non contributing structures do not add to the historical architectural qualities, historical associations or archeological values for which the Spreckels Historical District is known.
- d) There is sufficient parking provided for the conversion of the Light Commercial building from a cabinet shop to a Pastoral Center. The Pastoral Center will be an accessory building used by the church. Parking will be provided in the church parking lot. The peak use of the Pastoral Center will not be simultaneous to the use of the sanctuary. The Zoning Ordinance requires church parking to be calculated based upon the capacity of the sanctuary. The Pastoral Center does not increase the Zoning Ordinance parking requirement for the church or

- the parking needed for the site.
- e) No changes are being made to the exterior of the building on Parcel 11 and thus no action is included in this action.
  - f) The “HR” historical designation requires referral to the Historical Resources Board and the Spreckels Neighborhood Design Review Committee for review and recommendation to the Planning Commission. (Monterey County Code 21.54.40 and Spreckels Design Guidelines) The HRRB and Spreckels Neighborhood Design Review Committee have reviewed the project and recommended approval of the project.
  - g) The subject property is located within a Design Control district, which regulates the location, size, configuration, materials and colors of structures and fences. Improvements include the re-opening of two first floor windows on the north building elevation, new stairwell on the south building elevation, new canopy, two new exterior balconies on the north elevation, primary colors will be "Sand Dollar" (light brown-beige), new trim color of “Sand’s of Time” (medium brown) and a re-roof consisting of weatherwood roof shingles (medium brown) were found to be appropriate within the Spreckels Community.
  - h) The subject application involves a lot line adjustment to merge two lots of record. In order to provide better circulation from the sanctuary to the proposed Pastoral Center a new walkway and an awning between Parcels 11 and 12 will be installed. The awning would cross the existing property line and since the parcels will function as a unit, the applicant requests a lot line adjustment to combine the two parcels into one parcel.
  - i) The project is consistent with the regulations for development in the town of Spreckels, Greater Salinas Area Plan policies and the Monterey County General Plan.
  - j) The project planner conducted a site inspection on August 16, 2012 to verify that the project on the subject parcel conforms to the plans listed above.
  - k) The project was referred to Spreckels Neighborhood Design Review Committee (LUAC) on April 30, 2013 based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application involves a Design Approval which will be considered at a public hearing. The LUAC supported the project as proposed however they noted two concerns. The first was regarding parking and the second was the proposed building colors. With regard to the church colors, the LUAC did not want the new colors to match exactly as they felt it would look more like a compound in the neighborhood. The church is not proposing to match the colors of the adjacent buildings. While parking may be an issue on Sundays during mass, the church is working to address the parking deficiency. The church has identified parking opportunities and is working on a plan to provide an additional 20 spaces of off street parking. A condition of approval has been included to require the additional parking spaces are provided within five (5) years.
  - l) At a publicly noticed meeting held on May 2, 2013, the HRRB reviewed and recommended approval of this project (4-0) upon further review of the window treatments. The existing building windows had been

covered by a previous owner. The applicant would like to re-open these windows to provide more natural light into the building. The applicant has been working with two of the HRRB members to finalize the window materials.

- m) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120477.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, North County Fire Protection District, Parks, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - b) The existing building on Parcel 12 does not provide off site parking. The church's use of this building will allow parking to be provided in the existing church parking lot with the addition of one handicap space on site. This is a benefit to the re-use of the building in relation to the impact on the neighborhood.
  - c) The existing church operation results in on-street parking impacting the surrounding area. The applicant has agreed to provide at least 20 off-street parking spaces within five (5) years. This will be an improvement to the existing circumstances.
  - d) The Lot Line Adjustment will merge two parcels with different zoning designations (LC and HDR). Both parcels will be used for the church and thus it is compatible to approve a lot merger with two zoning designations.
  - e) Staff conducted a site inspection on August 16, 2012 to verify that the site is suitable for this use.
  - f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120477.

4. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project has been reviewed by the following departments and agencies: RMA - Planning Department, North County Fire Protection District, Parks, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an

adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary public facilities are available. The property is already served by the Spreckels Public Water System and the Spreckels Sewer System
- c) Staff conducted a site inspection on August 16, 2012 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120477.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in not compliance with all rules and regulations pertaining to zoning uses. A violation exists on the property. The approval of this permit will correct the violations and bring the property into compliance.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on August 16, 2012 and researched County records to assess if any violation exists on the subject property.
  - c) The proposed project corrects an existing violation regarding an illegal fence being placed on Assessor's Parcel Number 177-034-012-000 (12CE00216). Prior to the issuance of any building permits, a condition of approval will require the removal of the fence.
  - d) A condition is included to assure that all zoning abatement costs, if any, have been paid.
  - e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120477.

6. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section Section 15301 (a) & 15305 (a); which categorically exempts the "conversion of existing structures from one use to another where only minor modifications are made to the exterior of the structure" and minor lot line adjustments not resulting in the creation of any new parcel.
  - b) The proposed project is an interior remodel and addition to a 6,447 square foot two story commercial building with a 421 square foot addition to a new Pastoral Center which will include an administrative office, classrooms, kitchen and meeting space. There will be no new ground disturbance. Exterior improvements include a new covered entry, a new covered stairwell, the re-opening of exterior windows, a re-roof and new paint.
  - c) No adverse environmental effects were identified during staff review of the development application during a site visit on August 16, 2012.
  - d) Exceptions to exemptions listed in Section 15300.2.a-f are inapplicable. The project does not involve: alterations to a designated historical resource, a hazardous waste site, unusual circumstances that would



result in a significant effect, development that would result in a cumulatively significant impact, nor development in a particularly sensitive environment.

- e) Staff conducted a site inspection on August 16, 2012 to verify that the site is suitable for this use.
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120477.

**7. FINDING:**

**LOT LINE ADJUSTMENT** – Section 66412 of the California Government Code (Subdivision Map Act) Title 19 (Subdivision Ordinance) of the Monterey County Code states that lot line adjustments may be granted based upon the following findings:

1. The lot line adjustment is between four (or fewer) existing adjoining parcels;
2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment;

The parcels resulting from the lot line adjustment conforms to the County's general plan, any applicable area plan, and zoning and building ordinances.

**EVIDENCE:**

- a) The parcel is zoned "LC/HR-D" [Light Commercial, Historic District and Design Control overlay] and "HDR/5.1-HR-D" [High Density Residential, 5.1 parcels/acre, Historic District and Design Control overlay]. Each parcel has a different zoning. Parcel 12 is Light Commercial and Parcel 11 is High Density Residential. After the lot merger the parcels will function as a unit. The property will consist of church related uses as a part of the sanctuary. Church uses require approval of a Use Permit in both Zoning Districts.
- b) The project area has a total area of 14,400 square feet. The lot line adjustment is being requested to merge two lots of record, Assessor's Parcel Number 177-034-011-000 and Assessor's Parcel Number 177-034-012-000. After the lot line adjustment the parcel will have a total new coverage of 7,260 square feet for a combined coverage of 50%.
- c) The lot line adjustment is between four (or fewer) existing adjoining parcels. Specifically two parcels, Parcel 11 which consists of 7,200 square feet and Parcel 12 which consists of 7,200 square feet for a combined total of 14,400 square feet.
- d) The lot line adjustment will not create a greater number of parcels than originally existed. Two contiguous separate legal parcels of record will be adjusted and two contiguous separate legal parcels of record will result from the adjustment. No new parcels will be created.
- e) The proposed lot line adjustment is consistent with the Monterey County Zoning Ordinance (Title 21). Staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property. The project involves the merger of two parcels into one and the lot line adjustment will not compromise any structures.
- f) As exclusion to the Subdivision Map Act, no map is recorded for a Lot Line Adjustment. In order to appropriately document the boundary changes, a Certificate of Compliance for each new lot is required per a

- standard condition of approval.
- g) The Monterey County Public Works Department has applied a standard condition of approval requiring the applicant to record a Record of Survey showing the new lines and their documentation.
  - h) The project planner conducted a site inspection on August 16, 2012 to verify that the project would not conflict with zoning or building ordinances.
  - i) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120477.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

**EVIDENCE:** Board of Supervisors. Section 21.80.040.D of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

### DECISION

**NOW, THEREFORE**, based on the above findings and evidence, the Planning Commission does hereby:

1. Find the project Categorically Exempt per Section 15301 (a) & 15305 (a); and
2. Approve a Combined Development Permit consisting of: 1) Use Permit to allow existing buildings on two parcels zoned Light Commercial and High Density Residential to be used for church related activities, 2) Use Permit to allow modifications to a 6,447 square foot two-story commercial building within the Historic District. Modifications include a 421 square foot single story addition, a new stair case with canopy and a new entry canopy on the south building elevation, and installation of two first floor windows on the north building elevation. Colors to be "Sand Dollar" (beige) siding and "Sand's of Time" (dark beige) trim with weatherwood roof shingles (medium brown); 3) a Lot Line Adjustment to merge Assessor's Parcel Number 177-034-011-000 and Assessor's Parcel Number 177-034-012-000; and 4) Design Approval, in general conformance with the attached sketch subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 10th day of July, 2013 upon motion of **xxxxx**, seconded by **xxxxx**, by the following vote:

AYES:  
 NOES:  
 ABSENT:  
 ABSTAIN:

\_\_\_\_\_  
 Mike Novo, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

# Monterey County Planning Department

## DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN120477

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Combined Development Permit consisting of: 1) Use Permit to allow existing buildings on two parcels zoned Light Commercial and High Density Residential to be used for church related activities, 2) Use Permit to allow modifications to a 6,447 square foot two-story commercial building within the Historic District. Modifications include a 421 square foot single story addition, a new stair case with canopy and a new entry canopy on the south building elevation, and installation of two first floor windows on the north building elevation. Colors to be "Sand Dollar" (beige) siding and "Sand's of Time" (dark beige) trim with weatherwood roof shingles (medium brown); 3) a Lot Line Adjustment to merge Assessor's Parcel Number 177-034-011-000 and Assessor's Parcel Number 177-034-012-000; and 4) Design Approval was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

## 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning Department

**Condition/Mitigation** The applicant shall record a Permit Approval Notice. This notice shall state:

**Monitoring Measure:** "A Combined Development Permit and Lot Line Adjustment (Resolution Number \*\*\*) was approved by the Planning Commission for Assessor's Parcel Number 177-034-011-000 and 177-034-012-000 on July 10, 2013. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."

Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use.  
(RMA - Planning Department)

**Compliance or Monitoring** Prior to the issuance of grading and building permits or commencement of use, the  
**Action to be Performed:** Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

## 3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** Planning Department

**Condition/Mitigation** If, during the course of construction, cultural, archaeological, historical or paleontological  
**Monitoring Measure:** resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.  
(RMA - Planning Department)

**Compliance or Monitoring** The Owner/Applicant shall adhere to this condition on an on-going basis.  
**Action to be Performed:** Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered." When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

#### 4. PD004 - INDEMNIFICATION AGREEMENT

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department.

