

# **County of Monterey**

Government Center - Board Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901



## **Meeting Agenda - Final**

**Wednesday, August 28, 2024**

**9:00 AM**

### **Monterey County Planning Commission**

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Planning Commission alternative actions on any matter before it.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

You may participate through ZOOM. For ZOOM participation please join by computer audio at: <https://montereycty.zoom.us/j/95316276581>

OR to participate by phone call any of these numbers below:

- + 1 669 900 6833 US (San Jose)
- + 1 346 248 7799 US (Houston)
- + 1 312 626 6799 US (Chicago)
- + 1 929 205 6099 US (New York)
- + 1 253 215 8782 US
- + 1 301 715 8592 US

Enter this Meeting ID number 953 1627 6581 when prompted.

**PLEASE NOTE: IF ALL COMMISSIONERS ARE PRESENT IN PERSON, PUBLIC PARTICIPATION BY ZOOM IS FOR CONVENIENCE ONLY AND IS NOT REQUIRED BY LAW. IF THE ZOOM FEED IS LOST FOR ANY REASON, THE MEETING MAY BE PAUSED WHILE A FIX IS ATTEMPTED BUT THE MEETING MAY CONTINUE AT THE DISCRETION OF THE CHAIRPERSON.**

If you choose not to attend the Planning Commission meeting in person, but desire to make general public comment, or comment on a specific item on the agenda, you may do so in two ways:

- a. Submit your comment via email by 5:00 p.m. on the Tuesday prior to the Planning Commission meeting. Please submit your comment to the Clerk at [phearingcomments@co.monterey.ca.us](mailto:phearingcomments@co.monterey.ca.us) . In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Planning Commission Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.
- b. You may participate through ZOOM or telephonically. For ZOOM or telephonic participation please join by computer audio using the links above.

**DOCUMENT DISTRIBUTION:** Documents related to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting shall be available for public inspection at the meeting the day of the Planning Commission meeting and in the Housing and Community Development Office located at 1441 Schilling Place, 2nd Floor, Salinas California. Documents submitted in-person at the meeting, will be distributed to the Planning Commission. All documents

submitted by the public at the meeting the day of the Planning Commission must have no less than sixteen (16) copies. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

**ALTERNATIVE FORMATS:** If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Housing and Community Development at (831) 755-5025.

**INTERPRETATION SERVICE POLICY:** The Monterey County Planning Commission invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the Monterey County Housing and Community Development Department by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting.

**NOTE:** All agenda titles related to numbered agenda items are live web links. Click on the title to be directed to the corresponding staff report and associated documents.

**PUBLIC COMMENT:** Members of the public may address comments to the Planning Commission concerning each agenda item. The timing of public comment shall be at the discretion of the Chair. [this wording gets added under the NOTE description and right before the CALL TO ORDER section]

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas de la Comisión de Planificación sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en: <https://montereycty.zoom.us/j/95316276581>

O para participar por teléfono, llame a cualquiera de estos números a continuación:

- + 1 669 900 6833 US (San Jose)
- + 1 346 248 7799 US (Houston)
- + 1 312 626 6799 US (Chicago)
- + 1 929 205 6099 US (New York)
- + 1 253 215 8782 US

+ 1 301 715 8592 US

**Presione el código de acceso de reunión: 953 1627 6581 cuando se le solicite.**

**TENGA EN CUENTA: SI TODOS LOS COMISIONADOS ESTÁN PRESENTES EN PERSONA, LA PARTICIPACIÓN PÚBLICA DE ZOOM ES SOLO POR CONVENIENCIA Y NO ES REQUERIDA POR LA LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL PRESIDENTE DE LA REUNIÓN.**

**Si decide no asistir a la reunión de la Comisión de Planificación en persona, pero desea hacer comentarios públicos generales o comentar sobre un tema específico de la agenda, puede hacerlo de dos maneras:**

- a. Envíe su comentario por correo electrónico antes de las 5:00 p.m. del martes anterior a la reunión de la Comisión de Planificación. Por favor, envíe su comentario al asistente de la Comisión de Planificación a: [phearingcomments@co.monterey.ca.us](mailto:phearingcomments@co.monterey.ca.us) . En un esfuerzo por ayudar al asistente a identificar el tema de la agenda relacionado con su comentario público, indique en la Línea de Asunto, la audiencia de la reunión (ejemplo, la Junta de la Comisión de Planificación) y número de artículo (ejemplo, artículo n.º 10). Su comentario se incluirá en el registro de la reunión.**
- b. Puede participar a través de ZOOM o telefónicamente. Pará ZOOM o participación telefónica, únase por audio de computadora utilizando los enlaces anteriores.**

**DISTRIBUCIÓN DE DOCUMENTOS:** Los documentos relacionados con los temas de la agenda que se distribuyan a la Comisión de Planificación menos de 72 horas antes de la reunión estarán disponibles para inspección pública en la reunión el día de la reunión de la Comisión de Planificación y en la Oficina de Vivienda y Desarrollo Comunitario ubicada en 1441 Schilling Place, 2nd Floor, Salinas California. Los documentos presentados en persona en la reunión se distribuirán a la Comisión de Planificación. Todos los documentos presentados por el público en la reunión del día de la Comisión de Planificación deben tener no menos de dieciséis (16) copias. Las observaciones recibidas después del tema del programa pasarán a formar parte del acta si se reciben antes de que finalice la sesión.

**FORMATOS ALTERNATIVOS:** Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5025.

**POLÍZA DE SERVICIO DE INTERPRETACIÓN:** Los miembros de la Comisión de Planificación del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un intérprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo piso sur, Salinas – o por teléfono al (831) 755-5025. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un intérprete. Los pedidos se deberán hacer lo más pronto posible, y no más de lo mínimo de 24 horas de anticipo para cualquier reunión.

**NOTA:** Todos los títulos de la agenda relacionados con los puntos numerados de la agenda son enlaces web en vivo. Haga clic en el título para dirigirse al informe del personal correspondiente y los documentos asociados.

**COMENTARIO PÚBLICO:** Los miembros del público pueden dirigir comentarios a la Comisión de Planificación sobre cada punto del orden del día. El momento de los comentarios públicos será a discreción del presidente.

**NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.**

**9:00 A.M. - CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

- Christine Shaw
- Paul C. Getzelman
- Ben Work
- Ernesto G. Gonzalez
- Francisco Javier Mendoza
- Martha Diehl
- Etna Monsalve
- Ramon Gomez
- Amy Roberts
- Katharine Daniels

**PUBLIC COMMENTS**

This is a time set aside for the public to comment on a matter that is not on the agenda.

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

The Commission Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Planning Commission as provided in Sections 54954.2 of the California Government Code.

**COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

This is a time set aside for the Commissioners to comment, request, or refer a matter that is on or not on the agenda.

**9:00 A.M. - SCHEDULED MATTERS**

**1. PLN210098 - COCONUT OAK LLC (FORMERLY LB HOMEBUYERS LLC)**

Continued from the February 28 and July 31, 2024 Planning Commission hearings to consider the establishment of the transient use of a residential property (two existing single family dwellings) for remuneration, commonly known as a short term rental.

**Project Location:** 27610 & 27612 Schulte Road, Carmel Valley

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

**Attachments:** [Staff Report](#)

**2. PLN140602 - JIMENEZ SALVADOR JR. TRUST (A.K.A. THE RED BARN)**

Continued from the July 10, 2024 Planning Commission meeting, public hearing to consider amendment to Use Permits ZA-3117 and ZA-3629, as amended by Zoning Administrator Resolution No. 19-018, to increase the parking and sales area; amend an adopted General Development Plan to allow new uses (such as corporate events, weddings and quinceñeras within the Red Barn structure and electric carts, nursery events, outdoor movies, paintball club outside and allowing construction of on-site storage, shipping containers or similar, for vendors to rent); after-the-fact permitting of grading on slopes greater than 25%; and abating Code Enforcement Case Nos. 20CE00297 and 22CE00422.

**Project Location:** 1000, 1050, 1060 and 1150 North Highway 101, Aromas

**Proposed CEQA action:** Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074.

**Attachments:** [Staff Report](#)

**3. PLN230127 - MCDUGALL AMY E.**

Public hearing to consider the construction of a six-story single-family dwelling with an attached garage, attached accessory dwelling unit, attached junior accessory dwelling unit, covered and uncovered decks, patios, and exterior staircases, and associated site improvements including the removal of Coast live oaks, drilling a domestic well, and development on slopes in excess of 25 percent. This project involves a reduction of the required front, side, and rear setbacks from 5 feet to 0 feet without seeking a Variance.

**Project Location:** 10196 Oakwood Circle, Carmel

**Proposed CEQA action:** Find the project Statutorily Exempt pursuant to CEQA Guidelines section 15270.

**Attachments:** [Staff Report](#)

**4. PLN220359 - CASA ONDULADO LLC (FORMERLY SOSKE ANN ELIZABETH & STEPHEN EDWARD TRS)**

Public hearing to consider a coastal permit to allow a lot line adjustment between two legal lots of record consisting of Lot 1 (APN 008-441-033-000, approximately 5.24 acres) and Lot 2 (APN 008-441-035-000, approximately 1.11 acres), resulting in two parcels containing 5.02 acres (Adjusted Lot 1) and 1.33 acres (Adjusted Lot 2), respectively.

**Project Location:** 1451 Ondulado Road, Pebble Beach & 1467 Padre Lane, Pebble Beach.

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305.

**Attachments:** [Staff Report](#)  
[Exhibit A - Draft Resolution](#)  
[Exhibit B - LUAC Meeting Minutes](#)  
[Exhibit C - Vicinity Map](#)

**5. PLN230133 - WINKLEBLACK ROBERT & TRACY**

Public hearing to consider establishing transient use of a residential property [single-family dwelling] for remuneration (Short-Term Rental).

**Project Location:** 9700 Venado Drive, Carmel Valley

**Proposed CEQA action:** Find the project Categorical Exempt pursuant to Section 15301 of the CEQA Guidelines and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

**Attachments:**     [Staff Report](#)  
                          [Exhibit A - Draft Resolution](#)  
                          [Exhibit B - LUAC Minutes](#)  
                          [Exhibit C - Vicinity Map](#)  
                          [Exhibit D - Public Comment Letters](#)  
                          [Exhibit E - Traffic Study](#)

**OTHER MATTERS****DEPARTMENT REPORT****ADJOURNMENT**





# County of Monterey

## Item No.1

### Board Report

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

Legistar File Number: PC 24-092

August 28, 2024

**Introduced:** 8/20/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

#### **PLN210098 - COCONUT OAK LLC (FORMERLY LB HOMEBUYERS LLC)**

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**Project Location:** 27610 & 27612 Schulte Road, Carmel Valley

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

#### RECOMMENDATIONS

It is recommended that the Planning Commission continue the hearing on this item to a date uncertain.

#### PROJECT INFORMATION

**Agent(s):** Damien Georis / Jay Aburn, Lewis Builders

**Property Owner:** Coconut Oak LLC

**APN:** 416-022-006-000

**Parcel Size:** 2.028 acres

**Zoning:** Low Density Residential, 2.5 acres per unit with Design Control, Site Plan Review, and Residential Allocation zoning overlays or "LDR/2.5-D-S-RAZ"

**Plan Area:** Carmel Valley Master Plan

**Flagged and Staked:** No

**Project Planner:** Christina Vu, Assistant Planner  
(831) 755-5139 or [vuc@countyofmonterey.gov](mailto:vuc@countyofmonterey.gov)

#### SUMMARY/DISCUSSION:

This project was originally scheduled for the February 28, 2024 Planning Commission hearing. Prior to this hearing, HCD-Planning staff received public comments alleging potential violations on the subject property. To allow HCD-Code Compliance staff sufficient time to investigate the alleged violation, the Planning Commission continued the hearing to a date uncertain.

Code Compliance has completed their investigation and found that the complaint had no merit and the case is now closed. Therefore, on July 31, 2024, the proposed short term rental returned before the Planning Commission with a recommendation for approval from staff. During the hearing, the Planning Commission considered the project and found the use of two single family dwellings was inappropriate and made a recommendation that the applicant revise their proposal to include rental of only one of the existing single family dwellings. The Planning Commission voted to continue the hearing to a date

certain of August 28, 2024 as a consent item to allow time for the applicant to prepare a revised application scope and Operation Plan.

