County of Monterey

Monterey County Zoning Administrator
Monterey County Government Center - Thyme Conference Room
1441 Schilling Place, 2nd Floor

Meeting Agenda - Final

Thursday, March 27, 2025
9:30 AM

Monterey County 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/92771458150?from=addon

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

+ **1 669 900 6833 US (San Jose)**
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+ **1 253 215 8782 US**
+ **1 301 715 8592 US**

Enter this Meeting ID number 927 7145 8150 when prompted.

PUBLIC COMMENT: Please submit your comment (limited to 250 or less) to the Clerk at 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 County of Monterey Housing and Community Development at (831) 755-5025.

INTERPRETATION SERVICE POLICY: The County of Monterey 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 County of Monterey Housing and Community Development Department located in the County of Monterey 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/927 7145 8150

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

+ **1 669 900 6833 US (San Jose)**
+ **1 346 248 7799 US (Houston)**
+ **1 312 626 6799 US (Chicago)**
+ **1 929 205 6099 US (New York)**
+ **1 253 215 8782 US**
+ **1 301 715 8592 US**

Presione el código de acceso de reunión: 927 7145 8150 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. 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

A. Acceptance of the Date, County of Monterey Zoning Administrator Meeting minutes.

Attachments: Draft Minutes 03-06-25

9:30 A.M. - SCHEDULED ITEMS

1. PLN240045 - PIETRO FAMILY INVESTMENTS LP
Public Hearing to consider construction of an approximately 2,438 square foot family dwelling with a 269 square foot attached garage, 637 square feet of patios, and associated site improvements within 750 feet of a known archaeological resource.
Project Location: 26307 Isabella Avenue, Carmel
Proposed CEQA action: Continuing the public hearing on the project would be an administrative activity of government which would not be a project under CEQA.

Attachments: Staff Report

2. 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.

Attachments: Staff Report
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution
Exhibit C - Castroville LUAC Minutes
Exhibit D - Vicinity Map

OTHER MATTERS

ADJOURNMENT

County of Monterey

Board Report

Legistar File Number: MIN 25-019

Item No.A

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

March 27, 2025

Introduced: 3/20/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Minutes

Acceptance of the Date, County of Monterey Zoning Administrator Meeting minutes.

County of Monterey

Monterey County Zoning Administrator
Monterey County Government Center - Thyme Conference Room
1441 Schilling Place, 2nd Floor
Salinas, CA 93901

Meeting Minutes - Draft

SPECIAL MEETING

Thursday, March 6, 2025

9:30 AM

Monterey County Zoning Administrator

9:30 A.M - CALL TO ORDER

Mike Novo called the meeting to order at 9:30 a.m.

ROLL CALL

Mike Novo, Zoning Administrator
Corrine Ow, Environmental Health
Arlen Blanca, Public Works
Environmental Services: None

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None

9:30 A.M. - SCHEDULED ITEMS

1. **PLN230137 - CAMPBELL S JAMES JR & LYNDA R TRS**
Public hearing to consider demolition of an existing 1,173 square foot single family residence, a 364 square foot detached garage, and a 111 square foot guesthouse, and construction of a 3,403 square foot single family dwelling and an attached 805 square foot three-car garage with a second story 606 square foot Accessory Dwelling Unit within the floodway fringe of the Carmel Valley River.
Project Location: 23 Wawona Road, Carmel Valley.
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

McKenna Bowling, Project Planner, requested that the hearing for this item be continued to March 13, 2025.

Public Comment: None

The Zoning Administrator continued the hearing on this project at the applicant's request to March 13, 2025.

2. **PLN240070 - BECHTEL CORPORATION**
Public hearing to consider minor exterior modifications to an existing single-family dwelling including construction of an 845 square foot pergola, perimeter fencing, a pickleball court, and associated site improvements within 750 feet of known archaeological resources, and development within 100 feet of Environmentally Sensitive Habitat Area.
Project Location: 1451 Cypress Drive, Pebble Beach.
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

McKenna Bowling, Project Planner, presented the item.

Public Comment: David Stocker, Stocker and Allaire General Contractors

The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines Section 15301; and approved a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow minor exterior modifications to an existing single-family dwelling including construction of an 845 square foot pergola, pickleball court, and perimeter fencing, within 750 feet of known archaeological resources; and a Coastal Development Permit to allow development within 100 feet of ESHA. The Zoning Administrator included some non-substantive changes to the resolution.

3. **PLN170932 - EVANS PETER H TR**

Public hearing for after-the-fact consideration of development on slopes in excess of 30% and removal of six protected trees, and construction of a 1,324 square foot single family dwelling, an 838 square foot porch, demolition of an existing 64 square foot shed, and associated site improvements including removal of two protected trees, and development on slopes exceeding 30 percent.

Project Location: 38793 Palo Colorado Rd, Carmel

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

Joseph Alameda, Project Planner, presented the item.

Public Comment: Hunter Eldridge, agent

The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of an after-the-fact Coastal Development Permit to allow development (grading) on slopes in excess of 30%; after-the-fact Coastal Development Permit to allow removal of six protected trees; Coastal administrative Permit and Design Approval to allow construction of a 1,324 square foot single family dwelling with an 838 square foot porch, demolition of an existing 64 square foot storage shed, and associated site improvements; Coastal Development Permit to allow the removal of two protected trees; and coastal Development Permit to allow development on slopes exceeding 30 percent. The Zoning Administrator made some non-substantive changes to the resolution and included a change to condition number 7, landscaping, to add that a fire prevention specialist work with the landscaping designer, or demonstrate that the landscape designer is an expert in fire prevention landscaping.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 9:56 a.m.

Introduced: 3/19/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN240045 - PIETRO FAMILY INVESTMENTS LP

Public Hearing to consider construction of an approximately 2,438 square foot family dwelling with a 269 square foot attached garage, 637 square feet of patios, and associated site improvements within 750 feet of a known archaeological resource.

Project Location: 26307 Isabella Avenue, Carmel

Proposed CEQA action: Continuing the public hearing on the project would be an administrative activity of government which would not be a project under CEQA.

RECOMMENDATIONS:

It is recommended that the Zoning Administrator continue the hearing on the Combined Development Permit to a date uncertain.

PROJECT INFORMATION:

Property Owners: PIETRO FAMILY INVESTMENTS LP
Agent: Carla Hashimoto
APNs: 009-463-012-000
Parcel Sizes: 0.19 acres, or 8,438 square feet
Zoning: Medium Density Residential with gross density maximum of 2 units/per acre with Design Control overlay and 18-foot maximum height in the Coastal Zone [MDR/2-D(18)(CZ)]
Plan Area: Carmel Area Land Use Plan Area
Flagged and Staked: Yes

SUMMARY:

The proposed project involves construction of an approximately 2,438 square foot dwelling with a 269 square foot attached garage, 637 square feet of patios, and associated site improvements within 750 feet of known archaeological resources. This project was scheduled for March 13th Zoning Administrator hearing. During this hearing, the Applicant/Owner raised concerns regarding implementation of a draft condition of approval. After staff's presentation and public testimony, the hearing was continued to March 27th to allow the Applicant/Owner and staff to discuss the condition of approval and potential project modifications. Although conversations have occurred since this hearing, staff is recommending a continuance of this Combined Development Permit to a date uncertain in order to allow the Applicant/Owner additional time to finalize project revisions and consider the draft conditions of approval.

Prepared by: Benjamin Moulton, Assistant Planner, x5240

Reviewed and Approved by: Taylor Price, Senior Planer (Working out of Class)

cc: Front Counter Copy; California Coastal Commission; Taylor Price, Senior Planner; Melanie Beretti, AICP, Chief of Planning; Benjamin Moulton, Assistant Planner; HCD-Engineering Services; Environmental Health Bureau; HCD-Environmental Services; Cypress Fire Protection District; Pietro Family Investments LP, Owner; Carla Hashimoto, Agent; Chris Adamski, Applicant; The Open Monterey Project; LandWatch (Director); Christina McGinnis, Keep Big Sur Wild; Laborers International Union of North America (Lozeau Drury LLP); Project File No. PLN240045

Introduced: 3/19/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN240045 - PIETRO FAMILY INVESTMENTS LP

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Project Location: 26307 Isabella Avenue, Carmel

Proposed CEQA action: Continuing the public hearing on the project would be an administrative activity of government which would not be a project under CEQA.

RECOMMENDATIONS:

It is recommended that the Zoning Administrator continue the hearing on the Combined Development Permit to a date uncertain.

PROJECT INFORMATION:

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APNs: 009-463-012-000
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Zoning: Medium Density Residential with gross density maximum of 2 units/per acre with Design Control overlay and 18-foot maximum height in the Coastal Zone [MDR/2-D(18)(CZ)]
Plan Area: Carmel Area Land Use Plan Area
Flagged and Staked: Yes

SUMMARY:

The proposed project involves construction of an approximately 2,438 square foot dwelling with a 269 square foot attached garage, 637 square feet of patios, and associated site improvements within 750 feet of known archaeological resources. This project was scheduled for March 13th Zoning Administrator hearing. During this hearing, the Applicant/Owner raised concerns regarding implementation of a draft condition of approval. After staff's presentation and public testimony, the hearing was continued to March 27th to allow the Applicant/Owner and staff to discuss the condition of approval and potential project modifications. Although conversations have occurred since this hearing, staff is recommending a continuance of this Combined Development Permit to a date uncertain in order to allow the Applicant/Owner additional time to finalize project revisions and consider the draft conditions of approval.

Prepared by: Benjamin Moulton, Assistant Planner, x5240

Reviewed and Approved by: Taylor Price, Senior Planer (Working out of Class)

cc: Front Counter Copy; California Coastal Commission; Taylor Price, Senior Planner; Melanie Beretti, AICP, Chief of Planning; Benjamin Moulton, Assistant Planner; HCD-Engineering Services; Environmental Health Bureau; HCD-Environmental Services; Cypress Fire Protection District; Pietro Family Investments LP, Owner; Carla Hashimoto, Agent; Chris Adamski, Applicant; The Open Monterey Project; LandWatch (Director); Christina McGinnis, Keep Big Sur Wild; Laborers International Union of North America (Lozeau Drury LLP); Project File No. PLN240045

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 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

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 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

Exhibit A

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EXHIBIT A

Project Information for PLN190327

Application Name:	Montejano Laura		
Location:	12749 Via Linda, Castroville		
Applicable Plan:	North County LCP|North County	**Primary APN:**	030-011-023-000
Advisory Committee:	Castroville Community Plan Land Use Advisory Committee	**Coastal Zone:**	Yes
Permit Type:	Combined Development Permit	**Final Action Deadline (884):**	12/30/2024
Environmental Status:	Categorical Exemption		
Zoning:	CP|RC(CZ)	**Land Use Designation:**	

Project Site Data:

Lot Size:	14984	**Coverage Allowed:**	5970
		Coverage Proposed:	4292
Existing Structures (sf):	0	**Height Allowed:**	30
Proposed Structures (sf):		**Height Proposed:**	25' 8"
Total Sq. Ft.:	0		
		FAR Allowed:	
Special Setbacks on Parcel:		**FAR Proposed:**	

Resource Zones and Reports:

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

Other Information:

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

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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:
MONTEJANO LAURA (PLN190327)

RESOLUTION NO. 25--

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 Combined Development Permit consisting of:
   a. A 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.

