

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> May 27, 2015	<b>Agenda Item No.:</b> 2
<b>Project Description:</b> Use Permit to allow the construction of a 492 square foot detached garage/workshop within a Historic Resources (“HR”) Zoning Overlay District, and a Design Approval.	
<b>Project Location:</b> 75 Fourth Street, Spreckels	<b>APN:</b> 177-053-015-000
<b>Planning File Number:</b> PLN150184	<b>Owner/Applicant:</b> David & Georgeanne Nachazel
<b>Planning Area:</b> Greater Salinas Area Plan	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> “HDR/5.1-HR-D” [High Density Residential, 5.1 units per acre, with Historic Resources and Design Control Overlays]	
<b>CEQA Action:</b> Categorically Exempt per Section 15303(e) of the CEQA Guidelines	
<b>Department:</b> RMA-Planning	

### RECOMMENDATION:

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

- 1) Find the project Categorically Exempt per Section 15303(e) of the CEQA Guidelines, and
- 2) Approve the Use Permit and Design Approval (PLN150184) based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

### PROJECT OVERVIEW:

The project consists of the construction of a 492 square foot detached garage/workshop within a Historic Resources (“HR”) Zoning Overlay District. The regulations of the “HR” Overlay District require a Use Permit for the proposed development (Section 21.54.080.A, Zoning Ordinance). The project is located within the Town of Spreckels, which is a designated historic town. The existing house on the property was built in 1911 and is considered a historically-contributing house.

Consistent with the regulations of the “HR” Zoning Overlay District and Spreckels Design Guidelines, the project was reviewed by the Spreckels Neighborhood Design Review Committee and Historic Resources Review Board. The Spreckels Neighborhood Design Review Committee and Historic Resources Review Board found the project consistent with the Spreckels Design Guidelines because the proposed garage/workshop is located at the rear of the property which adequately differentiates the existing historically-contributing dwelling from the new structure. The project proposes colors and materials similar to the existing dwelling.

On April 15, 2015, the Spreckels Neighborhood Design Review Committee recommended approval of the project subject to the redesign of the garage doors to resemble carriage doors. On May 7, 2015, the Historic Resources Review Board adopted a resolution (Resolution No. PLN150184) approving the project.

The project is consistent with the Monterey County Zoning Ordinance and Spreckels Design Guidelines, and therefore, staff recommends that the Planning Commission approve the project.

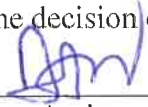
**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

RMA-Public Works Department  
RMA-Environmental Services  
Environmental Health Bureau  
Water Resources Agency

Monterey County Regional Fire Protection District

No comments were received by the above agencies. Conditions recommended by RMA – Planning have been incorporated into the Condition Compliance Reporting Plan attached to the draft resolution (**Exhibit B**).

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](mailto:listerdm@co.monterey.ca.us)  
May 12, 2015

cc: Front Counter Copy; Planning Commission; Monterey County Regional Fire Protection District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; John Ford, RMA Services Manager; Dan Lister, Project Planner; David & Georgeanne Nachazel, Owner; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Planning File PLN150184

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Draft Resolution, including: <ul style="list-style-type: none"><li>• Conditions of Approval</li><li>• Site Plan, Floor Plan and Elevations</li></ul>
	Exhibit C	Vicinity Map
	Exhibit D	Spreckels Neighborhood Design Review Committee Minutes
	Exhibit E	Historic Resources Review Board Resolution (Res. No. PLN1501840)

This report was reviewed John Ford, RMA Services Manager. 

**EXHIBIT A**  
**PROJECT INFORMATION FOR PLN150184**

<b>Project Title:</b>	Nachazel	<b>Primary APN:</b>	177-053-015
<b>Location:</b>	75 Fourth Street, Spreckels	<b>Coastal Zone:</b>	N
<b>Applicable Plan:</b>	Greater Salinas Area Plan	<b>Zoning:</b>	HDR/5.1-HR-D
<b>Permit Type:</b>	Use Permit	<b>Plan Designation:</b>	Residential
<b>Environmental Status:</b>	Exempt	<b>Final Action Deadline:</b>	7/10/2015
<b>Advisory Committee:</b>	Spreckels Neighborhood Design Review Committee		

