

# **County of Monterey**

Monterey County Zoning Administrator  
Monterey County Government Center - Thyme Conference Room  
1141 Schilling Place, 2nd Floor



## **Meeting Agenda - Final**

**Thursday, November 9, 2023**

**9:30 AM**

### **Monterey County Zoning Administrator**

*Mike Novo, Zoning Administrator*



The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Zoning Administrator alternative actions on any matter before it.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

**PLEASE NOTE: IF THE ZONING ADMINISTRATOR IS PRESENT IN PERSON, PUBLIC PARTICIPATION BY ZOOM IS FOR CONVENIENCE ONLY AND IS NOT REQUIRED BY LAW. IF THE ZOOM FEED IS LOST FOR ANY REASON, THE MEETING MAY BE PAUSED WHILE A FIX IS ATTEMPTED BUT THE MEETING MAY CONTINUE AT THE DISCRETION OF THE ZONING ADMINISTRATOR.**

You may participate through ZOOM. For ZOOM participation please join by computer audio at: <https://montereycty.zoom.us/j/96839118111>

OR to participate by phone call any of these numbers below:

- + 1 669 900 6833 US (San Jose)
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- + 1 312 626 6799 US (Chicago)
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Enter this Meeting ID number 968 3911 8111 when prompted.

**PUBLIC COMMENT:** Please submit your comment (limited to 250 or less) to the Clerk at [zahearingcomments@co.monterey.ca.us](mailto:zahearingcomments@co.monterey.ca.us). In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Zoning Administrator Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.

Public Comment Prior to Wednesday at 5:00 PM will be distributed to the Zoning Administrator via email.

Public Comment submitted during the meeting can be submitted at any time and every effort will be made to read your comment into the record, but some comments may not be read due to time limitations. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

**ALTERNATIVE FORMATS:** If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability

who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Housing and Community Development at (831) 755-5025.

**INTERPRETATION SERVICE POLICY:** The Monterey County Zoning Administrator invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the Monterey County Housing and Community Development Department located in the Monterey County Government Center, 1441 Schilling Place, 2nd Floor South, Salinas - or by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting.

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas del Administrador de Zonificación sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

**TENGA EN CUENTA: SI EL ADMINISTRADOR DE ZONIFICACIÓN ESTÁ PRESENTE EN PERSONA, LA PARTICIPACIÓN PÚBLICA DE ZOOM ES SOLO POR CONVENIENCIA Y NO ES REQUERIDA POR LA LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL ADMINISTRADOR DE ZONIFICACIÓN.**

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en: <https://montereycty.zoom.us/j/96839118111>

O para participar por teléfono, llame a cualquiera de estos números a continuación:

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- + 1 929 205 6099 US (New York)
- + 1 253 215 8782 US
- + 1 301 715 8592 US

Presione el código de acceso de reunión: 968 3911 8111 cuando se le solicite.

**COMENTARIO PÚBLICO:** Por favor envíe su comentario (limitado a 250 palabras o menos) al personal de la reunión del Administrador de Zonificación al correo electrónico: [zahearingcomments@co.monterey.ca.us](mailto:zahearingcomments@co.monterey.ca.us). En un esfuerzo por ayudar al personal, indique en la línea de asunto, la audiencia de la reunión (por ejemplo, Administrador de Zonificación) y el número de la

agenda (por ejemplo, el No. de agenda 10). Su comentario se incluirá en el registro de la reunión del Administrador de Zonificación.

Los comentarios públicos recibidos antes de las 5:00 p.m. el miércoles antes de la reunión del Administrador de Zonificación del Condado de Monterey se distribuirán por correo electrónico.

El comentario público enviado durante la reunión se puede enviar en cualquier momento y se hará todo lo posible para leer su comentario en el registro, pero algunos comentarios pueden no leerse debido a limitaciones de tiempo. Los comentarios recibidos después del tema de la agenda se incluirán en el registro si se reciben antes de que finalice la junta.

**FORMATOS ALTERNATIVOS:** Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5025.

**POLÍZA DE SERVICIO DE INTERPRETACIÓN:** El Administrador de Zonificación del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un intérprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo piso sur, Salinas – o por teléfono al (831) 755-5025. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un intérprete. Los pedidos se deberán hacer lo más pronto posible, y a lo mínimo 24 horas de anticipo para cualquier reunión.

**NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.**

**9:30 A.M - Call to Order**

**ROLL CALL**

Mike Novo, Zoning Administrator  
Representative from Environmental Health  
Representative from Public Works  
Representative from Environmental Services

**PUBLIC COMMENT**

This is a time set aside for the public to comment on a matter that is not on the agenda.

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

The Zoning Administrator Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Zoning Administrator as provided in Sections 54954.2 of the California Government Code.

**ACCEPTANCE OF MINUTES**

1. Acceptance of the September 28, 2023, October 12, 2023, and October 26, 2023 County of Monterey Zoning Administrator meeting minutes.

**Attachments:**     [ZA\\_Draft Minutes\\_092823](#)  
                              [ZA\\_Draft Minutes\\_101223](#)  
                              [ZA\\_Draft Minutes\\_102623](#)

**9:30 A.M. - SCHEDULED ITEMS****2. PLN230124 - MEDINA, JUAN RAMON**

Public hearing to consider a Design Approval to allow construction of a 1,680 square foot single family dwelling with an attached 504 square foot garage, and a 746 square foot accessory dwelling unit.

**Project Location:** 10921 & 10923 Seymour Street, Castroville

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

**Attachments:**     [Staff Report](#)  
                          [Exhibit A - Project Data Sheet](#)  
                          [Exhibit B - Draft Resolution](#)  
                          [Exhibit C - Vicinity Map](#)  
                          [Exhibit D - Castroville LUAC Minutes](#)

**OTHER MATTERS**

None

**ADJOURNMENT**



# County of Monterey

## Item No.1

### Board Report

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

**Legistar File Number: MIN 23-053**

**November 09, 2023**

**Introduced:** 10/30/2023

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Minutes

Acceptance of the September 28, 2023, October 12, 2023, and October 26, 2023 County of Monterey Zoning Administrator meeting minutes.

# **County of Monterey**

Monterey County Zoning Administrator  
Monterey County Government Center - Thyme Conference Room  
1141 Schilling Place, 2nd Floor  
Salinas, CA 93901



## **Meeting Minutes - Draft**

**Thursday, September 28, 2023**

**9:30 AM**

**Monterey County Zoning Administrator**

*Mike Novo, Zoning Administrator*

**9:30 A.M - Call to Order**

**The Zoning Administrator called the meeting to order at 9:30 a.m.**

**ROLL CALL**

**Present:**

**Mike Novo, Zoning Administrator**

**Nicki Fowler, Representative from Environmental Health**

**PUBLIC COMMENT**

**None**

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

**The Clerk Janet Navarro announced that there are no agenda additions, deletions, or corrections.**

**ACCEPTANCE OF MINUTES**

1. Acceptance of the August 31, 2023 Monterey County Zoning Administrator meeting minutes.

**Zoning Administrator, Mike Novo accepted the August 31, 2023, Monterey County Zoning Administrator meeting minutes.**

**9:30 A.M. - SCHEDULED ITEMS**

2. **PLN190100 - ZIMMERMANN DANIEL R TR (FORMERLY WATERSUN DAVID)**

Public hearing to consider construction of a 2,710 square foot detached structure (three bedrooms, storage, and laundry room) with an attached 734 square foot carport and associated site improvements including a 524 square foot patio and installation of two 500-gallon underground water tanks. The proposed detached structure is an extension of a previously approved single family dwelling's habitable space.

**Project Location:** 46720 Pfeiffer Ridge Road, Big Sur, Big Sur Coast Land Use Plan, Coastal Zone.

**Proposed CEQA action:** Consider a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines.

**Fionna Jensen, Project Planner, requested a continuance to October 12, 2023. to allow staff to address concerns from the Coastal Commission with the applicant.**

**Public Comment: None**

**The Zoning Administrator continued the hearing on this item to October 12, 2023.**

**OTHER MATTERS**

**None**

**ADJOURNMENT**

The meeting was adjourned by the Zoning Administrator at 9:32 a.m.

**APPROVED:**

\_\_\_\_\_  
**Mike Novo, Zoning Administrator**

**ATTEST:**

**BY:**

\_\_\_\_\_  
**Sophia Magana, Zoning Administrator Clerk**

**APPROVED ON:** \_\_\_\_\_

# **County of Monterey**

Monterey County Zoning Administrator  
Monterey County Government Center - Thyme Conference Room  
1141 Schilling Place, 2nd Floor  
Salinas, CA 93901



## **Meeting Minutes - Draft**

**Thursday, October 12, 2023**

**9:30 AM**

**Monterey County Zoning Administrator**

*Mike Novo, Zoning Administrator*

**9:30 A.M - Call to Order**

The meeting was called to order by the Zoning Administrator at 9:30 a.m.

Mike Novo reviewed the Zoom Protocols.

**ROLL CALL**

**Present:**

**Mike Novo, Zoning Administrator**

**Bora Akkaya, Representative from Public Works**

**Nicki Fowler, Representative from Environmental Health**

**Jess Barreras, Representative from Environmental Services**

**PUBLIC COMMENT**

None

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Clerk Elizabeth Vasquez informed the Zoning Administrator of correspondence received for agenda item No. 2, PLN190171 – Hull James M & Lillian Y TRS.

**ACCEPTANCE OF MINUTES**

1. Acceptance of the September 14, 2023 County of Monterey Zoning Administrator meeting minutes.

**Decision: It was moved by the Zoning Administrator to adopt the September 14, 2023, Zoning Administrator meeting minutes.**

**9:30 A.M. - SCHEDULED ITEMS**

2. **PLN190171 - HULL JAMES M & LILLIAN Y TRS**

Continued from September 14, 2023 - Public hearing to consider the conversion of a test well into potable well and the construction of a two-level 4,012 square foot single family dwelling inclusive of a three car attached garage. Associated site improvements include the removal of three protected Coast live oak trees and grading consisting of 300 cubic yards of cut and 369 cubic yards of fill.

**Project Location:** 74 Corona Road, Carmel, Carmel Area Land Use Plan, Coastal Zone.

**Proposed CEQA Action:** Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

**Marlene Garcia, project planner, presented the item.**

**Bora Akkaya, Public Works, gave some information on road pavement conditions on Corona Road. The applicant would be responsible only for the damage during the construction. Public Works will visit the site and take pictures prior and during the encroachment period.**

**Nicki Fowler, Environmental Health Bureau, responded to comments made in**

the correspondence received regarding the well.

**Public Comment: Eric Miller (Applicant), Gwyn De Amaral, John Willsen**

Nicki Fowler, Environmental Health Bureau, responded to public comments regarding the conversion of a test well into a production well. The well is already in existence. It's considered an inactive well because the Owner has the intention of using it and needs to be maintained in good order to not allow for groundwater contamination. The Zoning Administrator, Mike Novo, pointed out this is a well in the Coastal Zone which makes it subject to a discretionary permit, and therefore the California Environmental Quality Act (CEQA). A Categorical Exemption is a part of CEQA, in this case finding no significant impact from the project. He mentioned the change in health (septic) regulations since the 1600 square foot limitation was approved by the Board of Supervisors, Environmental Health went through a comprehensive analysis of the Carmel Highlands and adopted a program to deal with water quality issues.

**Decision: Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.; and approve the Combined Development consisting of Coastal Administrative Permit to allow conversion of a test well into a production well, a Coastal Administrative Permit and Design Approval for the construction of a two-story single family dwelling, and a Coastal Development Permit to allow removal of trees. The Zoning Administrator also has non-substantive changes to the Resolution.**

**3. PLN190100 - ZIMMERMANN DANIEL R TR (FORMERLY WATERSUN DAVID)**

Continued from September 28, 2023 - Public hearing to consider construction of a 2,710 square foot detached structure (three bedrooms, storage, and laundry room) with an attached 734 square foot carport and associated site improvements including a 524 square foot patio and installation of two 500-gallon underground water tanks. The proposed detached structure is an extension of a previously approved single family dwelling's habitable space.

**Project Location:** 46720 Pfeiffer Ridge Road, Big Sur, Big Sur Coast Land Use Plan, Coastal Zone.

**Proposed CEQA action:** Consider adoption of a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines.

**Fionna Jensen, project planner, presented the item.**

**Public Comment: Daniel Zimmermann (Applicant), Peter Strauss (Architect)**

**Decision: Adopt the Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines; approve a Combined Development Permit to allow**

construction of a detached structure; and adopt a Mitigation Monitoring and Reporting Plan. The Zoning Administrator incorporated the change to Finding 7, evidence I as suggested by staff. The Zoning Administrator mentioned an update to Finding 1, Evidence c, the end of the allowed uses sentence. Part of the unity is that a one bedroom house is being expanded to a larger house. Finding 1, evidence f, needs to reference the State requirements for the setback for the State Responsibility Area. Under Finding 7, the Coastal Implementation Plan has different language than the Land Use Plan. The language on the long-term maintenance will be included as a second sentence for the Finding. In Finding 7, evidence e, include CIP section 20.145.040.C.1.G. The Zoning Administrator also has non-substantive changes.

**OTHER MATTERS**

None

**ADJOURNMENT**

The Zoning Administrator adjourned the meeting at 10:22 a.m.