[PLN190327, MONTEJANO LAURA, 12749 Via Linda, Castroville, Castroville Community Plan area in the North County Area Plan and North County Land Use Plan area (APN: 030-011-023-000)]

The MONTEJANO LAURA application (PLN190327) came on for hearing before the Monterey County Zoning Administrator on March 27, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Zoning Administrator finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- The 2010 Monterey County General Plan;
- North County Land Use Plan;
- North County Area Plan;
- Castroville Community Plan;
- Coastal Implementation Plan Part 2 of Title 20; and
- Monterey County Zoning Ordinances (Title 20 and Title 21).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Project. 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 the Coastal Zone and permeable auto court and ornamental landscaping.

c) Allowed Use. 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 in the North County Area Plan and a small portion of the parcel is located in the North County Land Use Plan, Coastal Zone, (Assessor's Parcel Number: 030-011-023-000). The subject parcel is split-zoned: Community Plan or "CP" (Inland) and Resource Conservation or "RC/CZ" (Coastal Zone). The majority of the proposed development is within the Low Density Residential (Inland) zone, except the permeable driveway that is proposed to be located within a portion of the Resource Conservation "RC/CZ" (Coastal Zone). 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. The Zoning Map shows the that a portion of the property has a zoning classification of Resource Conservation in the Coastal Zone, which is intended to protect, preserve, enhance, and restore sensitive resource areas. This project as proposed does not cause adverse effects to the resources of the site area. As proposed, the development is an allowed use for this site.

d) Lot Legality. The subject property (0.344 acres) is identified as Lot 2 in a Record of Survey dated October 2013 (Volume 32, Page 75, Survey Maps) illustrating a lot line adjusted approved by Minor Subdivision Committee Resolution No. 11-010. Additionally, Certificate of Compliance (Instrument No. 2014039159) was recorded on August 20, 2014, illustrating the subject property in its current configuration and

under separate ownership. Therefore, the County recognizes the subject property as a legal lot of record.

e) Access Easement. The subject property is accessed via an unimproved dirt driveway across a 60-foot wide access easement on the adjacent north neighboring property. The use of easement as private access for the subject property and adjacent property was established through approval of a previous Lot Line Adjustment (Minor Subdivision Committee Resolution No. 11-0101). The Lot Lone Adjustment contemplated the subject property and adjacent properties using this easement but did not involve improving this access easement. Even though the use of the access easement is already established, the project involves necessary improvements to ensure adequate access exists. As proposed, minor grading and installation of pervious pavers will occur to ensure the subject property has adequate access (driveway) to the access easement. This meets the definition of Development per section 20.06.310 and therefore a Combined Development Permit is required. No improvements to the access easement are proposed at this time. Directly off the access easement, the subject property is accessed from the northern portion of the property that sits on a portion of the Resource Conservation Designation. The Resource Conservation (RC-C) designation is applied in areas with sensitive resources and areas planned for resource enhancement. Only very low intensity uses and supporting facilities may be permitted within this designation. In this proposal, the improvements within the Resource Conservation, Coastal Zone are low intensity permeable driveway improvements strategically situated on the property to have minimal impact to coastal resources. The designer worked with planning staff to study different schemes of placement of the structures. The southern placement of the proposed structures allow this development to be completely within the Low Density Residential zone to avoid further need of improvements on resource conservation zone and accessing the subject property through the north.

f) Design/Visual Resources/Neighborhood Character. As stated in Evidence "c" above, the establishment of the residences requires the granting of a Design Approval. In accordance with Title 20 Chapter 20, the purpose of the design review is to regulate the location, size, configuration, materials, and colors of structures and fences to ensure the protection of the public viewshed and neighborhood character. Pursuant to North County Inland Area Plan (NCAP) Policy 3-1, within areas designated as "sensitive" or "highly sensitive" on the Scenic Highway Corridors and Visual Sensitivity Map (Figure 15), landscaping or new development may be permitted if the development is located and designed in such a manner that public views are not disrupted. Figure 15 of the NCAP identifies two existing scenic corridors and various sensitive or highly sensitive areas. A portion of Highway 156, which runs through Castroville, is identified as a scenic corridor. The subject property is approximately 0.7 miles northwest of this portion of Highway 156 and will not be visible due to topography and intervening development and vegetation. No other scenic corridor or sensitive or highly sensitive area is located within proximity to the subject project

site. The subject site is adjacent to vacant residential lots (west), developed residential lots (east), agriculture (north), and the North Monterey County Middle School (south). CCP Appendix A – Design Guidelines Section 6 provides Residential Design guidelines and standards which requires that accessory structures are architecturally compatible with the main structure, roof forms be compatible with neighboring existing development, and encourages two-story balconies and covered awnings or porches. The neighboring residences along Via Linda primarily consist of two-story craftsman-style homes with pitched roofs and exterior colors that include blue, green, orange, and tan. 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. Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

g) Site Development Standards. The proposed development is consistent per Table B-3 of the Castroville Community Plan 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 toward the southern rear of the property generally between the two main residences and has an approximate 12-foot rear setback. Therefore, the proposed project complies with the required site development standards relative to setbacks.

   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. Therefore, the proposed project complies with the required site development standards relative to height and site coverage.

h) Cultural Resources. The project site is in an area identified in County records as having a high archaeological sensitivity. An archaeological report dated July 2022 was prepared for the project site by Achasta

Archaeological Services and concluded that there is no surface evidence of potentially significant archaeological resources. Therefore, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

i) The project was referred 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. per the Castroville Community Plan Land Use Advisory Committee (LUAC) on December 3, 2024.

j) The Project Planner conducted a site inspection on November 4, 2024 to verify that the project on the subject parcel conforms to the plans and regulations listed above.

k) The application, project plans, staking & flagging photos, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190327.

2. FINDING: **SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.

EVIDENCE:

a) The project includes construction of two single-family dwellings and an ADU above a garage on a residential lot.

b) 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. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

c) The following technical reports have been prepared:

- "Phase I Preliminary Archaeological Assessment" prepared by Susan Morely, Marina, CA, dated July 1, 2022.
- "Soil Investigation Report (Design Phase)" prepared by GMD Engineers, Salinas, CA dated July 1, 2021.

Upon independent review, staff concurs with the conclusions of the reports. There are no physical or environmental constraints that render the site unsuitable for the use proposed.

d) The Project Planner conducted a site inspection on November 4, 2024 to verify the site is suitable for the proposed use.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190327.

3. FINDING: **HEALTH AND SAFETY** – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

a) The project was reviewed by HCD-Planning and Environmental Health Bureau, and conditions have been recommended, 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.

b) Potable domestic water service and public sewer shall be provided by the Castroville Community Services District. A 'Can and Will Serve" letter, dated August 18, 2023, confirmed that the property will be approved for connection to the District's water and sewer main provided certain conditions are adhered to, including obtaining a building permit from HCD-Building Services, connection fees are paid, meeting fire protection requirements, and complying with the Castroville Community Plan Water Use.

c) The Environmental Health Bureau reviewed the project application, and raised no concerns.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190327.

4. FINDING: **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190327.

5. FINDING: **CEQA** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction of two single-family dwellings and accessory structures on residential properties.

b) The proposed project involves the construction of two 2,575-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. Therefore, the project meets these exceptions.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. The project location is not within a sensitive environment. There is no cumulative impact with any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. No known historical resources were found in the reports which may cause a substantial adverse change in the

significance of a historical resource. It is not visible from an officially designated scenic highway.

d) The application, plans and supporting materials submitted by the project applicant to Monterey County HDC-Planning for the proposed development are found in Project File PLN190327.

6. FINDING: **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE:

a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.150 of the North County Coastal Implementation Plan can be demonstrated

b) The subject property is not described in an area where the Local Coastal Program requires public access (Figure 4 of the North County Land Use Plan).

c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190327.

7. FINDING: **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and California Coastal Commission.

EVIDENCE:

a) Pursuant to Title 20 section 20.86.030.A, the Board of Supervisors is the appropriate appeal authority to consider discretionary decision of the Zoning Administrator.

b) Pursuant to Title 20 section 20.86.080, the project may be appealed to/by the California Coastal Commission because the project involves development on submerged land.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1) Find 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) Approve a Combined Development Permit consisting of:
    a. A 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 coastal zone.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 27th day of March, 2025.

_____

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING 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

You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

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 Planning Commission in the event of appeal.

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.

This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 1-27-2021

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County of Monterey HCD Planning

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

PLN190327

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN190327) allows two (2) 2,689 square foot two-story single family dwellings with a first story 441 square foot attached garage and a 80 square foot porch, a 1,002 square foot second story accessory dwelling unit with a 1,002 square foot first floor garage; and 2) Coastal Development Permit to allow development within a coastal zone. The property is located at 12749 Via Linda, Castroville (Assessor's Parcel Number 030-011-023-000), Castroville Community Plan, North County Area Plan and a small portion of the parcel is located in the North County Land Use Plan, Coastal Zone. 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 ongoing 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 Combined Development Permit (Resolution Number _____) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 030-011-023-000 on March 27, 2025. The permit was granted subject to 8 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 RMA - 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.
(RMA - 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 RMA - 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. 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.

5. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

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 materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; 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 the 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 either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning.

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.

6. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact
Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined
based on the parameters adopted in the current fee schedule. (Public Works)

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

7. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

8. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

NEW SINGLE FAMILY DWELLINGS FOR:

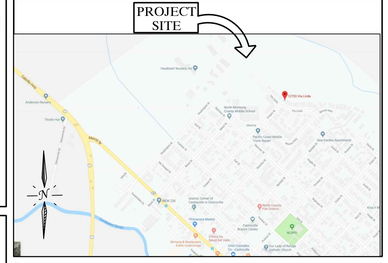
MONTEJANO DEVELOPMENT

12749 VIA LINDA
CASTROVILLE, CA. 95012
A.P.N.: 030-011-023-000

1 FRONT ELEVATION

SCALE: N.T.S.

VICINITY MAP N.T.S.



SCOPE OF WORK

- 2 NEW TWO STORY 2,689 S.F. SINGLE FAMILY RESIDENCE CONSISTING OF:

  4 BEDROOMS, 1 STUDY, 4 FULL BATHROOM, LIVING, FAMILY, DINING, KITCHEN, LOFT, WET BAR, LAUNDRY CLOSET

- W/ 441 S.F. ATTACHED GARAGE

- 1 NEW TWO STORY 1,002 S.F. A.D.U. RESIDENCE CONSISTING OF:

  3 BEDROOMS, 1 FULL BATHROOM, FAMILY, DINING, AND KITCHEN

- W/ 1002 S.F. ATTACHED 3 CAR GARAGE BELOW UNIT W/ LAUNDRY AND FULL BATH

SHEET INDEX

A0. GENERAL PLAN
A1. SITE PLAN
A2. FLOOR PLAN #A
A3. ELEVATIONS #A
A4. ROOF PLAN #A
A5. FLOOR PLAN #B
A6. ELEVATIONS #B
A7. ROOF PLAN #B
A8. FLOOR PLAN #C
A9. ELEVATIONS #C
A10. ROOF PLAN #C

DATA

JURISTICTION:	MONTEREY COUNTY	
BUILDING CODE:	RESIDENTIAL	:2022 C.R.C.
CALIFORNIA GREEN	ELECTRICAL	:2022 C.E.C.
BUILDING STANDARDS	MECHANICAL	:2022 C.M.C.
CODE: 2022 C.G.B.S.C.	PLUMBING	:2022 C.P.C.
MONTEREY COUNTY	FIRE	:2022 C.F.C.
MUNICIPAL CODE:	ENERGY CODE	:2022 C.En.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:	2 STORY BUILDING
CONSTRUCTION TYPE:	V-B
AUTOMATIC FIRE SPRINKLERS SYSTEMS:	YES
LANDSCAPE:	499 S.F.
LOT SIZE:	100%

PROPOSED HABITABLE FLOOR AREA

MAIN DWELLING #A	2,689 S.F.	
MAIN DWELLING #B	2,689 S.F.	
A.D.U. #C	1002 S.F.	
TOTAL	6,380 S.F.	

