



County of Monterey Planning Commission

Item No.3

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

Agenda Item No.3

May 28, 2025

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PLN240149 - RISDEL INC. AND QUAIL MEADOWS HOMEOWNERS ASSOCIATION

Public hearing to consider a Lot Line Adjustment between three lots of record - Parcel 1 (10 acres); Parcel 2 (2.5 acres), and Parcel 3 (181.42 acres), resulting in three parcels of 9.32 acres (Adjusted Parcel 1), 2.72 acres (Adjusted Parcel 2), and 181.88 acres (Adjusted Parcel 3), construction of a 3,500 square foot subterranean garage, development on slopes in excess of 25%, and the removal of five trees including four oaks and one Monterey pine.

Project Location: Quail Meadows Subdivision - 5477 and 5479 Covey Court, and a non-addressed parcel, Carmel Valley Master Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines sections 15303 and 15305, with no exceptions under Section 15300.2

RECOMMENDATION

It is recommended that the County of Monterey Planning Commission adopt a resolution:

- 1) Finding the project Categorically Exempt pursuant to CEQA Guidelines sections 15303 and 15305, and that no exceptions pursuant to Guidelines section 15300.2 apply; and
- 2) Approving a Combined Development Permit consisting of a:
 - a. Lot Line Adjustment between three lots of record: Parcel 1 (10 acres); Parcel 2 (2.5 acres), and Parcel 3 (181.42 acres), resulting in three parcels containing 9.32 acres (Adjusted Parcel 1), 2.72 acres (Adjusted Parcel 2), and 181.88 acres (Adjusted Parcel 3)
 - b. Use Permit and Design Approval to allow construction of a 3,500 square foot garage;
 - c. Use Permit to allow development on slopes in excess of 25%; and
 - d. Use Permit to allow the removal of four Oaks.

PROJECT INFORMATION

Property Owners: Risdell Inc. (Lots 1 & 2) and Quail Meadows Homeowners Association (Lot 3)

APN's: 157-171-032-000 (Lot 1), 157-171-033-000 (Lot 2), and 157-171-064-000 (Lot 3)

Parcel Sizes: 10, 2.50 and 181.42 acres, respectively

Zoning: Lot 1: LDR/B-6-VS-RAZ (20'), Lot 2: LDR/B-6-D-S-RAZ, Lot 3: O-D-S-RAZ

Plan Area: Carmel Valley Master Plan

Project Planner: Steve Mason, Associate Planner

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SUMMARY

Pursuant to the materials included as **Exhibit B.2** and **Exhibit C**, the applicants are requesting approval of a Combined Development Permit including a Use Permit and Design approval to construct a garage, and a Lot Line Adjustment to shift the boundaries of three parcels. The main purpose of the LLA is to adjust the boundaries of a 2.5-acre lot (Parcel 2) to acquire an area from the neighboring parcel (Parcel 3) for the construction of a 3,500 square-foot garage. The request also includes two Use Permits, one for the removal of four protected trees (Oaks) and another for development on slopes exceeding 25%.

Bottom of Form

On March 12, 2025, the County of Monterey Planning Commission made an “Early Assessment” of a proposed General Plan Amendment (GPA) for the re-zoning of the areas to be transferred among the three parcels. The GPA/re-zone proposal has been dropped from this current application as an alternative permitting pathway to consider the construction of the proposed garage without a GPA has been identified.

Lot 1 (10 acres) is zoned LDR/B-6-VS-RAZ(20') (Low Density Residential / Building Site - Visual Sensitivity, Residential Allocation Zoning [20-foot height limit]). Lot 2 (2.5-acres) is zoned LDR/B-6-D-S-RAZ (Low-Density Residential/Building Site-6, Design Review, Site Plan Review, Residential Allocation Zoning). Lot 3 (181.42 acres) is zoned O-D-S-RAZ (Open Space - Design Control - Site Plan Review - Residential Allocation Zoning).

