

**Before the Zoning Administrator in and for the  
County of Monterey, State of California**

In the matter of the application of:

**CHAPIN, JR. (PLN160206, PLN160207, PLN160208, and PLN160209)**

**RESOLUTION NO. 16-017**

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Categorically Exempt per Section 15303 of the CEQA Guidelines; and
- 2) Approving Design Approvals to allow the construction of four (4) 1,348 square foot one-story single-family dwellings with attached 417 square foot garages, and approximately 320 linear feet of fencing.

[11681, 11683, 11685, and 11687 Preston Street, Castroville, North County; Castroville Community Plan (APNs: 030-011-015/16/17/18-000)]

**The Chapin, Jr. application (PLN160206/PLN160207/PLN160208/PLN160209) came on for public hearing before the Monterey County Zoning Administrator on May 26, 2016. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project involves Design Approvals to allow the construction of four (4) 1,348 square foot one-story single-family dwellings with attached 417 square foot garages, and approximately 320 linear feet of fencing. Colors and materials include dark brown asphalt composition roofing tiles; off white and dark green or brown exterior accent paint; and taupe, tan, dark green, and reddish brown exterior paint with a stucco finish. The residences will have similar, but not identical, color schemes.  
**EVIDENCE:** a) Applications for four Design Approvals were submitted on March 14, 2016.  
b) The properties are located at 11681, 11683, 11685, and 11687 Preston Street, Castroville (Assessor's Parcel Numbers 030-011-015/16/17/18-000), Castroville Community Plan, North County Area Plan. Related to PLN080039. The parcels are zoned CP-HDR (Castroville Community Plan - High Density Residential), which allows single-family dwellings with the issuance of a Design Approval. Therefore, the project is an allowed land use for this site.  
c) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project Files PLN160206, PLN160207, PLN160208, and PLN160209.
2. **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 Area Plan;
- Castroville Community Plan; and
- Monterey County Zoning Ordinance (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) The project was referred to the Castroville Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project is a Design Approval subject to review by the Zoning Administrator.
- c) The projects were scheduled before the Castroville Land Use Advisory Committee (LUAC) at a duly noticed public meeting on April 18, 2016; however, the LUAC did not meet due to lack of a quorum. Given the minor nature of the proposed development (i.e., single-family residences on infill lots), and the lack of public concern as evidenced by no public involvement at the noticed LUAC, the applications were not rescheduled for further LUAC consideration.
- d) The current configuration and legality of the lots has been confirmed via Board of Supervisors Resolution No. 09-185, adopted March 17, 2009, and the Axtell Street Properties Final Map at Volume 24, Cities and Towns, Page 31, recorded August 23, 2011.
- e) The project planner conducted a site inspection on April 18, 2016, to verify that the project on the subject parcel conforms to the plans listed above.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project Files PLN160206, PLN160207, PLN160208, and PLN160209.

3. **FINDING:**

**DESIGN** – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

**EVIDENCE:**

- a) The applicant proposes a single-family dwelling with attached garage on each of four residential, infill lots in the Castroville Community. The surrounding parcels support a mix of single-family dwellings and apartments. The proposed one-story single-family dwellings are also of comparable size to the one-story single-family dwellings in the adjacent neighborhood area. The colors and materials are consistent with other dwellings in the neighborhood, which include a combination of tan, brown, green, blue, and off-white colors. The colors and materials of the proposed single-family dwellings would also match a recently-completed apartment complex on an adjacent parcel. In addition, the proposed structures comply with the Castroville Community Plan Design Guidelines with regard to style, compatibility, and architectural elements. The proposed development is not visible from Merritt Street or from any common public viewing area; therefore, the proposed structures would not have an impact on a public viewshed. As proposed, the projects assure protection of the public viewshed, are

- consistent with neighborhood character, and assure visual integrity.
- b) The project planner conducted a site inspection on April 18, 2016, to verify that the project on the subject parcel conforms to the plans listed above and will not adversely impact the neighborhood character.
- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project Files PLN160206, PLN160207, PLN160208, and PLN160209.

4. **FINDING:** **CEQA (Exempt):** - 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 new structures, including the first single-family dwelling per lot.
- b) The project involves the construction of four separate single-family dwellings with an attached garage on four separate parcels, or one dwelling per parcel. Therefore, the project conforms to the categorical exemption identified in Evidence a) above.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on April 18, 2016.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project Files PLN160206, PLN160207, PLN160208, and PLN160209.

5. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

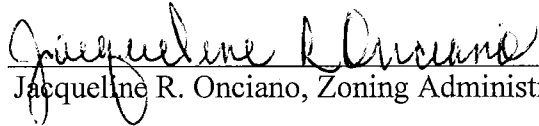
**EVIDENCE:** Section 21.44 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

### **DECISION**

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

- 1) Find the projects Categorical Exempt per section 15303 of the CEQA Guidelines; and
- 2) Approves the Design Approvals, in general conformance with the attached plans, as revised; colors, and materials; and subject to the attached two (2) conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 26<sup>th</sup> day of May 2016, upon the motion of:

  
Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON

**MAY 31 2016**

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

**JUN 10 2016**

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 Board of Supervisors 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 the Monterey County RMA-Planning and RMA-Building Services' office in Salinas.

