

In the matter of the application of  
**Doris and Richard Means (PLN060591)**

**FINDINGS AND DECISION**

to allow a **Combined Development Permit** in accordance with Title 21 (Zoning) Chapter 21.76 (Combined Development Permits) of the Monterey County Code, consisting of: (1) a Use Permit (no fee) and Design Approval, to clear Code Enforcement CE060227, consisting of: a) the replacement of three windows of the rear unit's living room with bronzed aluminum, b) the repair of framing and the replacement of the exterior door, aluminum window, and siding of the storage room, and c) foundation repair as required; and (2) a Use Permit to legalize the non-conforming duplex use. The property is located at 60 Spreckels Boulevard, Spreckels, and came on regularly for meeting before the Zoning Administrator on June 14, 2007.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

**FINDINGS OF FACT**

**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, Spreckels Design Guidelines, 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 October 5, 2006 to verify that the project on the subject parcel conforms to the plans listed above.

(c) The project was referred to the Spreckels Neighborhood Design Review Committee (SNDRC) for review. The SNDRC recommended approval without conditions (4 ayes; 0 noes; 0 absent; 0 abstain).

(d) The property is located in a Historic Resources District and the structures are contributing to the period of significance for the town of Spreckels. The project was reviewed by the Historic Resources Review Board (HRRB). The HRRB recommended approval without conditions (4 ayes; 0 noes; 2 absent; 0 abstain).

(e) In the 1970s, when the structure became a duplex, the use of a duplex was allowed subject to a Use Permit. Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and a Use Permit for a duplex was not found. This permit will legalize the non-conforming duplex 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 No. PLN060591.

**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 60 Spreckels Boulevard, Spreckels (Assessor's Parcel Number 177-063-007-000), Greater Salinas Area Plan. The parcel is zoned Light Commercial-Design Control-Historic Resources ("LC-D-HR"). This Combined Development Permit will render the subject property to be in compliance 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. PLN060591.

**3. FINDING: HISTORIC RESOURCES – HISTORICAL DISTRICT** The project is consistent with the purposes of the Historic Resources Zoning Districts, Chapter 21.54.060 of the Monterey County Zoning Ordinance (Title 21), and conforms to the prescriptive standards and design guidelines for the district adopted by the Board of Supervisors, and does not adversely affect the character of the district.

- EVIDENCE:**
- (a) The structures on the subject property are contributing to the period of significance for the town of Spreckels (1897-1957). The proposed work matches the existing residence in materials and colors.
  - (b) As required by Section 21.54.080.A, the proposed alteration will require a Use Permit.
  - (c) As required by Section 21.51.080.D, the proposed project meets the height and setback provisions for the High Density Residential, or "HDR", Zoning District, the district with which the "HR" district is combined.
  - (d) As required by Section 21.51.080.E, the proposed project will not have a significant adverse impact on the identified historic resource on the subject parcel. The project proposes to repair water and termite damage to the rear storage room and the replacement of three windows of the rear unit living room.
  - (e) The Design Guidelines for Spreckels, California were prepared by Glenn David Mathews, AIA, and adopted by the Monterey County Planning and Building Inspection Department. The project matches the existing contributing structure's materials and colors. Although, the replacement windows are not consistent with the guidelines, the HRRB found that replacing the windows on the rear unit to match existing would not create an adverse impact to the historical resources.
  - (f) The testimony and decision of the April 5th, 2007 Historic Resources Review Board hearing.
  - (g) The application, materials, and plans in Project File No. PLN060591.

**4. FINDING: HISTORIC RESOURCES – CONSTRUCTION** - The use and exterior of the project will neither adversely affect nor be incompatible with the use and exterior of existing designated historical resources, improvements, buildings, natural features, and structures on the site.

- EVIDENCE:**
- (a) The structures on the subject property are contributing to the period of significance for the town of Spreckels (1897-1957). The project proposes to repair water and termite damage to the rear storage room and the replacement of three windows of the rear unit living room, and will not have a significant adverse impact on the identified historic resource on the subject parcel. The project matches the existing residence in materials and colors.
  - (b) The Design Guidelines for Spreckels, California were prepared by Glenn David Mathews, AIA, and adopted by the Monterey County Planning and Building Inspection Department.

The project matches the existing contributing structure's materials and colors. Although, the replacement windows are not consistent with the guidelines, the HRRB found that replacing the windows on the rear unit to match existing would not create an adverse impact to the historical resources.

