

Exhibit C

This page intentionally left blank.

MINUTES
Spreckels Neighborhood Design Review Committee
Wednesday, August 21, 2019

1. Meeting called to order by Jeni Riley at 7:33 pm

2. Roll Call

Members Present:

(3) Jeni Riley, Scott Henningsen, Jana Heer Glowacki

Members Absent:

none



3. Approval of Minutes:

A. July 17, 2019 minutes

Motion: Scott Henningsen (LUAC Member's Name)

Second: Jana Heer-Glowacki (LUAC Member's Name)

Ayes: 3 (Riley, Henningsen, Heer Glowacki)

Noes: 0

Absent: 0

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.

none

5. Scheduled Item(s)



6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

none

B) Announcements

none

7. Meeting Adjourned: 8:25 pm

Minutes taken by: *Scott Seminger*

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County RMA Planning
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: Spreckels

1. **Project Name:** SMITH MICHAEL ANTHONY & RADER ROSANA
File Number: PLN190255
Assessor's Parcel Number: 177-061-003-000
Project Location: 99 SECOND ST SPRECKELS
Project Planner: ELIZABETH GONZALES
Area Plan: GREATER SALINAS AREA PLAN
Project Description: Design Approval to allow a solid wood fence along the property, from 3 feet in height to 4 feet.
Recommendation To: DIRECTOR OF RMA PLANNING

Was the Owner/Applicant/Representative present at meeting? YES NO ✓

(Please include the names of the those present)

Planner Elizabeth Gonzalez was present

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Ed Takishima	✓		Safety concern, too high

name	Yes	no	Issue
Cheryl Camany	✓		Safety, too tall
Ron Eastwood	✓		too tall
Chuck Ross	✓		needs to be removed and red-tagged

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)
not an open pattern	Design Guideline Book S2.1	change to open pattern
too tall	S2.1	needs to be no taller than 4 feet
Set back of 6' fence	S3.1	6' fence needs to be in back yard not all the way to the street

ADDITIONAL LUAC COMMENTS

- we did not receive plans of project, therefore we did not know what the applicants wanted. The existing fence is not acceptable and should be removed immediately. (not open pattern and too tall). Plans need to be sent to us for review and to HRRB. If fence is not removed it needs to be sent to Code enforcement.

RECOMMENDATION:

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

Second by: Jana - Leon Glowki (LUAC Member's Name)

 Support Project as proposed



Support Project with changes

☒ Continue the Item

Reason for Continuance:

no plans, code violation; not acceptable design

Continue to what date:

next meeting

Ayes:

3

(Piley, Henningsen, Heer-Glowacki)

Noes:

0

Absent:

0

Abstain:

0





PLN190255

Submitted by neighbor, Takishima
at meeting 8/21/19
Spreckels North

Proposed fence to border east side of property between 39 Llano and 99 2nd Ave front yard and wrapping around along 2nd St. yard to edge of property line (existing fence) APN 177-061-033-000



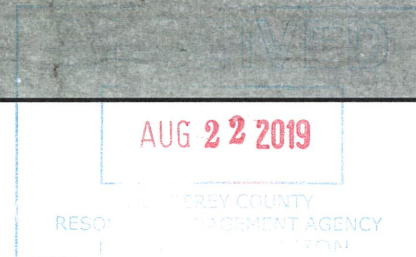
Intersection of Llano and 2nd Ave, facing down each street, Corner property is 99 2nd Ave.
proposing fence.



Proposed fence to border east side of property between 39 Llano Ave. and 99 2nd St. front yard



Property line between 39 Llano Ave. and 99 2nd St. approximated using water meter boxes on sidewalk.



Traveling North on Llano Ave, one block south of 2nd Ave, noting stepped down fencing on 27 Llano Ave. (setback for taper is approx. 23' from sidewalk post, starting at height of 32")



AUG 22 2019

MONTEREY COUNTY
FIRE MANAGEMENT AGENCY
SAN JUAN BAPTIST

Approach to intersection of Llano and 2nd Ave, noting stepped down fencing on 36 and 39 Llano Ave. (fence height of 32" at sidewalk. Also note the alleyway right next to 39 Llano driveway.



