



Monterey County

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

Board Report

Legistar File Number: ZA 19-123

September 12, 2019

Introduced: 9/5/2019

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN180264 - Slama

Public hearing to consider continuing the hearing on an application for the construction of a two-story single-family dwelling (9,420 square feet); an attached accessory dwelling unit (1,197 square foot); a detached one-story second residential dwelling unit meeting the density at the site (949 square feet); and a barn (2,016 square feet).

Project Location: 25003 and 25005 Boots Road, Monterey

Proposed CEQA Action: Find the project is a single-family residence and accessory structures in a residential zone, which qualifies for a class 3 exemption under Section 15303 of the CEQA Guidelines; and there are no exceptions pursuant to Section 15300.2.

PROJECT INFORMATION:

Agent/Owner: Kenneth Slama

APN: 173-062-012-000

Zoning: RDR/5.1-VS (20') - Rural Density Residential/5.1 acres per unit, with a Visual Sensitive Zoning Overlay and a 20-foot maximum height limit.

Parcel Size: 24.25 acres

Plan Area: Greater Monterey Peninsula

Flagged and Staked: Yes

RECOMMENDATION:

It is recommended that the Zoning Administrator continue the public hearing to September 26, 2019.

SUMMARY:

Staff recommends continuing the public hearing on the Slama permit application to the September 26, 2019 Zoning Administrator hearing to allow more time for staff respond to public comments received on the application and to prepare the staff report and resolution for consideration. Comments received on the application involve the type of water quality treatment proposed in light of the challenges received on the Point of Use/Point of Entry ordinance adopted by the Board of Supervisors in July. Staff has coordinated with the applicant and the Environmental Health Bureau and will be prepared to present the item on September 26.

OTHER AGENCY INVOLVEMENT:

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

Environmental Health Bureau

RMA-Public Works

RMA-Environmental Services

Monterey County Regional Fire Protection District

FINANCING:

Funding for staff time associated with this project is included in the FY2019-2020 Adopted Budget for RMA-Planning.

Prepared by: Kenny Taylor, Associate Planner, x5102

Reviewed by: Craig Spencer, Interim Planning Services Manager ext. 5233

Approved by: John M. Dugan, FAICP, RMA Deputy Director of Land use and Development Services

cc: Front Counter Copy; Zoning Administrator; Craig Spencer, RMA Services Manager; Brandon Swanson Interim RMA Chief of Planning; Kenny Taylor, Project Planner; Kenneth Slama, Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Planning File PLN180264