



Zoning Administrator

Legistar File Number: ZA 24-021

May 09, 2024

Introduced: 4/30/2024

Current Status: Agenda Ready

Version: 2

Matter Type: Zoning Administrator

PLN220131 - GARCIA REYNALDO JR & KAPIOLANIE

Consider construction of a new 848 square feet single family dwelling with 86 square feet covered porch and the conversion of an existing 704 square feet detached garage into an accessory dwelling unit.

Project Location: 11260 Poole Street, Castroville

Proposed CEQA action: Find the project categorically exempt pursuant to Section 15303, New Structures, of the CEQA Guidelines.

RECOMMENDATIONS

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

- a. Find the project categorically exempt pursuant to Section 15303, New Structures, of the CEQA Guidelines, and none of the exceptions contained in Section 15300.2 apply; and
- b. Approve a Design approval to allow the construction of a new 848 square feet single family dwelling with 86 square feet covered porch and the conversion of an existing 704 square feet detached garage into an accessory dwelling unit.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION

Agent: Mark Norris

Property Owner: Reynaldo Jr and Kapiolanie Garcia

APN: 030-105-011-000

Parcel Size: 0.12 acres or 5,300 square feet

Zoning: Community Plan or "CP"

Land Use Designation: Medium Density Residential - MDR-C

Plan Area: Castroville Community Plan

Flagged and Staked: No

SUMMARY

Staff is recommending approval of a Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit B**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

Note: The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

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

HCD-Planning
HCD-Engineering Services
Castroville Community Services District
Castroville Land Use Advisory Committee

The proposed project was reviewed by the Castroville LUAC on March 5, 2024. The LUAC recommended approval of the project as proposed by a vote of 3-0 with one member abstaining. See **Exhibit C**.

Prepared by: Marlene Garcia, Assistant Planner, 5114
Reviewed and Approved by: Anna Ginette Quenga AICP, Principal Planner

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, Elevations, Colors and Materials

Exhibit C - Castroville LUAC Minutes

Exhibit D - Vicinity Map

cc: Front Counter Copy; HCD-Planning; Marlene Garcia, Planner; Anna Ginette Quenga, AICP, Principal Planner; Reynaldo Jr and Kapiolanie Garcia, Property Owner; Mark Norris, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN220131