

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> May 30, 2007 Time: 9:00am	<b>Agenda Item No.:</b> 3
<b>Project Description:</b> Use Permit (no fee) and Design Approval to allow the construction of a 500 square foot detached two-car garage in a Historic Resource, or "HR", zoning district.	
<b>Project Location:</b> 32 Second Avenue, Spreckels	<b>APN:</b> 177-031-003-000
<b>Planning File Number:</b> PLN060218	<b>Name:</b> Cheryl Whitworth & Lochlan A. McVicar, Property Owner
<b>Plan Area:</b> Greater Salinas Area	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> "HDR/5.1-D-HR" [High Density Residential, 5.1 acres per unit with Design Control, and Historic Resources Overlays]	
<b>CEQA Action:</b> Categorically Exempt per Section 15303	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

Staff recommends that the Planning Commission approve the Use Permit and Design Approval based on the Findings and Evidence (**Exhibit B**) and subject to the recommended Conditions (**Exhibit C**).

### PROJECT OVERVIEW:

The project consists of a 500 square foot detached two-car garage. The subject property has a Historic Resources overlay and contains an existing structure that is contributing to the period of significance for the Town of Spreckels (1897-1957). The proposed project will not have a significant adverse impact on the identified historic resource on the subject parcel. Both the Spreckels Neighborhood Design Review Committee and the Historic Resources Review Board recommended approval. The garage is consistent with the Spreckels Design Guidelines and the Regulations for Historic Resources Zoning District.

No unresolved issues remain.

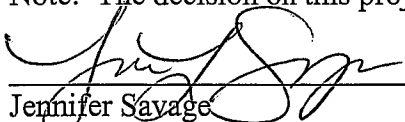
**OTHER AGENCY INVOLVEMENT:**

- ✓ Salinas Rural Fire Protection District  
California Department of Transportation, District 5
- ✓ Resource Management Agency - Public Works Department
- ✓ Parks Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency  
Regional Water Quality Control Board
- ✓ Spreckels Neighborhood Design Review Land Use Advisory Committee
- ✓ Historic Resources Review Board

The above checked agencies and departments have reviewed this project. Conditions recommended by the Salinas Rural Fire Protection District, Resource Management Agency - Public Works Department, Parks and Water Resources Agency have been incorporated into the condition compliance reporting plan (**Exhibit C**).

On May 3, 2007, the Historic Resources Review Board (HRRB) reviewed the application and recommended approval with the condition that the SNDRC approved the project; 6 ayes, 0 noes, 0 absent, 0 abstain. (See Exhibit E and Exhibit F.) The project was referred to the Spreckels Neighborhood Design Review Committee (SNDRC) for review. On May 16, 2007, the SNDRC reviewed the application and recommended approval as presented; 4 ayes, 0 noes, 0 absent, 0 abstain. (See attached Exhibit G.)

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



---

Jennifer Savage  
(831) 755-5149, savagej@co.monterey.ca.us

cc: Planning Commission Members (10); County Counsel; Salinas Rural Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Spreckels Neighborhood Design Review Committee; Historic Resources Review Board; Jacqueline R. Onciano, Planning & Building Services Manager; Jennifer Savage, Planner; Carol Allen; Cheryl Whitworth & Lochlan A. McVicar, Applicant; Mark Edwin Norris, Representative; Project File No. PLN060218.

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 Minutes from the Historic Resources Review Board  
Exhibit F Historic Resources Review Board Resolution  
Exhibit G Minutes from the Spreckels Neighborhood Design Review Committee

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

# EXHIBIT A

## Project Information for PLN060218

**Project Title:** MCVICAR CHERYL WHITWORTH & LOC

**Location:** 32 SECOND AVE SPRECKELS

**Primary APN:** 177-031-003-000

**Applicable Plan:** Greater Salinas Area Plan

**Coastal Zone:** No

**Permit Type:** Use Permit

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

**Environmental Status:** Exempt

**Plan Designation:** RES HIGH DEN,5-20

**Advisory Committee:** Spreckels

**Final Action Deadline (884):** 6/27/2007

---

### Project Site Data:

**Lot Size:** 6,000 SF

**Coverage Allowed:** 35%

**Coverage Proposed:** 31%

**Existing Structures (sf):** 1,361

**Height Allowed:** 15 FT

**Proposed Structures (sf):** 500.5

**Height Proposed:** 15 FT

**Total Sq. Ft.:** 1,861.5

**FAR Allowed:** N/A

**FAR Proposed:** N/A

---

### 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:** URBAN/AG

**Traffic Report #:** N/A

---

### Other Information:

**Water Source:** CALIFORNIA WATER CO.

**Sewage Disposal (method):** SEWER

**Water Dist/Co:** N/A

**Sewer District Name:** CAL AM

**Fire District:** SALINAS RURAL FPD

**Grading (cubic yds.):** 0.0

**Tree Removal:** NONE

**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, Spreckels Design Guidelines, and the Monterey County Zoning Ordinance (Title 21).

