



County of Monterey Planning Commission

Item No.1

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

Agenda Item No. 1

February 28, 2024

Legistar File Number: PC 24-018

Introduced: 2/16/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN220352 - MA CHUN-TAO & NING ZHANG TRS

Public hearing to consider establishment of the transient use of a residential property (single family dwelling) for remuneration, commonly known as a short term rental.

Project Location: 26132 Carmel Knolls Drive, Carmel

Proposed CEQA action: Find the project categorically exempt pursuant to Section 15301, Existing Structures, of the CEQA Guidelines.

RECOMMENDATION:

It is recommended that the Monterey County Planning Commission continue the hearing on this item to the March 27th, 2024, Planning Commission hearing.

PROJECT INFORMATION:

Agent: Aaron Gannage

Property Owner: Chun-Tao & Ning Zhang Trs

APN: 015-293-010-000

Parcel Size: 1.7 Acres

Zoning: Low Density Residential with Design Control, Site Plan Review and Residential Allocation
Zoning overlay districts or "LDR/D-S-RAZ"

Plan Area: Carmel Valley Master Plan

Flagged and Staked: No

Project Planner: Zoe Zepp, Assistant Planner

(831) 755-5198 or Zeppz@co.monterey.ca.us

SUMMARY/DISCUSSION:

The proposed project includes the establishment of a short term rental within an existing single family dwelling. Staff requests the Planning Commission allow a continuance of the hearing to a date certain, March 27, 2024, to allow the applicant to be present at the hearing so that they may speak on their project and answer any questions the Commission or the public may have. Due to unforeseen circumstances, they are no longer able to attend the hearing noticed for February 28th.

Prepared by: Zoe Zepp, Assistant Planner x5198

Reviewed by: Anna Ginette Quenga, AICP, Principal Planner

Approved by: Melanie Beretti, HCD Acting Chief of Planning

cc: Front Counter Copy; Planning Commission, Monterey County Regional Fire Protection District;
HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Zoe Zepp,

Planner; Anna Ginette Quenga, AICP, Principal Planner; Ma Chun-Tao & Ning Zhang TRS, Property Owner; Aaron Gannage, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis; Project File PLN220352