

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> June 14, 2007	<b>Time:</b> 1:55pm	<b>Agenda Item No.:</b> 8
<b>Project Description:</b> Combined Development Permit consisting of: (1) an Administrative Permit and Design Approval to allow a 1,440 square foot Sales Office Trailer; (2) a Use Permit and Design Approval for a 12 square foot parking directional sign, a 12 square foot sales center location sign, and a 32 square foot sales center directional sign; and (3) a use permit for development within a Historic Resources, or "HR", zoning district.		
<b>Project Location:</b> 116 Spreckels Boulevard, Spreckels		<b>APN:</b> 177-064-015-000, 177-064-016-000, & 177-064-010-000
<b>Planning File Number:</b> PLN070153		<b>Name:</b> Standard Pacific Corporation, Property Owner
<b>Plan Area:</b> Greater Salinas Area Plan		<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> HDR/5.1-HR-D [High Density Residential, 5.1 acres per unit with Historic Resources and Design Control Overlays]		
<b>CEQA Action:</b> Categorically Exempt per Section 15303		
<b>Department:</b> RMA - Planning Department		

### RECOMMENDATION:

Staff recommends that the Zoning Administrator approve the Combined Development Permit based on the Findings and Evidence (**Exhibit B**) and subject to the recommended Conditions (**Exhibit C**).

### PROJECT OVERVIEW:

On January 10<sup>th</sup>, 2007, Project File No. PLN060411 was approved by the Planning Commission. The project consists of 73 Use Permits and Design Approvals for 73 single family dwellings in a Historic Resources Zoning District, a Lot Line Adjustment between Lots 13 and 14 of Block L, and a Variance to allow height determination from finished grade.

The subject application, PLN070153, consists of a Sales Office Trailer, three signs of 56 square feet in aggregate, and a parking area. The trailer will be used as a sales office for 24 months for the 73 homes approved under Project File No. PLN060411. The office will be open seven days a week, 9:00am to 6:00pm. The proposed signs and parking comply with Chapters 21.58 and 21.60, respectively.

The project was reviewed by the Spreckels Neighborhood Design Review Committee (SNDRC) and the Historic Resources Review Board (HRRB). The recommending bodies consider the use of the trailer for two years to be inappropriate in Spreckels, a Historic Resources District. The SNDRC and HRRB approved the project with changes and conditions. Condition of Approval No. 8 for the subject project requires that the applicant design and implement a roof that will allow the trailer to blend with the surrounding residences, thus reducing an adverse visual impact to the surrounding area.

**Condition**

**Condition**



**OTHER AGENCY INVOLVEMENT:**

- ✓ Salinas Rural Fire Protection District  
California Department of Transportation, District 5
- ✓ Public Works Department  
Parks Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency  
Regional Water Quality Control Board

The above checked agencies and departments have reviewed this project. Conditions recommended by the Public Works Department have been incorporated into the condition compliance reporting plan (**Exhibit C**).

The project was reviewed by the Historic Resources Review Board (HRRB). The HRRB recommended approval with seven conditions (6 ayes; 0 noes; 0 absent; 0 abstain.). The project was referred to the Spreckels Neighborhood Design Review Committee (SNDRC) for review. The SNDRC recommended approval of the Home Sales Office Trailer with three recommended changes. (4 ayes; 0 noes; 0 absent; 0 abstain.)

Note: The decision on this project is appealable to the Planning Commission.

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cc: Zoning Administrator; Salinas Rural Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Historic Resources Review Board; Jacqueline R. Onciano, Planning & Building Services Manager; Jennifer Savage, Planner; Carol Allen; Standard Pacific Homes, Owner/Applicant; File No. PLN070153.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Recommended Findings and Evidence
	Exhibit C	Recommended Conditions of Approval
	Exhibit D	Site Plan, Floor Plan and Elevations
	Exhibit E	Statement of Operation Details
	Exhibit F	Historic Resources Review Board minutes
	Exhibit G	Historic Resources Review Board resolution
	Exhibit H	Spreckels Neighborhood Design Review Committee

This report was reviewed by Jacqueline R.Onciano, Planning and Building Service Manager.



