



# County of Monterey Planning Commission

## Item No.3

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

### Agenda Item No. 3

Legistar File Number: PC 22-083

October 12, 2022

**Introduced:** 9/23/2022

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

#### **PLN210037 - BARONE CLAIRE F**

Continued from September 28, 2022 - Public hearing to consider demolition of an existing 1,439 square foot single family dwelling and 436 square foot garage; and construction of a new 1,378 square foot single-family dwelling with a 341 square foot attached garage, and 493 square foot Accessory Dwelling Unit in substantially the same footprint.

**Project Location:** 2445 Bay View Avenue, Carmel Area Land Use Plan, Coastal Zone

**Proposed CEQA action:** Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines

#### SUMMARY/RECOMMENDATION:

The Planning Commission continued the hearing on this item to a date certain to allow staff additional time to answer questions related to the regulatory requirements of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs). County staff and the applicant's representatives shared correspondence and met to discuss the various requirements for ADUs and JADUs.

On October 6, 2022, the applicant requested that the hearing on this item be continued to a date certain allowing more time to coordinate with the applicant in determining the appropriate course of action (i.e., whether to propose an accessory dwelling unit or a junior accessory dwelling unit). Therefore, staff requests that the Planning Commission continue the hearing on this item to a date certain of October 26, 2022 wherein staff will answer the Planning Commission questions and provide a recommendations on the project, based upon the applicant's request.

#### PROJECT INFORMATION:

**Owner:** Sister Claire Barone

**Agent:** Anderson Brulé Architects, Inc. (Represented by Daniel Ho and Pamela Anderson Brulé)

**APN:** 009--412--009--000

**Zoning:** Medium, 2 units per acre, with a Design Control Overlay [MDR/2-D(18)(CZ)]

**Parcel Size:** 0.16 acres (7,000 square feet)

**Plan Area:** Carmel Area Land Use Plan

**Flagged and Staked:** Yes

Prepared by: Phil Angelo, Associate Planner

Approved by: Erik Lundquist, AICP, HCD Director

cc: Front Counter Copy; Cypress Fire District; HCD-Engineering Services, HCD-Planning;  
HCD-Environmental Services; Environmental Health Bureau; Phil Angelo, Associate Planner; Anna

Quenga, AICP, Principal Planner; Sister Claire Barone, Property Owner; Daniel Ho, Applicant's Agent; Pamela Anderson-Brule, Applicant's Agent; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN2100