



Monterey County

Zoning Administrator

Agenda Item #2

Legistar File Number: ZA 16-004

Revised Staff Report as of May 24, 2016, to include
Conditions of Approval and Proposed Site Plans,
Floor Plans, and Elevations

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

May 26, 2016

Introduced: 5/18/2016

Version: 1

Current Status: Agenda Ready

Matter Type: ZA

Donald and Barbara Chapin, Jr. (PLN160206, PLN160207, PLN160208, and PLN160209)

Continued from May 12, 2016. **Project Title:** Design Approvals to allow the construction of four (4) single-family dwellings with attached garages and fencing. **Proposed CEQA Action:** Categorical Exemption (Section 15303 CEQA Guidelines) (11681, 11683, 11685, and 11687 Preston Street, Castroville, North County, Castroville Community Plan)

RECOMMENDATION:

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

- a. Find the project categorically exempt per section 15303 of the CEQA Guidelines; and
- b. Approve four (4) Design Approvals, based on the findings and evidence and without any conditions of approval.

PROJECT INFORMATION:

Planning File Numbers: PLN160206, PLN160207, PLN160208, and PLN160209

Owner: Donald and Barbara Chapin

Project Location: 11681, 11683, 11685, and 11687 Preston Street, Castroville

APNs: 030-011-015/016/017/018-000

Agent: Sue Putnam

Plan Area: Castroville Community Plan, North County Area Plan

Flagged and Staked: Not Required

CEQA Action: Categorically exempt per Section 15303 of the CEQA Guidelines

SUMMARY:

This item was continued from May 12, 2016, to allow the applicant an opportunity to make changes to the proposed four new houses, so there would be design differences between the structures. The applicant was not at the meeting, but was informed of the Zoning Administrator's request. At the time of this staff report, the applicant has not provided any new information or indicated how they intend to respond. The Zoning Administrator has several options: deny the application, approve the application with a condition to make modifications to the building elevations, or require the applicant to return with modified plans showing the desired design changes. The discussion below has not changed to provide the background information, and the resolution for approval is being provided to the Zoning Administrator with the thought that either a condition could be added, or the applicant could present design changes at or before the hearing which would satisfy the Zoning Administrator's concerns.

DISCUSSION:

The applicant proposes to construct four (4) 1,348 square foot one-story single-family dwellings with attached 417 square foot garages on individual lots, and install approximately 320 linear feet of fencing on the property lines between the residences and surrounding parcels. Colors and materials include dark brown asphalt composition roofing tiles; off white and dark green or brown exterior accent paint; and taupe, tan, dark green, and reddish brown exterior paint with a stucco finish. The residences will have similar, but not identical, color schemes.

The proposed structures are consistent with the surrounding residential neighborhood character. The applicant proposes a single-family dwelling with attached garage on each of four residential, infill lots in the Castroville Community. The surrounding parcels support a mix of single-family dwellings and apartments. The proposed one-story single-family dwellings are also of comparable size to the one-story single-family dwellings in the adjacent neighborhood area.

The colors and materials are consistent with other dwellings in the neighborhood, which include a combination of tan, brown, green, blue, and off-white colors. The colors and materials of the proposed single-family dwellings would also match a recently completed apartment complex on an adjacent parcel. In addition, the proposed structures comply with the Castroville Community Plan Design Guidelines with regard to style, compatibility, and architectural elements. The proposed development is not visible from Merritt Street nor from any common public viewing area; therefore, the proposed structures would not have an impact on a public viewshed. As proposed, the projects assure protection of the public viewshed, are consistent with neighborhood character, and assure visual integrity.

OTHER AGENCY INVOLVEMENT:

No other County agencies or departments reviewed this project. The projects were scheduled before the Castroville Land Use Advisory Committee (LUAC) on April 18, 2016; however, the LUAC did not meet due to lack of a quorum. Sue Putnam, agent for the applicant, and Eric Tynan, General Manager of the Castroville Community Services District, were the only other persons present. Given the minor nature of the proposed development (i.e., single-family residences on infill lots), and the lack of public concern as evidenced by no public involvement at the noticed LUAC, the applications were not rescheduled for further LUAC consideration. Although the LUAC did not meet, the LUAC members present individually commented that they supported the projects and had no objections.

Prepared by: Joseph Sidor, Associate Planner, Ext. 5262
Approved by: John Ford, RMA Services Manager, Ext. 5158
Approved by: Carl P. Holm, AICP, Resources Management Agency (RMA) Director

Attachments:

- Exhibit A Project Data Sheet
- Exhibit B Draft Resolution, including:
 - Conditions of Approval
 - Site Plans, Floor Plans, and Elevations
- Exhibit C Vicinity Map
- Exhibit D Proposed Colors and Materials

cc: Front Counter Copy; Zoning Administrator; John Ford, RMA Services Manager; Joseph Sidor, Project Planner; Donald and Barbara Chapin, Jr., Owner; Sue Putnam, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Planning Files PLN160206, PLN160207, PLN160208, and PLN160209