# Monterey County RMA-Planning

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

PLN160206/PLN160207/PLAN160208/PLN160209

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** These Design Approvals (PLN160206, PLN160207, PLN160208, and PLN160209) allow the construction of four (4) 1,348 square foot one-story single-family dwellings with attached 417 square foot garages, and approximately 320 linear feet of fencing. The properties are located at 11681, 11683, 11685, and 11687 Preston Street, Castroville (Assessor's Parcel Numbers 030-011-015/016/017/018-000), Castroville Community Plan, North County Area Plan. 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 RMA-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. (RMA-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.

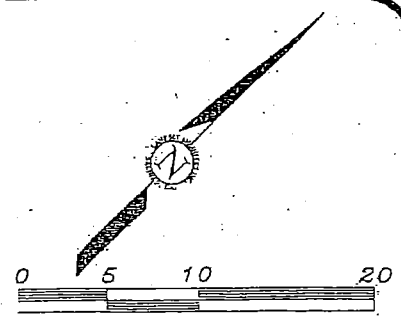
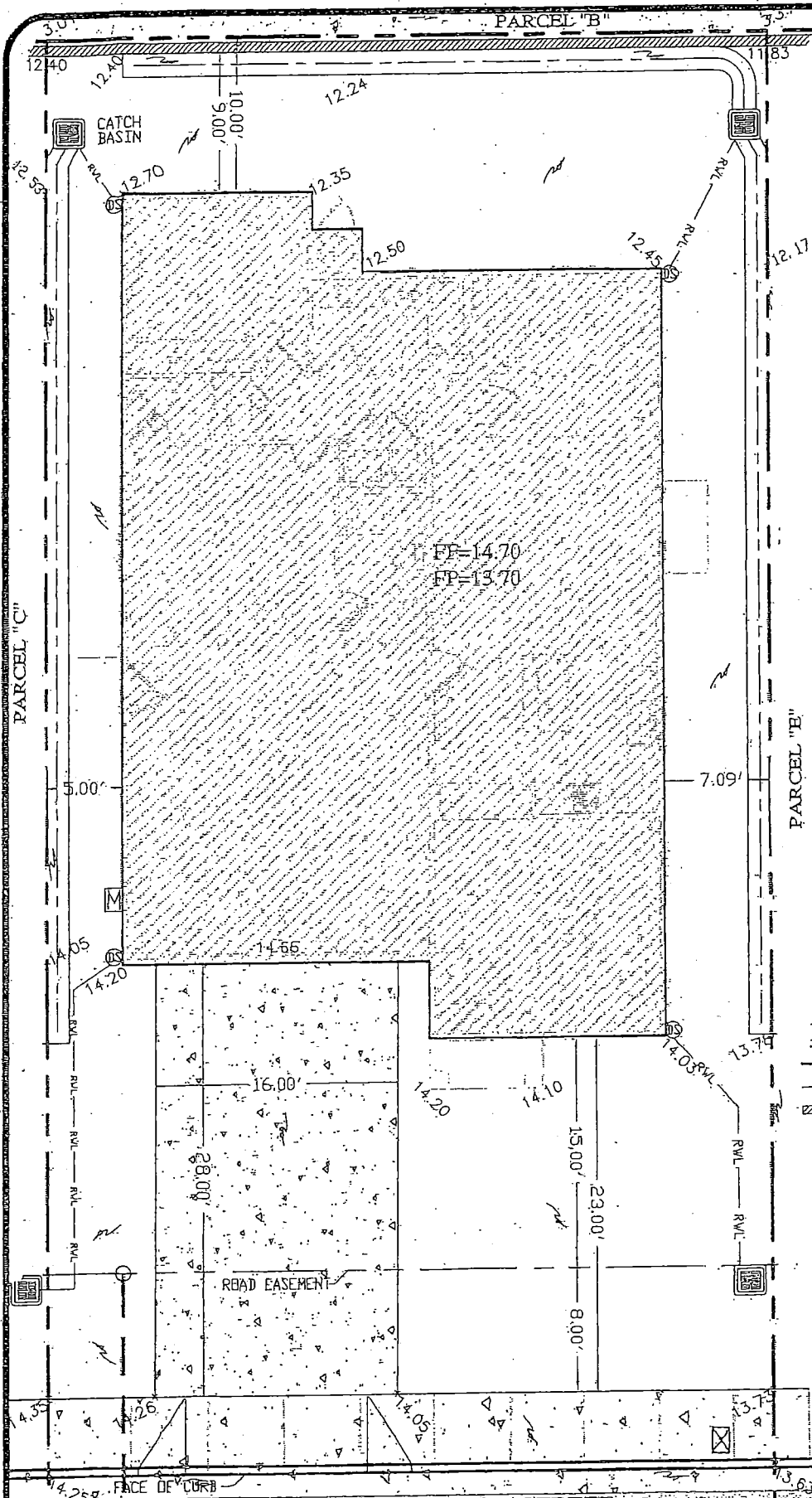
### 2. PD035 - UTILITIES UNDERGROUND

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** All new utility and distribution lines shall be placed underground. (RMA-Planning and RMA-Public Works)

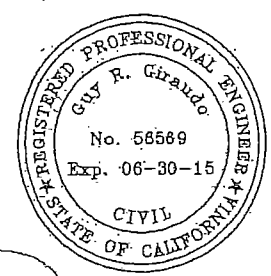
**Compliance or Monitoring Action to be Performed:** On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.





