

PLN240104

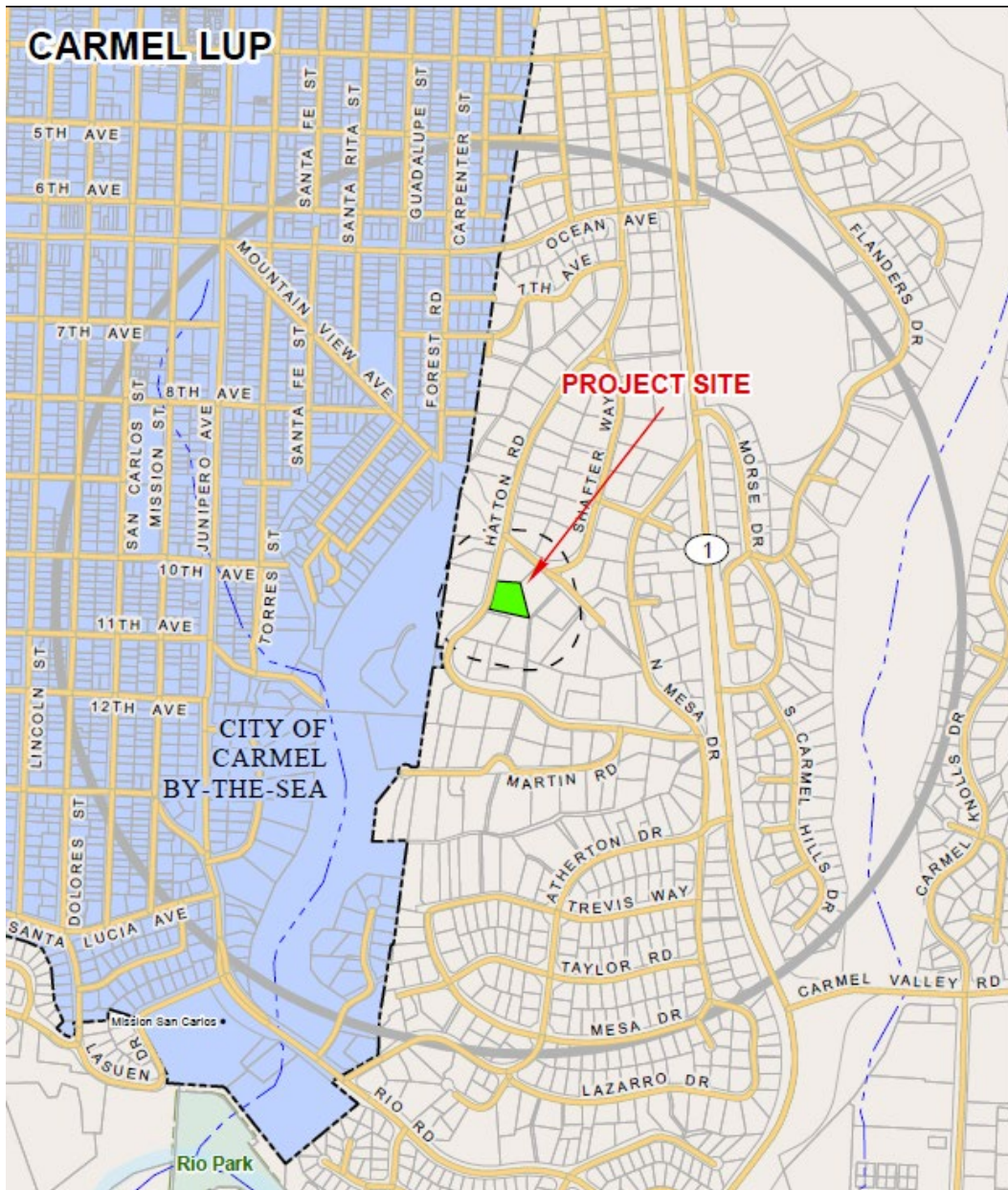
NAGAFUJI MAY KITAYAMA

BOARD OF SUPERVISORS

SEPTEMBER 23RD, 2025

AGENDA ITEM #27





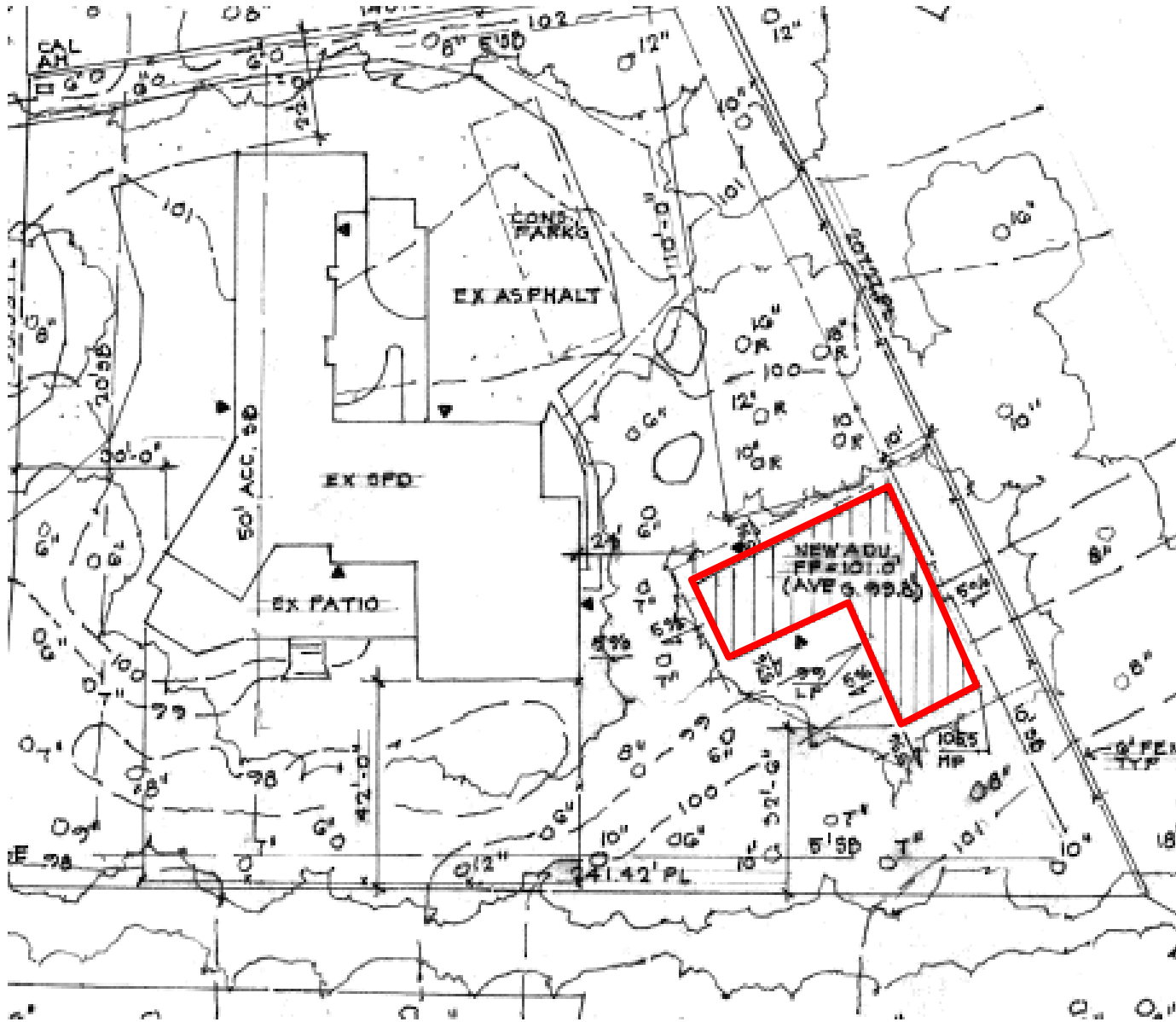
PROJECT SITE

PROJECT LOCATION – 25745 Hatton Rd, Carmel, Carmel, Carmel Area Land Use Plan

ZONING – Medium Density Residential, 2 units per acre, with a Design Control overlay zone in the Coastal Zone or “MDR/2-D(CZ)”

PROJECT DESCRIPTION

Coastal
Administrative
Permit and Design
Approval to allow
construction of a
1,200 square foot
accessory dwelling
unit.



PROCESS

- June 12th, 2025: Monterey County Zoning Administrator considered and approved a Coastal Administrative Permit
- July 10th, 2025: Appellant, Thomas and Anne Russ, timely appealed the June 12th, 2025 decision of the Zoning Administrator, pursuant to Monterey County Code section 20.86.030.A

APPEAL

CONTENTIONS (SUMMARIZED)

1. There was a lack of a fair and impartial hearing.
2. The findings are not supported by the evidence and the decisions is contrary to law as per Monterey County Code, resource constraints, including tree resources, may preclude development of an ADU.

STAFF RESPONSE

1. Proper procedures were followed for both the Land Use Advisory Committee and Zoning Administrator Hearings.
2. The County has reviewed all project materials including submitted arborist reports and determined that as proposed no impacts to forest resources will occur, that the proposed foundation is suitable, and that the proposed location is the most consistent with Monterey County Code.

