

MONTEREY COUNTY

HOUSING AND COMMUNITY DEVELOPMENT

Erik Lundquist, AICP, Director



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

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MEMORANDUM

Date: July 26, 2021
To: Board of Supervisors
From: Phil Angelo, Assistant Planner, HCD-Planning
PLN200192, Schwartz Mal (Agenda Item No. 15)
Subject: Draft Report Errata
cc: HCD-Planning File No. PLN200192, John Bridges, Robert Carver, Robert Kahn (Appellant), Christine Kemp (Appellant), Daniel Peterson (Agent), Mal Schwartz (Applicant), Accela

Attached to this memo is a revised set of conceptual plans transmitted by the Applicant's representative to the Housing and Community Development Department on Monday July 26, 2021. These plans are an update of the plans included in the staff report as "Attachment I – Revised Concept Plans".

The applicant's team has indicated that the revised plans received July 26, 2021 are agreed to by the applicant and appellant. Staff has reviewed the attached plans, and, should the Board of Supervisors elect to act on this matter at the July 27, 2021 public hearing, staff recommends the Board consider as an alternative the draft Resolution and attached plans since the revisions are mutually agreeable. If the Board agrees, staff would further recommend:

- That the Board find that the project qualifies as a Categorical Exemption under CEQA.
- That the permits PLN200192 & DA210122 be approved.
- That the appeal be partially granted, specifically for the granting of the permit while the unpermitted shed condition existed (which would be resolved by the issuance of DA210122).

The changes on the plans between the previous Attachment I and this revised set are as follows:

- The height of the chimney has been lowered to 111' – 0"
- A new termination cap is included for the gas fireplace.
- The skylights and upper windows of the existing shed have been removed.

Please contact me with any questions or concerns at either (831) 784-5731 or AngeloP@co.monterey.ca.us.