



# County of Monterey

Item No.5

## Zoning Administrator

Legistar File Number: ZA 25-078

Introduced: 12/5/2025

Version: 1

Current Status: Agenda Ready

Matter Type: Zoning Administrator

### PLN250204 - LOEWY PETER H & SUSAN J TRS

Public hearing to consider the demolition of an existing 240 square foot shed, construction of a 2,206 square foot single family dwelling with a basement and an attached 450 square foot garage with associated site improvements, and removal of 10 protected trees.

**Project Location:** 24744 Dolores Street, Carmel, Carmel Land Use Plan

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions under Section 15300.2

### RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a resolution to:

- 1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
- 2) Approve a Combined Development Permit consisting of a:
  - a. Coastal Administrative Permit and Design Approval to allow the demolition of an existing 240 square foot shed and construction of a 2,206 square foot single family dwelling with a basement and an attached 450 square foot garage with associated site improvements; and
  - b. Coastal Development Permit to allow the removal of 10 protected trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**), subject to 11 conditions of approval.

### PROJECT INFORMATION:

**Agent:** Bradley Green

**Property Owner:** Peter H. & Susan J. Loewy

**APN:** 009-111-015-000

**Parcel Size:** 6,024 square feet (0.14 acres)

**Zoning:** Medium Density Residential, 2 acres per unit, and Design Control overlay in the Coastal Zone, or "MDR/2-D (CZ)"

**Plan Area:** Carmel Land Use Plan

**Flagged and Staked:** Yes

**Project Planner:** Jordan Evans-Polockow, Assistant Planner

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SUMMARY/DISCUSSION:

The property is located at 24744 Dolores Street, in Carmel (Assessor's Parcel Number 009-111-015-000), subject to the Carmel Land Use Plan. The parcel is zoned Medium Density Residential, 2 acres per unit, and Design Control overlay, or "MDR/2-D". The proposed project involves the demolition of an existing 240 square foot shed and construction of a 2,206 square foot single family dwelling with a basement and an attached 450 square foot garage with associated site improvements. Associate site improvements include a 237 square foot subterranean patio, a 122 square foot covered patio, and a 10 square foot porch. The project also involves the removal of 10 protected trees, subject to the granting of a Coastal Development Permit. Implementation of the project would require 19 cubic yards of cut and 231 cubic yards of fill. Potable water will be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Carmel Area Wastewater District.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Carmel Land Use Plan (CAR LUP), Carmel Area Coastal Implementation Policy Part 4 (CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Design and Visual Resources

The subject property includes a Design Control Overlay. Title 20, Chapter 20.44 establishes regulations for Design Control zoning, or "D" districts, to help regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of neighborhood character. Residences within the vicinity of the project site align with a blended range of architectural styles, inclusive of suburban mediterranean-style homes with white exterior finishes accompanied by a contrasting trim, to craftsman-style cottage homes and simple suburban beach houses, all with visible influences of mid-century modern design. The proposed single-family dwelling would have a contemporary Northwest modern architectural style with clean lines and mixed materials consisting of earthly tones including a creamy porpoise brown painted stucco, charred cypress resawn timber exterior siding and eave soffit, rough-cut el dorado stone, and blackish dark bronze metal roof, with finishes of enduring bronze brown trim, bronze Hinkley lighting, and a glass view railing. The property is surrounded by mature Monterey pines, Monterey cypress, and few California oak trees, as well as other native vegetation with nearby custom residences. Consistent with Carmel Area Land Use Policy 2.2.2 and CAR CIP section 20.146.030.C.1.d, the project has been designed, sited and conditioned in a manner to ensure minimal visibility from any scenic areas. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood character. Therefore, as designed, sited and conditioned, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity as outlined in the CAR LUP, CAR CIP and Title 20. Additionally, General Plan Policy 26.1.20 requires that all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long-range visibility is reduced of the lighting source, and off-site glare is fully controlled. Therefore, a standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the area.