ACCESSORY STRUCTURES

MAIN DWELLING #A GARAGE	441 S.F.	
MAIN DWELLING #B GARAGE	441 S.F.	
A.D.U. #C GARAGE	1,002 S.F.	
TOTAL	1,884 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

DIM — CLEAR DIM.

PROJECT TEAM

OWNER:
JAVIER MONTEJANO
11450 POOLE STREET
CASTROVILLE, CA. 95012
(831)794-5926

DESIGNER:
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(831)840-4284
gmdalivaengineers@gmail.com

ABBREVIATIONS

1. NOT ALL ABBREVIATIONS WILL APPLY TO THIS PROJECT.

@	AT	CONC	CONCRETE	GL	GLUE LAMINATED LUMBER	PL	PLATE
#	NUMBER	DBL	DOUBLE	HORIZ	HORIZONTAL	REINF	REINFORCING
AB	ANCHOR BOLTS	DEPR	DEPRESSED	HSB	HIGH STRENGTH BOLT	REQ'D	REQUIRED
AC	ASPHALTIC CONCRETE	DF	DOUGLAS FIR	ID	INSIDE DIAMETER	SAD	SEE ARCHITECTURAL DRAWINGS
ADDNL	ADDITIONAL	DIA. (Ø)	DIAMETER	IN (")	INCH	SIM	SIMILAR
AFF	ABOVE FINISH FLOOR	DIAG	DIAGONAL	INT	INTERIOR	SJ	SHRINKAGE JOINT
AGG	AGGREGATE	DIM	DIMENSION	JST	JOIST	SLH	SHORT LEG HORIZONTAL
ALT	ALTERNATE	DN	DOWN	JT	JOINT	SLV	SHORT LEG VERTICAL
ALUM	ALUMINUM	DWG	DRAWING	JH	JOIST HANGER	SM	SHEET METAL
APPROX	APPROXIMATE	(E)	EXISTING	LLH	LONG LEG HORIZONTAL	SOG	SLAB ON GRADE
ARCH	ARCHITECTURAL	EA	EACH	LLV	LONG LEG VERTICAL	SQ	SQUARE
BLDG	BUILDING	EF	EACH FACE	LS	LAG SCREW	SS	STAINLESS STEEL
BLK	BLOCK	EN	EDGE NAILING	LT WT	LIGHT WEIGHT	STD	STANDARD
BLKG	BLOCKING	EW	EACH WAY	LG	LONG	STL	STEEL
BM	BEAM	EJ	EXPANSION JOINT	LWC	LIGHT WEIGHT CONCRETE	SWS	SHEAR WALL SCHEDULE
BN	BOUNDARY NAILING	EL	ELEVATION	MAX	MAXIMUM	SYM	SYMMETRICAL
BOC	BOTTOM OF CONCRETE	EOS	EDGE OF SLAB	MB	MACHINE BOLT	T 24	TITLE 24 CALIFORNIA CODE
BOF	BOTTOM OF FOOTING	EQ	EQUAL	MCJ	MASONRY CONTROL JOINT	TEN	TYPICAL EDGE NAILING
BOT	BOTTOM	EXP B	EXPANSION BOLT	MECH	MECHANICAL	THK	THICK
BP	BUTTON PUNCH	EXT	EXTERIOR	MEZZ	MEZZANINE	TOC	TOP OF CONCRETE
BRG	BEARING	F.E.	FIRE EXTINGUISHER	MIN	MINIMUM	TOF	TOP OF FOOTING
BRG PL	BEARING PLATE	F.E.C	FIRE EXTINGUISHER CABINET	MISC	MISCELLANEOUS	T.O.SLAB	TOP OF SLAB
BTW	BETWEEN	FF	FINISH FLOOR	MIW	MALLEABLE IRON WASHER	TOS	TOP OF STEEL
CCJ	CRACK CONTROL JOINT	FG	FINISH GRADE	MTL	METAL	TOW	TOP OF WALL
CC	CENTER TO CENTER	FHWS	FLAT HEAD WOOD SCREW	NIC	NOT IN CONTRACT	TS	TUBE STEEL
CIP	CAST IN PLACE	FN	FIELD NAILING	NOM	NOMINAL	TYP.	TYPICAL
CJ	CONSTRUCTION JOINT	FND	FOUNDATION	NTS	NOT TO SCALE	T&B	TOP AND BOTTOM
CTR	CENTER	FOC	FACE OF CONCRETE	(N)	NEW	TN	TOE NAIL
CL	CENTER LINE	FOM	FACE OF MASONRY	OC	ON CENTER	UNG	UNDISTURBED NATURAL GRADE
CLG	CEILING	FOS	FACE OF STUD	OD	OUTSIDE DIAMETER	UON	UNLESS OTHERWISE NOTED
CLR	CLEAR	FT (')	FOOT/FEET	OPG	OPENING	WWF	WELDED WIRE FABRIC
CMU	CONCRETE MASONRY UNIT	FTG	FOOTING	OPH	OPPOSITE HAND	W/	WITH
COL	COLUMN	GA	GAUGE	PCC	PRECAST CONCRETE		
		GALV	GALVANIZED	PERP	PERPENDICULAR		

GENERAL NOTES

1. 1. ALL CONSTRUCTION, DESIGN, WORKMANSHIP AND MATERIALS SHALL CONFORM WITH THE REQUIREMENTS OF THE:

   2022 , CRC, CEC, CMC, CPC, CFC, CGC, CGBC; MONTEREY COUNTY MUNICIPAL CODE, AND 2022 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 BACKROUND, 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 4" 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. CONTRACTER 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.

E & L
BUILDING DESIGN STUDIO
150 CAYUGA ST. SUITE 1
SALINAS, CA. 93901
(831) 250-8069
e_ldesigns@hotmail.com

REVISION DATE: BY: 0

RESIDENTIAL DEVELOPMENT
JAVIER MONTEJANO
12749 VIA LINDA
CASTROVILLE, CA. 95012
A.P.N.: 030-011-023-000

GENERAL PLAN

11/22/23

JOB NUMBER: 18-30

PAGE: A0

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. ©USE, 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

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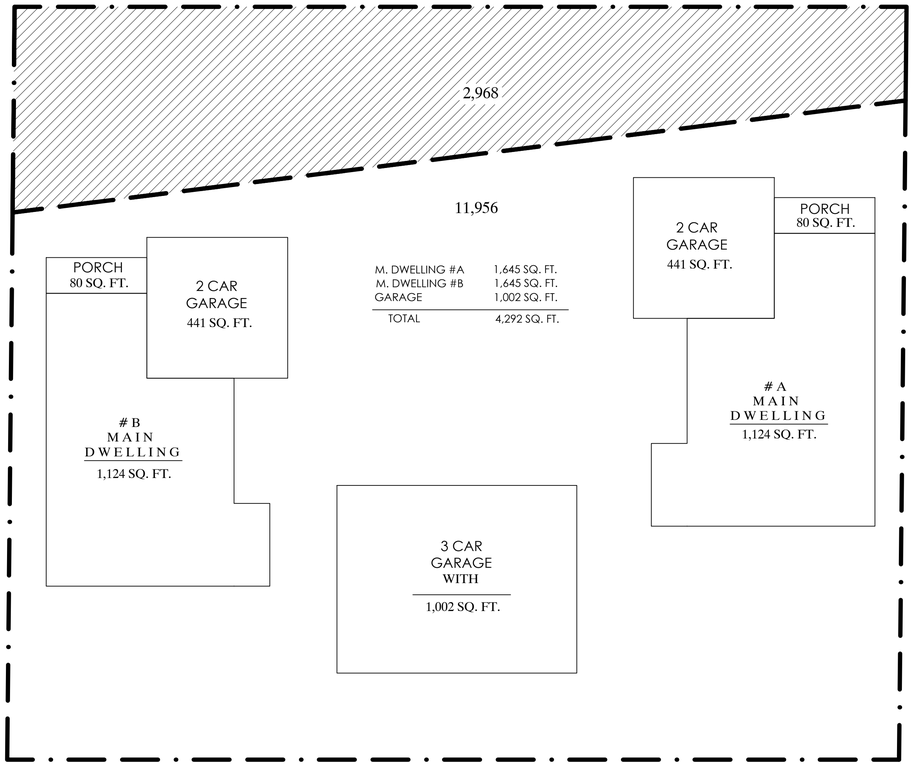
LEGEND

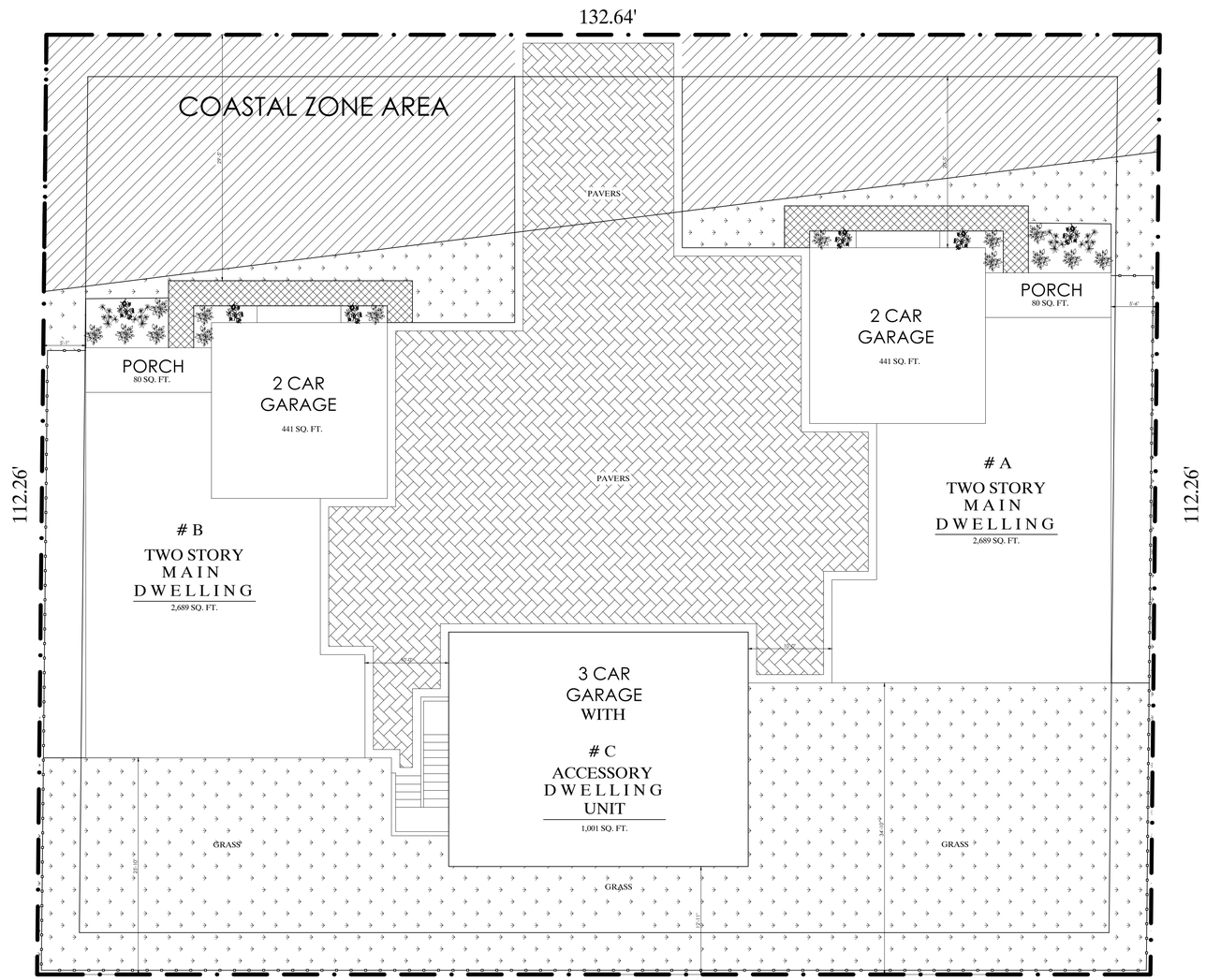
- PROPERTY LINE
- 6' WOODEN FENCE
- COSTAL ZONE AREA
- GRASS AREA
- CONCRETE AREA
- GRAVEL
- PAVERS
- LANDSCAPE AREA
- TREES