## EXHIBIT A

### Project Information for PLN070153

**Project Title:** STANDARD PACIFIC CORP

**Location:** 116 SPRECKELS BLVD SPRECKELS

**Primary APN:** 177-064-015-000

**Applicable Plan:** Greater Salinas Area Plan

**Coastal Zone:** No

**Permit Type:** Combined Development Permit

**Zoning:** HDR/5.1-HR-D

**Environmental Status:** Exempt

**Plan Designation:** AG FARML, 40 AC

**Advisory Committee:** Spreckels

**Final Action Deadline (884):** 6/13/1810

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#### Project Site Data:

**Lot Size:** 12,000 SF

**Coverage Allowed:** 35%

**Coverage Proposed:** 16%

**Existing Structures (sf):** 0

**Height Allowed:** 35 FT

**Proposed Structures (sf):** 1,928.25

**Height Proposed:** 16.4 FT

**Total Sq. Ft.:** 1,928.25

**FAR Allowed:** N/A

**FAR Proposed:** N/A

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#### Resource Zones and Reports:

**Environmentally Sensitive Habitat:** No

**Erosion Hazard Zone:** LOW

**Biological Report #:** N/A

**Soils Report #:** N/A

**Forest Management Rpt. #:** N/A

**Archaeological Sensitivity Zone:** LOW

**Geologic Hazard Zone:** IV

**Archaeological Report #:** N/A

**Geologic Report #:** N/A

**Fire Hazard Zone:** UNKNOWN

**Traffic Report #:** N/A

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#### Other Information:

**Water Source:** PUBLIC

**Sewage Disposal (method):** PUBLIC

**Water Dist/Co:** SPRECKELS WATER CO

**Sewer District Name:** CAL-AM

**Fire District:** SALINAS RURAL FPD

**Grading (cubic yds.):** 30.0

**Tree Removal:** N/A



## **EXHIBIT B**

### **RECOMMENDED FINDINGS AND EVIDENCE**

- 1. FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Greater Salinas Area Plan, Greater Salinas Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for development.

- EVIDENCE:**
- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. 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 project planner conducted a site inspection on May 22, 2007 to verify that the project on the subject parcel conforms to the plans listed above.
  - (c) On January 10<sup>th</sup>, 2007, Project File No. PLN060411 was approved. PLN060411 consisted of 73 Use Permits and Design Approvals for 73 single family dwellings in a Historic Resources Zoning District, a Lot Line Adjustment between Lots 13 and 14 of Block L, and a Variance to allow height determination from finished grade. The Home Sales Office Trailer, PLN070153, will be temporarily used for a sales office for the 73 homes approved under PLN060411.
  - (d) The office will operate Monday through Sunday (seven days a week) from 9:00 am to 6:00 pm. (See Condition No. 6 and Exhibit E)
  - (e) The project proposal provides six parking spaces plus one handicap parking space and, therefore, complies with the parking regulations of Chapter 21.58.
  - (f) The project was reviewed by the Historic Resources Review Board (HRRB). The HRRB recommended approval with the following conditions: 1. Application to be reviewed by the Spreckels LUAC; 2. Subject to use as a sales trailer by Standard Pacific for 6-8 months from today's approval; 3. Hardscape improvements proposed to be limited to ADA compatibility with limited landscaping; 4. No final occupancies and permits issued on site for new homes (apart from four model homes on sites no. 2, 3, 4 and 5) until sales trailer is decommissioned, removed or reused as part of the construction process; 5. At the end of the decommission, the acknowledged sales office will be relocated in one of the model homes (sites no. 2, 3, 4 or 5) or their garages; 6. Approve the use permit for temporary parking, signs and flagpole by citing #10 under the Secretary of the Interior's Standards; 7. Change the Resolution to reference the Spreckels Design Guidelines. (6 ayes; 0 noes; 0 absent; 0 abstain.)
  - (g) The project was referred to the Spreckels Neighborhood Design Review Committee (SNDRC) for review. The SNDRC recommended approval of the Home Sales Office Trailer with three recommended changes: 1. No new sales signs; 2. Move the Sales Office into a model home as soon as one house is completed; 3. Remove trailer when the Sales office is moved into a model home. (4 ayes; 0 noes; 0 absent; 0 abstain.)
  - (h) The proposed duration of the office use is twenty-four months after the date of approval. In order to reduce the visual impact of the Sales Office



Trailer, Condition No. 8 requires that a roof line is designed and employed to blend with the surrounding roof lines. The designed roof line shall incorporate the proposed porch to further blend with the surrounding residences.

- (i) The project proposes a 32 square feet sign on Assessor's Parcel Number 177-064-010-000 and 24 square feet of signage in the aggregate on Assessor's Parcel Numbers 177-064-015-000 and 177-064-016-000. The signs do exceed the maximum allowed under the regulations in Section 21.60.030.C (Residential Zoning District Sign Regulations) and 21.60.070 (Design Control and Visual Sensitivity Zoning District Sign Regulations). Although the project plans show flags and banners, they are prohibited under Section 21.60.100.A. Condition No. 5 requires that the applicant submit a sign plan illustrating no use of prohibited signs.
- (j) 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 No. PLN070153.

**2. 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, Salinas Rural Fire Protection District, Public Works, Environmental Health Division, 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 property is located at 116 Spreckels Boulevard, Spreckels (Assessor's Parcel Numbers 177-064-015-000, 177-064-016-000, & 177-064-010-000), Greater Salinas Area Plan. The parcel is zoned High Density Residential, 5.1 acres per unit with Historic Resources and Design Control overlays ("HDR/5.1-HR-D"). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.