#### 5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.  
(RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

## 6. PD032(A) - PERMIT EXPIRATION

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The permit shall be granted for a time period of 3 years, to expire on July 10, 2016 unless use of the property or actual construction has begun within this period. (RMA-Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

## 7. PD045 - COC (LOT LINE ADJUSTMENTS)

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall request unconditional certificates of compliance for the newly configured parcels. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the expiration of the entitlement, the Owner/Applicant/Surveyor shall prepare legal descriptions for each newly configured parcel and submit them to RMA-Planning for review and approval. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the certificates.

## 8. PDSP001 - VIOLATION ABATEMENT

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Prior to the issuance of building permits, the applicant shall clear the existing code enforcement violation, 12CE00216, by removing the approximate 7 foot high wood and metal fence facing Railroad Avenue. (RMA - Planning Department)

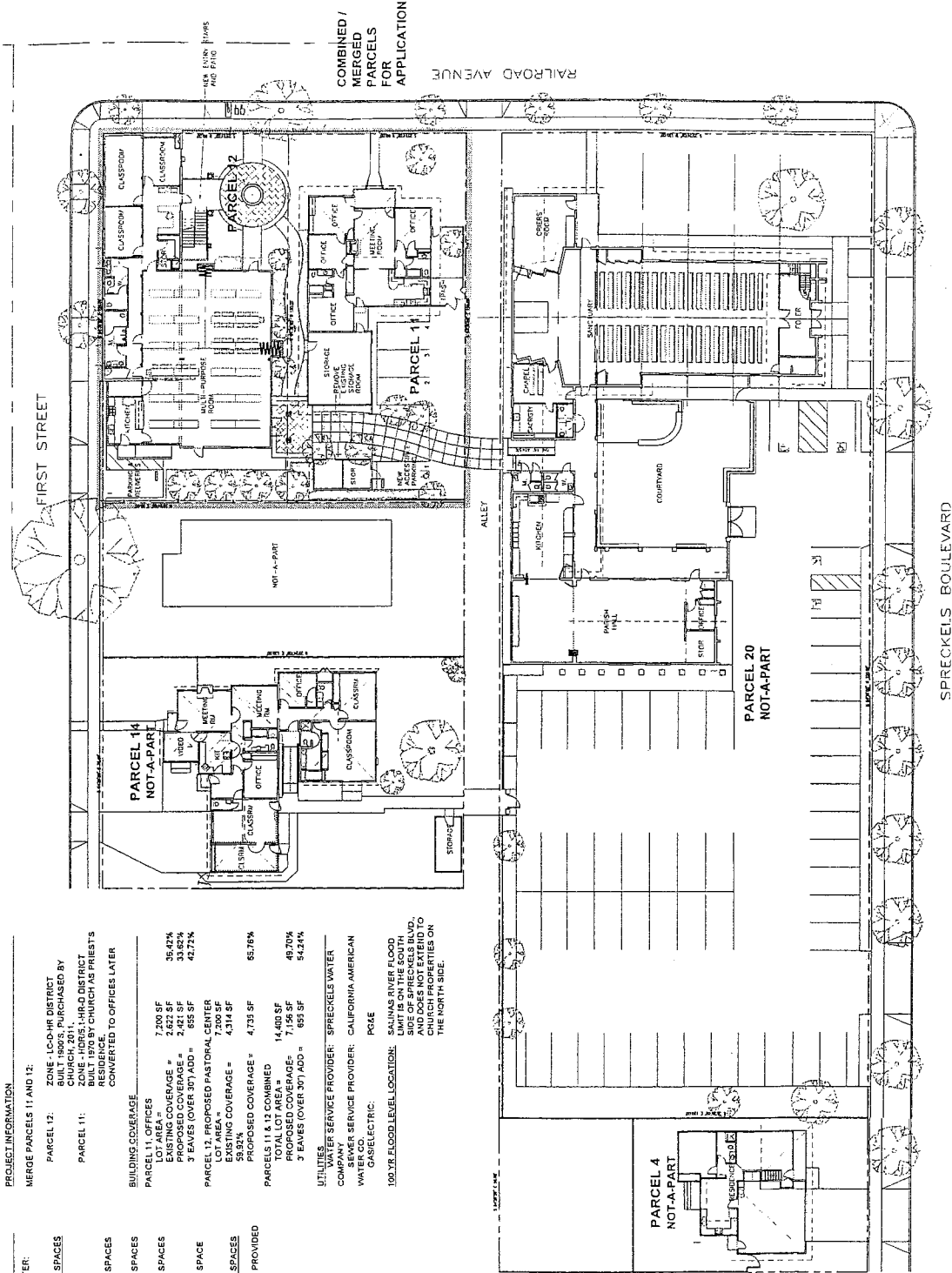
**Compliance or Monitoring Action to be Performed:** Prior to the issuance of building permits the applicant shall remove the approximate 7 foot high wood and metal fence facing Railroad Avenue.

## 9. PD001 - PARKING PROGRESS (Non-Standard)

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Within 5 years (on or before July 10, 2013) the applicant shall provide a minimum of 20 additional off street parking spaces either through a long term (20 year minimum) agreement to use existing parking spaces located off site, or by constructing a new parking lot on church owned property. In order to satisfy this condition the parking must be properly permitted and in place prior to July 10, 2018. If an off site agreement is used, it must be maintained or alternative parking must be provided in order for this condition to be deemed satisfied. (RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** The applicant/owner shall provide the RMA - Director of Planning documentation showing that the parking is available for use by the church on or before July 10, 2018.



**PROJECT INFORMATION**

MERGE PARCELS 11 AND 12:  
 ZONE - LCD-HR DISTRICT  
 BUILT 1960S, PURCHASED BY  
 CHURCH AS PRIESTS  
 PARCEL 12:  
 ZONE - HRD-D DISTRICT  
 BUILT 1970 BY CHURCH AS PRIESTS  
 RESIDENCES  
 CONVERTED TO OFFICES LATER

PARCEL 11:  
 BUILDING COVERAGE  
 LOT AREA = 7,200 SF  
 EXISTING COVERAGE = 36.42%  
 PROPOSED COVERAGE = 2,821 SF  
 3 EAVES (OVER 30') ADD = 855 SF  
 47.71%

PARCEL 12: PROPOSED PASTORAL CENTER  
 LOT AREA = 7,200 SF  
 EXISTING COVERAGE = 4,314 SF  
 PROPOSED COVERAGE = 4,739 SF  
 65.78%

PARCELS 14, 11, 12 COMBINED  
 LOT AREA = 14,400 SF  
 EXISTING COVERAGE = 49.70%  
 PROPOSED COVERAGE = 7,156 SF  
 3 EAVES (OVER 30') ADD = 855 SF  
 54.24%

PARCEL 4: RESIDENCE (NOT COUNTED)  
 TOTAL ON-SITE SPACES, PROPOSED = 53 SPACES  
 ACCESSIBLE PARKING, 3 REQ'D, 4 PROVIDED

**UTILITIES**  
 WATER SERVICE PROVIDER: SPRECKELS WATER  
 COMPANY: CALIFORNIA AMERICAN  
 WATER CO.  
 GASELECTRIC: PG&E

**100-YR FLOOD LEVEL LOCATION:**  
 SALINAS RIVER FLOOD  
 LIMIT IS ON THE SOUTH  
 SIDE OF SPRECKELS BLVD.  
 AND THE EAST SIDE OF  
 CHURCH PROPERTIES ON  
 THE NORTH SIDE.

**PARKING**

REQUIRED PARKING, NEW PASTORAL CENTER:  
 "MEETING HALL" PER ZONING CODE,  
 (NON-COINCIDENT WITH OTHER USES)  
 2,338 SPACES PER CMR  
 47 SPACES

PROVIDED PARKING:  
 PARCEL 20: CHURCH & HALL  
 EXISTING SPACES = 2 SPACES  
 PARCEL 14: RELIGIOUS EDUCATION  
 EXISTING SPACES = 1 SPACES  
 PARCEL 11: OFFICES  
 EXISTING SPACES = 4 SPACES  
 PROPOSED SPACES = 4  
 PARCEL 12: PASTORAL CENTER  
 EXISTING SPACES = 1 SPACE  
 PROPOSED SPACES = 53 SPACES  
 TOTAL ON-SITE SPACES, PROPOSED = 53 SPACES  
 ACCESSIBLE PARKING, 3 REQ'D, 4 PROVIDED

PROPOSED OVERALL SITE PLAN

SCALE: 1" = 10' 0"

