



County of Monterey

Item No.2

Administrative Permit

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

Legistar File Number: AP 24-043

September 04, 2024

Introduced: 8/29/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN230341 - VALLEY POINT LLC

Administrative hearing to construction of a 799 square foot one-story accessory dwelling unit and associated site improvements attached to an existing 3,955 square foot two-story single family dwelling within 750 feet of known archaeological resources.

Project Location: 26346 Valley View Avenue, Carmel

Proposed CEQA action: Consider the Mitigated Negative Declaration (State Clearinghouse No. 2018091028, HCD-Planning File No. PLN170613) and an Addendum pursuant to CEQA Guidelines Section 15164.

RECOMMENDATIONS

It is recommended that the HCD Chief of Planning continue the hearing to the September 18, 2024 Administrative hearing to allow staff time to complete the project resolution.

PROJECT INFORMATION

Agent: Carla Hashimoto

Property Owner: Valley Point LLC

APN: 009-463-003-000

Parcel Size: 0.20 acres (8,836 square feet)

Zoning: Medium Density Residential with 2 units per acre with a Design Control overlay and 18-foot height restriction in the Coastal Zone or "MDR/2-D(18)(CZ)"

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: No

SUMMARY

Staff is recommending a continuance of this Administrative Permit to a date of September 18, 2024, to allow staff time to complete the project resolution.

Prepared by: Kayla Nelson, Associate Planner, x6408

Reviewed and Approved by: Mary Israel, Supervising Planner

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Mary Israel, Supervising Planner; Valley Point LLC, Property Owner; Carla Hashimoto, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230341.