

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: March 12, 2015	Agenda Item No.: 1
Project Description: CONTINUED FROM February 26, 2015 to Consider a Design Approval to allow the construction of a 1,360 square foot two-story single family dwelling with an attached garage.	
Project Location: 11427 Del Monte Ave. Castroville	APN: 030-211-055-000
Planning File Number: PLN141007	Owner: Francesco S. & Carolyn R. Davi
Planning Area: North County Area Plan	Flagged and staked: Yes
Zoning Designation: MDR-C (Castroville Community Plan) or Medium Density Residential within the Castroville Community Plan.	
CEQA Action: The project is consistent with a community plan or zoning pursuant to Section 15183 of the CEQA Guidelines	
Department: RMA-Planning	

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit B**) to:

- 1) Find the project consistent with a community plan or zoning pursuant to Section 15183 of the CEQA Guidelines; and
- 2) Approve PLN141007, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT OVERVIEW:

On February 12, 2015, the Zoning Administrator continued the design approval application at the request of the applicant to allow time to install the staking and flagging for the proposed residence. Subsequently, on February 26, 2015, the Zoning Administrator continued the design approval application for a second time. This time additional time was required to properly post notices in three different places near the project site for public noticing. The project involves a Design Approval application for the construction of a new residence on a vacant lot. The design approval application and materials consist of: horizontal siding (stucco dark beige), trim (off-white), doors (wood), windows (vinyl), and roof (asphalt shingles). The project is located within a high archaeological sensitivity area and not within 750 feet of a known resource. An archaeological report prepared by Archaeological Consulting dated June 10, 2005 concludes that the parcel does not contain surface evidence of potentially significant archaeological resources. The project is located within one mile of Monterey spineflower, congdon's tarplant, and seaside bird's beak (sensitive habitat) as identified by the County's GIS system. No protected trees are proposed for removal.

The parcel is located within the Castroville Community Plan. The community plan intends to reinforce the development standards and provide guidance regarding the character of development and overall physical appearance of the community. Design guidelines apply to both private and public projects in the Community Plan area. Their intended use is to provide a framework to illustrate and define design standards for a unified setting with diverse land uses and activities. The residential design guidelines within the community plan address site design, architectural elements, and landscaping. The project, as proposed is consistent with the design guidelines of the community plan.

Note: The decision on this project is appealable to the Planning Commission.

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/s/ Maria Lopez



Maria Lopez, Permit Technician II
(831) 755-5239, lopezmd@co.monterey.ca.us
January 16, 2015

cc: Front Counter Copy; Zoning Administrator; John Ford, RMA Services Manager; Maria Lopez, Project Planner; Francesco S. & Carolyn R. Davi, Owners; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Planning File PLN141007.

Attachments: Exhibit A Project Data Sheet
Exhibit B Draft Resolution, including:
• Conditions of Approval
• Site Plan, Floor Plan and Elevations
Exhibit C Vicinity Map
Exhibit D Proposed Colors and Materials

This report was reviewed by John Ford, RMA – Planning Services Manager.



EXHIBIT A

Project Information for PLN141007

Application Name: Davi Francesco S & Carolyn R
Location: 11427 Del Monte Ave, Castroville
Applicable Plan: North County
Advisory Committee: North County Non-Coastal Advisory Committee
Permit Type: Design Approval
Environmental Status: Categorical Exemption
Zoning: CP

Primary APN: 030-211-055-000
Coastal Zone: No
Final Action Deadline (884): 3/17/2015
Land Use Designation: Castroville Community Plan

Project Site Data:

Lot Size: 5436
Existing Structures (sf): 0
Proposed Structures (sf): 1360
Total Sq. Ft.: 1360

Coverage Allowed: 40%
Coverage Proposed: 25%
Height Allowed: 30FT
Height Proposed: 23FT 8IN

FAR Allowed: N/A
FAR Proposed: N/A

Special Setbacks on Parcel: N

Resource Zones and Reports:

Seismic Hazard Zone: VI
Erosion Hazard Zone: Moderate
Fire Hazard Zone: None
Flood Hazard Zone: X (shaded)
Archaeological Sensitivity: high
Visual Sensitivity: None

