



Board Report

File #: 24-428, **Version:** 2

PLN240083 - CRAIG, SCOTT AND BECKY

Public hearing to consider recommending that the Chief of Planning approve a Design Approval to allow a remodel of an existing single-family residence, including removal of the existing front entry porch for a 144 square foot addition to the front of the residence and replacement of the porch, relocation/replacement of six windows and one door, and construction of a 241 square foot attached carport. Colors and materials to consist of horizontal wood siding and asphalt roof shingles all to match existing colors and materials (reclaimed wood siding-grey, dark grey roofing materials).

Project Location: 62 Fourth St., Spreckels CA 93962 (Assessor's Parcel Number 177-052-012-000), Greater Salinas Area Plan

RECOMMENDATION:

Staff recommends that the County of Monterey Historic Resources Review Board (HRRB) adopt a resolution recommending that the Chief of Planning 1) Find the project qualifies for a class 3 exception pursuant to section 15331 of the CEQA guidelines; and 2) approve a Design Approval to allow a remodel of an existing single-family residence, including removal of the existing front entry porch for a 144 square foot addition to the front of the residence and replacement of the porch, relocation/replacement of six windows and one door, and construction of a 241 square foot attached carport. Colors and materials to consist of horizontal wood siding and asphalt roof shingles all to match existing colors and materials (reclaimed wood siding-grey, dark grey roofing materials).

DISCUSSION:

The existing single-family residence is located at 62 Fourth Street, Block F in Spreckels. Per Title 21, Chapter 21.44 of Monterey County Code; the County "must preserve protected and enhance those structures and areas that contribute to the historical heritage of the County." In 1911, Blocks F-J were developed sporadically, and Block H was retained as a Community Park. According to the Spreckels guidelines, the house is considered as a supporting structure, as it supports the original principals of development. The original development principals include single family, small scale homes with yards. The scale of buildings, matching heights, setbacks, color use and the use of similar building materials are factors that can make additions or new construction a positive part of the historic community. As a supporting structure, the structure maintains the design and character even though there are changes to the original form and materials/workmanship. The proposed project increases the front interior to gain a bigger master bedroom by removing the front porch but will reconstruct the front porch façade to its original design and will reuse reclaimed wood siding for the addition. By maintaining the front façade, the porch will encroach into the front setback by five feet. However, pursuant to section 21.62.040.D, a porch may extend into any front setback by six feet.

The applicant proposes to remodel of an existing single-family residence, including removal of the existing front entry porch for a 144 square foot addition to the front of the residence and replacement of the porch, relocation/replacement of six windows and one door, and construction of a 241 square foot attached carport. Colors and materials to consist of horizontal wood siding and asphalt roof shingles all to match existing colors and materials (reclaimed wood siding-grey, dark grey roofing materials).

CEQA

The proposed project qualifies for a class 3 exemption pursuant to section 15331 of the CEQA Guidelines with no exceptions to section 15300.2. This exemption applies to projects that are for the "maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources" in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties ("the Standards") are exempt from CEQA. Additionally, the project will not have a cumulative impact on the environment, there are no unusual circumstances regarding this project that will cause a significant impact to the environment, the project is not visible from any scenic highways, the project is not located on a hazardous waste site and the proposed project will not cause a substantial change to any historical resources.

Prepared by: Elizabeth Gonzales, Permit Center Manager
Reviewed and Approved by: Phil Angelo, Associate Planner

The following attachments are on file with Housing and Community Development:

Exhibit A - Draft Resolution
Exhibit B - Project Plans, Colors and Materials and Renderings
Exhibit C - Design Approval application with Site Photos
Exhibit D - Vicinity Map

Cc: Kevin Flanders (Agent); Project File PLN240083