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**Project Site Data:**

<b>Lot Size:</b>	6,167sf	<b>Coverage Allowed:</b>	35%
<b>Existing Structures:</b>	2,233sf	<b>Coverage Proposed:</b>	31.4%
<b>Proposed Structures:</b>	492sf	<b>Height Allowed:</b>	15'
<b>Total Square Feet:</b>	2,725sf	<b>Height Proposed:</b>	15'

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**Resource Zones and Reports:**

<b>Environmentally Sensitive Habitat:</b>	None	<b>Erosion Hazard Zone:</b>	Low
<b>Botanical Report #:</b>	N/A	<b>Soils/Geo. Report #</b>	N/A
<b>Forest Mgt. Report #:</b>	N/A	<b>Geologic Hazard Zone:</b>	IV
<b>Archaeological Sensitivity Zone:</b>	Low	<b>Geologic Report #:</b>	N/A
<b>Archaeological Report #:</b>	N/A	<b>Traffic Report #:</b>	N/A
<b>Fire Hazard Zone:</b>	N/A		

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**Other Information:**

<b>Water Source:</b>	Community Services	<b>Sewage Disposal:</b>	Public Sewer
<b>Water District/Company:</b>	Spreckels Water Co.	<b>Sewer District Name:</b>	Cal-Am Water
<b>Fire District:</b>	Monterey County Regional FPD	<b>Grading (cubic yards):</b>	None
<b>Tree Removal (Count/Type):</b>	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:

**NACHAZEL (PLN150184)**

**RESOLUTION NO. \_\_\_\_\_**

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Categorically Exempt per Section 15303(e) of the CEQA Guidelines, and
- 2) Approving a Use Permit to allow the construction of a 492 square foot detached garage/workshop within a Historic Resources ("HR") Zoning Overlay District, and a Design Approval.

[PLN150184, Nachazel, 75 Fourth St., Spreckels, (APN: 177-053-015-000), Greater Salinas Area Plan]

**The Nachazel application (PLN150184) came on for public hearing before the Monterey County Planning Commission on May 27, 2015. 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 to allow the construction of a 492 square foot detached garage/workshop within a Historic Resources ("HR") Zoning Overlay District, and a Design Approval.  
  
          **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 PLN150184.
  
2.       **FINDING:**       **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which allow detached accessory structures in a District when consistent with the policies to protect the historic resources of the District.  
  
          **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; and
  - Monterey County Zoning Ordinance (Title 21);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 75 Fourth Street, Spreckels (Assessor's Parcel Number: 177-053-015-000), Greater Salinas Area Plan. The parcel is zoned "HDR/5.1-HR-D" [High Density Residential, 5.1 units an acre,

with a Historic Resources and Design Control Zoning Overlay], which allows the construction of accessory structures appurtenant to the existing residential use on the property (Section 21.12.030.H, Zoning Ordinance). The proposed garage/workshop meets all site development standards in the “HDR” Zoning District (Section 21.12.060, Zoning Ordinance), and does not exceed the 35 percent building coverage designated for the Town of Spreckels within the Monterey County Zoning Maps. The colors and materials of the garage/workshop will match the existing dwelling, which is consistent with the regulations of the Design Control (“D”) Zoning Overlay District (Chapter 21.44, Zoning Ordinance). Therefore, the project is an allowed land use for this site and consistent with the development standards of the Zoning District.

- c) The project site is located within a Historic Resource (“HR”) Zoning Overlay District which requires a Use Permit for development of the proposed garage/workshop (Section 21.54.080.A, Zoning Ordinance). Consistent with Section 21.54.040 of the Monterey County Zoning Ordinance and Spreckels Design Guidelines, the project was reviewed by the Historic Resources Review Board (HRRB). On May 7, 2015, the HRRB found the project consistent with the Spreckels Design Guidelines policies, page 54 of the Spreckels Design Guidelines, because the proposed garage/workshop is located at the rear of the property which adequately differentiates the existing historically-contributing dwelling from the new structure. The project proposes colors and materials similar to the existing dwelling. Therefore, the HRRB adopted a resolution (Resolution No. PLN150184) approving the project.
- d) The project planner conducted a site inspection on April 15, 2015 to verify that the project on the subject parcel conforms to the plans listed above.
- e) The project was reviewed by the Spreckels Neighborhood Design Review Committee pursuant to Section 3 of the Spreckels Design Guidelines adopted February 1999. On April 15, 2015, the Spreckels Neighborhood Design Review Committee recommended approval of the project, subject to the proposed garage doors being redesigned to resemble carriage doors. On May 7, 2015, the project was reviewed and approved by the Historic Resources Review Board with recommendations made by the Spreckels Neighborhood Design Review Committee.
- 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 PLN150184.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the proposed accessory structure.

**EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Monterey County Regional Fire Protection District, 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) As noted in preceding Findings and Evidence, staff visited the project site on April 15, 2015, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN150184.

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, 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) As noted in preceding Findings and Evidence, staff visited the project site on April 15, 2015, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN150184.

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 conducted a site inspection. There are no known violations on the subject parcel.
  - b) As noted in preceding Findings and Evidence, staff visited the project site on April 15, 2015, and determined that it is suitable for the proposed development. All project-related material is found in Project File PLN150184.

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 15303(e) categorically exempts the construction of accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences. The project proposes a 492 square foot detached garage accessory to an existing main dwelling.
  - b) No adverse environmental effects were identified during staff review of the development application.
  - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.
  - d) As noted in preceding Findings and Evidence, staff visited the project site on April 15, 2015, and determined that it is suitable for the proposed

use and development. All project-related material is found in Project File PLN150184.

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 per Section 15303(e) of the CEQA Guidelines, and
2. Approve a Use Permit to allow the construction of a 492 square foot detached garage/workshop within a Historic Resources ("HR") Zoning Overlay District, and a Design Approval. The project is in general conformance with the attached plans, subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 27th day of May, 2015 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

PLN150184

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation  
Monitoring Measure:**

This Use Permit and Design Approval (PLN150184) allows the construction of a 492 square foot detached garage/workshop within a Historic Resources ("HR") Zoning Overlay District, and a Design Approval. The property is located at 75 Fourth Street, Spreckels (Assessor's Parcel Number 177-053-015-000), 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 \*\*\*) was approved by Planning Commission for Assessor's Parcel Number 177-053-015-000 on May 27, 2015. The permit was granted subject to four (4) 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 grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

**Compliance or  
Monitoring  
Action to be Performed:**

Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.



### 3. 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 May 27, 2018 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.

### 4. PDSP001 - GARAGE DOOR DESIGN

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Consistent with the resolution adopted by the Historic Resources Review Board (Res. No. PLN150184), the approved garage/workshop shall have a carriage door design. Prior to issuance of a construction permit, construction plans shall show that the garage has carriage doors.

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of a Construction Permit, the Owner/Applicant shall provide evidence to RMA-Planning that the building set of plans shows a carriage door design on the garage.

# APPLICATION NOTES

THE SITE IS FLAT, SO NO CONTOURS ARE POSSIBLE.  
 ROOF WATER DRAINS AWAY FROM STRUCTURES INTO LAWN.  
 THERE ARE NO PROPOSED WELLS, SEPTIC TANKS, OR LEACH FIELDS.  
 THERE WILL BE NO CUT, FILL, EXCAVATION, OR EMBANKMENT.  
 THE PARCEL CONTAINS NO WETLANDS, STREAMS, CREEKS, OR OTHER BODIES OF WATER.  
 NO VEGETATION IS BEING REMOVED.  
 SEWAGE DISPOSAL SERVICE IS PROVIDED BY CALIFORNIA AMERICAN WATER COMPANY.  
 DOMESTIC WATER SERVICE IS PROVIDED BY SPECKELS WATER COMPANY.  
 GAS AND ELECTRIC SERVICE IS PROVIDED BY PACIFIC GAS & ELECTRIC COMPANY.  
 THE PARCEL IS NOT SUBJECT TO 100 YEAR FLOODING PER FIRM PANEL: 060195-0135-D.

