

PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA

RESOLUTION NO. 01070

A.P. # 030-114-014-000 and

A.P. # 030-114-015-000

In the matter of the application of
1st Assembly of God (PLN010152)

FINDINGS AND DECISION

for a Use Permit in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, to allow for the construction of a two-story 3,790 square foot combined youth center and staff office facility on church property and adjacent to the existing church, located at the intersection of Poole Street and Geil Street at 10940 Geil Street, Castroville, came on regularly for hearing before the Planning Commission on November 14, 2001.

Said Planning Commission, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

1. **FINDING:** The subject Use Permit application (PLN010152), as described in Condition No. 1 and as conditioned, conforms to the plans, policies, requirements and standards of the North County Area Plan and the Monterey County Zoning Ordinance (Title 21). The property is located at the intersection of Poole Street and Geil Street at 10940 Geil Street (Assessors Parcel Numbers: 030-114-014-000 and 030-114-015-000) Castroville. The North County Area Plan land use designation is high density residential. The project is a public-quasi public use and the site is physically suitable for the proposed use.
EVIDENCE: The Planning and Building Inspection staff reviewed the project, as contained in the application and accompanying materials, for conformity with:
 - a) The North County Area Plan; and
 - b) Chapter 21.10 Regulations for the "HDR" or High Density Residential zoning District of the Monterey County Zoning Ordinance (Title 21).**EVIDENCE:** The project is part of the church, which is considered a public-quasi public use, which is allowed with a use permit in a residential zoning district.
EVIDENCE: The Monterey County Planning and Building Inspection Department, Water Resources Agency, Public Works Department, Environmental Health Department, Parks Department and the North County Fire Protection District reviewed the proposed project. There has been no indication from the preceding agencies that the site is not suitable for the proposed development. Each agency has recommended conditions where appropriate. Staff verification of the Monterey County Planning and Building Inspection Department records indicates that no violations exist on subject property. No physical or environmental constraints exist that would indicate the site is not suitable for the proposed project.
EVIDENCE: Action by the North County Land Use Advisory Committee with a 6-0 vote recommending approval on September 5, 2001.
EVIDENCE: The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file.

2. **FINDING:** The project is located in a high archaeological sensitive zone.
EVIDENCE: The project site is located within a high archaeological sensitive zone in Castroville where historical and archaeological sites have been documented north of the project site. However, the project site is highly disturbed with existing structures and pavement, and is located within a residential development. The project does not have the potential to impact cultural resources.
3. **FINDING:** The project is exempt from environmental review.
EVIDENCE: CEQA Section 15303(c) exempts the proposed project because it is located in an urbanize area, has less than 10,000 square feet of floor area and does not involve hazardous substances. No significant environmental issues have been identified with the project.
4. **FINDING:** The project satisfies the parking requirements in Title 21.
EVIDENCE: Section 21.58 of Title 21 allows a church with no fixed seating, one parking space per four seats therefore, the 80 seats are non-fixed and require 20 spaces. The parking for the church currently exceeds the required number of parking and will be shared with the center. No additional parking spaces would be required because the church services and use of the center will occur on different days or times.
5. **FINDING:** The establishment, maintenance, or operation of the use or structure applied for will not, under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvement in the neighborhood, or to the general welfare of the County.
EVIDENCE: The project was reviewed by the Health Department, Public Works Department, the North County Fire Protection District, the Water Resources Agency, Parks Department and the North County Land Use Advisory Committee. The preceding agencies have recommended conditions that have been incorporated into the project, 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; or the county in general.
EVIDENCE: The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file.
6. **FINDING:** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of Title 21, and any zoning violation abatement costs have been paid.
EVIDENCE: Staff verification of the Monterey County Planning and Building Inspection Department records indicate that no violations exist on subject property.
7. **FINDING:** The project, as approved by the Planning Commission is appealable to the Board of Supervisors.
EVIDENCE: Section 21.80.040 Monterey County Zoning Ordinance (Title 21).

DECISION

THEREFORE, it is the decision of said Planning Commission that said application be granted as shown on the attached sketch, subject to the following conditions:

1. The subject Use Permit is for the First Assembly of God Church for a two-story, 3,790 square foot youth center and staff office facility located at 11220 Poole Street in Castroville. The proposed project is public-quasi public use and is in accordance with County ordinances and land use regulations, subject to the following terms and conditions. Neither the use 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 Planning and Building Inspection. 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.
(Planning and Building Inspection)

Prior to the Issuance of Grading and Building Permits:

2. The applicant shall record a notice which states: "A permit Resolution 01070 was approved by the Planning Commission for Assessor's Parcel Numbers: 030-114-014-000 and 030-114-015-000) on November 14, 2001. The permit was granted subject to 11 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. **(Planning and Building Inspection)**
3. All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. That the applicant shall submit 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 exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection prior to the issuance of building permits.
(Planning and Building Inspection)
4. The roof shall be non-reflective and match the roof color of the existing church. **(Planning and Building Inspection)**
5. The applicant shall obtain a sewer connection permit from County Service Area 14 and pay all applicable fees. **(Public Works)**
6. The parking layout shall be approved by the Planning Department. **(Public Works)**
7. A drainage plan shall be prepared by a registered civil engineer or architect to address on-site and off-site impacts, and necessary improvements shall be constructed in accordance with the approved plans.
(Water Resources Agency)

Prior to Final Building Inspection/Occupancy:

8. The site shall be landscaped. At least three weeks prior final building inspection, three copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. The landscaping plan shall be in sufficient detail to identify the location, specie, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Landscaping shall be either installed or a certificate of deposit or other form of

surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Planning and Building Inspection Department. **(Planning and Building Inspection)**

