

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting: March 10, 2010 Time: 9:00</b>	<b>Agenda Item No.: 3</b>
<b>Project Description:</b> Use Permit to allow an alteration to a contributing historic structure in a Historic Resources Zoning District. The alterations consists of 1) the demolition of an existing 345 square foot garage and 180 foot square foot patio; 2) the construction of a new 484 square foot garage; a 421 square foot addition with 12 square foot covered porch and 120 square foot uncovered deck; and Design Approval. All colors and materials proposed are proposed to match existing structure.	
<b>Project Location:</b> 88 Railroad Ave. Spreckles	<b>APN:</b> 177-042-004-000
<b>Planning File Number:</b> PLN090377	<b>Owner:</b> Vallejo Properties <b>Agent:</b> Mark Norris
<b>Planning Area:</b> Greater Salinas Area Plan	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> : HDR/5.1, HR- D [High Density Residential, 5.1 acre minimum, Historical Resource, and Design Control overlays]	
<b>CEQA Action:</b> Categorically Exempt per Section 15331 & 15303 (e)	
<b>Department:</b> 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 subject residence is located on a 6,000 square foot lot in the historical town of Spreckels. The residence is a type A Victorian cottage (Circa 1898, 1908) the structure was modified in 1985 with a small addition at the back of the residence but remains a contributing historic structure to the town of Spreckels. As a contributing structure, the dwelling adds to the historical architectural qualities, associations, or archeological values for which the Spreckels Historical District was placed. Because it is a structure in a historic designation however, the application was referred to the HRRB and was given a favorable recommendation. The proposed project consists of the demolition of an existing 345 square foot garage and removal an existing 180 square feet covered patio. The proposed addition would allow the garage to be reconstructed with an additional 139 square feet for a total of 484 square feet. Additions to the main structure would add two bedrooms and a laundry room and expand the existing kitchen thereby allowing a total increase of 917 square feet.

The interior remodel and proposed addition and reconstruction of the garage 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 Zoning Code Title 21.54.060 and 21.10. The proposed additions 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 therefore; staff determined that the project will not result in the significant alteration or loss of a historical resource and is therefore Categorical Exempt per Section 15331 & 15303(e), therefore staff recommends approval of the Use Permit and Design Approval.

## EXHIBIT A

### Project Information for PLN090377

<b>Project Title:</b> Owner Vallejo Properties	<b>Primary APN:</b> 127-011-011-000
<b>Location:</b> 88 Railroad Ave. Spreckles Salinas	<b>Coastal Zone:</b> NO
<b>Applicable Plan:</b> Greater Salinas Area Plan	<b>Zoning:</b> HDR/5.1-D-HR
<b>Permit Type:</b> Use Permit	<b>Plan Designation:</b> Residential
<b>Environmental Status:</b> EXEMPT	<b>Final Action Deadline:</b> N/A
<b>Advisory Committee:</b> N/A	

#### Project Site Data:

<b>Lot Size (sf):</b> 6,000	<b>Coverage Allowed:</b> 35%
<b>Existing Structures (sf):</b> 1,650	<b>Coverage Proposed:</b> 34%
<b>Proposed Structures (sf):</b> 1,442	<b>Height Allowed:</b> 35 Feet
<b>Total Square Feet:</b> 2,042	<b>Height Proposed:</b> 17
	<b>FAR Allowed:</b> 35%
	<b>FAR Proposed:</b> N/A

#### Resource Zones and Reports:

<b>Environmentally Sensitive Habitat:</b> N/A	<b>Erosion Hazard Zone:</b> Moderate
<b>Botanical Report #:</b> N/A	<b>Soils/Geo. Report #:</b> N/A
<b>Forest Mgt. Report #:</b> N/A	<b>Geologic Hazard Zone:</b> II
<b>Archaeological Sensitivity Zone:</b> HIGH	<b>Geologic Report #:</b> N/A
<b>Archaeological Report #:</b> N/A	<b>Traffic Report #:</b> N/A
<b>Fire Hazard Zone:</b> Low	

#### Other Information:

<b>Water Source:</b> Mutual	<b>Sewage Disposal (method):</b> Mutual
<b>Water District/Company:</b> Spreckles Public Water	<b>Sewer District Name:</b>
<b>Fire District:</b> Monterey Regional Fire District	<b>Grading (cubic yds):</b> N/A
<b>Tree Removal (Count/Type):</b> N/A	

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

- √ RMA - Public Works Department  
Environmental Health Division
- √ Water Resources Agency
- √ Monterey Regional Fire District

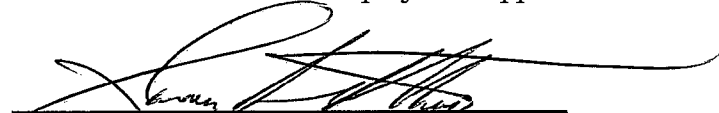
Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by RMA – Planning Department and have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit C**).