SHEET NO. 1 OF 2  
 DATE: 04-16-2013  
 PROJECT NO.: 177-034-011





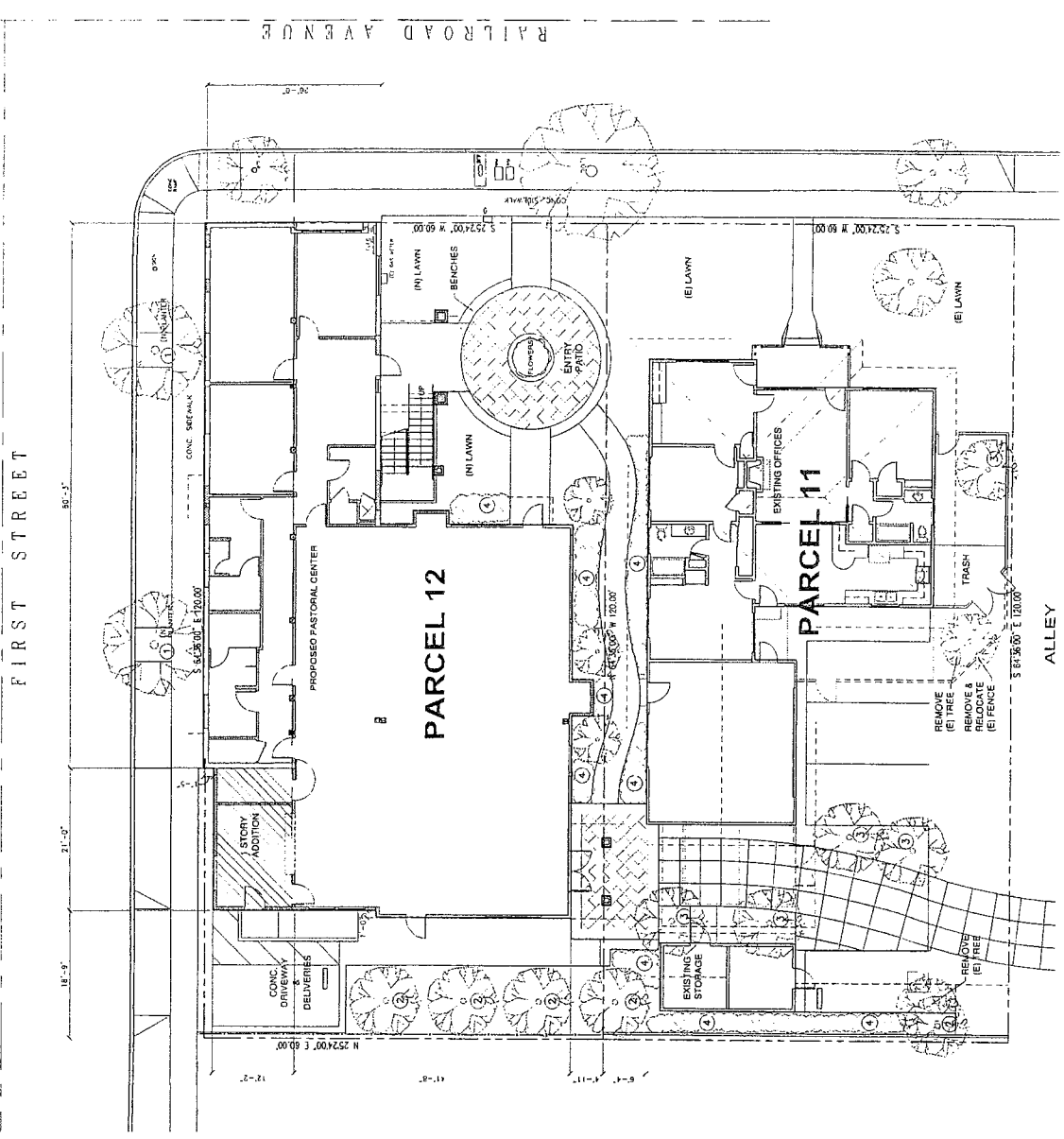
PROPOSED REMODEL  
 PASTORAL CENTER  
 ST. JOSEPH'S  
 CATHOLIC CHURCH  
 1815 Railroad Ave.  
 Spreckels, Ca 93962  
 FR. ROY SHELLY  
 PASTOR

APN 177-034-011  
 APN 177-034-012

DATE: 08-16-2017  
 DRAWN BY: JHW  
 CHECKED BY: JHW  
 PROJECT NO: 177-034-011

PROPOSED  
 PROJECT  
 SITE PLAN &  
 LANDSCAPE

A-3



**BUILDING CODE SUMMARY: 2010 CALIFORNIA BUILDING CODE**  
 PROPOSED PASTORAL CENTER for  
 ST. JOSEPH'S CATHOLIC CHURCH, SPRECKELS, CA.  
 REMODELED BUILDING AREA:

FIRST FLOOR:	4,331 s.f.
SECOND FLOOR:	2,448 s.f.
TOTAL:	6,779 s.f.

EXISTING & NEW CONSTRUCTION: TYPE V-B NONRATED WITH NEW AUTOMATIC FIRE SPRINKLER SYSTEM TO BE ADDED.

OCCUPANCY: FIRST FLOOR: A-3 ASSEMBLY MULTI-PURPOSE & CLASSROOM  
 DINING W/ TABLES = 150 PEOPLE  
 ASSEMBLY W/ MOVABLE CHAIRS @ 71/PERSON = 334 PEOPLE  
 CLASSROOMS RELIGIOUS A-3, @ 20 s.f./PERSON = 36 PEOPLE  
 KITCHEN AT 200s.f./PERSON = 2 PEOPLE  
 SECOND FLOOR OFFICE AT 105 s.f./PERSON (2,133 s.f.) = 21 PEOPLE  
 TOTAL MAXIMUM OCCUPANT LOAD = 391 PEOPLE  
 ALLOWABLE B-15C AREA OCCUPANCY TYPE A-3 ASSEMBLY TYPE V-B CONSTRUCTION:

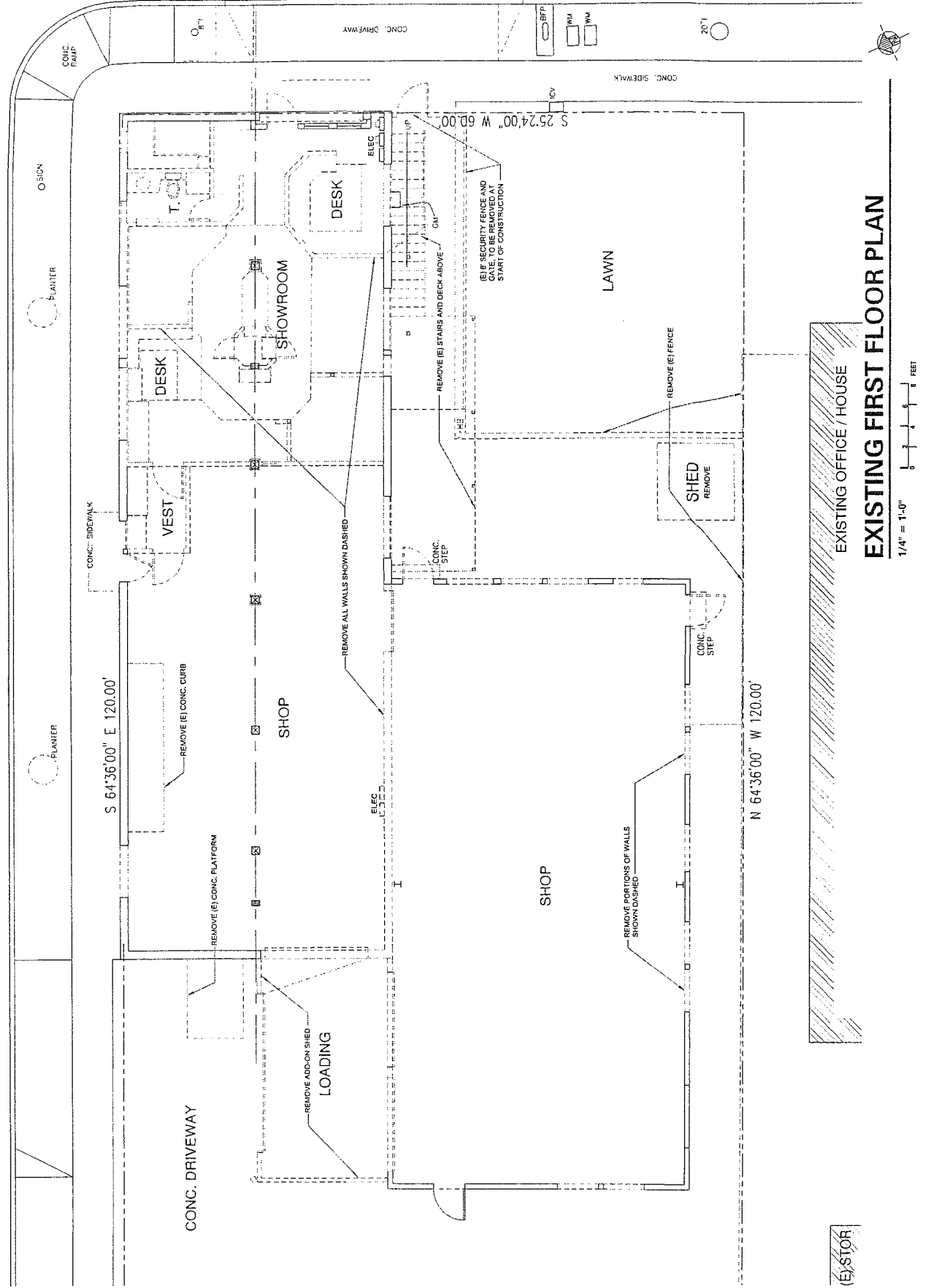
1 STORY AND 5,000 s.f.  
 SECTION 904.2 SPRINKLER SYSTEM INCREASE:  
 "MAXIMUM NUMBER OF STORIES MAY BE INCREASED BY ONE WITH A SPRINKLER SYSTEM IN ADDITION TO INCREASES IN BUILDING AREA PER SECTION 905.2"  
 TABLE 903.4 OCCUPANCY SEPARATION BETWEEN A-3 AND B. TO BE 1 HOUR RATED WITH FIRE SPRINKLER SYSTEM.  
 TABLE 903.2 EXTERIOR WALL RATING FOR V - B CONSTRUCTION 10' TO 30'; NO EXTERIOR WALL RATING REQUIRED.  
 SECTION 905 ALLOWABLE AREA INCREASES:  
 A = 6,000 s.f. + 1,500 s.f. + 12,000 s.f. = 19,500 s.f. PER FLOOR ALLOWABLE WHICH EXCEEDS EXISTING TOTAL AREA OF 6,467 s.f.  
 TABLE 101.4 EXIST CORRIDOR FIRE RATING: FOR A & B OCCUPANCIES FOR OVER 30 PEOPLE AND FIRE SPRINKLER SYSTEM: NO FIRE RATING REQUIRED FOR CORRIDORS.  
 TABLE 101.2 SECOND FLOOR EXITS REQUIRED: FOR OFFICE B OCCUPANCY FOR UNDER 20 OCCUPANTS ONE EXIT IS ADEQUATE. ACTUAL OCCUPANCY IS 21 FOR SECOND FLOOR.

**FIRE PROTECTION EQUIPMENT & SYSTEMS- FIRE SPRINKLER SYSTEM (STANDARD)**  
 The building(s) was submitted partially shall be fully protected with automatic fire sprinkler system(s).  
 The fire sprinkler system shall be installed in accordance with the California Fire Code (2013) and approved for installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler system shall be installed by the installing contractor and completed prior to requesting a framing inspection.  
**FIRE ALARM SYSTEM (NON-RESIDENTIAL)**  
 Any fire sprinkler system with 200 or more fire sprinklers shall be monitored by a station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72, Fire Alarm Notification Code. The fire alarm system shall be provided with audible and visual notification devices in any building with a fire sprinkler system with 200 or more fire sprinklers. The fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection.

- LANDSCAPE KEY NOTES**
- 1 NEW STREET TREES PER MONTEREY COUNTY GUIDANCE
  - 2 NEW 15 GALLON TREES FOR SCREENING TO ADJACENT RESIDENCE.
  - 3 NEW 15 GALLON SITE INTERIOR TREES
  - 4 NEW SHRUBS ALONG WALKWAY

**PROPOSED SITE PLAN**

1/8" = 1'-0"  
 0 4 8 12 16 FEET



EXISTING FIRST FLOOR PLAN

1/4" = 1'-0" 0 1 2 3 4 FEET

(E) STOR



THIS PLAN IS THE PROPERTY OF JHW ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF JHW ARCHITECTS, INC.