- 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.
- (c) The project planner conducted a site inspection on May 3, 2006 to verify that the project on the subject parcel conforms to the plans listed above.
- (d) The parcel has a Historic Resources, or “HR”, zoning district overlay. The proposed project is consistent with the Regulations for the Historic Resources Zoning District, Chapter 21.54 (see Finding 3). On May 3, 2007, the Historic Resources Review Board (HRRB) reviewed the application and recommended approval with the condition that the SNDRC approved the project; 4 ayes, 0 noes, 0 absent, 0 abstain. (See Exhibit E and Exhibit F.) Although the project was not routed to the Parks Department, Parks communicated to the Planning Department that the Parks Department agreed with the recommendations of the HRRB.
- (e) The project was referred to the Spreckels Neighborhood Design Review Committee (SNDRC) for review. On May 16, 2007, the SNDRC reviewed the application and recommended approval as presented; 4 ayes, 0 noes, 0 absent, 0 abstain. (See attached Exhibit G.)
- (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. PLN060218.

- 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, RMA - Public Works, Parks, 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 32 Second Avenue, Spreckels (Assessor’s Parcel Number 177-031-003-000), Greater Salinas Area Plan. The parcel is zoned High Density Residential/5.1 units per acre with Design Control and Historic Resources overlays (“HDR/5.1-D-HR”). 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. PLN060218.

**3. FINDING: HISTORIC RESOURCES** – In order for the Planning Commission to approve or conditionally approve an application for development within a Historic Resources District, the following findings shall be made:

1. The proposed 500 square foot detached two-car garage is found to be consistent with the purposes of Chapter 21.54, Regulations for Historic Resources Zoning Districts, and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and its site.

2. The proposed development is found to be consistent with the purposes of Chapter 21.54, Regulations for Historic Resources Zoning Districts, 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.

3. The development will neither adversely affect nor be incompatible with the use and exterior of existing designated historical resources, improvements, buildings, natural features, and structures on such 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 does not propose any changes to the existing contributing structures. The proposed work matches the existing residence in materials and colors.

(b) As required by Section 21.54.080.A, the proposed alteration requires a Use Permit.

(c) As required by Section 21.54.080.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 21.54.080.E, the proposed project will not have a significant adverse impact on the identified historic resource on the subject parcel. The project does not propose any changes to the existing structures.

(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.

(f) The testimony and decision of the May 3, 2007 Historic Resources Review Board (HRRB) hearing. The HRRB reviewed the application and recommended approval with the condition that the SNDRC approved the project. (See Exhibit E and Exhibit F.) The project was referred to the Spreckels Neighborhood Design Review Committee (SNDRC) for review. On May 16, 2007, the SNDRC reviewed the application and recommended approval as presented; 4 ayes, 0 noes, 0 absent, 0 abstain. (See attached Exhibit G.)

(g) The application, materials, and plans in Project File No. PLN060218.

**4. 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 construction of small structures.

(b) No adverse environmental effects were identified during staff review of the development application during a site visit on May 3, 2006.

- (c) The proposed project will not have a significant adverse impact on the identified historic resource on the subject parcel.
- (d) See preceding and following findings and supporting evidence.