**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 Vallejo Properties project was only referred to the HRRB (Historical Resources Board).

At a publicly noticed meeting held, December 3, 2009, the HRRB reviewed and unanimously recommended approval of PLN090377 (Vallejo). No conditions were recommended.

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



Ramon A. Montano, Assistant Planner  
(831) 755-5169, montanor@co.monterey.ca.us  
February 22, 2010

cc: Front Counter Copy; Planning Commission; Monterey Regional Fire District; Public Works Department; Environmental Health Division; Water Resources Agency; Meg Clovis, Parks Department; Taven Kinison Brown, Planning Services Manager; Ramon Montano, Project Planner; Carol Allen, Senior Secretary; Vallejo Properties, Owner; Mark Norris, Agent; Planning File PLN090377

- 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 B PROJECT DISCUSSION

The Vallejo residence is located at 88 Railroad Avenue, Spreckels or Lot 4, Block 42 of Volume I of Cities and Towns at Page 71. Located in the historical town of Spreckels, the property is a 6000 square foot residential lot with an existing 1,650 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 owner proposes a 917 square foot addition by rebuilding the existing garage with an increase of 139 square feet, with the addition of two bedrooms, a 4 foot expansion the kitchen and remodel the interior.

### 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 Vallejo residence is listed as a 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)

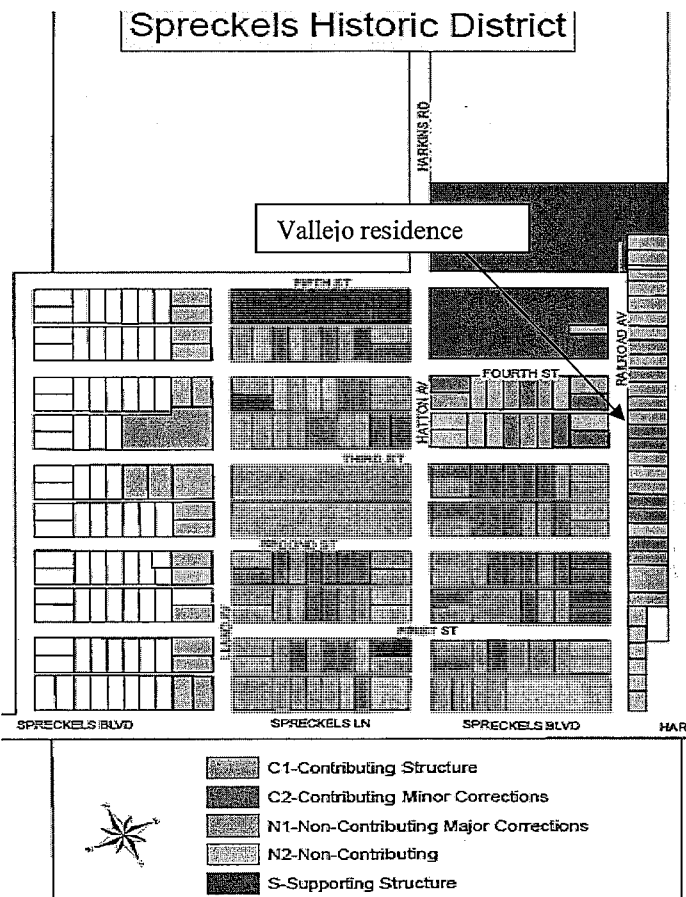
### The Vallejo project consistency

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 34%; the maximum allowed coverage for the district is 35%. The required rear setback is 10 feet and the addition will be 17 feet from the rear property line. The side yard setback will be maintained in excess of 5 feet on both side of the residence with the additions. The height of the addition to the main structure will be 21 feet to the ridge which does not exceed the HDR districts maximum of height of 30 feet for main structures, whereas the height of the garage is limited to 15 feet per the Spreckels Design Guidelines (R1.10)

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.

