

MONTEREY COUNTY PLANNING COMMISSION

Meeting: August 11, 2010 Time: 9:00	Agenda Item No.: <u>1</u>
Project Description: Use Permit and Design Approval to allow the construction of an attached 224 square foot bedroom addition and a 138 square foot interior remodel to an existing 1,425 square foot single family dwelling in an HR district (Spreckels) pursuant to Monterey County Code Section 21.54.080.A.	
Project Location: 20 Third Street, Spreckels	APN: 177-043-006-000
Planning File Number: PLN100188	Owner: Jennifer Belli Agent: Belli Architects
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 15301 (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 15301 (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 6,000 square foot lot is located in the historical town of Spreckels and is a non-contributing (N-1) structure to the town of Spreckels. Development within an “HR” district requires a Use Permit. The proposed project consists of a 224 square foot addition and a 138 square foot interior remodel to an existing 1,425 square foot single family dwelling. 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. However, because the property is located in an Historic Resources (“HR”) zoning designation the application and materials were referred to the HRRB (Historical Resources Board) and the Spreckels Neighborhood Design Committee for their recommendation to the Planning Commission. Both committees had favorable recommendations. There is no fee for this Use Permit pursuant to 21.54.090 of the Monterey County Code.

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.

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:

At a publicly noticed hearing held May 19, 2010, the project was heard by the Spreckels Neighborhood Design Committee. Committee members gave a favorable recommendation (**Exhibit F**) and did not suggest any changes to the project.

The project was referred to the Historical Resources Review Board and was heard at the June 3, 2010 meeting. The HRRB approved the proposed with 2 conditions and a vote of 4 to 2. The HRRB recommended that the new addition shall be architecturally differentiated from the existing structure with distinguishing characteristics such as horizontal siding. Secondly, the resolution was to reflect square footage of the structural addition (224 Square feet), rather than the total floor area to be disturbed.

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

//s 

Valerie Negrete, Assistant Planner
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July 21, 2009

cc: Front Counter Copy; Planning Commission; Salinas Rural Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Meg Clovis, Parks Department; Taven Kinison Brown, Planning Services Manager; Valerie Negrete, Project Planner; Carol Allen, Senior Secretary; Jennifer Belli, Owner; Casey Jerome, Agent; Planning File PLN100188

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 HRRB (Historical Resources Board) Advisory Committee Minutes held on June 3, 2010
Exhibit E Spreckels Neighborhood Design Committee Minutes held on May 19, 2010
Exhibit F Design Approval Application for Belli addition
Exhibit G Vicinity Map

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

Exhibit A
Project Information for (PLN100188)

Project Title: Jennifer Belli	Primary APN: 177-043-006-000
Location: 20 Third Street, Spreckels	Coastal Zone: No
Applicable Plan: Greater Salinas	Zoning: HDR/5.1-HR
Permit Type: Use Permit	Plan Designation: Greater Salinas
Environmental Status: Exempt per Section 15301 (e)	Final Action Deadline:
Advisory Committee: Spreckels Advisory, HRRB	

Project Site Data:

Lot Size: 6,000 Sq. Ft.	Coverage Allowed: 35%
	Coverage Proposed: 26%
Existing Structures (sf): 1,425 Sq. Ft.	Height Allowed: 30'
Proposed Structures (sf): 224 Sq. Ft.	Height Proposed: 20'
Total Square Feet: 1,649 Sq. Ft.	FAR Allowed: NA
	FAR Proposed: NA

Resource Zones and Reports

Environmentally Sensitive Habitat: No	Erosion Hazard Zone: IV
Botanical Report #: NA	Soils/Geo. Report #: None
Forest Mgt. Report #: NA	Geologic Hazard Zone: None
	Geologic Report #: None
Archaeological Sensitivity Zone: HR designation	Traffic Report #: None
Archaeological Report #: None	
Fire Hazard Zone: No	

Other Information:

Water Source: Mutual System	Sewage Disposal (method): Mutual System
Water District/Company: Spreckels Public Water System	Sewer District Name: Spreckels Public Sewage System
Fire District: Sprekels Fire District	Grading (cubic yds): none
Tree Removal (Count/Type): No Tree Removal	

Exhibit A
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EXHIBIT B PROJECT DISCUSSION

The Belli residence is located at 20 Third Street, Spreckels or Lot 6, Block D of Volume I of Cities and Towns at Page 71. The property is a 6,000 square foot residential lot with an existing 1,425 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 224 square foot dining room addition, which will include a total of 362 square foot of home remodeling to relocate the existing bathroom, laundry room and part of a bedroom.

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 Belli residence is listed as a non contributing structure or N-1 designation. Non contributing structures do not add to the historical architectural qualities, historical associations or archeological values for which the Spreckels Historic District is known.

The Belli project Development Standards

The project is consistent with applicable HDR/5.1 zoning district regulations in regards to height, coverage and setbacks. The site contains a 1,425 square foot single family dwelling and a 538 square foot garage/shed. The addition will require the demolition of an existing 108 square foot porch and internally a wash room and bathroom. The addition will sit to the rear of the residence and will encompass 224 square feet of structure to the home and bring the site coverage to 26%, whereas the district allows 35%.

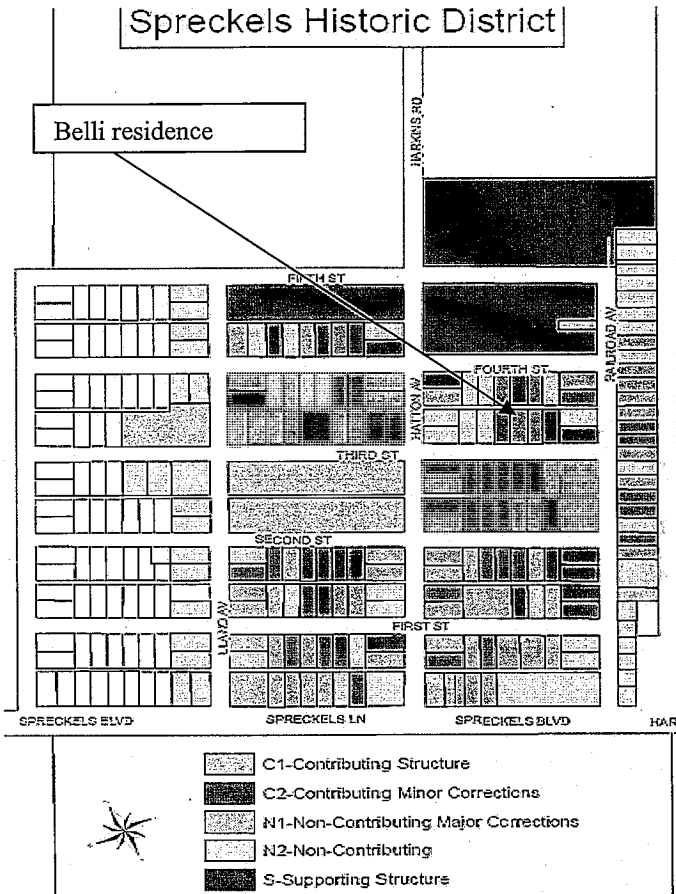


Figure 1: Elevation of Belli addition

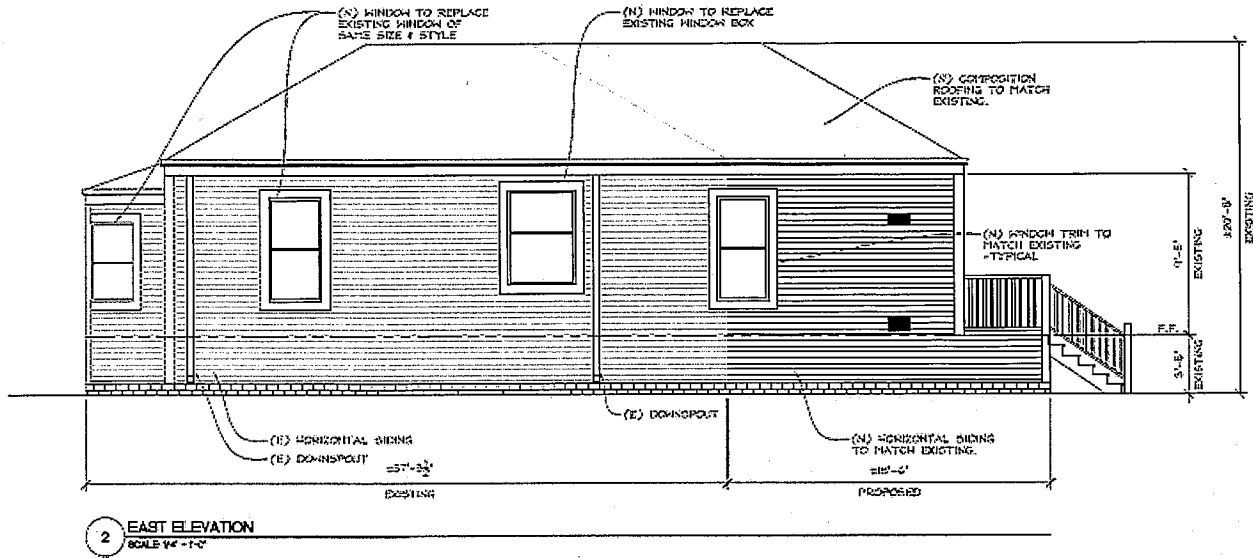
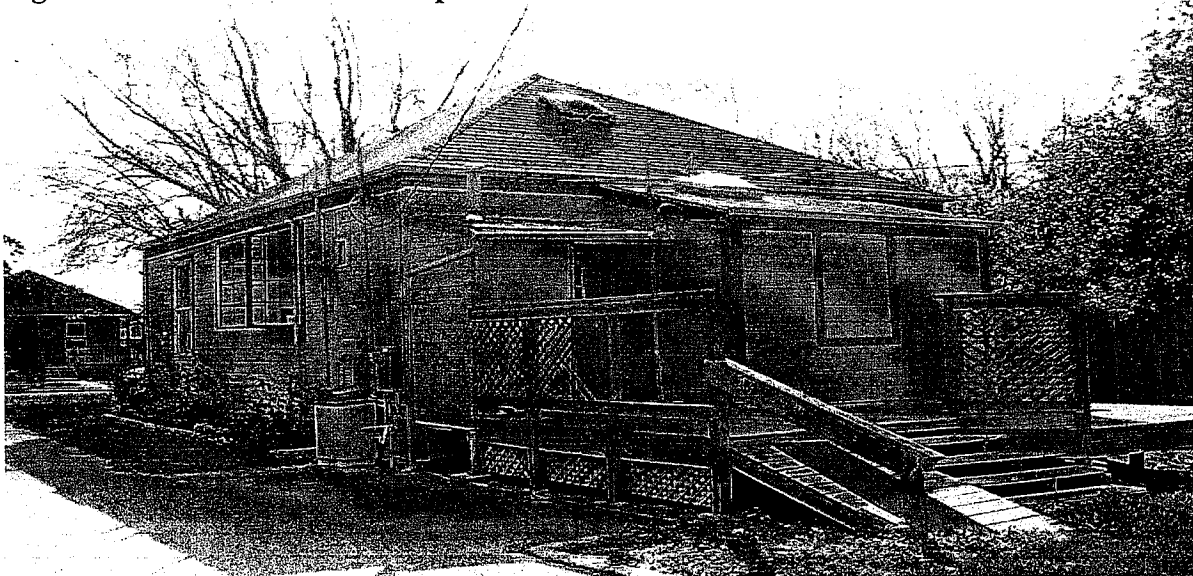


Figure 2: Photo of area to be expanded



The project was analyzed for consistency with both the Greater Salinas Area Plan and Spreckels Design Guidelines.

Development within the “HR” zoning district 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)

Spreckels Neighborhood Design Committee

At a publicly noticed hearing held May 19, 2010, the project was heard by the Spreckels Neighborhood Design Committee. Committee members gave a favorable recommendation (Exhibit F) and did not suggest any changes to the project.

HRRB (Historical Resource Board) review

The project was referred to the Historical Resources Review Board and was heard at the June 3, 2010 meeting. The HRRB approved the proposed with 2 conditions and a vote of 4 to 2. The HRRB recommended that the new addition be architecturally differentiated from the existing structure with distinguishing characteristics such as horizontal siding. As a condition, the applicant will submit elevation plans with details explaining how the new addition is kept different. Secondly, the resolution was to reflect square footage of the structural addition (224 Square feet), rather than the total floor area to be disturbed. Staff has made the change to the HRRB Resolution (see **Exhibit D**) but no further action is required.

The proposed rear addition has been carefully designed to adhere to the Spreckels Design Guidelines and the zoning district regulations. 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:

Jennifer Belli (PLN100188)

RESOLUTION NO.

Resolution by the Monterey County Planning
Commission:

- 1) Categorically exempting this type of project per section 15301 (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 224 square foot addition and a 138 square foot interior remodel to an existing 1,425 square foot single family dwelling.

(PLN100118, Jennifer Belli, 20 Third Street, Spreckels, Greater Salinas Area Plan (APN: 177-043-006-000))

The Belli application (PLN100188) came on for public hearing before the Monterey County Planning Commission on August 11, 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 20 Third Street, Spreckels (Assessor's Parcel Number 177-043-006-000), 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 HDR/5.1 [High Density Residential, 5.1 acre minimum] regulations which allow residential uses. The project meets the height, setback and coverage requirements.
- f) The project is consistent with the Spreckels Design Guidelines. (See Finding 6,7,8 and 9) The project was referred to the Spreckels Neighborhood Design Review Committee on May 19, 2010 for a recommendation to the Planning Commission. The committee gave a favorable recommendation on a 3-0 vote with no conditions.
- 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 June 3, 2010. The HRRB unanimously recommended approval of the project with no conditions.
- h) The existing home sits at 20 feet from the front and 5 feet on each side. The proposed addition will be approximately 15 feet to the rear property line, when the district requires 10 feet. The existing residence is a single story home and will remain 20 feet high, whereas the district requires less than 30 feet.
- 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 PLN100188.

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) 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 PLN100188.

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 PLN100188.

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 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 PLN100188.

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 that effect of the environment.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301 (e) categorically exempts the construction of small accessory structures.
 - b) The project is a 224 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) The existing residence is situated on a flat lot and the proposed addition will be located in the same location as an existing deck.
 - d) See preceding and following findings and supporting evidence.

6. **FINDING:** **HISTORICAL RESOURCE (CONSISTENCY)** - 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 June 3, 2010 meeting. The HRRB approved the proposed with 2 conditions and a vote of 4 to 2. The HRRB would like to condition the new addition to be architecturally differentiated from the existing structure with distinguishing characteristics such as horizontal siding (Condition #6). Secondly, the HRRB wanted the HRRB resolution to reflect the square footage of the structural addition (224 Square feet), rather than the total floor area to be disturbed. The HRRB resolution was corrected and no further action was needed.
- 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) Key policy, P.1.5 of the Spreckels Design Guidelines requires "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 in an area of the existing deck 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 PLN100188.

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 15301(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 11th day of August, 2010 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

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 3 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: Jennifer Belli

File No: PLN100188

APNs: 177-043-006-000

Approved by: Planning Commission

Date: August 11, 2010

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

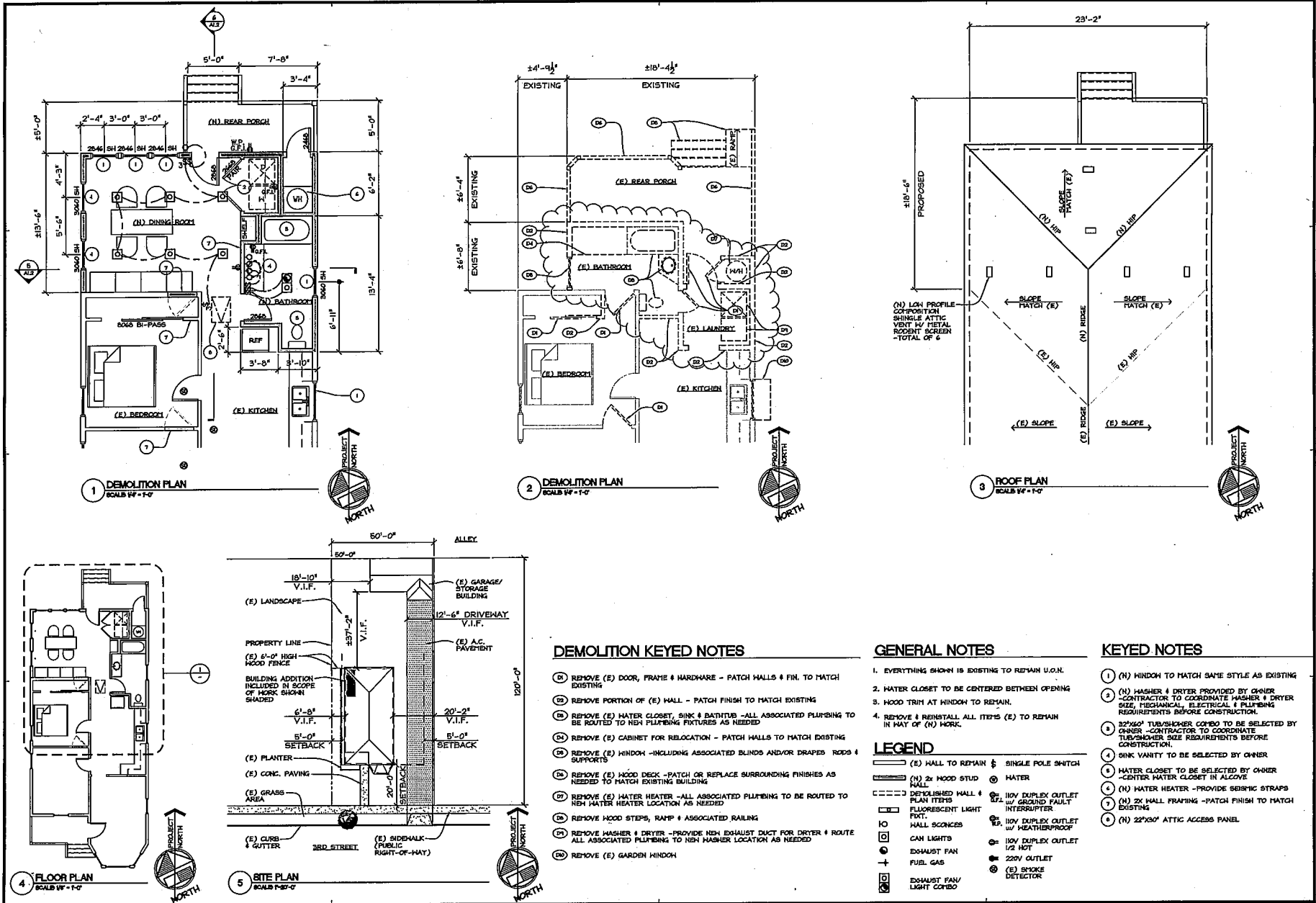
Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
RMA – Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN100188) allows Use Permit and Design Approval for the development in a Historical Resource or “HR” district to allow a 224 square foot addition and a 138 square foot interior remodel to an existing 1,425 square foot single family dwelling. The property is located at 20 Third Street, Spreckels (Assessor’s Parcel Number 177-043-006-000), 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.</p> <p>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</p> <p>RMA - Planning</p>	<p>Ongoing unless otherwise stated</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
2.		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 177-043-006-000 on August 11, 2009 . The permit was granted subject to <u>5</u> 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)	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.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on <u>August 11, 2013</u> unless use of the property or actual construction has begun within this period. (RMA - Planning Department)	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	
4.		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)	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans. The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to final of building permits. Prior to occupancy/ Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
5.		<p>NON STANDARD – ARCHITECTURAL DESIGN</p> <p>The addition shall be architecturally differentiated from the existing structure with distinguishing characteristics such as horizontal siding. Prior to the issuance of building permits, the applicant shall submit to the RMA - Director of Planning a site plan elevation showing the siding and structural details with an explanation of how the two sidings differ.</p>	The applicant or owner shall submit elevation plans with distinguishing features.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	

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)
6.		<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	

END OF CONDITIONS



DEMOLITION KEYED NOTES

- (D) REMOVE (E) DOOR, FRAME & HARDWARE - PATCH WALLS & FIN. TO MATCH EXISTING
- (D) REMOVE PORTION OF (E) WALL - PATCH FINISH TO MATCH EXISTING
- (D) REMOVE (E) WATER CLOSET, SINK & BATHTUB - ALL ASSOCIATED PLUMBING TO BE ROUTED TO NEW PLUMBING FIXTURES AS NEEDED
- (D) REMOVE (E) CABINET FOR RELOCATION - PATCH WALLS TO MATCH EXISTING
- (D) REMOVE (E) HINDON - INCLUDING ASSOCIATED BLINDS AND/OR DRAPES, RODS & SUPPORTS
- (D) REMOVE (E) HOOD DECK - PATCH OR REPLACE SURROUNDING FINISHES AS NEEDED TO MATCH EXISTING BUILDING
- (D) REMOVE (E) WATER HEATER - ALL ASSOCIATED PLUMBING TO BE ROUTED TO NEW WATER HEATER LOCATION AS NEEDED
- (D) REMOVE HOOD STEPS, RAMP & ASSOCIATED RAILING
- (D) REMOVE WASHER & DRYER - PROVIDE NEW EXHAUST DUCT FOR DRYER & ROUTE ALL ASSOCIATED PLUMBING TO NEW WASHER LOCATION AS NEEDED
- (D) REMOVE (E) GARDEN HINDON

GENERAL NOTES

1. EVERYTHING SHOWN IS EXISTING TO REMAIN U.O.N.
2. WATER CLOSET TO BE CENTERED BETWEEN OPENING
3. HOOD TRIM AT HINDON TO REMAIN.
4. REMOVE & REINSTALL ALL ITEMS (E) TO REMAIN IN WAY OF (N) WORK.

LEGEND

- (E) HALL TO REMAIN
- (N) 2x HOOD STUD
- DEVELOPED HALL
- HALL SCENCES
- CAN LIGHTS
- EXHAUST FAN
- FUEL GAS
- EXHAUST FAN/LIGHT COMBO
- (E) HALL TO REMAIN
- (N) 2x HOOD STUD
- DEVELOPED HALL
- HALL SCENCES
- CAN LIGHTS
- EXHAUST FAN
- FUEL GAS
- EXHAUST FAN/LIGHT COMBO
- 110V DUPLEX OUTLET
- 110V DUPLEX OUTLET w/ WEATHERPROOF
- 110V DUPLEX OUTLET 1/2 HOT
- 220V OUTLET
- (E) SMOKE DETECTOR
- SINGLE POLE SWITCH
- WATER
- 110V DUPLEX OUTLET w/ GROUND FAULT INTERRUPTER
- 110V DUPLEX OUTLET w/ WEATHERPROOF
- 110V DUPLEX OUTLET 1/2 HOT
- 220V OUTLET
- (E) SMOKE DETECTOR

KEYED NOTES

- (1) (N) HINDON TO MATCH SAME STYLE AS EXISTING
- (2) (N) WASHER & DRYER PROVIDED BY OWNER - CONTRACTOR TO COORDINATE WASHER & DRYER SIZE, MECHANICAL, ELECTRICAL & PLUMBING REQUIREMENTS BEFORE CONSTRUCTION.
- (3) 3/2"x6" TUB/SHOOWER COMBO TO BE SELECTED BY OWNER - CONTRACTOR TO COORDINATE TUB/SHOOWER SIZE REQUIREMENTS BEFORE CONSTRUCTION.
- (4) SINK VANITY TO BE SELECTED BY OWNER
- (5) WATER CLOSET TO BE SELECTED BY OWNER - CENTER WATER CLOSET IN ALCOVE
- (6) (N) WATER HEATER - PROVIDE SEISMIC STRAPS
- (7) (N) 2x WALL FRAMING - PATCH FINISH TO MATCH EXISTING
- (8) (N) 22"x30" ATTIC ACCESS PANEL

REV	DATE	BY	DESCRIPTION

Bell Architectural Group
 BUILDING INNOVATIONS
 313 S. Main Street
 San Jose, California
 Phone (415) 421-4000

SITE PLAN, DEMO PLAN, FLOOR PLAN & ROOF PLAN
 SPECIALS - SINGLE FAMILY RESIDENTIAL, ADDITION FOR
JENNIFER BELL
 2500 W. STREET
 SAN JOSE, CALIFORNIA, CA

DATE: 05/04/10
 SCALE: AS NOTED
 DRAWN: C.J.
 CHECKED: 09046
 SHEET: A11

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

Resolution No. **PLN100188 (Jennifer Belli)**
Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend **approval of the Use Permit and Design Approval Request by Jennifer Belli to allow a 224 square foot addition to an existing 1,425 square foot single family dwelling. Colors and materials to match existing and will consist of grey-blue siding, composition shingles, with turquoise blue trim. The project is located at 20 Third Street (Belli residence), Spreckels (Assessor's Parcel Number 177-043-006-000).**

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on **June, 3 2010**, 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 the Treatment of Historic Properties.**

WHEREAS, the parcel is located at **20 Third Street, Spreckels** within an **"HR" (Historic Resource) District (APN 177-043-006-000)** of the County of Monterey. This single family dwelling is located in a designated **"HR" Historical Resources District** as a **"N-1" non-contributing structure.**

WHEREAS, **Jennifer Belli (applicant)** filed with the County of Monterey, an application for a **Use Permit and Design Approval to allow a 224 square foot addition to an existing 1,425 square foot single family dwelling. The proposed addition will match the existing colors and materials of the existing residence, grey-blue siding with turquoise blue trim dark grey.**

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 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:
1. Use Permit and Design Approval Application materials in file PLN100188 (Belli);
 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 Belli Use Permit and Design Approval subject to the following conditions:**

1. Change the square footage on the Resolution from 362 square feet to 224 square feet.
2. Addition shall be architecturally differentiated from the existing structure with distinguishing characteristics such as horizontal siding,

Passed and adopted on this **3rd day of June, 2010**, upon motion of Kent Seavey, seconded by Salvador Munoz, by the following vote:

AYES: Kent Seavey, Salvador Munoz, John Scourkes, Barbara Rainer
NOES: Kellie Morgantini, Judy MacClelland
ABSENT:
ABSTAIN:

Attest

Valerie Negrete, Project Planner
Date: May 20, 2010

FILE COPY
PLN/00188

MINUTES
Spreckels Neighborhood Design Review Committee
Wednesday, May 19, 2010

1. Meeting called to order by Jim Riley @ at 7:34 pm

2. Roll Call

Members Present: Jim Riley, Scott Henningsen, Brian Aglezas

Members Absent: ^{Present} Tom Chavez, Lochlan McVicar

members Absent: Ø

3. Approval of Minutes:

A. July 18, 2007 minutes

Motion: Scott Henningsen (LUAC Member's Name)

Second: Lochlan McVicar (LUAC Member's Name)

Ayes: 3

Noes: Ø

Absent: Ø

Abstain: Ø

B. November 28, 2007 minutes

Motion: Lochlan McVicar (LUAC Member's Name)

Second: Scott Henningsen (LUAC Member's Name)

Ayes: 3

Noes: Ø

Absent: Ø

Abstain: Ø

Exhibit E
Page 1 of 5 Pages

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MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. **Scheduled Item(s)** – Refer to attached project referral sheet(s)

6. **Other Items:**

A) Election of Officers:

LUAC member nominated for Chairperson: Jim Riley

Motion: Scott Henningsen (LUAC Member's Name)

Second: Lochlan Marken (LUAC Member's Name)

Ayes: 3

Noes: 0

Absent: 0

Abstain: 0

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MAY 20 2010

LUAC member nominated for Secretary: Scott Henningsen

Motion: Scott Henningsen (LUAC Member's Name)

Second: Lochlan McVicar (LUAC Member's Name)

Ayes: 3

Noes: 0

Absent: 0

Abstain: 0

B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

C) Announcements

None

Exhibit E
Page 3 of 5 Pages

7. Meeting Adjourned: 7:53 pm

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Minutes taken by: Scott Henningsen

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Spreckels**

Please submit your recommendations for this application by: May 19, 2010

Project Title: BELLI JENNIFER E
File Number: PLN100188
File Type: PC
Planner: NEGRETE
Location: 20 THIRD ST SPRECKELS

Project Description:
Use Permit to allow a 224 square foot addition to an existing 1,425 square foot single family dwelling in the HR Zoning District pursuant to Section 21.54.080.A and Design Approval. The property is located at 20 Third Street, Spreckels (Assessor's Parcel Number 177-043-006-000), Greater Salinas Area Plan.

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
			<div style="font-size: 2em; font-weight: bold; margin: 0;">RECEIVED</div> <div style="font-weight: bold; margin: 5px 0 0 0;">MAY 20 2010</div>
Exhibit <u> </u> Page <u>4</u> of <u>5</u> Pages			MONTEREY COUNTY PLANNING & BUILDING INSPECTION DEPT

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION :

Motion by: Scott Henningsen (LUAC Member's Name)

Second by: Brian McVicar Lochlan McVicar (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 8 3 (Henningsen, McVicar, Riley)

NOES: 0

ABSENT: 0

ABSTAIN: 0


Exhibit B
Page 5 of 5 Pages

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MAY 20 2010

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT

FILE #: PLN100188



**MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY
PLANNING DEPARTMENT**
 Salinas - 168 West Alisal, 2nd Floor, Salinas, CA 93901
 Telephone: (831) 755-5025 Fax: (831) 757-9516
 Coastal Office - 2620 First Avenue, Marina, CA 93933
 Telephone: (831) 883-7500 Fax: (831) 384-3261
 http://www.co.monterey.ca.us/planning

DESIGN APPROVAL REQUEST FORM

ASSESSOR'S PARCEL NUMBER: 177-043-006

PROJECT ADDRESS: #20, 3rd Street, Spreckels, CA.

PROPERTY OWNER: Jennifer Belli Telephone: 484-9803
 Address: 22480 Ferdinand Dr. Fax: _____
 City/State/Zip: Salinas, CA. Email: _____

APPLICANT: Lino Belli Telephone: 424-4620
 Address: 313 Salinas St. Fax: _____
 City/State/Zip: Salinas, CA, 93901 Email: _____

AGENT: Lino Belli Telephone: 424-4620
 Address: 313 Salinas St. Fax: _____
 City/State/Zip: Salinas, CA. 93901 Email: Casey@bagaia.com

Mail Notices to: Owner Applicant Agent
(check only one)

PROJECT DESCRIPTION: (Attach Scope of Work) 224 sq. ft. addition

MATERIALS TO BE USED: Titanic Grey & Dusk Blue (to match existing)

COLORS TO BE USED: _____
 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: Lino Belli DATE: 05/11/10

FOR DEPARTMENT USE ONLY

ZONING: APR 15 - HR-1
 GENERAL AREA PLAN: Area of Salinas
 ADVISORY COMMITTEE: SPRICKEL & HILKE
 RELATED PERMITS: None
 PLANNER: N. J. Jett
 LUAC REFERRAL: YES NO
 DOES THIS CORRECT A VIOLATION? YES NO
 WITHIN ARCH BUFFER ZONE? YES NO
 DECISION: ADMINISTRATIVE PUBLIC HEARING
 LEGAL LOT: None YES NO
 GIVEN OUT BY: N. J. Jett DATE: 5/11/2010
 ACCEPTED BY: N. J. Jett DATE: 5/11/2010
 COMMENTS: _____

ADVISORY COMMITTEE RECOMMENDATION
 APPROVAL DENIAL
 For: 3 Against: 0 Abstain: 0 Absent: 0
 Was the Applicant Present? YES NO
 Recommended Changes: None
 Signature: J. B. Bailey
 Date: 19 May '10

APPROPRIATE AUTHORITY: DIRECTOR OF P & B ZONING ADMINISTRATOR PLANNING COMMISSION
 ACTION: APPROVED DENIED

CONDITIONS: _____

APPROVED BY: _____ DATE: _____

PROCESSED BY: _____ DATE: _____

COPY TO APPLICANT: IN PERSON OR MAILED DATE: _____

Revised 02 10 2009 It is unlawful to alter the substance of any official form or document of Monterey County

STATEMENT OF PLANNING SCOPE OF WORK

PLEASE CHECK "YES" OR "NO" FOR ALL BOXES

- | | Yes | No | |
|-----|-------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Project is for residential use. |
| 2. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The project is commercial use. |
| 3. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The project is for agricultural use |
| 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The project is for industrial use. |
| 5. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The project is public or quasi-public. |
| 6. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The project includes a subdivision/lot line adjustment. |
| 7. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The project is for cell site, telecom (digital) communication facility/site. |
| 8. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project includes construction of a new structures. |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Project includes enlarging, altering, repairing, moving, improving, or removing an existing structures.
If "yes" describe <u>Rear deck & existing restroom will be relocated for a 224 sqft addition.</u> |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The project includes demollition work.
If "yes"
describe <u>There is an existing restroom & rear deck being demolished</u> |
| 11. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project includes replacement and/or repair of (50%) or more of the exterior walls of a structure. |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Project includes historical structure or a structure more than fifty (50) years old. |
| 13. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project includes an accessory structure(s)
If "yes" describe _____ |
| 14. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project includes the placement of a manufactured home, mobile home, modular or prefabricated unit.
<input type="checkbox"/> Private property <input type="checkbox"/> Park installation _____ (mobile home park) |
| 15. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project includes retaining walls, sea wall, riprap. |
| 16. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The project includes constructing, enlarging, altering, repairing, moving, improving or removing a septic tank/system. |
| 17. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The project includes constructing, enlarging, altering, repairing, moving, improving or removing a well. |
| 18. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project is associated with a new or improvements to a water system.
<u>Spreckels</u> water system <u>1</u> number of connections. |
| 19. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project includes removal of trees.
If "yes", type _____ size _____ number _____ |
| 20. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project includes grading, dirt importation, dirt removal, and/or drainage changes. |
| 21. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Project is visible from a public area. (public road, park, slough, beach, trail) |
| 22. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project is located on a slope/hillside. (30 percent (25 percent-North County) |
| 23. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project is located within 50 feet of bluff. |
| 24. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project is located within 100 feet of seasonal or permanent drainage, lake, marsh, ocean, pond, slough, stream, wetlands,
If "yes", describe _____ |
| 25. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project includes the use of roofing materials that are different in type and/or color from the original materials.
If "yes", describe _____ |
| 26. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The project includes site grading and/or site drainage changes. |
| 27. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The project includes a historical structure. or a structure older than fifty (50) years. |
| 28. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The project includes an accessory structure(s).
If "yes", describe _____ |
| 29. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project is change or modification to an approved application. |
| 30. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project involves or includes an existing or proposed trail or easement. |
| 31. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project involves new, change or modifications to existing utilities and/or power lines |