DEVELOPER:  
THE DON CHAPIN COMPANY  
SALINAS, CALIFORNIA

APN: 030-011-016  
LOT AREA: 5,434.7 SQ.FT.  
LOT COVERAGE: 1,694.44 SQ.FT.  
COVERAGE PERCENTAGE: 31.2%



*[Signature]*  
GUY R. GIRAUDO R.C.E. No. 58569

- LEGEND:**
- PROPERTY LINE
  - - - RIGHT-OF-WAY EASEMENT LINE
  - /// RETAINING WALL W/BOARD FENCE
  - [Stippled Box] PORTLAND CEMENT CONCRETE SURFACE
  - [Hatched Box] ASPHALT CONCRETE SURFACE
  - x14.44 FINISH GRADE ELEVATION @ CROSS
  - ~ FLOW DIRECTION
  - DS ROOF DOWNSPOUT
  - RWL - RVL RAIN WATER LEADER
  - - - - - SANITARY SEWER LATERAL
  - [Box with X] [Box with M] WATER / ELEC.-GAS METER
  - [Box with C] CATCH BASIN
  - FF FP FINISH FLOOR, FINISH PAD,
  - TC TW TOP OF CURB, TOP OF WALL

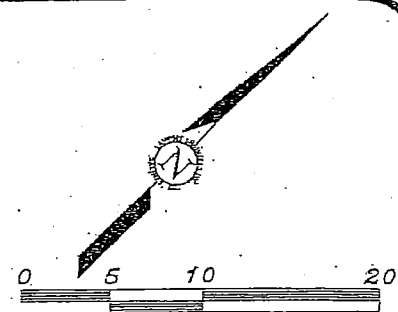
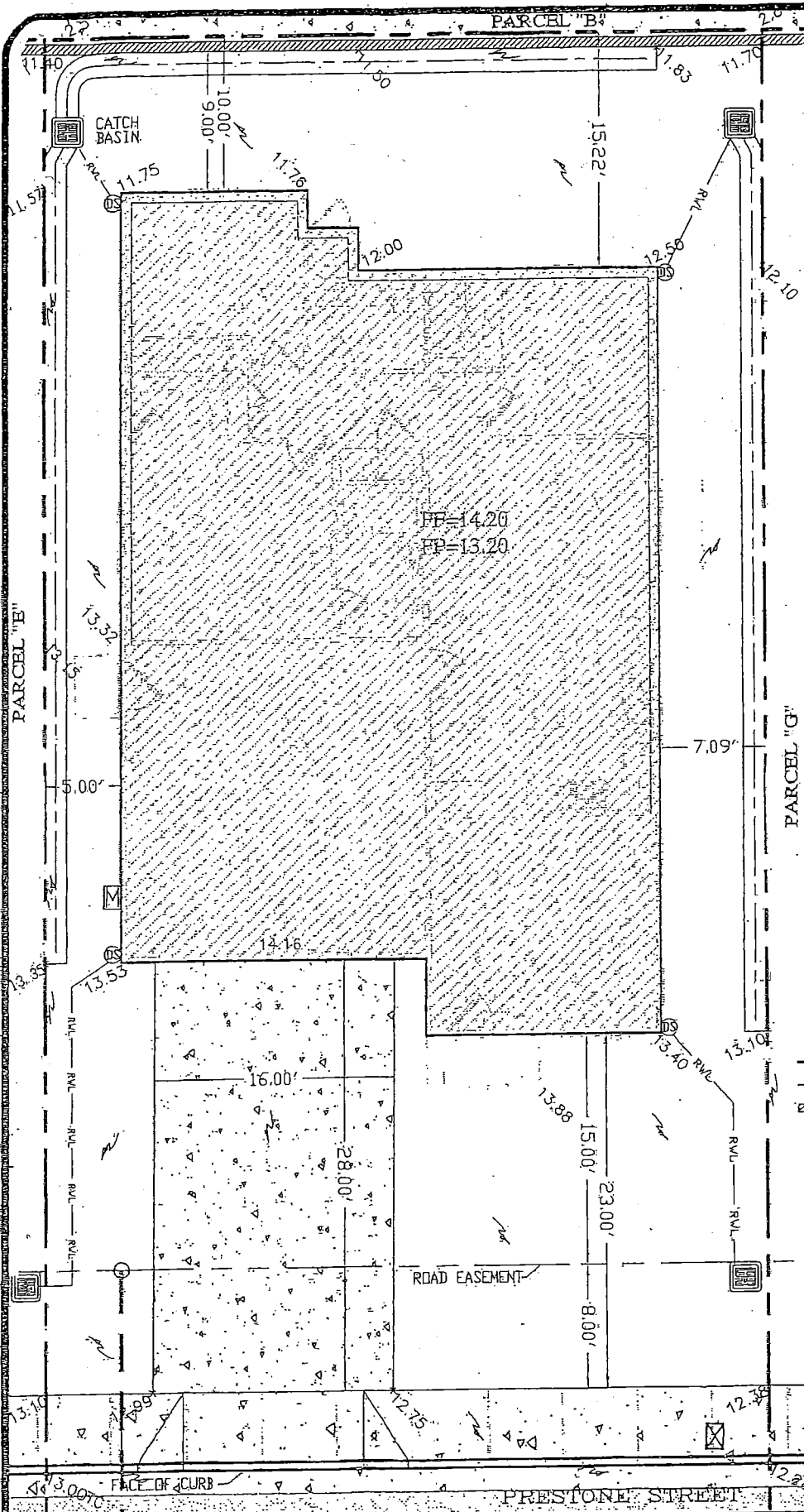
**LANDSET**  
ENGINEERS, INC.  
ENGINEERING - LAND PLANNING  
SURVEYING - ENVIRONMENTAL CONSULTING  
520-B CRAZY HORSE CANYON ROAD, SALINAS, CA 93907