**5. 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.

**6. 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.

**7. FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors.

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

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

Project Name: McVicar  
 File No: PLN060218  
 Approved by: Planning Commission  
 APN: 177-031-003-000  
 Date: May 30, 2007

*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
1.		<p><b>PD001 - SPECIFIC USES ONLY</b></p> <p>This Use Permit and Design Approval (PLN060218) allows the construction of a 500 square foot detached two-car garage in a Historic Resource, or "HR", district. The property is located at 32 Second Avenue, Spreckels (Assessor's Parcel Number 177-031-003-000), 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 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</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

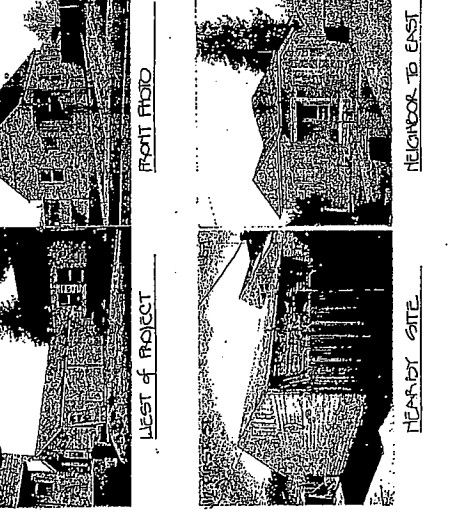
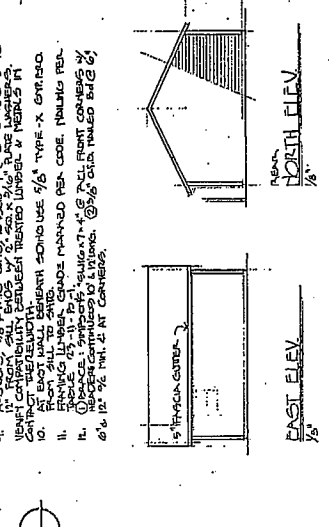
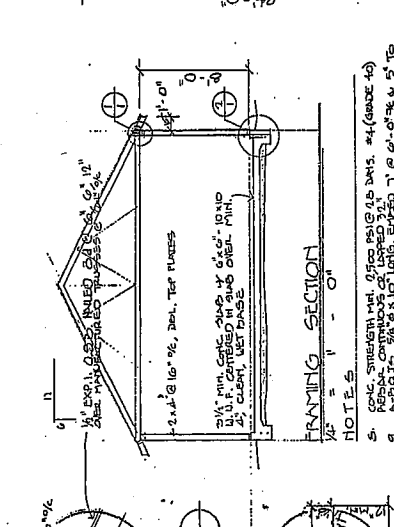
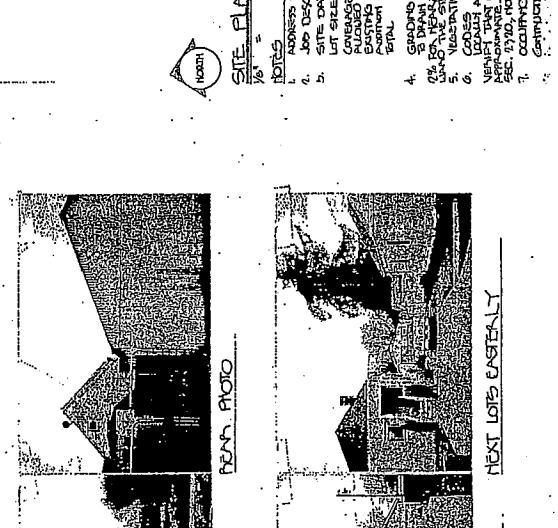
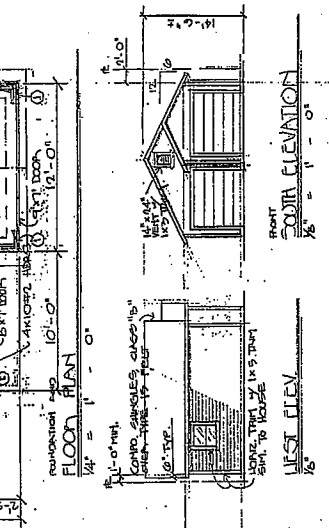
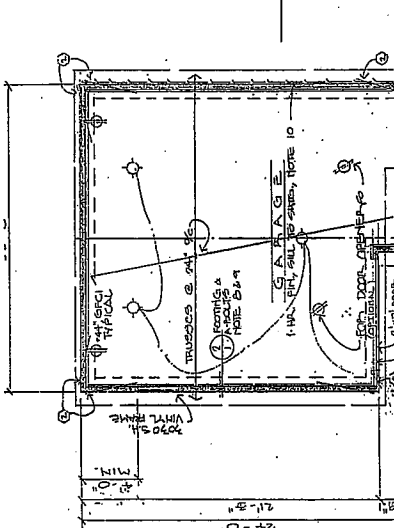
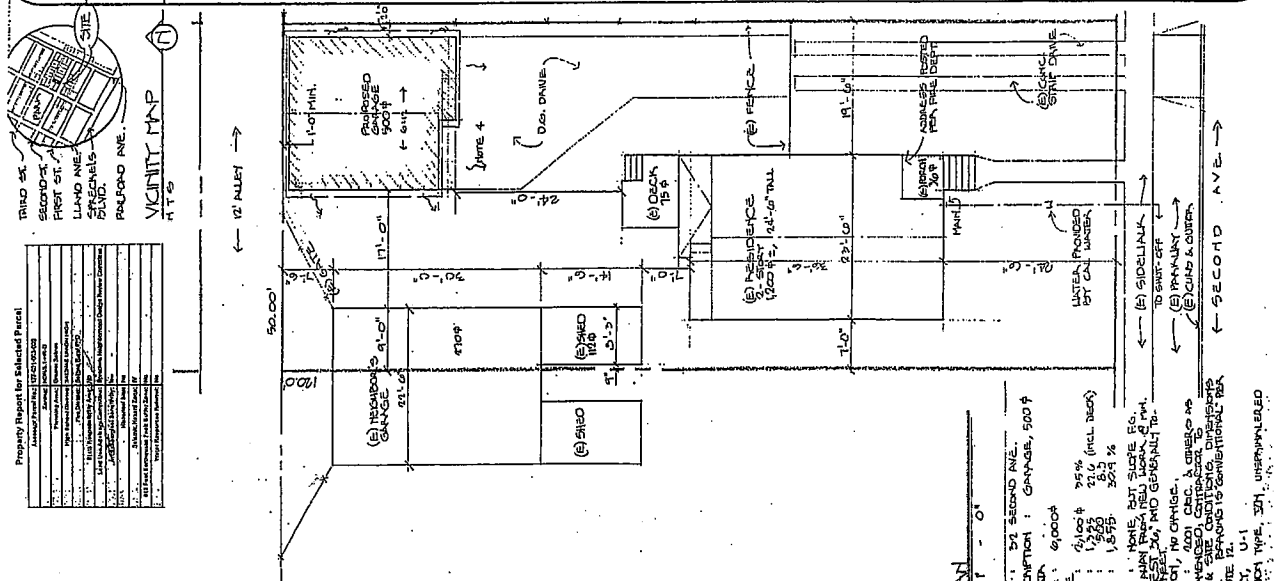
Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		to ensure that conditions and mitigation measures are properly fulfilled. <b>(RMA - Planning Department)</b>				
2.		<p><b>PD002 - NOTICE-PERMIT APPROVAL</b>  The applicant shall record a notice which states: "A permit (<b>Resolution No. _____</b>) was approved by the Planning Commission for Assessor's Parcel Number 177-031-003-000 on May 30, 2007. The permit was granted subject to 8 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></p>	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.		<p><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 required for the discovery. <b>(RMA - Planning Department)</b></p>	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	



Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
4.		<p><b>PD012(B) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING)</b></p> <p>The site shall be landscaped. At least three (3) weeks prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. <b>(RMA - Planning Department)</b></p>	<p>Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.</p> <p>All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p> <p>Owner/ Applicant</p>	<p>At least three (3) weeks prior to final inspection or occupancy</p> <p>Ongoing</p>	
5.		<p><b>PD013 - LIGHTING - STREET LIGHTS</b></p> <p>All street lights in the development shall be approved by the Director of the RMA - Planning Department. <b>(RMA - Planning Department)</b></p>	<p>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.</p> <p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Prior to the issuance of grading or building permits for street lights.</p> <p>Ongoing</p>	
6.		<p><b>FIRE011 - ADDRESSES FOR BUILDINGS</b></p> <p>All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>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 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>Responsible Land Use Department: Fire District.</b></p>	<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	
7.		<p><b>PW0005 – ENCROACHMENT (STD DRIVEWAY)</b>            Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to (Second Street). <b>(Public Works)</b></p>	<p>Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.</p>	<p>Owner/ Applicant</p>	<p>Prior to Building/ Grading Permits Issuance</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
8.		<p><b>WR40 - WATER CONSERVATION MEASURES</b>  The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <ul style="list-style-type: none"> <li>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</li> <li>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices.  <b>(Water Resources Agency)</b></li> </ul>	<p>Compliance to be verified by building inspector at final inspection.</p>	<p>Owner/ Applicant</p>	<p>Prior to final building inspection/occupancy</p>	



# EXHIBIT E

## MONTEREY COUNTY HISTORIC RESOURCES REVIEW BOARD

Thursday, May 3, 2007

Monterey County Administration Building  
Monterey Room, Second Floor  
168 W. Alisal Street, Salinas, CA 93901

### DRAFT MINUTES

#### I. CALL TO ORDER

Chair John Scourkes called the meeting to order at 11:40 a.m.

