

MONTEREY COUNTY PLANNING COMMISSION

Meeting: December 10, 2014	Agenda Item No.: 1
Project Description: Consider Use Permit and Design Approval to allow a 592 square foot residential addition to a single family residence, a 528 square foot detached garage, and the relocation of an existing 152 square foot shed located within the Speckles HR District.	
Project Location: 39 Railroad Avenue, Spreckels	APN: 177-033-008-000
Planning File Number: PLN140485	Owner: Kelly Moore & Brian Damschen Agent: Mark Norris
Planning Area: Greater Salinas Plan	Flagged and staked: No
Zoning Designation: HDR/5.1-D-HR [High Density Residential, 5.1 units per unit acre with Design Control and Historic Resources Overlays]	
CEQA Action: Categorically Exempt per Section 15301(e)	
Department: RMA-Planning	

RECOMMENDATION:

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

- 1) Find the project categorically exempt per Section 15301(e); and
- 2) Approve PLN140485, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**)

PROJECT DISCUSSION:

The project entails a residential addition (592 square feet) to an existing single family dwelling located within a Historic Resources (HR) District. The project is located in the historic Town of Spreckels. The house was built in 1899, and is considered a contributing structure subject to minor corrections. The proposed addition is consistent with the Spreckels Design Guidelines in that the proposed addition will be located at the back of the dwelling and match materials and colors of the existing dwelling (Policies R1.3, R1.4, and R1.5).

The proposed detached garage is consistent with the Spreckels Design Guidelines because it consists of the same colors and materials of the dwelling, will be smaller than the dwelling in both bulk and height, and will be placed behind the dwelling with a four foot high gate to reduce visibility from Rail Road Avenue (Policy R1.10 and S3.2). The existing shed will be relocated to a location that will further prevent visibility from Railroad Avenue.

The project proposes a new driveway from Railroad Avenue to access the proposed detached garage. However, the Spreckels Design Guidelines include a policy requiring parking areas be accessible from public alleys whenever possible (Policy S3.1). The subject property is located on block 33 within the town of Spreckels, and directly adjacent to a public alley. Although the majority of properties that have the ability to gain access through the public alley do not have access through the alley, in this specific situation alley access is possible.

In order to gain access from Railroad Avenue to the proposed garage, a Magnolia landscape tree would need to be removed. The Spreckels Design Guidelines also include a policy that requires the property owner to preserve and maintain the historic landscape and existing mature tree plantings within the HR zoning district boundary (Policy S1.1).

The project was referred to the Spreckels Neighborhood Design Review Committee (SNDRC) for review, pursuant Section Three of the Spreckels Design Guidelines. On October 15, 2014, the SNDRC unanimously recommended approval of the project with recommended changes that

include the garage being accessed through the adjacent public alley, and not removing the Magnolia tree.

The project was heard by the Historic Resources Review Board (HRRB) on November 6, 2014 and was continued subject to a site visit by the HRRB members. On November 11, 2014 the HRRB members visited the project site and requested that the project return to the HRRB on December 4, 2014 for a recommendation. The HRRB resolution will be provided to the Planning Commission prior to the public hearing.

Based on review of the policies of the Spreckels Design Guidelines, staff is recommending approval of the project subject to the proposed garage gaining access through the public alley. By creating access through the public alley, removal the Magnolia tree would no longer be necessary and the project would be in compliance with the Spreckels Neighborhood Design Guidelines.

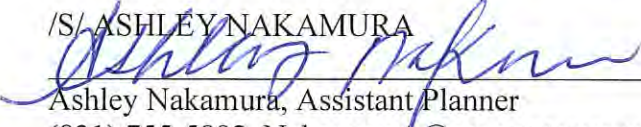
OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

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

Agencies that submitted conditions are noted with a check mark ("√"). No conditions were recommended by the reviewing agencies. Conditions recommended by the RMA-Planning Department have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

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

/S/ ASHLEY NAKAMURA


Ashley Nakamura, Assistant Planner
(831) 755-5892, NakamuraA@co.monterey.ca.us
November 25, 2014

cc: Front Counter Copy; Planning Commission; Monterey County Regional Fire Protection District; RMA-Public Works Department; RMA-Environmental Services; Parks Department; Environmental Health Bureau; Water Resources Agency; John Ford, RMA Services Manager; Ashley Nakamura, Project Planner; Kelly Moore & Brian Damschen, Owner; Mark Norris, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Planning File PLN140485

Attachments: Exhibit A Project Data Sheet
 Exhibit B Draft Resolution, including:
 • Conditions of Approval
 • Site Plan, Floor Plan and Elevations

Exhibit C Vicinity Map
Exhibit D Advisory Committee Minutes (SNDRC)

This report was reviewed by John Ford, RMA Services Manager

A handwritten signature in blue ink, appearing to be 'John Ford', is written over the text 'Manager' in the previous block.

