



County of Monterey Zoning Administrator

Item No.2

Agenda Item No. 2

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PLN230124 - MEDINA, JUAN RAMON

Public hearing to consider a Design Approval to allow construction of a 1,680 square foot single family dwelling with an attached 504 square foot garage, and a 746 square foot accessory dwelling unit.

Project Location: 10921 & 10923 Seymour Street, Castroville

Proposed CEQA action: Find the project categorically exempt pursuant to Section 15303, New Structures, of the CEQA Guidelines.

RECOMMENDATIONS

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

- a. Finding the project categorically exempt pursuant to Section 15303, New Construction, of the CEQA Guidelines and no exceptions pursuant to Section 15300.2 can be made; and
- b. Approve a Design approval to allow the construction of a 1,680 square foot single family dwelling, an attached 504 square foot garage, and a detached 746 square foot accessory dwelling unit.

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

PROJECT INFORMATION

Agent: Luis Lopez

Property Owner: Juan Ramon Medina

APN: 030-084-016-000

Parcel Size: 0.169 acres or 7,190 square feet

Zoning: Community Plan or "CP"

Land Use Designation: Medium Density Residential - MDR-C

Plan Area: Castroville Community Plan

Flagged and Staked: Yes

SUMMARY

The project consists of a Design Approval to allow the construction of a 1,680 square foot single family dwelling with an attached 504 square foot garage, and a 746 square foot accessory dwelling unit.

The subject property is a 7,190 square foot lot located at 10921 & 10923 Seymour Street, west of Poole Street and north and east of Merritt Street (Highway 183) in a highly developed residential neighborhood. Zoning for this parcel is Community Plan or "CP". In this case, zoning refers to the

development policies adopted for the Castroville Community Plan (CCP). The CCP land use designation of the subject property is Medium Density Residential-C or “MDR-C”. Development of a first single-family residential dwelling unit is an allowed use pursuant to the CCP Table B-2. Accessory dwelling units (ADU) are not specifically addressed in the CCP and in accordance with Appendix B of the CCP, items contained within the Zoning Ordinance but not addressed within the community plan will remain as requirements.

Based on staff analysis, the proposed project is consistent with all rules and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan, Castroville Community Plan and Title 21 Zoning Ordinance.

DISCUSSION

Development Standards

The development standards are identified in the CCP, Appendix B. Within this section, development standards for single-family detached units and attached homes, including clustered development, townhomes, condominiums, and duplexes are allowed in the Medium Density Residential category. Required setbacks for main dwelling units are a minimum of 20 feet (front), 15 feet (rear), and 5 feet (sides). The maximum allowed height is 30 feet. The minimum distance between habitable structures is 10 feet, 5 feet side and 5 feet rear. As proposed, the single-story unit with attached garage has setbacks of 20 feet (front), 61 feet 6 inches (rear), 7 feet (at north side), 6 feet (at south side) with distance of 18 feet between the single-family home and accessory dwelling unit. The proposed height of the main dwelling is 17 feet which is below the 30-foot maximum allowed. Pursuant to the CCP Appendix B, Table B-3, the maximum building site coverage is 40 percent on lots that allow single-family homes. The property is 0.169 acres or 7,190 square feet, which allows site coverage of 2,876 square feet. The proposed project results in site coverage of 2,876 square feet which fulfills the maximum allowed site coverage. Based on this information, the project complies with all setback, height requirements and coverage limitations contained in CCP Appendix B.

The CCP requires a minimum of two parking spaces per primary residence and the proposed project includes a total of 4 on-site parking spots (2 at garage and 2 at driveway). Pursuant to Title 21 Section 21.58.040, there are no parking requirements for ADUs.

Accessory Dwelling Unit

California State regulations for ADUs supersedes local jurisdiction policy and regulations. Government Code 65852.2. Title 21 Section 21.64.030.C.1.b allows detached ADUs to be no more than 1,200 square feet. Height limit for ADUs is 16 feet with 4-foot side and rear setbacks.

The project proposes a 746 square foot ADU with a height of 15 feet 7 inches. The side setbacks are at 5 feet and 15 feet, and rear setbacks are at 5 feet. Therefore, the project meets height and setback requirements.

Design Review

Design standards for the Medium Density Residential category are identified in the CCP Appendix A, which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed single family dwelling and ADU would have a comparatively similar layout to other residences in the vicinity.

The applicant proposes exterior colors and materials consistent with the area's setting and surrounding residences. The primary colors and materials of the main residence and the ADU include light grey for the exterior stucco, stone veer accents at garage, white vinyl double pane windows, black trim and fascia, and blue grey at wood posts. The proposed single-family dwelling and ADU roofing material consists of dark grey composite shingles. The proposed exterior finishes would blend with the surrounding environment, they are consistent with the surrounding character and other dwellings in the neighborhood.

This property is not located within a visually sensitive area. However, the CCP does specify design guidelines to help maintain visual integrity of the surrounding area. The proposed development also does not have a significant impact on a public viewshed. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

Health and Safety

The project was reviewed by HCD-Planning. The agency has recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

Necessary public utilities are available. Water and sewer connections are provided by the Castroville Community Services District (CCSD). On June 28, 2023, a letter was reviewed by Planning from the CCSD indicating the parcel and proposed uses may be approved for connection to the CCSD's sewer and water main.

Environmental Review

The project is Categorically Exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines. None of the exceptions under CEQA Guidelines section 15300.2 apply. There is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class. The project does not involve a designated historical resource, a hazardous waste site, or development located near or within view of a scenic highway. In April 2023, a Phase I Archeological Report was conducted by Susan Morley (LIB230190) since the project is in a high archeological sensitivity area. The report concluded no evidence of cultural resources on the property.

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.

Note: The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Planning
Castroville Community Services District
Castroville Land Use Advisory Committee

The proposed project was reviewed by the Castroville LUAC on August 7, 2023. The LUAC recommended approval of the project as proposed by a vote of 4-0 with one member absent. See **Exhibit D**.

Prepared by: Marlene Garcia, Assistant Planner, 5114
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:

- Attachment 1 - Recommended Conditions of Approval
- Attachment 2 - Site Plans, Floor Plans, Elevations, Colors and Materials

Exhibit C - Vicinity Map

Exhibit D - Castroville LUAC Minutes

cc: Front Counter Copy; HCD-Planning; Marlene Garcia, Planner; Anna Ginette Quenga, AICP, Principal Planner; Juan Ramon Medina, Property Owner; Luis Lopez, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN230124