



Legislation Details (With Board Report)

File #: ZA 18-025 **Name:** PLN180082 - AMBRIZ
Type: Zoning Administrator **Status:** Agenda Ready
File created: 4/25/2018 **In control:** County of Monterey Zoning Administrator
On agenda: 5/10/2018 **Final action:**
Title: PLN180082 - AMBRIZ
Public hearing to consider the construction a two-story single family residence and a detached two-story accessory dwelling unit.
Project Location: 10441 Seymour Street, Castroville
Proposed CEQA action: Categorically Exempt per Section 15302 and 15303 of the CEQA Guidelines.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit A - Project Data Sheet, 2. Exhibit B - Draft Resolution, 3. Exhibit C - Vicinity Map, 4. RESza_18-027_PLN180082_051018

Date	Ver.	Action By	Action	Result
5/10/2018	1	County of Monterey Zoning Administrator		

PLN180082 - AMBRIZ

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Project Location: 10441 Seymour Street, Castroville

Proposed CEQA action: Categorically Exempt per Section 15302 and 15303 of the CEQA Guidelines.

RECOMMENDATION:

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

- 1) Find the project is for the reconstruction of a single-family dwelling, previously demolished, and for the construction of an accessory dwelling unit, which qualifies as a Class 2 and a Class 3, Categorical Exemption pursuant to Sections 15302 and 15303 of the CEQA Guidelines, and there are not exceptions pursuant to Section 15300.2; and
- 2) Approve a Design Approval for the construction of a 2,273 square foot two-story single family dwelling, a 513 square foot attached garage and a detached 1,152 square foot two-story accessory dwelling unit.

Staff recommends approval of this project. The attached draft resolution includes findings and evidence for consideration (**Exhibit B**).

PROJECT INFORMATION:

Property Owner: Rafael Gonzalez Ambriz

APN: 030-051-051-000

Parcel Size: 7,000 sf

Zoning: Medium Density Residential -Castroville Community Plan or MDR-C

Plan Area: Castroville Community Plan

Flagged and Staked: No

SUMMARY/DISCUSSION:

The proposed project is for the construction of a 2,273 square foot, two-story single family dwelling with an attached 513 square foot garage and the construction of a detached 1,152 square foot two-story accessory dwelling unit sited behind the proposed single family dwelling. The property is located at 10441 Seymour Street in the town of Castroville. The zoning of the parcel is Medium Density Residential- Castroville Community Plan or MDR-C. The property is located within the boundaries of the Castroville Community Plan. The Castroville Community Plan requires a Design Approval entitlement for development projects. The purpose of design review is to ensure that the Castroville Community Plan goals and objectives are realized and followed by new individual development projects. The design review procedures are in place to protect and enhance the neighborhood character and image of Castroville. Because the project involves the construction of a single-family residence and accessory dwelling unit, considered a “major” Design Approval, the project has been scheduled before the Monterey County Zoning Administrator for consideration.

The subject parcel had an older home that was demolished with a demolition permit (17CP03068) in 2017. Currently the parcel is vacant void of trees. Seymour Street is primarily a street with single family dwellings, but there is also an apartment complex near the subject parcel. In October of last year, the Zoning Administrator approved a new single family dwelling on 10491 Seymour Street (PLN160719- World Class Properties) similar in bulk, mass and design as the proposed project.

Policy 1.2 of the Castroville Community Plan requires that new development and redevelopment proposals shall be consistent with the Community Plan Design Guidelines to ensure that the design of new development enhances the vision for Castroville. The Design Guidelines emphasize that architectural themes in the context of a small historic Castroville community are an important element to the overall aesthetics. Appropriate architectural styles create a sense of place and add visual interest to residential neighborhoods. The applicant proposes a Mediterranean/Spanish Eclectic architectural home and accessory dwelling unit, which is an encouraged design in the Castroville Community Plan, promoting an appreciation of traditional architectural elements. Materials of stucco and wood frame in “Crème de caramel” body color (butterscotch-tan color) and “Weathered White” wood trim color (off white color) with “Mahogany” composition asphalt roofing. In addition, the Castroville Community Plan encourages new buildings be compatible in mass, scale, height and roof lines to surrounding buildings of similar use. Staff has determined that the proposed residence and accessory dwelling unit is compatible in these categories with the surrounding residences and approved residential projects in the vicinity.

All site development standards, such as height, lot coverage and setbacks are consistent with the MDR-C zoning district, including those for an accessory dwelling unit which allows these to be two-story and up to 1,200 square feet. According to the Castroville Community Plan, the subject parcel is considered a “Standard Lot Single Family” (Table B-3 of the Castroville Community Plan). Standard lots have a minimum lot size requirement of 5,000 square feet. The subject parcel is 7,000 square feet. The maximum lot coverage for a standard lot is 40 percent, which means that for the subject parcel, the maximum allowed coverage is 2,800 square feet (7,000 square foot parcel x 40% = 2,800 sf). The proposal is at 2,798 square feet or at 40 percent, maxing out the allowed lot coverage. See **Site Plan** in **Exhibit B**. The minimum setback requirements for a single-family dwelling are: 20 feet for front yard setback; 5 feet for side yard setbacks; and 15 feet for rear. The height maximum is 30 feet. The proposed single family dwelling meets all the development standards.

The proposed accessory dwelling unit cannot be over 1,200 square feet in area and have a 10-foot setback from the main dwelling unit. The proposed accessory dwelling unit meets all the development standards. The accessory dwelling unit will have clerestory windows on those elevations adjacent to residences, which is a requirement of two-story accessory dwelling units in Castroville.

CEQA

The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project. California Environmental Quality Act (CEQA) Guidelines Section 15302 and 15303 categorically exempts replacement of existing structures and new construction of one single family dwelling, or a second dwelling unit. The project includes the reconstruction of a single-family dwelling (15302), after the original single family dwelling was demolished, and the construction of a new accessory dwelling unit (15303).

The project does not meet any of the exceptions to exemptions listed in Section 15300.2 of the guidelines where ordinarily insignificant projects may have an impact if, by location of development, there is potential to effect environmental resources of hazardous or critical concern or if the project would result in a significant effect or cumulative impact and therefore would warrant environmental review.

OTHER AGENCY INVOLVEMENT:

No other County agencies or departments have reviewed this project.

On April 16, 2018, the project went before the Castroville Land Use Advisory Committee (LUAC), but the LUAC had no quorum. Based on the adopted LUAC guidelines, the project is required to go before the LUAC on a second attempt, before proceeding to public hearing. The project has been re-scheduled for the LUAC at their May 7, 2018 meeting. This staff report will be distributed before the LUAC's May 7, 2018 and therefore, staff will provide the recommendation of the LUAC at the Zoning Administrator hearing on May 10, 2018.

FINANCING:

Funding for staff time associated with this project is included in the FY17-18 Adopted Budgets for RMA-Planning.

Prepared by: Nadia Garcia, Associate Planner, x5114

Reviewed by: Brandon Swanson, RMA Planning Services Manager

Approved by: John M. Dugan, FAICP, RMA Deputy Director of Land Use and Community Development

The following attachments are on file with the RMA:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution

- Site Plan, Floor Plans, Elevations
- Color Samples

Exhibit C - Vicinity Map

cc: Front Counter Copy; Zoning Administrator; Brandon Swanson, RMA Services Manager; Rafael Gonzalez Ambriz, Property Owner; Robert Mandurrago, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN180082.