EXHIBIT A

Project Information for PLN140485

Application Name: Damschen Brian & Moore Kelly
Location: 39 Railroad Ave, Spreckels
Applicable Plan: Greater Salinas
Advisory Committee: Spreckels Neighborhood Design Review
Permit Type: Use Permit
Environmental Status: Categorical Exemption
Zoning: HDR/5.1-HR-D

Primary APN: 177-033-008-000
Coastal Zone: No
Final Action Deadline (884): 12/29/2014
Land Use Designation: Residential - High Density 5 - 20 Units/Acre

Project Site Data:

Lot Size: 7200
Existing Structures (sf): 1087
Proposed Structures (sf): 2207
Total Sq. Ft.: 2207

Coverage Allowed: 60%
Coverage Proposed: 2207
Height Allowed: 35
Height Proposed: 19
FAR Allowed: NA
FAR Proposed: NA

Special Setbacks on Parcel: N

Resource Zones and Reports:

Seismic Hazard Zone: IV
Erosion Hazard Zone: Low
Fire Hazard Zone:
Flood Hazard Zone: X (shaded)
Archaeological Sensitivity: low
Visual Sensitivity: None

Soils Report #: NA
Biological Report #: NA
Forest Management Rpt. #: NA
Geologic Report #: NA
Archaeological Report #: NA
Traffic Report #:

Other Information:

Water Source: Public
Water Purveyor: City
Fire District: Spreckels VFC
Tree Removal: 1 Magnolia

Grading (cubic yds.): 0
Sewage Disposal (method): Public
Sewer District Name: City

**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:

Kelly Moore & Brian Damschen (PLN14085)

RESOLUTION NO. _____

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Categorical Exempt pursuant to CEQA Guidelines Section 15301(e); and
- 2) Approving Use Permit and Design Approval to allow a 592 square foot residential addition to a single family residence, a 528 square foot detached garage, and the relocation of an existing 152 square foot shed located within the Speckles HR District.

[PLN140485, Kelly Moore & Brian Damschen, 39 Railroad Avenue, Spreckels, Greater Salinas Area Plan (APN: 177-033-008-000)]

The Damschen application (PLN140485) came on for public hearing before the Monterey County Planning Commission on December 10, 2014. 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:** **PROJECT DESCRIPTION** – The proposed project is a Use Permit and Design Approval to allow a 592 square foot residential addition to a single family residence, a 528 square foot detached garage, and the relocation of an existing 152 square foot shed located within the Speckles HR District.
EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140485.

