79 Monte Vista Avenue - Meeting Follow-Up

From Matt Orbach <matt.orbach@watsonville.gov>
Date Thu 10/31/2024 4:56 PM
To Trina Coffman <trinacgo@gmail.com>; herbert gomez <tgomez67@yahoo.com>
Cc Justin Meek <justin.meek@watsonville.gov>
Bcc Tamara Vides <tamara.vides@watsonville.gov>

Trina,

Thank you for taking the time to meet with staff yesterday to discuss your proposed project at 79 Monte Vista Avenue.

Based on our discussion, the main issue identified is whether or not Government Code Section 66314(d)(7) applies to the proposed project, and more specifically, whether or not the term 'dimensions' in the phrase "to the same dimensions as an existing structure" includes building height.

The 2022 California Department of Housing and Community Development Accessory Dwelling Unit Handbook includes the following guidance related to this specific issue. On page 16 in subsection (D) Setbacks, it states:

"*No setback shall be required for an ADU created within an existing living area or accessory structure or an ADU created in a new structure in the same location as an existing structure, while not exceeding the existing dimensions, **_including height._***"

During our meeting staff took the opportunity to explain your due process rights to appeal the Zoning Administrator's decision on Administrative Review Permit #PP2024-7815. To afford you time to review the information provided in this email and that in the denial letter provided on October 21, staff has adjusted the 14-day appeal period so that it starts today and ends on Thursday, November 14, 2024. Please be advised that that the appeal process involves submitting a letter (as outlined in WMC Section 14-10.1102) and paying the required appeal fee of $1,241 before the end of the business day.

The plans could also be modified so that the first and second stories meet the required 4-foot side and rear yard setbacks, which would allow the project to move forward.

Respectfully,

Matt

Office (831) 768-3050
Direct (831) 768-3075

250 Main Street
Watsonville, CA 95076

watsonville.gov

Matt
Orbach

Watsonville
COMMUNITY DEVELOPMENT

Principal Planner