**PLOT PLAN PARCEL "D"**  
11683 PRESTON STREET, CASTROVILLE, CA  
PRESTON STREET PROPERTIES  
MONTEREY COUNTY, CALIFORNIA

1 08/18/14 AMS MO.CO. PLAN REVIEW  
SCALE: 1"=10"  
DATE: FEBRUARY, 2013  
PROJECT: 1037-04

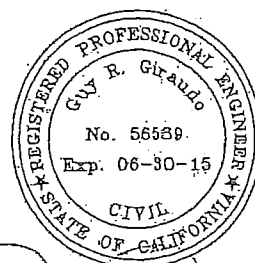






DEVELOPER:  
THE DON CHAPIN COMPANY  
SALINAS, CALIFORNIA

APN: 030-011-018  
LOT AREA: 5,434.7 SQ.FT.  
LOT COVERAGE: 1,694.44 SQ.FT.  
COVERAGE PERCENTAGE: 31.2%



GUY R. GIRAUDO R.C.E No. 56569

# LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY EASEMENT LINE
- RETAINING WALL W/BOARD FENCE
- PORTLAND CEMENT CONCRETE SURFACE
- ASPHALT CONCRETE SURFACE
- x 14.44 FINISH GRADE ELEVATION @ CROSS
- ~ FLOW DIRECTION
- DS ROOF DOWNSPOUT
- RVL --- RVL --- RAIN WATER LEADER
- SANITARY SEWER LATERAL
- WATER / ELEC.-GAS METER
- CATCH BASIN
- FF FP FINISH FLOOR, FINISH PAD,
- TC TW TOP OF CURB, TOP OF WALL

**LANDSET**  
ENGINEERS, INC.  
ENGINEERING - LAND PLANNING  
SURVEYING - ENVIRONMENTAL CONSULTING  
520-B CRAZY HORSE CANYON ROAD, SALINAS, CA 93907

**PLOT PLAN PARCEL "F"**  
11687 PRESTON STREET, CASTROVILLE, CA  
PRESTON STREET PROPERTIES  
MONTEREY COUNTY, CALIFORNIA

1 08/18/14 AMS MO.CO. PLAN REVIEW

SCALE: 1"=10'

DATE:  
FEBRUARY, 2013

PROJECT:  
1037-04

[illegible][illegible]

**KITCHEN ELEVATIONS**

BATH No. 1 ELEV.

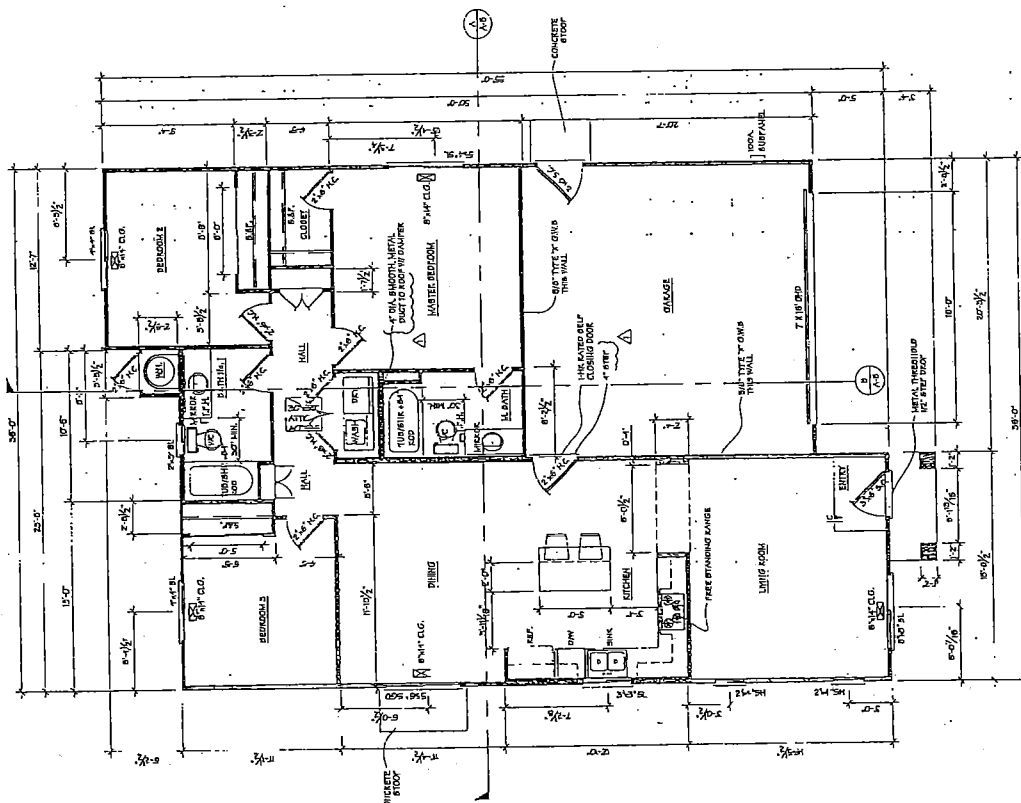
MASTER BATH ELEV.