PLEASE DESCRIBE COMPLETELY AND FULLY THE PROJECT YOU ARE APPLYING FOR.
INCLUDE INFORMATION ON ALL QUESTIONS ANSWERED WITH A "YES".

- #9) Residential addition, adding approx. 224 sqft to rear of existing house.
- #10) Demolition of existing restroom & existing rear deck.
- #12) The structure is over 100 years old.
- #21) The addition is partly visible from the street it is located on but minimal.
- #27) The structure is over 100 years old.

I hereby certify that the above information is complete and correct. I certify that I am the property owner or that I am authorized to act on the property owner's behalf.

Lino Belli

Signature

05/11/10

Date

PROJECT FILE NO. PLN 100188

PHOTOGRAPHS



Date: 5/03/10 Site Address: #20, 3rd Street, Spreckels Planner: Valarie Negrete
Description: Front corner of house

PROJECT FILE NO. PLN 100188

PHOTOGRAPHS



Date: 5/03/10 Site Address: #20, 3rd Street, Spreckels Planner: Valarie Negrete
Description: Front side of house including neighbor's house.

PROJECT FILE NO. PLN 100188

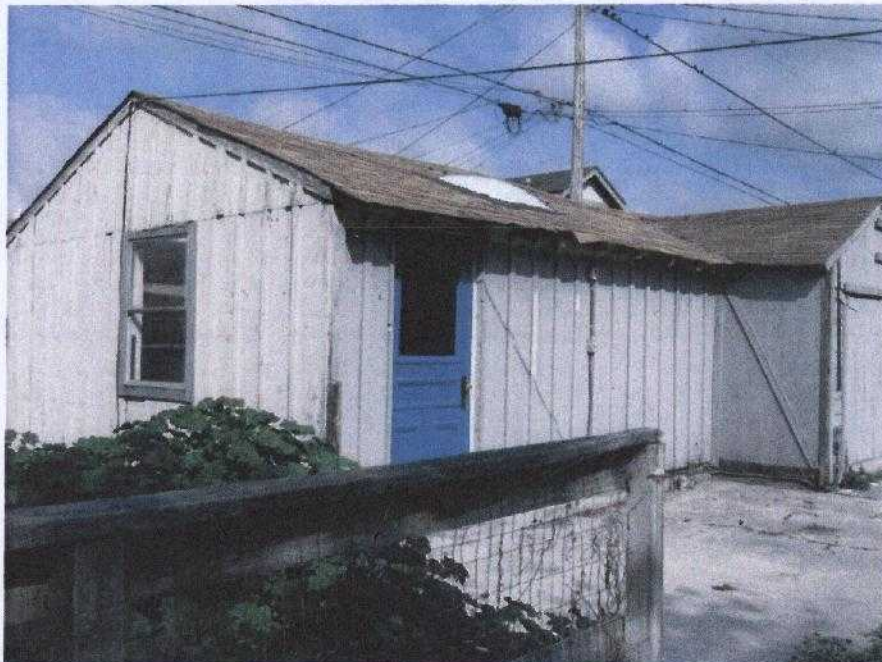
PHOTOGRAPHS



Date: 5/03/10 Site Address: #20, 3rd Street, Spreckels Planner: Valarie Negrete
Description: Rear of existing house.

PROJECT FILE NO. PLN 100188

PHOTOGRAPHS



Date: 5/03/10 Site Address: #20, 3rd Street, Spreckels Planner: Valarie Negrete
Description: Existing garage structure located @ rear of lot.

PROJECT FILE NO. PLN 100188

PHOTOGRAPHS



Date: 5/03/10 Site Address: #20, 3rd Street, Spreckels Planner: Valarie Negrete
Description: Rear of existing house.

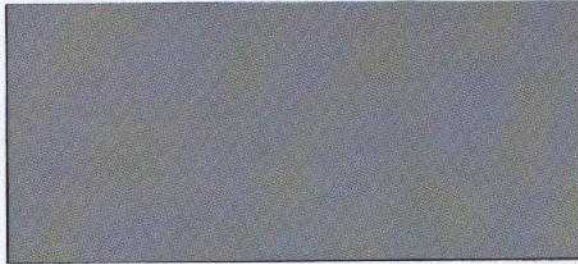
PROJECT FILE NO. PLN 100188

PHOTOGRAPHS

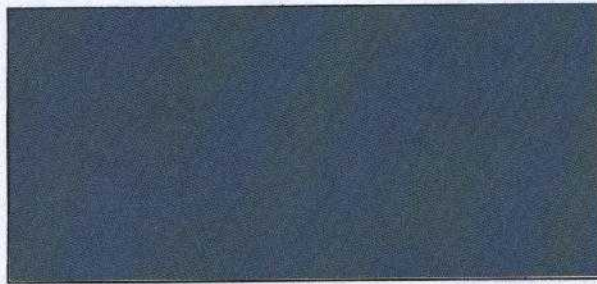


Date: 5/03/10 Site Address: #20, 3rd Street, Spreckels Planner: Valarie Negrete
Description: Driveway along side of house.

