

MONTEREY COUNTY PLANNING COMMISSION

Meeting: September 9, 2009 Time: 9:00	Agenda Item No.: 1
Project Description: Use Permit and Design Approval for the development in a Historical Resource or "HR" district to allow a 280 square foot bedroom addition and a 145 square foot interior remodel to an existing 1,820 square foot single family dwelling. The property is located at 79 Fourth Street, Spreckels. (Assessors Parcel Number 177-053-016-000) Greater Salinas Area Plan.	
Project Location: 79 Fourth Street, Spreckels	APN: 177-053-016-000
Planning File Number: PLN090213	Owner: Judy and Dennis Bradshaw Agent: Mark Norris
Planning Area: Greater Salinas Area Plan	Flagged and staked: Yes
Zoning Designation: : HDR/5.1, HR- D [High Density Residential, 5.1 acre minimum, Historical Resource, and Design Control overlays]	
CEQA Action: Categorically Exempt per Section 15303 (e)	
Department: RMA - Planning Department	

RECOMMENDATION:

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

- 1) Categorically exempt this project per section 15303 (e) of the CEQA guidelines;
- 2) Approve the Use Permit and Design Approval, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**):

PROJECT OVERVIEW:

The proposed project consists of a 280 square foot attached bedroom addition and a 145 square foot interior remodel to an existing 1,820 square foot residence. The addition will be located towards the rear of the property facing the alley and the interior remodel is a reconfiguration of the kitchen. Both the interior remodel and addition were found not to be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County. The project meets all the requirements of the Monterey County General Plan, the Greater Salinas Area Plan, the Greater Salinas Area Plan Inventory and Analysis and Monterey County code Title 21. The addition will not have a significant impact on any historical resource and is consistent with the Spreckels Design Guidelines. The residential use is allowed pursuant to Section 21.10.030 of the Monterey County code and is suitable for this particular site.

The .13 acre lot is located in the historical town of Spreckels and is a non-contributing structure to the town of Spreckels. As a non-contributing structure, the dwelling and addition do not add to the historical architectural qualities, associations, or archeological values for which the Spreckels Historical District were placed. Because it is a structure in a historic designation however, the application was referred to the HRRB and was given a favorable recommendation.

Therefore, staff recommends approval of the Use Permit and Design Approval.

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

- √ RMA - Public Works Department
- √ Environmental Health Division
- √ Water Resources Agency
- √ Salinas Rural Fire Protection District

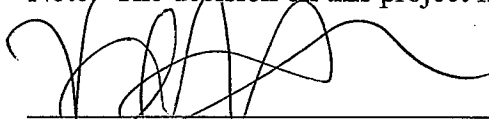
Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by RMA – Planning Department and have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit C**).

LUAC RECOMMENDATION:

Projects in the town of Spreckels, other than minor alterations and minor modifications, shall be referred to the Spreckels Design Review Committee and the HRRB (Historical Resources Board) for recommendation to the Planning Commission. At this time, the Spreckels Design Review Committee has only **three (3) sworn** in members not the **five (5) required** in order act on a project. Therefore the Bradshaw project was referred to the HRRB (Historical Resources Board).

At a publicly noticed meeting held, July 2, 2009, the HRRB reviewed and un-uanoumously recommended approval of PLN090213 (Bradshaw). No conditions were recommended.

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



Valerie Negrete, Assistant Planner
(831) 755-5227, negretev@co.monterey.ca.us
July 21, 2009

cc: Front Counter Copy; Planning Commission; Salinas Rural Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Taven Kinison Brown, Planning Services Manager; Valerie Negrete, Project Planner; Carol Allen, Senior Secretary; Judy and Dennis Bradshaw, Owner; Mark Norris, Agent; Planning File PLN090213

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Draft Resolution, including:
1. Conditions of Approval
2. Site Plan and Floor Plan and Elevations
Exhibit D Vicinity Map
Exhibit E HRRB (Historical Resources Board) Advisory Committee Minutes

This report was reviewed by Taven Kinison Brown, Planning Services Manager 

EXHIBIT A

Project Information for PLN090213

Project Title: **BRADSHAW DENNIS & DONNA JEAN R**

Location: 79 FOURTH ST SPRECKLES	Primary APN: 177-053-016-000
Applicable Plan: Greater Salinas Area Plan	Coastal Zone: No
Permit Type: Combined Development Permit	Zoning: HIGH DENSITY RES
Environmental Status:	Plan Designation: RESIDENTIAL
Advisory Committee: Spreckels	Final Action Deadline (884):

Project Site Data:

Lot Size: 6,000 SF	Coverage Allowed: 35%
Existing Structures (sf): 1,820	Coverage Proposed: 35%
Proposed Structures (sf): 280 SF	Height Allowed: 30'
Total Sq. Ft.: 2,100 SF	Height Proposed: 15'
	FAR Allowed: NA
	FAR Proposed: NA