As of the preparation date of this report, staff has not received the revised materials from the applicant and the applicant has not communicated a date of which the revised materials would be submitted for review. As such, staff requests the Planning Commission grant a continuance of the hearing to a date uncertain, to allow the applicant additional time to prepare materials for the revised project proposal.

Prepared by: Christina Vu, Assistant Planner, x5139

Reviewed by: Anna Ginette Quenga, AICP, Principal Planner

Approved by: Melanie Beretti, AICP, HCD Acting Chief of Planning

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Christina Vu, Planner; Anna Ginette Quenga, AICP, Principal Planner; Coconut Oak LLC, Property Owners; Damien Georis, Lewis Builders, Agent; Interested Party List; The Open Monterey Project; LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP); Planning File PLN210098.



# County of Monterey Planning Commission

**Item No.1**

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

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**Project Location:** 27610 & 27612 Schulte Road, Carmel Valley

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

### RECOMMENDATIONS

It is recommended that the Planning Commission continue the hearing on this item to a date uncertain.

### PROJECT INFORMATION

**Agent(s):** Damien Georis / Jay Aburn, Lewis Builders

**Property Owner:** Coconut Oak LLC

**APN:** 416-022-006-000

**Parcel Size:** 2.028 acres

**Zoning:** Low Density Residential, 2.5 acres per unit with Design Control, Site Plan Review, and Residential Allocation zoning overlays or "LDR/2.5-D-S-RAZ"

**Plan Area:** Carmel Valley Master Plan

**Flagged and Staked:** No

**Project Planner:** Christina Vu, Assistant Planner  
(831) 755-5139 or [vuc@countyofmonterey.gov](mailto:vuc@countyofmonterey.gov)

### SUMMARY/DISCUSSION:

This project was originally scheduled for the February 28, 2024 Planning Commission hearing. Prior to this hearing, HCD-Planning staff received public comments alleging potential violations on the subject property. To allow HCD-Code Compliance staff sufficient time to investigate the alleged violation, the Planning Commission continued the hearing to a date uncertain.

Code Compliance has completed their investigation and found that the complaint had no merit and the case is now closed. Therefore, on July 31, 2024, the proposed short term rental returned before the Planning Commission with a recommendation for approval from staff. During the hearing, the Planning Commission considered the project and found the use of two single family dwellings was inappropriate and made a recommendation that the applicant revise their proposal to include rental of only one of the existing single family dwellings. The Planning Commission voted to continue the hearing to a date

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As of the preparation date of this report, staff has not received the revised materials from the applicant and the applicant has not communicated a date of which the revised materials would be submitted for review. As such, staff requests the Planning Commission grant a continuance of the hearing to a date uncertain, to allow the applicant additional time to prepare materials for the revised project proposal.

Prepared by: Christina Vu, Assistant Planner, x5139

Reviewed by: Anna Ginette Quenga, AICP, Principal Planner

Approved by: Melanie Beretti, AICP, HCD Acting Chief of Planning

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Christina Vu, Planner; Anna Ginette Quenga, AICP, Principal Planner; Coconut Oak LLC, Property Owners; Damien Georis, Lewis Builders, Agent; Interested Party List; The Open Monterey Project; LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP); Planning File PLN210098.



# County of Monterey

## Item No.2

### Board Report

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

Legistar File Number: PC 24-090

August 28, 2024

**Introduced:** 8/19/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

#### **PLN140602 - JIMENEZ SALVADOR JR. TRUST (A.K.A. THE RED BARN)**

Continued from the July 10, 2024 Planning Commission meeting, public hearing to consider amendment to Use Permits ZA-3117 and ZA-3629, as amended by Zoning Administrator Resolution No. 19-018, to increase the parking and sales area; amend an adopted General Development Plan to allow new uses (such as corporate events, weddings and quinceñeras within the Red Barn structure and electric carts, nursery events, outdoor movies, paintball club outside and allowing construction of on-site storage, shipping containers or similar, for vendors to rent); after-the-fact permitting of grading on slopes greater than 25%; and abating Code Enforcement Case Nos. 20CE00297 and 22CE00422.

**Project Location:** 1000, 1050, 1060 and 1150 North Highway 101, Aromas

**Proposed CEQA action:** Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074.

#### RECOMMENDATION:

It is recommended that the Monterey County Planning Commission continue the hearing on this project to a date uncertain.

#### PROJECT INFORMATION:

**Agent:** Joel Panzer

**Property Owner:** Jimenez Salvador Jr Trust

**APNs:** 141-013-035-000, 141-013-034-000, 141-013-037-000 and 141-131-025-000

**Project Size:** 32 acres

**Zoning:** Light Commercial or "LC" and Rural Density Residential or "RDR"

**Plan Area:** North County Area Plan

**Flagged and Staked:** No

**Planner:** Mary Israel, 755-5183, israelm@countyofmonterey.gov

#### SUMMARY:

The Red Barn is a commercial center focused on a Sunday flea market. It has a large red barn which is an historic structure with a 60-year history of commercial uses inside and around its exterior. Permitted uses consolidated by the Board with Resolution 10-037 included outdoor retail sales and parking. In 2019, a Minor and Trivial Amendment to the Use Permit (Zoning Administrator Resolution No. 19-018) allowed the Red Barn to relocate 17,497 square feet of outdoor retail sales area which had been lost due to the Caltrans San Juan Interchange project in 2015; this resulted in an outdoor sales area of 136,814 and, at the time, indoor sales were not

allowed. With the Red Barn included, the commercial area is roughly equal to the original approval in 1977. PLN140602 proposes an addition of 34,505 square feet of outdoor retail sales area and 18,140 square feet of vehicle access in existing paved areas at the Red Barn/ Jimenez Salvador Jr Trust property, abating Code Enforcement Case No. 20CE00297. The project would provide 758 public parking and 95 vendor parking spaces, including Americans with Disability Act (ADA) accessible spaces. Other uses are described in an amended General Development Plan (GDP).

