

MONTEREY COUNTY PLANNING COMMISSION

Meeting: August 8, 2012 Time: 9:00a.m.	Agenda Item No.: 2
Project Description: Use Permit to allow a 623 square foot addition to an existing two-story dwelling located within a Historic Resource ("HR") District and a Design Approval. The property is located at 120 Third Street, Spreckels (Assessor's Parcel Number 177-054-018-000), Greater Salinas Area Plan.	
Project Location: 120 Third Street, Spreckels	APN: 177-054-018-000
Planning File Number: PLN120360	Owner: John & Vanessa Mazzei Agent:
Planning Area: Greater Salinas Area Plan	Flagged and staked: No
Zoning Designation: : HDR/5.1-HR-D [High Density Residential, 5.1 unit per acre with a Design Control and Historic Resource Overlay]	
CEQA Action: Categorically Exempt per Section 15301(e)	
Department: RMA - Planning Department	

RECOMMENDATION:

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

- 1) Find the project categorically exempt pursuant to Section 15301(e) of the CEQA Guidelines; and
- 2) Approve PLN120360, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT OVERVIEW:

The project entails a 623 square foot addition to an existing two-story single family dwelling. The addition is located at the back of the existing dwelling which will create a new great room and mud room on the first floor, and a bedroom, bathroom and laundry room on the second floor. The materials and colors used will match the existing dwelling.

The project is located in a Historic Resource (HR) district. The Zoning Ordinance requires all development not considered minor to be reviewed by the Historic Resources Review Board (HRRB) and approved by the Planning Commission through a Use Permit (Section 21.54.040.A and 21.54.050.A). The subject dwelling was built in 2009 as part of the Pacific Standard Company subdivision. Though the dwelling is not historic, the property is located within Spreckels which must follow the Spreckels Design Guidelines. On July 5, 2012, the HRRB unanimously recommend approval of the project with a condition which requires the owner/applicant to submit the approved building plans to the HRRB prior to the issuance of a Construction Permit (**Exhibit B**).

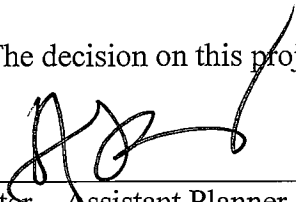
OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- RMA - Public Works Department
- Environmental Health Bureau
- Water Resources Agency
- ✓ Monterey County Regional Fire Protection District

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by the Monterey County Regional Fire Protection District have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

The project was referred to the Spreckels Neighborhood Design Review Committee for review, pursuant to Section 3 of the Spreckels Design Guidelines. On June 20, 2012, the Spreckels Neighborhood Design Review Committee unanimously recommended approval of the project.

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



Dan Lister – Assistant Planner
(831) 759-6617, listerdm@co.monterey.ca.us
July 11, 2012

cc: Front Counter Copy; Planning Commission; Monterey County Regional Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; Wanda Hickman, Planning Services Manager; Dan Lister, Project Planner; Carol Allen, Senior Secretary; John & Vanessa Mazzei, Owner; Edward Rinehart, Agent; The Open Monterey PLN120360.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Draft Resolution, including: <ul style="list-style-type: none">• Conditions of Approval• Site Plan, Floor Plan and Elevations
	Exhibit C	Vicinity Map
	Exhibit D	Spreckels Neighborhood Design Review Committee Minutes (June 20, 2012)
	Exhibit E	Historic Resources Review Board Resolution

This report was reviewed by Bob Schubert,  Senior Planner and Wanda Hickman,  Planning Services Manager.