## LOT COVERAGE TABLE

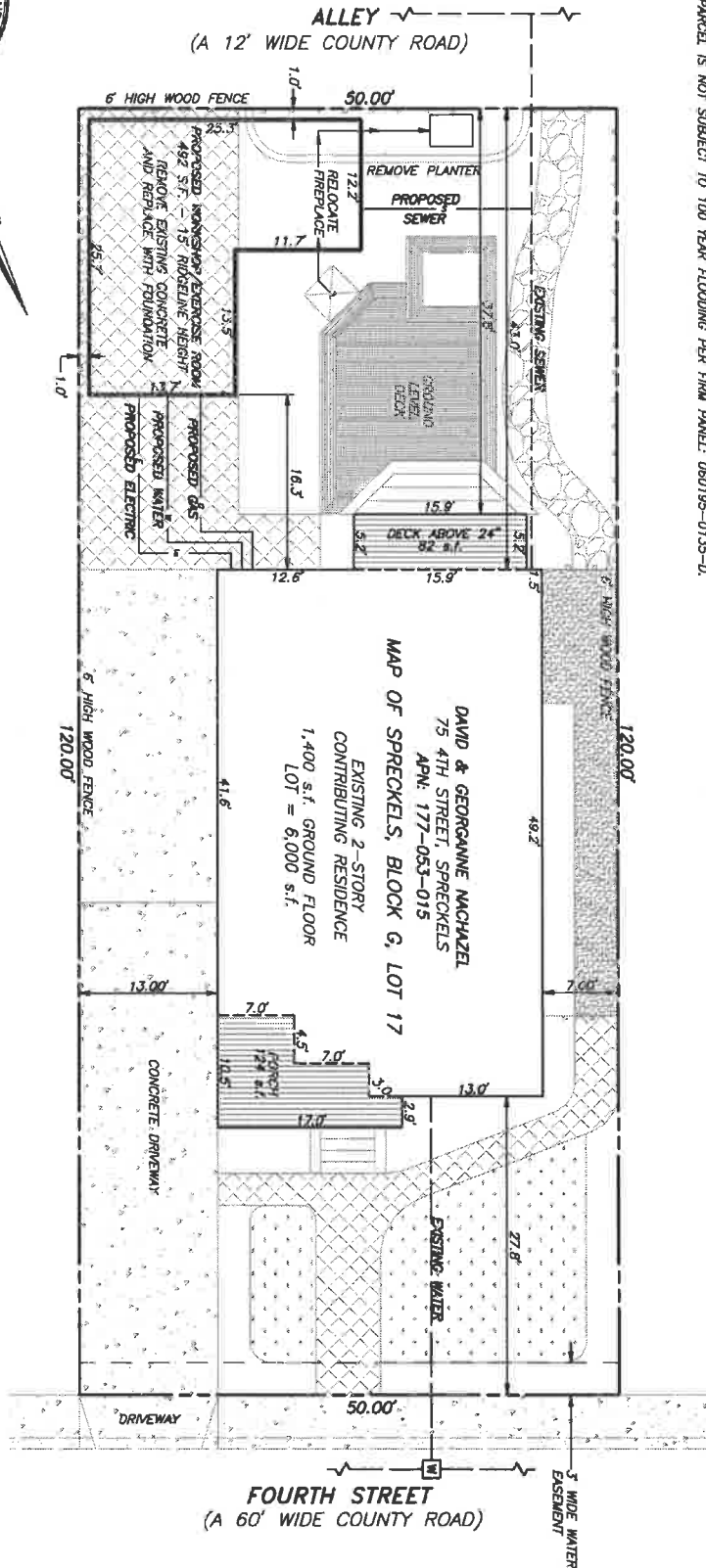
(PARCEL AREA = 8,000 S.F.)

	AREA	PERCENT
EXISTING HOUSE & PORCH	1,524 S.F.	25.4%
EXISTING DECK ABOVE 2'	84 S.F.	1.4%
PROPOSED GARAGE	492 S.F.	8.2%
TOTAL	2,100 S.F.	35.0%

## IMPERVIOUS COVERAGE TABLE

(PARCEL AREA = 8,000 S.F.)

	IMPERVIOUS AREA	RATIO
EXISTING	3,904 S.F.	65.1%
PROPOSED	138 S.F.	2.3%
TOTAL	4,042 S.F.	67.4%



SCALE: 1"=13.33'