Resource Zones and Reports:

Environmentally Sensitive Habitat: No	Erosion Hazard Zone: MODERATE
Biological Report#: N/A	Soils Report#: NA
Forest Management Rpt #: N/A	
Archaeological Sensitivity Zone: HIGH	Geologic Hazard Zone: IV
Archaeological Report#: N/A	Geologic Report#: N/A
Fire Hazard Zone: MODERATE	Traffic Report#: N/A

Other Information:

Water Source: MUTUAL	Sewage Disposal (method): MUTUAL
Water Dist/Co: SPRECKELS PUBLIC WATER	Sewer District Name: SPRECKELS S
Fire District: SALINAS RURAL	Grading (cube yds.): 0.0
Tree Removal: NONE	

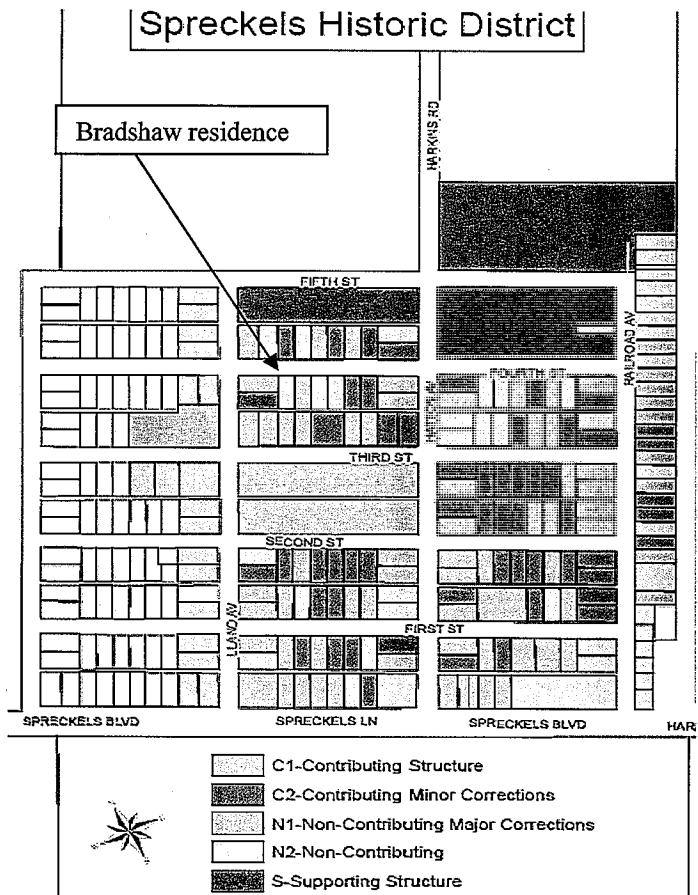
EXHIBIT B PROJECT DISCUSSION

The Bradshaw residence is located at 79 Third Street, Spreckels or Lot 18, Block G of Volume I of Cities and Towns at Page 71. Located in the historical town of Spreckels, the property is a .13 acre residential lot with an existing 1,800 square foot single family dwelling. The zoning of the property is HDR/5.1-HR-D, High Density Residential 5.1 acre minimum, Historical Resources Zoning with a Design Approval overlay. The property owners propose a 280 square foot bedroom addition and kitchen remodel.

Historical Designation

The county has produced a "Significance Map" with a detailed survey map of every structure in the town of Spreckels along with their contribution to the historic town of Spreckels. The Bradshaw residence 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.

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 Bradshaw project consistency

The project is consistent with applicable HDR/5.1 zoning district regulations which include height, coverage and setbacks. The addition will bring the site coverage to 35%, the maximum allowed coverage for the district. The required rear setback is 10 feet and the addition will be at 17 feet. The necessary side yard setback will be maintained at 5 feet. The height of the addition will be 15 feet whereas the district requires less than 30 feet.

