



County of Monterey

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

Board Report

File #: ZA 19-135, **Version:** 1

PLN190292 - COFFEY

Public hearing to consider the construction of a 2,353 square foot manufactured home including attached one-car garage.

Project Location: 10841 McDougal Street, Castroville (Assessor's Parcel Number 030-116-020-000), 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 2,353 square foot manufactured home including attached one-car garage.

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

PROJECT INFORMATION:

Agent: William Coffey

Property Owner: William Coffey

APN: 030-116-020-000

Parcel Size: 0.22 acre (9,690 sq. ft)

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

Plan Area: Castroville Community Plan

Flagged and Staked: No

SUMMARY/DISCUSSION:

The subject property is located at 10841 McDougal Street, northeast of the corner of Crane Street. It is a 0.22-acre vacant lot.

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 9,690 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 23 feet front, 6 feet and 13 feet sides, and 56 feet rear setbacks. The height limit for MDR-C is 30 feet, and the manufactured home and garage are 12 feet, 8 inches in height. The allowable lot coverage for MDR-C is 40%; the project has 24.3% 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**.

In September 2018, the RMA Chief of Planning approved a subdivision of a 24,000-square foot parcel at the corner of Crane and McDougal, resulting in three parcels (Resolution No. 18-054). The parcel was 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 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 subdivision is consistent with the 2010 Monterey County General Plan, which specifies that Community Area districts are the top priority for development in the unincorporated areas of the County because they are planned population centers with adequate public facilities and services. The property has existing public sewer and water through the Castroville Community Services District. This project includes construction of a single-family dwelling on one of the vacant lots created by the subdivision.

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 were 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.

Prepared by: Mary C. Israel, Associate Planner, x5183
Reviewed by: Craig Spencer, 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, Craig Spencer, Planning Services Manager; Jack Paquin, Architect; William Coffey, Applicant and Owner; The Open Monterey Project (Molly Erickson); Land Watch (Executive Director); Project File PLN190292