County of Monterey
Zoning Administrator

Item No.1

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

Legistar File Number: ZA 25-020

March 06, 2025

Introduced: 2/27/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN230137 - CAMPBELL S JAMES JR & LYNDA R TRS
Public hearing to consider demolition of an existing 1,173 square foot single family residence, a 364 square foot detached garage, and a 111 square foot guesthouse, and construction of a 3,403 square foot single family dwelling and an attached 805 square foot three-car garage with a second story 606 square foot Accessory Dwelling Unit within the floodway fringe of the Carmel Valley River.
Project Location: 23 Wawona Road, Carmel Valley.
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:
It is recommended that the Zoning Administrator continue the hearing to March 13, 2025.

PROJECT INFORMATION:
Agent: Merritt Hawley
Property Owner: Seth Campbell
APN: 197-101-019-000
Parcel Size: 1.75 acres, or 76,230 square feet
Zoning: Low Density Residential with a 2.5 acres per unit density, Design Control overlay, Site Plan Review overlay, and Residential Allocation Zoning
Plan Area: Carmel Valley Master Plan
Flagged and Staked: Yes

SUMMARY:
The subject property is located at 23 Wawona Road, in Carmel Valley within the unincorporated area of Monterey County. The lot is currently developed with a 1,173-square-foot single-family residence, a 364-square-foot detached garage, and a 111-square-foot guest house. The proposed project includes demolition of the existing structures and construction of a replacement 3,403 square foot single family residence, attached 805 square foot three-car garage with a second story 606 square foot Accessory Dwelling Unit (ADU), and associated site improvements. The project includes removal of 4 non-native trees, development within 200 feet of the Carmel Valley River, replacement of existing fencing, and replacement and expansion of the existing gravel driveway. The project site is supplied water by California American Water, which will continue to serve the proposed main residence. The existing on-site well provide domestic water to the proposed ADU. An alternative onsite wastewater treatment system (OWTS) system is proposed to provide adequate wastewater treatment for the proposed main residence and ADU.

On February 13, 2025 the project was scheduled to be heard by the County of Monterey Zoning Administrator, however due to an unforeseeable emergency at the HCD County offices, the project was continued to a special Zoning Administrator meeting date of March 6, 2025. After noticing the project, the applicant notified staff they would be unable to attend the March 6 hearing. Therefore, staff is recommending the Zoning Administrator continue this hearing to March 13, 2025 to ensure the applicant and/or property owner are able to attend.

LAND USE ADVISORY COMMITTEE

The proposed project was reviewed by the Carmel Valley Land Use Advisory Committee on January 21, 2025. One committee member had concerns regarding the distance of proposed structures to the floodplain and inquired as to whether the project complied with County's Carmel Valley Floodplain Ordinance requirements. The committee recommended approval of the project by a vote of 6-0 in support of the project as proposed (**Exhibit D**). The LUAC had questions about the County's Carmel Valley Floodplain Ordinance and whether the project complied with its requirements.

Prepared by: McKenna Bowling, Assistant Planner
Reviewed and Approved by: Fionna Jensen, Principal Planner (WOC)

The following attachments are on file with the HCD:
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution

- Draft Conditions of Approval
- Site Plan, Elevations & Floor Plans
- Colors and Materials

Exhibit C - Vicinity Map
Exhibit D - LUAC Minutes, dated January 21, 2025
Exhibit E - Biological Assessment

cc: Front Counter Copy; Monterey County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Assistant Planner; Fionna Jensen, Principal Planner (WOC); Seth Campbell, Property Owners; Merritt Hawley, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN230137.