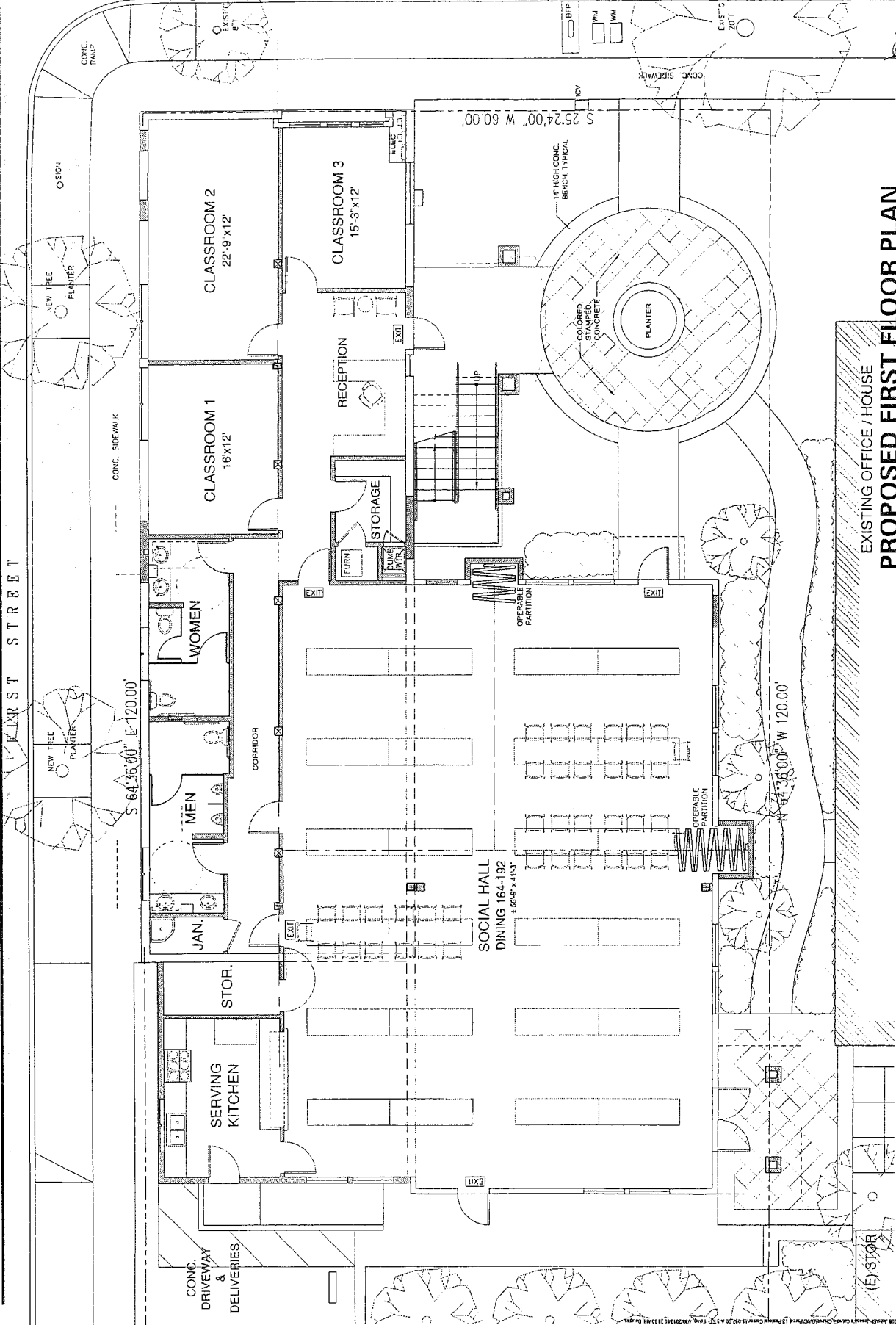
Proposed Remodel  
**PASTORAL CENTER**  
**ST. JOSEPH'S**  
**CATHOLIC CHURCH**  
 1815 Railroad Ave.  
 Spretckels, Ca 95962  
**FR. ROY SHELLY**  
**PASTOR**

APN 177-034-011  
 APN 177-034-012

DESIGNED BY  
 DRAWN BY  
 DATE (DATE OF CONSTRUCTION)  
 04-20-2013 USE THESE APPROVALS

**PROPOSED  
 FIRST FLOOR  
 PLAN**

**A-6**



**PROPOSED FIRST FLOOR PLAN**

1/4" = 1'-0" FEET

(E) STOR

JACOBOVSKY, HAVASINE  
WALKER AND ARCHITECTS, INC.  
**JHW**  
JACOB V. HAVASINE, AIA  
JACOB V. HAVASINE, AIA  
10101 N. 10th Ave., Suite 100  
Scottsdale, AZ 85260  
Tel: 480.344.8800  
www.jhw.com



PROPOSED REMODEL  
PASTORAL CENTER  
ST. JOSEPH'S  
CATHOLIC CHURCH  
1815 Railroad Ave.  
Spreckels, Ca 93962  
FR. ROY SHELLY  
PASTOR

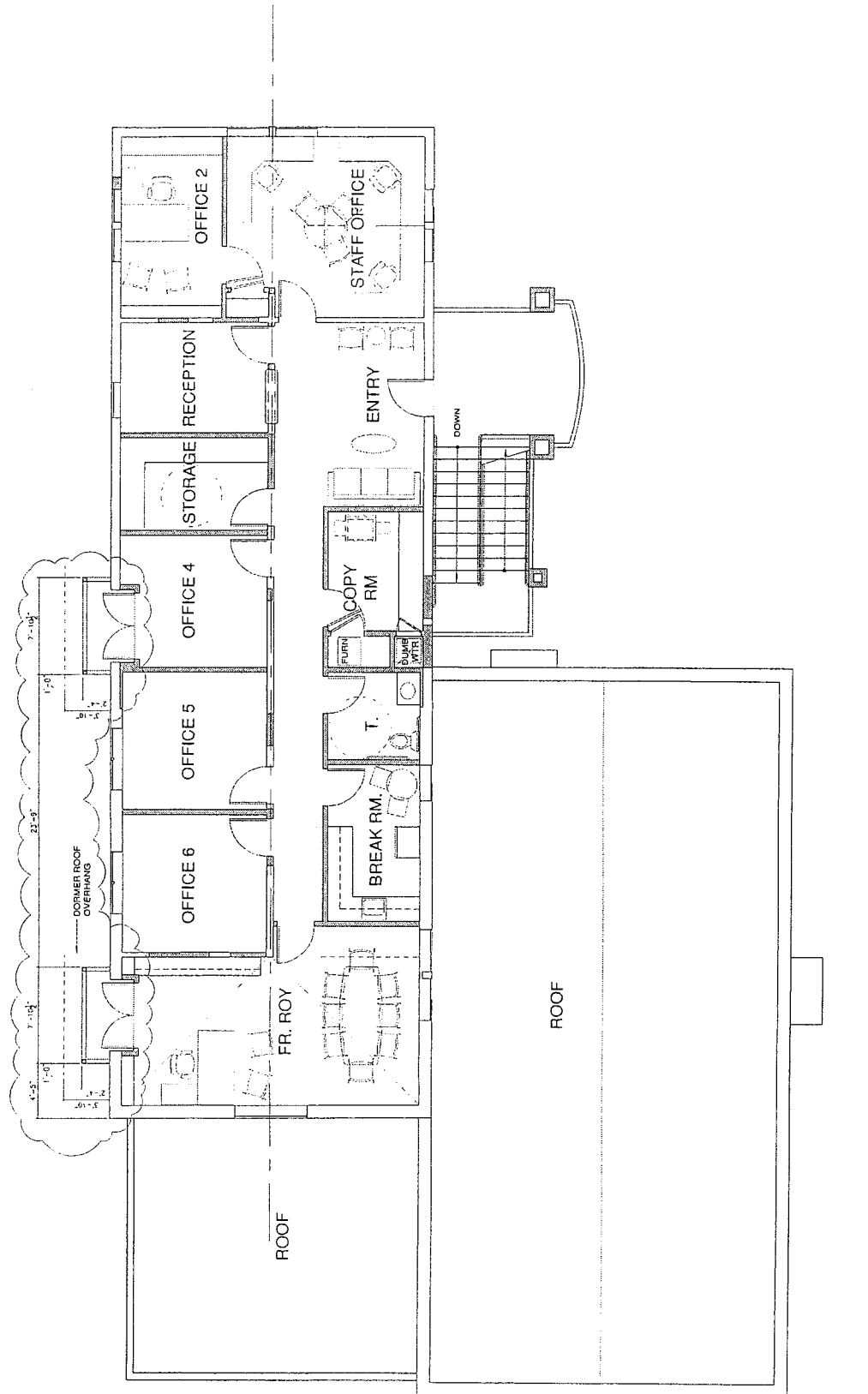
APN 177-034-011  
APN 177-034-012

DATE: 08-15-2013  
DRAWN BY: JHW  
CHECKED BY: JHW  
SCALE: AS SHOWN  
PROJECT NO: 177-034-011

PROPOSED  
SECOND  
FLOOR PLAN

A-7

THIS DRAWING IS THE PROPERTY OF JACOBOVSKY, HAVASINE WALKER AND ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF JACOBOVSKY, HAVASINE WALKER AND ARCHITECTS, INC.



PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"  
0 1 2 3 4 5 FEET





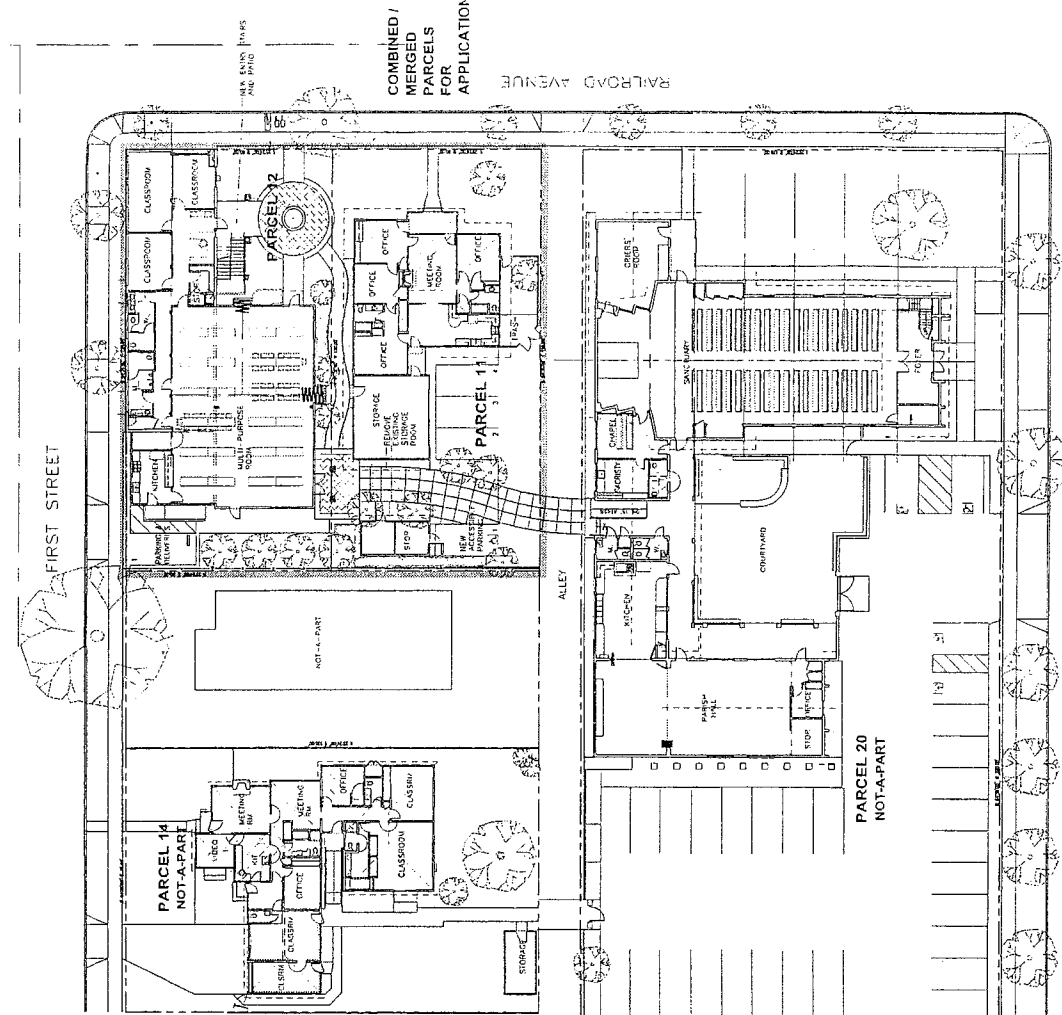


PROPOSED REMODEL  
 PASTORAL CENTER  
 ST. JOSEPH'S  
 CATHOLIC CHURCH  
 1&15 Railroad Ave.  
 Spreckels, Ca 93962  
 FR. ROY SHELLY  
 PASTOR  
 APN 177-034-011  
 ATR 177-034-012

DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE FOR CONSTRUCTION: [Date]  
 PROJECT NO.: [Number]  
 SHEET NO.: [Number] OF [Total] SHEETS

PROJECT  
 INFORMATIN  
 OVERALL  
 SITE PLAN

A-2



PROPOSED OVERALL SITE PLAN  
 SCALE: 1/8" = 1'-0"  
 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 FEET

**PROJECT INFORMATION:**  
 MERGE PARCELS 11 AND 12:  
 ZONE: LDC4R SUBSTANT  
 BUILT 1900S, PURCHASED BY  
 CHURCH, 2011.  
 PARCEL 12:  
 ZONE: HDR05-LHR-D DISTRICT  
 BUILT 1970 BY CHURCH AS PREISTS  
 CONVERTED TO OFFICES LATER  
 PARCEL 11:  
 BUILT 1970 BY CHURCH AS PREISTS  
 CONVERTED TO OFFICES LATER

**BUILDING COVERAGE:**  
 PARCEL 11, OFFICES  
 TOTAL AREA = 7,100 SF  
 EXISTING COVERAGE = 36.42%  
 PROPOSED COVERAGE = 2,421 SF  
 3 BAYES (OVER 307' ADD) = 555 SF  
 4.72%  
 PARCEL 12, PROPOSED PASTORAL CENTER  
 TOTAL AREA = 7,200 SF  
 EXISTING COVERAGE = 4.31% SF  
 58.92%  
 PROPOSED COVERAGE = 4,735 SF  
 65.76%  
 PARCELS 11 & 12 COMBINED  
 TOTAL LOT AREA = 14,300 SF  
 EXISTING COVERAGE = 40.73%  
 3 BAYES (OVER 307' ADD) = 1,155 SF  
 8.07%  
 54.24%

**UTILITIES:**  
 WATER SERVICE PROVIDER: SPRECKELS WATER  
 COMPANY  
 SEWER SERVICE PROVIDER: CALIFORNIA AMERICAN  
 WATER CO.  
 GAS/ELECTRIC: PG&E

**100 YR. FLOOD LEVEL LOCATION:**  
 SALINAS RIVER FLOOD  
 LIMIT IS ON THE SOUTH  
 SIDE OF THE LOT AND  
 DOES NOT EXTEND TO  
 CHURCH PROPERTIES ON  
 THE NORTH SIDE.

**PARKING:**  
 REQUIRED PARKING NEW PASTORAL CENTER:  
 (NON-CONCURRENT WITH OTHER USES)  
 47 SPACES  
 PROVIDED PARKING:  
 PARCEL 20, CHURCH & HALL  
 EXISTING SPACES = 51 SPACES  
 PARCEL 14, RELIGIOUS EDUCATION  
 EXISTING SPACES = 2 SPACES  
 PARCEL 11, OFFICES  
 EXISTING SPACES = 4 SPACES  
 PROPOSED SPACES = 1 SPACE  
 PARCEL 4, RESIDENCE (NOT COUNTED)  
 TOTAL ON-SITE SPACES: PROPOSED = 52 SPACES  
 ACCESSIBLE PARKING: 3 REQ'D: 4 PROVIDED



PROPOSED REMODEL  
 PASTORAL CENTER  
 ST. JOSEPH'S  
 CATHOLIC CHURCH  
 1&15 Railroad Ave.  
 Spreckels, Ca 93962  
 FR. ROY SHELLY  
 PASTOR

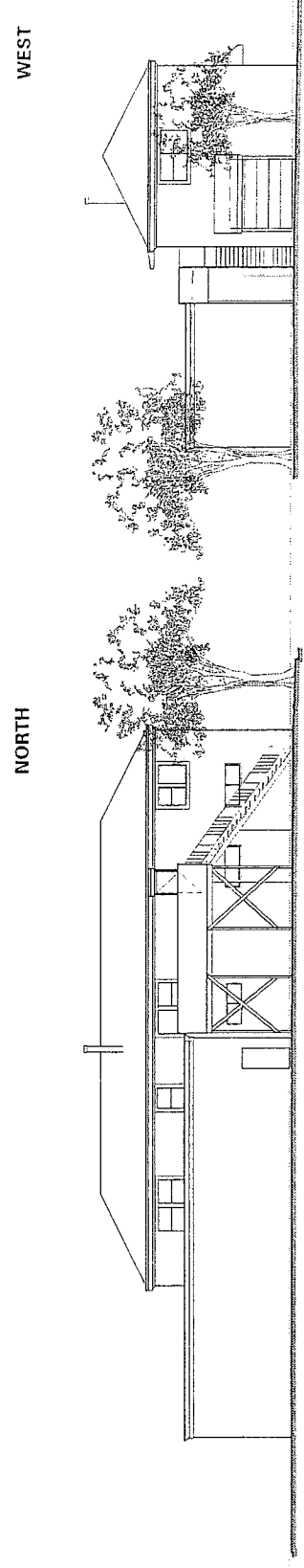
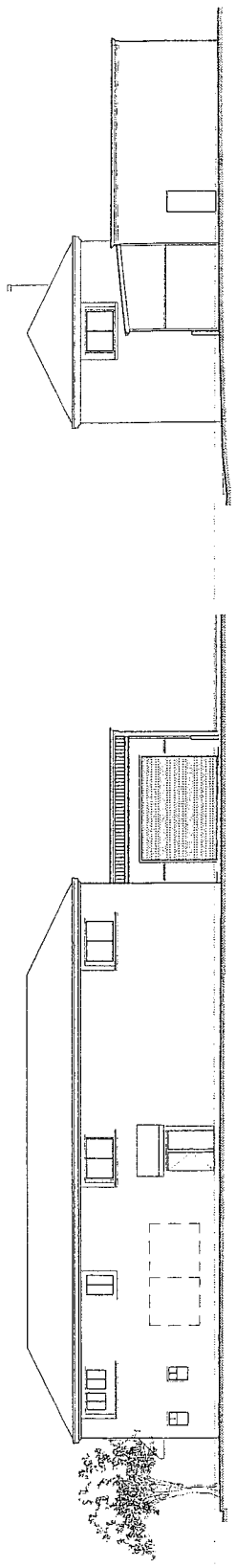
APN 177-034-011  
 APN 177-034-012

DATE: 08/14/13  
 DRAWN BY: JHW  
 CHECKED BY: JHW  
 DATE: 08/14/13  
 SCALE: AS SHOWN

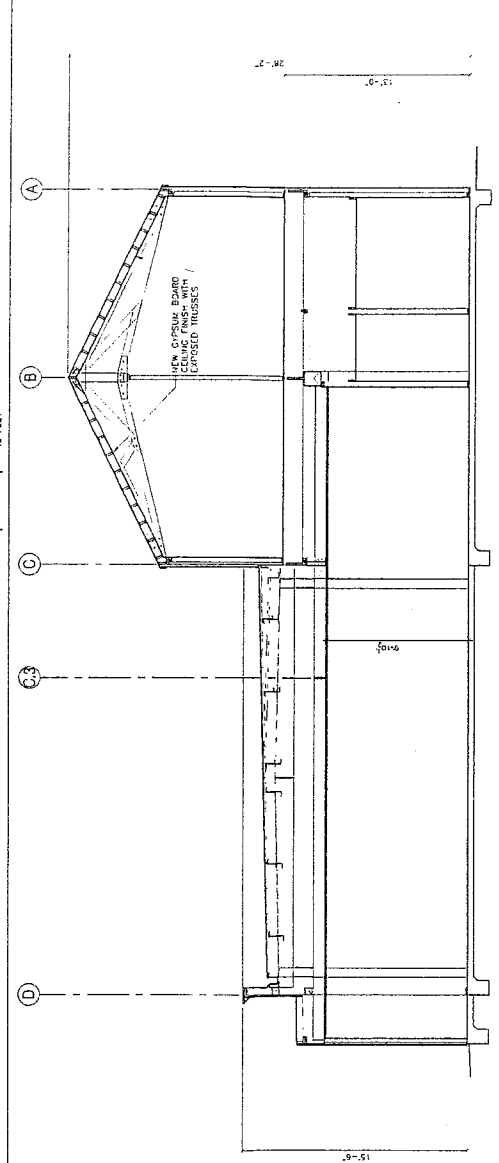
EXISTING EXTERIOR ELEVATIONS;  
 SECTION

A-8

THIS DRAWING IS THE PROPERTY OF JACOBOWSKY HANSEN & WALKER ARCHITECTS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JACOBOWSKY HANSEN & WALKER ARCHITECTS, INC.