2. **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;
 - Monterey County Zoning Ordinance (Title 21);
 - Spreckels Design GuidelinesNo 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 39 Railroad Avenue, Spreckels (Assessor's Parcel Number 177-033-008-000), Greater Salinas Area Plan. The parcel is zoned HDR/5.1-D-HR [High Density Residential, 5.1 units per unit acre with Design Control and Historic Resources Overlays], which allows the construction of the first single family dwelling and accessory structures associated with the single family dwelling. The project proposes an addition located at the rear of the existing dwelling and detached garage. Pursuant to Section 21.10.030 (HDR District) of the Zoning Ordinance (Title 21), the residential addition and detached garage are allowed uses. Therefore, the project is an allowed land use for this site.
 - c) The project site is located within a Design Control District (D) which requires design review to ensure protection of "public viewshed, neighborhood character, and visual integrity of certain developments" (21.44.010, Zoning Ordinance). The project is consistent with the Design Control District by proposing colors and materials that match the existing dwelling consistent with the neighborhood setting.
 - d) The project was referred to the Spreckels Neighborhood Design Review Committee (SNDRC) for review, pursuant Section Three of the Spreckels Design Guidelines. On October 15, 2014, the SNDRC unanimously recommended approval of the project with recommended changes that include the garage being accessed through the adjacent public alley, and not removing the Magnolia tree (see Condition No. 8).
 - e) The project planner conducted a site inspection on September 29, 2014 to verify that the project on the subject parcel conforms to the plans listed above.
 - f) The project is located within the Town of Spreckels which has a Historic Resources (HR) zoning overlay to indicate the location of a historic structure, town or area that requires protection and preservation. Pursuant to Section 21.54.040 of the Zoning Ordinance, the project is required to be reviewed and approved by the Historic Resources Review Board (HRRB). The project was heard by the HRRB on November 6, 2014 and was continued subject to a site visit by the HRRB members. On November 11, 2014, the HRRB members visited the project site and requested that the project return to the HRRB on December 4, 2014 for deliberation.
 - g) The project is inconsistent with the Spreckels Design Guidelines. The Guidelines requires access through public alleys and that trees shall remain as part of the historic landscape within the "HR" District (Policy S1.1 and S3.1). The project proposes access to the garage at the front of the property instead of through the adjacent alley which will require the removal of a Magnolia tree. However, the project is subject to a condition of approval that requires access be modified to be consistent with the Spreckels Design Guidelines (see Condition No. 8). Therefore, the project is consistent with the Spreckels Design Guidelines.
 - h) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140485.

3. **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, Monterey County Regional Fire Protection District, Parks, RMA-Public Works, RMA- Environmental Services, 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 September 29, 2014 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 for the proposed development found in Project File PLN140485.
4. **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, Monterey County Regional Fire Protection District, Parks, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective 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) The project is located where necessary public facilities already existing. Pursuant to review by the Environmental Health Bureau and Water Resources Agency, the proposed addition does not pose any water or sewage issues.
 - c) Staff conducted a site inspection on September 29, 2014 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN140485.
5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on September 29, 2014 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 Monterey County RMA-Planning for the proposed development are found in Project File PLN140485.

6. **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 single family dwellings.
 - b) The project proposes a 592 square foot addition with a new 528 square foot detached garage to an existing single family dwelling. Therefore, the residential addition is consistent with the categorical exemption.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on September 29, 2014.
 - d) The project will not create impacts listed CEQA Guidelines Section 15300.2 (Exceptions).
 - e) Staff conducted a site inspection on September 29, 2014 to verify that the site is suitable for this use.
 - f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140485.
7. **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 states that the proposed project is appealable to the 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 CEQA Guidelines Section 15301(e); and
2. Approve Use Permit and Design Approval to allow a 592 square foot residential addition to a single family residence, a 528 square foot detached garage, and the relocation of an existing 152 square foot shed located within the Speckles HR District, subject to the attached conditions, being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 10th day of December, 2014 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 _____.

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 Monterey County RMA-Planning and RMA-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 RMA Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN140485

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use Permit and Design Approval (PLN140485) allows a 592 square foot residential addition to a single family residence, a 528 square foot detached garage, and the relocation of an existing 152 square foot shed located within the Speckles HR District. The property is located at 39 Railroad Avenue, Spreckels (Assessor's Parcel Number 177-033-008-000), Greater Salinas Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. 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 RMA - Planning. 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)

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: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Use Permit and Design Approval (Resolution Number ***) were approved by the Planning Commission for Assessor's Parcel Number 177-033-008-000 on December 10, 2014. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

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.

3. PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A copy of the Resolution of Approval (Resolution No. ***) for the Use Permit and Design Approval (Planning File No.: PLN140485) shall be incorporated onto the construction plans for the project prior to the issuance of a grading or building permit. The Contractor/Owner/Applicant shall be responsible for compliance with all conditions of approval. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant shall submit evidence to RMA-Planning for review and approval, that the Resolution of Approval, for the project, has been incorporated onto the construction plans for the project/approved development.

Ongoing throughout construction and until all Conditions of Approval and/or Mitigation Measures have been complied with, the Contractor/Owner/Applicant shall provide evidence of compliance with Conditions of Approval to the Responsible Land Use Department as specified in the "Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan."