Lot Size	14,924 S.F.	
40%	5,970 S.F.	
Lot coverage	4,292 S.F.	OK



M. DWELLING #A	1,645 SQ. FT.	
M. DWELLING #B	1,645 SQ. FT.	
GARAGE	1,002 SQ. FT.	
TOTAL	4,292 SQ. FT.	

VIA LINDA



1 SITE PLAN

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

E & L
BUILDING
DESIGN STUDIO
150 CAYUGA ST.
SUITE 1
SALINAS, CA. 93901
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REVISION
DATE:
BY:
0

RESIDENTIAL DEVELOPMENT
JAVIER MONTEJANO
12749 VIA LINDA
CASTROVILLE, CA. 95012
A.P.N.: 030-011-023-000

SITE PLAN

11/22/23

JOB NUMBER:
18-30

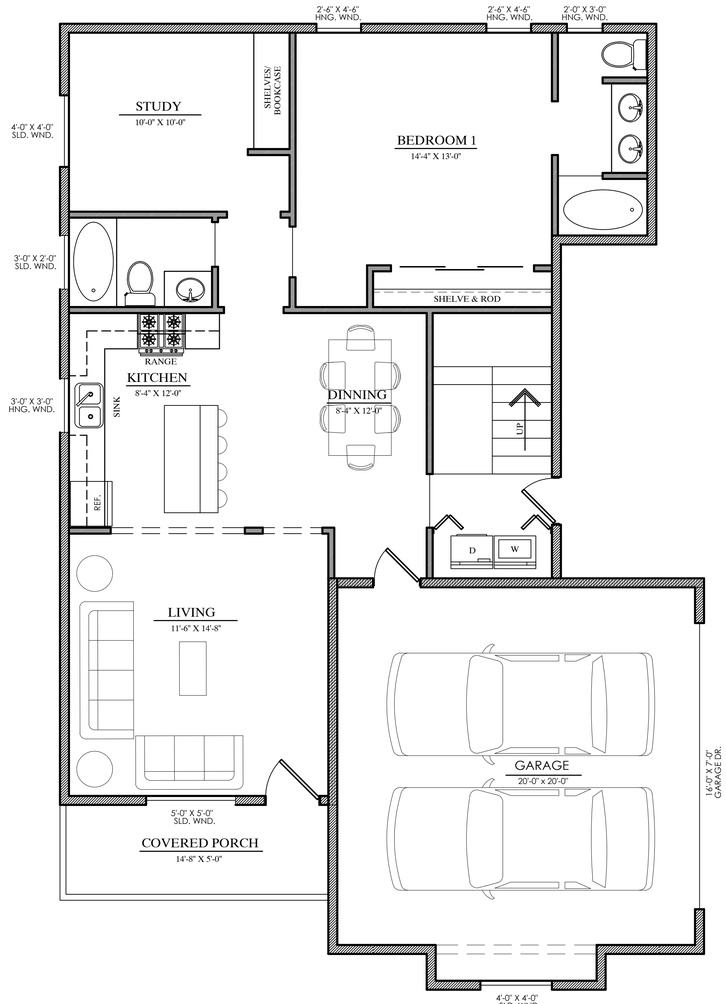
PAGE:
A1

LEGEND

NEW 2X4 EXTERIOR WALLS

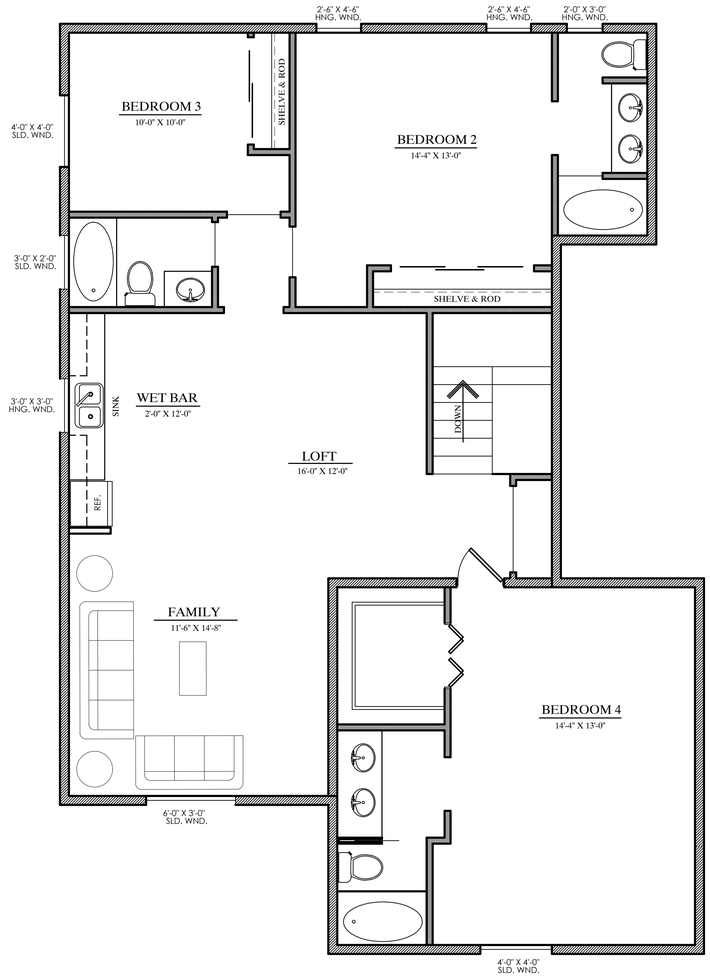
NEW 2X4 INTERIOR WALLS

NEW TYPE "X" 5/8" GYP. BRD. WALL



1 FIRST FLOOR - PLAN A

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



1 SECOND FLOOR - PLAN A

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

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DATE:
BY:
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FLOOR PLAN # A

08/30/18

JOB NUMBER:
18-30

PAGE:
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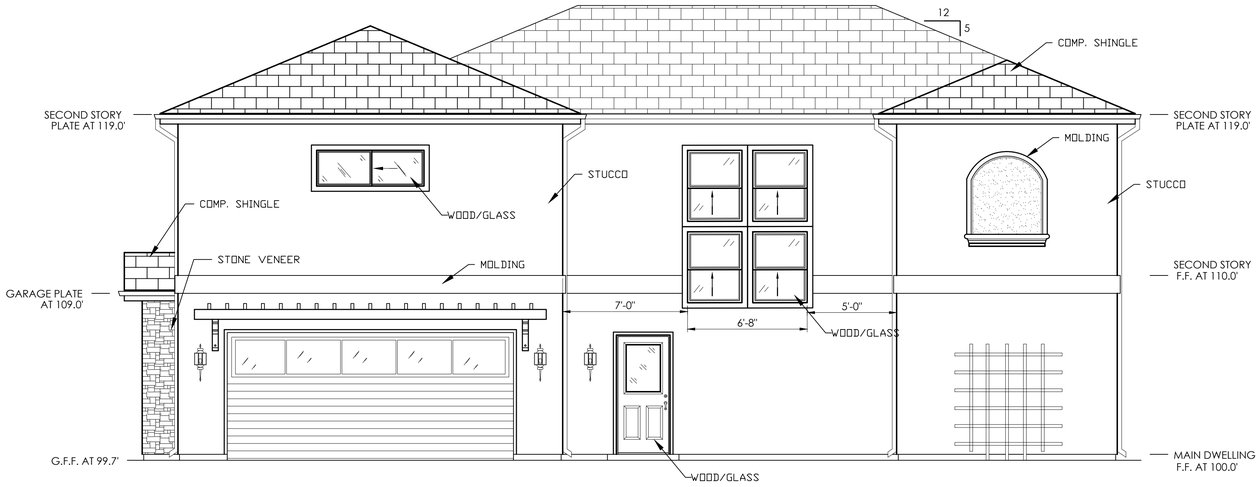
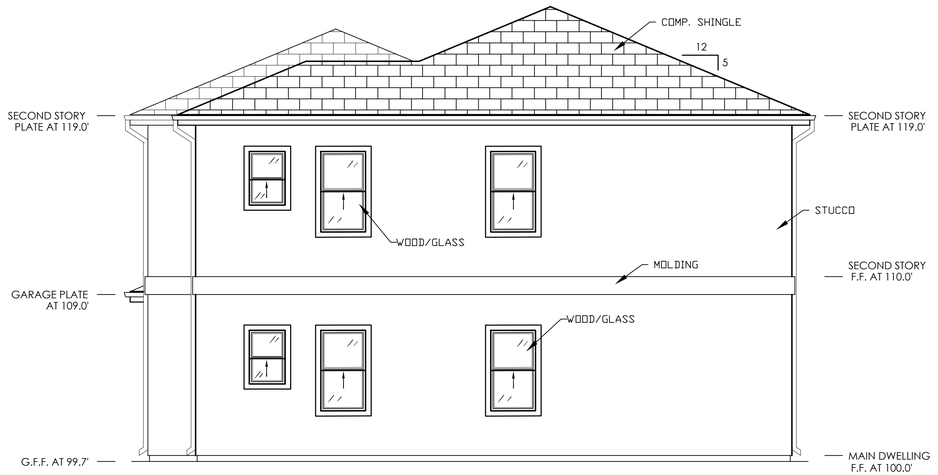


4 WEST ELEVATION (LEFT ELEVATION)

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



3 SOUTH ELEVATION (BACK ELEVATION)

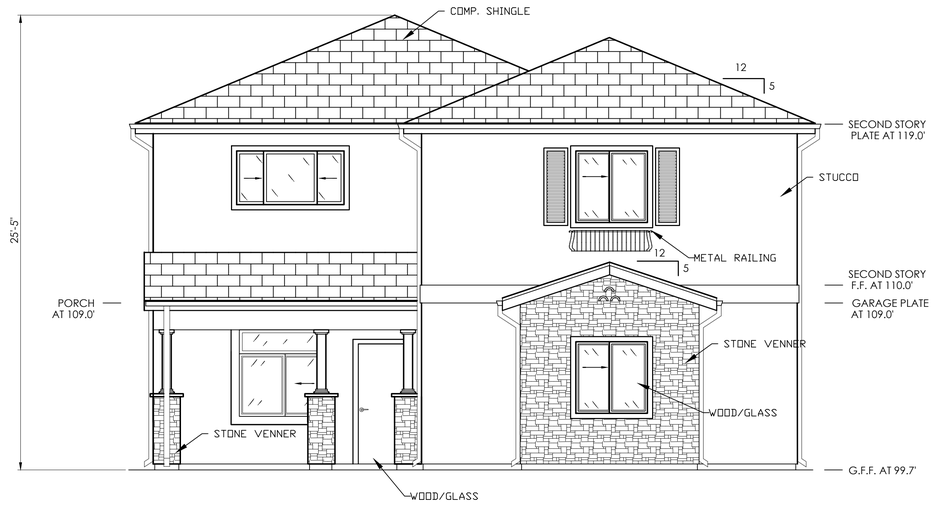
SCALE: 1/4"=1'-0"