Soils Report #: N/A
Biological Report #: N/A
Forest Management Rpt. #: N/A
Geologic Report #: N/A
Archaeological Report #: LIB060251
Traffic Report #: N/A

Other Information:

Water Source: PUBLIC
Water Purveyor: CASTROVILLE WATER DISTRICT
Fire District: North County FPD
Tree Removal: N/A

Grading (cubic yds.): 50
Sewage Disposal (method): PUBLIC
Sewer District Name: MRWPA

**EXHIBIT B
DRAFT RESOLUTION**

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

Francesco S. & Carolyn R. Davi (**PLN141007**)

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Finding the project consistent with a community plan or zoning pursuant to Section 15183 of the CEQA Guidelines; and
- 2) Approving a Design Approval to allow the construction of a 1,360 square foot two-story single family dwelling with an attached garage.

[PLN141007, Francesco S. & Carolyn R. Davi,
11427 Del Monte Ave., Castroville, North County
Area Plan (APN: 030-211-055-000)]

The Davi application (PLN141007) came on for public hearing before the Monterey County Zoning Administrator on March 12, 2015. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Design Approval to allow the construction of a 1,360 square foot two-story single family dwelling with an attached garage.
EVIDENCE:
 - a) An application for a Design Approval was submitted on December 19, 2015.
 - b) The parcel is zoned MDR-C or Medium Density Residential within the Castroville Community Plan which allows the construction of a single family dwelling and accessory structures with the issuance of a Design Approval. The colors and materials consist of: horizontal siding (stucco dark beige), trim (off-white), doors (wood), windows (vinyl), and roof (asphalt shingles). Therefore, the project is an allowed land use for this site.
 - c) On Thursday February 26, 2015, the affidavit of posting and notices were provided to the applicant via e-mail. The notices were posted on March 1, 2015 on three different locations, notices of the pending approval were posted at the project site and were mailed to all parties that the Director has reason to know may be interested in the application.
 - d) The project planner conducted a site inspection on February 25, 2015 to verify that the project on the subject parcel conforms to the plans listed above.

2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 2010 Monterey County General Plan;
- North County Area Plan;
- Monterey County Zoning Ordinance (Title 21);
- Castroville Community Plan

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The project was referred to the North County Non-Coastal Land Use Advisory Committee (LUAC) for review. Based on the LUAC procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project is a Design Approval subject to review by the Zoning Administrator.
- c) On February 4, 2015, and February 18, 2015 the LUAC did not vote on the application as there was no quorum. The application has exhausted the number of continuances pursuant to the LUAC procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338 item 8f; therefore, the application is being referred to the Zoning Administrator without LUAC recommendation.
- d) The project planner conducted a site inspection on February 25, 2015 to verify that the project on the subject parcel conforms to the plans listed above.
- e) The Castroville Community Plan requires design review of structures in order to provide guidance to the residents, architects/design professionals, and developers in the planning and design of development projects in the community plan area. The proposed colors are consistent with the surrounding character of the neighborhood.

3. **FINDING:** **COMPLIANCE WITH THE CASTROVILLE COMMUNITY PLAN (CCP)** – The project application was submitted following the adoption of the CCP. Goal 1: requires that new development and redevelopment proposals maintain the community’s existing small town, agricultural character, while enhancing its sense of place and safety through appropriate design programs. Goal 2: requires that new development and redevelopment is compatible with existing development and enhances the character of the community.

EVIDENCE: a) Policy 1.2 of the CCP requires that new development be consistent with the Community Plan Design Guidelines and Development Standards. The architectural design, colors, and materials are in substantial conformance to the character of the neighborhood.

b) Policy 2.2 of the CCP requires that new development, including infill development, be reviewed with the appropriate Community Plan architectural Design Guidelines (Appendix A) and Development Standards (Appendix B) to ensure quality of design and compatibility. The project is similar to the existing scale of houses within the

neighborhood. In 2005 Monterey County granted a construction permit (BP051603) for the construction of a residence on the adjacent parcel with the same architectural style as currently proposed including the same color/material (beige stucco siding).

