



County of Monterey Planning Commission

Agenda Item No. 7
Legistar File Number: PC 23-025

March 08, 2023

Introduced: 3/1/2023

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN220043 - WOLOVSKY KATHERINE

Public hearing to consider the construction of a 3,794 square foot one-story single family dwelling with an attached 407 square foot one-car garage, 753 square foot detached garage with attached 420 square foot workshop, 819 square foot detached non-habitable accessory structure, 1,430 square feet of covered porches and associated site improvements, removal of 2 landmark Coast live oak trees and considering an Addendum together with a previously certified EIR for the Santa Lucia Preserve Subdivision (EIR No. 94-005/Resolution No. 96-059) pursuant to CEQA Guidelines Section 15164.

RECOMMENDATIONS

It is recommended that the Planning Commission continue the hearing to March 29, 2023 so that the hearing may be renoticed.

PROJECT INFORMATION

Agent: Brittney Schloss

Property Owner: Katherine Wolovsky

APN: 239-102-004-000

Parcel Size: 22.67-acres or 987,505 square feet

Plan Area: Carmel Valley Master Plan

SUMMARY

The subject property is 22.67-acres located at 2 Wild Boar Run, Carmel, within the Santa Lucia Preserve. The project proposes construction of a new 3,794 square foot one-story single family dwelling with an attached 407 square foot one-car garage, 753 square foot detached garage with attached 420 square foot workshop, 819 square foot detached non-habitable accessory structure, 1,430 square feet of covered porches and associated site improvements. The project includes a Tree Removal Permit for removal of 2 landmark Coast live oak trees. Grading consists of approximately 512 cubic yards of cut and 530 cubic yards of fill.

On February 27, 2023, it was discovered that the project was noticed with the wrong CEQA exemption. Staff is recommending that this item be continued to March 29, 2023 and a new notice will be provided for that hearing.

Prepared by: Kayla Nelson, Associate Planner, x6408

Reviewed by: Craig Spencer, HCD Chief of Planning

Approved by: Erik Lundquist, AICP, Director of Housing and Community Development

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Anna Quenga, AICP, Principal Planner; Katherine Wolovsky, Property Owner; Brittney Schloss, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN220043