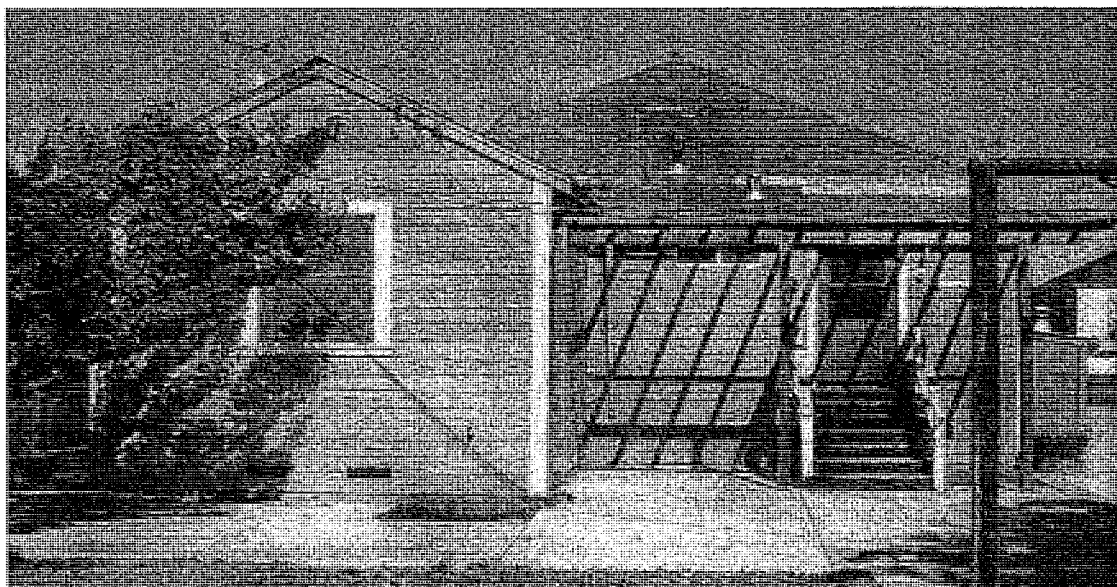


The development in the town of Spreckles shall only be allowed under the following conditions. The plans submitted demonstrate that the design of the proposed additions is harmonious with existing development in exterior treatment of, building lines, bulk, and height. Additionally the plans provided for the Planning Commissions consideration building design, color scheme per Section (GS 27.1.5 of the Greater Salinas Area Plan). The existing residence is light tan with off white wood trim, and a gray composite shingle 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 December 3, 2009, the HRRB unanimously recommended approval of the addition with no comments.



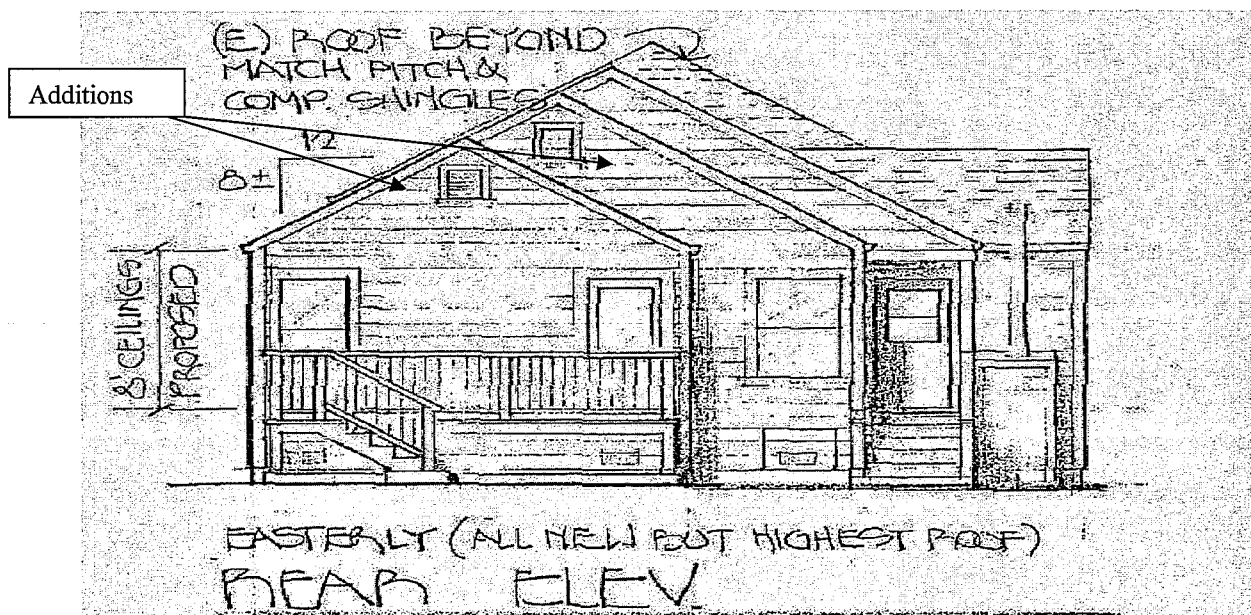
*Front of existing residence*



*Rear of existing residence*

### *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 tan, body with off white trim and grey composition shingle roof. 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 December 3, 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 (PLN090377)**