#### II. ROLL CALL

##### Members Present

John Scourkes  
Salvador Munoz  
Jeff Norman  
Barbara Rainer  
Enid Sales  
Kellie Morgantini

##### Members Absent

##### Staff Present

Meg Clovis  
Lynn Learch  
Jennifer Savage

##### Guests

Scott Hoffman  
Jim Riley

#### III. APPROVAL OF MINUTES April 5, 2007

Barbara Rainer noted that the date for the next meeting on the minutes was incorrect and also that in Project #2's recommendation "colors match the existing colors" should be included. Barbara Rainer moved to approve the April 5, 2007 minutes as corrected. Salvador Munoz seconded and they were unanimously approved.

#### IV. PUBLIC COMMENT

Jim Riley asked if anything was going to be done about the Montez(spell?) unpainted plywood barn on Hatton Avenue between 1<sup>st</sup> and 2<sup>nd</sup> which has remained unpainted for 3-4 years. Kellie Morgantini advised him to call Valerie Migotti in Code Enforcement.

#### V. PROJECT REVIEW

1. Recommend to the Director of Planning and Building Department:

Use permit (no fee) and design approval to allow the construction of a 500 square foot detached two-car garage in a historic resource, or "HR" district. The property is a contributing structure (C2) within the district and is located at 32 Second Avenue, Spreckels (Assessor's Parcel Number 177-031-003-000), Greater Salinas Area.  
Planner: Jennifer Savage

Jennifer Savage did not have a presentation but was available for questions. She noted that this project had not been referred to the Spreckels LUAC; it will be presented to the Spreckels LUAC after the HRRB meeting.

Mark Norris, architect, gave a brief overview of his project which adds a detached two car garage at the rear of the property. No variance is requested and this garage will match the existing structure on the property.

**Motion:** Enid Sales moved to recommend to the Director of Planning and Building Department approval of the use permit and design approval for the proposed garage construction. Salvador Munoz seconded and it was unanimously approved.

**Amended Motion:** Kellie Morgantini amended the motion by adding that approval is conditional pending review and approval of the project by the Spreckels LUAC. Enid Sales seconded the amended motion and it was unanimously approved.

2. Recommend to Zoning Administrator:

Design review and use permit for Standard Pacific Homes sales trailer in Spreckels.  
Planner: Jennifer Savage

Jennifer Savage did not have a presentation but was available for questions. She stated that this project was not sent to the Spreckels LUAC due to time constraints at the request of the applicant.

Scott Hoffman, representing Standard Pacific, presented a brief overview. He would like to install a 1300 sq. ft. sales trailer to be fronted on Spreckels Blvd along with a 7 car parking lot for about 2-2 1/2 years. The trailer will be painted, have a deck, a trellis and other landscaping features mimicking the look of the new homes.

The HRRB members discussed several issues surrounding the use and impact of temporary trailers and time frames, the use of model homes as sales offices, the use and lighting of a temporary flagpole and signs in regards to the Spreckels Design Guidelines. Meg Clovis referenced the Spreckels Design Guidelines, specifically Policy #2 - Design Guidelines for Commercial Building Types, C2.8-C2.10 that covers the use of signs and lighting. The County also has ordinances regarding both signs and lighting. She also quoted in the Secretary of the Interior's Standards #10 which states "new additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired." Meg Clovis concluded that these temporary signs and lighting are consistent with #10.

Jim Riley commented that he wanted today's meeting to be a joint meeting between the Spreckels LUAC and the HRRB in order to expedite this project. However, John Scourkes stated that the requirements for noticing a joint meeting were not met and

therefore today's meeting was only an HRRB meeting. The project will still go before the Spreckels LUAC Board.

**Motion:** Kellie Morgantini motioned to approve the Standard Pacific Corporation's request for a sales trailer and intended improvements with the following conditions (as per the Spreckels Design Guidelines):

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 #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 #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

The motion was seconded by Salvador Munoz and was unanimously approved.