LUAC

Carmel Highlands LUAC - February 18, 2025
(Continued to a date uncertain)

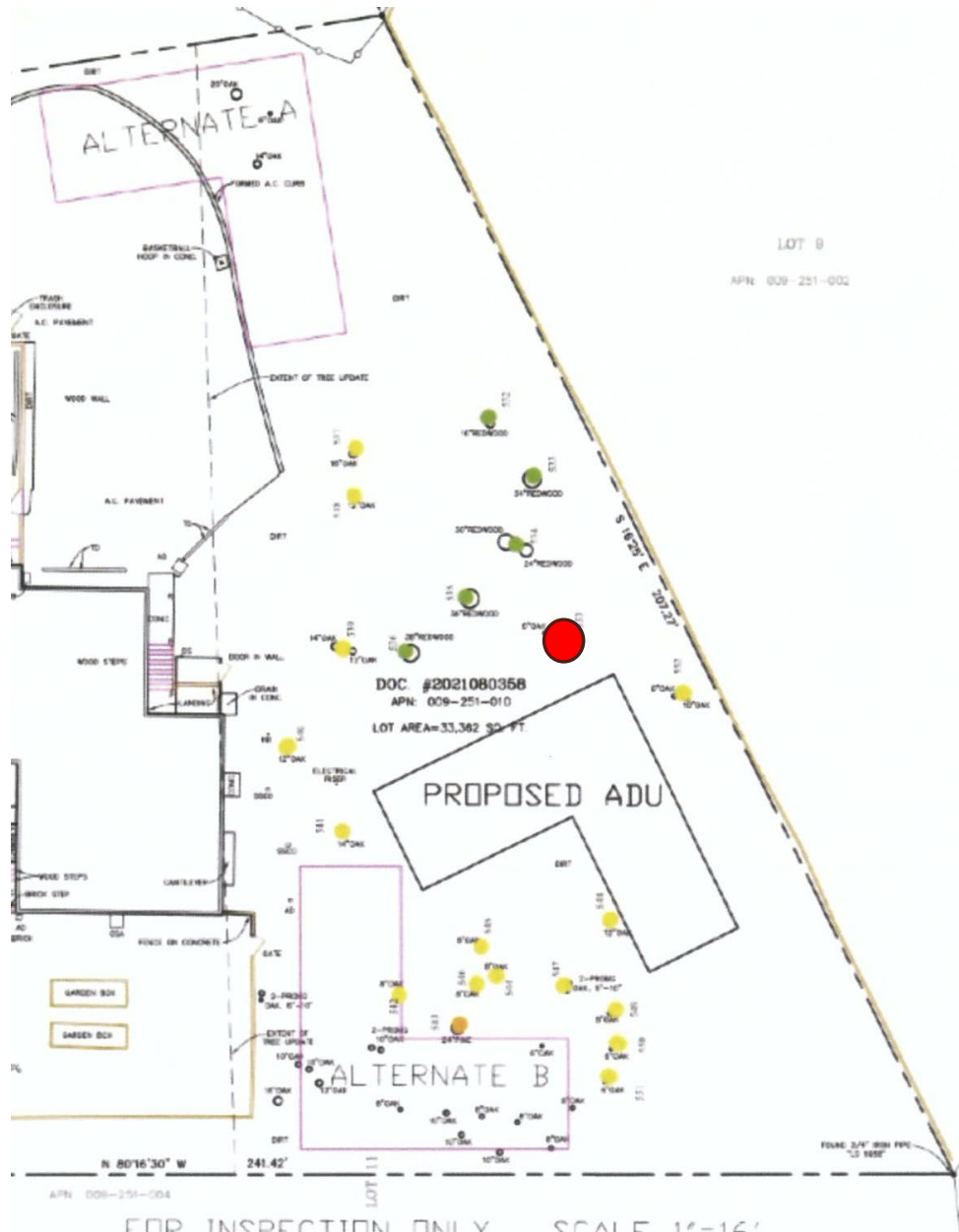
Concerns relating to impacts to nearby
Redwood trees ●

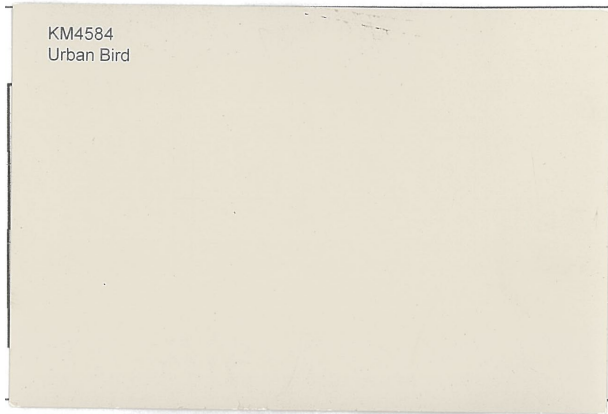
Applicant submitted three project-specific
arborist reports

One hazardous Coast Live Oak removed
(TRM250183) ●

An arborist will monitor all excavation within 10
feet of the proposed structure (Condition No.
4)

Project was not referred back to LUAC due to
lack of quorum





DESIGN

Beige plaster exterior siding

Dark brown metal roofing

Dark brown aluminum window and door frames

STAFF RECOMMENDATION

1. Deny the appeal by Thomas and Anne Russ of the Zoning Administrator's June 12, 2025 decision to approve a Coastal Administrative Permit and Design Approval; and
2. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and no exceptions pursuant to section 15300.2 can be made; and
3. Approve a Coastal Administrative Permit and Design Approval to allow construction of a 1,200 square foot accessory dwelling unit.