Map A of the Carmel Land Use Plan titled, “Local Coastal Program General Viewshed”, indicates the subject property is within the public viewshed. Carmel Area LUP Policy 2.2.3.6 requires that structures are subordinate to and blended into the environment and proposes colors and materials that aid reducing visual impacts. As designed and sited, the project proposed as described is consistent with the surrounding neighborhood character, as well as the Visual Resources Chapter of Carmel Area Land Use Plan and would have no impact on visual resources. As confirmed on a site visit, intervening vegetation and existing development block the project site’s visibility from common public viewing areas. Accordingly, the proposed residence and accessory structures would not create any adverse visual impacts. Therefore, as proposed and conditioned, the project assures protection of the public viewshed and visual integrity.

#### Tree Removal

The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development. The project includes an application for the removal of 10 protected trees. Pursuant to Title 20 section 20.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250216; **Exhibit D**) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The Arborist report inventoried a total of 27 protected trees greater than 6 inches in DBH within the subject property and determined that most of these are in the condition of structurally manageable, but in moderate decline. As proposed, 10 trees would be removed with implementation of this project, including 6 Monterey Pines and 4 Monterey cypress. A total of 2 of these trees are considered landmark trees, being greater than 24 inches in diameter with one having 28 inches and the other being 31 inches in diameter, are proposed for removal, both Monterey pines. Additionally, 1 out of the 6 Monterey Pine and 2 out of 4 Monterey Cypress are in poor health condition and would be further impacted by the development. The project as proposed would require a Coastal Development Permit per Title 20 and CAR CIP section 20.146.060.A, to allow removal of 6 Monterey Pines and 4 Monterey cypress. Removal of these trees is consistent with the recommendations of the prepared arborist report, the surrounding neighborhood, the State’s fuel management requirements and guidelines.

CAR CIP section 20.146.060.D.3 states that removal of native trees shall be limited to that which is necessary for the proposed project or which is necessary for the overall health and maintenance of the forest. As discussed in Exhibit A the proposed tree removal is the minimum necessary in this case. Eight of the trees to be removed are within the development footprint. The remaining two trees to be removed are within close proximity to the development, where greater than 50% of their critical root zones will be impacted and are therefore recommended for removal. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development. The subject property is a narrow lot, 6,024 square feet (0.14 acres) in size, and is built to the minimum setback requirements as discussed below. The proposed single-family dwelling is 2,206 square feet which is consistent in size with other single-family dwellings within the surrounding neighborhood. Eight of the trees to be removed are within the development footprint (structure and driveway). The remaining trees to be removed within close proximity (5-10 feet) to the development, where greater than 50% of their critical root zones will be impacted and are therefore recommended for removal. In addition to being impacted by grading activities, the removal of these trees within close proximity to the

development also helps to reduce fuel loads near the proposed residential development, consistent with State fuel management guidelines. Therefore, staff believe that the proposed tree removal is the minimum required under the circumstances of this case.

The arborist recommends the replanting of eight Monterey Pines and four Monterey cypress, with the minimum planting size to be 5-gallon containers per tree. Replanting only twelve trees also ensures the property's fuel loads can be adequately managed. Accordingly, Condition No. 6 requires the applicant to replant eight 5-gallon Monterey pine trees and four 5-gallon Monterey cypress trees.

OTHER AGENCY INVOLVEMENT:

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

Environmental Health Bureau  
HCD-Engineering Services  
HCD-Environmental Services  
Cypress Fire Protection District

LAND USE ADVISORY COMMITTEE

The proposed project was not referred to a LUAC because the Carmel Highlands LUAC currently does not have enough committee members to hold a quorum, therefore staff scheduled the project for the December 11th, 2025, Zoning Administrator hearing.

Prepared by: Jordan Evans-Pollockow, Assistant Planner, (831)-783-7065

Reviewed and approved by: Fionna Jensen, Principal Planner

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution including:

- Conditions of approval
- Site Plans

Exhibit B - Arborist Report

cc: Front Counter Copy; Planning Commission; Cypress Fire Protection District (fire); HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Jordan Evans-Pollockow, Project Planner; Fionna Jensen, Principal Planner; Peter H. & Susan J. Loewy , Property Owner; Bradley Green, Agent; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN250204.