



Monterey County

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Board Report

Legistar File Number: RES 16-010

March 01, 2016

Introduced: 2/18/2016

Version: 1

Current Status: Agenda Ready

Matter Type: BoS Resolution

Public hearing to consider adopting a resolution to:

- a. Deny the appeal by Nancy B. Ausonio from the Planning Commission's approval of a Combined Development Permit (Mohssin/Urban Housing Communities/PLN150730) consisting of: 1) Use Permit to allow the construction of a 36,000 square foot (42-unit; 36 one-bedroom units and 6 two-bedroom units) supportive housing complex to serve homeless and disabled veterans and 3,300 square foot community center building; 2) Use Permit to allow a reduction in the required parking from 97 spaces to 47 spaces; and 3) Design Approval; and
- b. Consider the FEIR for the Castroville Community Plan and find that no additional environmental review is needed because the Project is consistent with a Community Plan for which an EIR was certified (CEQA Guidelines Section 15183); and
- c. Approve a Combined Development Permit (Mohssin/Urban Housing Communities/PLN150730) consisting of: 1) Use Permit to allow the construction of a 36,000 square foot (42-unit; 36 one-bedroom units and 6 two-bedroom units) supportive housing complex to serve homeless and disabled veterans and 3,300 square foot community center building; 2) Use Permit to allow a reduction in the required parking from 97 spaces to 47 spaces; and 3) Design Approval.

[Appeal - Combined Development Permit - PLN150730/Mohssin (Urban Housing Communities), South of Poole Street and Merritt Streets (State Highway 183) in Castroville, Castroville Community Plan and North County Non-Coastal Area Plan (APN: 030-171-001-000)]

PROJECT INFORMATION:

Planning File Number: PLN150730

Owner: Idris Mohssin

Applicant/Operator: Urban Housing Communities (UHC)

Project Location: South of Poole Street and Merritt Streets (State Highway 183) in Castroville

APN: 030-171-001-000

Agent: In Studio Architecture (Alex Reynoso, AIA)

Plan Area: Castroville Community Plan and North County Non-Coastal Area Plan

Flagged and Staked: No

CEQA Action: Consistent with a Community Plan for which an EIR was certified (CEQA Guidelines Section 15183).

RECOMMENDATION:

It is recommended that the Board of Supervisors adopt a resolution (Attachment B) to:

- a. Deny the appeal by Nancy B. Ausonio from the Planning Commission's approval of a

- Combined Development Permit (Mohssin/Urban Housing Communities/PLN150730) consisting of: 1) Use Permit to allow the construction of a 36,000 square foot (42-unit; 36 one-bedroom units and 6 two-bedroom units) supportive housing complex to serve homeless and disabled veterans and 3,300 square foot community center building; 2) Use Permit to allow a reduction in the required parking from 97 spaces to 47 spaces; and 3) Design Approval; and
- b. Consider the FEIR for the Castroville Community Plan and find that no additional environmental review is needed because the Project consistent with a Community Plan for which an EIR was certified (CEQA Guidelines Section 15183); and
 - c. Approve a Combined Development Permit (Mohssin/Urban Housing Communities/PLN150730) consisting of: 1) Use Permit to allow the construction of a 36,000 square foot (42-unit; 36 one-bedroom units and 6 two-bedroom units) supportive housing complex to serve homeless and disabled veterans and 3,300 square foot community center building; 2) Use Permit to allow a reduction in the required parking from 97 spaces to 47 spaces; and 3) Design Approval.

SUMMARY:

On December 9, 2015, the Monterey County Planning Commission approved an application by Iris Mohssin for a Combined Development Permit to allow the construction of a 36,000 square foot (42-unit) veteran's housing apartment complex, a 3,300 square foot community center, and request for a reduction in the required parking provisions. The Planning Commission discussed issues related to size/mass of the project and appropriate parking provisions. The proposed project complies with all applicable setbacks, and coverage restrictions (50% allowed/23% proposed). The operator of the project requests a parking reduction (97 required/47 spaces proposed) to address the fact that the anticipated inhabitants of the housing complex will be disabled, handicapped, and/or homeless veterans, most of whom will not own vehicles or drive. The Planning Commission was satisfied that there was sufficient parking to accommodate this use, provided the facility was restricted to use by veterans.