**EXISTING EXTERIOR ELEVATIONS**  
 1/8" = 1'-0"  
 0 5 10 15 FEET



**PROPOSED SECTION @ EXIST'G BLD'G**  
 1/4" = 1'-0"  
 0 5 10 FEET



JACOURNOSKY/ALANSON/WALKER ARCHITECTS INC  
**JHW**  
 5000 CALIFORNIA ST  
 SAN FRANCISCO, CA 94116  
 TEL: 415.774.3300  
 FAX: 415.774.3301  
 WWW.JHWARCHITECTS.COM



PROPOSED REMODEL  
 PASTORAL CENTER  
 ST. JOSEPH'S  
 CATHOLIC CHURCH  
 1&15 Railroad Ave.  
 Spreckels, Ca. 93962  
 FR. ROY SHELLY  
 PASTOR

APN 177-034-011  
 APN 177-034-012

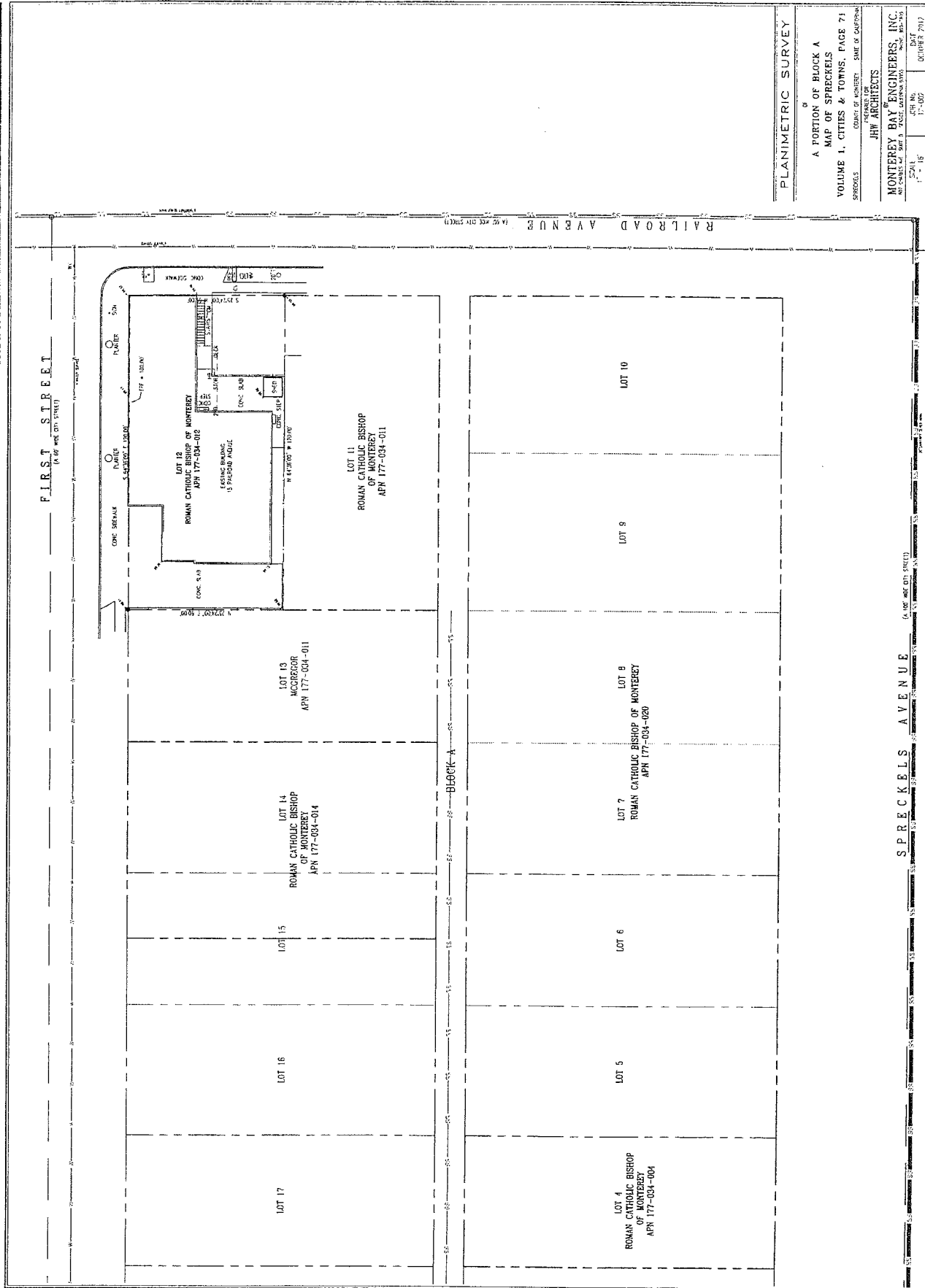
DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 04-18-2017  
 TITLE: METRIC/PLANIMETRIC SURVEY  
 SCALE: AS SHOWN  
 04-18-2017 10:58 AM JHW

SCALE: 1"=100'

**SURVEY WITH UTILITIES**

**C-1**

THIS MAP IS THE PROPERTY OF JHW ARCHITECTS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF JHW ARCHITECTS.



**PLANIMETRIC SURVEY**

A PORTION OF BLOCK A  
 MAP OF SPRECKELS  
 VOLUME 1, CITIES & TOWNS, PAGE 71

PREPARED BY:  
**JHW ARCHITECTS**

MONTEREY BAY ENGINEERS, INC.  
 REGISTERED PROFESSIONAL ENGINEERS  
 CIVIL ENGINEERS  
 1750 N. G ST. SUITE 100  
 MONTEREY, CA 93940  
 TEL: 408.386.1111  
 FAX: 408.386.1112  
 DATE: 04/18/2017  
 DRAWN BY: [Name]

FIELD: [Name] & [Name]

*Before the Historic Resources Review Board in and for the  
County of Monterey, State of California*

**Resolution No.**

**PLN120477 (The Roman Catholic Bishop of  
Monterey California)**

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend approval of a **Combined Development Permit** consisting of a: 1) Use Permit for the development in a "HR" (Historical Resource) district to allow the interior remodel and addition to a 6,447 square foot two-story commercial building (Assessor's Parcel Number 177-034-012-000) consisting of a 4,321 square foot first floor and 2,123 square foot second floor consisting of a 421 square foot addition on the first floor (serving kitchen), three classrooms, six office spaces, separate meeting room, serving kitchen, social hall and dining area (with dining capacity of 164-192 persons), storage and two new exterior balconies and re-opening of two first floor windows on the north portion of 177-034-012-000, colors of "Sand Dollar" (beige) siding and "Sand's of Time" (dark beige) trim and weatherwood roof shingles (medium brown) and the removal of a 201 square foot storage room and 655 square feet of new building eaves over 30 inches on Assessor's Parcel Number 177-034-011-000 for a total combined site coverage of 54% whereas the district allows 50% as allowed in accordance with Monterey County Code 21.64.270 Historical Resources Code; 2) a Lot Line Adjustment to merge Assessor's Parcel Number 177-034-011-000 and Assessor's Parcel Number 177-034-012-000; and 3) Design Approval. Greater Salinas Area Plan.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on **May 2, 2013**, pursuant to the **zoning regulations for development in the "HR" (Historic Resource) Zoning District** as contained in **Chapter 21.54** of the Monterey County Code, the regulations for the **Preservation of Historic Resources** as contained in **Chapter 18.25** of the Monterey County Code and the Secretary of the Interior's Standards for Rehabilitation.

WHEREAS, the parcel is located at 15 Railroad Avenue, Spreckels within an "HR" (Historic Resource) District (Assessor's Parcel Number 177-034-012-000) of the County of Monterey. This building is listed on the National Register of Historic Places.

WHEREAS, The Roman Catholic Bishop of Monterey California (applicant) filed with the County of Monterey, an application for a Use Permit and Lot Line Adjustment to merge two lots of record to allow Design Approval to allow the interior remodel and addition to a 6,447 square foot two-story commercial building (Assessor's Parcel Number 177-034-012-000) with a 421 square foot addition on the first floor (serving kitchen) to allow three classrooms, six office spaces, separate meeting room, serving kitchen, social hall and dining area (with dining capacity of 164-192 persons).

WHEREAS, the project includes two new exterior balconies and the re-opening of two first floor windows on the north portion of 177-034-012-000, colors of "Sand Dollar" (beige) siding and "Sand's of Time" (dark beige) trim and weatherwood roof shingles (medium brown) and the removal of a 201 square foot storage room and 655 square feet of new building eaves over 30 inches on Assessor's Parcel Number 177-034-011-000 for a total combined site coverage of 54% whereas the district allows 50% as allowed in accordance with Monterey County Code 21.64.270 Historical Resources Code.

WHEREAS, the project includes a Lot Line Adjustment to merge Assessor's Parcel Number 177-034-011-000 and Assessor's Parcel Number 177-034-012-000 to create a parcel of 14,400 square feet.

WHEREAS, at the conclusion of the hearing, the matter was submitted to the HRRB for a recommendation. Having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB rendered its decision to adopt findings and evidence to recommend **approval of PLN120477**, subject to the following findings:

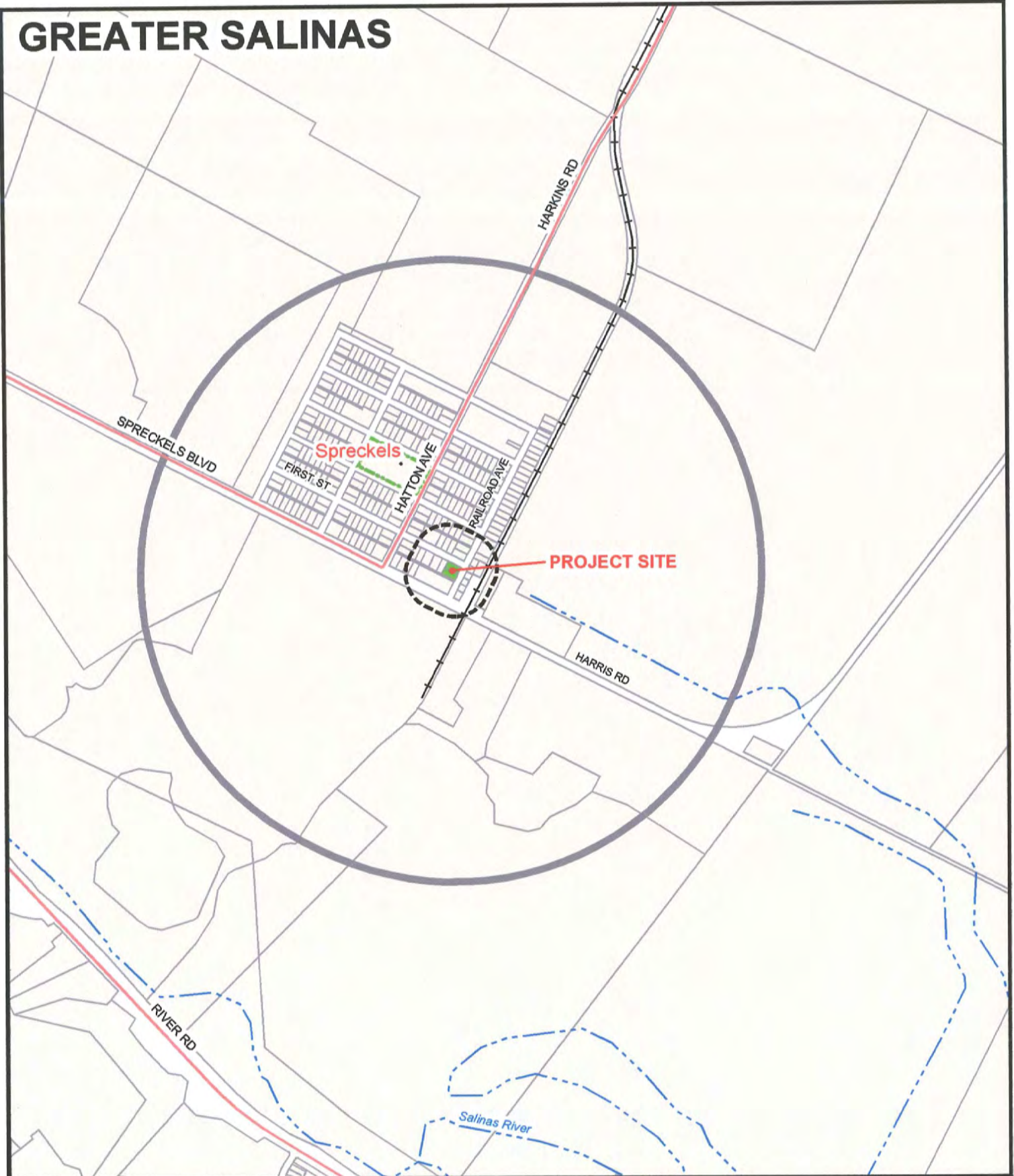
Finding: The proposed work is **consistent with Section 21.54 of the Monterey County Zoning Code (Regulations for Historic Resources Zoning Districts) and will neither** adversely affect the significant architectural features of the designated resource nor adversely affect the character, historical, architectural, or aesthetic interest or value of the designated resource and its site.

Finding: The use and exterior of the new improvements, addition, building or structure upon a designated historic resource site will **neither adversely effect nor** be incompatible with the use and exterior of existing designated historical resources, improvements, buildings and natural features of the site.

Evidence:     1.     **Design Approval Application and other materials in file PLN120477 (Fletcher)**  
                  2.     **"HR" (Historic Resource) zoning regulations applicable to the site as found in Chapter 21.54 of the Monterey County Code.**  
                  3.     **Secretary of the Interior's Standards for the Treatment of Historic Properties.**

# *Exhibit D*

# GREATER SALINAS

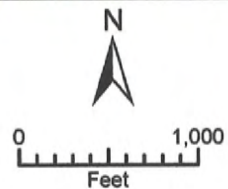


APPLICANT: THE ROMAN CATHOLIC BISHOP OF MONTEREY

APN: 177-034-011-000 & 177-034-012-000

FILE # PLN120477

2500' Limit 300' Limit Water City Limits



# ***Exhibit E***

MINUTES FOR SPECIAL MEETING  
Spreckels Neighborhood Design Review Committee  
Tuesday, April 30, 2013



1. Meeting called to order by Jim Riley at 5:30 pm

2. Roll Call  
Members Present: Scott Henningsen, Jim Riley, Brian Agheiza  
Members Absent: Tom Chavez, Lochlan McVicar

3. Approval of Minutes:  
A. January 16, 2013 minutes  
Motion: Scott Henningsen (LUAC Member's Name)  
Second: Brian Agheiza (LUAC Member's Name)  
Ayes: 3 (Henningsen, Riley, Agheiza)  
Noes: 0  
Absent: 2 (Chavez, McVicar)  
Abstain: 0

4. 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.  
Please vary colors from those of other church buildings (see project)

5. **Scheduled Item(s)** – Refer to attached project referral sheet(s)

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

*None*

B) Announcements

7. **Meeting Adjourned:** 554 pm

**Minutes taken by:** Scott Henningsen





# Action by Land Use Advisory Committee

## Project Referral Sheet

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



Advisory Committee: **Spreckels**

Please submit your recommendations for this application by: April 30, 2013

**Project Title:** THE ROMAN CATHOLIC BISHOP OF MONTEREY CALIFORNIA

**File Number:** PLN120477

**File Type:** PC

**Planner:** NEGRETE

**Location:** 15 RAILROAD AVE SPRECKELS

**Project Description:**

Combined Development Permit consisting of a: 1) Use Permit for the development in a "HR" (Historical Resource) district to allow the interior remodel and addition to a 6,447 square foot two-story commercial building (Assessor's Parcel Number 177-034-012-000) consisting of a 4,321 square foot first floor and 2,123 square foot second floor consisting of a 421 square foot addition on the first floor (serving kitchen), three classrooms, six office spaces, separate meeting room, serving kitchen, social hall and dining area (with dining capacity of 164-192 persons), storage and two new exterior balconies and re-opening of two first floor windows on the north portion of 177-034-012-000, colors of "Sand Dollar" (beige) siding and "Sand's of Time" (dark beige) trim and weatherwood roof shingles (medium brown) and the removal of a 201 square foot storage room and 655 square feet of new building eaves over 30 inches on Assessor's Parcel Number 177-034-011-000 for a total combined site coverage of 54% whereas the district allows 50% as allowed in accordance with Monterey County Code 21.64.270 Historical Resources Code; 2) a Lot Line Adjustment to merge Assessor's Parcel Number 177-034-011-000 and Assessor's Parcel Number 177-034-012-000; and 3) Design Approval. The property is located at 15 Railroad Avenue, Spreckels (Assessor's Parcel Number 177-034-012-000), Greater Salinas Area Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes  No

Was a County Staff/Representative present at meeting? Valerie Negrete (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>Anonymous</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Please change color to something different from other church buildings</i>
<i>Machado</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Interested in the new entrance.</i>
<i>Anonymous</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Parking needs to be addressed.</i>

**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)
Parking		
Colors		

**ADDITIONAL LUAC COMMENTS**

*(Handwritten diagonal line)*



**RECOMMENDATION :**

Motion by: Scott Henningsen (LUAC Member's Name)

Second by: Brian Sgheiza (LUAC Member's Name)

- Support Project as proposed
- Recommend Changes (as noted above)
- Continue the Item

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

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

AYES: 3 (Riley, Henningsen, Sgheiza)

NOES: 0

ABSENT: 2 (Chavez, McVicar)

ABSTAIN: 0

# *Exhibit F*



June 10, 2013

Valerie Negrete  
Project Planner  
Monterey County Resource Mgmt. Agency  
Planning Department  
168 W. Alisal St., 2<sup>nd</sup> floor  
Salinas, CA 93901

RE: PLN 120477 – Roman Catholic Bishop of Mry (LLA and Use Permit)

Dear Valerie,

I'm writing to follow up on our recent conversations about parking in relation to our use permit application on APNs 177-034-012-000 and 177-034-011-000 in Spreckels, CA.


As we have discussed, there are occasions when demand for parking spills onto Spreckels Blvd. between Hatton and Railroad Avenues, and to a lesser extent into the immediately adjacent residential area (1/2 block either direction from corner of Railroad Ave. and 1<sup>st</sup> St.). Again, this level of impact is exclusive to Sunday mornings from 9am – noon and the religious holy days of Easter and Christmas. It should also be noted that we have never experienced an accident, injury or any complaint arising out of the current operations.

We do not experience this level of need, particularly along the residential blocks, at any other time. Additionally, I want to again point out that the subject remodel project will not be accretive in terms of our parking needs. This stems from the fact that we can't envision a time when multiple larger events would be held simultaneously. For example, a social event such as a Parish dinner would never be scheduled for a Sunday morning or holy day.

As we have also mentioned to you, parking continues to be part of our general planning efforts. Along these lines we are currently exploring the options of increasing our parking capacity in terms of both onsite (owned parcels) and offsite land holdings.

Thank you for your attention to this matter and please do not hesitate to contact me if you should need any further assistance.

Sincerely,



John Fitzgerald  
Facilities Manager  
St. Joseph's Catholic Church

***PLN120477***

***Design Approval  
Application and  
Color Samples***

FILE # PLH2011



MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY  
PLANNING DEPARTMENT  
168 West Alisal, 2nd Floor, Salinas, CA 93901  
Telephone: (831) 755-5025 Fax: (831) 757-9516  
<http://www.co.monterey.ca.us/planning>

RECEIVED  
MAY 11 2013  
MONTEREY COUNTY  
PLANNING DEPARTMENT

DESIGN APPROVAL REQUEST FORM

ASSESSOR'S PARCEL NUMBER: 177-034-011 & 177-034-012

PROJECT ADDRESS: 1 & 15 RAILROAD AVE, SPRECKELS

PROPERTY OWNER: FATHER ROY SHELLY Telephone: 831-455-2299

Address: P.O. BOX 7158 Fax: 455-9357

City/State/Zip: SPRECKELS, CA 93962 Email: \_\_\_\_\_

APPLICANT: DARYL HAWKINS, AIA Telephone: 831-649-1701

Address: JHW ARCHITECTS, INC Fax: 831-649-2072

City/State/Zip: 2400 GARDEN RD, SUITE C Email: daryl@jhwarch.com

AGENT: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ Fax: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Email: \_\_\_\_\_

Mail Notices to:  Owner  Applicant  Agent  
(Check only one)

PROJECT DESCRIPTION: (Attach Scope of Work) REMODEL (E) BUILDING FOR CHURCH USE

MATERIALS TO BE USED: (E) STUCCO, WOOD TRIM, ASPHALT SHINGLES

COLORS TO BE USED: SEE COLOR BOARD

STUCCO SW 6099, TRIM SW 6101, SHINGLES: WEATHER WOOD

I acknowledge that I will need a building permit and must comply with the Monterey County Building Ordinance. Additionally, I acknowledge that the Zoning Ordinance states that no building permit be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit. I further acknowledge that this approval is for design of the structures and compliance with zoning regulations only.