**APPROVED:**

\_\_\_\_\_  
Mike Novo, Zoning Administrator

**ATTEST:****BY:**

\_\_\_\_\_  
Elizabeth Vasquez, Zoning Administrator Clerk

**APPROVED ON** \_\_\_\_\_

# **County of Monterey**

Monterey County Zoning Administrator  
Monterey County Government Center - Thyme Conference Room  
1141 Schilling Place, 2nd Floor  
Salinas, CA 93901



## **Meeting Minutes - Draft**

**Thursday, October 26, 2023**

**9:30 AM**

**Monterey County Zoning Administrator**

*Mike Novo, Zoning Administrator*

**9:30 A.M - CALL TO ORDER**

The meeting was called to order by the Zoning Administrator at 9:30 a.m.

Mike Novo reviewed the Zoom meeting protocols.

**ROLL CALL**

Present:

Mike Novo, Zoning Administrator

Bora Akkaya, Representative from Public Works

Nicki Fowler, Representative from Environmental Health

**PUBLIC COMMENT**

None

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Clerk Elizabeth Vasquez announced that there are no agenda additions, deletions, or corrections.

**ACCEPTANCE OF MINUTES**

None

**9:30 A.M. - SCHEDULED ITEMS**

**1. PLN210269 - 12 RONNOCO LLC**

Public hearing to consider construction of a 700 square foot detached garage, a 750 square foot secondary garage with a 325 square foot coverage porch, after-the-fact approval of a 1,000 square foot non-habitable, associated site improvements including a 2,275 square foot private sports court, and development within the Carmel Valley Floodplain.

**Project Location:** 12 Ronnoco Road, Carmel Valley, Carmel Valley Master Plan.

**Proposed CEQA Action:** Find the project Categorically Exemption pursuant to CEQA Guidelines section 15303.

**Fionna Jensen, Project Planner presented the item.**

**Public Comment: Applicant: Adam Jeselnick (Applicant's Architect)**

**Decision:** The Zoning Administrator found that the project qualifies as a Class 1 and Class 3 Categorical Exemption pursuant to CEQA Guidelines sections 15303 and 15301 and no exceptions pursuant to Section 15300.2 of the CEQA guidelines can be made; and approve a Combined Development Permit consisting of a Use Permit to allow development within the Carmel Valley Floodplain; and an After-the-fact Administrative Permit and Design Approval to allow construction of a 1,000 square foot non-habitable structure; and an Administrative Permit and Design Approval to allow construction of a

**750 square foot detached garage, 700 square foot detached garage with an attached 325 square foot covered porch, and associated site improvements including a 2,275 square foot sports court, pool and spa, outdoor fireplace and patios. The Zoning Administrator approved non-substantive changes to the findings and evidence, removal of conditions numbers four (4) and five (5), revisions to condition number two (2) updating the number of conditions on the project, updating the permit expiration date from three (3) years to two (2) years; and the addition of a condition, which requires issuance and final of the construction permit for the interior remodel of the 1,000 square foot building prior to issuance and final of the other construction permits.**

**OTHER MATTERS**

**None**

**ADJOURNMENT**

**The meeting was adjourned by the Zoning Administrator at 9:43 a.m.**



# County of Monterey

## Item No.2

### Board Report

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

Legistar File Number: ZA 23-028

November 09, 2023

**Introduced:** 11/3/2023

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Zoning Administrator

#### **PLN230124 - MEDINA, JUAN RAMON**

Public hearing to consider a Design Approval to allow construction of a 1,680 square foot single family dwelling with an attached 504 square foot garage, and a 746 square foot accessory dwelling unit.

**Project Location:** 10921 & 10923 Seymour 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. Finding the project categorically exempt pursuant to Section 15303, New Construction, of the CEQA Guidelines and no exceptions pursuant to Section 15300.2 can be made; and
- b. Approve a Design approval to allow the construction of a 1,680 square foot single family dwelling, an attached 504 square foot garage, and a detached 746 square foot accessory dwelling unit.

Staff recommends approval of this project. The attached draft resolution includes findings and evidence for consideration (**Exhibit B**).

#### PROJECT INFORMATION

**Agent:** Luis Lopez

**Property Owner:** Juan Ramon Medina

**APN:** 030-084-016-000

**Parcel Size:** 0.169 acres or 7,190 square feet

**Zoning:** Community Plan or "CP"

**Land Use Designation:** Medium Density Residential - 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 1,680 square foot single family dwelling with an attached 504 square foot garage, and a 746 square foot accessory dwelling unit.

The subject property is a 7,190 square foot lot located at 10921 & 10923 Seymour Street, west of Poole Street and north and east of Merritt Street (Highway 183) in a highly developed residential neighborhood. 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 first single-family residential dwelling unit is an allowed use pursuant to the CCP 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.

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 are identified in the CCP, Appendix B. Within this section, development standards for single-family detached units and attached homes, including clustered development, townhomes, condominiums, and duplexes are allowed in the Medium Density Residential category. 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. The minimum distance between habitable structures is 10 feet, 5 feet side and 5 feet rear. As proposed, the single-story unit with attached garage has setbacks of 20 feet (front), 61 feet 6 inches (rear), 7 feet (at north side), 6 feet (at south side) with distance of 18 feet between the single-family home and accessory dwelling unit. The proposed height of the main dwelling is 17 feet which is below the 30-foot maximum allowed. Pursuant to the CCP Appendix B, Table B-3, the maximum building site coverage is 40 percent on lots that allow single-family homes. The property is 0.169 acres or 7,190 square feet, which allows site coverage of 2,876 square feet. The proposed project results in site coverage of 2,876 square feet which fulfills the maximum allowed site coverage. Based on this information, the project complies with all setback, height requirements and coverage limitations contained in CCP Appendix B.

The CCP requires a minimum of two parking spaces per primary residence and the proposed project includes a total of 4 on-site parking spots (2 at garage and 2 at driveway). Pursuant to Title 21 Section 21.58.040, there are no parking requirements for ADUs.

### *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 746 square foot ADU with a height of 15 feet 7 inches. The side setbacks are at 5 feet and 15 feet, and rear setbacks are at 5 feet. Therefore, the project meets height and setback requirements.

### *Design Review*

Design standards for the Medium Density Residential category are identified in the CCP Appendix A, which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed single family dwelling and ADU would have a comparatively similar layout to other residences in the vicinity.

The applicant proposes exterior colors and materials consistent with the area's setting and surrounding residences. The primary colors and materials of the main residence and the ADU include light grey for the exterior stucco, stone veer accents at garage, white vinyl double pane windows, black trim and fascia, and blue grey at wood posts. The proposed single-family dwelling and ADU roofing material consists of dark grey composite shingles. The proposed exterior finishes would blend with the surrounding environment, they are consistent with the surrounding character and other dwellings in the neighborhood.

This property is not located within a visually sensitive area. However, the CCP 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 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. Water and sewer connections are provided by the Castroville Community Services District (CCSD). On June 28, 2023, a letter was reviewed by Planning from the CCSD indicating the parcel and proposed uses may be approved for connection to the CCSD's sewer and water main.

#### *Environmental Review*

The project is Categorically Exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines. None of the exceptions under CEQA Guidelines section 15300.2 apply. There is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class. The project does not involve a designated historical resource, a hazardous waste site, or development located near or within view of a scenic highway. In April 2023, a Phase I Archeological Report was conducted by Susan Morley (LIB230190) since the project is in a high archeological sensitivity area. The report concluded no evidence of cultural resources on the property.

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  
Castroville Community Services District  
Castroville Land Use Advisory Committee

The proposed project was reviewed by the Castroville LUAC on August 7, 2023. The LUAC recommended approval of the project as proposed by a vote of 4-0 with one member absent. See **Exhibit D**.

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:

- Attachment 1 - Recommended Conditions of Approval
- Attachment 2 - Site Plans, Floor Plans, Elevations, Colors and Materials

Exhibit C - Vicinity Map

Exhibit D - Castroville LUAC Minutes

cc: Front Counter Copy; HCD-Planning; Marlene Garcia, Planner; Anna Ginette Quenga, AICP, Principal Planner; Juan Ramon Medina, Property Owner; Luis Lopez, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN230124



# County of Monterey Zoning Administrator

Item No.2

## Agenda Item No. 2

Legistar File Number: ZA 23-028

November 09, 2023

**Introduced:** 11/3/2023

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Zoning Administrator

### **PLN230124 - MEDINA, JUAN RAMON**

Public hearing to consider a Design Approval to allow construction of a 1,680 square foot single family dwelling with an attached 504 square foot garage, and a 746 square foot accessory dwelling unit.

**Project Location:** 10921 & 10923 Seymour 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. Finding the project categorically exempt pursuant to Section 15303, New Construction, of the CEQA Guidelines and no exceptions pursuant to Section 15300.2 can be made; and
- b. Approve a Design approval to allow the construction of a 1,680 square foot single family dwelling, an attached 504 square foot garage, and a detached 746 square foot accessory dwelling unit.

Staff recommends approval of this project. The attached draft resolution includes findings and evidence for consideration (**Exhibit B**).

### PROJECT INFORMATION

**Agent:** Luis Lopez

**Property Owner:** Juan Ramon Medina

**APN:** 030-084-016-000

**Parcel Size:** 0.169 acres or 7,190 square feet

**Zoning:** Community Plan or "CP"

**Land Use Designation:** Medium Density Residential - 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 1,680 square foot single family dwelling with an attached 504 square foot garage, and a 746 square foot accessory dwelling unit.

The subject property is a 7,190 square foot lot located at 10921 & 10923 Seymour Street, west of Poole Street and north and east of Merritt Street (Highway 183) in a highly developed residential neighborhood. 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 first single-family residential dwelling unit is an allowed use pursuant to the CCP 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.

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 are identified in the CCP, Appendix B. Within this section, development standards for single-family detached units and attached homes, including clustered development, townhomes, condominiums, and duplexes are allowed in the Medium Density Residential category. 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. The minimum distance between habitable structures is 10 feet, 5 feet side and 5 feet rear. As proposed, the single-story unit with attached garage has setbacks of 20 feet (front), 61 feet 6 inches (rear), 7 feet (at north side), 6 feet (at south side) with distance of 18 feet between the single-family home and accessory dwelling unit. The proposed height of the main dwelling is 17 feet which is below the 30-foot maximum allowed. Pursuant to the CCP Appendix B, Table B-3, the maximum building site coverage is 40 percent on lots that allow single-family homes. The property is 0.169 acres or 7,190 square feet, which allows site coverage of 2,876 square feet. The proposed project results in site coverage of 2,876 square feet which fulfills the maximum allowed site coverage. Based on this information, the project complies with all setback, height requirements and coverage limitations contained in CCP Appendix B.

The CCP requires a minimum of two parking spaces per primary residence and the proposed project includes a total of 4 on-site parking spots (2 at garage and 2 at driveway). Pursuant to Title 21 Section 21.58.040, there are no parking requirements for ADUs.

### *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 746 square foot ADU with a height of 15 feet 7 inches. The side setbacks are at 5 feet and 15 feet, and rear setbacks are at 5 feet. Therefore, the project meets height and setback requirements.

### *Design Review*

Design standards for the Medium Density Residential category are identified in the CCP Appendix A, which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed single family dwelling and ADU would have a comparatively similar layout to other residences in the vicinity.

The applicant proposes exterior colors and materials consistent with the area's setting and surrounding residences. The primary colors and materials of the main residence and the ADU include light grey for the exterior stucco, stone veer accents at garage, white vinyl double pane windows, black trim and fascia, and blue grey at wood posts. The proposed single-family dwelling and ADU roofing material consists of dark grey composite shingles. The proposed exterior finishes would blend with the surrounding environment, they are consistent with the surrounding character and other dwellings in the neighborhood.

This property is not located within a visually sensitive area. However, the CCP 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 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. Water and sewer connections are provided by the Castroville Community Services District (CCSD). On June 28, 2023, a letter was reviewed by Planning from the CCSD indicating the parcel and proposed uses may be approved for connection to the CCSD's sewer and water main.

#### *Environmental Review*

The project is Categorically Exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines. None of the exceptions under CEQA Guidelines section 15300.2 apply. There is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class. The project does not involve a designated historical resource, a hazardous waste site, or development located near or within view of a scenic highway. In April 2023, a Phase I Archeological Report was conducted by Susan Morley (LIB230190) since the project is in a high archeological sensitivity area. The report concluded no evidence of cultural resources on the property.

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  
Castroville Community Services District  
Castroville Land Use Advisory Committee

The proposed project was reviewed by the Castroville LUAC on August 7, 2023. The LUAC recommended approval of the project as proposed by a vote of 4-0 with one member absent. See **Exhibit D**.