#### VI. NEW BUSINESS

##### 1. CLG Grant Application

Meg Clovis indicated that she submitted a CLG grant for the preparation of a Historical Structures Report for the Marks Ranch and will probably know the outcome by the end of June or July.

##### 2. Amendment of Policy Manual

Meg Clovis asked the Board if they would like to amend the Policy Manual to state that projects will not be reviewed by the HRRB without a LUAC recommendation, if applicable. The HRRB would like to amend the Policy Manual as described and asked that this item be included on the June 7, 2007 agenda.

#### VII. HRRB COMMENTS

Enid Sales passed around a reservation form for an AMAP forum on The Benefits and Purpose of The Mills Act on Friday, May 18, 2007 from 1:00 p.m. to 5:00 p.m.

#### VIII. ADJOURNMENT

The meeting was adjourned at 1:00 p.m.

IX. NEXT MEETING

Date: June 7, 2007

Time: 11:30 a.m.

Place: Monterey County Government Center Building, Monterey Room, 2<sup>nd</sup> Floor  
168 W. Alisal Street, Salinas, CA

Prepared by: Lynn Learch, Administrative Secretary



## EXHIBIT F

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

Resolution No. PLN060218 (McVicar)  
Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend approval of a Use Permit and Design Approval Request by Cheryl Whitworth & Lochlan A. McVicar to allow the construction of a 500 square foot detached two-car garage in a Historic Resource, or "HR" Zoning District. Colors and materials to match existing consisting of light and dark salmon wood siding and trim and gray shingle roofing. The project is located at 32 Second Avenue, Spreckels (Assessor's Parcel Number 177-031-003-000).

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on May 3, 2007, 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 Spreckels Design Guidelines.

WHEREAS, the parcel is located at 32 Second Avenue, Spreckels within an "HR" (Historic Resource) District (APN 177-031-003-000) of the County of Monterey. The structures on this parcel are contributing to the period of significance for the Town of Spreckels (1897-1957).

WHEREAS, Cheryl Whitworth & Lochlan A. McVicar (applicant) filed with the County of Monterey, an application for a Use Permit and Design Approval to allow the construction of a 500 square foot detached two-car garage in a Historic Resource, or "HR" Zoning District. Proposed building colors and materials to match existing consisting of light and dark salmon wood siding and trim and gray shingle roofing.

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 the Use Permit and Design Approval, 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 the Spreckels Design Guidelines 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. Use Permit and Design Approval Application and other materials in file PLN060218 (McVicar)
  2. "HR" (Historic Resource) zoning regulations applicable to the site as found in Chapter 21.54 of the Monterey County Code.
  3. Spreckels Design Guidelines
  4. Oral testimony and HRRB discussion during the public hearing and the administrative record.

THEREFORE, it is the decision of the Monterey County Historic Resources Review Board to recommend approval of the McVicar Use Permit and Design Approval subject to the following conditions:

1. **Planning Project File No. PLN060218 shall come back before the Historic Resources Review Board if the Spreckels Neighborhood Design Review Committee does not recommend approval as the project is presented.**

Passed and adopted on this 3rd day of May, 2007, upon motion of Enid Sales, seconded by Salvador Munoz, by the following vote and amended motion of Kellie Morgantini, seconded by Enid Sales, by the following vote:

AYES: 6  
NOES: 0  
ABSENT: 0  
ABSTAIN: 0

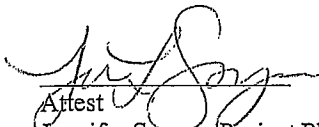
  
Attest  
Jennifer Savage, Project Planner  
May 17, 2007

EXHIBIT G  
MINUTES

Spreckels Neighborhood Design Review Committee  
Wednesday, May 16, 2007

1. Meeting called to order: 7:40 pm

2. Members Present: Jim Riley, Lochlan McVicar, Barbara Tempalski, Scott Henningsen

3. Members Absent: 0

4. Approval of Minutes:

(April 18, 2007)

Motion: Lochlan McVicar (LUAC Member's Name)

Second: Scott Henningsen (LUAC Member's Name)

Ayes: 4

Noes: 0

Absent: 0

Abstain: 0

5. Public Comments:

Public concerned with new development, see <sup>public</sup> comments under Standard Pacific's application.