PROPERTY OWNER/AGENT SIGNATURE: Daryl Hawkins DATE: 3/5/2013

FOR DEPARTMENT USE ONLY

ZONING: WHP-D  
GENERAL AREA PLAN: SPRECKELS TPO  
ADVISORY COMMITTEE: Spreckels TPO  
RELATED PERMITS: None  
PLANNER: Negus  
LUAC REFERRAL:  YES  NO  
DOES THIS CONSTITUTE A VIOLATION?  YES  NO  
WITHIN ARCH BUFFER ZONE?  YES  NO  
ON SEPTIC SYSTEM? (REFER TO EHP)  YES  NO  
DECISION:  ADMINISTRATIVE  PUBLIC HEARING  
LEGAL LOT: W6, 1A14  YES  NO  
GIVEN OUT BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

ADVISORY COMMITTEE RECOMMENDATION  
 APPROVAL  DENIAL  
For: 3 Against: 0 Abstain: 0 Absent: 2  
Was the Applicant Present?  YES  NO  
Recommended Changes: Colors to be different from other building  
do not forget about parking  
Signature: Scott Pennington  
Date: April 30, 2013

APPROPRIATE AUTHORITY:  DIRECTOR OF PLANNING  ZONING ADMINISTRATOR  PLANNING COMMISSION  
ACTION:  APPROVED  DENIED

CONDITIONS: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
PREPARED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
COPY TO APPLICANT:  IN PERSON OR  MAILED DATE: \_\_\_\_\_

# STATEMENT OF PLANNING SCOPE OF WORK (COASTAL ONLY)

PLEASE CHECK "YES" OR "NO" FOR ALL BOXES

- |     | Yes                                 | No                                  |   |
|-----|-------------------------------------|-------------------------------------|---|
| 1.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is for residential use.   |
| 2.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | The project is commercial use.  |
| 3.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | The project is for agricultural use.  |
| 4.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project is for industrial use.  |
| 5.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | The project is public or quasi/public.  |
| 6.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | The project includes a subdivision/lot line adjustment.   |
| 7.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project is for cell site, telecom (digital) communication facility/site.  |
| 8.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes construction of a new structures.  |
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project includes enlarging, altering, repairing, moving, improving, or removing an existing structures.<br>If "yes" describe _____  |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | The project includes demolition work.<br>If "yes" describe <u>INTERIOR MAINLY</u>   |
| 11. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes replacement and/or repair of ( 50%) or more of the exterior walls of a structure.  |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project includes historical structure or a structure more than fifty (50) years old.  |
| 13. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes an accessory structure(s)<br>If "yes" describe _____   |
| 14. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes the placement of a manufactured home, mobile home, modular or prefabricated unit.<br><input type="checkbox"/> Private property <input type="checkbox"/> Park installation _____ (mobile home park) |
| 15. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes retaining walls, sea wall, riprap.   |
| 16. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project includes constructing, enlarging, altering, repairing, moving, improving or removing a septic tank/system.  |
| 17. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project includes constructing, enlarging, altering, repairing, moving, improving or removing a well.  |
| 18. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is associated with a new or improvements to a water system.<br>_____ water system      _____ number of connections.   |
| 19. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes removal of trees.<br>If "yes", type _____ size _____ number _____  |
| 20. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes grading, dirt importation, dirt removal, and/or drainage changes.  |
| 21. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project is visible from a public area. (public road, park, slough, beach, trail)  |
| 22. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project is located on a slope/hillside. (30 percent (25 percent-North County)   |
| 23. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is located within 50 feet of bluff.   |
| 24. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is located within 100 feet of seasonal or permanent drainage, lake, marsh, ocean, pond, slough, stream, wetlands.<br>If "yes", describe _____   |
| 25. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project includes the use of roofing materials that are different in type and/or color from the original materials.<br>If "yes", describe <u>NEW HIGH DEFINITION ASPHALT SHINGLES</u>                                |
| 26. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is change or modification to an approved application.   |
| 27. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project involves or includes an existing or proposed trail or easement.   |
| 28. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project involves new, change or modifications to existing utilities and/or power lines.   |

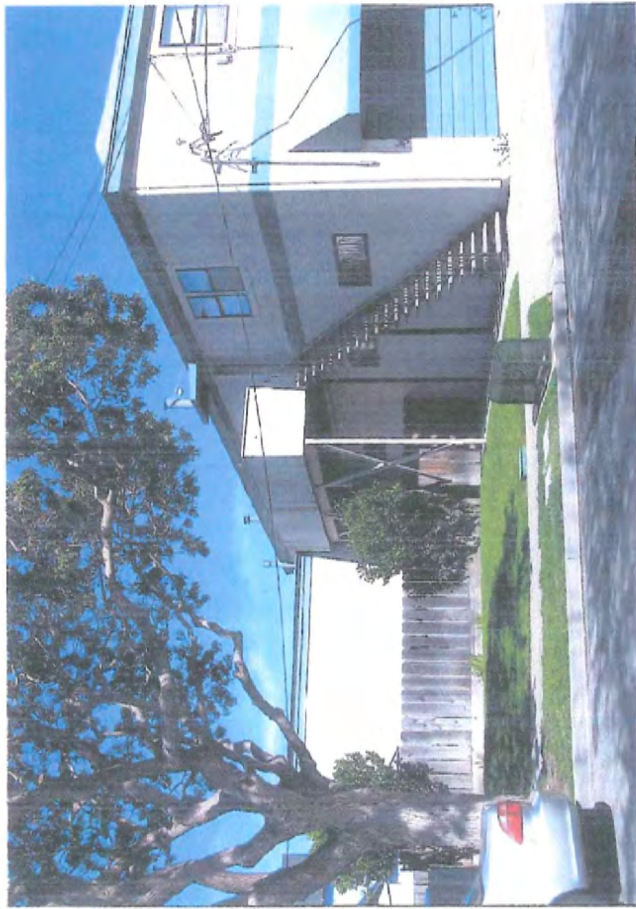
PLEASE DESCRIBE COMPLETELY AND FULLY THE PROJECT YOU ARE APPLYING FOR.  
INCLUDE INFORMATION ON ALL QUESTIONS ANSWERED WITH A "YES".

REMODEL OF EXISTING COMMERCIAL BUILDING FOR  
CHURCH USE WITH 8 OFFICES ON THE SECOND FLOOR  
AND THREE CLASSROOMS AND SOCIAL HALL ON THE  
FIRST FLOOR. NEW ENTRY STAIRS AND ROOF ON  
THE EXTERIOR.

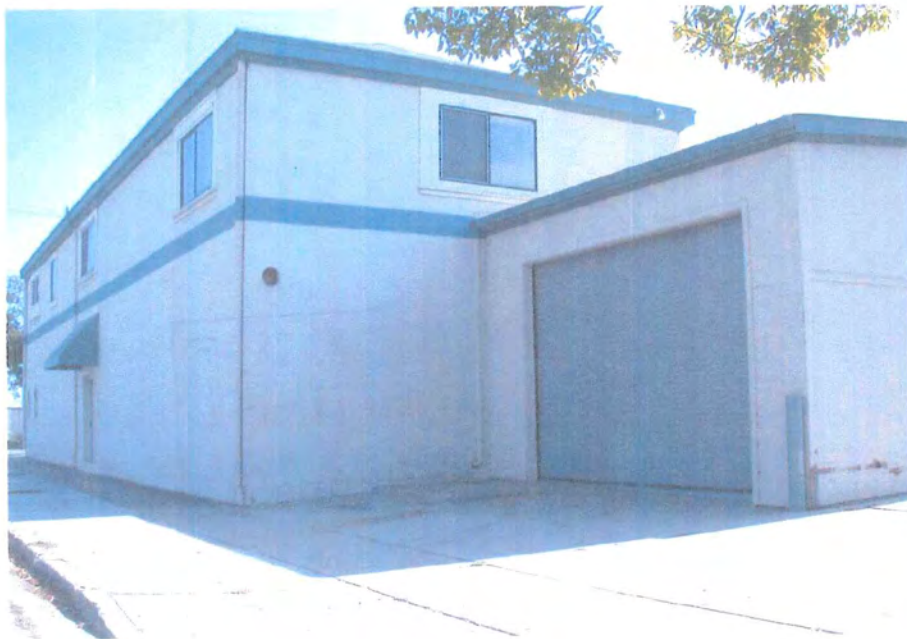
I hereby certify that the above information is complete and correct. I certify that I am the property owner or that I am authorized to act on the property owner's behalf.

Dayl Hawkins  
Signature

3/5/2013  
Date

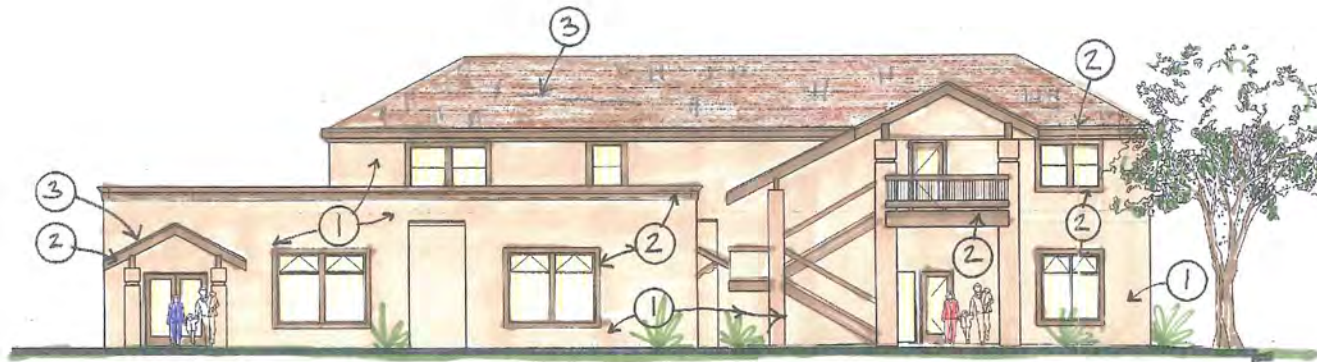








RECEIVED  
MAR 11 2013  
MONTEREY COUNTY  
PLANNING DEPARTMENT



**SOUTH**



**1** SW 6099 Sand Dollar

Existing Stucco  
And stucco patching



**2** SW6101 Sand's of Time

New and Existing trim  
Metal railings



**3** ELK Prestique High Definition  
"Weatherwood"

Roof asphalt shingles



## EXTERIOR COLORS

JACOUBOWSKY HAWKINS  
WALKER ARCHITECTS, INC.

**JHW**

2400 GARDEN ROAD  
SUITE C  
MONTEREY, CA 93940  
(831) 649-1701  
FAX (831) 649-3072  
www.jhwarch.com



PROJECT/OWNER

PROPOSED REMODEL  
for a

PASTORAL CENTER  
at  
ST. JOSEPH'S  
CATHOLIC CHURCH

1&15 Railroad Ave.  
Spreckels, Ca 93962

FR. ROY SHELLY  
PASTOR

APN 177-034-011  
APN 177-034-012