- (c) The testimony and decision of the April 5th, 2007 Historic Resources Review Board hearing.
- (d) The application, materials, and plans in Project File No. PLN060591.

**5. 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 15301, categorically exempts the repair and maintenance of private structures.
  - (b) No adverse environmental effects were identified during staff review of the development application during a site visit on October 5, 2006.
  - (c) See preceding and following findings and supporting evidence.
  - (d) The proposed project will not have a significant adverse impact on the identified historic resource on the subject parcel.

**6. FINDING: NO VIOLATIONS** - The subject property, as conditioned, 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, as conditioned. Zoning violation abatement costs, if any, have been paid.

- EVIDENCE:**
- (a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is aware of code violation CE060227. The Combined Development Permit is intended to rectify the violation.
  - (b) In the 1970s, when the structure became a duplex, the use of a duplex was allowed subject to a Use Permit. Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and a Use Permit for a duplex was not found. This permit will legalize the non-conforming duplex use.

**7. 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.

**8. 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).

### DECISION

It is the decision of the Zoning Administrator of the County of Monterey that said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the attached conditions.

PASSED AND ADOPTED this 14th day of June, 2007.

  
\_\_\_\_\_  
JEFF MAIN, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON JUN 21 2007

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE MONTEREY COUNTY PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JUL - 1 2007

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 90<sup>th</sup> 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 and Building Inspection Department office in Salinas:

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

Monterey County Resource Management Agency  
 Planning Department  
 Condition Compliance and/or Mitigation Monitoring  
 Reporting Plan

**Project Name:** Means

**File No:** PLN060591

**Approved by:** Zoning Administrator

**APNs:** 177-063-007-000

**Date:** June 14, 2007

*\*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>                      This Combined Development Permit consists of:                      (1) A Use Permit (no fee) and Design Approval, to clear violation CE060227, consisting of: a) the replacement of three windows of the rear unit's living room with bronzed aluminum, b) the repair of framing and the replacement of the exterior door, aluminum window, and siding of the storage room, and c) foundation repair as required; and (2) A Use Permit to legalize the non-conforming duplex use. The property is located at 60 Spreckels Boulevard, Spreckels (Assessor's Parcel Number 177-063-007-000), Greater Salinas Area. 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</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwis e stated	