Prepared by: David Nachazel

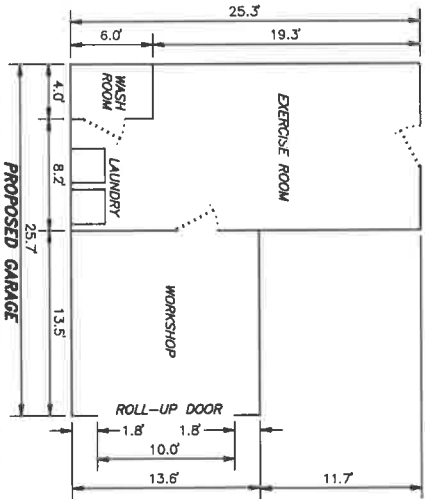
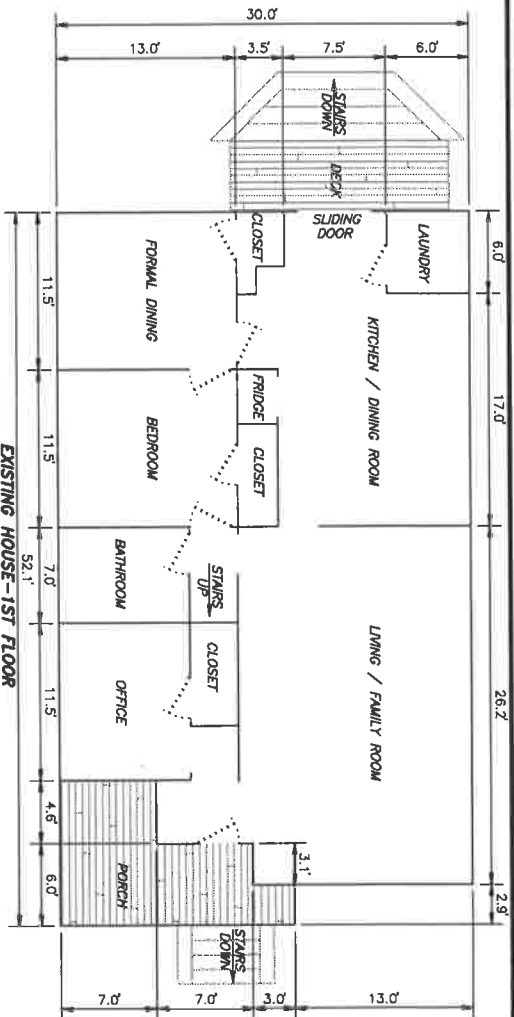
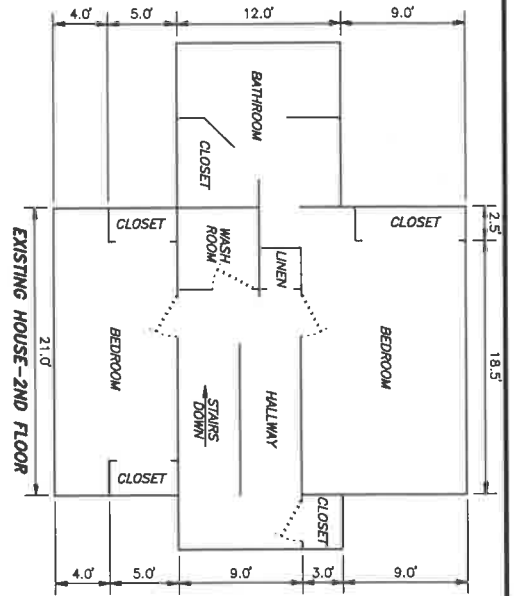
75 4th Street, P.O. Box 7131  
 Spreckels, CA 93962-7131  
 831-214-6170 (cell)  
 david.nachazel@comcast.net

