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

Resolution No. DA190255 (Smith.Rader)

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend **denial of a Design Approval Request by Michael Smith and Rosana Rader to allow a 3-foot tall solid wood fence with a gate along Second Street; 4-foot tall solid wood fence beginning at the corner of Second and Llano to the side property line; side (shared) property line starting at the edge of sidewalk, 4 feet and tapering up before the edge of structures to a 6-foot tall solid wood fence. Colors and materials to consist of nature wood material. The project is located at 99 Second Street, Spreckels (Assessor's Parcel Number 177-061-003-000), Greater Salinas Area Plan.**

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on **December 12, 2019**, 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 Secretary of the Interior's Standards for Rehabilitation.**

WHEREAS, the parcel is located at **99 Second Street, Spreckels within an "HR" (Historic Resource) District (APN 177-061-003-000) of the County of Monterey. The structure is not considered historic and does not contribute to the historic nature of the town.**

WHEREAS, **Michael Smith and Rosana Rader (applicants) filed with the County of Monterey, an application for a Design Approval to allow a 3-foot tall solid wood fence with a gate along Second Street; 4-foot tall solid wood fence beginning at the corner of Second and Llano to the side property line; side (shared) property line starting at the edge of sidewalk, 4 feet and tapering up before the edge of structures to a 6-foot tall solid wood fence. Colors and materials to consist of nature wood material.**

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 **denial of the Design Approval**, subject to the following findings:

Finding: **The proposed fence is inconsistent with Sections 18.25 & 21.54 of Monterey County Code (Preservation of Historic Resources & Regulations for Historic Resources Zoning District) by adversely affecting the historical, architectural, or**

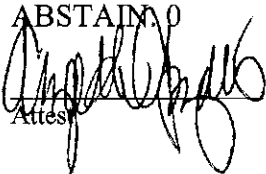
aesthetic interest or value of the designated resource and its site. As proposed, the fence is inconsistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Not following these standards threatens the historic integrity of the site and may result in removal of the property from the National Register.

- Evidence:
1. Design Approval Application and other materials in file PLN190255 (Smith.Rader)
 2. "HR" (Historic Resource) zoning regulations applicable to the site as found in Chapter 21.54 of the Monterey County Code.
 3. Secretary of the Interior's Standards for the Treatment of Historic Properties.
 4. The Spreckels Design Guidelines were created in 1999; and created as a community effort to maintain the historicity of the town of Spreckels. All new additions apply to these guidelines.
 5. The parcel is a corner lot and pursuant to Section 21.62.040, Llano Street is also considered a front setback and should have the open pattern design as well. Parcel has two front setbacks. The height of the fence on the two fronts are consistent; however, the solid fencing on both fronts are not consistent.
 6. The project shall be revised so the proposed fence facing Second Street and Llano Street be at a maximum 4 feet tall and have an open pattern design consistent with the Spreckels Design Guidelines Policy S-2.1. The side yard fence within the front yard setback facing Llano Avenue remain a solid fence but tapered down to 4 feet in height from the sidewalk back to the setback line (20 feet) or the nearest structure (whichever is less) in order for the fence design to not detract from adjacent uses or the historic character of the District and to maintain the visual continuity of the existing streetscape.
 7. Oral testimony and HRRB discussion during the public hearing and the administrative record.
 8. The Spreckels Neighborhood Review Committee decision to recommend denial of PLN190255 (Smith.Rader), dated August 21, 2019.

THEREFORE, it is the decision of the Monterey County Historic Resources Review Board to recommend **denial of the Smith.Rader Design Approval.**

Passed and adopted on this 12th day of December, 2019, upon motion of Belinda Taluban, seconded by John Scourkes, by the following vote:

AYES: 3
NOES: 2
ABSENT: 0
ABSTAIN: 0


Attest:

Name, Elizabeth Gonzales, Project Planner
Date 7/21/2020

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