**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) Approve a Use Permit to allow an alteration to a contributing historic structure in a Historic Resources Zoning District. The alterations consists of 1) the demolition of an existing 345 square foot garage and 180 foot square foot patio; 2) the construction of a new 484 square foot garage; a 421 square foot addition with 12 square foot covered porch and 120 square foot uncovered deck; and Design Approval. All colors and materials proposed are proposed to match existing structure.

(PLN090377, Vallejo Properties, 88 Railroad Ave., Spreckels, Greater Salinas Area Plan (APN: 177-042-004-000))

**The Vallejo application (PLN090377) came on for public hearing before the Monterey County Planning Commission on March 10, 2010,. 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 88 Railroad Ave. Spreckles (Assessor's Parcel Number 177-042-004-000), 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 November 8, 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,)
- 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 December 3, 2009. The HRRB unanimously recommended approval of the project with no conditions.
- h) Design Approval; the project was not referred to Spreckels Design Review Committee at this time because their committee currently retains 3 out of the five required members therefore no meetings are 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 December 3, 2009 meeting. The HRRB recommended approval of the proposed with no conditions on a vote of 5 to 0.
- i) 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 PLN090377.

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 November 8, 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 PLN090377.

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 PLN090377.

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 November 8, 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 PLN090377.

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 and; 15331 is allowed when the project will not cause a substantial adverse change to a significant historical resource.
  - b) The project is a 917 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 contributing structure. Contributing structures add to the historical architectural qualities, historical associations, or archeological values for which the Spreckels Historical District is known. The proposed additions approved by the Monterey County Historical Review Board. The proposed additions will continue to maintain the design integrity and distinguishing features of the historic building and does not radically change, obscure, or destroy the original materials character defining features and finishes of the building
  - c) The proposed changes were approved by the Monterey County

Historic Review Board. The County has determined that the project changes to the structure would not cause a substantial adverse change to the historically contributing structure located in the Historical town of Spreckles

- d) No adverse environmental effects were identified during staff review of the development application during a site visit on November 8, 2009.
- e) 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.
- f) 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) Based upon the application material, plan and site visit conducted by the Planning Department 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. 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. As a result, 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. Nor will the project significantly affect the architectural features of the designated resource nor adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and site.
- 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. The project was referred to the Historical Resources Review Board and was heard at the December 3, 2009 meeting. The HRRB approved the proposed with no conditions on a vote of 5 to 0.
- c) 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. The structure is listed as a contributing structure; the proposed additions have been determined by the Monterey County Historical Review Board to be compatible with the

Spreckels Design Guidelines and will match the colors and materials of the existing single family dwelling. Additions to the main structure would add two bedrooms and a laundry room and expand the existing kitchen thereby allowing a total increase of 917 square feet. The addition will be located towards the rear of the property facing the alley. *As stated in the Spreckels Design Guidelines policy P.1.5, the location of all additions shall be located to the rear or side of the existing structure whenever possible.* The addition will be located to the rear of the property and will not be visible from the front of the property.

- d) The project was routed to all county agencies and the Monterey Regional Fire District. There were no indications that the structure was unsafe or that dangerous condition existed, therefore no permit is required or ordered to correct the aforementioned conditions.
- e) No substantial evidence is present to indicate that denial of the application would not result in immediate and substantial financial hardship pursuant to Section 18.25.175 of this code. This project is found to be compatible and consistent with the regulations for development in the town of Spreckels, Greater Salinas Area Plan policies, and the Monterey County General Plan and Zoning Ordinance Title 21. and the Monterey County Historic Review Board.