PROPOSED EXTERIOR FINISHES

ROOF:	ASPHALT COMPO. SHINGLES ROOFING, O/2 LAYER #15 ROOFING FELT PAPER, O/ (N) ½" THK. PLYWOOD SHEATING.
ROOF PITCH:	5:12 HIP ROOF
FASCIA/RAKE:	2X6 PRIMED SPRUCE
OVERHANG:	1'-0" OVERHANG
GUTTER/: DOWNSPOUTS	4" GUTTER PLASTIC DOWNSPOUTS & BRACKETS @ 3'-0" O.C. MAX W/ SPLASH BLOCKS
WALL:	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

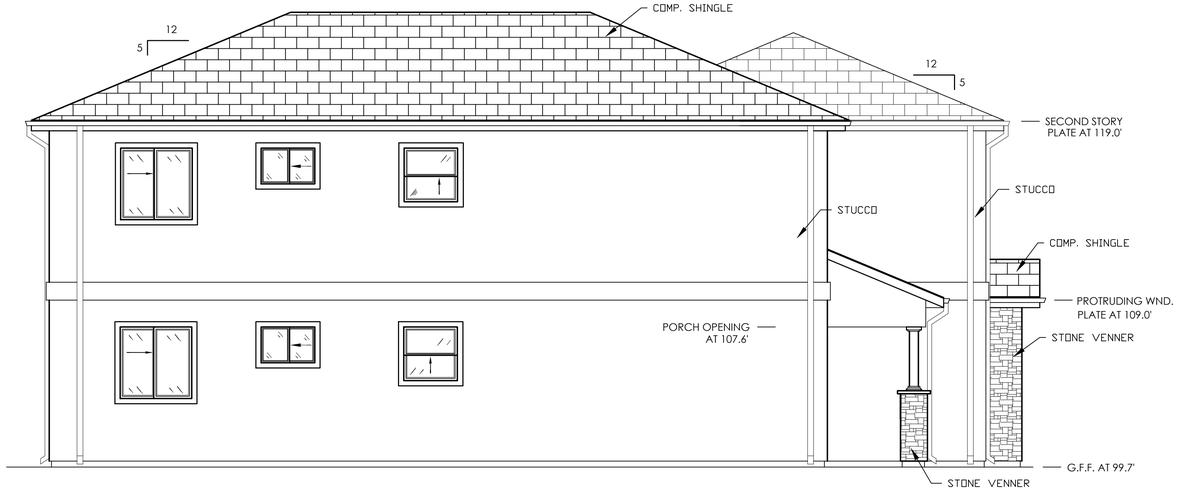
EXTERIOR COLORS:

STUCCO:	BONE
ROOF SHINGLE:	BROWN
WINDOW:	WHITE



2 NORTH ELEVATION (FRONT ELEVATION)

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



1 EAST ELEVATION (RIGHT ELEVATION)

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

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SALINAS, CA. 93901
(831) 250-8069
e_ldesigns@hotmail.com

REVISION DATE: BY: 0

RESIDENTIAL DEVELOPMENT
JAVIER MONTEJANO
12749 YA LINDA
CASTROVILLE, CA. 95012
A. P. N.: 030-011-023-000

ELEVATION PLAN #A

11/22/23

JOB NUMBER: 18-30

PAGE: A3

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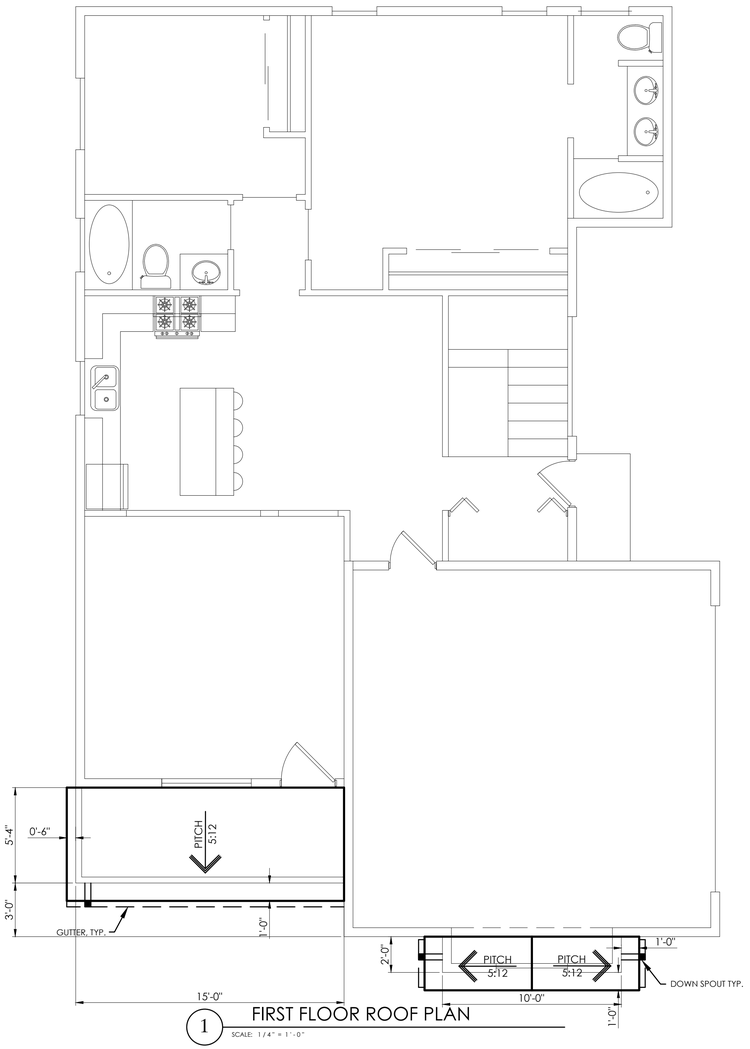
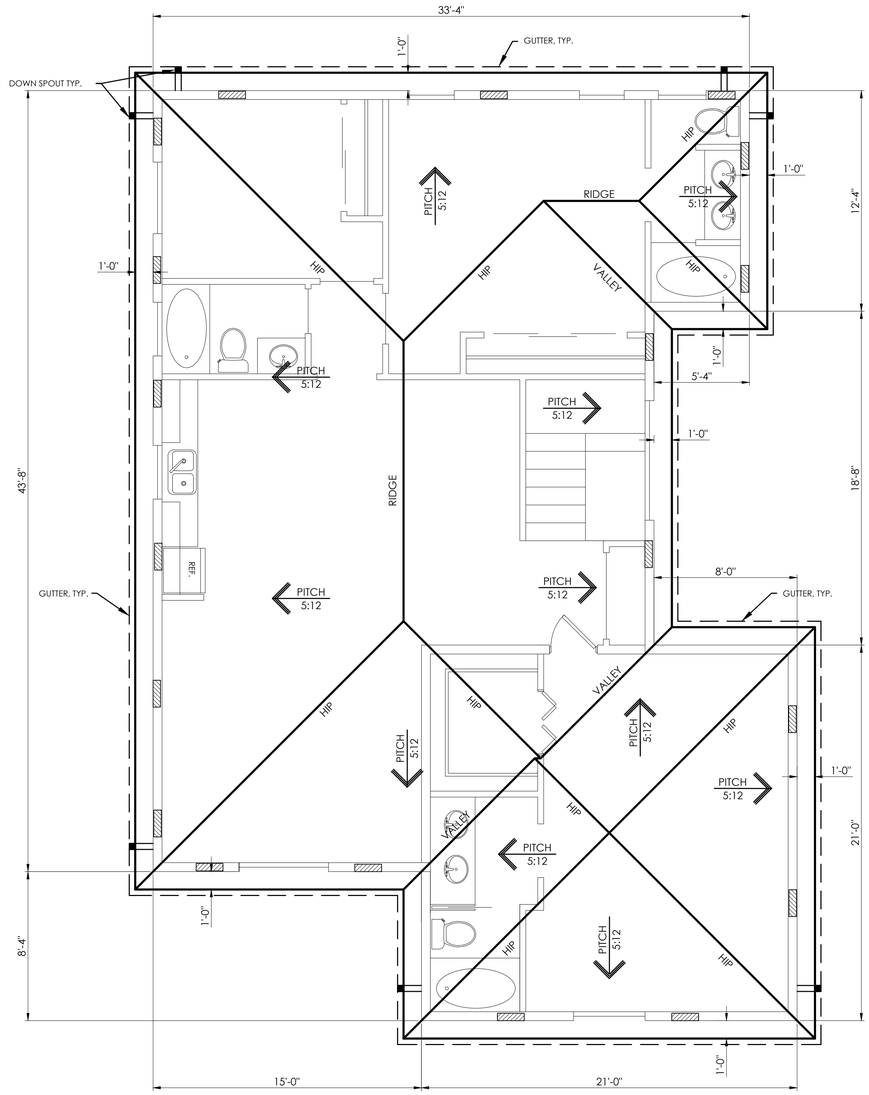
LEGEND

