



Monterey County Zoning Administrator

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Agenda Item # 5

Legistar File Number: ZA 17-012

February 23, 2017

Introduced: 2/13/2017

Version: 1

Current Status: Agenda Ready

Matter Type: ZA

PLN170001 - Montejano

Public hearing to consider a three Design Approvals to allow the construction of three Single Family Dwellings.

Project Location: 11450 Poole Street, Castroville (Currently under Assessor's Parcel Number 030-096-001-000), North County Area Plan, Castroville Community Plan.

Proposed CEQA Action: Categorically exempt per section 15303 (a) and (b) of the CEQA Guidelines

RECOMMENDATION:

Staff recommends that the Zoning Administrator:

- a. Find the project Categorically exempt per section 15303 (a) and (b) of the CEQA Guidelines; and
Approve three Design Approvals to allow the construction of the three single family dwellings on lots created through an approved Parcel Map (under File No. PLN060581) that created three (3) lots of record: Lot A will contain a 2,160 square foot one-story single family dwelling with attached garage; Lot B will contain a 2,160 square foot one-story single family dwelling with attached garage; and Proposed Lot C will contain a 2,365 square foot one-story duplex with two attached garages.

A draft resolution with findings and evidence supporting this recommendation is attached for consideration (**Exhibit A**). Staff recommends approval subject to six (6) conditions.

PROJECT INFORMATION:

Planning File Number: PLN170001

Owner: Javier Montejano

APN: 030-096-001-000

Zoning: MDR-C (Medium Density Residential)

Parcel Sizes: Lot A- 5,012.50 square feet; Lot B- 5,012.50 square feet; and Lot C- 5,012.50 square feet.

Flagged and Staked: Yes

SUMMARY:

The project site is located at the southern corner of Poole and Haight Streets in a residential neighborhood in Castroville. The current parcel has an approved Parcel Map (Under file No. PLN060581) that will be recorded in early 2017 for three (3) lots of record of the following sizes: Lot A -5,012.50 square feet, Lot B -5,012.50 square feet, and Lot C -5,012.50 square feet. The project site has never been developed with residences and only contains a small utility shed located on the western portion of the site, what is now considered Lot A. The site is covered

with vegetation primarily consisting of ruderal weeds and grasses.

The zoning designation of the site is CP or Community Plan Zoning Districts which is governed by Monterey County Code Chapter 21.39, which regulates the review of development in those areas of the County for which a community plan has been adopted. The subject property is within the Castroville Community Plan "Plan" and under this Plan, the zoning is MDR-C or Medium Density Residential, Castroville Community Plan. The Castroville Community Plan provides specific implementation requirements for new development such as specific Design Guidelines and Development Standards.

The designs of the two (2) single family dwellings and duplex is consistent with the Castroville Community Plan Residential Design Guidelines and Development Standards. In addition, the design of the two (2) single family dwellings and the duplex is also consistent with the existing neighborhood character because the applicant has incorporated aspects from the Residential Design Guidelines and the Craftsman architectural theme which is encouraged in proposed residential structures. For example, the single family dwellings proposed on Lots A and B are 16 foot high single story, stucco finish Craftsman inspired designs with high pitched roofs, columns decorated with brick veneer, and a small front porch. The duplex proposed on Lot C is also a single story 15 foot high, stucco finish Craftsman inspired design with a high roof pitch and decorative stone along the base of the duplex. The proposed colors for the structures are earth tone colors.

The overall end result of this proposed project will resemble the existing neighborhood character and comply with the Design Guidelines and Development Standards of the Castroville Community Plan.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- RMA-Public Works
- RMA-Environmental Services
- Environmental Health Bureau
- Water Resources Agency
- North County Fire District

Castroville Land Use Advisory Committee

The project was referred to the Castroville Land Use Advisory Committee (LUAC) for review on February 6, 2017. On this date the LUAC did not have a quorum but informally recommended approval of the proposed project.

Prepared by: Rudy Luquin, Assistant Planner, x6407

Reviewed by: Jacqueline Onciano, RMA Services Manager, x5193

Approved by: Carl P. Holm, AICP, RMA Director

Attachments:

- Exhibit A - Draft Resolution

- Recommended Conditions of Approval

- Site Plan, Floor Plan and Elevations
- Colors and Materials

Exhibit B - Vicinity Map

cc: Front Counter Copy; North County Fire District; RMA-Public Works; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; Rudy Luquin, Assistant Planner; Brandon Swanson, RMA Services Manager; Javier Montejano, Property Owner; Hector Montejano, Agent; The Open Monterey Project; LandWatch, Project File PLN170001