- (c) Materials in Project File No. PLN070153.

**3. 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 15303 categorically exempts the construction of limited small structures.

- (b) No adverse environmental effects were identified during staff review of the development application during a site visit on May 22, 2007.

- (c) See preceding and following findings and supporting evidence.

**4. FINDING: NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property. Zoning violation abatement costs, if any, have been paid.

**EVIDENCE:** Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.



- 5. 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:** Preceding findings and supporting evidence.

- 6. FINDING: APPEALABILITY** - The decision on this project is appealable to the Planning Commission.

**EVIDENCE:** Section 21.80.040.B. Monterey County Zoning Ordinance (Title 21).



<p align="center"><b>EXHIBIT C</b></p> <p align="center"><b>Monterey County Resource Management Agency</b></p> <p align="center"><b>Planning Department</b></p> <p align="center"><b>Condition Compliance and/or Mitigation Monitoring Reporting Plan</b></p>	<p><b>Project Name:</b> Standard Pacific Corporation</p> <p><b>File No:</b> PLN070153                      <b>APNs:</b> 177-064-015-000 &amp; 177-064-150-000</p> <p><b>Approved by:</b> Zoning Administrator                      <b>Date:</b> June 14, 2007</p>
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*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<p><b>PD001 - SPECIFIC USES ONLY</b></p> <p>This Combined Development Permit consists of: (1) an Administrative Permit and Design Approval to allow a 1,440 square foot Sales Office Trailer; (2) a Use Permit and Design Approval for a 12 square foot parking directional sign, a 12 square foot sales center location sign, and a 32 square foot sales center directional sign; and (3) a use permit for development within a Historic Resources, or "Hr", zoning district. The property is located at 116 Spreckels Boulevard, Spreckels (Assessor's Parcel Numbers 177-064-015-000, 177-064-016-000, &amp; 177-064-010-000), Greater Salinas Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	



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		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. <b>(RMA - Planning Department)</b>				
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit ( <b>Resolution No. _____</b> ) was approved by the Zoning Administrator for Assessor's Parcel Numbers 177-064-015-000, 177-064-016-000, & 177-064-010-000 on June 14, 2007. The permit was granted subject to <b>9</b> 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. <b>(RMA - Planning Department)</b>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		<b>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</b> If, during the course of construction, cultural, archaeological, historical or paleontological 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 Society 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	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.	Owner/ Applicant/ Archaeologist	Ongoing	



<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		required for the discovery. <b>(RMA - Planning Department)</b>				
4.		<b>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</b> 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 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 the RMA - Planning Department, prior to the issuance of building permits. <b>(RMA – Planning Department)</b>	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.  The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant       Owner/ Applicant	Prior to the issuance of building permits.       Prior to Occupancy / Ongoing	
5.		<b>PD026 - BANNERS, FLAGS, PENNANTS</b> There shall be no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property. <b>(RMA – Planning Department)</b>	Submit evidence which demonstrates that there are no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property.	Owner/ Applicant	Prior to use/ Ongoing	
6.		<b>PD029 - HOURS OF OPERATION</b> Hours of operation shall be <u>9:00am</u> to <u>6:00pm</u> , <u>Monday</u> through <u>Sunday</u> . <b>(RMA – Planning Department)</b>	Demonstrate compliance with the hours of operation to the Director of RMA – Planning Department.	Owner/ Applicant	Prior to use/ Ongoing	



<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
7.		<b>PD032 - PERMIT TIME/YEAR &amp; DATE</b> The permit shall be granted for a time period of 24 months, to expire 24 months after approval by the Zoning Administrator on _____. <b>(RMA – Planning Department)</b>	None	Owner/ Applicant	As stated in the conditions of approval	
8.		<b>PDSP (1) - ROOF LINES - NONSTANDARD</b> A roof line shall be designed to blend with the roof lines of surrounding residences and incorporated into the Homes Sales Office Trailer and the surrounding porch. The roof line shall be reviewed and approved by the Director of RMA - Planning Department.	Submit two copies of a roof line designed to blend with the surrounding residences to be incorporated with the Home Sales Office Trailer and porch.	Owner/Ap plicant	Prior to the issuance of building or grading permits.	
			Incorporate approved roof line into building permit plans for the Home Sales Trailer and, if applicable, the porch.	Owner/Ap plicant	Prior to the issuance of building or grading permits.	
9.		<b>PW0007 – PARKING STD</b> The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. <b>(Public Works)</b>	Applicant’s engineer or architect shall prepare a parking plan for review and approval.	Owner/ Applicant/ Engineer	Prior to Building/ Grading Permits Issuance	