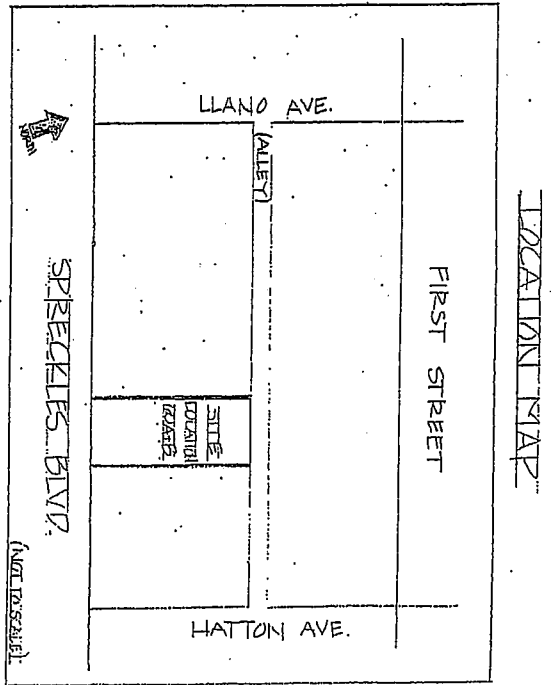
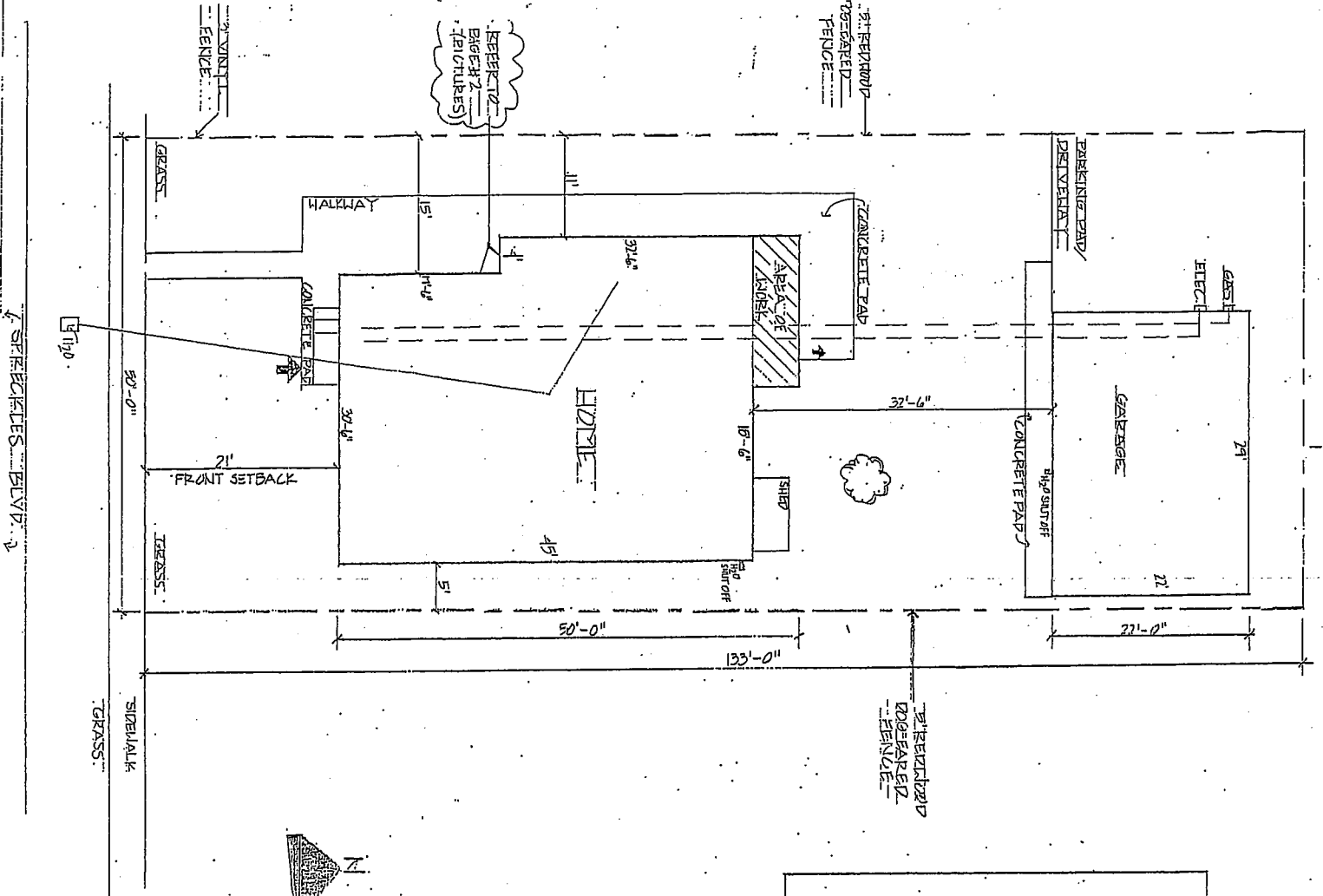
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		<p>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)</p>				
2.		<p><b>PD002 - NOTICE-PERMIT APPROVAL</b>  The applicant shall record a notice which states: "A permit (<b>Resolution No. 060591</b>) was approved by the Zoning Administrator for Assessor's Parcel Number 177-063-007-000 on May 24, 2007. The permit was granted subject to 4 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA -</p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of grading and building permits</p>	

<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>
		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>			or commencement of use.	
3.		<b>PDSP1 – BUILDING PERMITS REQUIRED</b> A building permit is required for certain construction activities. The owner or applicant shall apply and receive the appropriate building permit(s) from the Monterey County RMA – Building Services Department. <b>(RMA – Planning Department and Building Services Department)</b>	If applicable, apply and receive the appropriate building permit(s) from Monterey County RMA – Building Services Department.	Owner/ Applicant/ Engineer	Prior to construction	
4.		<b>FIRE011 - ADDRESSES FOR BUILDINGS</b> All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	

<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>
		<p>driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. <b>(Salinas Rural Fire Protection District.)</b></p>				

END OF CONDITIONS





LEGEND:

	PROPERTY LINE
	FOOTPRINT OF HOME/GARAGE
	IDENTIFYING H2O
	IDENTIFYING GAS + ELECTRIC
	RELIABILITATION
	TREES TO REMAIN INDICATES TO LANDSCAPE

**SHEET PLANE**

TOT SIZE: 6000 #  
LOT COVER AGE: 11.65 #  
GRADE: 70-71-00"

DRAWN BY: CASSANDRA AUGUST	APN: 177-003-001-000
TACK CONSTRUCTION INC.	PORIS P. MEXILES RESIDENCE (PERMIT DAMAGE REPAIR)
20 BUENA VISTA ST. SALINAS, CA 95401	200 AFB SPECKLES BLVD SPECKLES CA 95702
PH: (651)-771-2210	

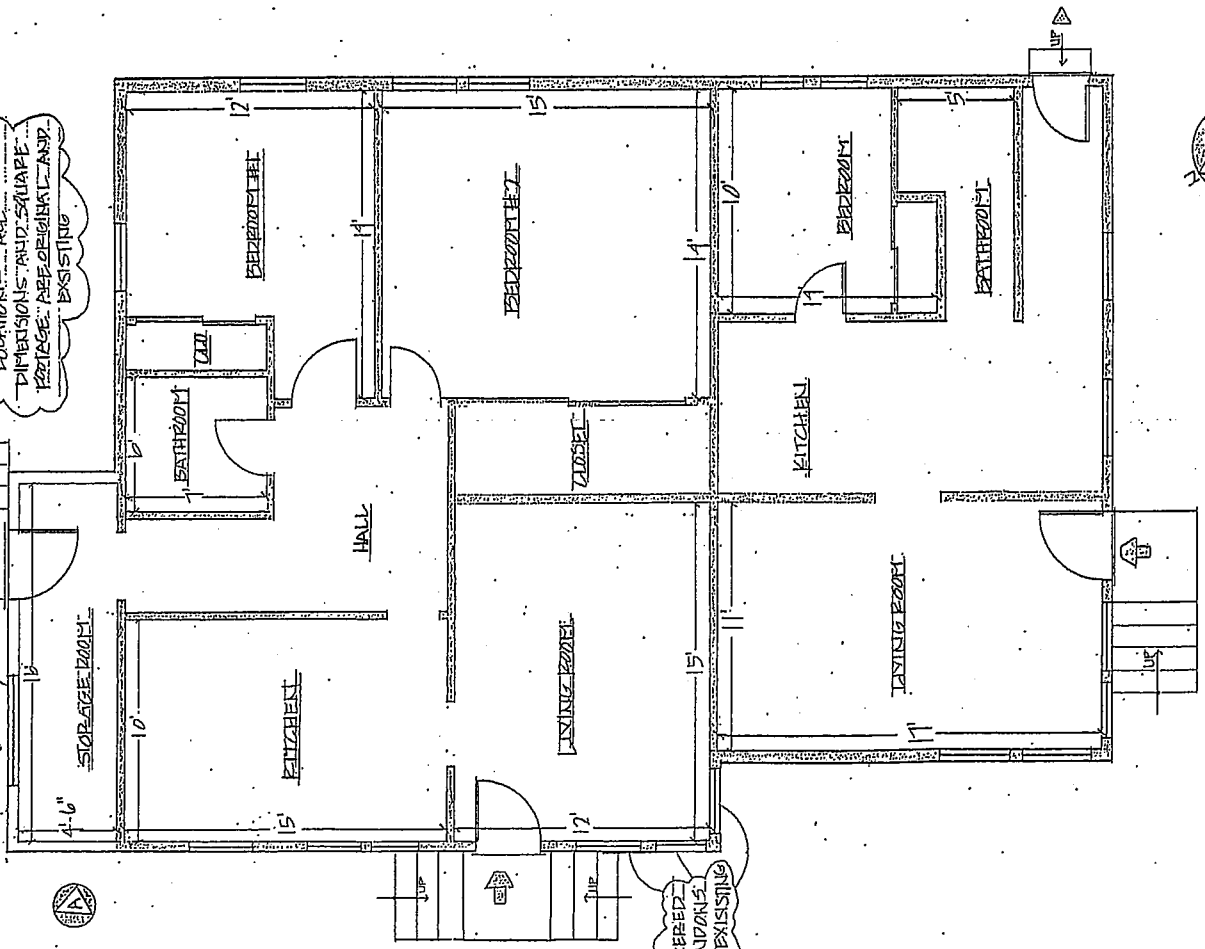
SCALE: 1/8" = 1'-0"
DESIGNED BY: CA
DATE: 08/15/06
10/25/06
CA