AUG 22 2019

ONTARIO COUNTY
RECORDS MANAGEMENT AGENCY
AND U.S. DEPARTMENT OF JUSTICE

We are concerned for traffic safety as our view from 39 Llano driveway will be impaired looking down Llano and 2nd Ave intersection. This SUV traveling southbound on Llano would not be seen from our driveway with the fence in the way. Note there is an alleyway parallel to our driveway that will also experience visual impairment with a 6' fence blocking view down Llano.



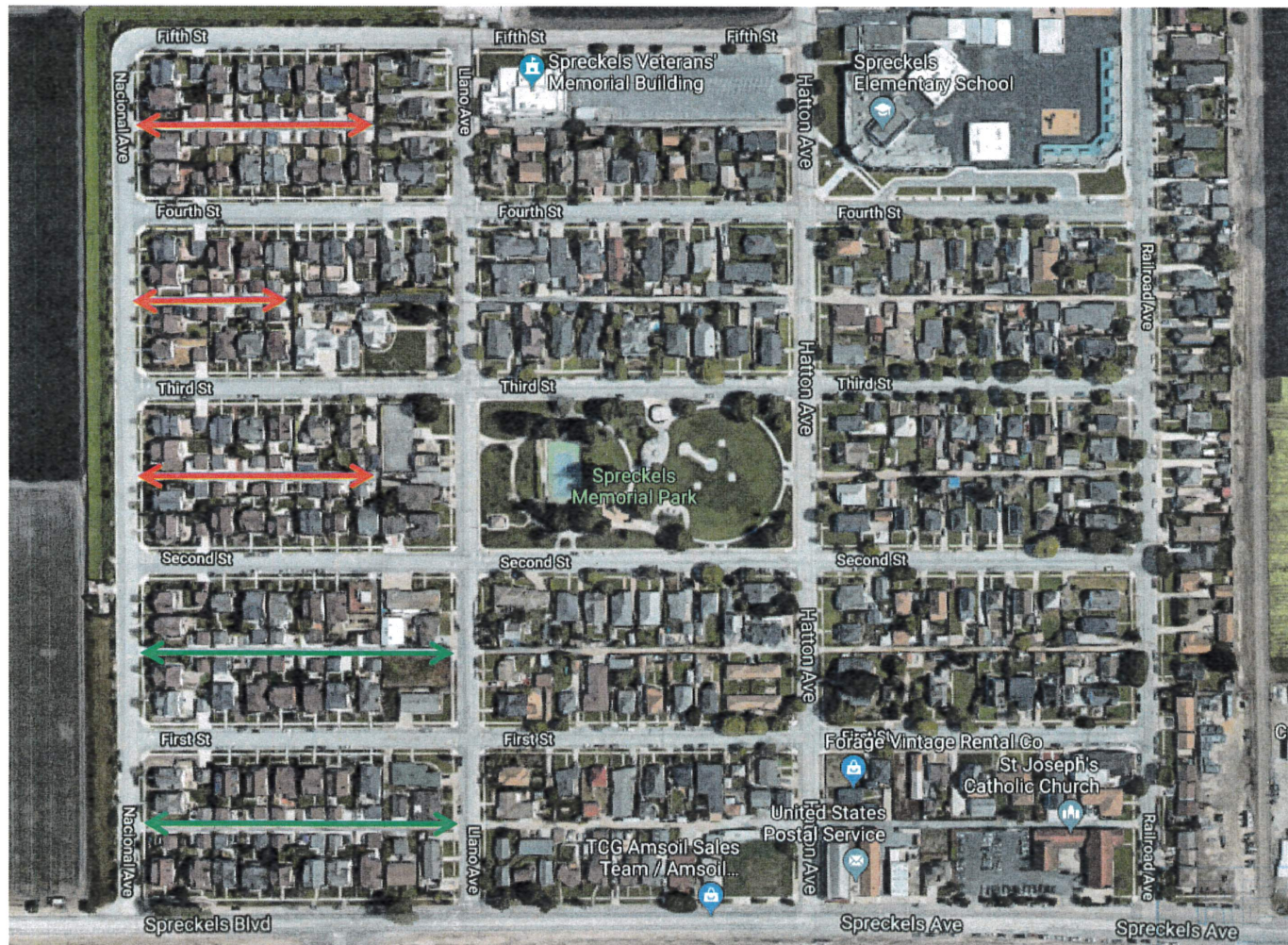
AUG 22 2019

CLATSOP COUNTY
RESOURCE MANAGEMENT AGENCY
LAND DIVISION

Ongoing construction of the fence shows the final height of the fence (6') and transition to sidewalk (4') within an 8' distance, which to my understanding was supposed to be further back closer to the third post from the sidewalk, approx. 16'. Note fence was finished despite being notified to hold all construction until final plan was reviewed and approved by the County. This was prior to the permit submitted to the Spreckels LUAC for further review.