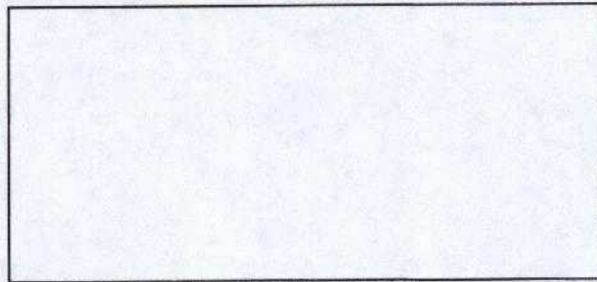
COLOR SAMPLES FOR PROJECT FILE NO. PLN 100188



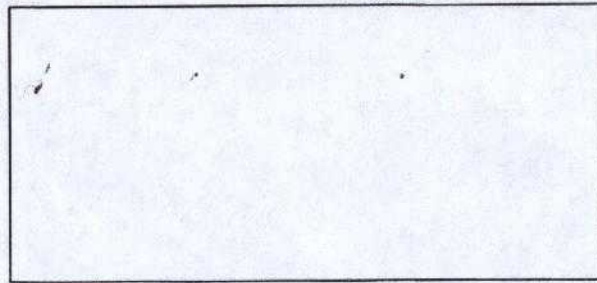
Materials: EXTERIOR SIDING Colors: KELLY-MOORE TITANIC GREY
Description: SIDING FIELD COLOR



Materials: EXTERIOR TRIM Colors: KELLY-MOORE DUSK BLUE
Description: SIDING TRIM COLOR



Materials: _____ Colors: _____
Description: _____



Materials: _____ Colors: _____
Description: _____

GREATER SALINAS

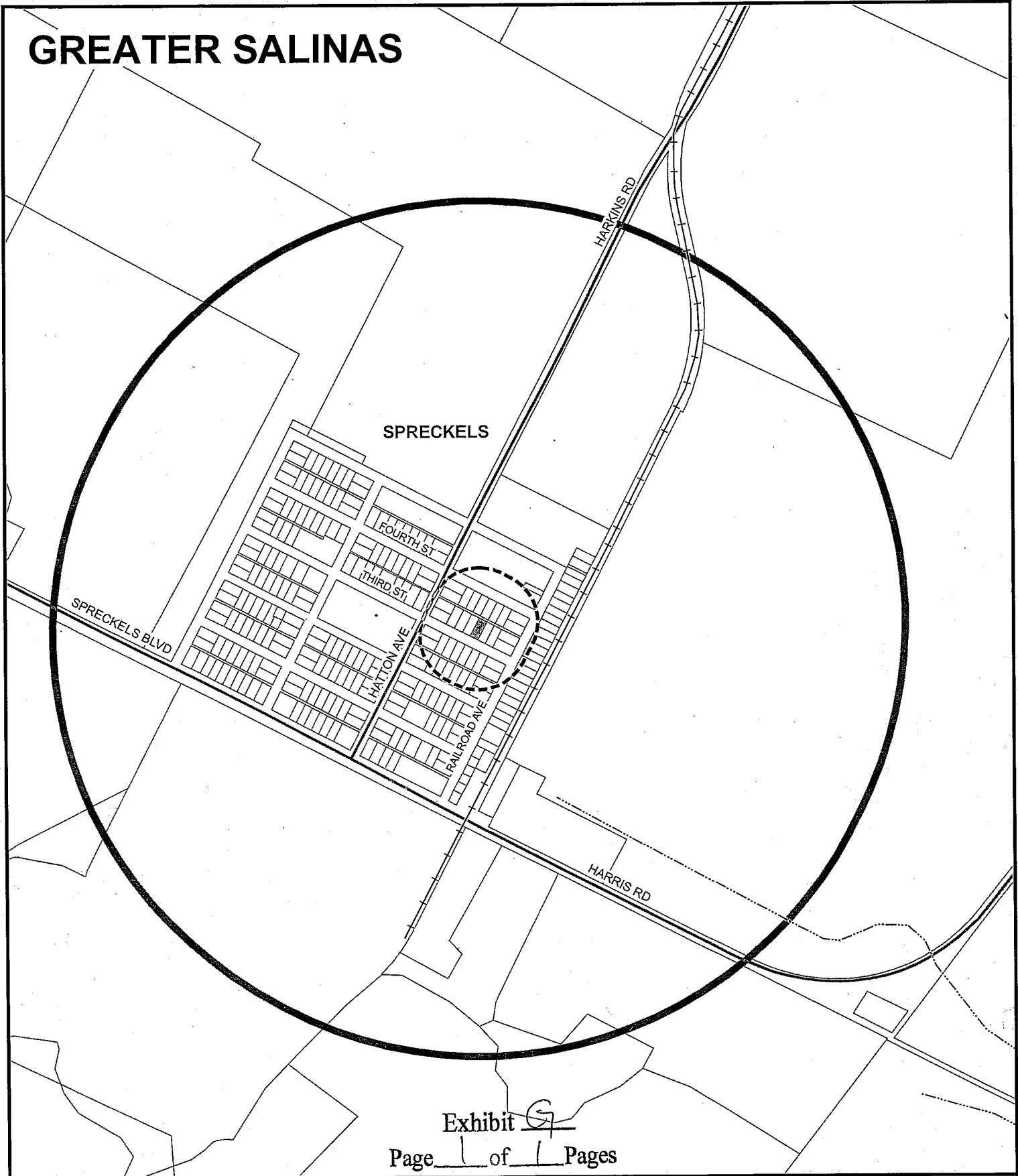


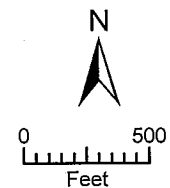
Exhibit G
Page 1 of 1 Pages

APPLICANT: BELLI

APN: 177-043-006-000

FILE # PLN100188

~~~~~ Water    2500' Limit    300' Limit    City Limits



PLANNER: NEGRETE