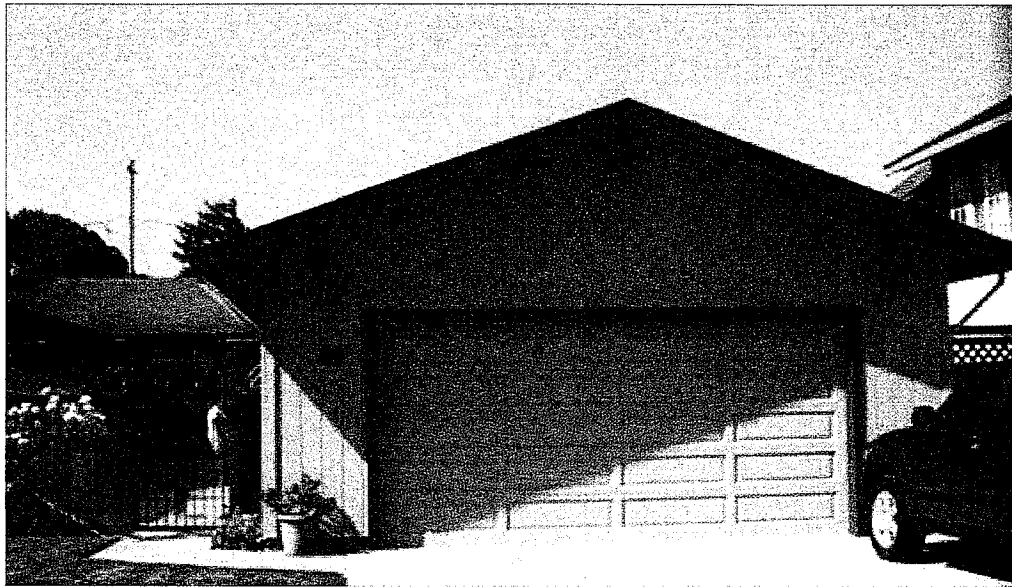
The project is consistent with the Greater Salinas Area Plan and Spreckels Design Guidelines.

Greater Salinas Area Plan

The project is a residential addition and an allowed use within the district regulations. The Greater Salinas Area Plan states development in the town of Spreckels shall be allowed only if it occurs within the land use boundary shown in the 1982 General Plan, is harmonious with the existing development in the exterior treatment, building lines, bulk and height and plans and drawings showing building design, color scheme, landscape plans and parking layout to the

Planning Commission or its designee prior to development approval (GS 27.1.5). The existing residential home is light green grey with forest green wood trim, and light brown wood shingled roof. The addition will match the existing residence in shape, bulk, height and design. The site is landscaped with small patches of grass, rose bushes and potted plants. Parking for the residence is located in the driveway and garage.

The 1982 General Plan lists this parcel as appropriate for High Density Residential development. The proposed addition will be attached to an existing residential structure and the residential use will not change per section 21.54.040 of Title 21. The project was referred to the HRRB (Historical Resources Board) for their review and recommendation. At a publicly noticed meeting on July 11, 2009 the HRRB unanimously recommended approval of the addition with no comments.



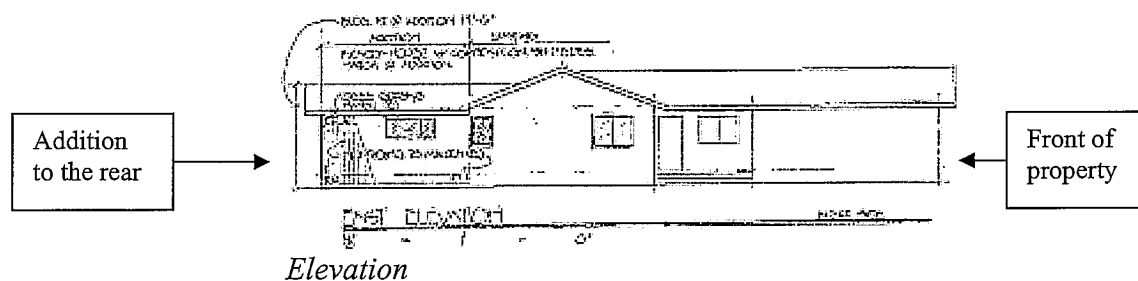
Front of Bradshaw residence



Lawn area of rear addition

Spreckels Design Guidelines

The location of all additions in the town of Spreckels must be placed to the rear or side of the existing structure (The Spreckels Design Guidelines, P.1.5). The addition will be located towards the rear of the main dwelling facing the alley.