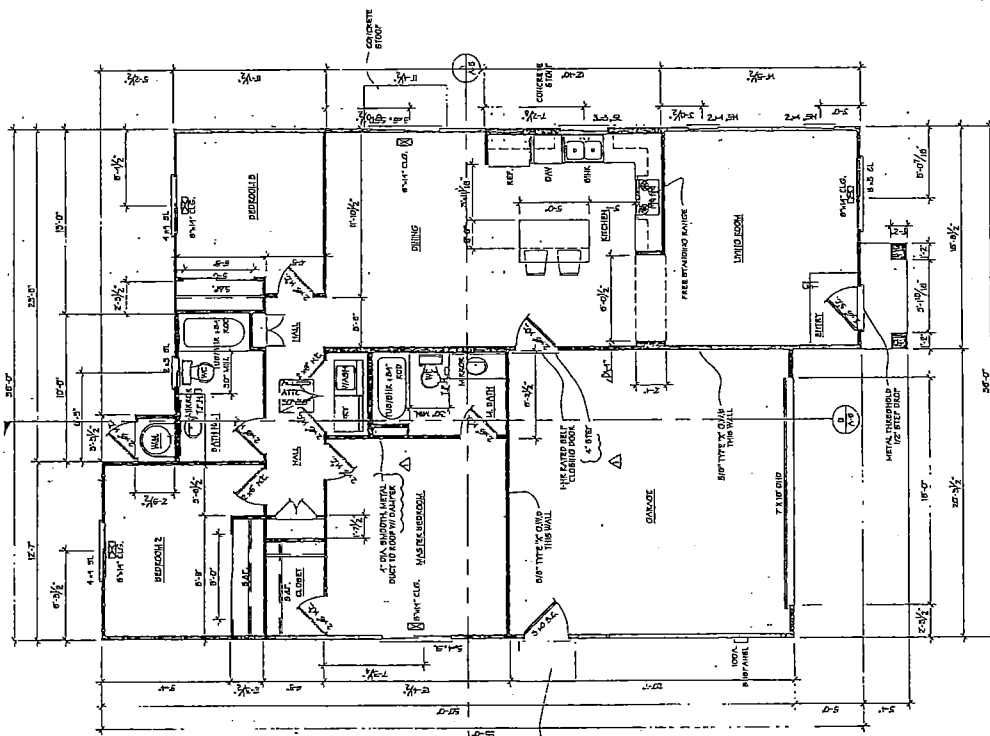
FLOOR PLAN (PARCELS C & E)

**FALL SCHEDULE**

(H) 2-8 0700 a 10<sup>00</sup> O.C.  
(H) 2-1 5100 a 10<sup>00</sup> O.C.

**GENERAL NOTE**  
1. ALL ROOM 118



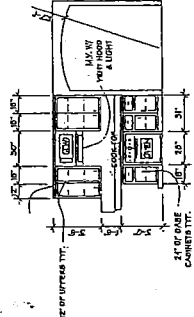
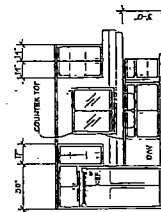


REVERSE FLOOR PLAN (PARCELS D & F)

**GENERAL NOTE**

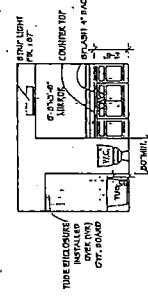
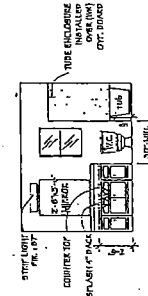
2001-02-01

## KITCHEN ELEVATIONS



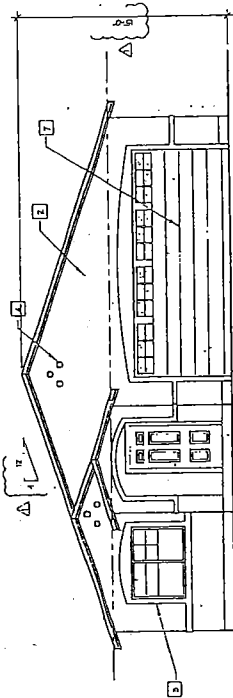
7'-0" = 1'-0"

CABINET ELEVATION DRAWINGS ARE FOR GRAPHIC REPRESENTATION ONLY. CABINET DOOR AND DRAWER FRONT PROFILES ARE NOT NECESSARILY DRAWN TO SCALE AND OVERALL DIMENSIONS SHOULD BE ADJUSTED TO ROOM SIZES WHICH ARE MEASURED PER THE FLOOR PLAN DIMENSIONS.

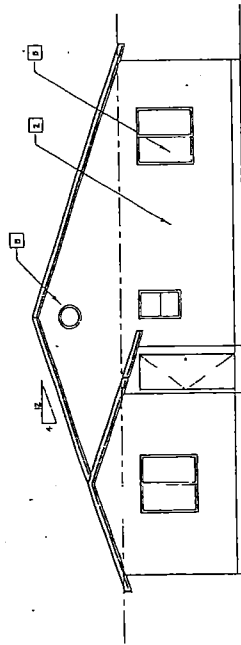


BATH No.1 ELEV.

