



Monterey County Zoning Administrator

Agenda Item # 4

Legistar File Number: ZA 17-017

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Salinas, CA 93901
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Current Status: Agenda Ready

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Matter Type: ZA

PLN160769 - AUSONIO APARTMENTS, LP.

Public hearing to consider a Design Approval to allow construction of an 18-unit apartment project.

Project Location: 11299 Haight Street, Castroville, North County Area Plan, Castroville Community Plan

Proposed CEQA Action: Statutorily Exempt per CEQA Guidelines Section 15194

RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a resolution (**Exhibit A**):

- a. Finding the project Statutorily Exempt per Section 15194; and
- b. Approving a Design Approval to allow the construction of an 18-unit apartment project.

The attached draft resolution includes findings and evidence for consideration (Exhibit A).

Staff recommends approval subject to 13 conditions.

PROJECT INFORMATION:

Agent: Mog Cabatu, Ausonio Construction

Owner: Ausonio Apartments, LP

APN: 030-093-002-000

Zoning: HDR

Parcel Size: 0.82 acre

Plan Area: North County Area Plan, Castroville Community Plan

Flagged and Staked: No

SUMMARY:

The project consists of the construction of a two story 18-unit apartment project (agricultural farmworker housing) on a 0.82 acre vacant lot. The parcel is zoned High Density Residential in the Castroville Community Plan, which allows apartment developments with a Design Approval. Pursuant to Section 21.44.040 of the Monterey County Zoning Ordinance (Title 21), the Zoning Administrator is the appropriate authority to consider the Design Approval application for the proposed project. The proposed farmworker housing project is consistent with the 2010 General Plan, North County Area Plan, Castroville Community Plan, Castroville Design Guidelines (Appendix A) and Title 21 (Non-costal, Zoning Ordinance). There are no unresolved issues.

DISCUSSION:

The applicant proposes to construct a two-story farmworker apartment complex on a 0.82 acre site at 11299 Haight Street in Castroville. The units will be occupied by H2A farmworkers. The units would be in four two-story buildings. The total floor area of the apartment complex is 19,822 square feet (Building "A" is 5,819 square feet, Building "B" is 5,819 square feet,

Building "C" is 4,659 square feet and Building "D" is 3,518 square feet). Proposed colors and materials consist of a combination of Bone and Sunshine Yellow on stucco and wood siding, Dark Tan on belly band, fascia gutters and downspouts and Weathered Wood colored asphalt shingle roofing (mixture of grey, blue, tan and black). A total of 43 parking spaces would be provided, including 36 spaces on the site and 7 spaces on the street.

The project includes a 20% density bonus pursuant to Zoning Ordinance Section 21.65.060. Zoning for this project allows development of up to 16-units (20 units/acre). The property owner has requested a density bonus that will increase the allowed number of units by 2, for a total of 18 total units. The County's Zoning Ordinance requires the property owner to select the method by which they will ensure that the project continues to qualify for the density bonus (Zoning Ordinance Section 21.65.050). The property owner may comply by entering into an agreement to restrict occupancy to either: a) 5% of the total units to very low income households (1 unit); or b) 10% of the total units to low income households (2 units). The developer has indicated that they are entering into a five-year agreement with a farm labor contractor who will lease all 18 units for five years to house workers engaged in agricultural pursuits under the H2A visa program. Condition 6 requires the developer to execute a Master Developer Inclusionary Housing Agreement that memorializes how the property owner will assure the project continues to qualify for the density bonus by restricting the units at appropriate income levels.

In addition, the applicant has requested an incentive to reduce the minimum distance between structures from 20 feet to 16 feet (Castroville Community Plan, Table B-2), pursuant to Zoning Ordinance Sections 21.65.070 A and C. Reducing the distance between buildings allows the project to meet setback requirements while providing the number of units required to make the units affordable.

The subject parcel covers an entire block between Haight Street, Axtell Street, Pajaro Street and State Highway 156. The property to the north (across Axtell Street) is zoned High Density Residential and is developed as an apartment complex with two story buildings. The property to south (across Haight Street) is zoned High Density Residential and is developed with two one-story single family homes and an apartment complex with two story buildings. The properties to the west (across Pajaro Street) are zoned Medium Density Residential and are developed with two one-story single family homes. State Highway 156 is to the east.

The project is consistent with the Residential Design Guidelines (Appendix A) in the Castroville Community Plan. The guidelines address site design, architectural elements and landscaping.

Site Design

The proposed structures meet the minimum front yard setback standards and are compatible with the front yard setbacks of buildings across Haight Street, Axtell Street and Pajaro Street. Visual openness is maintained in the front yard and in the parking areas located between Buildings "A" and "B" and Buildings "C" and "D."

Architectural Elements

The proposed buildings are compatible in mass, scale, height and roof lines to surrounding buildings. The structures have pitched roofs and second story overhangs which add visual

interest and are compatible with surrounding homes. The proposed colors and materials are consistent with those in the neighborhood.

Landscaping

The site is currently vacant and no trees will be removed. Landscaping is proposed around the perimeter of the site adjacent to the buildings and parking areas. Proposed landscaping includes 23 15-gallon trees, 111 5-gallon shrubs and groundcover. The proposed plants are drought tolerant and have a WUCOLS water need rating of moderate or less.

CEQA:

California Environmental Quality Act (CEQA) Guidelines Section 15194 exempts affordable housing projects from CEQA. The units would be occupied by very low and low income households.

OTHER AGENCY INVOLVEMENT:

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

- ✓ North County Fire Protection District
- ✓ RMA-Public Works
- ✓ Economic Development Department

Prepared by: Bob Schubert, AICP, Senior Planner, Ext. 5183

Reviewed by: Jacqueline Onciano, Interim Chief of Planning

Approved by: Carl P. Holm, Resource Management Agency Director

ATTACHMENTS:

Exhibit A - Draft Resolution, including:

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

Exhibit B - Vicinity Map

Exhibit C - Proposed Colors

Exhibit D - Project Data Sheet

cc: Front Counter Copy; Zoning Administrator; Bob Schubert, Project Planner; Jacqueline Onciano, Interim Chief of Planning; Mog Cabatu, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN160769.