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# MONTEREY COUNTY

## HOUSING AND COMMUNITY DEVELOPMENT

Mike Novo, AICP, Interim Director



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

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### MEMORANDUM

**Date:** April 1, 2021  
**To:** Carmel Valley Land Use Advisory Committee  
**From:** Phil Angelo, Assistant Planner  
**Subject:** PLN200192 (Schwartz)  
**cc:** File

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#### **For Meeting Date: April 19, 2021**

HCD-Planning received an application for a Design Approval to amend approved permit (PLN170572) On October 3, 2020, Robert A. Kahn requested this Design Approval be referred to a public hearing. On March 24, 2021 the applicant modified the original request to include retroactive approval of modifications to the chimney and re-painting of the primary home, and on April 1, 2021 they modified their request to include construction of a new fence. The revised project description is:

A Design Approval to allow: the addition of a 531 square foot studio with (2) skylights and a 63 square foot landing on an existing 2,645 square foot single-family residence; replacement of the exterior siding, doors, and windows on the residence; conversion of the existing attached garage to living space, including removal of the garage door and replacement with lap siding; construction of a new 447 square foot attached two-car carport; construction of a new 4' – 6' cedar fence; painting the exterior of the primary residence a white "swiss coffee" color; finishing of the chimney with a smooth coat stucco and painting it a white "swiss coffee" color, and; adding a metal flue cap to the top of the chimney. The property is located at 24980 Outlook Drive, Carmel (Assessor's Parcel Number 015-522-008-000), Carmel Valley Master Plan.

The application has been referred to the April 19, 2021 meeting of the Carmel Valley LUAC for review consistent with the Land Use Advisory Committee Procedure Guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, because the application includes a proposal for a design approval that is subject to a public hearing. This application will be scheduled for a public hearing before the Zoning Administrator.

The plans and development project application have been uploaded into the County's Accela database. Your comments regarding design review are appreciated. If you have any questions regarding PLN200192, please contact me at either (831) 784-5731 or [angelop@co.monterey.ca.us](mailto:angelop@co.monterey.ca.us).

Documentation uploaded in Accela (<https://aca-prod.accela.com/MONTEREY/Default.aspx> )

- Project application forms
- Project plans
- Photos [two (2) sets under "PHOTOS"]

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