



County of Monterey

Item No.2

Zoning Administrator

Legistar File Number: ZA 24-049

Introduced: 11/1/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN240026 - SHAW SUZANNE SAUNDERS TR

Public hearing to consider action on a Variance to reduce the front and side yard setbacks by 7 feet; and Design Approval for the demolition of an 1,141 square foot existing carport & deck to allow construction of an 842 square foot addition to the first floor, 363 square foot garage/laundry room, 752 square foot wooden deck and 192 square foot shed.

Project Location: 71 Poppy Road, Carmel Valley, Carmel Valley Master Plan

RECOMMENDATION:

Staff recommends the Zoning Administrator take no action on PLN240026 Shaw as a Variance is not required.

PROJECT INFORMATION:

Agent: William Mefford

Property Owner: Suzanne Shaw

APN: 187-503-003-000

Parcel Size: .44 acres

Zoning: LDR/1-D-S-RAZ

Plan Area: Carmel Valley Master Plan

Flagged and Staked: No

SUMMARY/DISCUSSION:

The Shaw Suzanne Saunders TRS application for a Variance and Design Approval (PLN240026) to allow the demolition of an existing 1,141 square foot carport and deck and construction of an addition to a single-family dwelling within the required front setback was publicly noticed for consideration before the Zoning Administrator on November 7, 2024. Subsequent to noticing, staff determined that a Variance to reduce the front setback from 30 feet to 11 feet to allow the proposed addition was not required. Upon further review, the projects meets the setback exception under Title 21 section 21.62.040.F, which says that in any district where 50 percent or more of the building sites on any one block or portion thereof in the same district have been improved with structures, the required front setback shall be a depth equal to the average of the front setbacks of the improved building sites, to a maximum of that specified for the district. The proposed project meets the requirements of this exception and therefore no longer requires a Variance. The remaining entitlement for the project is an Administrative Design Approval, for which the Appropriate Authority is the Chief of Planning. Staff recommends that the Zoning Administrator take no action on PLN240026.

Prepared by: Joseph Alameda, Assistant Planner x7079

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

cc: Front Counter Copy; Zoning Administrator; Anna Ginette Quenga, AICP, Principal Planner; William Mefford, Agent; Suzanne Shaw, Applicant/Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project File PLN240026.