DATE: 2/23/15

Nachazel, Fourth St

SHEET 1 OF 1

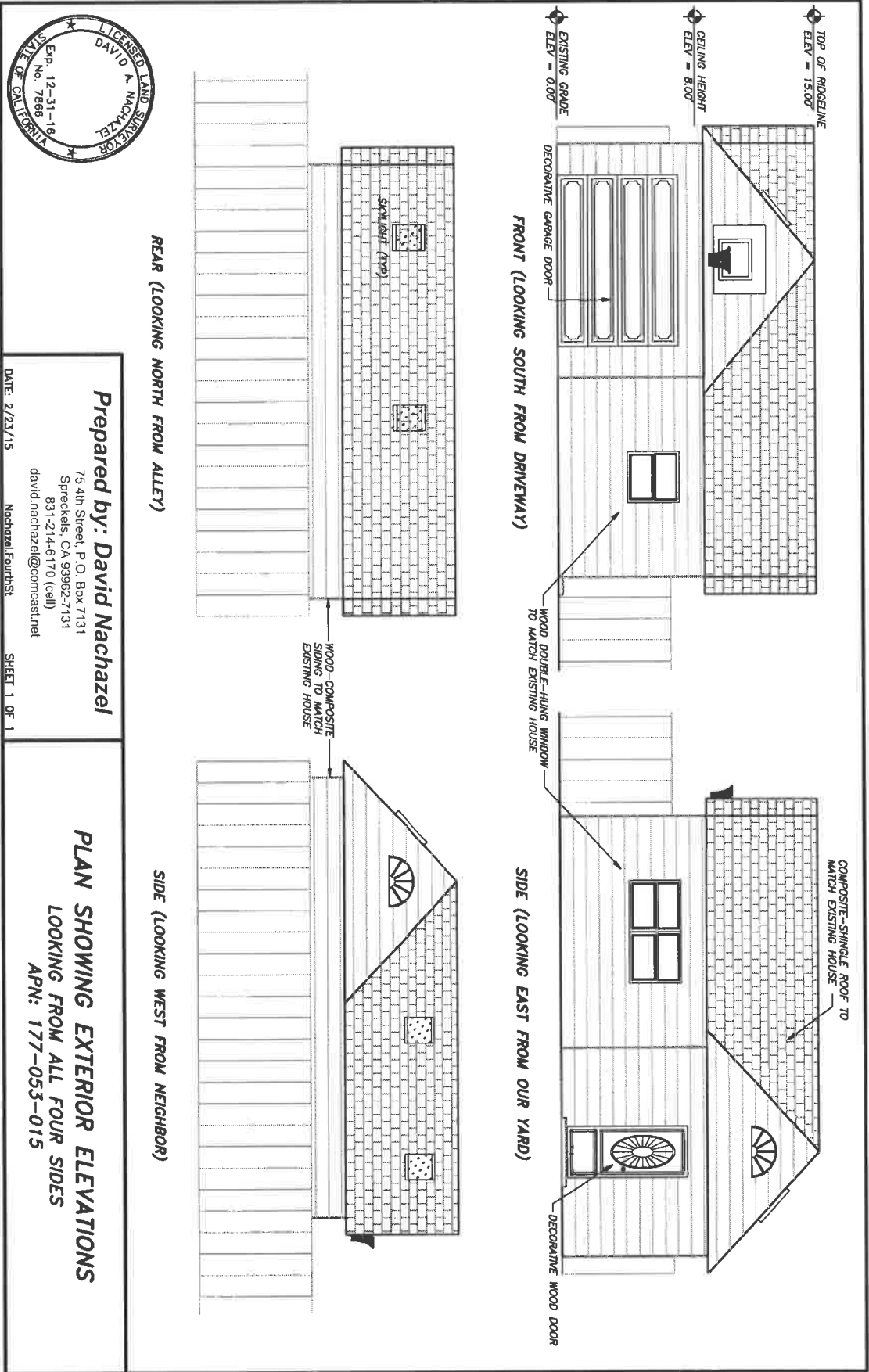
CONCEPTUAL SITE PLAN  
 SHOWING EXISTING AND PROPOSED CONDITIONS  
 APN: 177-053-015

