



County of Monterey

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

Board Report

File #: AP 23-004, **Version:** 2

PLN220186 - GEORGE DAVID A & CAROL C TRS

Administrative hearing to consider construction of the following improvements to an existing single family residence: 1) Upper Loft: a 134 square foot office/den addition, new dormer, and new bathroom; 2) Main Floor: replace existing wood burning fireplaces with gas inserts and replace existing railing on the exterior deck; 3) Lower Floor: convert existing guest quarters into a 360 square foot junior accessory dwelling unit.

Project Location: 199 Van Ness Way, Carmel

Proposed CEQA action: Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301

RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

- a. Find that the construction and minor alterations to an existing single family residence qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and there are no exceptions pursuant to Section 15300.2;
- b. Approve a Coastal Administrative Permit and Design Approval to allow construction of a 134 square foot second story loft addition; and
- c. Approve a Coastal Administrative Permit to allow the conversion of a 360 square foot existing guest quarters into a junior accessory dwelling unit.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Adrian Lapez

Property Owner: David and Carol George

APN: 241-311-032-000

Parcel Size: 0.49 acres

Zoning: Low Density Residential, 1 unit per acre with a Design Control zoning overlay within Coastal Zone or "LDR/1-D(CZ)"

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: No

SUMMARY

Staff is recommending approval of a Coastal Administrative Permits and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), 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.

On February 1, 2023, an administrative decision will be made. A public notice has been distributed for this

project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, January 31, 2023. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Carmel Highlands Fire Protection District
California Coastal Commission

Prepared by: Kayla Nelson, Associate Planner, x6408

Reviewed and Approved by: Anna Quenga, AICP, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

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

Exhibit B - Vicinity Map

cc: Front Counter Copy; California Coastal Commission; Carmel Highlands Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Anna Quenga, Principal Planner; David and Carol George, Property Owners; Adrian Lopez, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN220186