



# County of Monterey Zoning Administrator

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

## Agenda Item No. 2 Legistar File Number: ZA 23-001

January 26, 2023

**Introduced:** 1/18/2023

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Zoning Administrator

### **PLN190287 - WIDJAJA DARBANI & JUNI RUSLI**

Public hearing to consider the construction of a two-story apartment building consisting of three 950 square foot units on the second floor with one 976 square foot accessory dwelling unit on the first floor.

**Project Location:** 11020 Pajaro Street, Castroville (Assessor's Parcel Number 030-184-002-000), North County Area Plan, Castroville Community Plan

**Proposed CEQA action:** Categorically Exempt per Section 15303(b) of the CEQA Guidelines

### RECOMMENDATION:

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

- a. Find the project involves the construction of a multi-family dwelling in an infill area that allows the use, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(b) of the CEQA Guidelines; and that there are no exceptions pursuant to Section 15300.2 of the CEQA Guidelines; and
- b. Approve a Use Permit and Design Approval to allow the construction of a two-story apartment building consisting of three 950 square foot units on the second floor with one 976 square foot accessory dwelling unit on the first floor.

The attached draft resolution includes findings and evidence for consideration subject to fourteen conditions of approval (**Exhibit A**).

### PROJECT INFORMATION:

**Agent:** Mark Norris

**Property Owner:** Darbani Widjaja and Juni Rusli

**APN:** 030-184-002-000

**Parcel Size:** 0.149 acre (6,500 sq. ft.)

**Zoning:** Community Plan (CP) / Mixed Use (MU-C)

**Plan Area:** Castroville Community Plan

**Flagged and Staked:** Yes

### SUMMARY:

The subject property is a 0.149-acre vacant lot located on the eastern side of Pajaro Street two blocks from Merritt Street in Castroville, outside of the Merritt Street Corridor. The proposed project is for the construction of a two-story apartment building consisting of three 950 square foot units on the second floor with one 976 square foot accessory dwelling unit on the first floor. There is no public

controversy surrounding this project and it meets all the requirements of the Castroville Community Plan (CCP) and other relevant codes. This Use Permit and Design Approval is being brought to the Zoning Administrator pursuant to the requirements of CCP Appendix B. Development Standards, which directs smaller projects to the Zoning Administrator, while projects within Opportunity Areas such as the Merritt Street Corridor to the Planning Commission for review. As a multi-family housing project of fewer than 4 units, the development is exempt from CEQA. The site is appropriate for new housing and staff, as well as the Castroville Land Use Advisory Committee, recommend the Zoning Administrator approve this much-needed housing for Castroville.

DISCUSSION:

The subject parcel is just outside of the Merritt Street Corridor in a Community Plan zoning district with a school, a restaurant, and several residences within a few blocks of it. The parcel is currently a vacant lot which the CCP designates Mixed Use-Castroville (MU-C) and as an “infill site.” MU-C designation allows up to 30 dwelling units per acre density, and multiplexes are a permitted use. The parcel is 6,500 square feet, or 0.149 acres, in size. The proposed multiplex building is within allowed density. Staff also found it consistent with Appendix B, Development Standards. The setbacks shown for multiplexes within CCP Table B-4 are 15 feet front (from the sidewalk), 5 feet from the sides, and 10 feet from the rear. However, an internal conflict within the CCP exists because CCP Appendix B section 3.2.3.a - Multi-family Home Setback states that the setback shall be a minimum of 10 feet from the street. The proposed development will have 10 feet front, 5 feet sides, and 10 feet rear setbacks. HCD-Planning allowed the 10-foot front setback due to the internal conflict in the CCP and the MU-C designation of the parcel. The height limit for multiplexes on similar lots is 35 feet, and the proposed building is 25 feet, 6 inches in height. The maximum lot coverage for multiplex housing is 60%; the project proposes 3,900 square feet which is 60% lot coverage. The Civil Sheets provided with the site plans and the Geotechnical Report for the project confirmed that the lot is very flat and grading is anticipated to be limited to 60 cubic yards. Although the property is in a high archaeological sensitivity area, a Preliminary Archaeological Assessment report (LIB220207) resulted in no anticipated archaeological resources. The property has existing public sewer and water through the Castroville Community Services District. The site plan and elevations are attached in **Exhibit A**. Staking and Flagging is illustrated in **Exhibit B**.