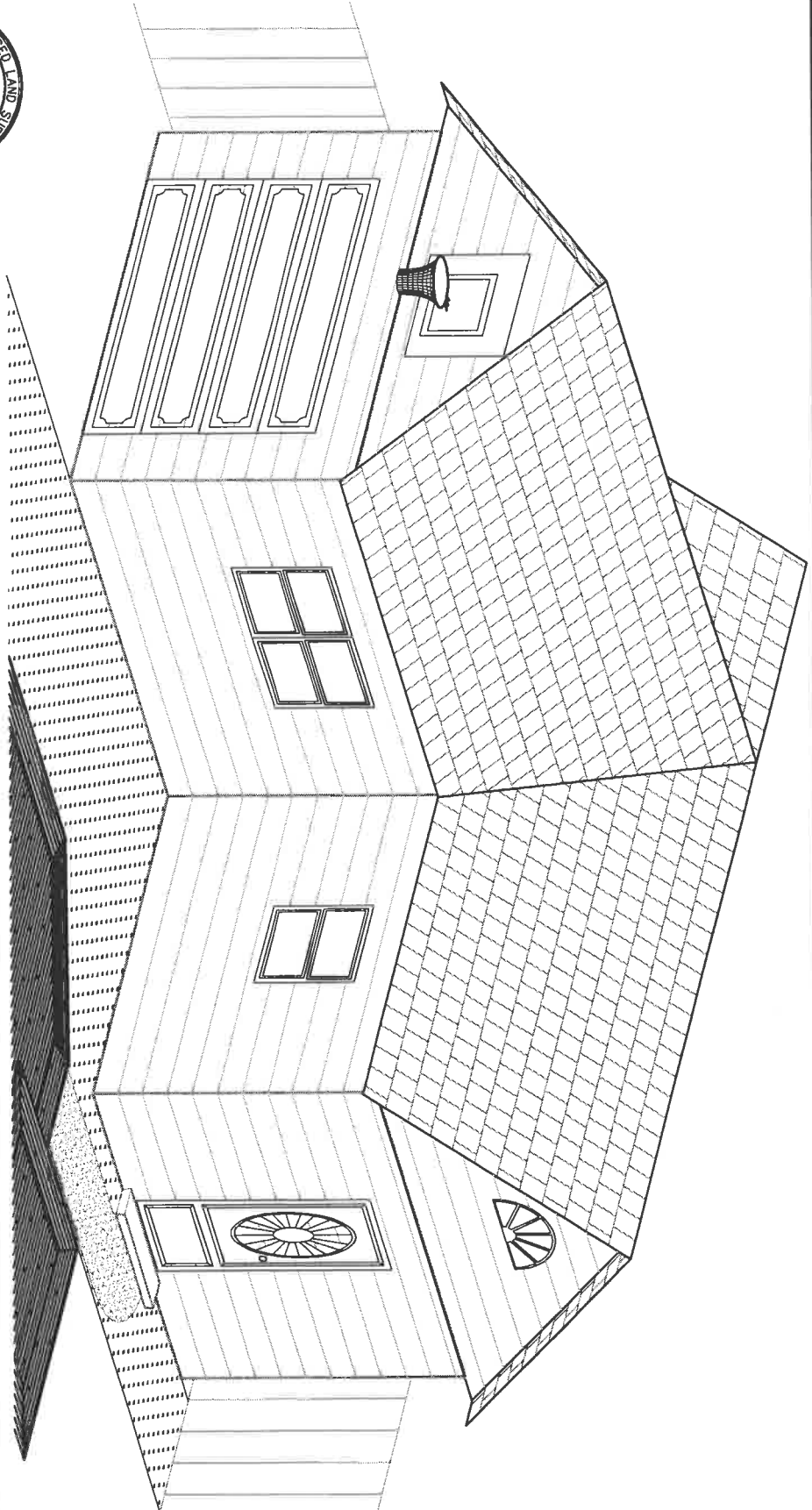


**Prepared by: David Nachazel**  
 75 4th Street, P.O. Box 7131  
 Spreckels, CA 93962-7131  
 831-214-6170 (cell)  
 david.nachazel@comcast.net

**CONCEPTUAL FLOOR PLANS**  
**SHOWING EXISTING AND PROPOSED CONDITIONS**  
 APN: 177-053-015

DATE: 2/23/15      Nachazel, Fourth St      SHEET 1 OF 1





**Prepared by: David Nachazel**

75 4th Street, P.O. Box 7131  
Spreckels, CA 93962-7131  
831-214-6170 (cell)  
david.nachazel@comcast.net

DATE: 2/23/15

Nachazel/Fourth St

SHEET 1 OF 1

**PLAN SHOWING EXTERIOR ELEVATIONS  
LOOKING FROM BACK OF HOUSE  
APN: 177-053-015**

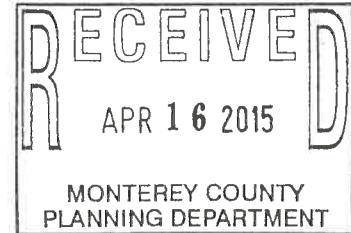
# Action by Land Use Advisory Committee

## Project Referral Sheet

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

Advisory Committee: **Spreckels**

Please submit your recommendations for this application by: April 15, 2015



**Project Title:** NACHAZEL DAVID & GEORGEANNE

**File Number:** PLN150184

**File Type:** DIRECTOR OF RMA PLANNING

**Planner:** BERNAL

**Location:** 75 FOURTH ST SPRECKELS

**Project Description:**

Use Permit and Design Approval to allow the construction of a 492 square foot detached workshop and exercise room with a half bath. The colors and materials to match existing single family dwelling. The property is located at 75 Fourth Street, Spreckels (Assessor's Parcel Number 177-053-015-000), Greater Salinas Area Plan.