On July 10, 2024, prior to the originally scheduled hearing, the applicant requested that the Planning Commission continue the hearing to a date certain of August 28, 2024, in order to allow time for the applicant to prepare an update to their amended GDP for consideration. The Planning Commission did not open the discussion of the item. Staff agreed with the applicant's request for continuance so that the Environmental Health Bureau (EHB) and HCD staff could work with the applicant on attenuating the conditions of approval and the Initial Study/Mitigated Negative Declaration in response to a reduced and clarified project. The Planning Commission granted the continuance to a date certain of August 28, 2024.

Although Planning staff has conferred with the applicant and agent(s) on the applicant's proposed GDP redesign and the related CEQA analysis since the applicant's request for continuance on July 10, 2024, the process is not finished. The progress thus far involved meetings with EHB staff and public input on the GDP at a noticed Land Use Advisory Committee hearing on August 7, 2024. The next steps are additional cost and design analysis by the applicant to hone a GDP for decision and clarifications to the CEQA analysis, then the LUAC requested to review the final version of the GDP. Staff will need to re-notice a LUAC hearing to obtain a LUAC recommendation to the Planning Commission. Therefore, staff requests continuance of the item to a date uncertain.

OTHER AGENCY INVOLVEMENT:

The following County agencies or departmental groups reviewed this project:

- The Environmental Health Bureau
- HCD-Engineering Services
  - HCD-Environmental Services
  - Aromas Tri-County Fire Protection District
  - Monterey County Sheriff
  - Office of the County Counsel

Prepared by: Mary Israel, Supervising Planner  
Reviewed by: Anna Ginette Quenga, AICP, Principal Planner  
Approved by: Melanie Beretti, AICP, Acting Chief of Planning

cc: Front Counter Copy; Anna Ginette Quenga, AICP, Principal Planner; Mary Israel, Planner; Joel Panzer, Agent; Dale Ellis, Agent; Jimenez Salvador Jr Trust, Applicant; John Olejnik, CalTrans; Edward Gluhan, Interested Party; Patricia Waibel, Interested Party; Sheila Smith, Interested Party; Ken Tunstall, Interested Party; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN140602.



# County of Monterey Planning Commission

**Item No.2**

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

## Agenda Item No. 2

Legistar File Number: PC 24-090

August 28, 2024

**Introduced:** 8/19/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

### **PLN140602 - JIMENEZ SALVADOR JR. TRUST (A.K.A. THE RED BARN)**

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**Project Location:** 1000, 1050, 1060 and 1150 North Highway 101, Aromas

**Proposed CEQA action:** Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074.

#### RECOMMENDATION:

It is recommended that the Monterey County Planning Commission continue the hearing on this project to a date uncertain.

#### PROJECT INFORMATION:

**Agent:** Joel Panzer

**Property Owner:** Jimenez Salvador Jr Trust

**APNs:** 141-013-035-000, 141-013-034-000, 141-013-037-000 and 141-131-025-000

**Project Size:** 32 acres

**Zoning:** Light Commercial or "LC" and Rural Density Residential or "RDR"

**Plan Area:** North County Area Plan

**Flagged and Staked:** No

**Planner:** Mary Israel, 755-5183, israelm@countyofmonterey.gov

#### SUMMARY:

The Red Barn is a commercial center focused on a Sunday flea market. It has a large red barn which is an historic structure with a 60-year history of commercial uses inside and around its exterior. Permitted uses consolidated by the Board with Resolution 10-037 included outdoor retail sales and parking. In 2019, a Minor and Trivial Amendment to the Use Permit (Zoning Administrator Resolution No. 19-018) allowed the Red Barn to relocate 17,497 square feet of outdoor retail sales area which had been lost due to the Caltrans San Juan Interchange project in 2015; this resulted in an outdoor sales area of 136,814 and, at the time, indoor sales were not allowed. With the Red Barn included, the commercial area is roughly equal to the original approval in 1977. PLN140602 proposes an addition of 34,505

square feet of outdoor retail sales area and 18,140 square feet of vehicle access in existing paved areas at the Red Barn/ Jimenez Salvador Jr Trust property, abating Code Enforcement Case No. 20CE00297. The project would provide 758 public parking and 95 vendor parking spaces, including Americans with Disability Act (ADA) accessible spaces. Other uses are described in an amended General Development Plan (GDP).

On July 10, 2024, prior to the originally scheduled hearing, the applicant requested that the Planning Commission continue the hearing to a date certain of August 28, 2024, in order to allow time for the applicant to prepare an update to their amended GDP for consideration. The Planning Commission did not open the discussion of the item. Staff agreed with the applicant's request for continuance so that the Environmental Health Bureau (EHB) and HCD staff could work with the applicant on attenuating the conditions of approval and the Initial Study/Mitigated Negative Declaration in response to a reduced and clarified project. The Planning Commission granted the continuance to a date certain of August 28, 2024.

Although Planning staff has conferred with the applicant and agent(s) on the applicant's proposed GDP redesign and the related CEQA analysis since the applicant's request for continuance on July 10, 2024, the process is not finished. The progress thus far involved meetings with EHB staff and public input on the GDP at a noticed Land Use Advisory Committee hearing on August 7, 2024. The next steps are additional cost and design analysis by the applicant to hone a GDP for decision and clarifications to the CEQA analysis, then the LUAC requested to review the final version of the GDP. Staff will need to re-notice a LUAC hearing to obtain a LUAC recommendation to the Planning Commission. Therefore, staff requests continuance of the item to a date uncertain.

OTHER AGENCY INVOLVEMENT:

The following County agencies or departmental groups reviewed this project:

The Environmental Health Bureau  
HCD-Engineering Services  
    HCD-Environmental Services  
    Aromas Tri-County Fire Protection District  
    Monterey County Sheriff  
    Office of the County Counsel

Prepared by: Mary Israel, Supervising Planner  
Reviewed by: Anna Ginette Quenga, AICP, Principal Planner  
Approved by: Melanie Beretti, AICP, Acting Chief of Planning

cc: Front Counter Copy; Anna Ginette Quenga, AICP, Principal Planner; Mary Israel, Planner; Joel Panzer, Agent; Dale Ellis, Agent; Jimenez Salvador Jr Trust, Applicant; John Olejnik, CalTrans; Edward Gluhan, Interested Party; Patricia Waibel, Interested Party; Sheila Smith, Interested Party; Ken Tunstall, Interested Party; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN140602.





