



Zoning Administrator

Legistar File Number: ZA 24-018

April 25, 2024

Introduced: 4/18/2024

Current Status: Agenda Ready

Version: 2

Matter Type: Zoning Administrator

PLN190329 - RIVERA JAVIER MONTEJANO

Public hearing to consider construction of two 2,575 square foot single-family dwellings with attached 441 square foot garages and a detached 1,108 square foot second-story accessory dwelling unit above a garage.

Project Location: 12753 Via Linda, Castroville, North County Area Plan, Castroville Community Plan

Proposed CEQA Action: Find the project Categorical Exempt pursuant to California Environmental Quality Act Guidelines section 15303.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution:

- 1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15302, and there are no exceptions pursuant to section 15300.2; and
- 2) Approve a Design Approval to allow the construction of two 2,575 square foot single-family dwellings with attached 441 square foot garages and a detached 1,108 square foot second story accessory dwelling unit above a garage. Materials and colors consist of tan stucco exterior, natural brown stone veneer, white vinyl windows and doors, brown trim, and brown composition roofing.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Property Owner: Javier Rivera

Agent: N/A

APNs: 030-011-022-000

Zoning: Community Plan or "CP" (Inland) and Resource Conservation or "RC/CZ" (Coastal Zone)

Plan Area: North County Area Plan, Castroville Community Plan

Flagged and Staked: No

SUMMARY

Development of the site is entirely within the inland area and only a Design Approval is required in accordance with the Castroville Community Plan. Staff is recommending approval of a Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit B**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of

a building/grading permits and/or commencement of the approved use. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The project was reviewed by the Environmental Health Bureau and no conditions have been recommended.

Prepared by: Fionna Jensen, Associate Planner

Reviewed and Approved by: Anna Ginette Quenga, AICP, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution, including;

- Conditions of Approval
- Site Plan, Floor Plans, and Elevations
- Colors and Materials

Exhibit C - Vicinity Map

Exhibit D - Castroville LUAC Minutes

cc: Front Counter Copy; Castroville Community Services District (Fire); Environmental Health Bureau; HCD-Engineering Services; HCD-Environmental Services; Anna Ginette Quenga, AICP, Principal Planner; Melanie Beretti, AICP, HCD Acting Chief of Planning; Fionna Jensen, Project Planner; Javier Riveria, Owner; Linda Rocha, Owner; Christina McGinnis, Keep Big Sur Wild; Laborers International Union of North America (Lozeau Drury LLP); The Open Monterey Project (Molly Erickson); LandWatch; Planning File PLN190329