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:

- Attachment 1 - Recommended Conditions of Approval
- Attachment 2 - Site Plans, Floor Plans, Elevations, Colors and Materials

Exhibit C - Vicinity Map

Exhibit D - Castroville LUAC Minutes

cc: Front Counter Copy; HCD-Planning; Marlene Garcia, Planner; Anna Ginette Quenga, AICP, Principal Planner; Juan Ramon Medina, Property Owner; Luis Lopez, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN230124

# Exhibit A

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## EXHIBIT A

### Project Information for PLN230124

**Application Name:** Medina Juan Ramon  
**Location:** 10921 Seymour St, Castroville  
**Applicable Plan:** North County  
**Advisory Committee:** Castroville Community Plan Land Use Advisory  
**Permit Type:** Design Approval  
**Environmental Status:**  
**Zoning:** CP  
**Primary APN:** 030-084-016-000  
**Coastal Zone:** No  
**Final Action Deadline (884):**  
**Land Use Designation:** Castroville Community Plan

#### Project Site Data:

**Lot Size:** 7190  
**Existing Structures (sf):** 0  
**Proposed Structures (sf):** 2930  
**Total Sq. Ft.:** 2930  
**Coverage Allowed:** 2876  
**Coverage Proposed:** 2184  
**Height Allowed:** 30 ft  
**Height Proposed:** 17  
**FAR Allowed:**  
**FAR Proposed:**  
**Special Setbacks on Parcel:** N

#### Resource Zones and Reports:

**Seismic Hazard Zone:** VI  
**Erosion Hazard Zone:** Moderate  
**Fire Hazard Zone:** None  
**Flood Hazard Zone:** X (shaded)  
**Archaeological Sensitivity:** high  
**Visual Sensitivity:** None  
**Soils Report #:**  
**Biological Report #:**  
**Forest Management Rpt. #:**  
**Geologic Report #:**  
**Archaeological Report #:**  
**Traffic Report #:**  
**Historic Report #:**

#### Other Information:

**Water Source:** public  
**Water Purveyor:** Catroville Community Services Distric  
**Fire District:** North County FPD  
**Tree Removal:** 0  
**Grading (cubic yds.):** 0  
**Sewage Disposal (method):** public  
**Sewer District Name:** Catroville Community Services District

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## Exhibit B

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## Draft Resolution

### Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:

**MEDINA (PLN230124)**

**RESOLUTION NO. \_\_\_\_**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Finding the project categorically exempt pursuant to Section 15303, New Construction, of the CEQA Guidelines and no exceptions pursuant to Section 15300.2 can be made; and
- 2) Approving a Design Approval to allow the construction of a 1,680 square foot single family dwelling, a 504 square foot attached garage, and a detached 746 square foot accessory dwelling unit.

[PLN230124 [MEDINA], [10921 & 10923 Seymour Street, Castroville], [CASTROVILLE COMMUNITY PLAN] (Assessor's Parcel Number 030-084-016-000)]

**The MEDINA application (PLN230124) came on for a public hearing before the Monterey County Zoning Administrator on November 9, 2023. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

**WHEREAS**, the proposed project [PLN230124], located at 10921 & 10923 Seymour Street, Castroville, Castroville Community Plan (APN: 030-084-016-000), is consistent with the policies of the Monterey County 2010 General Plan, Castroville Community Plan, and the Monterey County Zoning Ordinance (Title 21);

**WHEREAS**, the subject parcel is zoned Medium Density Residential-C or “MDR-C” which allows for development of a first single-family residential dwelling unit, subject to the granting of a Design Approval;

**WHEREAS**, as proposed, the project consists of construction of a 1,680 square foot single-family dwelling, a 504 square foot attached garage and a detached 746 square foot accessory dwelling unit;

**WHEREAS**, as detailed in the attached plans, the proposed project meets all required development standards established in Monterey County Code (MCC) Section 21. 64.030.C.1.b and Monterey County 2010 General Plan, Castroville Community Plan, Monterey County Zoning Ordinance (Title 21), (see attached plans);

**WHEREAS**, the proposed colors and materials, and bulk and mass blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and other dwellings in the neighborhood;

**WHEREAS**, the proposed project is not located in an area of high visual sensitivity and as sited, designed, and conditioned, will not result in adverse visual impacts. Further, the project is consistent with the applicable scenic resource policies of the 2010 General Plan and the Castroville Community Plan;

**WHEREAS**, the proposed project does not includes the removal of any trees;

**WHEREAS**, in accordance with 2010 General Plan Policy and MCC Section 21.66.050, a Phase 1 Archaeological Report (File No. LIB230190) was prepared by Susan Morley, M.A, RPA and Brenna Wheelis, B.A. in April 2023. The report concluded no evidence of cultural resources on the property;

**WHEREAS**, the subject property (0.169 acres) identified in its current configuration and separate ownership is filed in the 1964 and 1972 in Book 30 Page 8 and illustrated as left portion of Lot 2, in block XI, as shown on “Map of the Town of Castroville”, filed September 2, 1887 in Map Book 1, Maps of “Cities and Towns”, Page 55, in the Office of the County Recorder of the County of Monterey, State of California and is therefore recognized by the County as legal lot of record;

**WHEREAS**, Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on subject property;

**WHEREAS**, the project was referred to the Castroville Land Use Advisory Committee pursuant to Board of Supervisors adopted LUAC Guidelines, at which the LUAC on August 7, 2023 voted 4-0 to recommend approval;

**WHEREAS**, California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts construction of one single family dwelling and accessory structures. Therefore, the proposed development is consistent with CEQA Guidelines Section 15303 and none of the exceptions under CEQA Guidelines Section 15300.2 apply to this project; and

**WHEREAS**, pursuant to MCC Section 21.80.040.B, the Planning Commission shall consider appeals from the discretionary decisions of the Zoning Administrator and the decision of the Planning Commission would be final and may not be appealed.

**NOW, THEREFORE BE IT RESOLVED**, based on the above recitals, the Monterey County Zoning Administrator does hereby:

- 1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve a Design Approval to allow the construction of a 1,680 square foot single family dwelling with an attached 504 square foot garage, and a 746 square foot accessory dwelling unit.

**PASSED AND ADOPTED** this 9th day of November, 2023.

---

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

#### NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.
2. Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.
3. Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

# County of Monterey HCD Planning

## DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN230124

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Design Approval permit (PLN230124) allows the construction of a 1,680 square foot single family dwelling with an attached 504 square foot garage and a 746 square foot accessory dwelling unit. The property is located at 10921 & 10923 Seymour Street, Castroville (Assessor's Parcel Number 030-084-016-000), Castroville Community Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Design Approval permit (Resolution Number \_\_\_\_\_) was approved by the Zoning Administrator for Assessor's Parcel Number 030-084-016-000 on November 9, 2023. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

### 3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.  
(HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

#### 4. PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

## 5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.

(HCD - Planning)

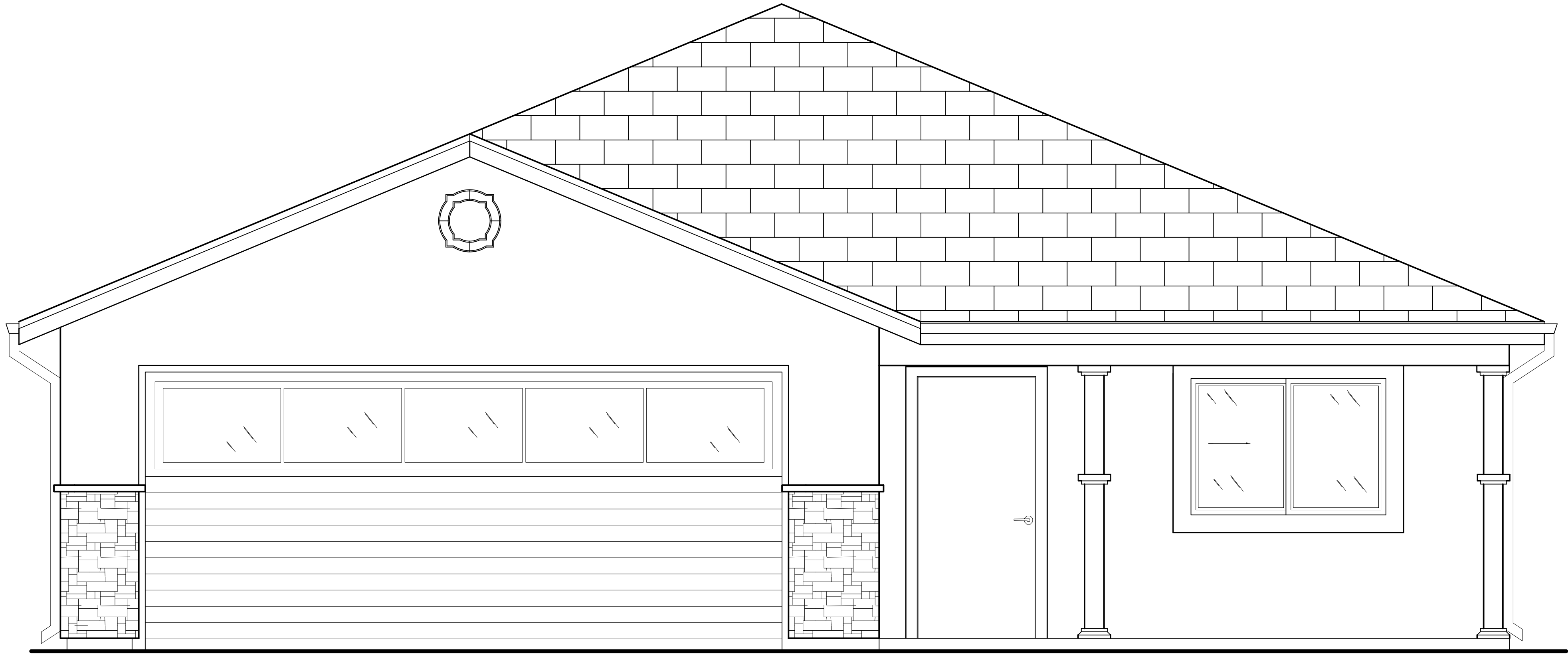
**Compliance or Monitoring Action to be Performed:** Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

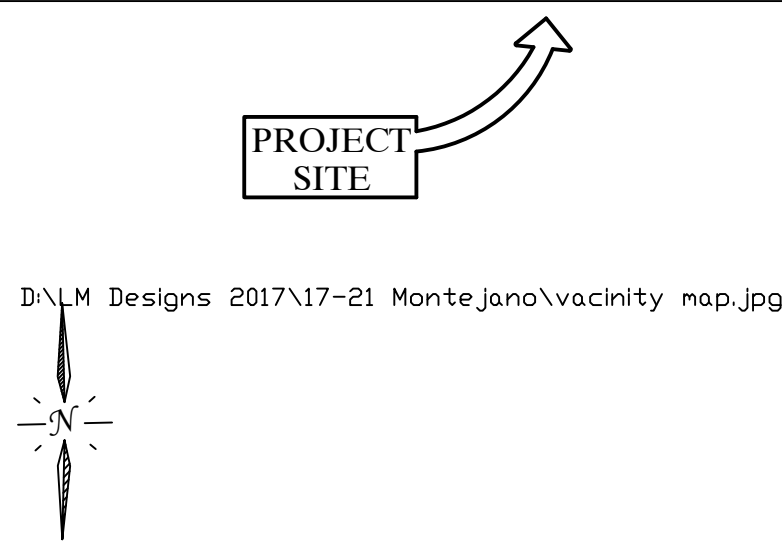
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE DESIGNER, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

NEW SINGLE FAMILY:  
**MEDINA DEVELOPMENT**  
0 SEYMOUR STREET  
CASTROVILLE, CA. 95012  
A.P.N.: 030-084-016-000



1 FRONT ELEVATION  
SCALE: N.T.S.

VICINITY MAP N.T.S.



PROJECT TEAM

**OWNER:**  
JUAN MEDINA  
0 SEYMOUR STREET  
CASTROVILLE, CA. 95012  
(831) 905-4422

**DESIGNER:**  
L M DESIGNS  
124 PRADO ST.  
SALINAS, CA. 93906  
C: (831) 710-9102  
lmdesigns@outlook.com

**CONSULTANT:**  
MONTEREY  
ENERGY GROUP, INC.  
26465 CARMEL RANCH BLVD.  
CARMEL, CA 93923  
O: (831) 372-8328

**CONSULTANT:**  
PACIFIC CONTINENTAL  
TRUSS  
8 HANGER WAY  
WATSONVILLE, CA 95076  
O: (831) 728-9313

**CONSULTANT:**  
GMD  
ENGINEERS & DESIGNS  
11 W LAUREL DR. STE. 225  
SALINAS, CA. 93906  
(831) 840-4284  
gmdalivaengineers@gmail.com

SHEET INDEX

- A0. GENERAL NOTES  
A1. SITE PLAN  
A2. FLOOR PLAN  
A3. ELEVATIONS  
A4. ROOF PLAN  
A5. CROSS SECTION  
A6. BRACING PLAN  
A7. FOUNDATION PLAN  
E1. ELECTRICAL PLAN  
P1. PLUMBING PLAN  
D1. TYPICAL DETAILS  
D2. TYPICAL DETAILS  
D3. TYPICAL DETAILS  
T1. ENERGY  
T2. ENERGY  
CBG G.B.CHECKLIST

SCOPE OF WORK

- NEW SINGLE FAMILY RESIDENCE  
UNIT CONSISTING OF:  
  
4 BEDROOMS, 3 FULL BATHROOM, LIVING,  
DINING, KITCHEN, AND ATTACHED GARAGE

DATA

JURISTCTION:	MONTEREY COUNTY		
BUILDING CODE(S):			
	RESIDENTIAL	:2016 C.R.C.	
	ELECTRICAL	:2016 C.E.C.	
	MECHANICAL	:2016 C.M.C.	
	PLUMBING	:2016 C.P.C.	
ZONING:	MDR-C		
ASSESSORS PARCEL NO:	030-096-001-000		
CURRENT USE:	RESIDENTIAL		
PROPOSED USE:	RESIDENTIAL		
OCCUPANCY GROUP:	RESIDENCE R-3/U		
NUMBER OF STORY:	1 STORY BUILDING		
CONSTRUCTION TYPE:	V-B		
AUTOMATIC FIRE SPRINKLERS SYSTEMS:	YES		
LANDSCAPE:	499 S.F.		
LOT SIZE:	7,190.0 S.F.	100%	

PROPOSED FLOOR AREA		
DWELLING	1,680 S.F.	
TOTAL	1,680 S.F.	

