



# County of Monterey

Item No.2

## Zoning Administrator

Legistar File Number: ZA 25-027

March 27, 2025

Introduced: 3/20/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

### PLN190327 - LAURA MONTEJANO

Public hearing to consider construction of two 2,689 square foot single-family dwellings each with an attached 441 square foot garage and a detached 1,002 square foot second-story accessory dwelling unit above a garage.

**Project Location:** 12749 Via Linda, Castroville, North County Area Plan, Castroville Community Plan

**Proposed CEQA Action:** Find the project Categorically Exempt pursuant to California Environmental Quality Act Guidelines section 15303.

### RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution:

- 1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15302, and there are no exceptions pursuant to section 15300.2; and
- 2) Approving a Combined Development Permit consisting of:
  - a. A Coastal Administrative Permit and Design Approval to allow the construction of two 2,689 square foot single-family dwellings each with an attached 441 square foot garage and a detached 1,002 square foot garage with a 1,002 square foot second-story accessory dwelling unit (ADU). Materials and colors consist of beige stucco exterior, natural brown stone veneer, white vinyl windows and doors, beige trim, and brown composition roofing; and
  - b. A Coastal Development Permit to allow development within a Resource Conservation, Coastal Zone.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 8 conditions of approval.

### PROJECT INFORMATION

**Property Owner:** Laura Montejano

**Agent:** Luis Lopez, E & L Building Design Studio

**APNs:** 030-011-023-000

**Zoning:** Community Plan or "CP" (Inland) and Resource Conservation or "RC/CZ" (Coastal Zone)

**Plan Area:** North County Area Plan, Castroville Community Plan, and North County Land Use Plan

**Flagged and Staked:** No

SUMMARY:

The subject property is a 14,984 square foot lot located on an undeveloped parcel at 12749 Via Linda, Castroville, within the Castroville Community Plan area or “CP” in the North County Area Plan a small portion of the parcel is located in the North County Land Use Plan Resource Conservation, Coastal Zone, (Assessor’s Parcel Number: 030-011-023-000). 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). Therefore, the development is governed by the Castroville Community Plan (“CCP”) which designates the site as “Low Density Residential - C” or “LDR-C”. CCP Appendix B - Development Standards states that a Design Approval is required for most development projects in the CCP area to ensure that Community Plan goals and objectives are realized and followed by new individual development projects and to protect and enhance the neighborhood character and image of Castroville. Development of single-family dwellings and accessory dwelling units are principally allowed uses pursuant to CCP Table B-2 of the Castroville Community Plan and the project involves the granting of a Design Approval. As proposed, the development is an allowed use for this site.

Accessory dwelling units (ADU) are considered a secondary dwelling unit to the single family dwelling as 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. The proposed project includes construction of two 2,689 square foot single-family dwellings each with an attached 441 square foot garage, and a detached 1,002 square foot garage with a 1,002 square foot second-story accessory dwelling unit (ADU). Associated site improvements include a new permeable driveway within Coastal Zone and permeable auto court and ornamental landscaping. 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 (“CCP”), North County Land Use Plan, Coastal Implementation Plan Part 2 of Title 20, North County Area Plan and Monterey County Zoning Ordinances (Title 20 and Title 21).

DISCUSSION:

Access Easement

The subject property is accessed via a previously approved 60-foot wide common driveway easement that connects from a perpendicular 30-foot wide access easement on the west off of Via Linda, a public road. This access easement allows entrance to the subject property from the northern portion of the property immediately south of the subject lot. Although this easement is located within the Coastal Zone and is zoned Resource Conservation, its use was established through Minor Subdivision Committee Resolution No. 11-010. The minimum amount of development will occur with the portion of the property zoned RC(CZ) to ensure no conflicts arise with the zoning district while still allowing for appropriate access to the project site, as contemplated in Resolution No. 11-010.

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 structures on standard single family lots (over 5,000 square feet) are 20

feet (front), 15 feet (rear), and 5 feet (side), while accessory dwellings units must be located behind the main residence and at least 5 feet from the side and rear property lines. The subject property is bound by an access easement on the north side of the property. Castroville Community Plan Policy 3.2.1(f) requires that the entry to primary residences be directly accessible from the street, or in this case, an access easement. As designed, the proposed residences are directly accessible via a driveway connecting to the northern access easement. The main dwelling units are setback approximately between 20'-6" and 30 feet from the edge of the northern access easement, 5'-1" from the west side, 5'-6" from the east side, and between 25 feet and 34 feet the rear (south). The proposed ADU over the garage is situated between the two main residences and has an approximate 12-foot rear setback.

Per Table B-2 of the Castroville Community Plan and Policy 3.2.1(e), single family dwellings and ADUs above garages shall be constructed to a maximum height of 30 feet and limited to two stories. As proposed, the two-story single-family dwellings have approximate heights of 25 feet 5 inches and the proposed second-story ADU over the garage has a height of 25 feet 8 inches. The allowed maximum site coverage is 40 percent. The subject property is 14,924 square feet, which allows site coverage of 5,970 square feet. The proposed development will result in a total site coverage of 4,292 square feet. 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 6 on-site parking spots (2 at each attached garage and 2 at detached lower level garage).

#### Design Review

Design standards for the Low 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. As proposed, the exterior colors and materials for the single-family dwellings, garages, and ADU will consist of beige stucco exterior, natural brown stone veneer, white vinyl windows and doors, beige trim, and brown composition roofing. 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, HCD Environmental Health Bureau, HCD Engineering Services, HCD Environmental Services, California Coastal Commission and North County Fire Protection District. The respective agencies have 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 August 18, 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.

CEQA:

California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction of two single-family dwellings and accessory structures on residential properties. There are no exceptions pursuant to Section 15300.2.

OTHER AGENCY INVOLVEMENT:

The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, the Environmental Health Bureau, and Castroville Community Services District. The respective agencies have 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.

The project was presented for review because this parcel is located within the LUAC boundaries and voted 2-0 (2 ayes, 0 nays) and with one member absent to recommend approval of the project as proposed by the Castroville Community Plan Land Use Advisory Committee (LUAC) on December 3, 2024, (see **Exhibit C**).

Prepared by: Marlene Garcia, Assistant Planner

Reviewed and Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution, including;

- Conditions of Approval
- Site Plan, Floor Plans, and Elevations
- Colors and Materials

Exhibit C - Castroville LUAC Minutes

Exhibit D - Vicinity Map

cc: Front Counter Copy; Castroville Community Services District (Fire); Environmental Health Bureau; HCD-Engineering Services; HCD-Environmental Services; Melanie Beretti, AICP, HCD Chief of Planning; Marlene Garcia, Planner; Laura Montejano, Property Owner; Luis Lopez, Agent; The Open Monterey Project (Molly Erickson); LandWatch; Planning File PLN190327