PROJECT NO. 12/1/06	CA
DATE 12/1/06	CA
ARCHITECT: CASANDRA AUGUST #171-067-001-0000 1080 S. M. ST. (TRAIL) (TRAIL) (TRAIL) CORPUS CHRISTI, TX 78401 200 QUINCY ST. SUITE 100 SAN ANTONIO, TX 78205 PH (512) 771-2218	

	LEGEND:
	ENTRY
	EXIT
	EXISTING WALLS
	WALLS TO BE REPAVEMENT
	REVISIONS

NOTES:  
 1. ALL EXISTING WALLS TO REMAIN UNLESS NOTED OTHERWISE.  
 2. ALL NEW WALLS TO BE 1/2" GYPSUM BOARD ON 2x4 STUDS.  
 3. ALL NEW CEILING TO BE 5/8" GYPSUM BOARD ON 2x4 RAFTERS.  
 4. ALL NEW FLOORING TO BE 3/4" T&G LAMINATE ON 1x4 JOISTS.  
 5. ALL NEW DOORS TO BE 1 3/4" SOLID CORE.  
 6. ALL NEW WINDOWS TO BE 24" X 36" DOUBLE HUNG WITH INSULATION.  
 7. ALL NEW LIGHT FIXTURES TO BE INSTALLED AS SHOWN.  
 8. ALL NEW ELECTRICAL TO BE INSTALLED AS SHOWN.  
 9. ALL NEW PLUMBING TO BE INSTALLED AS SHOWN.  
 10. ALL NEW PAINT TO BE INTERIOR GALLERIE.

REHABILITATION PROJECT TO EXTENSIVE TERRACE AND WATER FRIDGE.  
 EXTERIOR WALL HAS BEEN REBUILT IN EXISTING LOCATION. ALL REVISIONS AND SQUARE FRIDGE ARE ORIGINAL AND EXISTING.