- GUTTERS
- DOWNSPOUTS WITH SPALSH BLOCKS
- SLOPE DIRECTION ARROW
- ROOF LINE



1 FIRST FLOOR ROOF PLAN
SCALE: 1/4" = 1'-0"



1 SECOND FLOOR ROOF PLAN
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ROOF PLAN # A

11/22/23

JOB NUMBER:
18-30

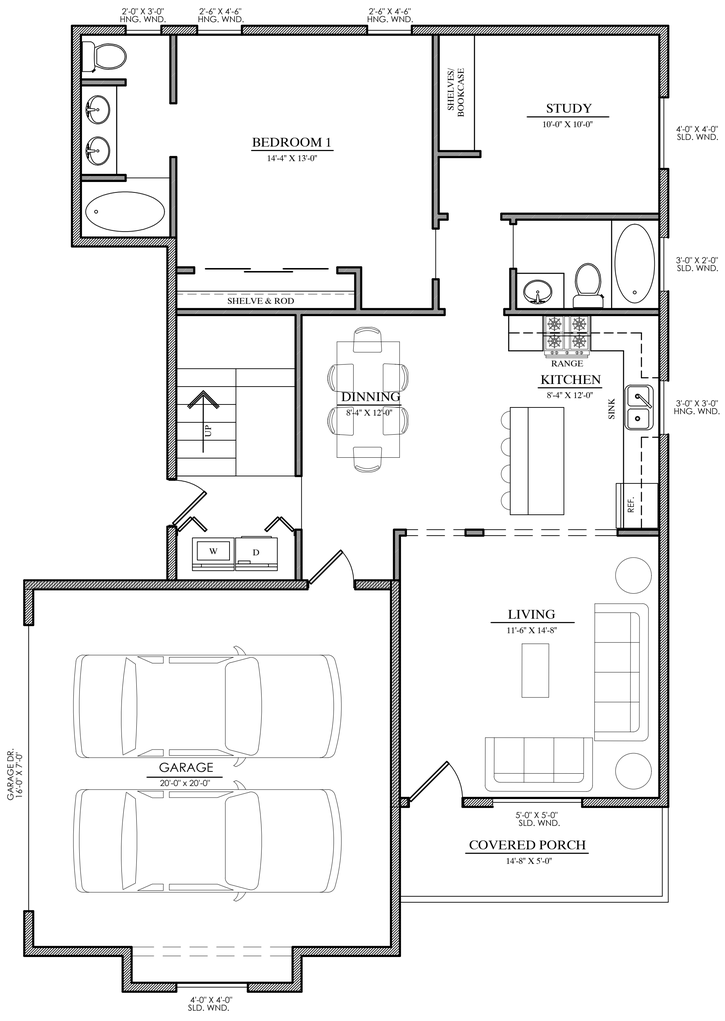
PAGE:
A4

LEGEND

NEW 2X4 EXTERIOR WALLS

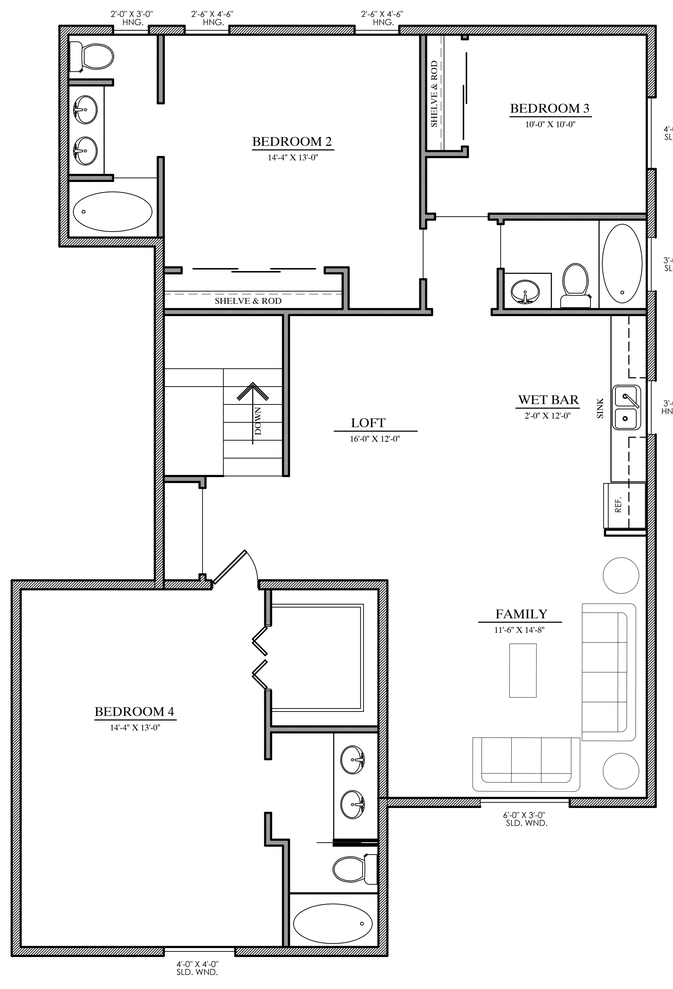
NEW 2X4 INTERIOR WALLS

NEW TYPE "X" 5/8" GYP. BRD. WALL



1 FIRST FLOOR - PLAN B

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



1 SECOND FLOOR - PLAN B

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

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FLOOR PLAN # B

08/28/19

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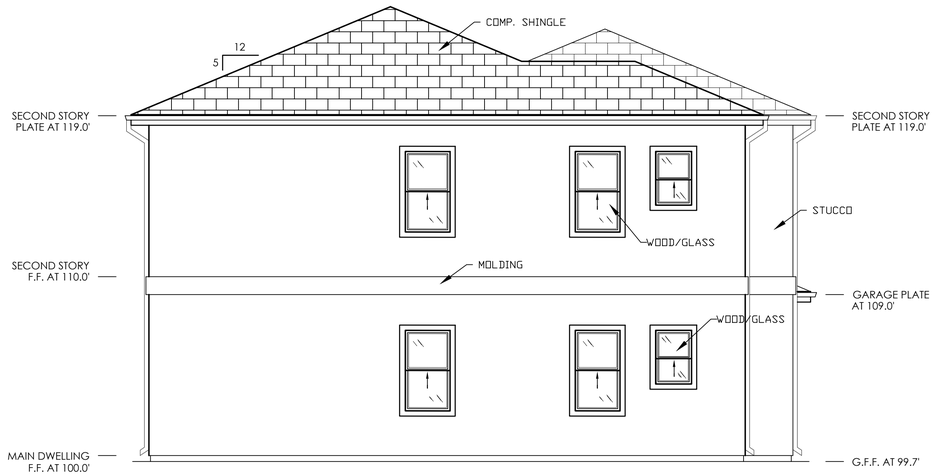
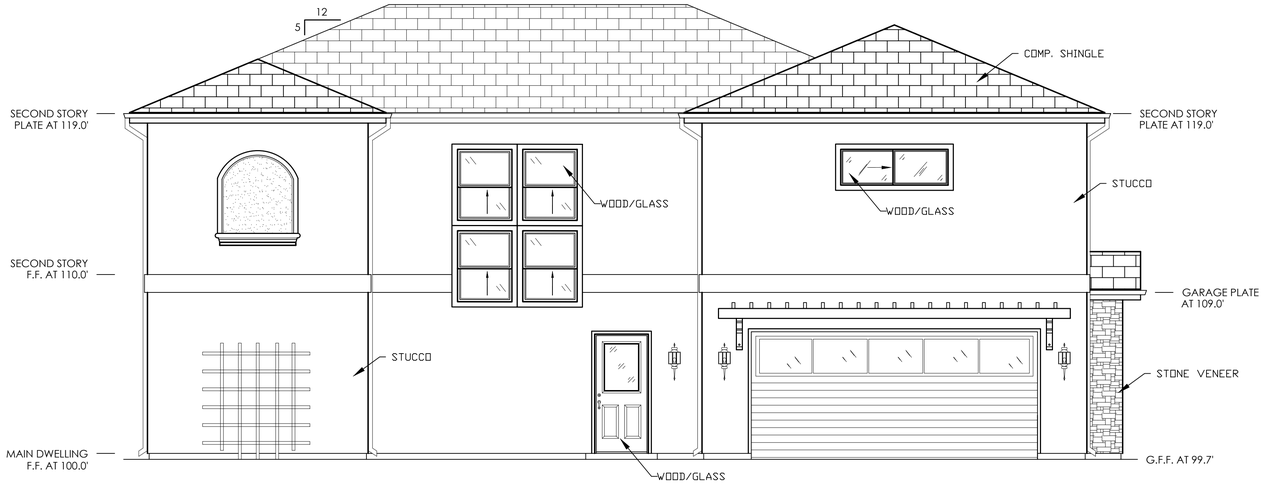


4 WEST ELEVATION (RIGHT ELEVATION)
SCALE: 1/4"=1'-0"



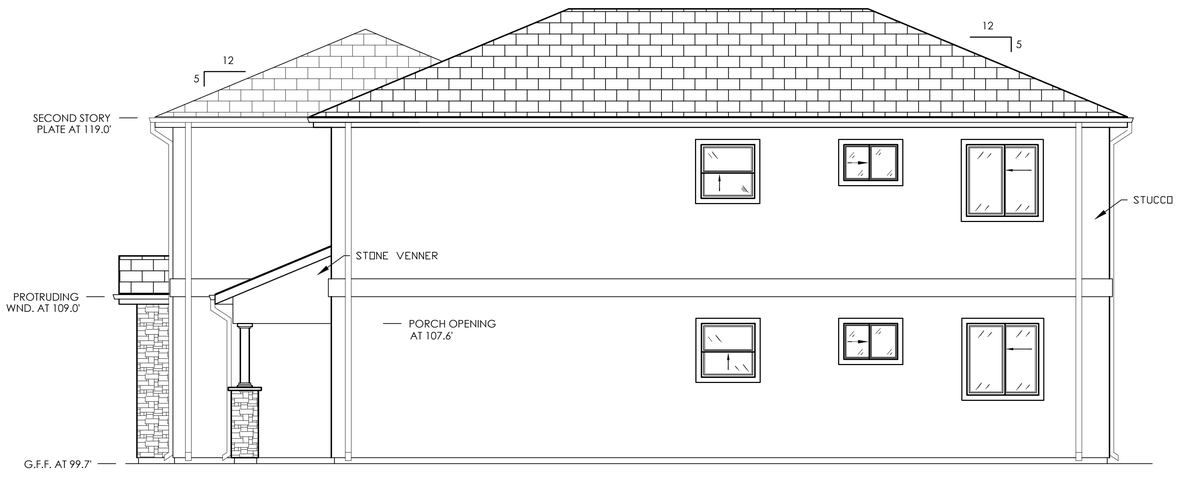
3 SOUTH ELEVATION (RIGHT ELEVATION)
SCALE: 1/4"=1'-0"

PROPOSED EXTERIOR FINISHES

ROOF:	ASPHALT COMPO. SHINGLES ROOFING, O/2 LAYER #15 ROOFING FELT PAPER, O/ (N) ½" THK. PLYWOOD SHEATING.
ROOF PITCH:	5:12 HIP ROOF
FASCIA/RAKE:	2X6 PRIMED SPRUCE
OVERHANG:	1'-0" OVERHANG
GUTTER/: DOWNSPOUTS	4" GUTTER PLASTIC DOWNSPOUTS & BRACKETS @ 3'-0" O.C. MAX W/ SPLASH BLOCKS
WALL:	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:	BONE
ROOF SHINGLE:	BROWN
WINDOW:	WHITE