ACCESSORY STRUCTURES		
2 CAR GARAGE	504 S.F.	EXCLUDED
ACCESSORY DWELLING UNIT	746 S.F.	
TOTAL	2,184 S.F.	
40% LOT COVERAGE	2,876 S.F.	

DEFERRED SUBMITTAL

1. CONSTRUCTION WASTE MANAGEMENT PLAN TO BE SUBMITTED WHEN CONTRACTOR IS CHOSEN  
SUBMITTED TO: MONTEREY COUNTY
2. FIRE SPRINKLER DESIGN

SYMBOLS

SECTION REFERENCE		— SECTION NUMBER
		— SHEET NUMBER
DETAIL REFERENCE		— DETAIL NUMBER
		— SHEET NUMBER
REVISION REFERENCE		— REVISION NUMBER
		— CLEAR DIM.

GENERAL NOTES

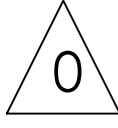
1. 1. ALL CONSTRUCTION, DESIGN, WORKMANSHIP AND MATERIALS SHALL CONFORM WITH THE REQUIREMENTS OF THE:
- 2019 , CRC, CEC, CMC, CPC, CFC, CGC, CGBC; MONTEREY COUNTY MUNICIPAL CODE, AND 2019 CALIFORNIA ENERGY CODE, AND MOST CURRENT NFPA STANDARDS REQUIRED BY CURRENTLY ADOPTED CODES AND LATEST EDITIONS OF THE UMC, UPC, & NEC.
2. GUARANTEE: ALL WORKMANSHIP AND MATERIALS SHAL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FOR COMPLETION DATE.
3. JOB SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE SITE OF DEBRIS AND MATERIALS DEMOLISHED AND CLEANUP BEFORE COMMENCING WORK.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS AND SHALL BECOME COMPLETELY FAMILIAR WITH THE CONSTRUCTION DOCUMENTS PRIOR TO STARTING CONSTRUCTION.
6. THE PROJECT DESIGNER SHALL BE NOTIFIED OF ANY OMISSIONS OR DISCREPANCIES IN THE WORKING DRAWING AND/OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
7. THE CONTRACTOR SHALL TURN OVER TO THE OWNER A CLEAN AND COMPLETE JOB. ANY WORK NOT SPECIFICALLY CALLED FOR OR SPECIFIED, BUT NECESSARY TO COMPLY WITH THE INTENT OF QUALITY AND COMPLETENESS SHALL BE PERFORMED AS PART OF THIS PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS FINALIZED.
9. PLANS FOR ANY (N) GAS LINE SIZING AND APPLICABLE BTU INPUTS WILL BE PROVIDED TO THE BUILDING INSPECTION OFFICE BY THE CONTRACTOR BEFORE INSPECTION.
10. ALL SITE INSPECTIONS REQUIRE A MINIMUM 24 HOURS NOTICE. FIRE DEPARTMENT INSPECTIONS ARE TO BE REQUESTED THROUGH THE BUILDING DIVISION. PLEASE BE SPECIFIC AS TO THE TYPE OF INSPECTION.
11. NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.
12. THE USE OF FIRE HYDRANTS FOR OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID IS PROHIBITED (UNLESS APPROVED IN ADVANCED BY THE ENVIROMENTAL HEALTH DEPARTMENT.)
13. THE GRADE ADJACENT TO ALL STRUCTURES SHALL SLOPE A MINIMUM OF 2 PERCENT AWAY FROM THE AID IS PROHIBITED (UNLESS APPROVED IN ADVANCED BY THE ENVIROMENTAL HEALTH DEPARTMENT.)
14. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUTOFF NOZZLE. WHEN AN AUTOMATIC SHUTOFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUTOFF NOZZLE.
15. CONTRACTOR TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES AND SERVICES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO SUCH.
16. EXCAVATION: EXCAVATE FOR UTILITY TRENCHES, SEWER, DRAIN LINES AND FOOTINGS. SLOPE UTILITY TRENCHES UNIFORMLY. BACK FILL OF FOOTING AND UTILITY TRENCHES SHALL BE COMPROMISED OF CLEAN SAND, MECHANICALLY COMPACTED IN 6" LIFTS TO A MINIMUM OF 95 REST ON FIRM, UNDISTURBED SOIL OR COMPACTED FILL.
17. SURFACE WATER SHALL BE DRAINED TO AN APPROVED POINT OF COLLECTION THAT DOES NOT CEATE A HAZARD. INDICATE THAT GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' (EXCEPTION: WHERE LOT LINES AND/OR PHYSICAL BARRIERS PROHIBIT THE FALL, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE). IMPERVIOUS SURFACES WITHIN 10' SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
18. EXTRA EXIT SIGNS MAY BE REQUIRED DURING FINAL INSPECTION. EXACT LOCATION OF EXIT SIGNS MAY BE ALTERED DURING FINAL INSPECTION
19. APPROVED ADDRESS NUMBERS AND/OR LETTERS WITH CONTRASTING BACKGROUND, SHALL BE PLACED ON BUILDING(S) TO BE VISIBLE FROM THE STREET. APPROVED ADDRESSES MUST BE CLEARLY IDENTIFIED WITH REFLECTIVE AND/OR ILLUMINATED NUMBERS AND/OR LETTERS A MINIMUM OF 3 1/2" HIGH AND 1/2" STROKE"
20. DISPOSAL, WASHOFF, OR WASHDOWN OF ANY AND ALL MATERIALS SUCH AS MORTAR, CONCRETE, PAINT, GREASE, GLUE, ETC. ON PROPERTY, INCLUDING THE STORM DRAIN SYSTEM, IS STRICTLY PROHIBITED UNLESS SPECIFICALLY AND INDIVIDUALLY APPROVED BY PUBLIC WORKS DIRECTOR. VIOLATORS WILL BE CITED AND ASSESSED OF ALL CLEANING COSTS.
21. CONTRACTOR MUST ENSURE THAT ALL VENTING BE DONE IN ACCORDANCE WITH CURRENT BUILDING CODES, (RANGE HOOD VENT, BATHROOM VENTS ETC.
22. THE CONTRACTOR SHALL PERIODICALLY REMOVE DEBRIS AND CLEAN THE AREA WHERE THEY ARE WORKING.
23. CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH THE CONSTRUCTION DOCUMENTS PRIOR TO STARTING CONSTRUCTION.
24. BUILDINGS THAT UNDERGO CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CFC CHAPTER 33- FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.

ABBREVIATIONS

1. NOT ALL ABBREVIATIONS WILL APPLY TO THIS PROJECT.			
#	AT	DBL	DOUBLE
	NUMBER	DEPR	DEPRESSED
AB	ANCHOR BOLTS	DF	DOUGLAS FIR
AC	ASPHALTIC CONCRETE	DIAG	DIAGONAL
ADDNL	ADDITIONAL	DIA. (Ø)	DIAMETER
AFF	ABOVE FINISH FLOOR	DN	DIMENSION
AGG	AGGREGATE	DN	DOWN
ALT	ALTERNATE	DWG	DRAWING
	(E)	EXISTING	
ALUM	ALUMINUM	EA	EACH
APPROX	APPROXIMATE	EF	EACH FACE
ARCH	ARCHITECTURAL	EN	EDGE NAILING
BLDG	BUILDING	EW	EACH WAY
BLK	BLOCK	EJ	EXPANSION JOINT
BLKG	BLOCKING	EL	ELEVATION
BM	BEAM	EOS	EDGE OF SLAB
BN	BOUNDARY NAILING	EQ	EQUAL
BOC	BOTTOM OF CONCRETE	EXP B	EXPANSION BOLT
BOF	BOTTOM OF FOOTING	EXT	EXTERIOR
BOT	BOTTOM	F.E.	FIRE EXTINGUISHER
BP	BUTTON PUNCH	F.E.C	FIRE EXTINGUISHER CABINET
BRG	BEARING	FF	FINISH FLOOR
BRG PL	BEARING PLATE	FG	FINISH GRADE
BTW	BETWEEN	FHWS	FLAT HEAD WOOD SCREW
CCJ	CRACK CONTROL JOINT	FN	FIELD NAILING
CC	CENTER TO CENTER	FND	FOUNDATION
CIP	CAST IN PLACE	FOC	FACE OF CONCRETE
CJ	CONSTRUCTION JOINT	FOM	FACE OF MASONRY
CTR	CENTER	FOS	FACE OF STUD
CL	CENTER LINE	FT (I)	FOOT/FEET
CLG	CEILING	FTG	FOOTING
CLR	CLEAR	GA	GAUGE
CMU	CONCRETE MASONRY UNIT	GALV	GALVANIZED
COL	COLUMN	GL	GLUE LAMINATED LUMBER
CONC	CONCRETE		

**E & L**  
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21 W. ALISAL ST.  
SUITE 115  
SALINAS, CA. 93901  
D: (831) 250-8069  
  
e\_ldesigns@hotmail.com

REVISION  
DATE:  
BY:



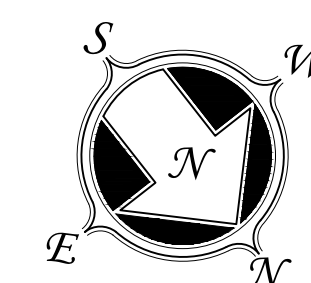
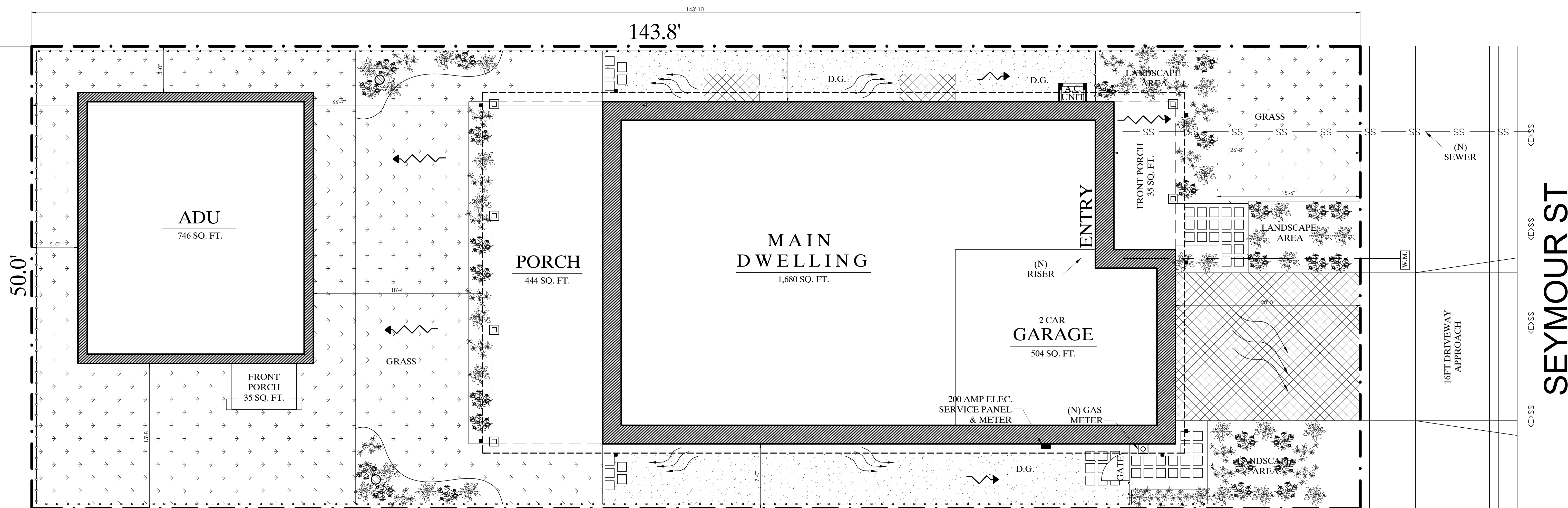
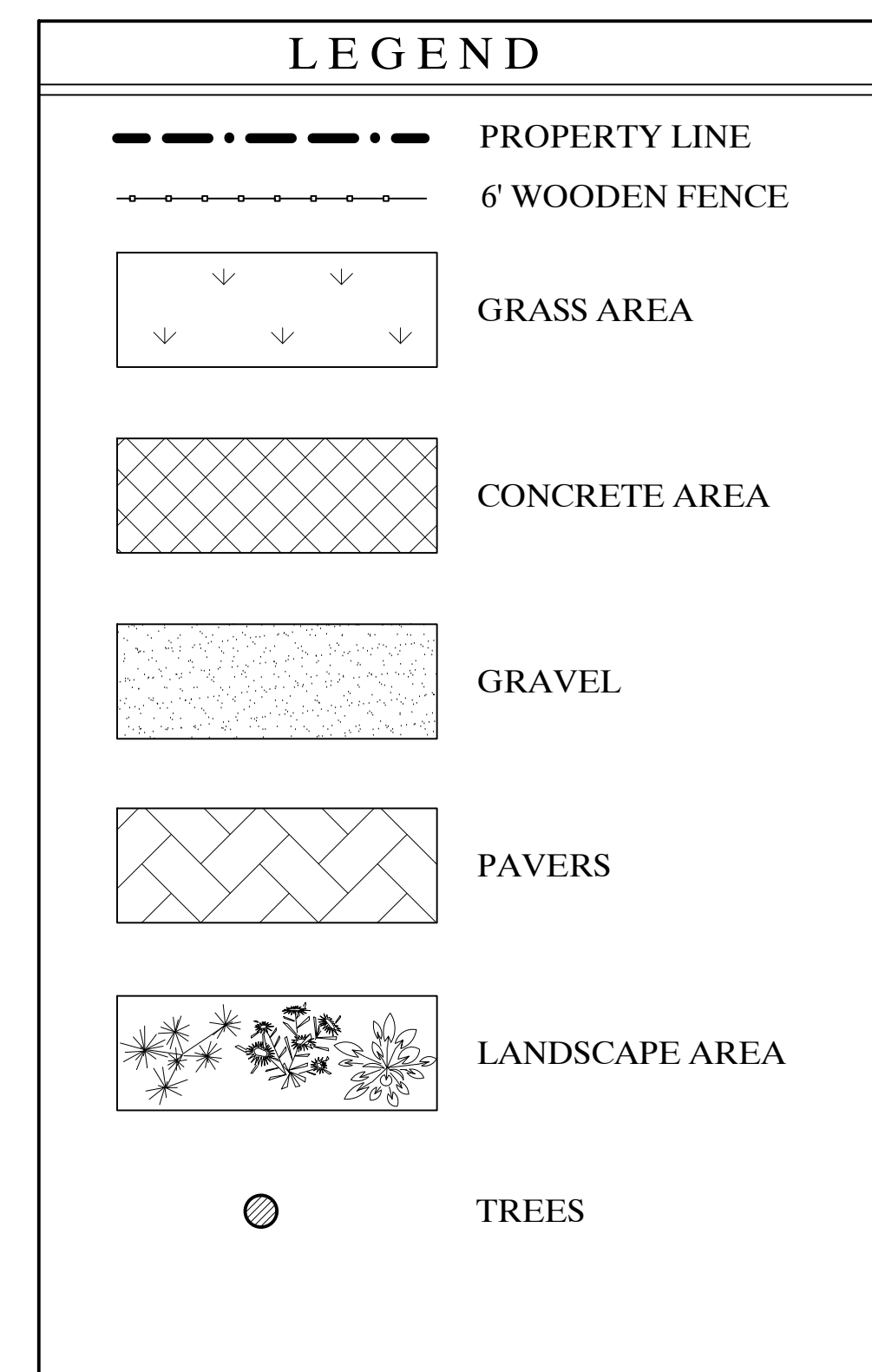
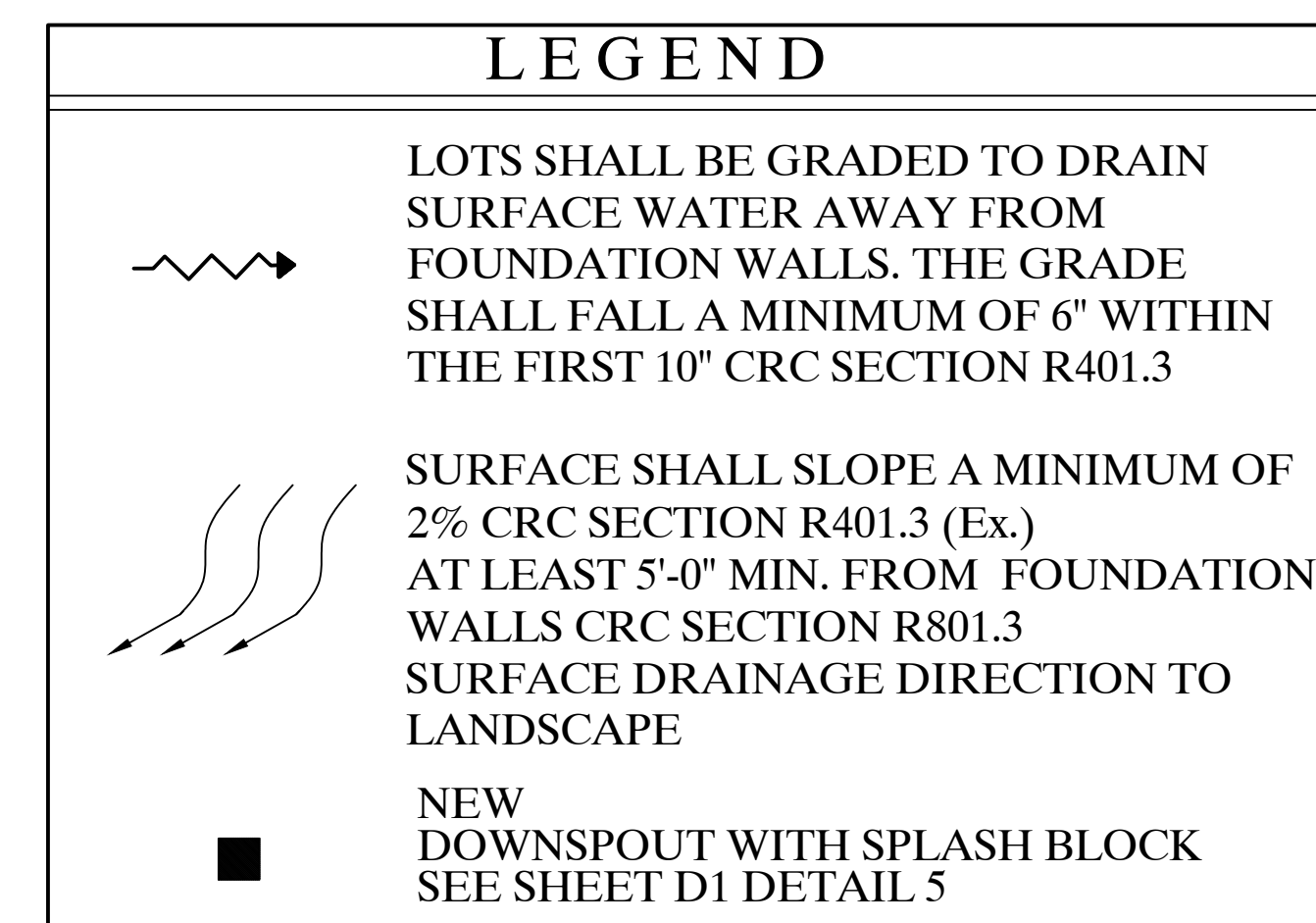
RESIDENTIAL DEVELOPMENT  
**JUAN MEDINA**  
0 SEYMOUR ST  
CASTROVILLE, CA, 95012  
APN: 030-084-016-000

COVER SHEET

12/18/21

JOB NUMBER:  
**21-49**

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# SITE PLAN

SCALE: 1/4" = 1'-0"

1

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[e\\_ldesigns@hotmail.com](mailto:e_ldesigns@hotmail.com)

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BY:

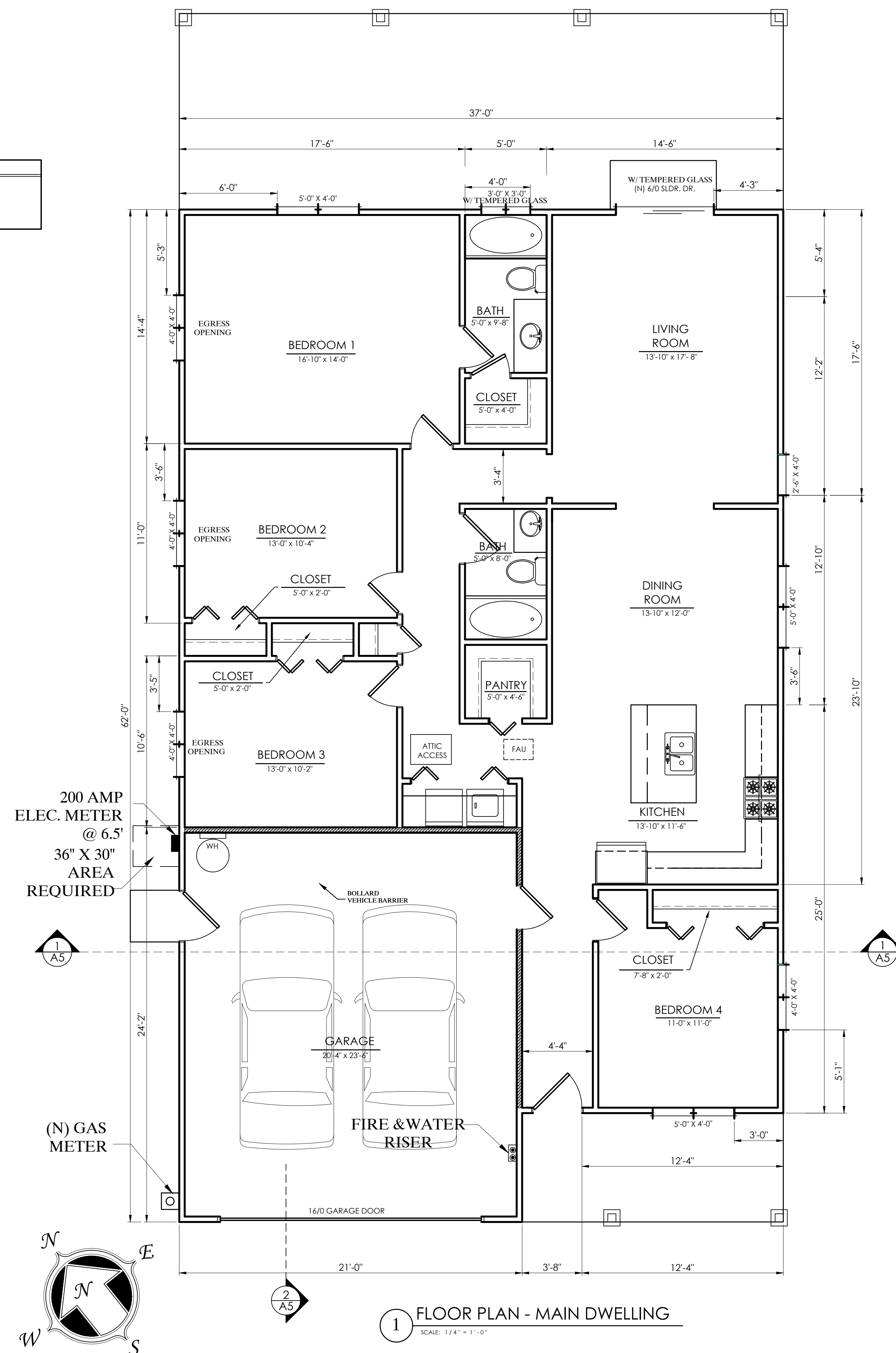
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APN: 030-084-016-000