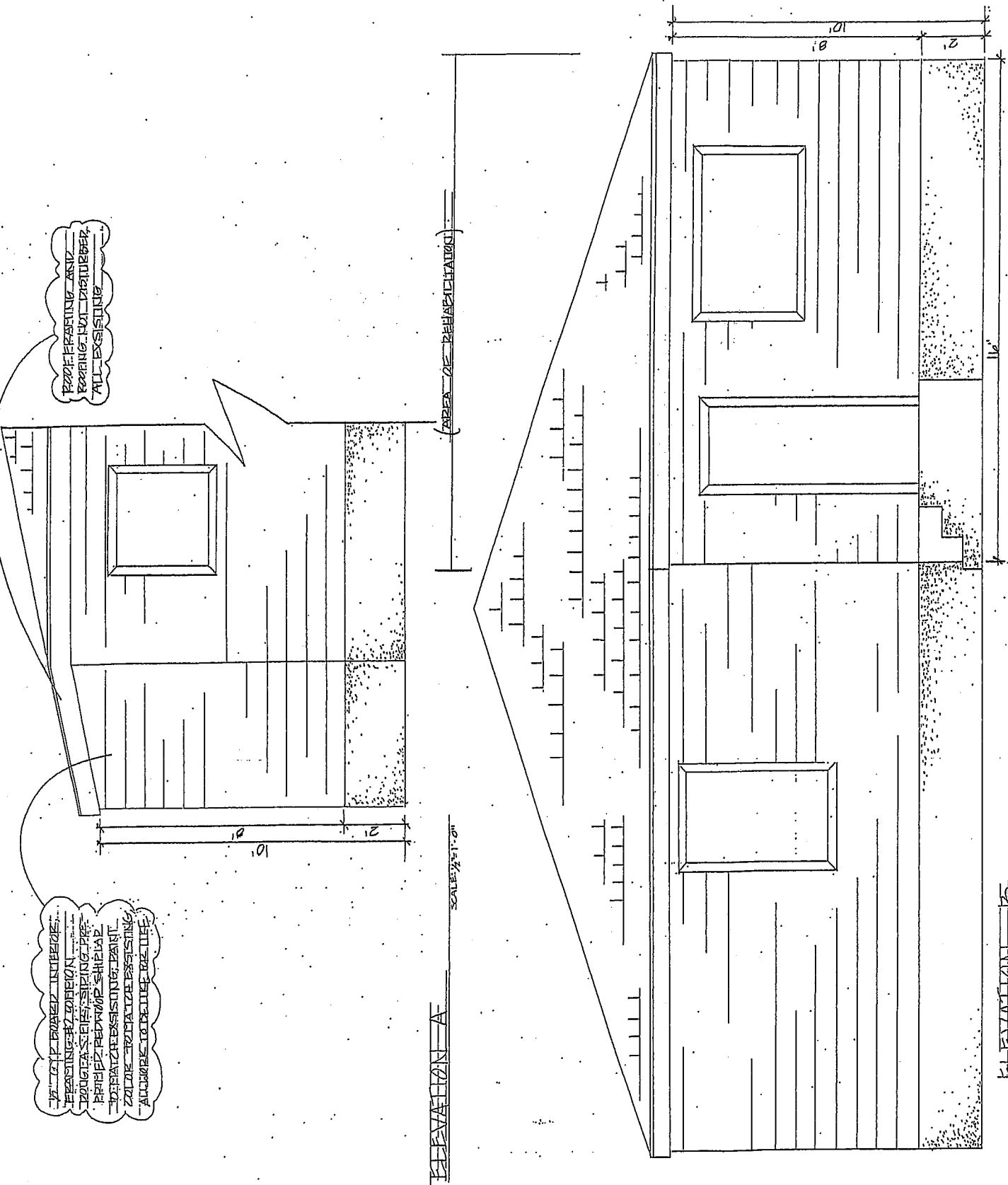


NEW TEMPERED GLASS WINDOWS TO MATCH EXISTING

REVISED PLAN

PROJECT: CASANDRA AUGUST	DATE: 12/15/06	SCALE: 1/2" = 1'-0"
ARCHITECT: TACK COASTAL ARCHITECTURE (PERMIT PACKAGE REPAIR)	CLIENT: CA	
NO. 60: A+B SPECKLES BYR		
NO. 61: A+B SPECKLES BYR		
NO. 62: A+B SPECKLES BYR		
NO. 63: A+B SPECKLES BYR		
NO. 64: A+B SPECKLES BYR		
NO. 65: A+B SPECKLES BYR		
NO. 66: A+B SPECKLES BYR		
NO. 67: A+B SPECKLES BYR		
NO. 68: A+B SPECKLES BYR		
NO. 69: A+B SPECKLES BYR		
NO. 70: A+B SPECKLES BYR		
NO. 71: A+B SPECKLES BYR		
NO. 72: A+B SPECKLES BYR		
NO. 73: A+B SPECKLES BYR		
NO. 74: A+B SPECKLES BYR		
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NO. 76: A+B SPECKLES BYR		
NO. 77: A+B SPECKLES BYR		
NO. 78: A+B SPECKLES BYR		
NO. 79: A+B SPECKLES BYR		
NO. 80: A+B SPECKLES BYR		
NO. 81: A+B SPECKLES BYR		
NO. 82: A+B SPECKLES BYR		
NO. 83: A+B SPECKLES BYR		
NO. 84: A+B SPECKLES BYR		
NO. 85: A+B SPECKLES BYR		
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NO. 87: A+B SPECKLES BYR		
NO. 88: A+B SPECKLES BYR		
NO. 89: A+B SPECKLES BYR		
NO. 90: A+B SPECKLES BYR		
NO. 91: A+B SPECKLES BYR		
NO. 92: A+B SPECKLES BYR		
NO. 93: A+B SPECKLES BYR		
NO. 94: A+B SPECKLES BYR		
NO. 95: A+B SPECKLES BYR		
NO. 96: A+B SPECKLES BYR		
NO. 97: A+B SPECKLES BYR		
NO. 98: A+B SPECKLES BYR		
NO. 99: A+B SPECKLES BYR		
NO. 100: A+B SPECKLES BYR		

FAÇADE



(AREA OF REPAIR/CHANGE)

SCALE: 1/2" = 1'-0"