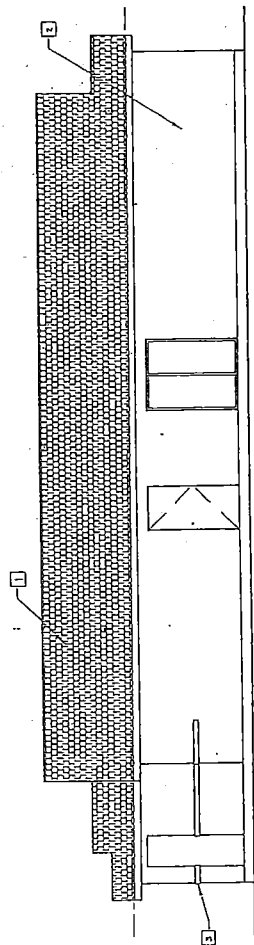
MASTER BATH ELEV.



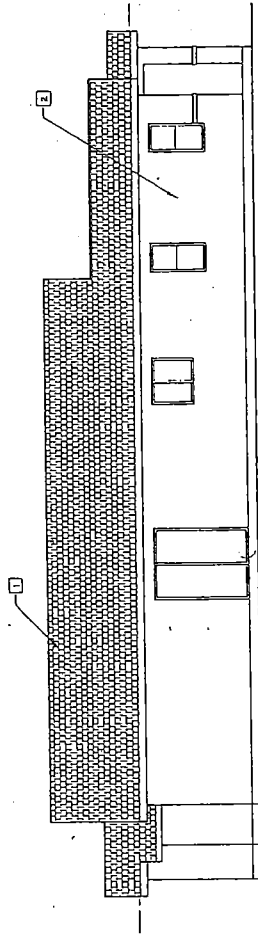
FRONT ELEVATION "A"



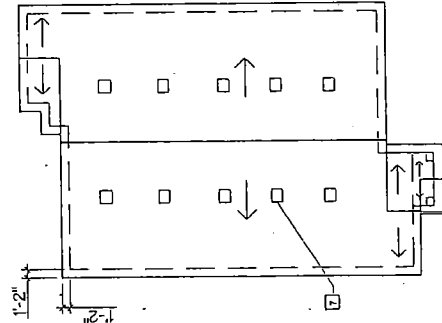
REAR ELEVATION "A"



RIGHT ELEVATION "A"



LEFT ELEVATION "A"



ROOF PLAN "A"

KEYED NOTES

- |   |                      |
|---|----------------------|
| 1 | COMBUSTION BRICKS    |
| 2 | PLASTER FINISH       |
| 3 | FOAM TRIM            |
| 4 | CLAY ROUPEUR         |
| 5 | 10" LOUVERED VENT    |
| 6 | WHITE WINDOW         |
| 7 | METAL OVER-HEAD DOOR |
| 7 | ON-LATCH ROOF VENTS  |

### ROOF VENTILATION CALCULATIONS:

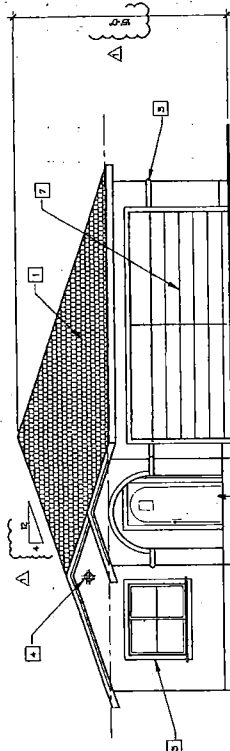
ROOF AREA =  $1,795 \text{ S.F.} / 160 = 11.76 \text{ S.F.}$   
 $11.76 \text{ S.F.} = 1,804.4 \text{ SQ. IN. REQUIRED}$

VENTS PROVIDED:

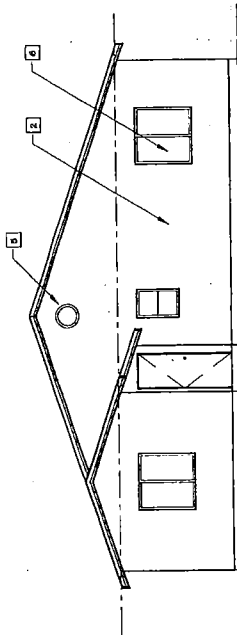
(N) 10 "OHMIG ROOF VENTS =  $87.5 \text{ S.F.} / \text{VENT} = 976 \text{ SQ. IN.}$   
 (N) 3 "18" x 20 EAVE VENTS =  $49 \text{ S.F.} / \text{VENT} = 980 \text{ SQ. IN.}$

TOTAL VENTILATION PROVIDED = 1,935 SQ. IN.

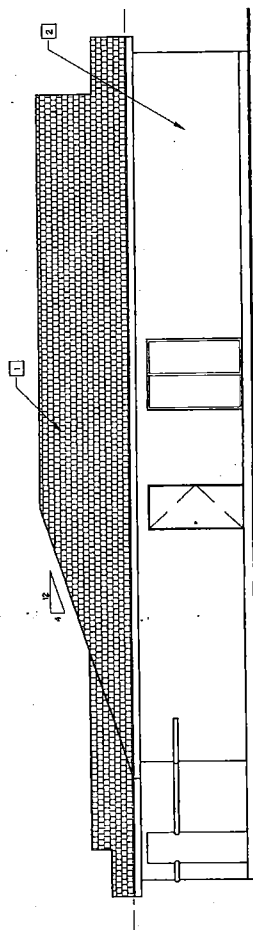
TOTAL VENTILATION PROVIDED - 1,935 SQ. IN.



