



Board Report

File #: ZA 20-007, **Version:** 1

PLN190304 - PREMIER REAL ESTATE, INC. AND ALBERTO LAZARO

Public hearing to consider the construction of a 2,384 square foot manufactured home including attached one-car garage.

Project Location: 11140 Crane Street, Castroville (Assessor's Parcel Number 030-116-018-000), North County Area Plan, Castroville Community Plan

Proposed CEQA action: Categorically Exempt per Section 15303(a) of the CEQA Guidelines

RECOMMENDATION:

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

1. Find the project involves the construction of a single family dwelling in a residential area, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines; and that there are no exceptions pursuant to Section 15300.2 of the CEQA Guidelines; and
2. Approve a Design Approval for the construction of a 2,384 square foot manufactured home including attached one-car garage.

The attached draft resolution includes findings and evidence for consideration subject to three conditions of approval (Exhibit A).

PROJECT INFORMATION:

Agent: Hector Montejano

Property Owner: Premier Real Estate, Inc. and Lazaro Alberto

APN: 030-116-018-000

Parcel Size: 0.15 acre (6,678 sq. ft.)

Zoning: Community Plan (CP) / Medium Density Residential (MDR-C)

Plan Area: Castroville Community Plan

Flagged and Staked: Yes

SUMMARY/DISCUSSION:

The subject property is a 0.15-acre vacant lot located at 11140 Crane Street, between McDougall and Pomber Streets. The proposed project consists of constructing a 2,384 square foot manufactured home with attached garage on the vacant parcel which is part of a previously approved subdivision created in September 2018. Approved by the RMA Chief of Planning, the previously approved subdivision divided a 24,000-square foot parcel at the corner of Crane and McDougall, resulting in three parcels (Resolution No. 18-054). The resultant parcels were reviewed for site suitability by RMA Planning, RMA Public Works, RMA Environmental Services, North County Fire District, Environmental Health Bureau, and Water Resources Agency. RMA Planning identified potential impacts to archaeological resources and soils; two reports were prepared:

- "Preliminary Cultural Resources," January 2018 (LIB180286) by Susan Morley, M.A., Registered Professional Archaeologist, concluded that there were no archaeological or cultural constraints that would indicate the site was not suitable for development.
- "Preliminary Geotechnical Investigation Report," September 2018 by Grice Engineering, Inc., Salinas CA concluded that there were no physical or environmental constraints that would indicate the site was not suitable for development.

The property has existing public sewer and water through the Castroville Community Services District.

Development Standards and Design Review

The project is consistent with the regulations of the Castroville Community Plan in terms of development standards. The parcel is currently a vacant lot which the Castroville Community Plan designates Medium Density Residential-Castroville (MDR-C) and as an “infill site.” MDR-C zoning requires a minimum lot size of 5,000 square feet for standard lot single family; the subject parcel is 6,678 square feet in size. The setbacks for MDR-C are 20 feet front, 5 feet sides, and 15 feet rear. The manufactured home and garage is planned to have 20 feet front, 6 feet and 10 feet sides, and 15 feet rear setbacks. The height limit for MDR-C is 30 feet, and the manufactured home and garage are 12 feet in height. The allowable lot coverage for MDR-C is 40%; the project has 35.7% coverage. The project has two parking spaces, which is the development standard for MDR-C. The site plan and elevations are attached as Exhibit A.

The project is consistent with the Castroville Community Plan Design Guidelines in terms of form, mass and scale, building materials, colors and finishes. The proposed home incorporates architectural aesthetics in the Colonial revival style. The form, mass, scale and height are compatible with the homes in the neighborhood. The materials and colors are tan fiber cement lap siding with white painted wood trim and brown asphalt shingle roof, which are compatible with the surrounding development. The color samples for the project are attached as Exhibit A.

CEQA

The project includes construction of a single-family dwelling. Single family dwellings are categorically exempt from California Environmental Quality Act (CEQA) as per Guidelines Section 15303(a). No exceptions pursuant to Section 15300.2 apply. During staff review of the design approval application, no evidence of significant adverse environmental effects was identified. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Government Code Section 65962.5 to be considered on a hazardous waste site. No known historical resources are found in the geotechnical or archaeological reports which may cause a substantial adverse change in the significance of a historical resource. It is not within a highway officially designated areas as a state scenic highway.

LUAC:

The project was referred to the Castroville Land Use Advisory Committee (LUAC) for review. The LUAC voted to recommend approval of the Design Approval by a vote of 4 to 0. The LUAC minutes on the project are attached as Exhibit C.

Prepared by: Mary Israel, Associate Planner, x5183

Reviewed by: Brandon Swanson, RMA Services Manager

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

The following attachments are on file with the RMA:

Exhibit A - Draft Resolution including:

- Site & Elevation Plans,
- Color Samples for Project

Exhibit B - Vicinity Map

Exhibit C - LUAC Minutes

cc: Front Counter Copy; Mary Israel, Associate Planner, Brandon Swanson, RMA Services Manager; Jack Paquin, Architect; Hector Montejano, Applicant; Premier Real Estate, Inc. and Alberto Lazaro, Owner; The Open Monterey Project (Molly Erickson); Land Watch (Executive Director); Project File PLN190304