- c) Policy 2.3 requires that the Castroville Citizen's Advisory Committee (CAC) monitor and comment on development proposals within the vicinity of the community of Castroville which may have the potential to affect the community as well as ensure that new development does not negatively impact the community. The project was not referred to the CAC for a formal recommendation because the CAC is not currently an active committee and does not meet. (See Finding 2, Evidence b).

4. **FINDING:** **CEQA:** - California Environmental Quality Act (CEQA) Guidelines Section 15183 of the CEQA Guidelines, which states no further environmental review is needed for projects consistent with a community plan which an EIR has been certified.

- EVIDENCE:**
- a) An EIR was certified for the adoption of the Castroville Community Plan in April 2007. There are no changed circumstances which would require additional environmental review.
 - b) The subject parcel is within the Castroville Community Plan and designated medium density residential of which the construction of residence and accessory structure is an allowed use for the property subject to a design approval permit. The proposed project is consistent with the community plan.

5. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.

EVIDENCE: Section 21.80.040.B of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Planning Commission.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- 1) Find the project consistent with a community plan or zoning pursuant to Section 15183 of the CEQA Guidelines; and
- 2) Approve a Design Approval to allow the construction of a 1,360 square foot two-story single family dwelling with an attached garage, in general conformance with the attached sketch, colors, and materials and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 12th day of March, 2015 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

Form Rev. 9-22-2014

Monterey County RMA Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN141007

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

This Design Approval permit (PLN141007) allows the construction of a 1,360 square foot two-story single family dwelling with an attached garage. The property is located at 11427 Del Monte Avenue, Castroville (Assessor's Parcel Number 030-211-055-000), Castroville Community Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

**Compliance or
Monitoring
Action to be Performed:**

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

The applicant shall record a Permit Approval Notice. This notice shall state:

"A Design Approval permit (Resolution Number PLN141007) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 030-211-055-000 on March 12, 2015. The permit was granted subject to 4 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

**Compliance or
Monitoring
Action to be Performed:**

Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

DAVI RESIDENCE

NEW SINGLE FAMILY RESIDENCE

11427 Del Monte Ave. -
Castroville, CA 95012

PROJECT DATA

APN: [030-021-055](#)
 ZONING: CP - CASTROVILLE MDR-C
 LOT SIZE: 6473.50 FT (STANDARD)
 SETBACKS:
 FRONT: 20'-0"
 SIDE: 20'-0" & 5'-0"
 REAR: 20'-0" & 5'-0"
 BUILDING HEIGHT: 25'-0" PROPOSED (MAX. 30'-0")
 TREE INFORMATION: NO TREES TO BE REMOVED.
 CONSTRUCTION TYPE: A-B
 PARKING SPACE PROVIDED: (2) COVERED
 SPRINKLERS: YES

OWNER NOTES

OWNER AND USE OF THE EXISTING DRIVEWAY:
 1. EXISTING DRIVEWAY (18'-0" WIDE) IS TO BE REMOVED AND REPLACED WITH A NEW 18'-0" WIDE DRIVEWAY.
 2. THE NEW DRIVEWAY IS TO BE CONCRETE SLAB ON GRADE.
 3. THE DRIVEWAY IS TO BE 18'-0" WIDE AT THE DRIVEWAY HEAD AND 16'-0" WIDE AT THE DRIVEWAY TAIL.
 4. THE DRIVEWAY IS TO BE 18'-0" WIDE AT THE DRIVEWAY HEAD AND 16'-0" WIDE AT THE DRIVEWAY TAIL.
 5. THE DRIVEWAY IS TO BE 18'-0" WIDE AT THE DRIVEWAY HEAD AND 16'-0" WIDE AT THE DRIVEWAY TAIL.

FLOOR AREA (LIVING SPACE)	AREA (SQ. FT.)
MAIN FLOOR	844.95 SQ. FT.
SECOND FLOOR	774.85 SQ. FT.
TOTAL	1619.80 SQ. FT.