Note that there are only two blocks between Llano Ave and Nacional Ave. that have through alleyways. These are the blocks between and Spreckels Blvd and Second St.



AUG 22 2019

MONTCLAIR TOWNSHIP
RESOURCE MANAGEMENT AGENCY
LAND USE DIVISION

View from across the adjacent alleyway from our neighbors on 27 Llano Ave. showing similar fence line heights which are consistent along Llano's two blocks which feature through alleyways between Llano and Nacional Ave. Fence height at sidewalk post is approx. 32"



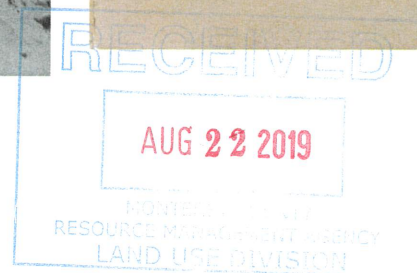
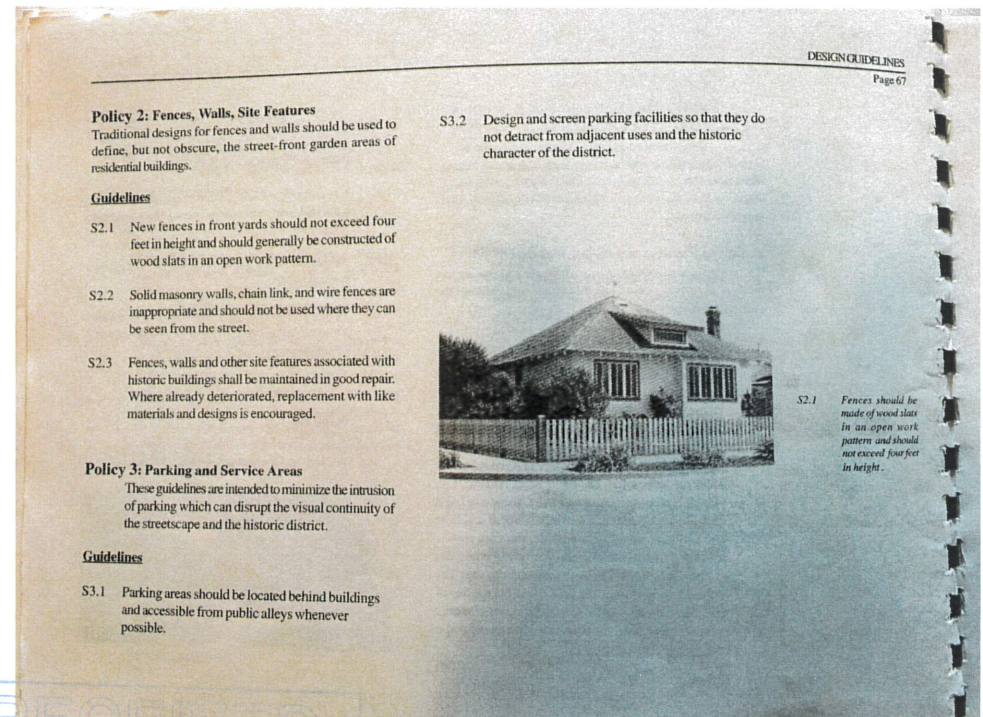
AUG 22 2019

RESOURCE MANAGEMENT
LAND DIVISION



Fence between 28 Nacional (corner house) and 128 First St. at height of 36" sidewalk, running the entire distance of approx. 31.5' at the same height. The adjoining fence for the gate is 6' tall for reference.

Below is pg. 67 from design guidelines used for Standard Pacific Subdivision. Note fence height not to exceed 4' and with open work design.