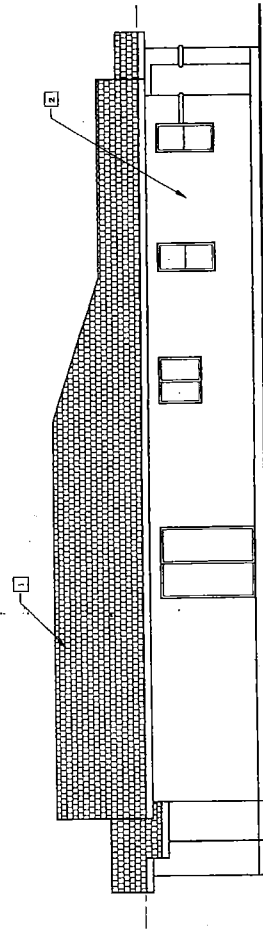
FRONT ELEVATION "B"



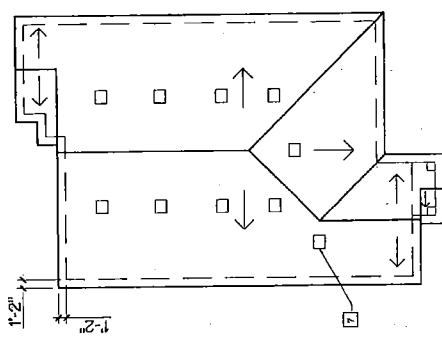
REAR ELEVATION "B"



RIGHT ELEVATION "B"

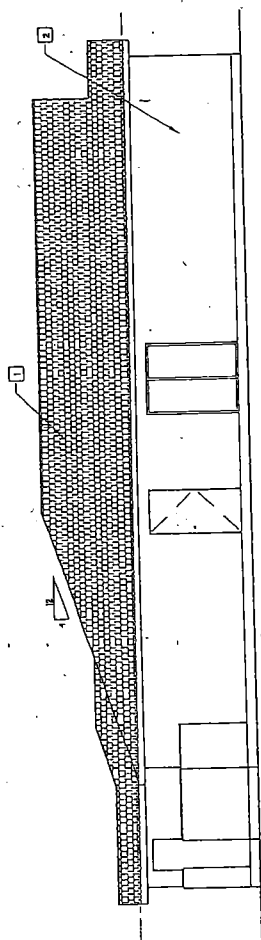


LEFT ELEVATION "B"

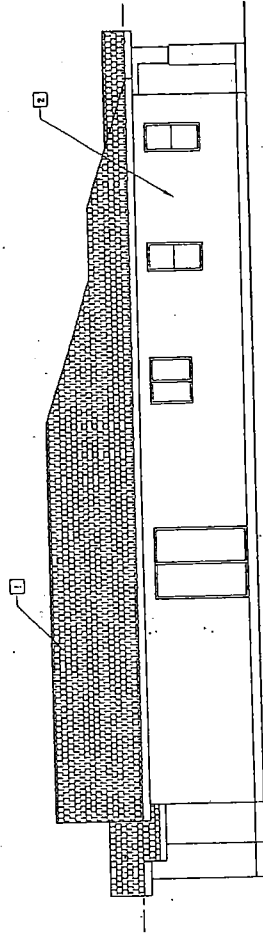


ROOF PLAN "B"

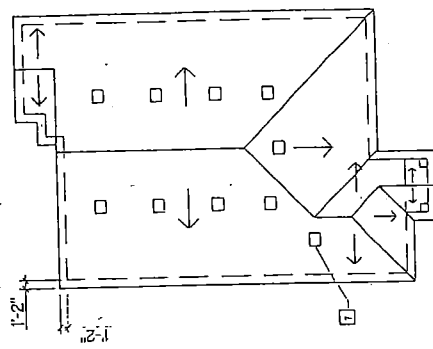
SYMBOL LEGEND	
1	COMPARTMENT DIVIDERS
2	PLASTER FINISH
3	FOAM TRIM
4	CLIM-SEAL-STRAPS DETAIL
5	UP LAPPED VENT
6	VENT INSULATION
7	METAL ROOF HEAD DOOR
8	FLASH DETAIL



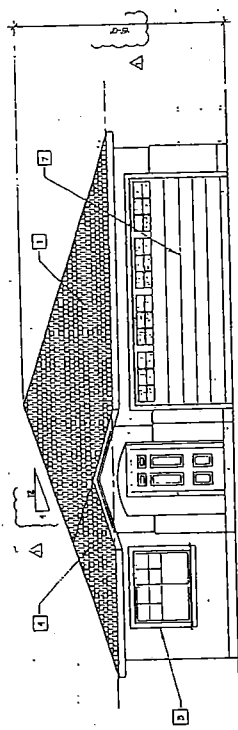
RIGHT ELEVATION "C"



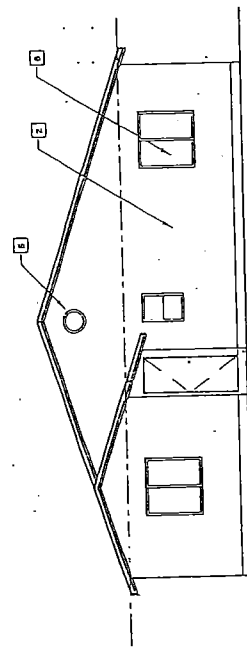
LEFT ELEVATION "C"



ROOF PLAN "C"  
SCALE 1/8" = 1'-0"



FRONT ELEVATION "C"



REAR ELEVATION "C"