On December 21, 2015, Nancy B. Ausonio, appellant, timely appealed the Planning Commission's decision and requested that the Board of Supervisors deny the Combined Development Permit. The appellant's contentions are primarily related to the reduction in the required parking and the fact that the project was not conditioned to pay all required traffic fees, namely the Castroville Community Plan Development Impact Fee.

The project will be required to pay all impact mitigation fees, and the parking reduction is appropriate given the inhabitants of the facility. It should be pointed out that the property owner intends this project to replace a recently approved 36 unit apartment complex on the site, and that project will house far more people and generate far more traffic. This project is a less intense development on the site and includes the required commercial component (Castroville Community Plan Policy) which the prior project did not.

A more detailed discussion of appellant's contentions can be found in the proposed resolution (Attachment B).

Environmental Review/CEQA

CEQA Guidelines Section 15183 states: "*projects which are consistent with the development*

density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site.” The project is consistent with the Castroville Community Plan for which an EIR was certified, and there are no project specific impacts which are peculiar to this project or its site. The inland portion of the Castroville Community Plan is being implemented. As such, no additional environmental review beyond the Castroville Community Plan EIR is required. For a more complete discussion of this, see Attachment A.

Recommendation

Based on the facts that the project is consistent with the regulations/policies found in Monterey County Code, the Castroville Community Plan, and the North County Non-Coastal Area Plan, staff recommends that the Board of Supervisors: 1) deny the appeal filed by Nancy B. Ausonio; 2) consider the FEIR for the Castroville Community Plan and find no additional environmental review is needed; and 3) approve the Combined Development Permit (PLN150730).

DISCUSSION:

Detailed discussion is provided in **Attachment A**.

OTHER AGENCY INVOLVEMENT:

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

- √ Environmental Health Bureau
- √ RMA-Public Works
- √ RMA-Environmental Services
- √ Water Resources Agency
- √ North County Fire Protection District
- √ Economic Development Department

The project was referred to the Castroville Land Use Advisory Committee on December 7, 2015 for consistency review with the Castroville Community Plan and design review. After adoption of the Castroville Community Plan (CCP), projects in Castroville are no longer referred to the North County LUAC. The Monterey County Board of Supervisors amended the Monterey County General Plan and North County Area Plan to incorporate the CCP (Resolution No. 07-102) requiring Site Plan and Design Guidelines review by the Castroville LUAC per CCP Appendix A.

On December 7, 2015, the Castroville LUAC recommended denial of the proposed project, because “Castroville does not have appropriate infrastructure in place”, by a 5-0 vote (1 person absent). The LUAC cited concerns regarding pedestrian crossing safety and existing on- and off-street parking problems within Castroville as a whole.

FINANCING:

Funding for staff time associated with this project is included in the FY15-16 Adopted Budget for RMA-Planning.

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This report was reviewed by John H. Ford, RMA-Planning Services Manager.

All attachments are on file with the Clerk of the Board:

- Attachment A Discussion
- Attachment B Draft Board Resolution including recommended Conditions of Approval and Project Plans
- Attachment C Notice of Appeal from Nancy B. Ausonio
- Attachment D Planning Commission Resolution 15-053.
- Attachment E Vicinity Map
- Attachment F Castroville Community Plan FEIR (on CD) also available at:
<http://www.co.monterey.ca.us/EconomicDevelopment/pdf/Castroville-CP0-FEIR.pdf>

cc: Board of Supervisors; Front Counter Copy; North County Fire Protection District; RMA-Public Works; RMA-Environmental Services; Economic Development Department (David Spaur/Jane Barr); Environmental Health Bureau; Water Resources Agency; John H. Ford, RMA Services Manager; David J. R. Mack, AICP, Project Planner; Idris Mohssin, Property Owner; Alex Reynoso, AIA, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Nancy B. Ausonio, Appellant; 300 Foot List; Project File PLN150730