# County of Monterey

Item No.3

## Board Report

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

Legistar File Number: PC 24-091

August 28, 2024

**Introduced:** 8/20/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

### **PLN230127 - MCDOUGALL AMY E.**

Public hearing to consider the construction of a six-story single-family dwelling with an attached garage, attached accessory dwelling unit, attached junior accessory dwelling unit, covered and uncovered decks, patios, and exterior staircases, and associated site improvements including the removal of Coast live oaks, drilling a domestic well, and development on slopes in excess of 25 percent. This project involves a reduction of the required front, side, and rear setbacks from 5 feet to 0 feet without seeking a Variance.

**Project Location:** 10196 Oakwood Circle, Carmel

**Proposed CEQA action:** Find the project Statutorily Exempt pursuant to CEQA Guidelines section 15270.

### RECOMMENDATION

It is recommended that the Planning Commission continue this item to September 25, 2024.

### PROJECT INFORMATION

**Agent:** Anna Bornstein, EMC Planning Group

**Property Owner:** Amy McDougall (c/o Rene Peinado)

**APN:** 416-542-011-000

**Parcel Size:** 0.081 acres (3,252 square feet)

**Zoning:** Medium Density Residential, 5 units per acre, Design Control overlay, Site Plan Review overlay, Residential Allocation Zoning overlay (MDR/5-D-S-RAZ)

**Plan Area:** Carmel Valley Master Plan

**Flagged and Staked:** No. Visual simulations incorporated into project plans.

**Project Planner:** Fionna Jensen, Senior Planner

JensenF1@countyofmonterey.gov, 831-796-6407

### SUMMARY

The Applicant/Owner was informed on June 14th and July 26th that the Proposed Project was tentatively scheduled for the August 28th Planning Commission hearing. Receiving no objection about the hearing date, staff proceeded with publicly noticing and scheduling PLN230127 for the August 28th Planning Commission hearing.

Chapter 21.78 of the County's Zoning Ordinance establishes the requirements for public noticing of discretionary permits. These requirements are supplemental to Brown Act requirements. Title 21 section 21.78.040 requires that notice of the public meeting be mailed or delivered at least 10 days prior to the public hearing, posting of the public notice on and near the subject property occurs at least

7 days prior to the public hearing, and publishing the notice in at least one newspaper at least 10 days prior to the hearing.

Consistent with County noticing requirements, the Proposed Project was publicly noticed in the newspaper on August 15, 2024 and notices were provided to the Applicant/Owner, Agent, interested parties, and all property owners within 300 feet of the subject property on August 13, 2024. On August 15, 2024, the Applicant/Owner informed HCD-Planning staff that they never agreed to the August 28th Planning Commission hearing date and would not be able to attend as they were out of town. Further, the Applicant/Owner did not post the public notices at three locations on or near the property by August 21st.

Given that the Proposed Project could not be noticed in accordance with County requirements, and the Applicant/Owner is unable to attend the August 28th hearing, staff recommends the Planning Commission continue the item to September 25, 2024. In accordance with noticing requirements, additional noticing will be provided for the September hearing.

Prepared by: Fionna Jensen, Senior Planner  
Reviewed by: Anna Ginette Quenga, AICP, Principal Planner  
Approved by: Melanie Beretti, AICP, Chief of Planning

cc: Front Counter Copy; Planning Commission; Fionna Jensen, Senior Planner, Anna Ginette Quenga, AICP, Principal Planner, Melanie Beretti, AICP, Chief of Planning; Anna Bornstein, EMC Planning Group, Agent; Amy McDougal, Owner; Rene Peinado, Applicant; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Laborers International Union of North America (Lozeau Drury LLP); Interested Party List; Project File PLN230127



# 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

Legistar File Number: PC 24-091

August 28, 2024

**Introduced:** 8/20/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

### **PLN230127 - MCDOUGALL AMY E.**

Public hearing to consider the construction of a six-story single-family dwelling with an attached garage, attached accessory dwelling unit, attached junior accessory dwelling unit, covered and uncovered decks, patios, and exterior staircases, and associated site improvements including the removal of Coast live oaks, drilling a domestic well, and development on slopes in excess of 25 percent. This project involves a reduction of the required front, side, and rear setbacks from 5 feet to 0 feet without seeking a Variance.

**Project Location:** 10196 Oakwood Circle, Carmel

**Proposed CEQA action:** Find the project Statutorily Exempt pursuant to CEQA Guidelines section 15270.

### RECOMMENDATION

It is recommended that the Planning Commission continue this item to September 25, 2024.

### PROJECT INFORMATION

**Agent:** Anna Bornstein, EMC Planning Group

**Property Owner:** Amy McDougall (c/o Rene Peinado)

**APN:** 416-542-011-000

**Parcel Size:** 0.081 acres (3,252 square feet)

**Zoning:** Medium Density Residential, 5 units per acre, Design Control overlay, Site Plan Review overlay, Residential Allocation Zoning overlay (MDR/5-D-S-RAZ)

**Plan Area:** Carmel Valley Master Plan

**Flagged and Staked:** No. Visual simulations incorporated into project plans.

**Project Planner:** Fionna Jensen, Senior Planner

JensenF1@countyofmonterey.gov, 831-796-6407

### SUMMARY

The Applicant/Owner was informed on June 14th and July 26th that the Proposed Project was tentatively scheduled for the August 28th Planning Commission hearing. Receiving no objection about the hearing date, staff proceeded with publicly noticing and scheduling PLN230127 for the August 28th Planning Commission hearing.

Chapter 21.78 of the County's Zoning Ordinance establishes the requirements for public noticing of discretionary permits. These requirements are supplemental to Brown Act requirements. Title 21 section 21.78.040 requires that notice of the public meeting be mailed or delivered at least 10 days prior to the public hearing, posting of the public notice on and near the subject property occurs at least

7 days prior to the public hearing, and publishing the notice in at least one newspaper at least 10 days prior to the hearing.

