



County of Monterey

Item No.1

Zoning Administrator

Legistar File Number: ZA 25-049

September 25, 2025

Introduced: 9/15/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN240158 - PREMIER REAL ESTATE INC ET AL

Public hearing to consider construction of a 1,674 square foot one-story single-family dwelling with an attached 440 square foot garage, and associated site improvements. Colors and materials consist of tan stucco exterior siding, brown brick veneer accent siding, white vinyl windows and doors, and a brown asphalt composite shingled roof.

Project Location: 11151 and 11151A Wood Street, Castroville

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2

RECOMMENDATIONS

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

- a. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section CEQA Guidelines 15303 and there are no exceptions pursuant to Section 15300.2; and;
- b. Approve a Design Approval to allow construction of a new 1,674 square foot one-story single-family dwelling with an attached 440 square foot garage, and associated site improvements. Colors and materials consist of tan stucco exterior siding, brown brick veneer accent siding, white vinyl windows and doors, and a brown asphalt composite shingled roof.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Agent: Luis Lopez

Property Owners: Premier Real Estate Inc et. al.

APN: 030-225-013-000

Parcel Size: 0.14 acres (5,903 square feet)

Zoning: Community Plan (CP), which refers to the land use classification designation system of the Castroville Community Plan. The land use classification of the project site is Medium Density Residential (MDR)

Plan Area: Castroville Community Plan, North County Area Plan

Project Planner: Kayla Nelson, Associate Planner
nelsonk@countyofmonterey.gov

SUMMARY

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 Planning Commission.

Prepared by: Kayla Nelson, Associate Planner, x6408

Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution, including;

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

Exhibit B - Vicinity Map

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Jacquelyn M. Nickerson, Principal Planner; Premier Real Estate Inc et. al., Property Owner; Luis Lopez, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240158