EXHIBIT A
PROJECT INFORMATION FOR PLN120360

Project Title: Mazzei	Primary APN: 177-054-018
Location: 120 Third Street, Spreckels	Coastal Zone: No
Applicable Plan: Greater Salinas AP	Zoning: HDR/5.1-D-HR
Permit Type: Use Permit	Plan Designation: Residential
Environmental Status: Categorically Exempt	Final Action Deadline:
Advisory Committee: Spreckels Neighborhood Design Review Committee	

Project Site Data

Lot Size: 6,000sf	Coverage Allowed: 2,100sf
	Coverage Proposed: 1,733sf
Existing Structures (sf): 2,224sf	
Proposed Structures (sf): 2,847sf	Height Allowed: 35'
	Height Proposed: 30'
Total Square Feet: 2,847sf	

Resource Zones and Reports

Environmentally Sensitive Habitat: No	Erosion Hazard Zone: Minimal
Botanical Report #: N/A	Soils/Geo. Report #: N/A
Forest Mgt. Report #: N/A	Geologic Hazard Zone: IV
	Geologic Report #: N/A
Archaeological Sensitivity Zone: Low	
Archaeological Report #: N/A	Traffic Report #: N/A
Fire Hazard Zone: Low	

Other Information:

Water Source: City Water	Sewage Disposal (method): City Sewer
Fire District: Mo. Co. Regional FPD	Grading (cubic yds): 0
Tree Removal (Count/Type): None	

**EXHIBIT B
DRAFT RESOLUTION**

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

Mazzei (PLN120360)

RESOLUTION NO. 

Resolution by the Monterey County Planning
Commission:

- 1) Finding the project categorically exempt pursuant to Section 15301(e) of the CEQA Guidelines; and
- 2) Approving a Use Permit to allow a 623 square foot addition to an existing two-story dwelling located within a Historic Resource ("HR") District and a Design Approval.

PLN120360, Mazzei, 120 Third Street, Spreckels,
Greater Salinas Area Plan (APN: 177-054-018-000)

The Use Permit application (PLN120360) came on for public hearing before the Monterey County Planning Commission on August 8, 2012. 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 2010 Monterey County General Plan;
 - Greater Salinas Area Plan;
 - Spreckels Design Guidelines;
 - Monterey County Zoning Ordinance (Title 21)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 120 Third Street, Spreckels (Assessor's Parcel Number 177-054-018-000), Greater Salinas Area Plan. The parcel is zoned "HDR/5.1-HR-D" [High Density Residential, 5.1 units per acre with a Historic Resources and Design Control overlay], which principally allows residential uses. Colors and materials used to construct the proposed addition will match the existing dwelling. Therefore, the project is an allowed land use for this site.

- c) The project planner conducted a site inspection on June 6, 2012 to verify that the project on the subject parcel conforms to the plans listed above.
- d) The project is located in a Historic Resource (HR) district. The Zoning Ordinance requires all development to be reviewed by the Historic Resources Review Board (HRRB) and approved by the Planning Commission through a Use Permit (Section 21.54.040.A and 21.54.050.A). On July 5, 2012, the HRRB unanimously recommend approval of the project with a condition of approval which requires the owner/applicant to submit the approved building plans to the HRRB prior to the issuance of a Construction Permit.
- e) The project was referred to the Spreckels Neighborhood Design Review Committee for review, pursuant to Section 3 of the Spreckels Design Guidelines. On June 20, 2012, the Spreckels Neighborhood Design Review Committee unanimously recommended approval of the project.
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120360.

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, Monterey County Regional Fire Protection District, Public Works, Environmental Health Bureau, 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 June 6, 2012 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 PLN120360.

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 the RMA - Planning Department, Monterey County Regional Fire Protection District, Public Works, Environmental Health Bureau, 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 already available to the existing dwelling which is located within an already established subdivision (Spreckels) that has adequate water and wastewater services.
 - c) Preceding findings and supporting evidence for PLN120360.
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 June 6, 2012 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 PLN120360.
5. **FINDING:** **CEQA (Exempt)** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:** a) California Environmental Quality Act (CEQA) Guidelines Section 15301(e) categorically exempts additions to existing structures less than 50% of the existing structure floor area, up to 2,500 square feet, whichever is less. The proposed project entails the addition of 623 square feet to an existing 1,764 square foot dwelling.
- b) No adverse environmental effects were identified during staff review of the development application during a site visit on June 6, 2012
 - c) The proposed project will not create the impacts listed in Section 15300.2 of the CEQA Guidelines (Exceptions).
 - d) See preceding and following findings and supporting evidence.
6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** a) Section 21.80.040.D Monterey County Zoning Ordinance (Board of Supervisors).

