



Monterey County

Zoning Administrator

Agenda Item #4

Legistar File Number: ZA 16-027

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

August 25, 2016

Introduced: 8/17/2016

Version: 1

Current Status: Agenda Ready

Matter Type: ZA

PLN160099 - DAMASCO FIDEL

Public hearing to consider action on a Design Approval to allow a two-story, single-family dwelling with attached garage.

CEQA Action: Categorically exempt per Section 15302 of the CEQA Guidelines
10720 Davis Street, Castroville, North County, Castroville Community Plan

RECOMMENDATION:

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

- a. Find the project categorically exempt per section 15302 of the CEQA Guidelines; and
- b. Approve a Design Approval to allow the construction of a 1965-square-foot, two-story, single-family dwelling with a 600-square-foot attached garage, based on the findings and evidence and subject to two conditions of approval (**Exhibit B**).

PROJECT INFORMATION:

Owner: Fidel Damasco

Agent: Jeff Crockett

Parcel Size: 7500 square feet

APN: 030-042-002-000

Plan Area: Castroville Community Plan, North County Area Plan

Flagged and Staked: Yes

SUMMARY:

There are two existing older dwellings and a detached garage on the parcel that the applicant intends to demolish and replace with a new two-story, single-family dwelling with an attached garage. The design and style of the new home comply with the design guidelines for the Castroville Community Plan and staff recommends approval.

DISCUSSION:

The demolition of two existing dwellings does not require a discretionary permit. A Historic report determined that the existing structures are not historic. The Design Approval will allow construction of a 1965-square-foot, two-story, single-family dwelling with a 600-square-foot attached garage and a 102-square-foot porch. As the project is located in a high archaeological sensitivity zone, an archaeological report was prepared for the site. The report stated the results were negative with a low potential for encountering any resources, and recommended the project not be delayed for archaeological reasons.

Colors and materials include dark tan and grey composition roofing materials; dark tan exterior horizontal siding mixed with stucco finishes; and a light tan trim.

The proposed structure is consistent with the surrounding residences and neighborhood character. The surrounding parcels support a subdivision of recently built single-family dwellings. The proposed two-story, single-family dwelling is of comparable size to the homes in the adjacent neighborhood.

In addition, the proposed structure complies with the Castroville Community Plan Design Guidelines, Appendix A, with regard to style, compatibility, and architectural elements. The proposed structure, A Craftsman design, fits within the architectural theme in the context of a small historic community such as Castroville, which is an important element to the overall aesthetic.

The proposed development would not be visible from Merritt Street, or from any common public viewing area. Therefore, the proposed structure would not have an impact on a public viewshed. As discussed above, the size and style of the home is consistent with neighborhood character and assures visual integrity.

OTHER AGENCY INVOLVEMENT:

No other County agencies or departments reviewed this project. On August 1, 2016, the Castroville Land Use Advisory Committee (LUAC) voted to approve the project as submitted. They liked that the applicant was improving his parcel with new development.

FINANCING:

Funding for staff time associated with this project is included in the FY2016-2017 Adopted Budget for RMA-Planning.

Prepared by: Elizabeth Gonzales, Associate Planner, Ext. 5102
Reviewed by: John Ford, RMA Services Manager, Ext. 5158
Approved by: Carl P. Holm, AICP, Resource Management Agency Director

Attachments: Exhibit A-Project Data Sheet
Exhibit B-Draft Resolution, including:

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

Exhibit C-Vicinity Map
Exhibit D-Proposed Colors and Materials

cc: RMA Front Counter Copy; Zoning Administrator; John Ford, RMA Services Manager; Elizabeth Gonzales, Project Planner; Supervisor District 2; Fidel Damasco, Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Planning File PLN160099