Consistent with County noticing requirements, the Proposed Project was publicly noticed in the newspaper on August 15, 2024 and notices were provided to the Applicant/Owner, Agent, interested parties, and all property owners within 300 feet of the subject property on August 13, 2024. On August 15, 2024, the Applicant/Owner informed HCD-Planning staff that they never agreed to the August 28th Planning Commission hearing date and would not be able to attend as they were out of town. Further, the Applicant/Owner did not post the public notices at three locations on or near the property by August 21st.

Given that the Proposed Project could not be noticed in accordance with County requirements, and the Applicant/Owner is unable to attend the August 28th hearing, staff recommends the Planning Commission continue the item to September 25, 2024. In accordance with noticing requirements, additional noticing will be provided for the September hearing.

Prepared by: Fionna Jensen, Senior Planner  
Reviewed by: Anna Ginette Quenga, AICP, Principal Planner  
Approved by: Melanie Beretti, AICP, Chief of Planning

cc: Front Counter Copy; Planning Commission; Fionna Jensen, Senior Planner, Anna Ginette Quenga, AICP, Principal Planner, Melanie Beretti, AICP, Chief of Planning; Anna Bornstein, EMC Planning Group, Agent; Amy McDougal, Owner; Rene Peinado, Applicant; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Laborers International Union of North America (Lozeau Drury LLP); Interested Party List; Project File PLN230127



# County of Monterey

## Item No.4

### Board Report

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

Legistar File Number: PC 24-093

August 28, 2024

**Introduced:** 8/22/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

#### **PLN220359 - CASA ONDULADO LLC (FORMERLY SOSKE ANN ELIZABETH & STEPHEN EDWARD TRS)**

Public hearing to consider a coastal permit to allow a lot line adjustment between two legal lots of record consisting of Lot 1 (APN 008-441-033-000, approximately 5.24 acres) and Lot 2 (APN 008-441-035-000, approximately 1.11 acres), resulting in two parcels containing 5.02 acres (Adjusted Lot 1) and 1.33 acres (Adjusted Lot 2), respectively.

**Project Location:** 1451 Ondulado Road, Pebble Beach & 1467 Padre Lane, Pebble Beach.

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305.

#### RECOMMENDATIONS

It is recommended that the Planning adopt a resolution to:

- a. Find the project qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305 and none of the exceptions under Section 15300.2 apply; and
- b. Approve a Coastal Development Permit to allow a Lot Line Adjustment between two (2) legal lots of record: Lot 1 (APN 008-441-033-000, approximately 5.24 acres) and Lot 2 (APN 008-441-035-000, approximately 1.11 acres), resulting in two parcels containing 5.02 acres (Adjusted Lot 1) and 1.33 acres (Adjusted Lot 2), respectively.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 6 conditions of approval.

#### PROJECT INFORMATION

**Agent:** Joel Panzer

**Property Owner:** Casa Ondulado LLC

**APN:** 008-441-033-000 & 008-441-035-000

**Parcel Size:** 5.24 acres & 1.11 acres

**Zoning:** Low Density Residential, 1.5 acres per unit, Design Control Overlay, Coastal Zone or "LDR/1.5-D(CZ)"

**Plan Area:** Del Monte Forest Land Use Plan

**Flagged and Staked:** No

**Project Planner:** Christina Vu, Assistant Planner

(831) 755-5139 or vuc@countyofmonterey.gov

#### SUMMARY

Located approximately 0.15 miles from the coast and over 0.25 miles from Pebble Beach Resort,

the project site is located at 1451 Ondulado Road (Parcel 1) & 1467 Padre Lane (Parcel 2) in Pebble Beach within the Del Monte Forest Land Use Plan. The project involves a Lot Line Adjustment (LLA) between two legal lots of record, Parcel 1 (5.24 acres) and Parcel 2 (1.11 acres), resulting in two parcels containing 5.02 acres (adjusted Parcel 1) and 1.33 acres (adjusted Parcel 2). The purpose of the LLA is to reconfigure the parcel lines to allow direct access from Padre Lane to 1467 Padre Lane. In accordance with Title 20 section 20.14.050, the resulting lots would remain consistent with applicable policies, regulations, and development standards in the Del Monte Forest Land Use Plan (DMF LUP), the Del Monte Forest Coastal Implementation Plan (DMF CIP), and Title 20.

DISCUSSION:

The lot line adjustment would not create new lots (i.e., would not subdivide either of the existing parcels), and would not intensify the combined level of development allowed on the parcels. Parcel 1 is developed with one single-family dwelling, and parcel 2 is current undeveloped.

Necessary public facilities are available to serve both properties. Both of the referenced properties have a verified connection to the Pebble Beach Community Service District for public sewer utilities. As a result of the LLA, Parcel 1 would retain direct access to Ondulado Road and Parcel 2 would be granted direct access to Padre Lane.

Both properties are zoned Low Density Residential, 1.5 acres per unit, Design Control Overlay, Coastal Zone or “LDR/1.5-D(CZ)” and is currently in compliance with the applicable development standards under Title 20 section 20.14.060 and would remain in compliance after the lot line adjustment. Pursuant to Title 20 section 20.14.060.E and 20.14.060.F, the maximum building site coverage in LDR district is 15 percent while the maximum floor area ratio in LDR/1.5 districts is 17.5 percent. Lot 1 is currently developed with approximately 3.9 percent site coverage and approximately 5.4 percent floor area ratio while Lot 2 is currently undeveloped. Lot 1 will be transferring 0.22 acres to Lot 2, slightly changing the allowable site coverage and floor area ratio. The Adjusted Lot 1 will have a total site coverage of approximately 4 percent and a floor area ratio of approximately 5.6 percent, which will conform to zoning district standards. Additionally the proposed LLA will not affect the setbacks of the existing single family dwelling on Lot 1.

CEQA:

The project is categorically exempt from environmental review pursuant to Section 15305 of the CEQA Guidelines, “Minor Alterations to Land Use Limitations”. The Class 5 exemption applies to minor alterations in land use limitations in areas with an average slope of less than 20%. This project qualifies for Class 5 exemptions because it includes a minor lot line adjustment between two legal lots of records. All the necessary reports have been obtained and have determined that it is unlikely there will any impacts to archaeological resources, forest resources or visual impacts. There are no exceptions pursuant to Section 15300.2; the proposed Lot Line Adjustment will not occur in an area with an average slope of 20% or greater, successive projects would not contribute to a significant cumulative impact, there are no unusual circumstances regarding this project that would cause a significant impact to the environment, the proposed development would not result in damages to scenic resources and the project site is not located on or near any hazardous waste sites.

