



Monterey County

Action Minutes - Draft Monterey County Zoning Administrator

Jacqueline R. Onciano, Zoning Administrator

Monterey County Zoning
Administrator
Monterey County
Government Center -
Board of Supervisors
Chamber
168 W. Alisal St.
Salinas, CA 93901

Thursday, June 23, 2016

9:30 AM

Special Meeting

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Zoning Administrator's alternative actions on any matter before it.

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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

Zoning Administrator Jacqueline R. Onciano called the meeting to order at 9:30 a.m.

ROLL CALL

Present:

Jacqueline R. Onciano, Zoning Administrator

Absent:

Representatives from Water Resources Agency, Environmental Health Bureau, and RMA-Public Works

PUBLIC COMMENTS

No comments were received from the public.

ACCEPTANCE OF MINUTES

1. Acceptance of June 9, 2016 Zoning Administrator Minutes

Attachments: [Draft ZA Minutes 060916](#)

The Zoning Administrator accepted the June 9, 2016 minutes as presented.

9:30 A.M. - SCHEDULED ITEMS

2. **PLN160361/MONTEREY COUNTY HOUSING AUTHORITY**
Public hearing to consider a Design Approval to allow a 36-unit apartment project.
Proposed CEQA Action: Statutorily Exempt per CEQA Guidelines Section 15194.
11541 Speegle Street, Castroville, North County Area Plan, Castroville Community Plan.

Attachments: [Staff Report](#)
 [Exhibit A-Draft Resolution](#)
 [Exhibit B-Vicinity Map](#)
 [Exhibit C-Proposed Colors](#)

The Project Planner presented the project and noted that the address listed on the Agenda and in the Staff Report Title were incorrect. The correct address is Seymour, Haight, and Pajaro streets, Castroville.

The Zoning Administrator questioned Staff as to why the Castroville Land Use

Advisory Committee had not reviewed the project per Zoning Administrator guidelines. Staff explained that time constraints related to grant funding prohibited LUAC review. The Zoning Administrator expressed she was troubled that this project was not reviewed by the Castroville LUAC and she especially did not want to lessen the importance of their service to the community. Future projects brought forward to the Zoning Administrator will require LUAC review.

Public Comment: Architect Paul Davis offered that the blight of the existing buildings will be replaced with new, improved units. Starla Warren, President and CEO of the Housing Authority of Monterey County, shared that her agency had done extensive community outreach and a relocation component is also involved.

The Zoning Administrator found the project to be Statutorily Exempt per Section 15194 of the CEQA Guidelines, and approved the project based on the evidence and findings with no conditions of approval.

3.

PLN160363/MONTEREY COUNTY HOUSING AUTHORITY,

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

Proposed CEQA Action: Statutorily Exempt per CEQA Guidelines Section 15194.

11541 Speegle Street, Castroville, North County Area Plan, Castroville Community Plan.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Revised Exhibit A - Draft Resolution](#)
 [Exhibit B-Vicinity Map](#)
 [Exhibit C-Proposed Colors](#)

The Project Planner presented the project.

The Zoning Administrator stated that she was struggling with these applications as they offer more of the same, 54 units of the same colors and not much differentiation, which is not okay. The Castroville Community is crying for diversity and a higher standard. This project provided an opportunity to improve the community with some architectural enhancement and design.

Public Comments: Architect Paul Davis advised that the projects are blocks apart and within each project, there are multiple buildings with different color schemes. They are replacing old buildings with plywood siding with new, improved units with varying finish materials. The architect was challenged to design units that are 10-20 percent larger and put them on the same site plan. Setback requirements also limit design features possible. The current project will provide residents with real dwelling units that they can actually live in, including some ADA-accessible units. Starla Warren offered that the Housing Authority is more than willing to meet and get more input from the community.

The Zoning Administrator stressed that the time constraints have "cut out the

community's voice," and she is struggling and not happy with that situation. Once the application is approved, there is no opportunity to change the project.

The Zoning Administrator found the project to be Statutorily Exempt per Section 15194 of the CEQA Guidelines, and approved the project based on the evidence and findings with no conditions of approval.

OTHER MATTERS

None.

ADJOURNMENT

The Zoning Administrator adjourned the meeting at 10:04 a.m.