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of 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. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its 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 property, filing of the final map, recordation of the certificates of compliance 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)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

6. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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 lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (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 RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

7. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on December 10, 2017 unless use of the property or actual construction has begun within this period.
(RMA-Planning)

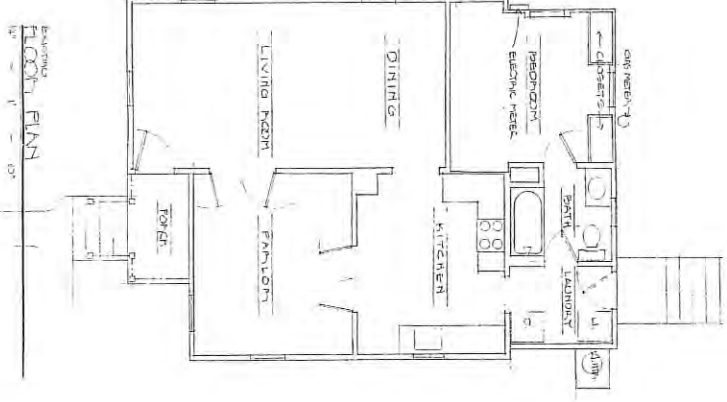
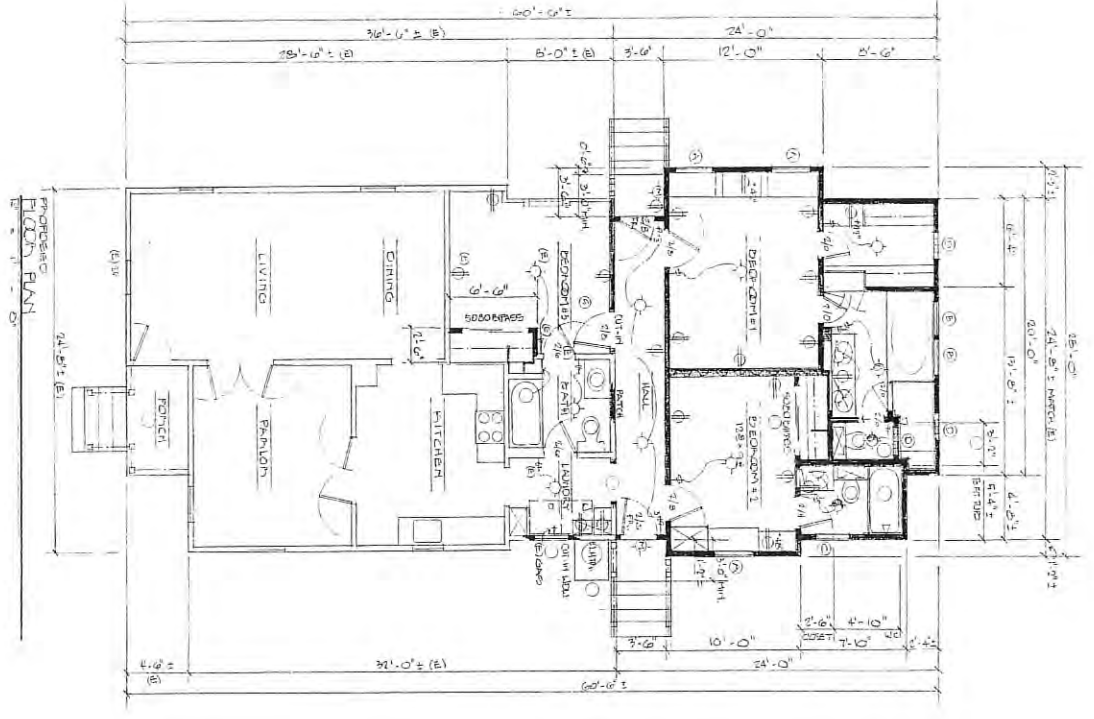
Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

8. PDSP001 - REVISED SITE PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Access directly from Railroad Avenue and removal of the Magnolia tree are not approved. The site plan shall be modified to relocate access to the garage from the alley. The redesign shall provide an adequate turning radius and sight-lines to maintain vehicular safety.