FLOOR PLAN

12/18/21

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21-49

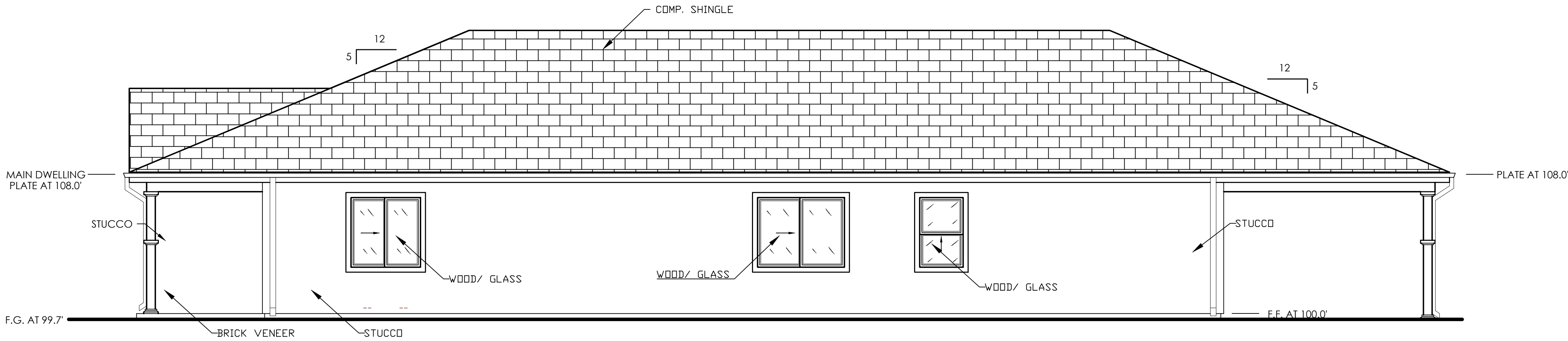
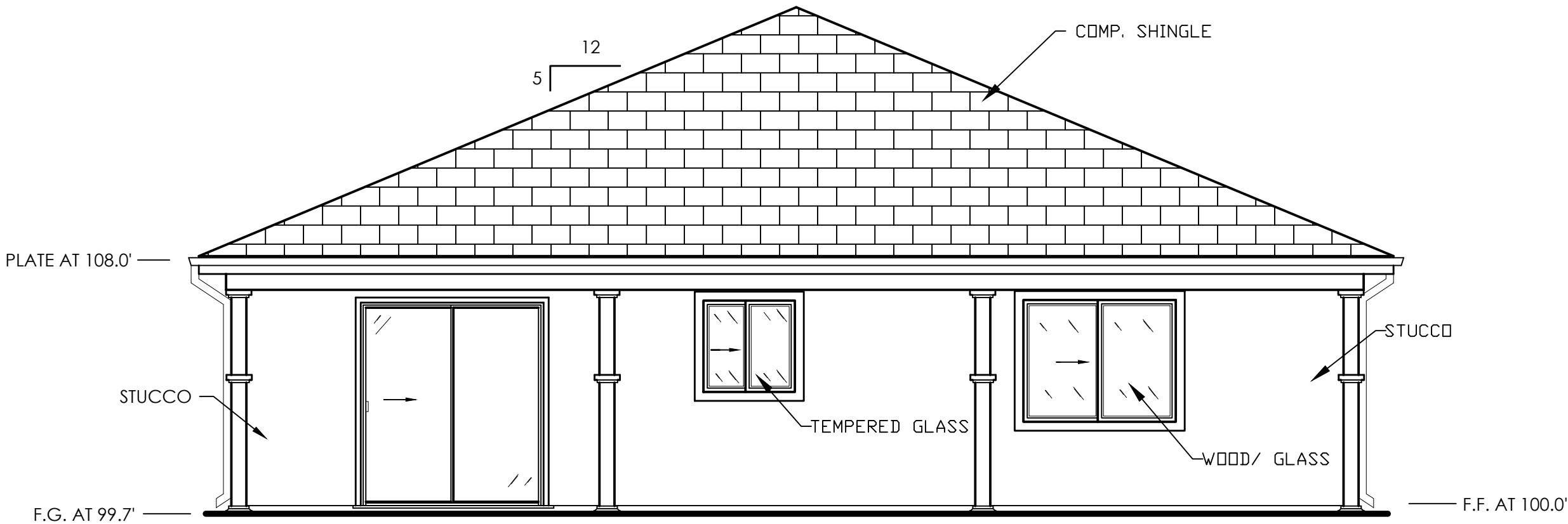
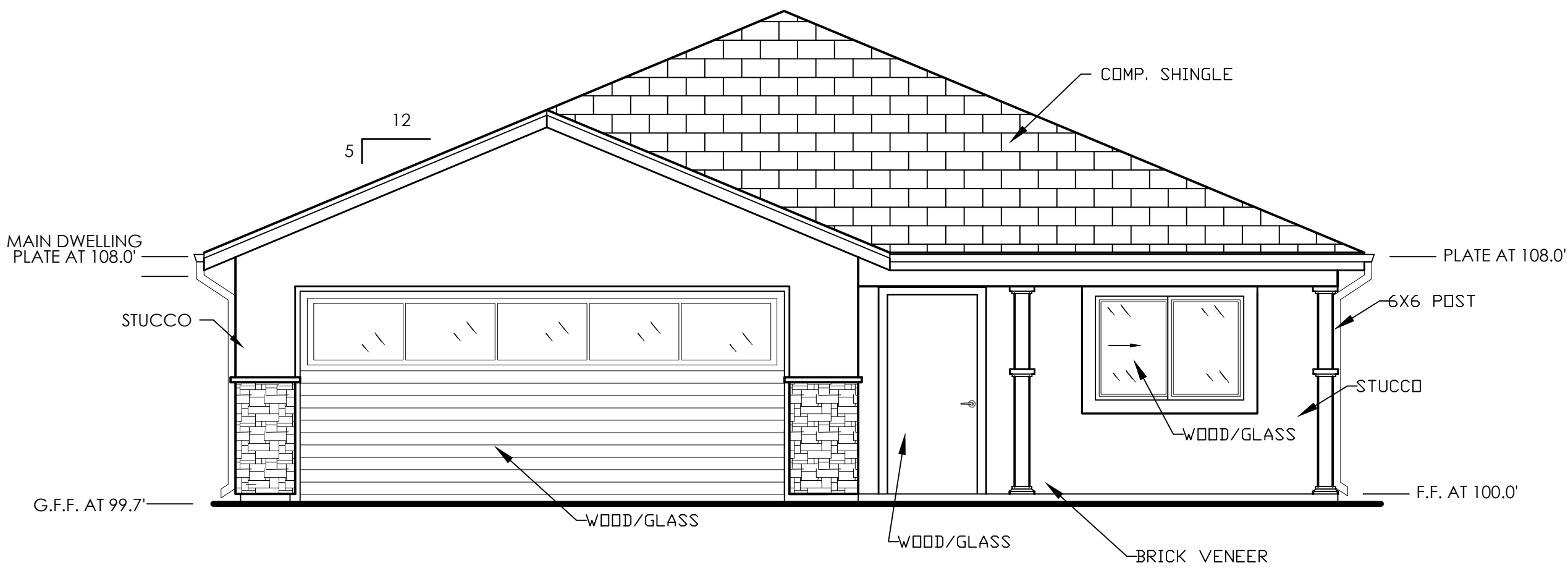
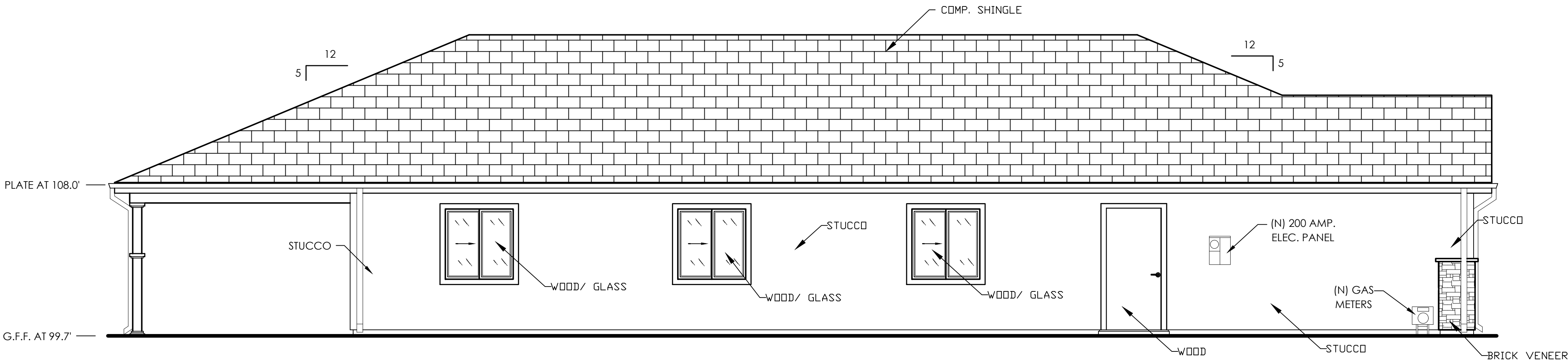
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PROPOSED EXTERIOR FINISHES

ROOF:	NEW ASPHALT COMPO. SHINGLES ROOFING, O/2 LAYER #15 ROOFING FELT PAPER, O/ (N) ½" THK. PLYWOOD SHEATING.
ROOF PITCH:	5:12 GABLE ROOF
FASCIA/RAKE:	2X6 PRIMED SPRUCE
OVERHANG:	1'-6" OVERHANG
GUTTER/: DOWNSPOUTS	(N) 4" GUTTER PLASTIC DOWNSPOUTS & BRACKETS @ 3'-0" O.C. MAX W/ SPLASH BLOCKS
WALL:	(N) 3 LAYERS OF CEMENT PLASTER OVER PAPER BACKED WIRE, OVER 2 LAYERS OF TYPE D PAPER OVER 1/2" PLY. SHEATING, PROVIDE WEEP SCREED @ BOTTOM OF WALL.
WINDOWS:	(N) WHITE VINYL DOUBLE PANE
EXTERIOR COLORS:	
STUCCO:	LIGHT GREY
ROOF TILE:	DARK GREY
TRIM / FASCIA:	BLACK
POST:	BLUE GREY



E & L

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*Leh*

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REVISION

DATE:

BY:

0

RESIDENTIAL DEVELOPMENT

JUAN MEDINA

0 SEYMOUR ST.  
CASTROVILLE, CA. 95012  
APN: 030-084-016-000

ELEVATIONS

12/18/21

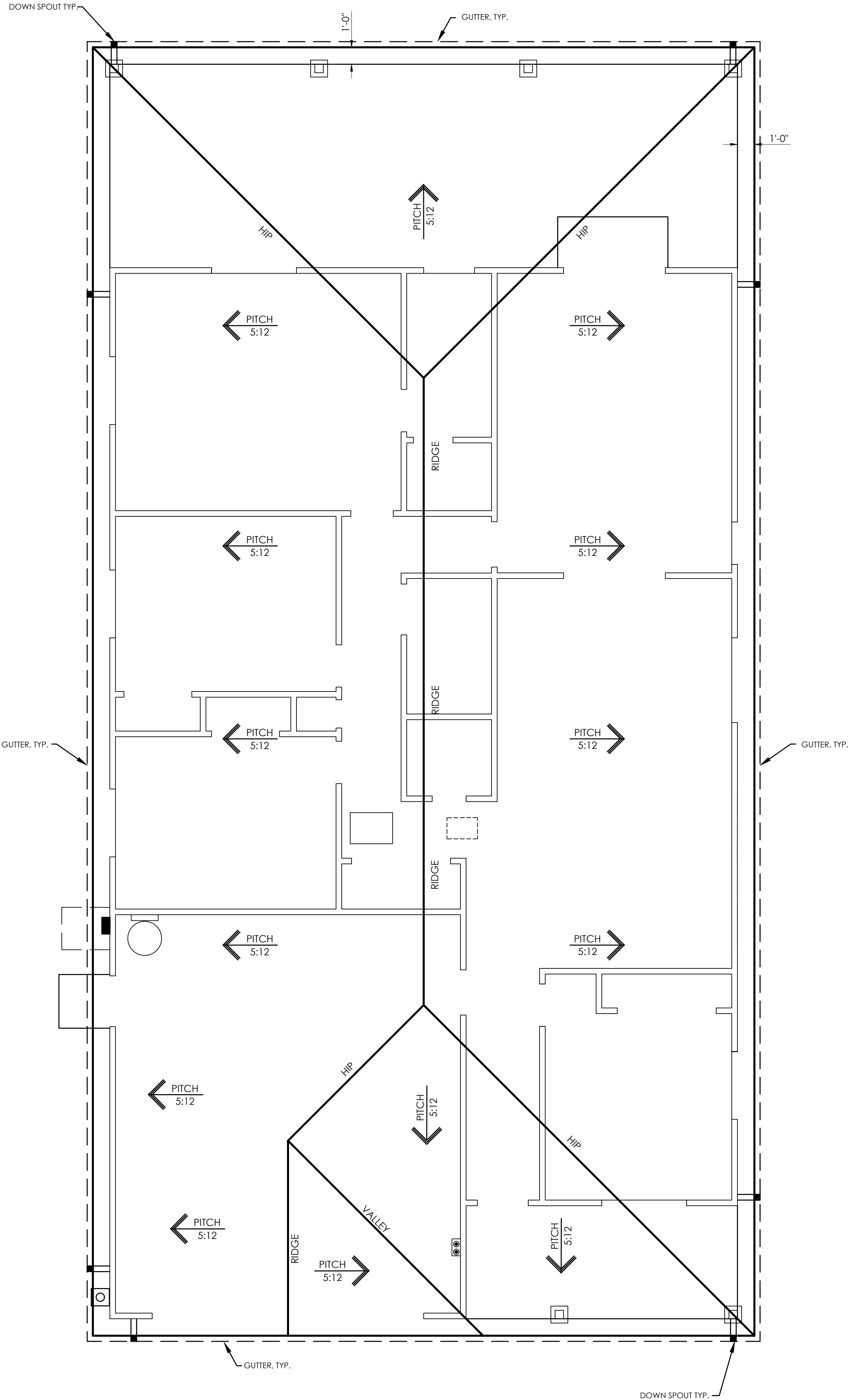
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LEGEND

GUTTERS

11  
D1

DOWNSPOUTS WITH SPALSH BLOCKS

SLOPE DIRECTION ARROW

ROOF LINE

1

NEW ROOF PLAN

SCALE: 1/4" = 1'-0"