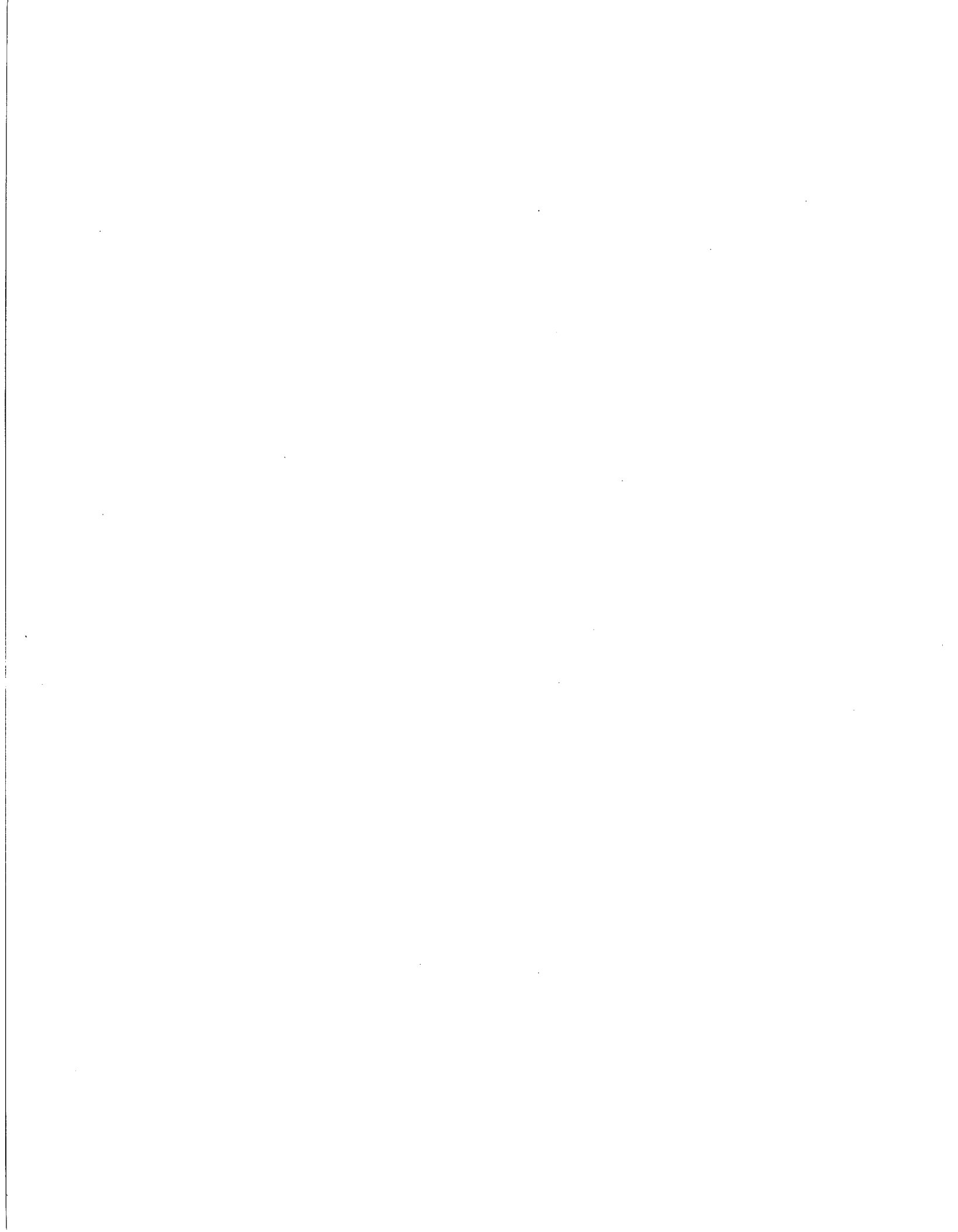


All additions must compliment the existing structure in style, form and materials (P1.1) Materials and colors will emulate the existing in design and color. Siding, trim and roof materials will match the existing light green grey. Additions should use the same materials and opening portions as the original but need not look identical to the existing (P1.6) although the Spreckels Design Guidelines do not require an identical match, the addition will be situated to blend in with the existing structure. Based on the site plan and review of materials and colors submitted, the addition will replicate the same architectural characteristics of the existing structure. Windows and doors should be proportioned similar to those of adjacent structures (P1.7) Detailing of the addition will match the existing structure.

HRRB (Historical Resource Board) review

The project location in an "HR" district requires a Use Permit and review by the Spreckels Neighborhood Design Committee and the HRRB (Historical Resources Review Board). Currently, the Spreckels Design Review Committee has only three (3) sworn in members not the five (5) required in order act on a project. There are no meetings held for the Spreckels Design Review Committee at this time. The project was referred to the Historical Resources Review Board and was heard at the July 11, 2009 meeting. The HRRB recommended approval of the proposed with no conditions on a vote of 5 to 0.

The proposed rear addition has been carefully designed to adhere to the Spreckels Design Guidelines and the zoning district regulations. The architectural features of the proposed have been incorporated to blend in with the existing structure. Staff has reviewed the regulations for development in the town of Spreckels, Greater Salinas Area Plan policies and the Monterey County General Plan and found the addition to be compatible and consistent with each. Staff recommends the Planning Commission approve the no fee Use Permit to allow the addition based on the findings and evidence set forth in **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:

Judy and Dennis Bradshaw (PLN090213)

RESOLUTION NO.

Resolution by the Monterey County Planning
Commission:

- 1) Categorically exempts this type of project per section 15303 (e) of the CEQA guidelines;
- 2) Approving a Use Permit and Design Approval for the development in a Historical Resource or "HR" district to allow a 280 square foot bedroom addition and a 145 square foot interior remodel to an existing 1,820 square foot single family dwelling.