Fence by 77 Hatton and adjoining alleyway with low profile fence line and eventual taper transition

AUG 22 2019

MONTEZUMA COUNTY

RESOURCE MANAGEMENT AGENCY

LAND USE DIVISION



97 Llano
Fence by 43th St. with open fence design

Google
AUG 22 2019
MONTGOMERY COUNTY
RESOURCE MANAGEMENT &
LAND USE DIVISION

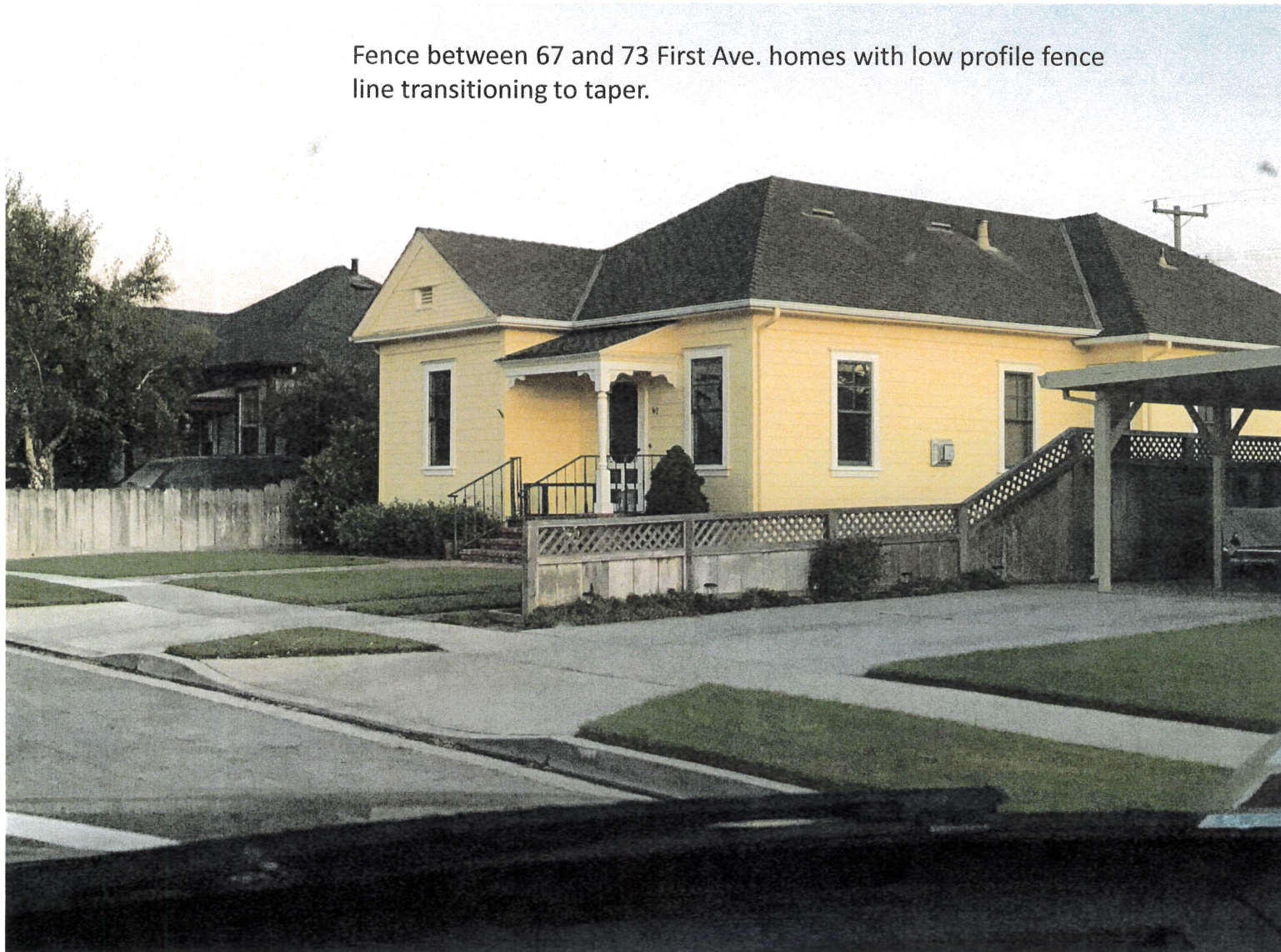


RECEIVED

AUG 22 2019

MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY
LAND USE DIVISION

Fence between 67 and 73 First Ave. homes with low profile fence
line transitioning to taper.



AUG 22 2019

MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY
LAND USE DIVISION