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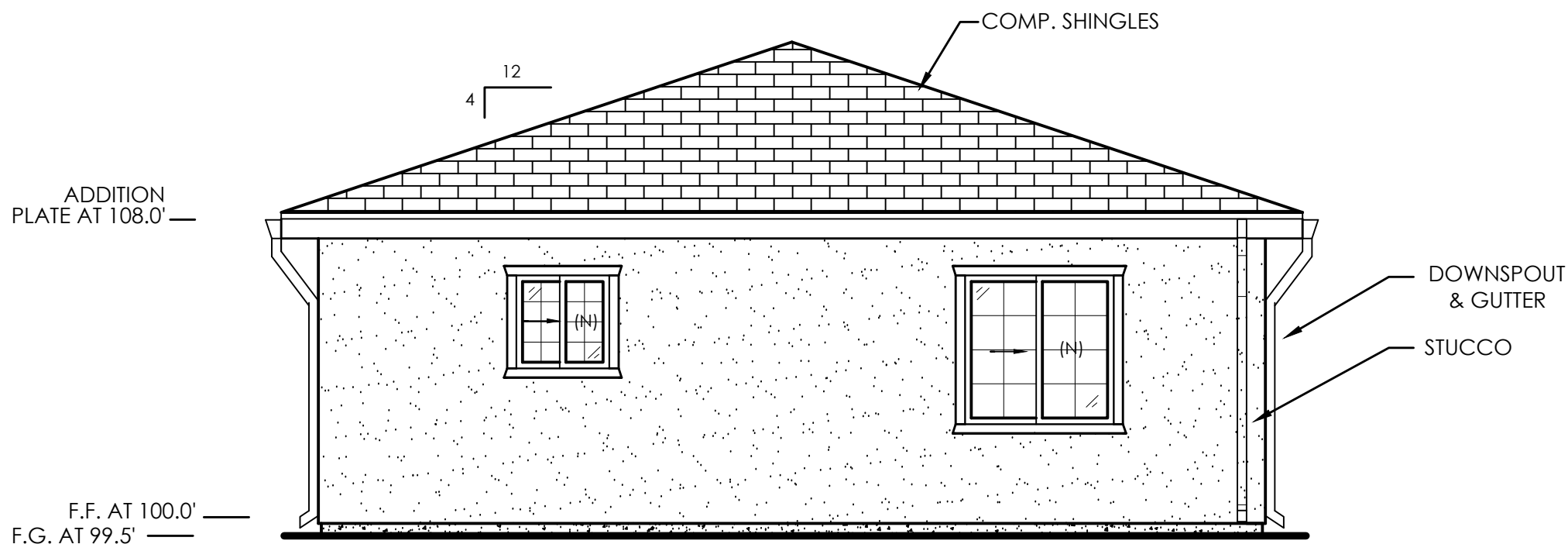
ROOF PLAN

12/18/21

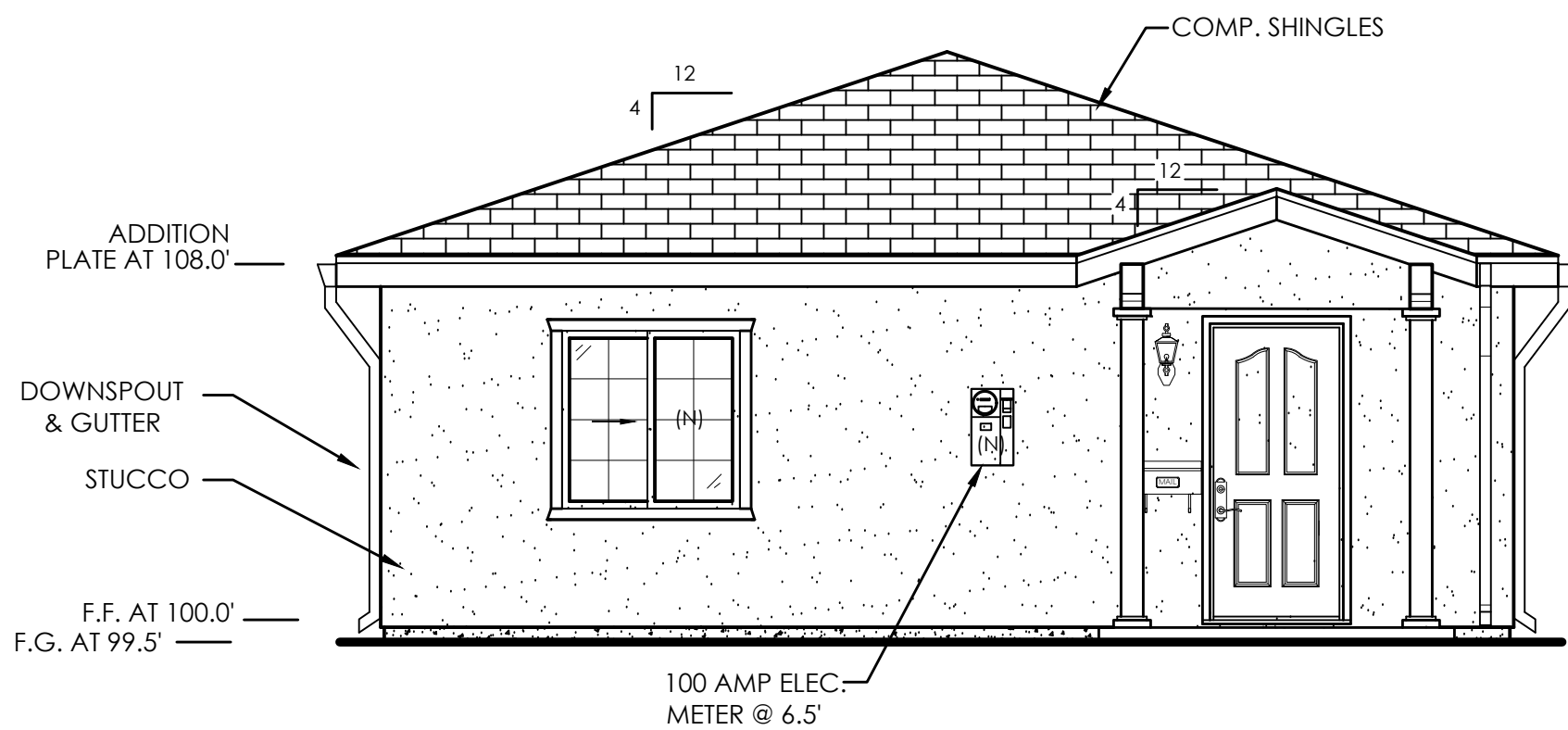
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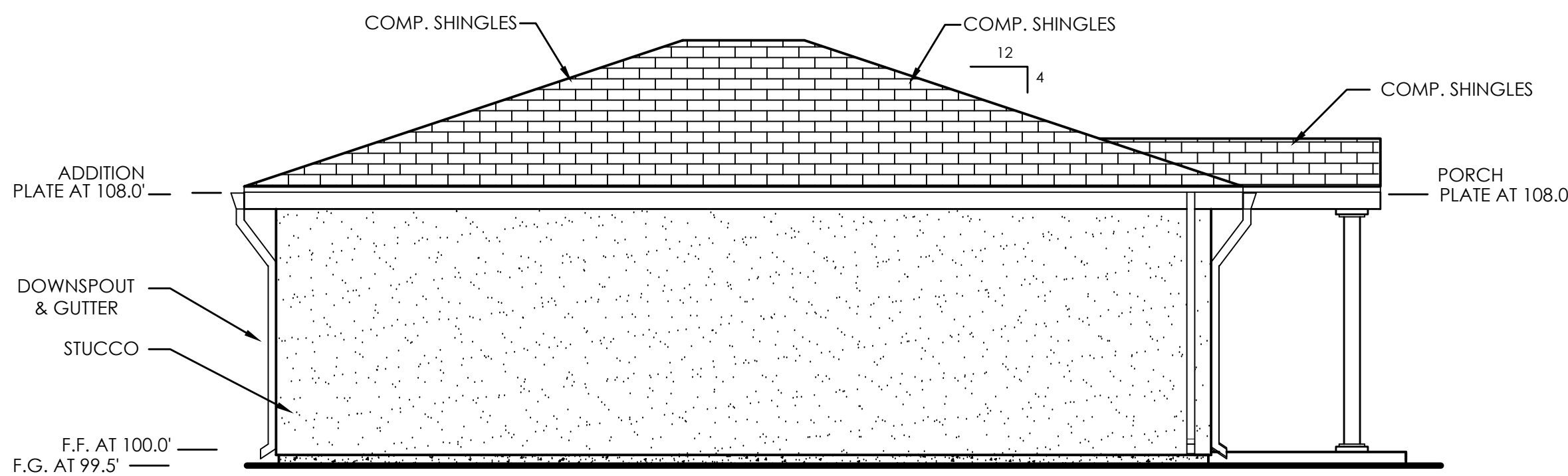
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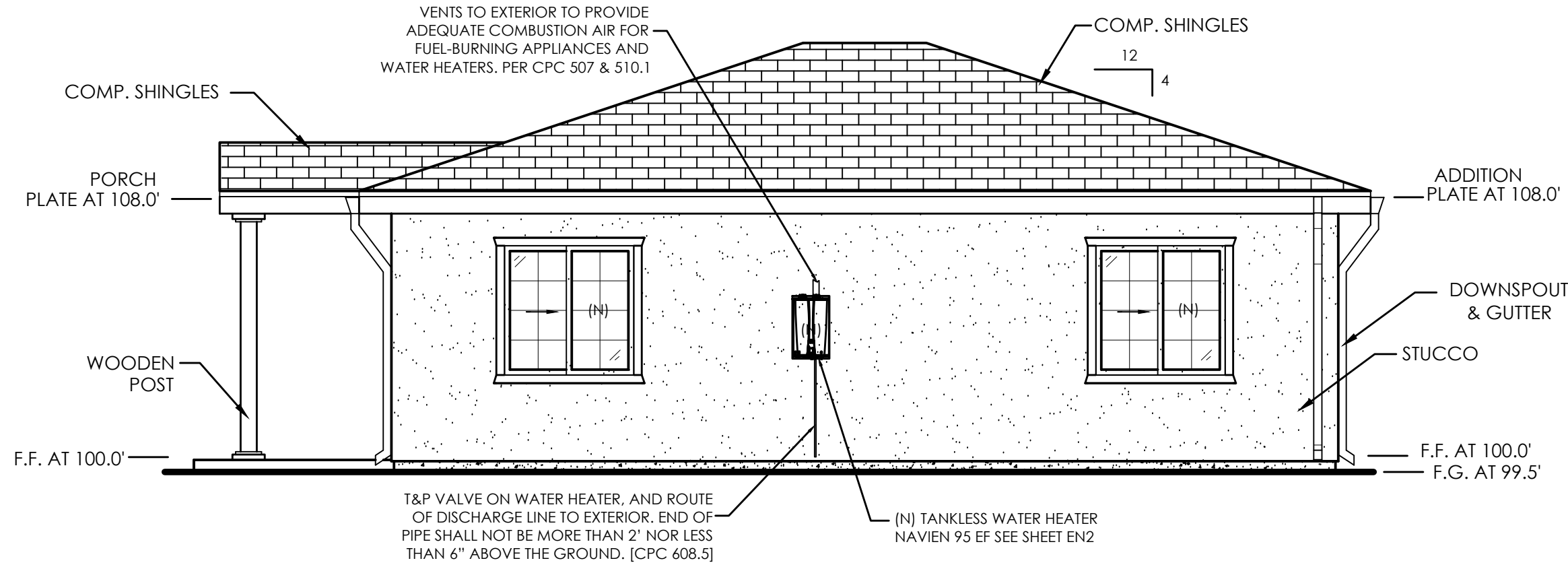
3 EAST ELEVATION (SIDE ELEVATION)  
SCALE: 1/4"=1'-0"



4 WEST ELEVATION (SIDE ELEVATION)  
SCALE: 1/4"=1'-0"



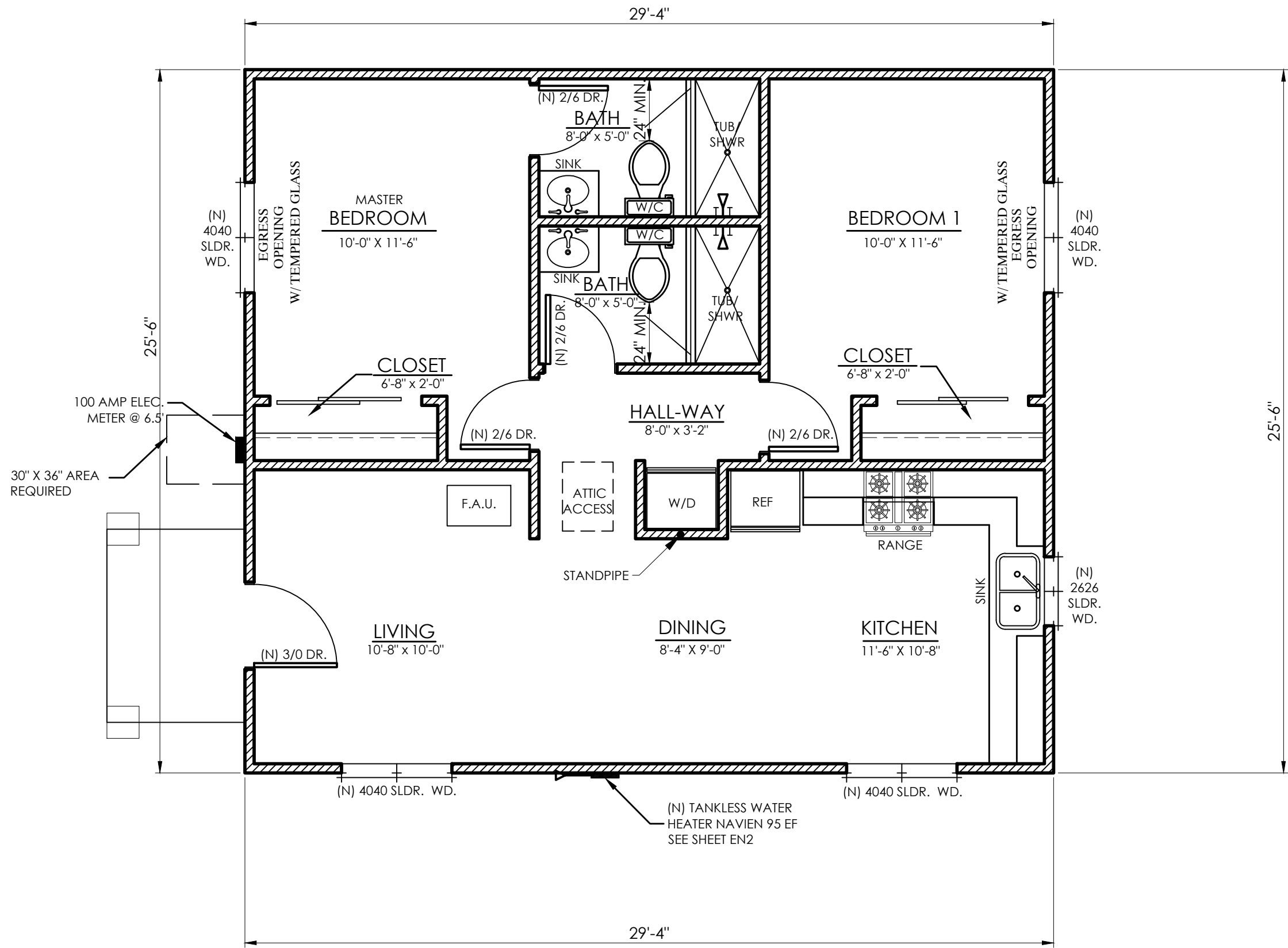
2 NORTH ELEVATION (REAR ELEVATION)  
SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION (FRONT ELEVATION)  
SCALE: 1/4"=1'-0"