(PLN090213, Judy and Dennis Bradshaw, 79 Fourth Street, Spreckels, Greater Salinas Area Plan (APN: 177-053-016-000)

The Bradshaw application (PLN090213) came on for public hearing before the Monterey County Planning Commission on September 9, 2009. 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:** **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 Monterey County General Plan,
- Greater Salinas Area Plan,
- Monterey County Zoning Ordinance (Title 21),
- 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 79 Third Street, Spreckels (Assessor's Parcel Number 177-053-016-000), Greater Salinas Area Plan. The parcel is zoned HDR/5.1, HR- D, which allows residential additions. Therefore,

- the project is an allowed land use for this site.
- c) The project planner conducted a site inspection on July 16, 2009 to verify that the project on the subject parcel conforms to the plans listed above
 - d) "HR" Historical Resources zoning district regulations state that no alteration may be allowed on any area in an "HR" district without the approval of a Use Permit. (See Finding 6,7,8 and 9)
 - e) The project is consistent with the Spreckels Design Guidelines. (See Finding 6,7,8 and 9)
 - f) The project is consistent with the HDR/5.1 [High Density Residential, 5.1 acre minimum] regulations which allow residential uses. The project meets the height, setback and coverage requirements.
 - g) HR district regulations, Chapter 21.54 of Title 21, state no alterations may be allowed in an "HR" district without the approval of a Use Permit. The regulations also require review and recommendation by the Historical Resources Review Board (HRRB). The project was referred to the HRRB (Historical Resources Review Board) on July 11, 2009. The HRRB unanimously recommended approval of the project with no conditions.
 - h) 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 PLN090213.

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, Parks, 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) Staff conducted a site inspection on July 16, 2009 to verify that the site is suitable for this use.
 - c) 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 PLN090213.

3. **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 was reviewed by RMA - Planning Department, Salinas Rural Fire Protection District, Parks, Public Works, Environmental Health Division, and Water Resources Agency. The respective departments/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) Preceding findings and supporting evidence for PLN090213.

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.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on July 16, 2009 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) 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 PLN090213.

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified suggest a reasonable possibility that the project would have a significant effect of the environment.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 (e) categorically exempts the construction of small accessory structures.
 - b) The project is a 280 square foot addition located in a Historic Resource district. The county has produced a "Significance Map" with a detailed survey map of every structure in the town of Spreckels along with their contribution to the historic town of Spreckels. The project site 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.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on July 16, 2009.
 - d) The existing residence is situated on a flat lot and the proposed addition will be contained on a previously disturbed concreted area of the backyard.
 - e) See preceding and following findings and supporting evidence.

6. **FINDING:** **HISTORICAL RESOURCE (CONSISTENCY)** – With regard to a designated resource; a structure located within the Spreckels Historical District; the proposed work is found to be consistent with the purposes of Chapter 21.54 of Title 21 (Regulations for Historical 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.

- EVIDENCE:** a) The project, as proposed, is consistent with the regulations set forth in Section 21.54.080 of Title 21 for regulations for development in an "HR" district.
- b) The project, as proposed, is consistent with the design criteria found in the Spreckels Design Guidelines and is consistent with the architectural features found within the town of Spreckels. Siding and trim will match the existing light green grey and forest green trim. Roofing materials will remain composition shingle to match the existing roof design. Even though the addition is not visible from the front of the property, careful attention was given to the addition placement and height to match the existing structure and ensure consistency with the existing and surrounding neighborhood.
- c) The project was referred to the Historical Resources Review Board and was heard at the July 11, 2009 meeting. The HRRB approved the proposed with no conditions on a vote of 5 to 0.
- d) The county has produced a "Significance Map" with a detailed survey of every structure in the town of Spreckels along with their contribution to the historic town of Spreckels. The project site 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. Although the structure is listed as a non-contributing structure, the addition is consistent with the architectural features found within the town of Spreckels. The existing residential home is light green grey with forest green wood trim, and light brown wood shingled roof. The addition will match the existing residence in shape, bulk, height and design.
- e) The project includes an additional 280 square foot bedroom to the rear of the property. As stated in the Spreckels Design Guidelines policy P.1.5, the location of all additions to the rear or side of the existing structure where possible. The addition will be located to the rear of the property and will not be visible from the front of the property.
- f) Although the structure is listed as a non-contributing structure, the addition will be compatible with the Spreckels Design Guidelines and will match the colors and materials of the existing single family dwelling.
- g) 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 PLN090213.

7. **FINDING: HISTORICAL RESOURCE (CONFORMANCE)** - With regard to any property located within an historic district, the proposed work is found to be consistent with the purposes of Chapter 21.54 of Title 21 (Regulations for Historical 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.

EVIDENCE: a) See Finding and Evidence No. 6 above.

8. **FINDING: HISTORICAL RESOURCE (COMPATIBILITY)** - In the case of construction of a new improvement, addition, building, or structure

upon a designated historic resource site, the use and exterior of such improvements 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) See Finding and Evidence No. 6 and 7 above.