LOT COVERED AREA (LIVING)	AREA (SQ. FT.)
MAIN FLOOR	844.95 SQ. FT.
SECOND FLOOR	859.55 SQ. FT.
TOTAL	1704.50 SQ. FT.

SHEET INDEX

DESIGN
 A01 COVER SHEET PROJECT DATA
 A2.1 FLOOR & ROOF PLANS
 A3.1 EXTERIOR ELEVATIONS

OWNER NOTES

VICINITY MAP



PROJECT DESCRIPTION
 1.5 STORY SINGLE FAMILY HOME (2) STORES WITH ATTACHED (2) CAR GARAGE

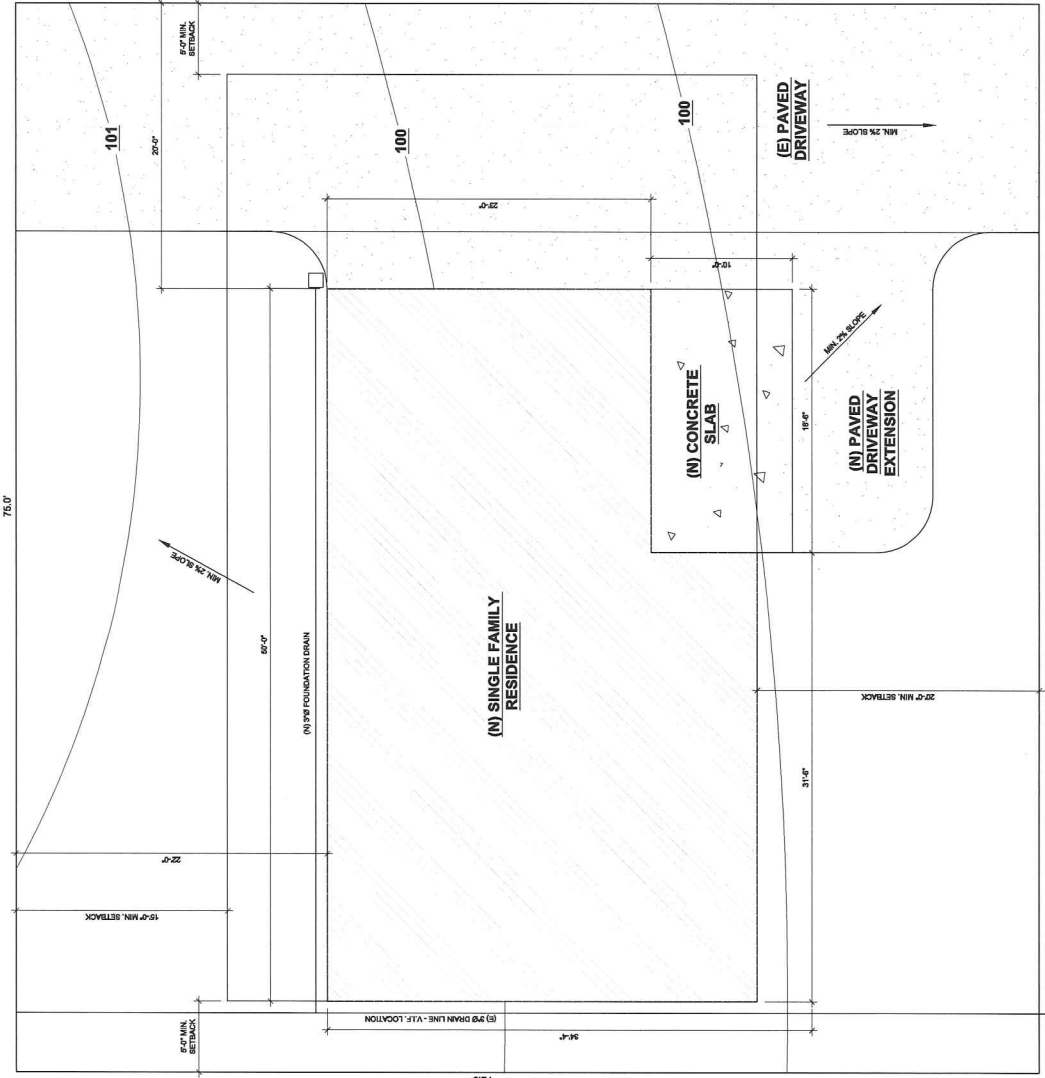
PROJECT TEAM
 CIVIL ENGINEER: CAROLYN AND FRANK DAVI, 600 PALM AVE, MONTEREY, CA 93940, P. 831.373.8946
 MECHANICAL ENGINEER: MONTELY ENGINEERING GROUP, 1000 MONTELY AVE, CASTROVILLE, CA 95012, P. 831.312.2325
 ELECTRICAL ENGINEER: DAVID DWIGHT, 1000 MONTELY AVE, CASTROVILLE, CA 95012, P. 831.601.5028

