



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legislation Details (With Board Report)

File #:	ZA 16-001	Name:	PLN160206/07/08/09 Chapin, Jr.
Type:	Zoning Administrator	Status:	Agenda Ready
File created:	4/27/2016	In control:	Monterey County Zoning Administrator
On agenda:	5/12/2016	Final action:	
Title:	Chapin, Jr. PLN160206/PLN160207/PLN160208/PLN160209 Public hearing to consider the project categorically exempt per Section 15303(a) of the CEQA Guidelines and approval of Design Approvals to allow the construction of four (4) 1,348 square foot single-story single-family dwellings with attached 417 square foot garages, and approximately 320 linear feet of fencing. The properties are located at 11681, 11683, 11685, and 11687 Preston Street, Castroville, North County, Castroville Community Plan. (APNs: 030-011-015/016/017/018-000)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Staff Report, 2. Revised Staff Report, 3. Exhibit A-Project Data Sheet, 4. Exhibit B-Draft Resolution, 5. Revised Exhibit B-Draft Resolution, 6. Exhibit C-Vicinity Map, 7. Exhibit D-Proposed Colors & Materials		

Date	Ver.	Action By	Action	Result
5/12/2016	1	Monterey County Zoning Administrator		

Chapin, Jr. PLN160206/PLN160207/PLN160208/PLN160209

Public hearing to consider the project categorically exempt per Section 15303(a) of the CEQA Guidelines and approval of Design Approvals to allow the construction of four (4) 1,348 square foot single-story single-family dwellings with attached 417 square foot garages, and approximately 320 linear feet of fencing. The properties are located at 11681, 11683, 11685, and 11687 Preston Street, Castroville, North County, Castroville Community Plan. (APNs: 030-011-015/016/017/018-000)

PROJECT INFORMATION:

Planning File Numbers: PLN160206, PLN160207, PLN160208, and PLN160209

Owner: Donald and Barbara Chapin, Jr.

Project Location: 11681, 11683, 11685, and 11687 Preston Street, Castroville

APNs: 030-011-015/016/017/018-000

Agent: Sue Putnam

Plan Area: Castroville Community Plan, North County Area Plan

Flagged and Staked: Not Required

CEQA Action: Categorically exempt per Section 15303 of the CEQA Guidelines

RECOMMENDATION:

It is recommended that the Zoning Administrator:

- Find the project categorically exempt per section 15303 of the CEQA Guidelines; and
- Adopt a resolution to approve four (4) Design Approvals, based on the findings and evidence and subject to the three conditions of approval.

SUMMARY:

Applicant requests approval to build four new single-story houses on four in-fill lots in Castroville. Action for

all four Design Approvals has been consolidated into one resolution. Staff finds that there are no design issues associated with these applications.

DISCUSSION:

The applicant proposes to construct four (4) 1,348 square foot single-story single-family dwellings with attached 417 square foot garages on individual lots, and install approximately 320 linear feet of fencing on the property lines between the residences and surrounding parcels. Colors and materials include dark brown asphalt composition roofing tiles; off white and dark green or brown exterior accent paint; and taupe, tan, dark green, and reddish brown exterior paint with a stucco finish. The residences will have similar, but not identical, color schemes.

The proposed structures are consistent with the surrounding residential neighborhood character. The applicant proposes a single-family dwelling with attached garage on each of four residential, in-fill lots in the Castroville Community. The surrounding parcels support a mix of single-family dwellings and apartments. The proposed single-story, single-family dwellings are also of comparable size to the single-story single-family dwellings in the adjacent neighborhood area.

The colors and materials are consistent with other dwellings in the neighborhood, which include a combination of tan, brown, green, blue, and off-white colors. The colors and materials of the proposed single-family dwellings would also match a recently-completed apartment complex on an adjacent parcel. In addition, the proposed structures comply with the Castroville Community Plan Design Guidelines with regard to style, compatibility, and architectural elements. The proposed development is not visible from Merritt Street, nor from any common public viewing area; therefore, the proposed structures would not have an impact on a public viewshed. As proposed, the projects assure protection of the public viewshed, are consistent with neighborhood character, and assure visual integrity.

OTHER AGENCY INVOLVEMENT:

No other County agencies or departments reviewed this project. The projects were scheduled before the Castroville Land Use Advisory Committee (LUAC) on April 18, 2016; however, the LUAC did not meet due to lack of a quorum. Sue Putnam, agent for the applicant, and Eric Tynan, General Manager of the Castroville Community Services District, were the only other persons present. Given the minor nature of the proposed development (i.e., single-family residences on infill lots), and the lack of public concern as evidenced by no public involvement at the noticed LUAC, the applications were not rescheduled for further LUAC consideration. Although the LUAC did not meet, the LUAC members present individually commented that they supported the projects and had no objections.

FINANCING:

Funding for staff time associated with this project is included in the FY2015-2016 Adopted Budget for RMA-Planning.

Prepared by: Joseph Sidor, Associate Planner, x5262

Reviewed by: John Ford, RMA Services Manager, x5158

Approved by: Carl P. Holm, AICP, RMA Director, x5103

Attachments: Exhibit A Project Data Sheet
 Exhibit B Draft Resolution, including:
 • Conditions of Approval

Exhibit C	• Site Plans, Floor Plans, and Elevations
	Vicinity Map
Exhibit D	Proposed Colors and Materials

cc: Front Counter Copy; Zoning Administrator; John Ford, RMA Services Manager; Joseph Sidor, Project Planner; Donald and Barbara Chapin, Jr., Owner; Sue Putnam, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Planning Files PLN160206, PLN160207, PLN160208, and PLN160209