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

*David Nachazel, owner*

Was a County Staff/Representative present at meeting? *Sam Lister* (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>none</i>			

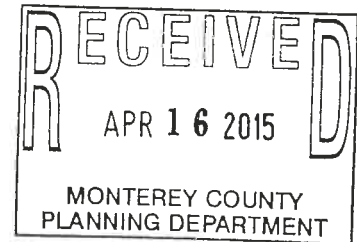
Exhibit *6*

# 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 door to look like a carriage door (vehicle)		

## ADDITIONAL LUAC COMMENTS

None



## RECOMMENDATION :

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

Second by: 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: 3

NOES: 0

ABSENT: 2 (Sgherza & Chavez)

ABSTAIN: 0

Exhibit C

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

Resolution No. **PLN150184 (David Nachazel)**

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend **approval of the Use Permit and Design Approval Request by David Nachazel to allow 492 square foot detached workshop. Colors and materials to consist to match existing single family dwelling. The project is located at 75 4<sup>th</sup> Street Spreckels (Assessor's Parcel Number 177-053-015-000).**

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on **May 7, 2015**, pursuant to the **zoning regulations for development in the "HR" (Historic Resource) Zoning District as contained in Chapter 21.54 of the Monterey County Code, the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code and the Spreckels Design Guidelines; and**

WHEREAS, the parcel is located at **75 4<sup>th</sup> Street Spreckels** within an **"HR" (Historic Resource) District (APN 177-053-015-000)** within the **Greater Salinas Area Plan** in the County of Monterey. The residence is located within the town of Spreckels, which is designated at a Historic Resource District. The existing residence was built in 1911 and is identified as Block G, within the Spreckels Design Guidelines; and

WHEREAS, Nachazel (applicant) filed with the County of Monterey, an application for a **Use Permit and Design Approval to allow a 492 square foot detached workshop and exercise room. The project was reviewed by the Spreckels Neighborhood Design Review Committee on April 15, 2015. The Committee recommended a change to the proposed garage door to look like a carriage door (vertical). The Committee recommended approval of the project, subject to the recommended changes, with a vote 3-0; and**

WHEREAS, at the conclusion of the hearing, the matter was submitted to the HRRB for a recommendation. Having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB rendered its decision to adopt findings and evidence to recommend **approval of the Use Permit and Design Approval**, subject to the following findings:

Finding: The proposed work is **consistent with Section 21.54 of the Monterey County Zoning Code (Regulations for Historic Resources Zoning Districts)** and will **neither** adversely affect the significant architectural features of the designated resource nor adversely affect the character, historical, architectural, or aesthetic interest or value of the designated resource and its site.



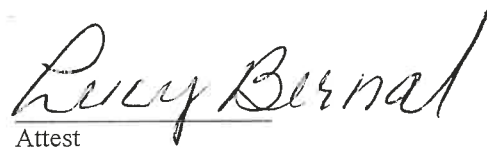
Finding: The use and exterior of the new improvements, addition, building or structure upon a designated historic resource site will **neither adversely effect nor** be incompatible with the use and exterior of existing designated historical resources, improvements, buildings and natural features of the site.

Evidence: 1. Use Permit and **Design Approval Application and other materials in PLN150184 (Nachazel) and**  
2. **"HR" (Historic Resource) zoning regulations applicable to the site as found in Chapter 21.54 of the Monterey County Code.**  
3. **Spreckels Design Guidelines; and**  
4. **Spreckels Neighborhood Design Review Committee Minutes; and**  
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 refer the application to the Planning Commission and recommend **approval of the David Nachazel Use Permit and Design Approval subject to no conditions:**

Passed and adopted on this 7<sup>th</sup> day of May, 2015, upon motion of Salvador Munoz, seconded by Kellie Morgantini, by the following vote:

AYES: 5  
NOES:  
ABSENT: 1  
ABSTAIN:



Attest  
Name, Lucy Bernal  
Date: May 5, 2015