DECISION

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

1. Find the project categorically exempt pursuant to Section 15301(e) of the CEQA Guidelines; and
2. Approve a Use Permit to allow a 623 square foot addition to an existing two-story dwelling located within a Historic Resource ("HR") District and a Design Approval, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 8th day of August, 2012 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Secretary

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 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.

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN120360

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Use Permit (PLN120360) allows a 623 square foot addition to an existing two-story dwelling located within a Historic Resource ("HR") District and a Design Approval. The property is located at 120 Third Street, Spreckels (Assessor's Parcel Number: 177-054-018-000), Greater Salinas Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 177-054-018-000 on August 8, 2012. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

3. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on August 8, 2015 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/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.

4. PDSP001 - HRRB REVIEW

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Due to anticipated revisions to exterior windows and doors, the Historic Resources Review Board (HRRB) is requiring that the owner/applicant submit the final version of the construction plan for review and approval prior to the issuance of any construction permits.

Compliance or Monitoring Action to be Performed: Prior to the issuance of any construction permits, the applicant shall submit a copy of the finalized construction plans for review and approval by the Historic Resource Review Board.

5. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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 visible and legible 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. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection, Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

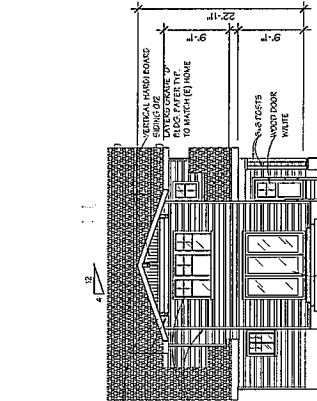
6. FIRE026 - ROOF CONSTRUCTION (STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans

A-1	COVER, SITE PLAN, & EXTERIOR ELEVATIONS
A-2	FIRST LEVEL FLOOR PLAN, SECOND LEVEL FLOOR PLAN, & INTERIOR ELEVATIONS
A-3	FOUNDATION PLAN, FLOOR FRAMING PLAN, & ROOF FRAMING PLAN
A-4	BUILDING SECTION & DETAILS
A-5	SPECIFICATIONS



USE/SCOPE OF WORK: NEW GREAT ROOM ADDITION ON THE FIRST FLOOR LEVEL WITH NEW BEDROOM ADDITION ABOVE ON THE SECOND FLOOR LEVEL. CONVERT EXISTING REAR PORCH TO MULTIFUNCTIONAL ROOM WITH NEW LAUNDRY ROOM ABOVE ON THE SECOND FLOOR LEVEL. NEW PORCH AT REAR.

AFN 177-254-006	1,697 SF.
107 AREA 60,030 SF	1,779 F
ZONING: HOOR-HR-D	623.9 F
TOTAL BUILDING AREA:	460 SF
(1) HOUSE:	2,307 SF
(2) PORCH:	2,280 SF
(3) SECOND STORY ADDITION:	
(4) DETACHED GARAGE:	
USABLE OPEN SPACE:	
CONDITIONAL FLOOD AREA:	

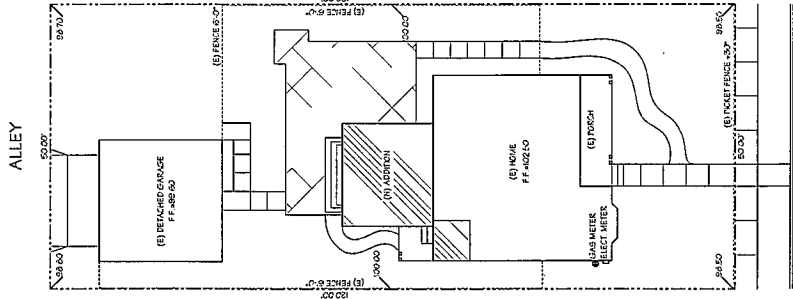
OCCUPANCY GROUP - R-3.1
CONSTRUCTION TYPE - V-B
STORIES - TWO
FIRE SPRINKLERS - NONE
ENERGY METHOD - 2006 ASHRAE 90.1-2006
CODES 2010 C.B.C. 2010 C.B.C.