OTHER AGENCY INVOLVEMENT

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

- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- Pebble Beach Community Service District

LUAC:

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on June 6, 2024 and voted unanimously to support the project as proposed. There were no public comments made at this meeting and none have been received by the county regarding this project.

Prepared by: Christina Vu, Assistant Planner, x5139  
Reviewed by: Anna Ginette Quenga, AICP, Principal Planner  
Approved by: Melanie Berreti, AICP, Acting Chief of Planning

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans

Exhibit B - LUAC Meeting Minutes

Exhibit C - Vicinity Map

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Service District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Christina Vu, Planner; Anna Ginette Quenga, AICP, Principal Planner; Casa Ondulado LLC, Property Owners; Joel Panzer, Agent; The Open Monterey Project; LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP); Planning File PLN220359.



# County of Monterey Planning Commission

**Item No.4**

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

## Agenda Item No. 4

Legistar File Number: PC 24-093

August 28, 2024

**Introduced:** 8/22/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

### **PLN220359 - CASA ONDULADO LLC (FORMERLY SOSKE ANN ELIZABETH & STEPHEN EDWARD TRS)**

Public hearing to consider a coastal permit to allow a lot line adjustment between two legal lots of record consisting of Lot 1 (APN 008-441-033-000, approximately 5.24 acres) and Lot 2 (APN 008-441-035-000, approximately 1.11 acres), resulting in two parcels containing 5.02 acres (Adjusted Lot 1) and 1.33 acres (Adjusted Lot 2), respectively.

**Project Location:** 1451 Ondulado Road, Pebble Beach & 1467 Padre Lane, Pebble Beach.

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305.

### RECOMMENDATIONS

It is recommended that the Planning adopt a resolution to:

- a. Find the project qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305 and none of the exceptions under Section 15300.2 apply; and
- b. Approve a Coastal Development Permit to allow a Lot Line Adjustment between two (2) legal lots of record: Lot 1 (APN 008-441-033-000, approximately 5.24 acres) and Lot 2 (APN 008-441-035-000, approximately 1.11 acres), resulting in two parcels containing 5.02 acres (Adjusted Lot 1) and 1.33 acres (Adjusted Lot 2), respectively.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 6 conditions of approval.

### PROJECT INFORMATION

**Agent:** Joel Panzer

**Property Owner:** Casa Ondulado LLC

**APN:** 008-441-033-000 & 008-441-035-000

**Parcel Size:** 5.24 acres & 1.11 acres

**Zoning:** Low Density Residential, 1.5 acres per unit, Design Control Overlay, Coastal Zone or "LDR/1.5-D(CZ)"

**Plan Area:** Del Monte Forest Land Use Plan

**Flagged and Staked:** No

**Project Planner:** Christina Vu, Assistant Planner

(831) 755-5139 or vuc@countyofmonterey.gov

### SUMMARY

Located approximately 0.15 miles from the coast and over 0.25 miles from Pebble Beach Resort,



the project site is located at 1451 Ondulado Road (Parcel 1) & 1467 Padre Lane (Parcel 2) in Pebble Beach within the Del Monte Forest Land Use Plan. The project involves a Lot Line Adjustment (LLA) between two legal lots of record, Parcel 1 (5.24 acres) and Parcel 2 (1.11 acres), resulting in two parcels containing 5.02 acres (adjusted Parcel 1) and 1.33 acres (adjusted Parcel 2). The purpose of the LLA is to reconfigure the parcel lines to allow direct access from Padre Lane to 1467 Padre Lane. In accordance with Title 20 section 20.14.050, the resulting lots would remain consistent with applicable policies, regulations, and development standards in the Del Monte Forest Land Use Plan (DMF LUP), the Del Monte Forest Coastal Implementation Plan (DMF CIP), and Title 20.

DISCUSSION:

The lot line adjustment would not create new lots (i.e., would not subdivide either of the existing parcels), and would not intensify the combined level of development allowed on the parcels. Parcel 1 is developed with one single-family dwelling, and parcel 2 is current undeveloped.

Necessary public facilities are available to serve both properties. Both of the referenced properties have a verified connection to the Pebble Beach Community Service District for public sewer utilities. As a result of the LLA, Parcel 1 would retain direct access to Ondulado Road and Parcel 2 would be granted direct access to Padre Lane.

Both properties are zoned Low Density Residential, 1.5 acres per unit, Design Control Overlay, Coastal Zone or “LDR/1.5-D(CZ)” and is currently in compliance with the applicable development standards under Title 20 section 20.14.060 and would remain in compliance after the lot line adjustment. Pursuant to Title 20 section 20.14.060.E and 20.14.060.F, the maximum building site coverage in LDR district is 15 percent while the maximum floor area ratio in LDR/1.5 districts is 17.5 percent. Lot 1 is currently developed with approximately 3.9 percent site coverage and approximately 5.4 percent floor area ratio while Lot 2 is currently undeveloped. Lot 1 will be transferring 0.22 acres to Lot 2, slightly changing the allowable site coverage and floor area ratio. The Adjusted Lot 1 will have a total site coverage of approximately 4 percent and a floor area ratio of approximately 5.6 percent, which will conform to zoning district standards. Additionally the proposed LLA will not affect the setbacks of the existing single family dwelling on Lot 1.

CEQA:

The project is categorically exempt from environmental review pursuant to Section 15305 of the CEQA Guidelines, “Minor Alterations to Land Use Limitations”. The Class 5 exemption applies to minor alterations in land use limitations in areas with an average slope of less than 20%. This project qualifies for Class 5 exemptions because it includes a minor lot line adjustment between two legal lots of records. All the necessary reports have been obtained and have determined that it is unlikely there will any impacts to archaeological resources, forest resources or visual impacts. There are no exceptions pursuant to Section 15300.2; the proposed Lot Line Adjustment will not occur in an area with an average slope of 20% or greater, successive projects would not contribute to a significant cumulative impact, there are no unusual circumstances regarding this project that would cause a significant impact to the environment, the proposed development would not result in damages to scenic resources and the project site is not located on or near any hazardous waste sites.