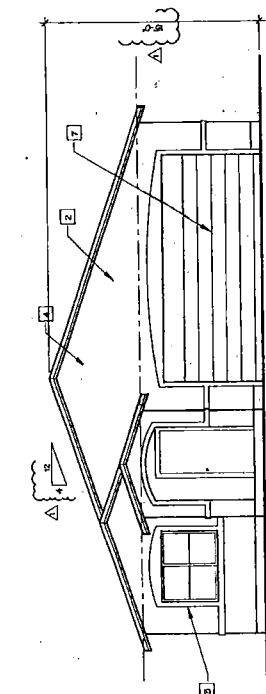
ROOF VENTILATION CALCULATIONS:

VENTS PROVIDED:

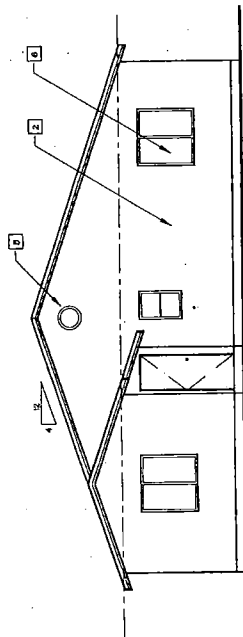
ROOF AREA = 1,708 S.F./160	= 11.78 S.F.
11.78 S.F. = 1,694.4 SQ.IN. REQUIRED	
(N) 10 - CHIMNEY ROOF VENTS = 97.5/VENT	= 97.5 SQ. IN.
(N) 3"x18" x 20 EAVE VENTS = 44/VENT	= 980 SQ.IN.
TOTAL VENTILATION PROVIDED	= 1,935 SQ. IN.

KEYED NOTES

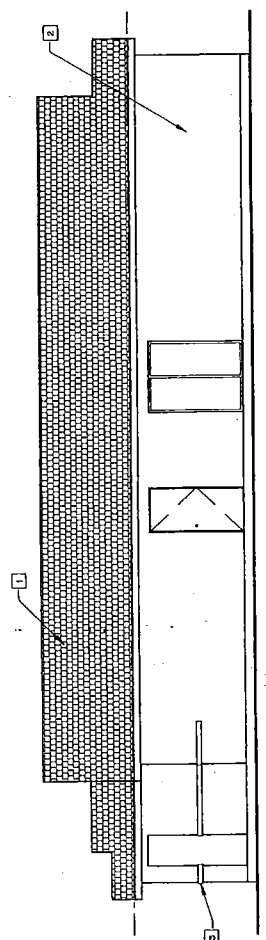
- 1 COMPOSITION SHINKLES
- 2 PLASTER FINISH
- 3 FOAM TERN
- 4 CLAY SCUTTER
- 5 10" LOUVERED VEINT
- 6 VENT WINDOW
- 7 METAL OVERHEAD DOOR



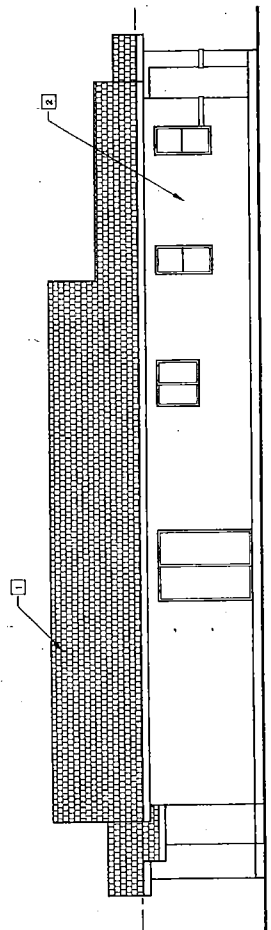
FRONT ELEVATION "A"



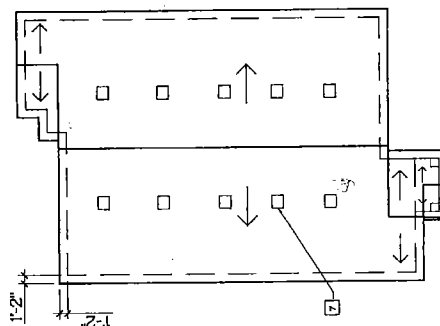
REAR ELEVATION "A"



RIGHT ELEVATION "A"



LEFT ELEVATION "A"



ROOF PLAN "A"

## KEYED NOTES

- |   |                      |
|---|----------------------|
| 1 | COMPOSITION SHINGLES |
| 2 | PLASTER FINISH       |
| 3 | FOAM TRIM            |
| 4 | CLAY SCUFFER         |
| 5 | 10" LOUVERED VENT    |
| 6 | WIND. WINDOW         |
| 7 | METAL OVER HEAD DOOR |
| 7 | CHAGIN KNOCK VENTS   |

### ROOF VENTILATION CALCULATIONS:

ROOF AREA = 1,765 S.F./150 = 11.76 S.F.  
11.76 S.F. = 1,594.4 SQ.IN. REQUIRED

MENTS PROVIDED: -

(N) 10 - O'HAGIN ROOF VENTS  $\approx$  97.5/VENT  $\approx$  975 SQ. IN.

(N) 10" U/HAGIN ROOF VENTS = 87.5/VENT = 375 SQ. IN.  
(N) 3" x 16" x 20 EAVE VENTS = 48/VENT = 960 SQ. IN.

(N) 3"x16" x 20 EAVE VENTS = 48/VENT = 960 S.Q.IN.

TOTAL VENTILATION PROVIDED = 1,935 SQ. IN.

STATION 1. MONITORING AND RECORDING