— LUAC Comment: Spreckels Memorial Building was not open, we had meeting in Parking Lot. Please check with Building Management.

6. Other Items:

A) Vote for LUAC Member to Participate on PC Subcommittee  
No Comment

B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects/Applications:

None

# Action by Land Use Advisory Committee Project Referral Sheet

Planning & Building Inspection Department  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas, CA 93901  
(831) 755-5025

**Advisory Committee:** Spreckels Neighborhood Design Review Committee

Please submit your recommendations for this application by Wednesday, May 16, 2007.

**Project Title:** MCVICAR CHERYL WHITWORTH & LOC

**File Number:** PLN060218

**File Type:** PC

**Planner:** SAVAGE

**Location:** 32 SECOND AVE SPRECKELS

**Project Description:**

USE PERMIT (NO FEE) AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 500 SQUARE FOOT DETACHED TWO-CAR GARAGE IN A HISTORIC RESOURCE, OR "HR" DISTRICT. THE PROPERTY IS LOCATED AT 32 SECOND AVENUE, SPRECKELS (ASSESSOR'S PARCEL NUMBER 177-031-003-000), GREATER SALINAS AREA.

---

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

**PUBLIC COMMENT:**

*None*

**AREAS OF CONCERN (e.g. traffic, neighborhood compatibility, visual impact, etc.):**

*None*

[PLN060218 MCVICAR CONTINUED]

RECOMMENDED CHANGES/CONDITIONS (e.g. reduce scale, relocate on property, reduce lighting, etc.):

*None*

ADDITIONAL LUAC COMMENTS:

*None*

RECOMMENDATION (e.g. recommend approval; recommend denial; recommend continuance):

*Accepted as presented*

CONCUR WITH RECOMMENDATION:

AYES: 4

NOES: 0

ABSENT: 0

ABSTAIN: 0



# MONTEREY COUNTY

## Planning and Building Inspection Department

230 Church St Bldg 1, Salinas, Ca 93902 (831) 755-5025; Fax (831) 755-5487  
 2620 First Avenue, Marina, CA 93933 (831) 883-7500; Fax (831) 384-3261  
 http://www.co.monterey.ca.us/pbi

### DESIGN APPROVAL REQUEST FORM

ASSESSOR'S PARCEL NUMBER: 177-031-003-000

PROJECT ADDRESS: 32 SECOND AVE./SPRECKELS, CA

PROPERTY OWNER: McVICAR CHERYL & LOCALIN Telephone: 455-2880  
 Address: POB 7344 Fax: \$  
 City/State/Zip: SPRECKELS, CA 93962 Email: \$

APPLICANT: MARK EDWIN NORRIS Telephone: 424-2114  
 Address: 138 PINE ST Fax: 771-2114  
 City/State/Zip: SALINAS, CA 93901 Email: NORRISDESIGNS@SOL

AGENT: APPLICANT Telephone: \_\_\_\_\_  
 Address: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_ Email: \_\_\_\_\_

PROJECT DESCRIPTION: (see scope of work) 500# DETACHED GARAGE

MATERIALS TO BE USED: WOOD SIDING & TRIM / COMPO SHINGLES ? MATCH(E) AS  
 COLORS TO BE USED: LIGHT & DARK SALMON / GRAY } CLOSELY AS POSSIBLE

You will need a building permit and must comply with the Monterey County Building Ordinance. Additionally, the Zoning Ordinance provides 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.

PROPERTY OWNER/AGENT SIGNATURE: [Signature] DATE: 3.27.07

#### FOR DEPARTMENT USE ONLY

ZONING: APR 15.1-D-HR

GENERAL/AREA PLAN: Gr. Salinas

ADVISORY COMMITTEE: Spreckels

RELATED PERMITS: NA

LUAC REFERRAL:  YES  NO

ADMINISTRATIVE APPROVAL:  YES  NO

PUBLIC HEARING:  YES  NO

DOES THIS CORRECT A VIOLATION?  YES  NO

LEGAL LOT: 69 A.M.  YES  NO

GIVEN OUT BY: Savage J (updated) DATE: 21 Feb 2007

ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

ADVISORY COMMITTEE RECOMMENDATION

APPROVAL  DENIAL

For: 4 Against: 0 Abstain: 0

Absent: 0

Was the Applicant Present?  YES  NO

Recommended Changes: \_\_\_\_\_

Signature: [Signature]