1. THE CONTRACTOR SHALL EXAMINE AND CHECK ALL EXISTING CONDITIONS, DIMENSIONS, LEVELS AND LOCATIONS. NOTIFY THE OWNER AND THE ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND OR REQUEST FOR INFORMATION IS REQUIRED. ANY ARCHITECT, BEFORE PROCEEDING WITH WORK, SHALL OBTAIN A WRITTEN RESPONSE FROM THE ARCHITECT.
2. ALL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
3. ALL WALLS SHALL BE FERC C.C. - CHAPTER 25.
4. ALL CONCRETE TO BE INSTALLED SHALL BE LISTED BY AN APPROVED TESTER TO BE SUFFICIENTLY ACCEPTABLE TO MEET ANY CITY BUILDING DEPARTMENT REQUIREMENTS.
5. ALL OUTSIDE WALLS SHALL BE INSTALLED FERC C.C. - CHAPTER 25.
6. ALL CONCRETE SHALL BE SECOND 31. COMPRESSIVE STRENGTH AT 28 DAYS.
7. FIRST ADDRESS PRIOR TO CONSTRUCTION (67 HUMPHREYS, CHICAGO, ILLINOIS) SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
8. DRAINAGE SHALL BE DOWN FLOW (TOWARDS THE GULLY/VALLEY).

JOHN & VANESSA MAZZEI
120 3rd STREET
SPRICKFIELD, CA 95392

ADDITION FOR :
JOHN & VANESSA MAZZEI
120 3rd STREET
SPRECKELS - CALIFORNIA 93962

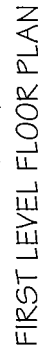
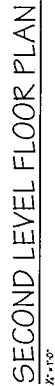
REVISIONS: 1	BY, ELC	1215
2	DATE ISSUED: 5-24-12	
3		



APN - 171-054-018
SITE PLAN

1" = 10.00'
LOT AREA:
LOT COVERAGE:
FAR
GRADING
TREE REMOVAL

107 CHURCH STREET - SALINAS - CALIFORNIA 93901
Phone: (831)-422-4046
Fax: (831) 422-4952

[illegible]

WALL SCHEDULE

-----	(E) 2" STUDS @ 16" O.C. TO BE REMOVED
=====	(E) 2" STUDS @ 16" O.C.
=====	(M) 2" STUDS @ 16" O.C.

ADDITION FOR :
JOHN & VANESSA MAZZEI
120 3rd STREET
SPRECKELS - CALIFORNIA 93962

5 SHEETS

ALL FORMS ARE THE PROPERTY OF
THE U.S. GOVERNMENT OR PROJECT FUL
BUREAU OF THE ARMY

107 CHURCH STREET - SALINAS - CALIFORNIA 93901		BY: ELC	1215
Phone: (831) 422-4046			
Fax: (831) 422-1952		DATE ISSUED: 5/24/92	
REVISIONS:			

5121

GREATER SALINAS

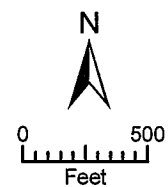


APPLICANT: MAZZEI

APN: 177-054-018-000

FILE # PLN120360

Water 2500' Limit 300' Limit City Limits



PLANNER: LISTER

Exhibit C

MINUTES
Spreckels Neighborhood Design Review Committee
Wednesday, June 20, 2012

1. Meeting called to order by Jim Riley at 730 pm

2. Roll Call

Members Present: Jim Riley, Scott Henningsen, Lochlan McVicar,
Brian Agheza

Members Absent: Tom Chavez

3. Approval of Minutes:

A. November 17, 2010 minutes

Motion: Brian Agheza (LUAC Member's Name)

Second: Lochlan McVicar (LUAC Member's Name)

Ayes: 4

Noes: 0

Absent: 01 (Chavez)

Abstain: 0

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.