9. **FINDING: HISTORICAL RESOURCE (VIOLATIONS)** – Findings regarding construction of unsafe conditions or financial hardship per section 21.54.060.4 and 5, are not necessary or applicable to this project.
- a) Exceptions to compliance with the design standards may be allowed in the case of correcting an unsafe condition or if an immediate and substantial financial hardship would occur (Sections 18.25.160 and 18.25.175 of Monterey County code). These exceptions do not apply to this project.
 - b) The site does not hold an unsafe or dangerous structure and is in full compliance with respective building and fire codes. During staff review the project was routed to Salinas Rural Fire District and there was no indication that the structure was unsafe.
 - c) 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 and found the addition to be compatible and consistent with each. Staff is recommending approval of the subject project.

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

EVIDENCE: a) Section 21.80.040.D of the Monterey County Zoning Ordinance.

DECISION

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

- A. Find the project to be categorically exempt from CEQA pursuant to 15303(e);
- B. Approve the Use Permit and Design Approval, in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 9th day of September, 2009 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Secretary, Planning Commission Hearing

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 SECRETARY OF THE PLANNING COMMISSION / CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE [DATE]

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 4 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION ### - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

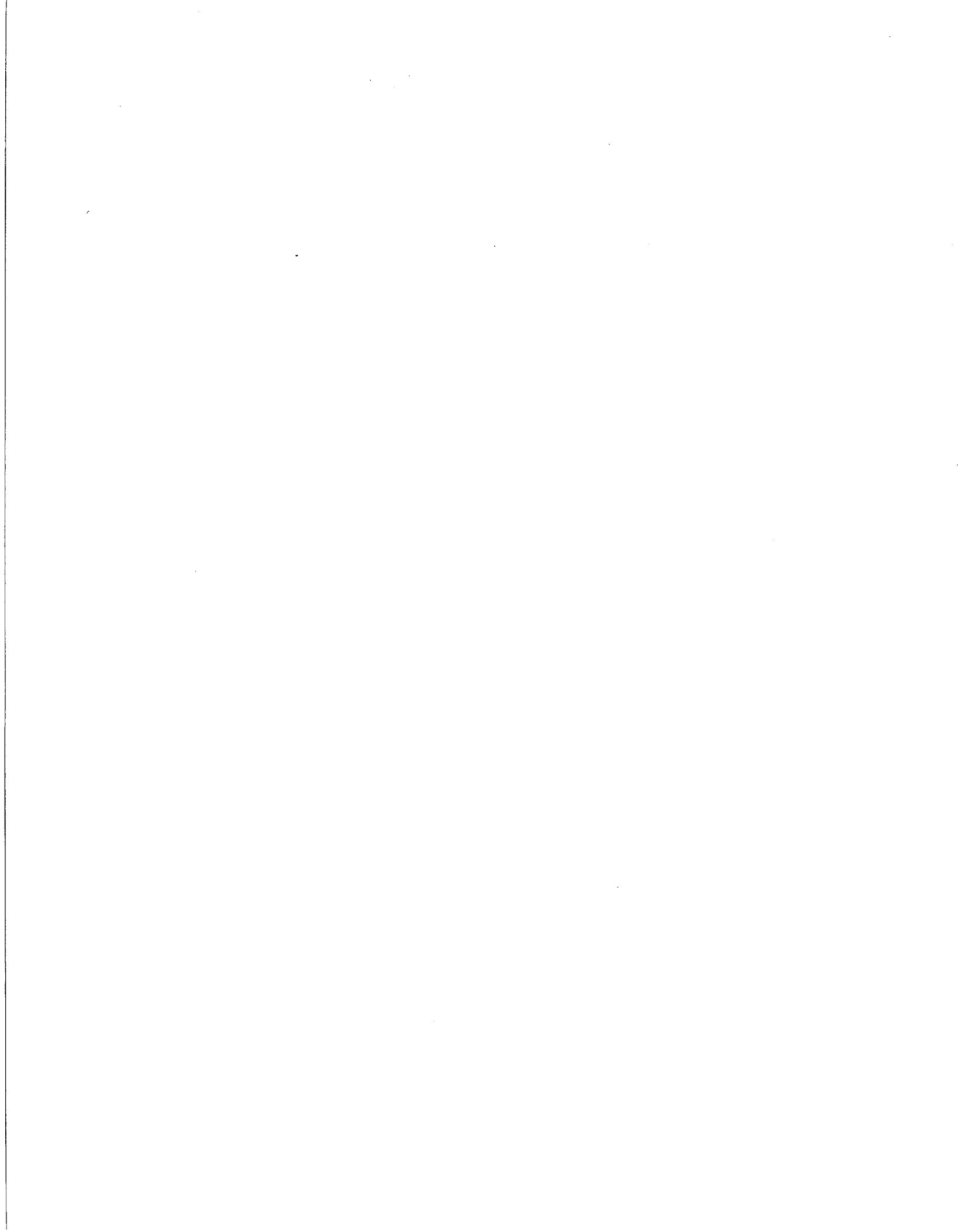
Project Name: Dennis and Judy Bradshaw
 File No: PLN090213 APNs: 177-053-016-000
 Approved by: Planning Commission Date: August, 26 2009