COVER SHEET, PROJECT DATA

DATE: 12/01/2014
 SCALE: VARIOUS
 DRAWN BY: DWD
 REVISION:

DAVI RESIDENCE
 11427 Del Monte Ave
 Castroville, CA 95012
 APN: 030-021-055

PAGE: A0.1



NOTES:
 1. SIDEWALK AND DRIVEWAY CONNECTION ARE EXISTING.
 2. ALL UTILITY CONNECTIONS ARE EXISTING.

DEL MONTE AVE.

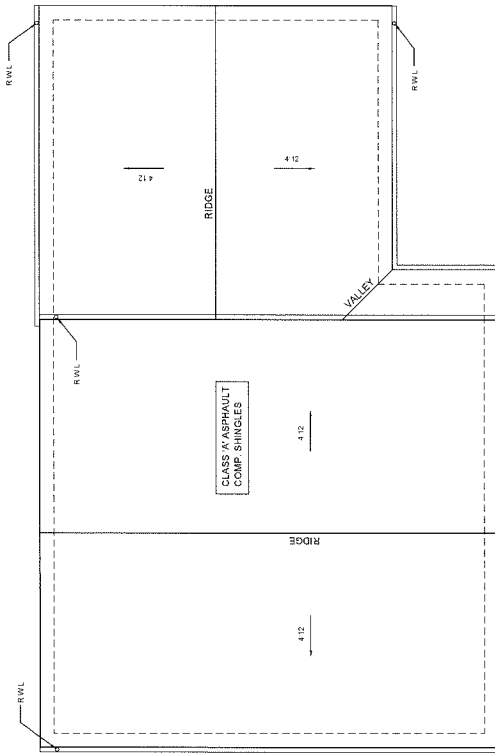
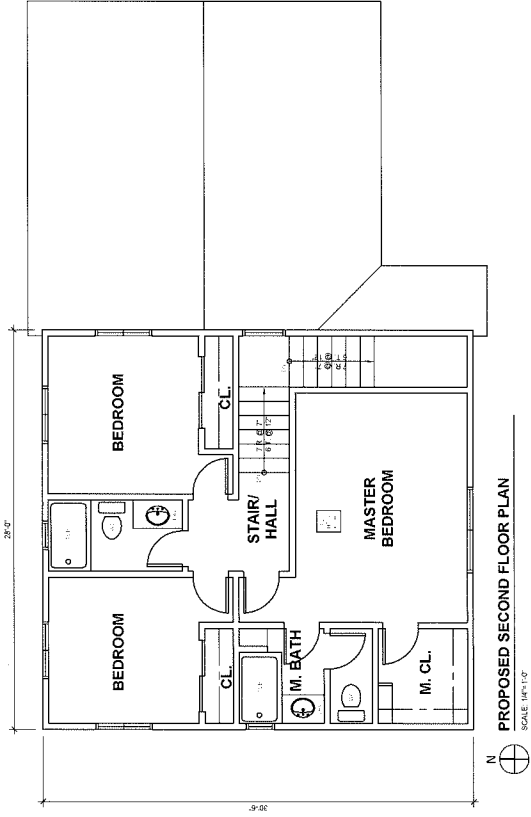
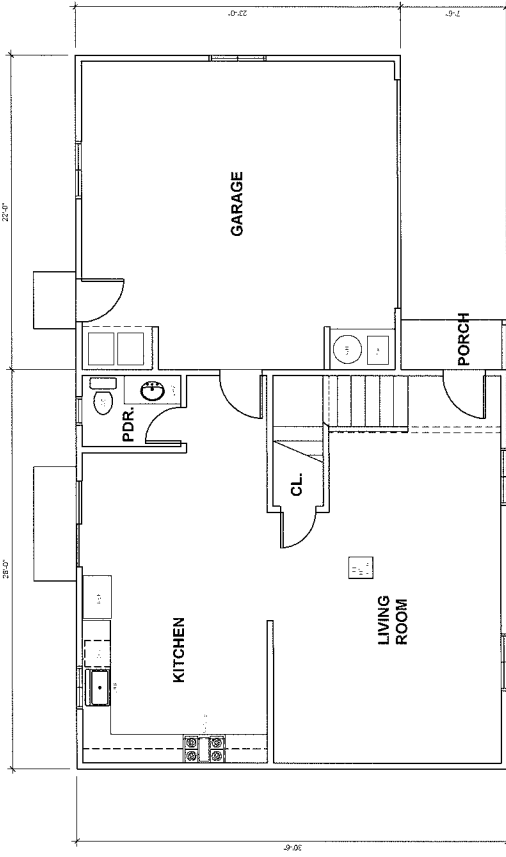
SITE AND DRAINAGE PLAN
 SCALE: 1/4"=1'-0"