The CCP requires two parking spaces per unit to be provided onsite and at least one guest parking space to be provided which can be on the street. The CCP is silent on ADU parking; Title 21 does not require a parking space for an ADU. The project provides seven spaces in a parking lot and two guest spaces in parallel parking along Pajaro Street. One parking space in the parking lot is ADA compliant. The CCP parking standards for multiplex housing (Appendix B, section 3.2.2.c) requires two spaces for each unit and one guest spaces for every four units and allows guest parking spaces to be provided on the street in parallel parking. Therefore, the project complies with both CCP parking regulations and Title 21 parking regulations.

Title 21 section 21.64.030 provides development standards for ADUs in inland areas. One ADU is allowed per lot in all zoning districts that allow multifamily dwellings and, although ADUs are restricted in the North County area, they are allowed in Castroville (21.64.030.C Applicability). This will be the only ADU on the lot. ADUs must be less than 1200 square feet in size; the proposed ADU meets this standard at 976 square feet. ADUs are limited in height to 16 feet, but that is not an issue in

circumstance of this ADU on the first floor of a two-story building. The project meets the development standards for Title 21 ADU regulations.

The project is consistent with the CCP Design Guidelines in terms of form, mass and scale, building materials, colors and finishes. The proposed apartment building incorporates architectural aesthetics in the Italianate/Mediterranean style. This is one of the recommended architectural styles in the CCP Design Guidelines. The form, mass, scale and height are compatible with the apartment buildings in the neighborhood. The materials and colors are tan stucco body, warm reddish-brown metal textured tile roof, and reddish-brown wood trim and doors; shallow balconies will have black painted steel guard rails and trellises, which are compatible with the surrounding development and also with the CCP Design Guidelines recommending Architectural Elements. The color samples for the project are attached as **Exhibit A**. A preliminary Landscaping Plan is also proposed demonstrating that the addition trees and potted plants would beautify the site and shield windows for privacy. This is also consistent with the Landscaping that is recommended for multiplexes in the CCP Design Guidelines.

#### CEQA

The project includes construction of multi-family housing in an infill location. Multi-family housing projects of this type are categorically exempt from California Environmental Quality Act (CEQA) as per Guidelines Section 15303(b). No exceptions pursuant to Section 15300.2 apply. During staff review of the design approval application, no evidence of significant adverse environmental effects was identified. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Government Code Section 65962.5 to be considered on a hazardous waste site. No known historical resources are found in the geotechnical or archaeological reports which may cause a substantial adverse change in the significance of an historical resource. It is not within a highway officially designated areas as a state scenic highway.

#### LUAC:

The project was referred to the Castroville Land Use Advisory Committee (LUAC) for review on August 15, 2022. The LUAC voted unanimously to recommend approval of the Use Permit and Design Approval by a vote of 5 to 0. The LUAC minutes on the project are attached as **Exhibit D**.

Prepared by: Mary Israel, Supervising Planner, x5183

Reviewed by: Anna Quenga, AICP, Principal Planner

Approved by: Craig Spencer, HCD Chief of Planning

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution, including:

- Site Plans & Elevations, Color Samples for Project
- Conditions of Approval

Exhibit B - Staking and Flagging Photographs

Exhibit C - Vicinity Map

Exhibit D - August 15, 2022 Castroville LUAC Minutes

cc: Front Counter Copy; Mary Israel, Supervising Planner; Anna Quenga, AICP, Principal Planner;

Craig Spencer, HCD Chief of Planning; Mark Norris, Agent; Darbani Widjaja, Owner; The Open Monterey Project (Molly Erickson); Land Watch (Executive Director); Project File PLN190287