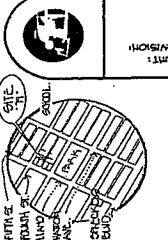
**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

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)
RMA -- Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN090213) allows Use Permit and Design Approval for the development in a Historical Resource or "HR" district to allow a 280 square foot bedroom addition and a 145 square foot interior remodel to an existing 1,820 square foot single family dwelling. The property is located at 79 Fourth Street, Spreckels (Assessor's Parcel Number 177-053-016-000), Greater Salinas Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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. (RMA-Planning Department)</p>	<p>Adhere to conditions and uses specified in the permit. 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.</p>	<p>Owner/ Applicant RMA - Planning</p>	<p>Ongoing unless otherwise stated</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)
2.		<p>PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Planning Commission for Assessor's Parcel Number 177-053-016-000 on August 26, 2009. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)</p>	<p>Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.</p>	Owner/ Applicant RMA-Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		<p>PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 4 years, to expire on August 26, 2013 unless use of the property or actual construction has begun within this period. (RMA - Planning Department)</p>	<p>The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.</p>	Owner/ Applicant	As stated in the conditions of approval	
4.		<p>PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN 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 final of building permits. (RMA - Planning Department)</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. The lighting shall be installed and maintained in accordance with the approved plan.</p>	Owner/ Applicant	Prior to final of building permits. Prior to occupancy/ 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)
5.		<p>PD004 - INDEMNIFICATION AGREEMENT</p> <p>The property owner agrees as a condition and in consideration of the 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. 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 the 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)</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, and as applicable	





Prepare Report for Selected Parcel

Parcel No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	1,000	1,000	1,000
2	1,000	1,000	1,000
3	1,000	1,000	1,000
4	1,000	1,000	1,000
5	1,000	1,000	1,000
6	1,000	1,000	1,000
7	1,000	1,000	1,000
8	1,000	1,000	1,000
9	1,000	1,000	1,000
10	1,000	1,000	1,000

474 N. 21st Ave. W. • 554-1111
 474 N. 21st Ave. W. • 554-1111
 474 N. 21st Ave. W. • 554-1111

BRADSHAW
 Dennis & Jost
 474 N. 21st Ave. W. • 554-1111
 474 N. 21st Ave. W. • 554-1111