- 9. The applicant shall comply with Ordinance No. 3932 of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:
 - a) All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.
 - b) Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. **(Water Resources Agency)**

- 10. The building(s) shall be fully protected with automatic fire sprinkler system(s). The following notation is required on the plans when a building permit is applied for:

“The building shall be fully protected with an automatic fire sprinkler system. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association Standard #13-R. The editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for fire sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection.” **(North County Fire Protection District)**

Continuous Permit Conditions:

- 11. The applicant shall continuously maintain all landscaped areas and replanted trees and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. **(Planning and Building Inspection)**

PASSED AND ADOPTED this 14th day of November, 2001, by the following vote:

AYES: Parsons, Brennan, Pitt-Derdivanis, Lacy, Wilmot
 NOES: None
 ABSENT: Errea, Sanchez, Hawkins, Hernandez


 DALE ELLIS, SECRETARY

Copy of this decision mailed to applicant on **DEC 18 2001**

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **DEC 28 2001**

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.

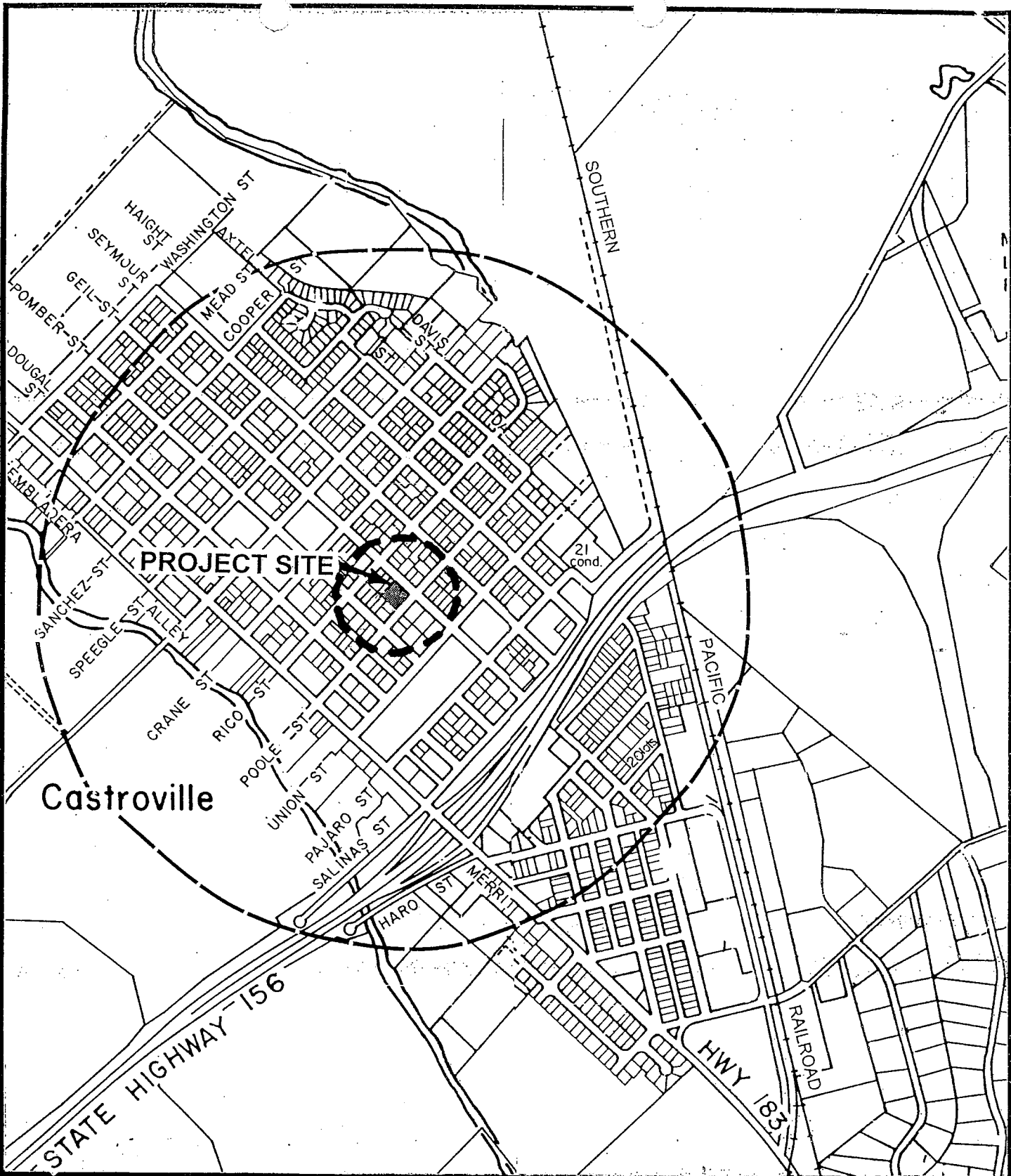
NOTES

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 the Monterey County Planning and Building Inspection Department office in Salinas.

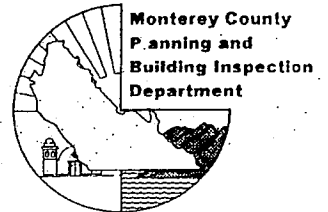
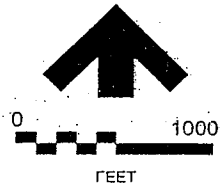
2. This permit expires 2 years after the above date of granting thereof unless construction or use is started within this period.



APPLICANT: FIRST ASSEMBLY OF GOD OF CASTROVILLE

APN 030-114-014-000 & 030-114-015-000 FILE# 010152

300' LIMIT: 
 2,500' LIMIT: 



DATE: