



County of Monterey Planning Commission

Item No.2

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

Agenda Item No. 2

March 13, 2024

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PLN220063 - CUCCIA COLETTE TR

Public hearing to consider transient use of an existing house and cabin for remuneration (home-stay Short-Term Rental).

Project Location: 28180 Robinson Canyon Rd., Carmel

Proposed CEQA Action: Find the project Categorical Exempt pursuant to CEQA Guidelines Section 15301 and that none of the exceptions listed in Section 15300.1 can be made.

RECOMMENDATION:

It is recommended that the Planning Commission continue the hearing to a date uncertain due to the applicant's personal schedule conflicts and to allow staff time to confirm all structures on the parcel were previously permitted.

PROJECT INFORMATION:

Agent: None

Property Owner: Colette Cuccia

APN: 416-025-008-000

Zoning: LDR/2.5-D-S-RAZ (Low Density Residential 1.5 acres per unit with Design Control, Site Review and Residential Allocation Zoning overlay districts)

Plan Area: Carmel Valley Master Plan

SUMMARY:

The applicant is proposing to permit transient use of a residential property (single family dwelling and cabin/guesthouse) for remuneration. Staff requests continuance for two reasons. One is to allow staff additional time for research on the legality of the existing structures. Another is that the applicant requested the hearing be delayed due to personal scheduling conflicts. Staff recommends the Planning Commission grant the continuance to a date uncertain to ensure the applicant will be able to attend and the additional research is fully concluded.

Prepared by: Mary Israel, Supervising Planner, ext. 5183

Reviewed: Anna Ginette Quenga, AICP, Principal Planner

Approved by: Melanie Beretti, AICP, Acting Chief of Planning

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Anna Ginette Quenga, Principal Planner; Colette Cuccia, Property Owner; Laborers International Union of North America (Lozeau Drury LLP); The Open Monterey Project; LandWatch (Executive Director); Planning File PLN220063.

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