



County of Monterey

Item No.3

Zoning Administrator

Legistar File Number: ZA 25-014

February 27, 2025

Introduced: 2/19/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN240261 - EVERS TODD M & SHARYN F

Public hearing to consider construction of a 5,700 square foot single family dwelling with an attached 804 square foot garage, 256 square foot covered front porch, 224 square foot patio, a 400 square foot detached Accessory Dwelling Unit, and associated site improvements including the removal of three Coast live oak trees.

Project Location: 423 Estrella D'Oro, Monterey

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:

Property Owner: Todd & Sharyn Evers

Agent: Todd Evers

APN: 173-074-004-000

Parcel Size: 0.609 acres or 26, 528 square feet

Zoning: Low Density Residential with a Building Site 6 Overlay, and Design Control Overlay (LDR/B-6-D)

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

SUMMARY:

The proposed project includes construction of a 5,700 square foot single family dwelling with an attached 804 square foot garage, 256 square foot covered front porch, 224 square foot patio, a 400 square foot detached Accessory Dwelling Unit, and associated site improvements including the removal of three Coast live oak trees..

On February 18, 2025 the project was scheduled to be heard by the Greater Monterey Peninsula Land Use Advisory Committee (LUAC), however due to a lack of quorum, the project was continued to the next LUAC meeting date of March 3, 2025. Pursuant to Section 8f of the Board of Supervisors adopted LUAC Procedures, a matter may not be continued more than two times due to a lack of quorum unless requested by the applicant. Therefore, staff is recommending the Zoning Administrator continue this hearing to March 13, 2025 to ensure the project has the opportunity to be heard by the LUAC once more.

OTHER AGENCY INVOLVEMENT:

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

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

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Reviewed and Approved by: Fionna Jensen, WOC Principal Planner, x6407

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; McKenna Bowling, Planner; Fionna Jense, WOC Principal Planner; Todd Evers, Property Owners; Todd Evers, Agent; Planning File PLN40261; The Open Monterey Project (Molly Erickson); Lozeau Drury LLP; LandWatch; Christina McGinnis, Keep Big Sur Wild; Project File PLN240261.