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 10th day of March, 2010 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:** Vallejo Properties  
**File No:** PLN090377 **APNs:** 177-042-004-000  
**Approved by:** Planning Commission **Date:** March 10, 2009

*\*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>
<b>RMA – Planning Department</b>						
1.		<b>PD001 - SPECIFIC USES ONLY</b> This Permit (PLN090377) allows Use Permit and Design Approval for the development in a Historical Resource or “HR” district to allow a Use Permit to allow an alteration to a contributing historic structure in a Historic Resources Zoning District. The alterations consists of 1) the demolition of an existing 345 square foot garage and 180 foot square foot patio; 2) the construction of a new 484 square foot garage; a 421	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.	Owner/ Applicant  RMA - Planning	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)
		square foot addition with 12 square foot covered porch and 120 square foot uncovered deck, with composition shingles. All colors and materials proposed are proposed to match existing structure. The property is located at 88 Railroad Ave. Spreckles (Assessor's Parcel Number 177-042-004-000) north of the intersection of Spreckles Blvd and Railroad Ave. Greater Salinas Area within the Town of Spreckles. 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. <b>(RMA-Planning Department)</b>				
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the <b>Planning Commission</b> for Assessor's Parcel Number 177-042-004-000 on <b>March 10, 2010</b> . The permit was granted subject to <u>7</u> conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." <b>(RMA-Planning Department)</b>	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.	Owner/ Applicant  RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		<b>PD032(A) - PERMIT EXPIRATION</b> The permit shall be granted for a period of 4 years, to expire on <b>March 10, 2014</b> unless use of the property or actual construction has begun within this period. <b>(RMA - Planning Department)</b>	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.	Owner/ Applicant	As stated in the conditions of approval	

<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>
4.		<p><b>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</b></p> <p>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. <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>	Owner/ Applicant	<p>Prior to final of building permits.</p> <p>Prior to occupancy/ Ongoing</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)
5.		<p><b>PD004 - INDEMNIFICATION AGREEMENT</b>  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. <b>(RMA - Planning Department)</b></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	

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)
<b>Monterey County Water Resources Agency</b>						
6.		<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> <p>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.</p> <p>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></p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

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)
<b>RMA – Planning Department</b>						
7.		<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 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>(Monterey Regional Fire District).</b></p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p>	Applicant or owner	Prior to issuance of building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	Prior to final building inspection	

**END OF CONDITIONS**





# GREATER SALINAS

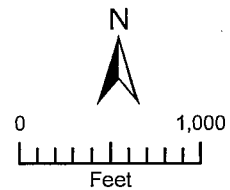


APPLICANT: VALLEJO

APN: 177-042-004-000

FILE # PLN090377

  300' Limit  
   2500' Limit  
   City Limits  
 Water



# EXHIBIT E

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

Resolution No.: PLN090377 (VALLEJO LOUIS &  
JANE A VALLEJO TRS ET AL)

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend approval of the Use Permit to allow an alteration to a contributing historic structure in a Historic Resources Zoning District. The alterations consists of 1) the demolition of an existing 345 square foot garage and 180 foot square foot patio; 2) the construction of a new 484 square foot garage; a 421 square foot addition with 12 square foot covered porch and 120 square foot uncovered deck, with composition shingles. All colors and materials proposed are proposed to match existing structure. The property is located at 88 Railroad Ave. Spreckels (Assessor's Parcel Number 177-042-004-000).

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on December 3, 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, the Spreckels Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation.

WHEREAS, the parcel is located at 88 Railroad Ave. Spreckels (Assessor's Parcel Number 177-042-004-000) of the County of Monterey. This building is a contributing structure within a locally designated Historic District.

WHEREAS, Mark Edwin Norris (applicant) filed with the County of Monterey, a development application for a Use Permit and Design Approval to allow the demolition of an existing 345 square foot garage and 180 foot square foot patio; 2) the construct of a new 484 square foot garage; a 421 square foot addition with 12 square foot covered porch and 120 square foot uncovered deck, with composition shingles all colors and materials to match existing structure.

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 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 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.

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. Application, Plans and other materials contained in file PLN090377 (Vallejo)
  2. "HR" (Historic Resource) zoning regulations applicable to the site as found in Chapter 21.54 of the Monterey County Code.
  3. The proposed work is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
  4. The proposed work is consistent with the Spreckels Design Guidelines adopted February 1999;
  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 VALLEJO LOUIS & JANE A VALLEJO TRS ET AL Use Permit and Design Approval application, subject to the following conditions:

1. The applicant must secure a building Permit from the Monterey County Building Department.
2. The property owner will submit new plans to the RMA-Planning Department for distribution to the Historic Resources Review Board for review of any and all changes from this approval as delineated in plans, application materials under file PLN090377.

Passed and adopted on this 3<sup>rd</sup> day of December, 2009, upon motion of Sal Munoz seconded by Barbara Rainer, by the following vote:

AYES: Sal Munoz, Barbara Rainer, John Scourkes, Judy MacClelland, Kent Seavey

NOES:

ABSENT: Kellie Morgantini, Marleen Burch

ABSTAIN:



Attest  
Ramon Montano, Project Planner  
Date December 3, 2009