Date: May 16 07

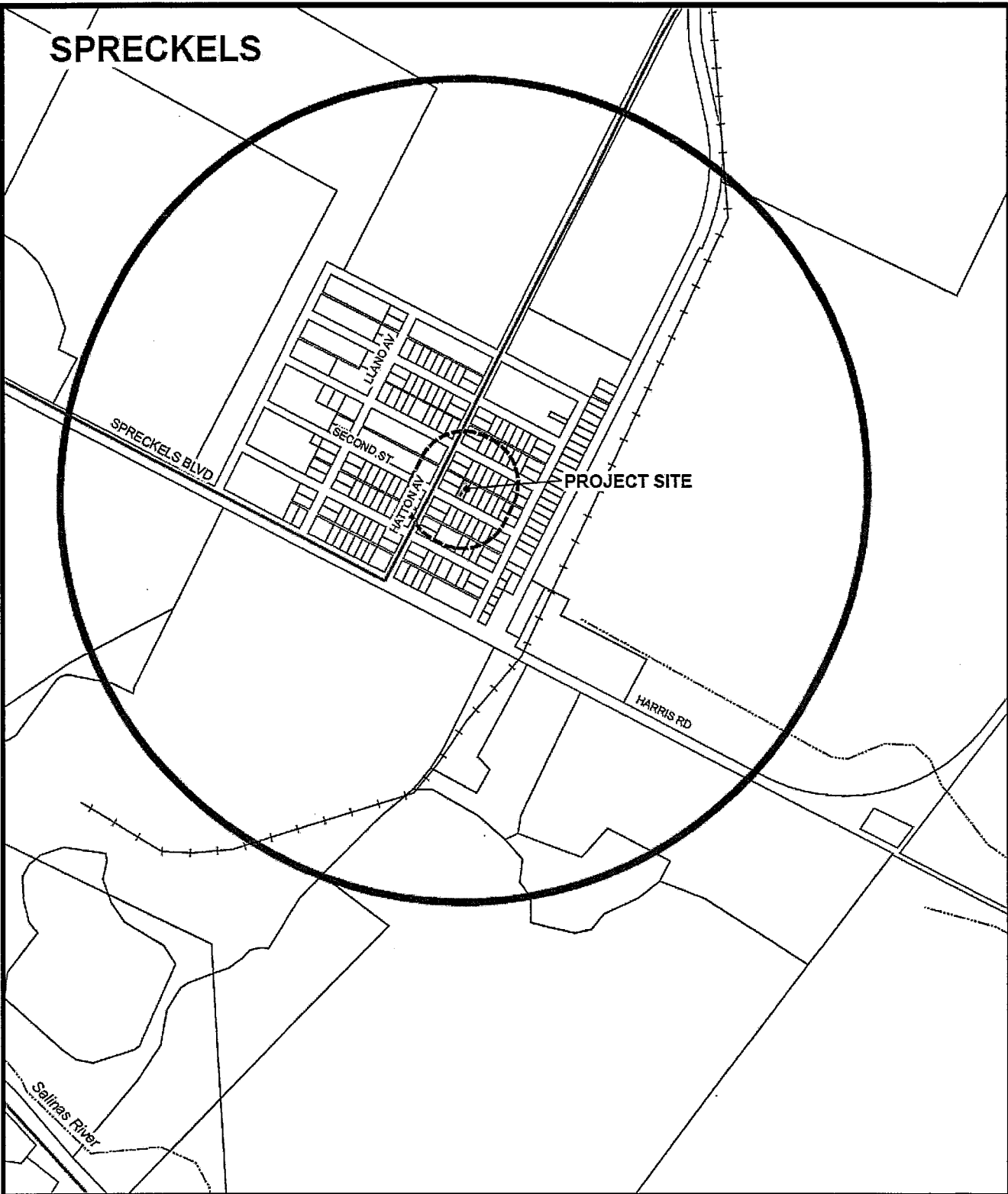
APPROPRIATE AUTHORITY:  DIRECTOR OF P&BI  ZONING ADMINISTRATOR  PLANNING COMMISSION

ACTION:  APPROVED  DENIED

CONDITIONS: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ Exhibit G Page 4 of 4 pages DATE: \_\_\_\_\_

# SPRECKELS





APPLICANT: McVICAR

APN: 177-031-003-000

FILE # PLN060218

 300' Limit

 2500' Limit

 City Limits