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

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

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ELEVATION PLAN #B

11/22/23

JOB NUMBER:
18-30

PAGE:
A6

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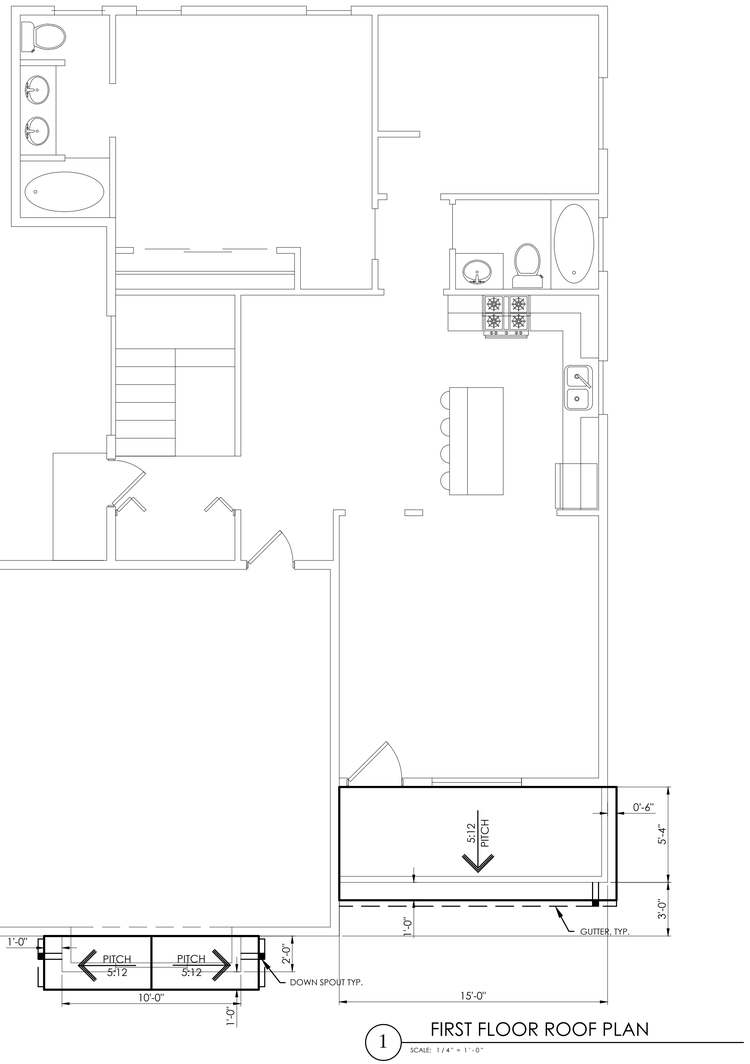
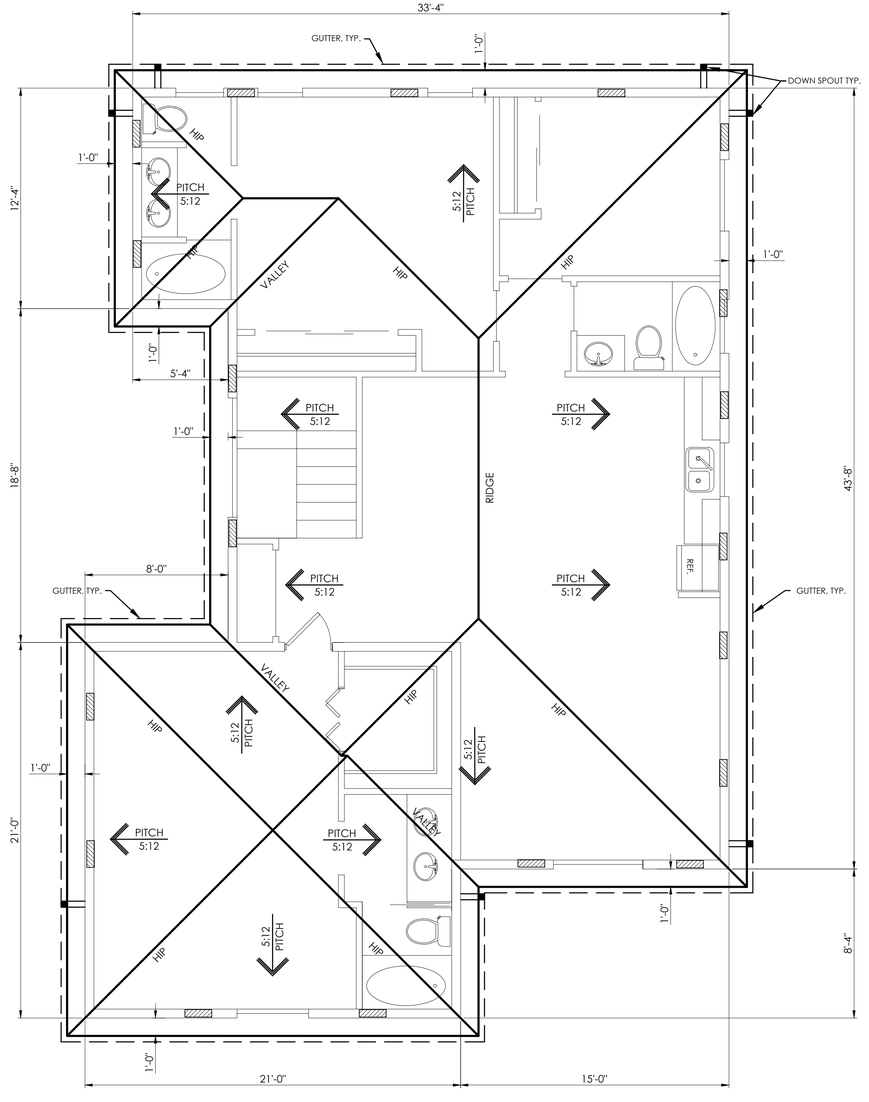


1 FIRST FLOOR ROOF PLAN

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

LEGEND

- GUTTERS
- DOWNSPOUTS WITH SPALSH BLOCKS
- SLOPE DIRECTION ARROW
- ROOF LINE



1 SECOND FLOOR ROOF PLAN

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ROOF PLAN # B

11/22/23

JOB NUMBER:
18-30

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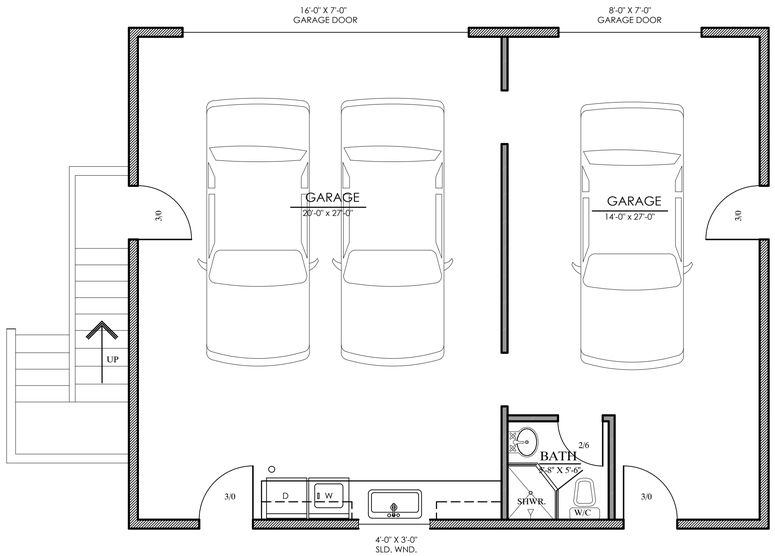
A7

LEGEND

NEW 2X6 EXTERIOR WALLS

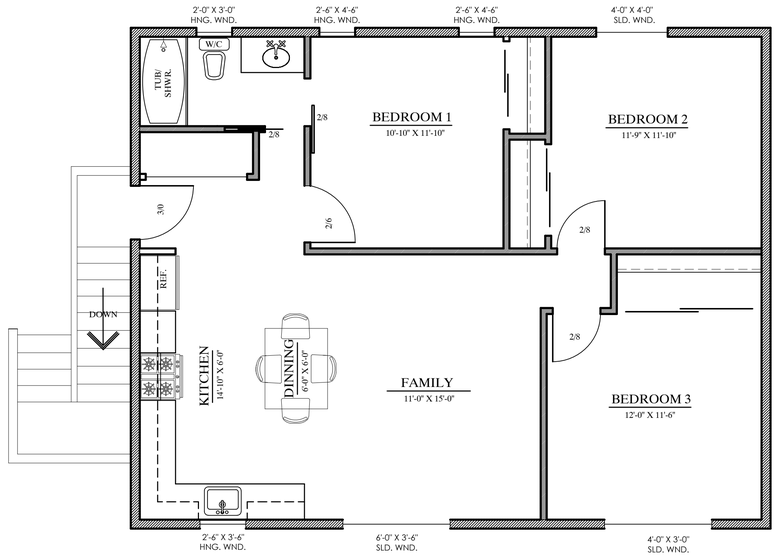
NEW 2X4 INTERIOR WALLS

NEW TYPE "X" 5/8" GYP. BRD. WALL



1 FIRST FLOOR - PLAN C

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



2 SECOND FLOOR - PLAN C

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

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FLOOR PLAN # C

08/28/19

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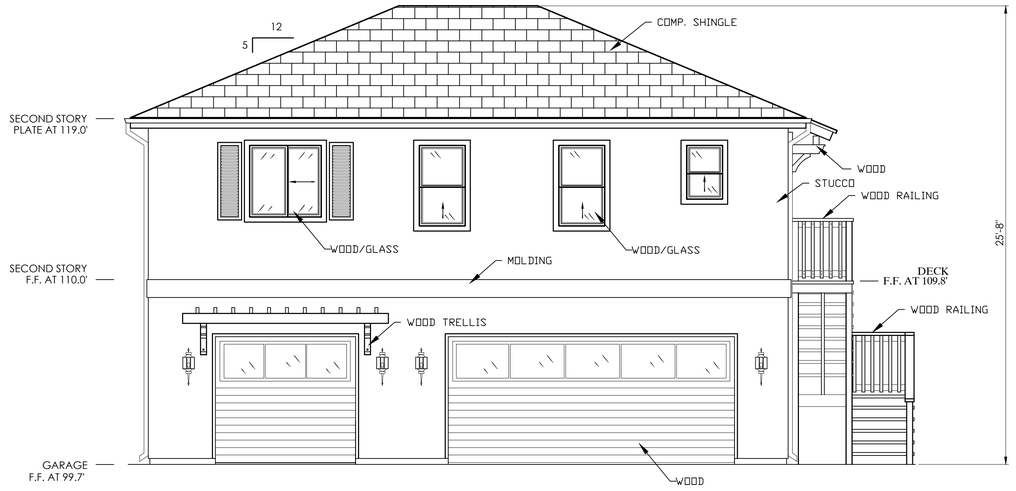

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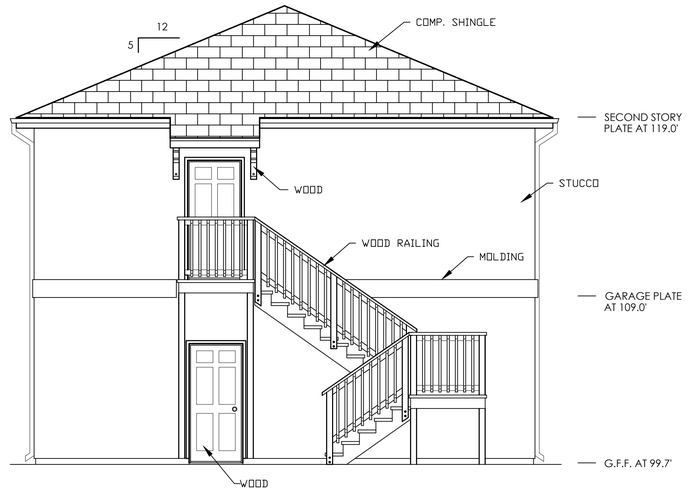

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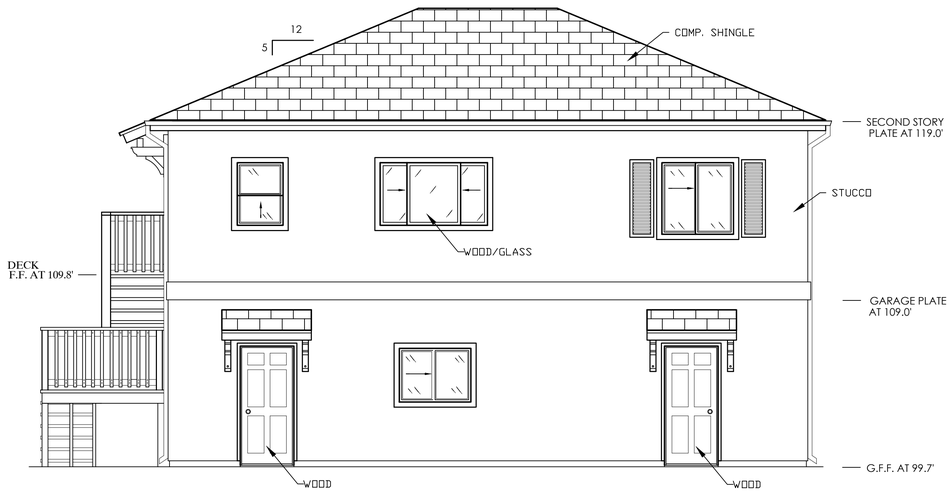

