



County of Monterey

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

Board Report

File #: ZA 22-039, **Version:** 1

PLN210118 - CARTY WILLIAM FRANCIS

Public hearing to consider construction of a 1,120 square foot single family dwelling, a detached 242 square foot garage with a rooftop deck, and a 1,025 square foot detached accessory dwelling unit.

Project Location: 11421 Palmer Street, Castroville, Castroville

Proposed CEQA Action: Exempt per CEQA Guidelines Section 15303(a)

RECOMMENDATIONS:

It is recommended that the Zoning Administrator adopt a resolution to:

- a. Find that the construction of a single family dwelling and accessory dwelling unit within a residential zone qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303(a), and there are no exceptions pursuant to Section 15300.2; and
- b. Approve Design Approval to allow the construction of a 1,120 square foot single family dwelling, a detached 242 square foot garage with a rooftop deck, and a 1,025 square foot detached accessory dwelling unit. Proposed colors and materials consist of light grey wood siding with charcoal colored trim, black asphalt shingle roof, and black downlit cast aluminum wall fixtures with seeded glass shading.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION

Agent: Jack Paquin

Property Owner: William Carty

APN: 030-202-010-000

Parcel Size: 0.17 acres (7,500 square feet)

Zoning: Community Plan or "CP"

Land Use Designation: Medium Density Residential-C or "MDR-C"

Plan Area: Castroville Community Plan

Flagged and Staked: Yes

SUMMARY

The project consists of a Design Approval to allow the construction of a 1,120 square foot single family dwelling, a detached 242 square foot garage with a rooftop deck and secured safety rated lattice railing, and a 1,025 square foot detached accessory dwelling unit. The residential structures will be comprised of prefabricated manufacture units. The property is located at 11421 Palmer Street, Castroville (Accessor's Parcel Number: 030-202-010-000), subject to the Castroville Community Plan. The parcel is currently a vacant lot due to a structural fire reported to the North County Fire District on January 6, 2017. Zoning for this parcel is Community Plan or "CP". In this case, zoning refers to the development policies adopted for the Castroville Community Plan (CCP). The CCP land use designation of the subject property is Medium Density Residential-C or "MDR-C". Development of a single family dwelling units not exceeding 8 units per acre is an allowed use pursuant to the Castroville Community Plan Table B-2. Accessory dwelling units (ADU) are not specifically

addressed in the CCP and in accordance with Appendix B of the CCP, items contained within the Zoning Ordinance but not addressed within the community plan will remain as requirements. As such, pursuant to Title 21 Section 21.64.030.C.1.b, an ADU is an allowed use.

Based on staff analysis, the proposed project is consistent with all rules and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan, Castroville Community Plan and Title 21 Zoning Ordinance.

DISCUSSION

Development Standards

The development standards for a single family residence are identified in CCP Appendix B under Table B-3. Required setbacks for main dwelling units are a minimum of 20 feet (front), 15 feet (rear), and 5 feet (sides). The maximum allowed height is 30 feet and the minimum distance between habitable structures is 10 feet. As proposed, the single-story single family dwelling has setbacks of 20 feet (front), 93 feet (rear), 5 feet from southern-side and 21 feet from the northern-side with a distance of 22 feet between the single family home and accessory dwelling unit. The proposed height of the main residence is 12 feet and detached garage is 15 feet 6 inches which is below the 30 foot maximum allowed. The maximum building site coverage is 40 percent on lots that allow single family homes. The property is 0.17 acres or 7,500 square feet, which allows site coverage of 3,000 square feet. The proposed project results in site coverage of 2,396 square feet which equals 31.9 percent. The applicant has complied with all development standards pursuant of the CCP.

The CCP requires a minimum of two off-street parking spaces be provided for the primary residence and one dedicated off-street parking for accessory units. The proposed project includes a new 242 square foot one-car garage to provide parking for the main residence and the new driveway includes two off-street parking spaces between the main residence and accessory structure. There is room for one additional parking space in front of the proposed detached garage. Pursuant to Title 21 Section 21.58.040, there are no parking requirements for ADUs. The project as proposed will provide parking for up to four vehicles which equals two spaces per unit.

Accessory Dwelling Unit

California State regulations for ADUs supersedes local jurisdiction policy and regulations. Government Code 65852.2. Title 21 Section 21.64.030.C.1.b allows detached ADUs to be no more than 1,200 square feet. Height limit for ADUs is 16 feet with 4-foot side and rear setbacks.

The project proposes a 1,025 square foot ADU with a height of 12 feet 6 inches. The left-side setback is 5 feet with right-side setback of 21 feet and a rear setback of 15 feet. Therefore, the project meets height and setback requirements.

Design Review

Design standards for the MDR-C designation are identified in CCP, Appendix A which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. In comparison, the proposed single family dwelling, garage and ADU would have a similar layout to other residences in the vicinity.

The proposed exterior colors and materials are consistent with the area's setting and surrounding residences. The single family dwelling and ADU are designed to reflect a common manufactured home style architecture that matches the surrounding neighborhood. The conventionally built garage is designed to match the residential structures. Proposed colors of the structures include light grey wood siding with charcoal colored trim and black asphalt shingle roofing. Proposed exterior lighting will consist of black downlit cast aluminum wall fixtures with seeded glass shading. The project has been conditioned to include a formal landscape plan

and exterior lighting plan to ensure the project complies with the Monterey County lighting ordinance (**Exhibit B**). The applicant submitted a preliminary lighting plan; therefore, the exterior lighting plan condition was added to allow changes in the location, design, and fixture type during construction. The proposed exterior finishes described above blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and other dwellings in the neighborhood.

This property is not located within a visually sensitive area. However, the Castroville Community Plan does specify design guidelines to help maintain visual integrity of the surrounding area. The proposed development also does not have a significant impact on a public viewshed. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

Health and Safety

The project was reviewed by HCD-Planning. The respective agency has 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.

Necessary public utilities are available and have existed on-site. Water and sewer connections are provided by the Castroville Community Services District (CCSD). On January 6, 2017, the previously existing single family dwelling suffered a structural fire which demolished the residence according to the North County Fire District report.

Environmental Review

California Environmental Quality Act (CEQA) Guidelines Section 15303(a) for a Class 3 categorical exemption allows for a single family dwelling and accessory dwelling unit within a residential zone. Therefore, the proposed development is consistent with CEQA Guidelines Section 15303. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway and does not cause any unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. On September 14, 2021, a preliminary archeological report was conducted by Ruben Mendoza since the project is located in a high archeological sensitivity area. The report concluded no evidence of cultural resources on the property. A standard condition of approval has been incorporated to assure construction work be halted if archaeological resources are accidentally uncovered (**Exhibit B**).

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

No other agencies reviewed this project

The proposed project was reviewed by the Castroville LUAC on January 21, 2022. The LUAC unanimously recommended approval of the project as proposed by a vote of 4-0 with one member absent. See **Exhibit C**.

Prepared by: Kayla Nelson, Associate Planner, x6408

Reviewed by: Anna Quenga, AICP, Principal Planner

Approved by: Craig Spencer, HCD Chief of Planning

The following attachments are on file with HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution, including:

- Recommended Conditions of Approval

- Site Plans, Floor Plans and Elevations
 - Colors and Materials
- Exhibit C - Castroville LUAC Minutes
Exhibit D - Vicinity Map

cc: Front Counter Copy; HCD-Environmental Services; Kayla Nelson, Planner; Anna Quenga, Principal Planner, Jack Panquin, Agent; William Carty, Property Owner; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN210118