ELEVATION A

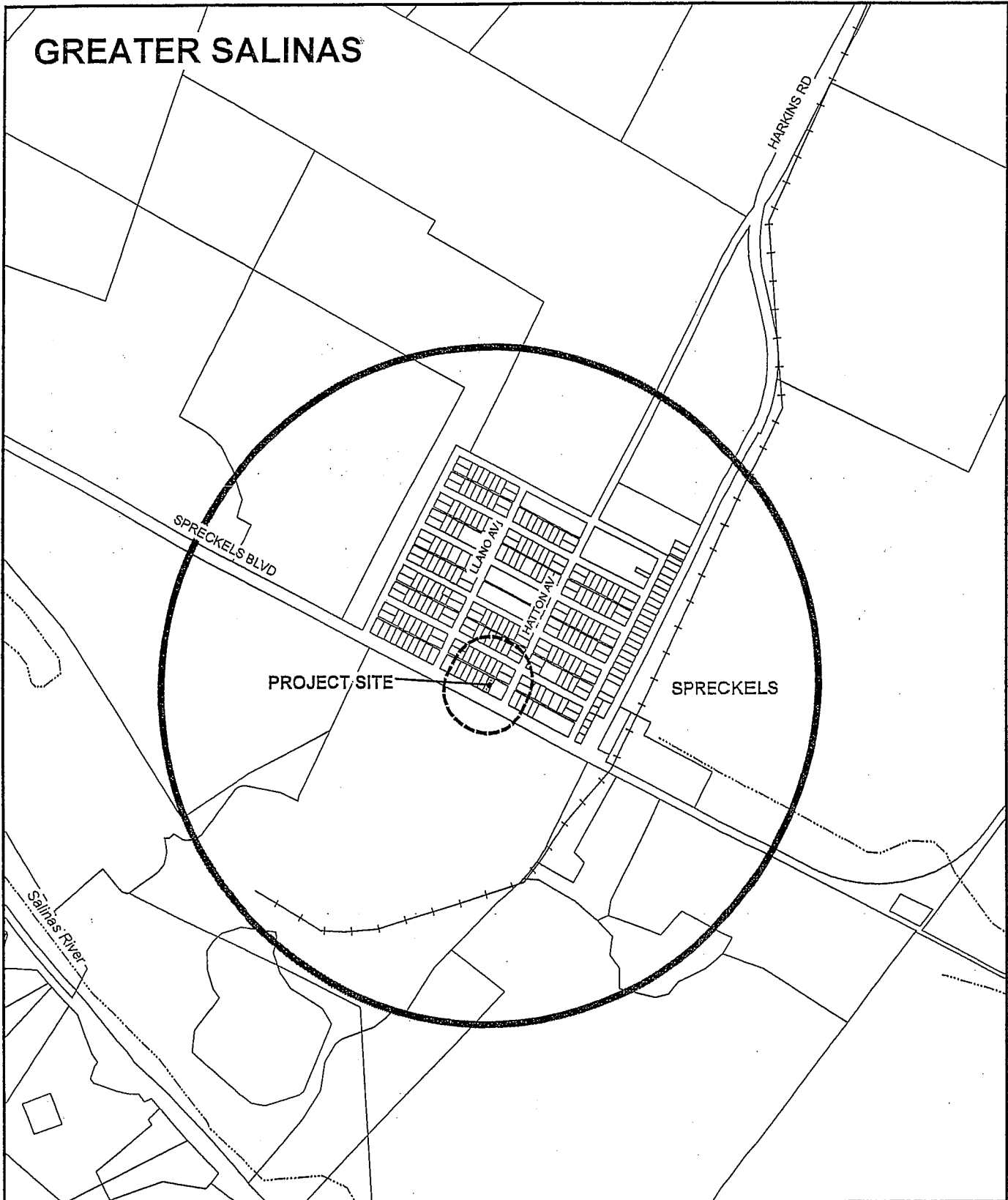
ELEVATION B

SCALE: 1/2" = 1'-0"

REMOVE EXISTING AND REPAINT WITH EXISTING PAINT

REMOVE EXISTING AND REPAINT WITH EXISTING PAINT




# GREATER SALINAS

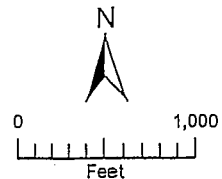


APPLICANT: MEANS

APN: 177-063-007-000

FILE # PLN060591

 300' Limit  2500' Limit  City Limits



PLANNER: SAVAGE