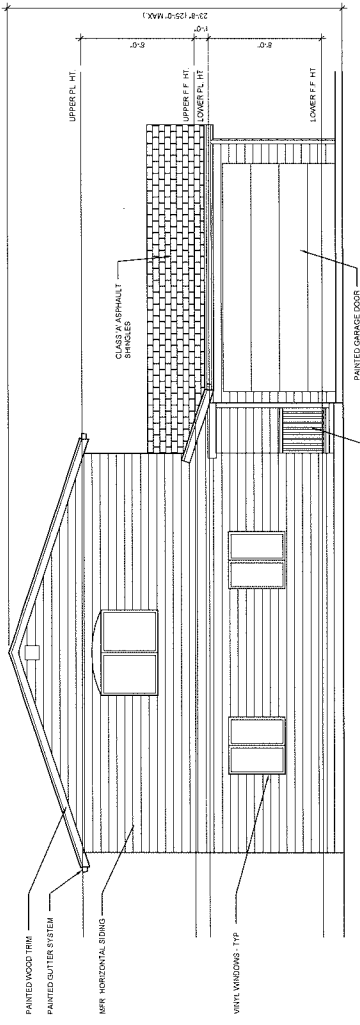
PROPOSED FLOOR PLAN

DAVE RESIDENCE
 11427 Del Monte Ave
 Castroville, CA 95012
 APN: 030 021 055

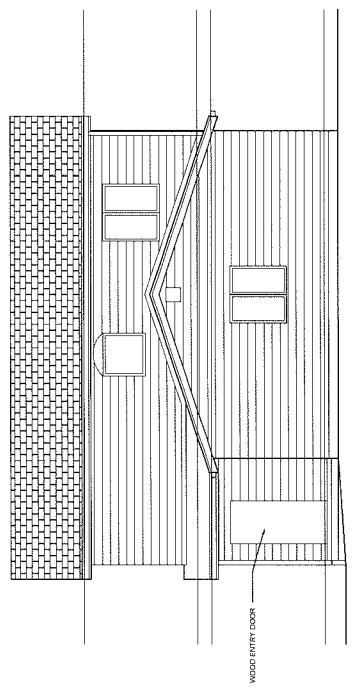
DATE:	12 02 2014
SCALE:	1/8"=1'-0"
DRAWN BY:	DMD
REVISION:	