The proposed garage would be constructed on an area currently part of Lot 3 and zoned Open Space. After implementation of the proposed lot line adjustment, this portion of Lot 3 would be merged into Lot 2; however, the zoning will remain the same (Open Space). The Open Space zoning district requires the granting of a Use Permit to allow the construction of “Any structure or use or removal of any vegetation or natural materials not in keeping with the purpose of this Chapter.” The purpose of the Open Space zoning district is to “promote the rural atmosphere in an otherwise urban or semiurban development and to hold for future generations open space in which trees and plants can grow.” The proposed garage, accessory to the adjacent existing residence on Lot 2, is not in keeping with the purpose of the Open Space zoning district and therefore requires a Use Permit and Design Approval. Parcel 2 is accessed via a private road, Covey Court. However, the parcel boundaries are separated from the access road by a parcel zoned Open Space (Open Space Parcel; Parcel 3). A Private Utility and Driveway Easement is conveyed over this Open Space Parcel to allow Parcel 2 access to Covey Court. Approximately a third of this Private Utility and Driveway Easement is developed with a motor court, retaining wall, and driveway, as allowed under PLN210312. These site improvements are required to ensure adequate access to Covey Court and fire-truck turnaround; however, as with the proposed garage, they also do not further the intent of the Open Space Zoning District. The proposed project involves excavating this hillside, constructing a garage, backfilling and topping the garage with contoured dirt fill, and installing native landscaping. In summary, the hillside will visually look very similar to current conditions with the implementation of the project and will likely have an improved native understory. Given the unique configuration of Parcel 2 (separation from the intended access road), the developed conditions of the Private Utility and Driveway Easement, and the resulting conditions of the parcel once the project is implemented (revegetated with native species), staff believes there are unique circumstances that warrant granting the requested Use Permit. Additionally, as proposed, the development complies with applicable rules and regulations of the 2010 General Plan, Carmel Valley Master

Plan, and Title 21. Also see **Exhibit A**.

The proposed garage, which has increased from approximately 2,900 square feet to 3,500 square feet, requires excavating a hillside in excess of 25% and the removal of five trees, four of which are protected. Accordingly, two Use Permits are requested by the applicant. Development on slopes in excess of 25% has not been minimized. However, General Plan Policy OS-3.5 requires that the appropriate authority find that either there is no alternative to allow development on less steep slopes and/or that the development better meets the resource protection goals and policies of the 2010 General Plan and Carmel Valley Master Plan. As discussed in more detail in **Exhibit A**, the proposed location better protects the forest resources, and there is no alternative that would allow a 3,500 square foot garage to be constructed on slopes entirely less than 25%.

The proposed lot line adjustment would reconfigure three lots of record: Parcel 1 (10 acres); Parcel 2 (2.5 acres), and Parcel 3 (181.42 acres), resulting in three parcels of 9.32 acres (Adjusted Parcel 1), 2.72 acres (Adjusted Parcel 2), and 181.88 acres (Adjusted Parcel 3; Open Space Parcel). Parcel 2's western boundary would be extended further west to include the area to be developed by the proposed garage, which is currently part of Parcel 3. This merge would, however, unintentionally subdivide Parcel 3's northern portion from its southern portion. Therefore, the project involves reducing Parcel 1's western boundary to ensure that Adjusted Parcel 3 has contiguous land. Adjusted Parcel 1, currently developed with a single-family dwelling and zoned LDR/B-6-VS-RAZ(20'), would remain "as-is." Adjusted Parcel 2 would contain the proposed garage and existing residence and would be split zoned LDR/B-6-D-S-RAZ and O-D-S-RAZ. Adjusted Parcel 3 (Open Space Parcel) would continue to be primarily undeveloped and zoned O-D-S-RAZ. The resulting parcels will comply with the applicable requirements of Title 21 (Zoning Ordinance) and Title 19 (Subdivision Ordinance). The proposed lot line adjustment is discussed in more detail in **Exhibit A**.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project:

- Environmental Health Bureau
- HCD-Environmental Services
- HCD-Engineering Services
- Monterey County Regional Fire Protection District

LAND USE ADVISORY COMMITTEE (LUAC)

The project was referred to the Carmel Valley LUAC for review. The LUAC reviewed the project (including a site visit) at a noticed public meeting on December 2, 2024, and voted 5-0, with 2 members absent, to recommend approval of the project without changes. (**Exhibit E**).

Prepared by: Steve Mason, Associate Planner, (831) 759-7375

Reviewed by: Fionna Jensen, Principal Planner, (831) 796-6407

Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with HCD:

Exhibit A - Discussion

Exhibit B - Draft Resolution, including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans, Elevations, and Colors and Materials and Lot Line Adjustment

Exhibit C - Applicants Project Justification Letters

Exhibit D - Arborist Report

Exhibit E - Carmel Valley LUAC Minutes (December 2, 2024)

Exhibit F - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District;
HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau;
Steve Mason, Planner; Fionna Jensen, Principal Planner; Risdell, Inc., Applicant/Owner; Quail
Meadows HOA, Applicant/Owner; Erik Lundquist, Agent; Anthony Lombardo, Agent; Henry
Ruhnke, Architect; The Open Monterey Project; LandWatch (Executive Director); Lozeau
Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240149.