



# Monterey County

## Board Report

Legistar File Number: 21-009

**Item No.**

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

January 12, 2021

**Introduced:** 12/21/2020

**Version:** 1

**Current Status:** Agenda Ready

**Matter Type:** General Agenda Item

Continue to February 2, 2021, a public hearing to consider:

- a. An appeal by Rosana Rader and Michael Smith from the July 30, 2020 decision of the Zoning Administrator to approve a Design Approval for a fence ranging in height from four (4) to six (6) feet for property located at 99 Second Street, Spreckels [PLN190255 - SMITH & RADER (APN 177-061-003-000)]; and
- b. Waiving the County appeal fee.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Continue this item to February 2, 2021

PROJECT INFORMATION:

**Property Owner:** Smith, Michael A and Rader, Rosana

**Parcel Size:** 0.173 acre (7,536 sq. ft)

**Zoning:** HDR/5.1-HR-D" High Density Residential/5.1 acres per unit-Historic Resource-Design Control District

SUMMARY/DISCUSSION:

On November 5, 2020, the Board considered and subsequently continued this item to November 17, 2020 with direction for staff to research how the County might reimburse the property owner certain costs associated with building and/or rebuilding their non-conforming fence, which was constructed upon reliance on a County permit. Staff reached out to the property owner immediately after the November 5th hearing to obtain costs for the previously constructed fence and estimates for rebuilding the fence in conformance with the Spreckels Design Guidelines. The information was not received in time to complete a staff report for the November 17th meeting, so it was continued once again to January 12th, 2020. Personal matters have recently arisen for the appellant, causing them to need additional time to provide the necessary information to staff and prepare for a hearing. Therefore, staff recommends continuing this item to February 2, 2021, contingent upon timely receipt of the requested information.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This action represents effective and timely response to our HCD customers. Processing this appeal in accordance with all applicable policies and regulations also provides the County accountability for proper management of our land resources.

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Check the related Board of Supervisors Strategic Initiatives:

Economic Development


Administration


Health & Human Services

Infrastructure

Public Safety

Prepared by: Liz Gonzales, HCD Permit Center Supervising Planner

Reviewed by: Brandon Swanson, HCD Planning Services Manager 

Approved by: Carl P. Holm, AICP, HCD Director 

cc: Front Counter Copy; Elizabeth Gonzales, Supervising Planner, Brandon Swanson, HCD Planning Services Manager; Michael Smith and Rosana Rader, Owners; Eddie Takashima, neighboring owner; Jim Riley, SNDR chair; The Open Monterey Project (Molly Erickson); Land Watch (Executive Director); Project File PLN190255