Town Resident Carson Braga asked about fence height and moving a fence. Board answered his questions.

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JUN 27 2012

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

Exhibit D 1

Page 1 of 4 Pages

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

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 7:45 pm

Minutes taken by: *Scott Hemmingsen*

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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

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JUN 27 2012

Advisory Committee: **Spreckels**

Please submit your recommendations for this application by: June 20, 2012

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

Project Title: MAZZEI JOHN J & VANESSA M

File Number: PLN120360

File Type: PC

Planner: LISTER

Location: 120 THIRD ST SPRECKELS

Project Description:

Use Permit to allow a 623 square foot addition to an existing two-story dwelling located within a Historic Resource ("HR") District and a Design Approval. The property is located at 120 Third Street, Spreckels (Assessor's Parcel Number 177-054-018-000), 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	

Exhibit D 3

Page 3 of 4 Pages

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

Project look good and recommended as presented.

RECOMMENDATION :

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

Second by: Rocklan McQueen (LUAC Member's Name)

☒ Support Project as proposed

☐ Recommend Changes (as noted above)

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

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JUN 27 2012

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT

AYES: 4

NOES: 0

ABSENT: 1 (Chavez)

ABSTAIN: 0

Exhibit D

4

Page 4 of 4 Pages

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

Resolution No. PLN120360 (Mazzei)

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend approval of a Use Permit to allow a 623 square foot addition to an existing two-story dwelling located within a Historic Resource ("HR") District and a Design Approval. The property is located at 120 3rd Street, Spreckels (Assessor's Parcel Number: 177-054-018-000), Greater Salinas Area Plan.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on July 5, 2012 pursuant to the regulations for development within a Historic Resources District ("HR") as contained in Chapter 21.54 of the Monterey County Zoning Ordinance, Title 21, and the Spreckels Design Guidelines, adopted on February 1999.

WHEREAS, the parcel is located at 120 3rd Street, Spreckels (Assessor's Parcel Number 177-054-018-000), Greater Salinas Area Plan. The dwelling is located within the town of Spreckels which is designated as a Historic Resources District. The dwelling was built in 2009 as part of the Standard Pacific Company subdivision.

WHEREAS, the applicant (Mr. and Mrs. Mazzei) filed with the County of Monterey an application for a Use Permit and Design Approval to allow a 623 square foot addition to an existing two-story dwelling located within a Historic Resource ("HR") District.

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 and condition:

Finding: The proposed work is consistent with Chapter 21.54 of the Monterey County Zoning Ordinance, Title 21, and the Spreckels Design Guidelines in that the proposed addition will not create an adverse significant impact to historic structures or landscapes, nor visually impact the historic neighborhood of Spreckels.

Evidence: 1. Development Project application, Design Approval application and other materials in file PLN110380 (Mazzei);
 2. Chapter 21.54 of the Monterey County Zoning Ordinance, Title 21;
 3. Spreckels Design Guidelines, February 1999; and
 4. Oral testimony and HRRB discussion during the public hearing and the administrative record.

5. Due to anticipated revisions to exterior windows and doors, a condition of approval has been applied by the Monterey County Historic Resources Review Board requiring that the applicant submit a final copy of the construction plan for review and approval prior to the issuance of any construction permits.

THEREFORE, it is the decision of the Monterey County Historic Resources Review Board to recommend approval of the Mazzei Use Permit and Design Approval with one condition of approval:

HRRB Condition Compliance No. 1:

Prior to the issuance of any construction permits, the applicant shall submit a copy of the finalized construction plans for review and approval by the Monterey County Historic Resource Review Board.

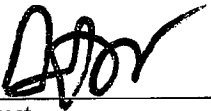
Passed and adopted on this 5th day of July, 2012, upon motion of Judy McClelland, seconded by Salvador Munoz, by the following vote:

AYES: S. Munoz, J. Scorkes, J. McClelland, B. Rainer

NOES: None

ABSENT: K. Seavey, K. Morgantini, S. Prader

ABSTAIN: None



Attest

Dan Lister, Assistant Planner

July 5, 2012