2 SOUTH ELEVATION (BACK ELEVATION)

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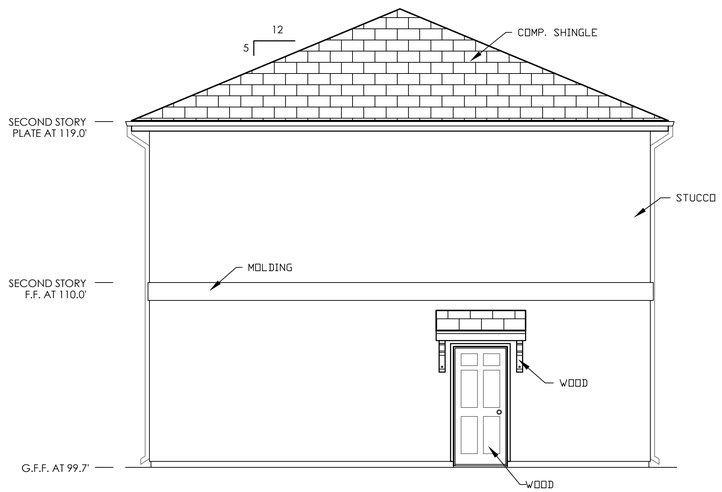

1 EAST ELEVATION (RIGHT ELEVATION)

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RESIDENTIAL DEVELOPMENT
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ELEVATIONS PLAN # C

08/28/19

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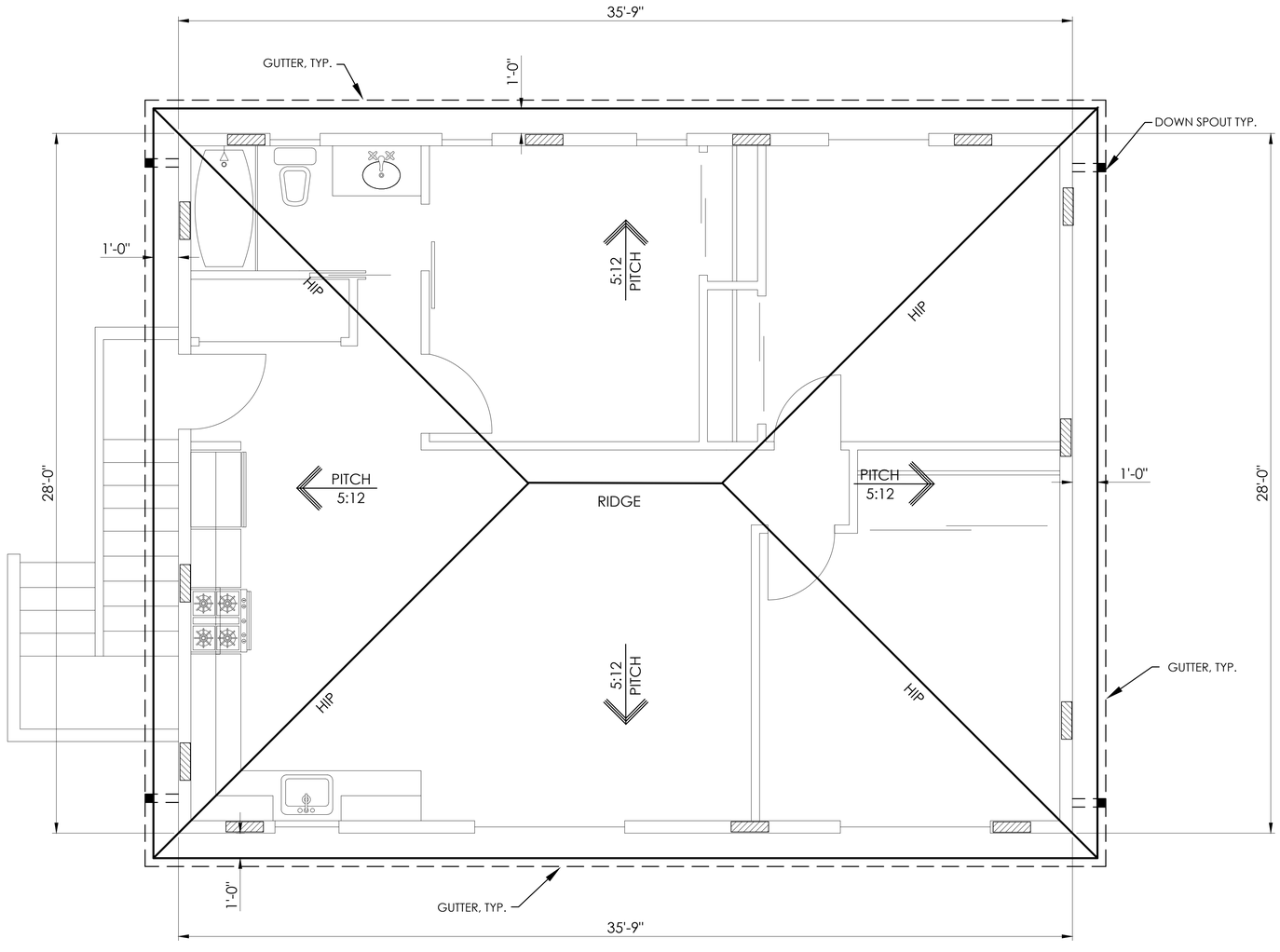

1 ROOF PLAN

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

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ROOF PLAN # C

08/28/19

JOB NUMBER:
18-30

PAGE:
A10

Exhibit C

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MINUTES
Castroville Land Use Advisory Committee
Tuesday, December 3, 2024

1. Meeting called to order by Grant Leonard **At** 5:30 pm

2. Roll Call

Members Present:
Leonard, Stefani

Members Absent:
Cortopassi

3. Approval of Minutes:

A. **March 5, 2024** minutes

Motion: Stefani (LUAC Member's Name)

Second: Leonard (LUAC Member's Name)

Ayes: **Stefani, Leonard**

Noes:

Absent: Cortopassi

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)

See below.

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 6:15 pm

Minutes taken by: Leonard

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: Castroville

1.

Project Name: MONTEJANO LAURA
File Number: PLN190327
Assessor's Parcel Number: 12749 VIA LINDA, CASTROVILLE, CA 95012
Project Location: 030-011-023-000
Project Planner: Marlene Garcia
Area Plan: North County Land Use Plan, Coastal Zone
Project Description: A Combined Development Permit consisting of: 1) Design Approval to allow two (2) 2,689 square foot two-story single family dwellings with a first story 441 square foot attached garage and a 80 square foot porch, a 1,108 square foot second story accessory dwelling unit with a 782 square foot first floor garage; and 2) Coastal Development Permit to allow development within a coastal zone.

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

(Please include the names of the those present)

Did not record names.

Was a County Staff/Representative present at meeting? Yes, Marlene Garcia **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Unknown	X		Discussed access to site and aspects of the proposed development.

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

RECOMMENDATION:

Motion by: Stefani (LUAC Member's Name)

Second by: Leonard (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Stefani, Leonard

Noes:

Absent: Cortopassi

Abstain:

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Exhibit D

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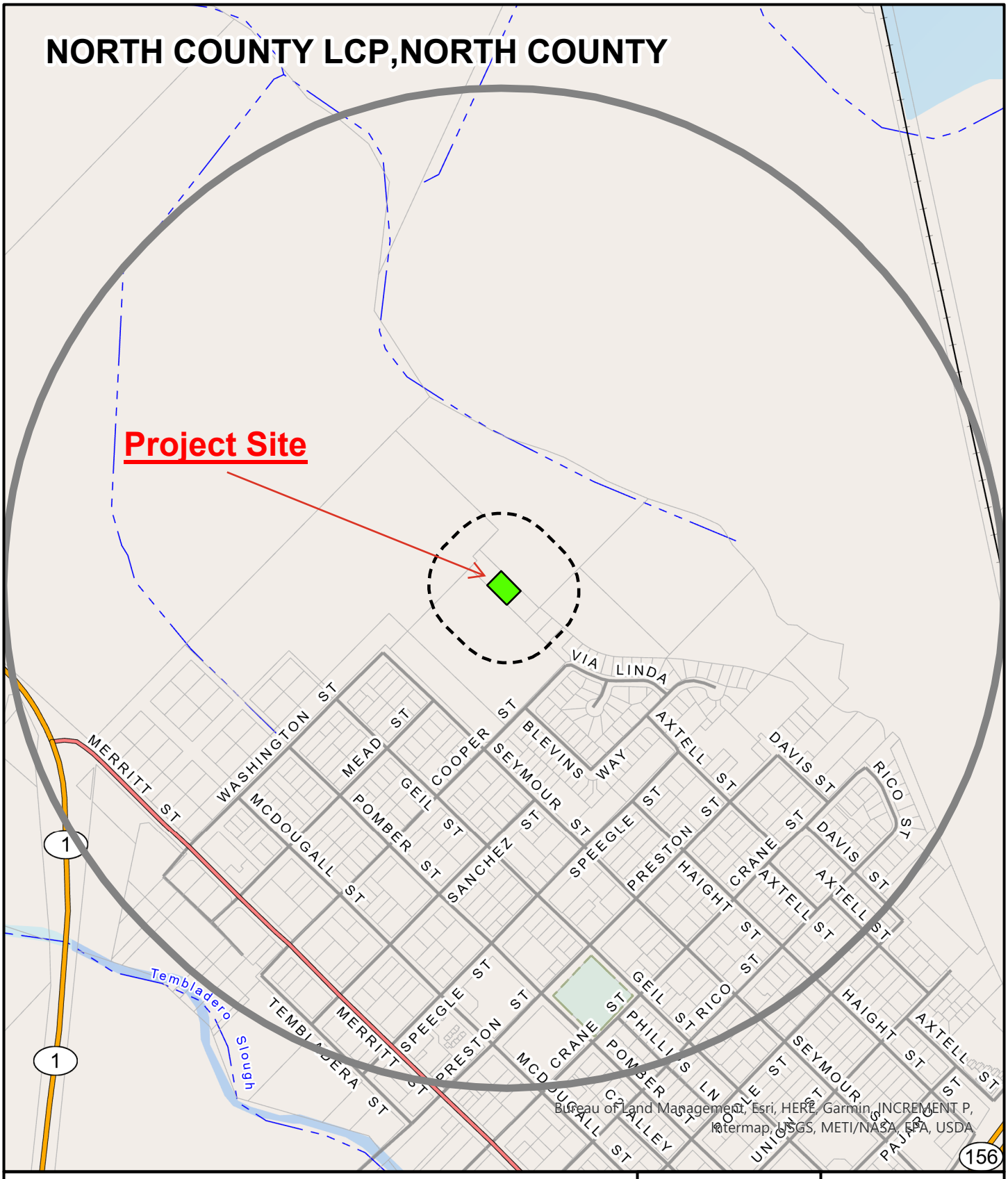
NORTH COUNTY LCP,NORTH COUNTY



APPLICANT: MONTEJANO

APN: 030-011-023-000 **FILE #** PLN190327

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

COUNTY OF MONTEREY CALIFORNIA • 1850 •

PLANNER: MARLENE GARCIA

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