PROPOSED EXTERIOR FINISHES	
ROOF:	COMPOSITE SHINGLES
ROOF PITCH:	GABLE 5:12
FASCIA/RAKE:	2X6 PRIMED SPRUCE
OVERHANG:	10" GABLE, 10" EAVE
GUTTER/:	4" GUTTER PLASTIC DOWNSPOUTS & BRACKETS @ 3'-0" O.C. MAX W/ SPLASH BLOCKS
DOWNSPOUTS:	
WALL:	3 COATS OF STUCCO
WINDOWS:	WHITE VINYL DOUBLE PANE
EXTERIOR COLORS:	
STUCCO:	LIGHT GRAY (TO MATCH MAIN RESIDENCE)
ROOF:	DARK GRAY (TO MATCH M.R.)
TRIM / FASCIA:	BLACK (TO MATCH M.R.)
POST / BEAMS:	BLUE GRAY (TO MATCH M.R.)

LEGEND	
	NEW 2X4 WALLS D.F. #2 @ 16" O.C. STUDS (U.O.N.)



1 PROPOSED FLOOR PLAN - ADU  
SCALE: 1/4"=1'-0"

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0 SEYMOUR ST  
CASTROVILLE, CA. 95012  
APN: 030-084-016-000

ADU PROPOSED  
FLOOR PLAN & ELEVATIONS

12/18/21

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LEGEND

GUTTERS

DOWNSPOUTS WITH SPALSH BLOCKS

SLOPE DIRECTION ARROW

ROOF LINE

1

ROOF PLAN

SCALE: 3/8"=1'-0"

E & L

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RESIDENTIAL DEVELOPMENT

JUAN MEDINA

0 SEYMOUR ST.  
CASTROVILLE, CA. 95012  
APN: 030-084-016-000

ADU  
ROOF PLAN

12/18/21

JOB NUMBER:

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PAGE:

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48

# MEDINA DEVELOPMENT

O SEYMOUR ST.

CASTROVILLE, CA. 95012

A.P.N.: 030-085-016-000



EXTERIOR STUCCO

(LIGHT GRAY) STUCCO FINISH



WINDOWS & DOORS

(JELD-WEN) WHITE VYNIL DOUBLE PANE

E&L BUILDING DESIGNS

e\_ldesigns@hotmail.com

105 CAYUGA ST.  
SUITE 1  
SALINAS, CA. 93547  
P: (831) 250-8069

# MEDINA DEVELOPMENT

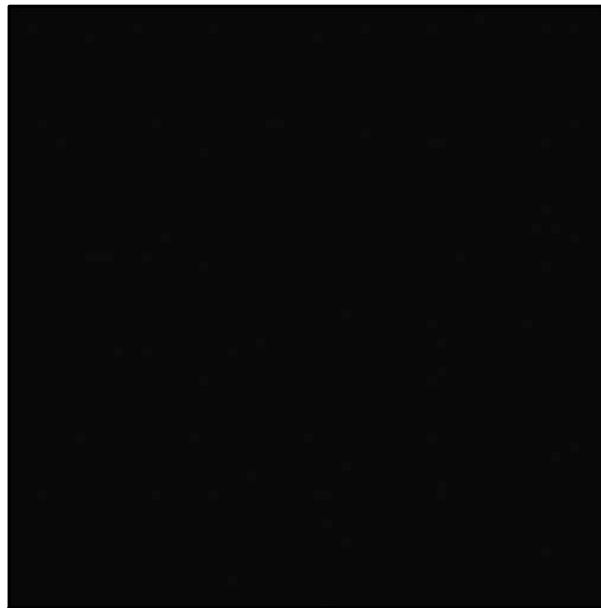
O SEYMOUR ST.

CASTROVILLE, CA. 95012

A.P.N.: 030-085-016-000



**ROOFING MATERIAL**  
(DARK GREY) COMPOSITE SHINGLES



**FASCIA TRIM**  
(BLACK) PAINTED WOOD

# MEDINA DEVELOPMENT

O SEYMOUR ST.

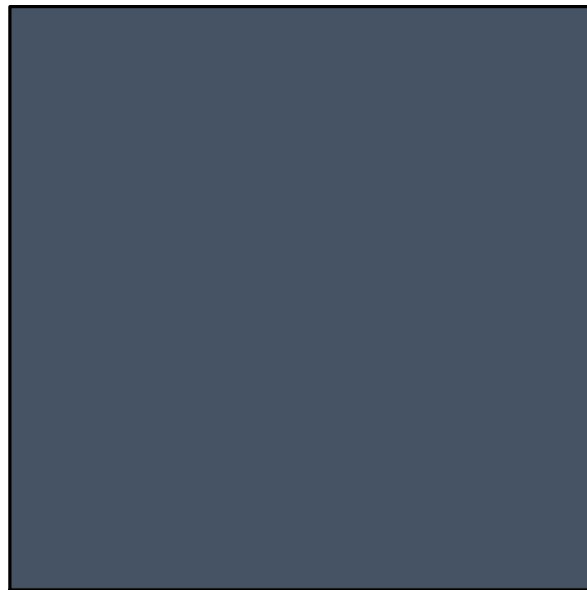
CASTROVILLE, CA. 95012

A.P.N.: 030-085-016-000



STONE VENEER

EL DORADO



POST/BEAM

(BLUE GREY) PAINTED WOOD

E&L BUILDING DESIGNS

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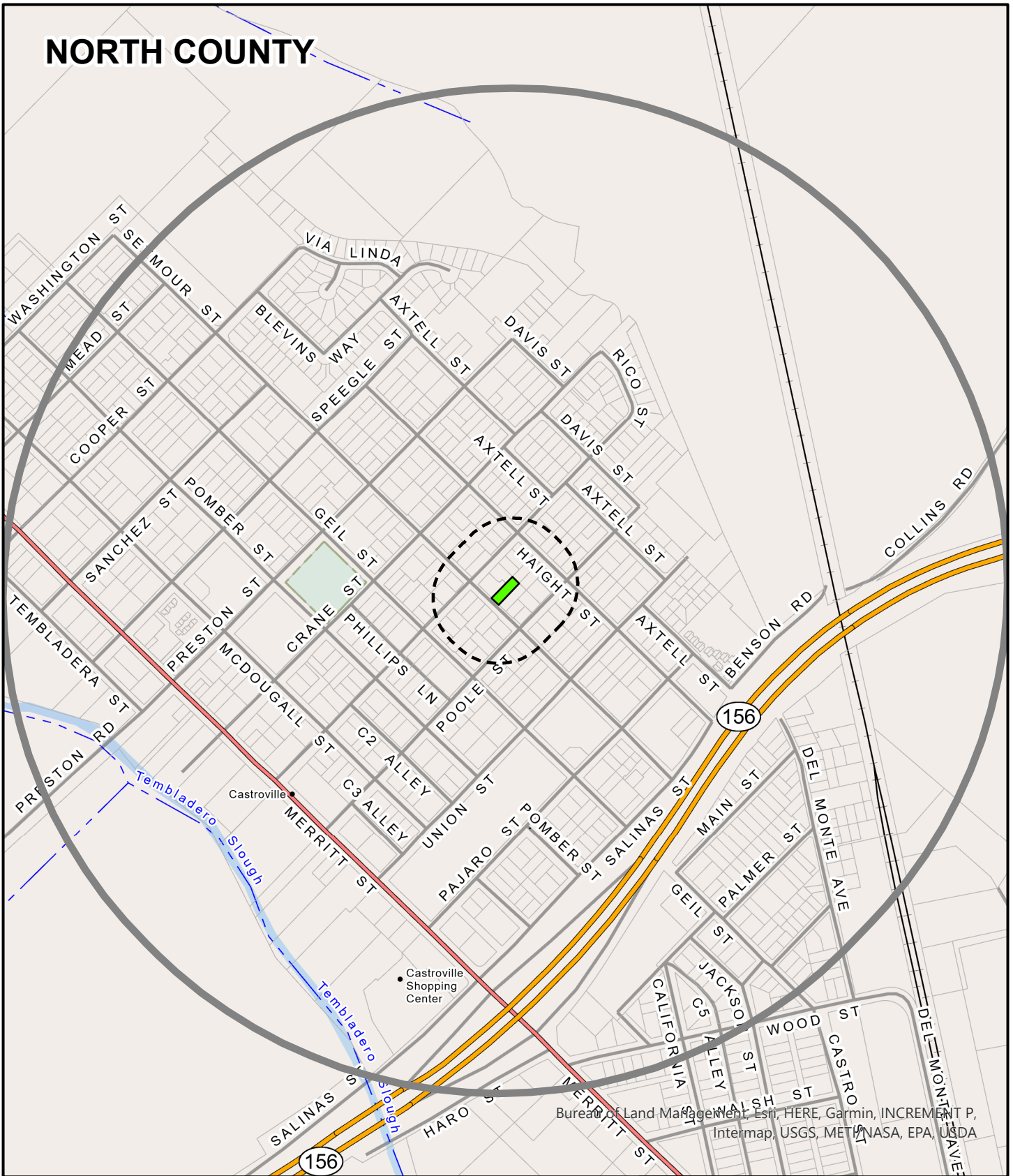
105 CAYUGA ST.  
SUITE 1  
SALINAS, CA. 93149  
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# Exhibit C

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# NORTH COUNTY



**APPLICANT:** MEDINA

**APN:** 030-084-016-000

**FILE #** PLN230124



Project Site



300 FT Buffer



2500 FT Buffer



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## Exhibit D

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**MINUTES**  
**Castroville Land Use Advisory Committee**  
**Monday, August 7, 2023**

1. Meeting called to order by Grant Leonard at 5:35 pm

2. Roll Call

**Members Present:**

Cosme Padilla, Debbie Torres, Grant Leonard,

Ron Stephani

**Members Absent:**

Monique Rodriguez

3. Approval of Minutes:

A. August 15, 2022 minutes

Motion: Cosme Padilla (LUAC Member's Name)

Second: Ron Stephani (LUAC Member's Name)

Ayes: Debbie Torres , Ron Stephani, Cosme Padilla, Grant Leonard

Noes: \_\_\_\_\_

Absent: Monique Rodriguez

Abstain: \_\_\_\_\_

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

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B) Announcements

None

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**7. Meeting Adjourned:** 5:50 pm

**Minutes taken by:** Debbie Torres

# Action by Land Use Advisory Committee

## Project Referral Sheet

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

Advisory Committee: Castroville

1. **Project Name:** MEDINA JUAN RAMON  
**File Number:** PLN230124  
**Assessor's Parcel Number:** 030-084-016-000  
**Project Location:** Property is located off of Seymour Street, Castroville  
**Project Planner:** Marlene Garcia  
**Area Plan:** North County Area Plan  
**Project Description:** A Design Approval to allow the construction of a new 1,680 square foot single family dwelling with an attached 504 square foot garage and new 746 square foot accessory dwelling unit.

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

(Please include the names of the those present)

Juan Medina, Jocelyn Medina, Gabriel Medina

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

**PUBLIC COMMENT:** None

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

--	--	--	--

**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)

**ADDITIONAL LUAC COMMENTS**

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**RECOMMENDATION:**

Motion by: Cosme Padilla (LUAC Member's Name)

Second by: Ron Stephani (LUAC Member's Name)

- ☒ Support Project as proposed
- ☐ Support Project with changes
- ☐ Continue the Item

Reason for Continuance: \_\_\_\_\_

Continue to what date: \_\_\_\_\_

Ayes: Cosme Padilla, Debbie Torres , Grant Leonard, Ron Stephani

Noes: \_\_\_\_\_

Absent: Monique Rodriguez

Abstain: \_\_\_\_\_

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