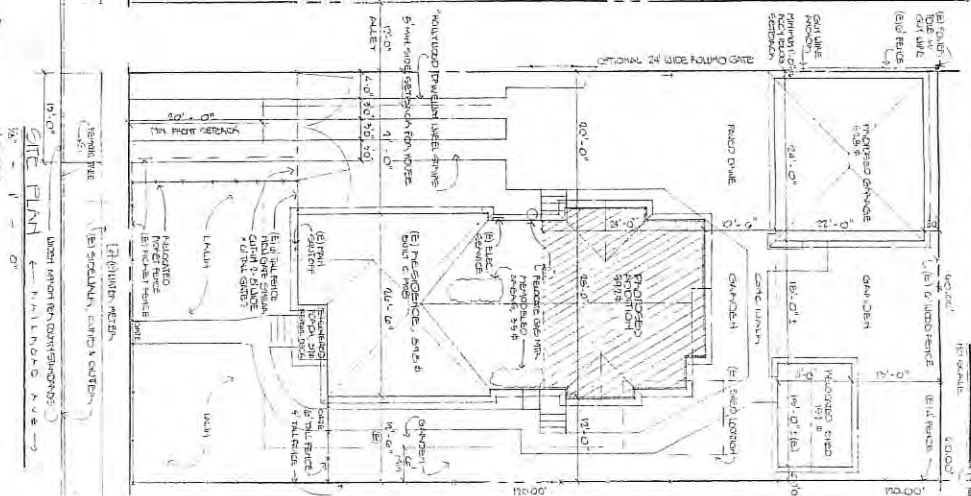
Compliance or Monitoring Action to be Performed: The plans submitted for Construction Permits shall include these changes.



- PLAN 2 - CONTINUED**
- (1) Lot dimensions and setbacks as shown on the site plan.
 - (2) Existing conditions as shown on the site plan.
 - (3) Proposed exterior finish as shown on the site plan.
 - (4) Proposed interior finish as shown on the site plan.
 - (5) Proposed mechanical and electrical systems as shown on the site plan.
 - (6) Proposed landscaping and site work as shown on the site plan.
 - (7) Proposed driveway and parking area as shown on the site plan.
 - (8) Proposed fence and gate as shown on the site plan.
 - (9) Proposed deck and patio as shown on the site plan.
 - (10) Proposed stairs and ramps as shown on the site plan.
 - (11) Proposed fire alarm and sprinkler systems as shown on the site plan.
 - (12) Proposed security and access control systems as shown on the site plan.
 - (13) Proposed energy and sustainability features as shown on the site plan.
 - (14) Proposed signage and wayfinding systems as shown on the site plan.
 - (15) Proposed furniture and fixtures as shown on the site plan.

Property Report to Selected Location

Item	Description	Value
Area	Lot Area	1,200 sq. ft.
Area	Interior Area	2,500 sq. ft.
Area	Exterior Area	1,500 sq. ft.
Area	Paved Area	500 sq. ft.
Area	Green Space	1,000 sq. ft.
Area	Water Feature	100 sq. ft.
Area	Other	500 sq. ft.



NOTES

1. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING DEPARTMENT (BCD) REGULATIONS.
2. ALL DIMENSIONS ARE IN FEET AND INCHES.
3. THE PROPOSED BUILDING SHALL BE CONSTRUCTED ON THE LOT SHOWN ON THE SITE PLAN.
4. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING DEPARTMENT (BCD) REGULATIONS.

HOME BY PERSHON

DAMSCHEN ARCHITECTS & INTERIORS

DESIGN, DRAFTING & PERMIT EXPEDITORS

MARK EDWIN MORRIS

100 W. MADISON ST. • CHICAGO, IL 60602

312.555.1111 • WWW.DAMSCHEN.COM

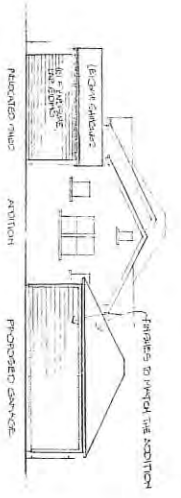
PROPERTY REPORT TO SELECTED LOCATION

DATE: 10/15/2014

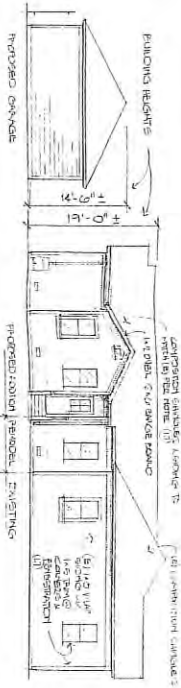
BY: MARK EDWIN MORRIS

REVISION:

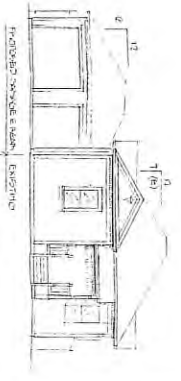
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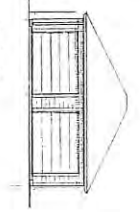
EXISTING LOT FRONT ELEVATION



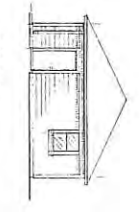
EXISTING HEIGHTS PROPOSED GARAGE



EXISTING LOT FRONT ELEVATION



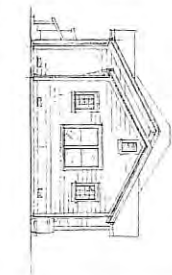
PROPOSED GARAGE FRONT



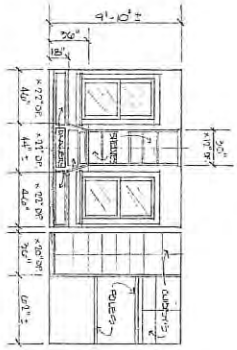
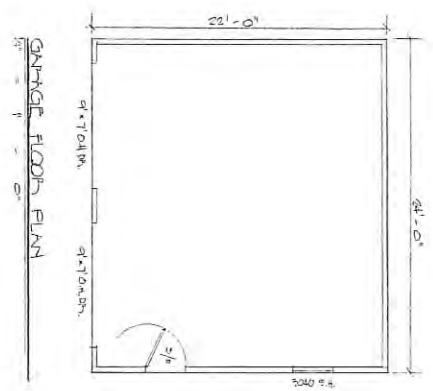
PROPOSED GARAGE RIGHT SIDE



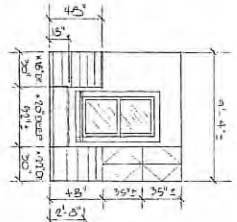
EXISTING HOUSE RIGHT SIDE ELEVATION



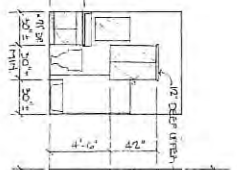
EXISTING HOUSE FRONT ELEVATION



BEDROOM #1 INTERIOR ELEVATION



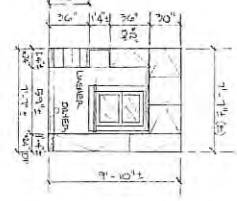
BEDROOM #2 INTERIOR



BEDROOM #1 INTERIOR

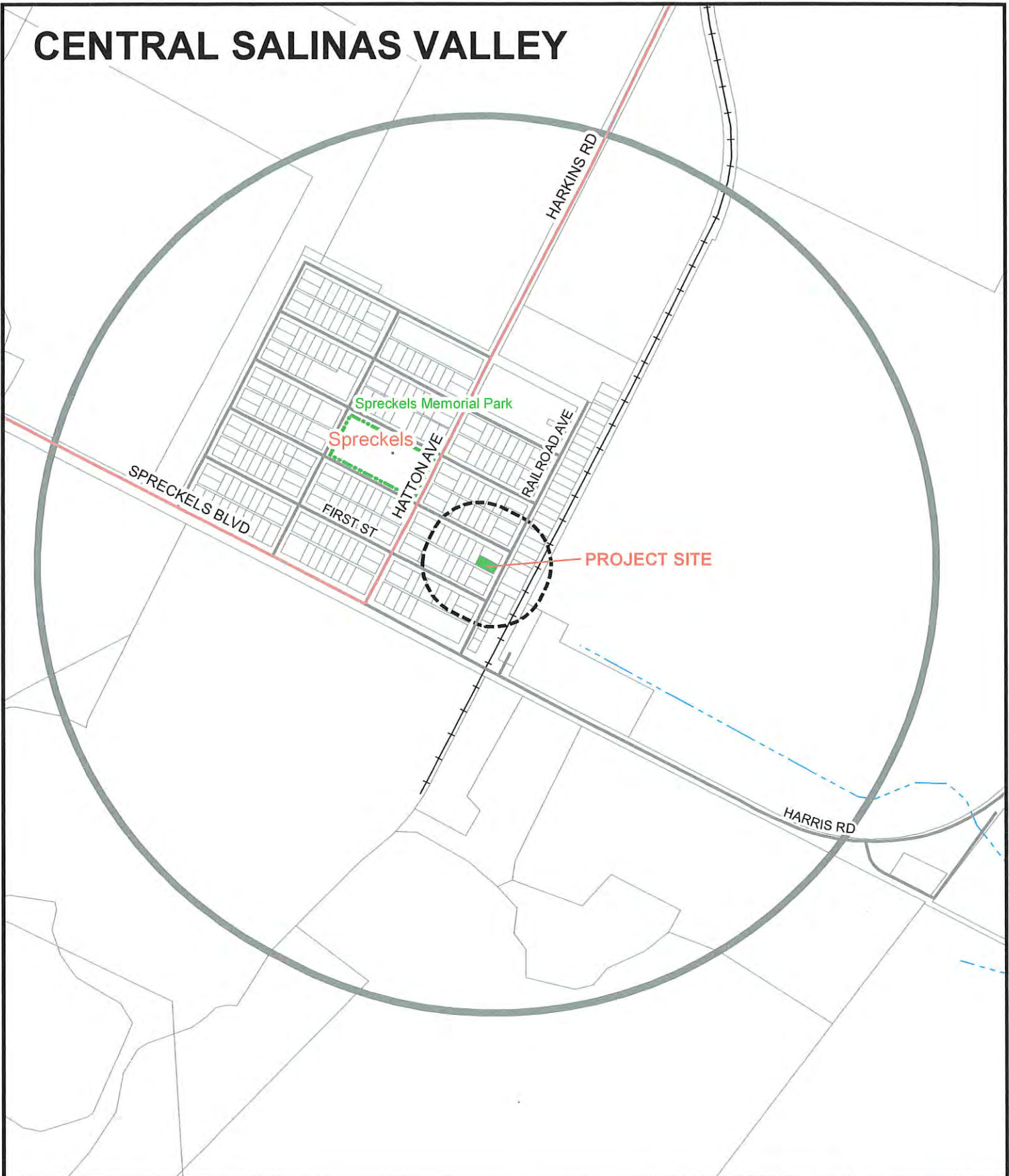


BEDROOM #1 INTERIOR



LAUNDRY ROOM

CENTRAL SALINAS VALLEY



APPLICANT: DAMSCHEN

APN: 177-033-008-000

FILE # PLN140485




 2500' Limit  300' Limit  Water



EXHIBIT C

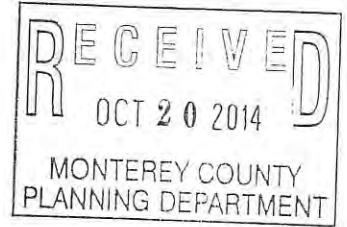
PLANNER: NAKAMURA

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: **October 15, 2014**



Project Title: DAMSCHEN BRIAN & MOORE KELLY
File Number: PLN140485
File Type: DIRECTOR OF RMA PLANNING
Planner: NAKAMURA
Location: 39 RAILROAD AVE SPRECKELS

Project Description:

Use Permit and Design Approval to allow a 592 square foot residential addition to a single family residence, a 528 square foot detached garage, and the relocation of an existing 152 square foot shed located within the Speckles HR District. The property is located at 39 Railroad Avenue, Spreckels (Assessor's Parcel Number 177-033-008-000), Greater Salinas Area Plan.

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

Mark Norris

Was a County Staff/Representative present at meeting? no (Name)

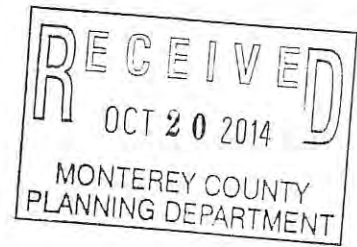
PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i># Anonymous</i>	<input checked="" type="checkbox"/>		<i>Please do not remove Magnolia tree</i>

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)
Garage to be accessed off of alley and not a new driveway	Spreckels Book Pg 67 (S3.1)	Access off of Alley
Do not remove tree	Spreckels Book Pg 66 (S1.1)	S 1.2
		S 3.2

ADDITIONAL LUAC COMMENTS



RECOMMENDATION :

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

Second by: Lothar Marvicus (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 3

NOES: 0

ABSENT: 2 (Chavez, Sghelza)

ABSTAIN: 0