HOME EXAMINER
 JAMES
 SHEET 1 OF 1

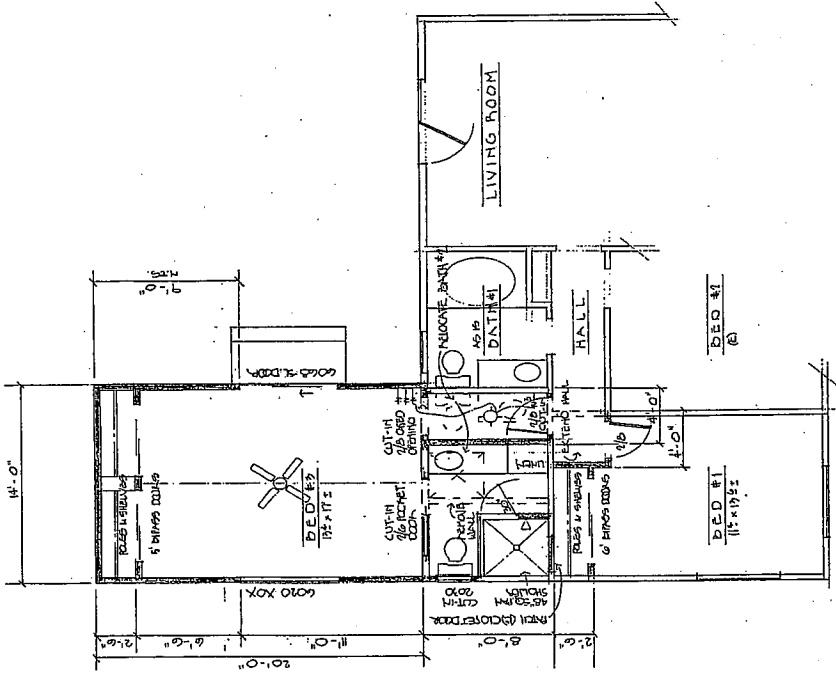
NOTES

- JOB DESCRIPTION: ADD BEDROOM, REMODEL BATH & COUCH.
- CODES: 2007 CBC, CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL, PLUMBING, FIRE & SAFETY CODES, AS LOCAL ADOPTIONS, CALIFORNIA ENERGY EFFICIENCY CODE, CALIFORNIA FIRE CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE & SAFETY CODE, CALIFORNIA ENERGY EFFICIENCY CODE, CALIFORNIA FIRE CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA ELECTRICAL CODE.
- CONTRACTOR: J. D. & J. H.
- CONSTRUCTION TIME: 3-20, UNREHEARSED
- LOT CORNER CALCULATIONS:
 LOT SIZE: 6,000 SQ. FT.
 COVERED: 1,000
 EXPOSED: 2,000
 PROPOSED ADDITION: 2,100
 PROPOSED TOTAL: 2,100
- GRAVING: NOTE: LOT IS ESSENTIALLY LEVEL.
- VEGETATION: REMOVE 25% OF UNMATURED.

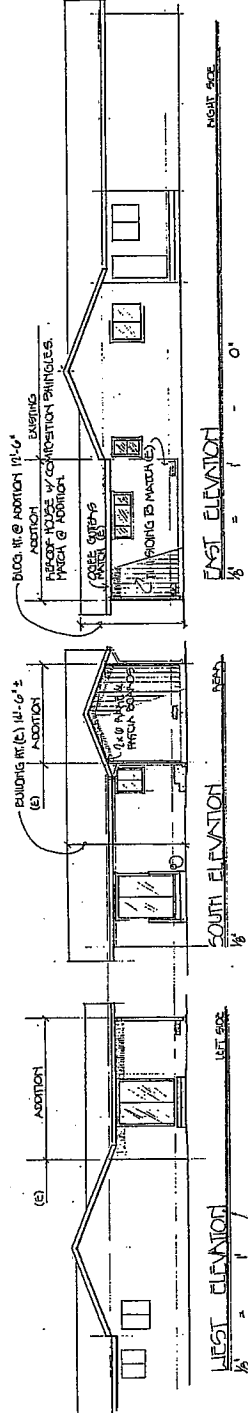
PROPOSED ADDITION 2,100 SQ. FT.
 PROPOSED TOTAL 2,100 SQ. FT.

PROPOSED ADDITION 2,100 SQ. FT.
 PROPOSED TOTAL 2,100 SQ. FT.

PROPOSED ADDITION 2,100 SQ. FT.
 PROPOSED TOTAL 2,100 SQ. FT.



FLOOR PLAN
 1/8" = 1' - 0"



WEST ELEVATION
 SOUTH ELEVATION
 EAST ELEVATION
 1/8" = 1' - 0"

Exhibit C.2.

GREATER SALINAS



APPLICANT: BRADSHAW

APN: 177-053-016-000

FILE # PLN090213



300' Limit



2500' Limit



City Limits



Exhibit D

PLANNER: NEGRETE

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

**Resolution No. PLN090213 (Dennis and Judy
Bradshaw)**

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend **approval of the Use Permit and Design Approval Request by Dennis and Judy Bradshaw to allow a 280 square foot bedroom addition to an existing 1,820 square foot single family dwelling. Colors and materials to match existing and will consist of grey composition shingles, grey ply siding, dark grey wood trim and off white vinyl windows. The project is located at 79 Fourth Street (Bradshaw residence), Salinas (Assessor's Parcel Number 177-053-016-000).**

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on **July, 2 2009**, 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 **79 Fourth Street, Salinas within an "HR" (Historic Resource) District (APN 177-053-016-000) of the County of Monterey. This single family dwelling is located in a designated "HR" Historical Resources District as a "N-2" non-contributing structure.**

WHEREAS, **Dennis and Judy Bradshaw (applicant) filed with the County of Monterey, an application for a Use Permit and Design Approval to allow a 280 square foot bedroom addition to an existing 1,820 square foot single family dwelling. The proposed addition will match the existing colors and materials of grey, dark grey and off white.**

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 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.

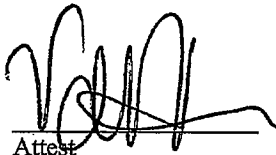
- Evidence:
1. Use Permit and Design Approval Application materials in file PLN090213 (Bradshaw);
 2. "HR" (Historic Resource) zoning regulations applicable to the site as found in Chapter 21.54.060 subsection 2 of the Monterey County Code;
 3. Spreckels Design Guidelines adopted February 1999;
 4. Secretary of the Interior's Standards for the Treatment of Historic Properties;
 5. 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 Bradshaw Use Permit and Design Approval** subject to the following conditions:

- 1.
- 2.

Passed and adopted on this 2nd day of July, 2009, upon motion of Kent Seavey, seconded by John Scourkes, by the following vote:

AYES: Salvador Munoz, Barbara Rainer, Judy MacClelland, Kellie Morgantini, Marleen Burch
NOES: None
ABSENT: None
ABSTAIN: None



Attest
Valerie Negrete, Project Planner
Date: June 18, 2009