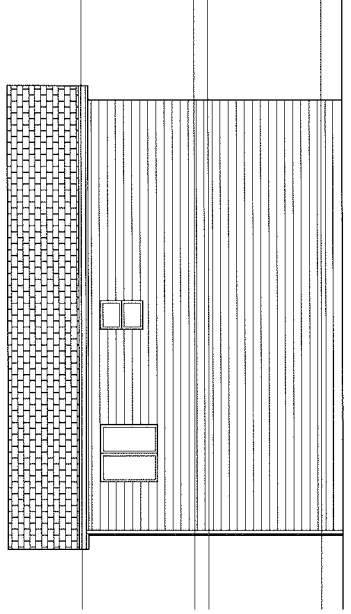
PROPOSED ROOF PLAN
 SCALE: 1/8"=1'-0"



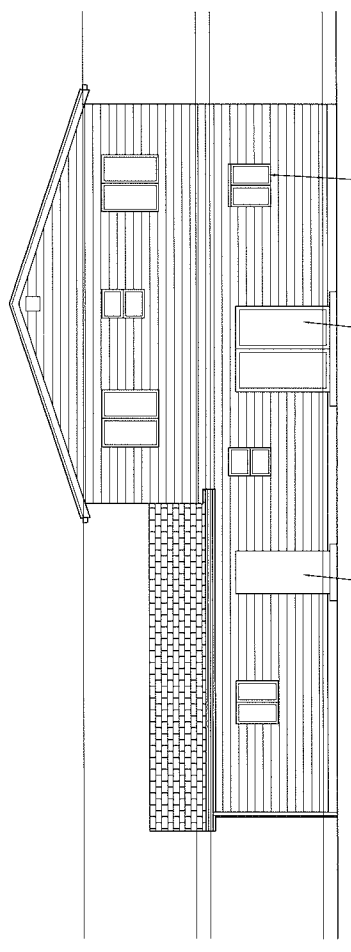
SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



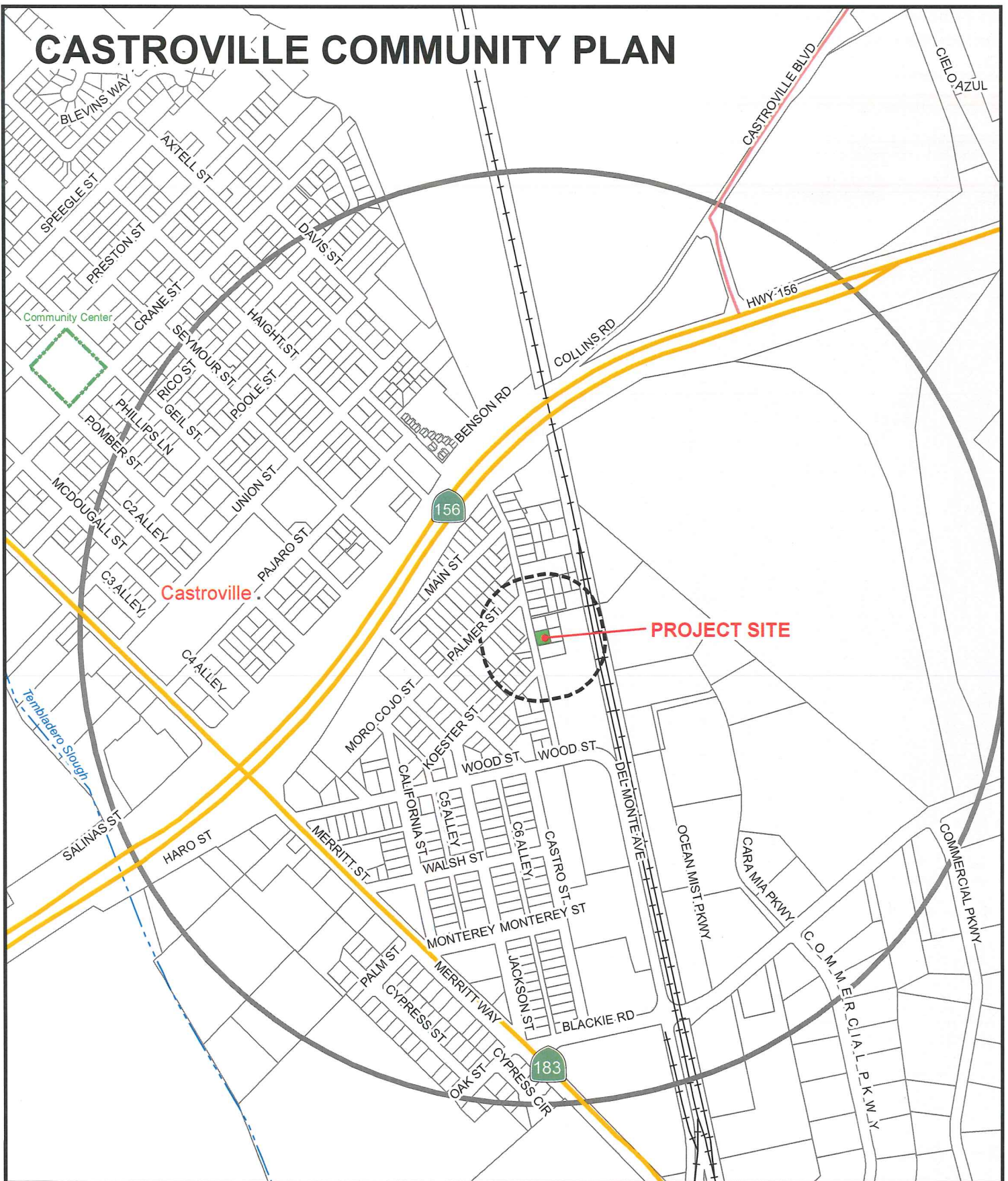
NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATIONS

DATE:	12.02.2014
SCALE:	1/4" = 1'-0"
DRAWN BY:	DMD
REVISION:	

DAY RESIDENCE
11427 Del Monte Ave
Castroville, CA 95012
APN: 030 021 055

CASTROVILLE COMMUNITY PLAN

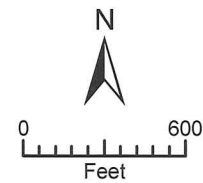


APPLICANT: DAVI

APN: 030-211-055-000

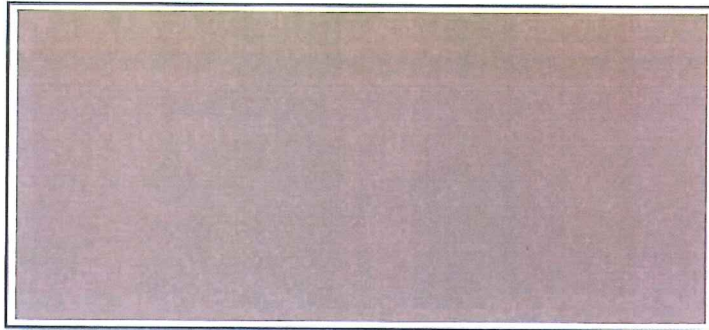
FILE # PLN141007

2500' Limit
 300' Limit
 ~ Water



PLANNER: LOPEZ

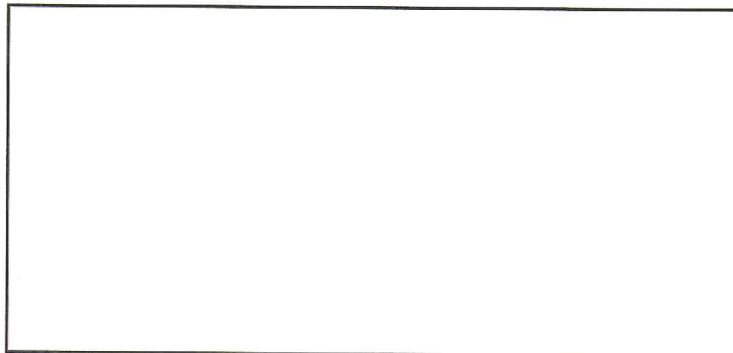
COLOR SAMPLES FOR PROJECT FILE NO. _____



Materials: PAINTED STUCCO Colors: TOPE / BEIGE (DARK)
Description: Primary exterior Material.



Materials: Class 'A' Shingle Colors: Grey / Black
Description: Roof Material



Materials: Painted Wood Trim Colors: White / off-White
Description: White / off-White