OTHER AGENCY INVOLVEMENT

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

- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- Pebble Beach Community Service District

LUAC:

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on June 6, 2024 and voted unanimously to support the project as proposed. There were no public comments made at this meeting and none have been received by the county regarding this project.

Prepared by: Christina Vu, Assistant Planner, x5139  
Reviewed by: Anna Ginette Quenga, AICP, Principal Planner  
Approved by: Melanie Berreti, AICP, Acting Chief of Planning

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans

Exhibit B - LUAC Meeting Minutes

Exhibit C - Vicinity Map

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Service District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Christina Vu, Planner; Anna Ginette Quenga, AICP, Principal Planner; Casa Ondulado LLC, Property Owners; Joel Panzer, Agent; The Open Monterey Project; LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP); Planning File PLN220359.

# Exhibit A

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# DRAFT RESOLUTION

## Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:

**CASA ONDULADO LLC (FORMERLY SOSKE ANN ELIZABETH & STEPHEN EDWARD TRS) (PLN220359)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Planning Commission:

- 1) Finding that the project is a minor lot line adjustment, which qualifies as a Class 5 Categorical Exemption pursuant to Section 15305(a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Coastal Development Permit to allow a Lot Line Adjustment between two (2) legal lots of record: Lot 1 (APN 008-441-033-000, approximately 5.24 acres) and Lot 2 (APN 008-441-035-000, approximately 1.11 acres), resulting in two parcels containing 5.02 acres (Adjusted Lot 1) and 1.33 acres (Adjusted Lot 2), respectively.

[PLN220359 CASA ONDULADO LLC (FORMERLY SOSKE ANN ELIZABETH & STEPHEN EDWARD TRS), 1451 ONDULADO ROAD, PEBBLE BEACH & 1467 PADRE LANE, PEBBLE BEACH, DEL MONTE FOREST LAND USE PLAN (APNs: 008-441-033-000 & 008-441-035-000)]

**The CASA ONDULADO LLC (FORMERLY SOSKE ANN ELIZABETH & STEPHEN EDWARD TRS) application (PLN220359) came before the Monterey County Planning Commission on August 28, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Planning Commission finds and decides as follows:**

### FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - the 1982 Monterey County General Plan;
  - The Subdivision Map Act;
  - Del Monte Forest Land Use Plan (DMF LUP);

- Monterey County Coastal Implementation Plan, Part 5 (DMF CIP);
- Monterey County Zoning Ordinance (Title 20); and
- Monterey County Subdivision Ordinance (Title 19).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The project involves a Lot Line Adjustment (LLA) between two legal lots of record, Lot 1 (5.24 acres) and Lot 2 (1.11 acres), resulting in two lots containing 5.02 acres (Adjusted Lot 1) and 1.33 acres (Adjusted Lot 2). The purpose of the LLA is to reconfigure the parcel lines to allow access from Padre Lane to Lot 2.
- c) The properties are located at 1451 Ondulado Road, Pebble Beach & 1467 Padre Lane, Pebble Beach, Del Monte Forest Land Use Plan (Assessor's Parcel Numbers [APNs] 008-441-033-000 & 008-441-035-000). The parcels are zoned Low Density Residential, 1.5 acres per unit, Design Control Overlay, Coastal Zone or "LDR/1.5-D(CZ)," which allows lot line adjustments with the granting of a Coastal Development Permit. As demonstrated in Finding 5 and supporting evidence, the project complies with all regulations within section 19.09 "Lot Line Adjustments" of the Monterey County Code. Aside from the proposed driveway, no additional development is proposed with this Lot Line Adjustment. The reconfiguration of the parcels will not otherwise intensify water use, create new building or potential development beyond what currently exists. Therefore, the project is an allowed land use for this site.
- d) Pursuant to Title 20 section 20.70.120.B, the maintenance, alteration, or addition to existing structures other than single-family dwellings and public works facilities that do not involve a risk of adverse environmental impact are exempt from a Coastal Development Permit. A biological assessment report (LIB230202), prepared by Biologist Jeffrey B. Froke, found no special or special status species of plantlife of wildlife on the property and concluded that it is unlikely that the special species within Pebble Beach would move to occupy the subject property. Additionally, an arborist report (LIB240199), prepared by Certified Arborist Frank Ono , concluded that the proposed driveway is designed to maintain the existing oak trees and allow them to exist and regenerate over time. Therefore, the proposed driveway for Lot 2 does not require a Discretionary Permit. There is no tree removal proposed at this time.
- e) Lot 1 is developed with a single family dwelling and accessory structures built in 1924 and has since been maintained and renovated (Building Permits Nos. 22CP01321, 22CP01740, & 22CP03658), Lot 2 is currently undeveloped.
- f) Lot Legality. The subject properties (5.24 acres and 1.11 acres in size), APNs: 008-441-033-000 & 008-441-035-000, are identified as the most Southernly corner of Lot 100, as the same is shown and so designated on that certain map entitled, Map of "Amended Map of Pebble Beach", filed in Volume 2 of Maps, "Cities and Towns", on page 31 and 31-A & Lot 99 on the "Amended Map of Pebble Beach" filed in Volume 2 of

Maps, “Cities and Towns” on Page 31 in Monterey County Records. Therefore, the County recognizes the subject properties as legal lots.

- g) At this time, County is only authorizing and granting a permit for a LLA. For any future structural development on the adjusted parcels, the applicants must obtain the proper permits from the County and comply with the development standards, other policies, and regulations at the time.
- h) Development Standards. The development standard for minimum lot size in the LDR/1.5-D(CZ) zoning district is identified in Title 20 section 20.14.060.A, which identifies a minimum building site as one acre. Lot 1 contains 5.24 acres and Lot 2 contains 1.11 acres. As proposed, adjusted Lot 1 contains 5.02 acres and adjusted Lot 2 contains 1.33 acres. Both parcels will be in conformance with the minimum building site requirement of LDR. The granting of this Coastal Development Permit to allow a lot line adjustment will not adversely affect the minimum lot size requirements for parcels within the LDR district. Pursuant to Title 20 section 20.14.060.E and 20.14.060.F, the maximum building site coverage in LDR district is 15 percent while the maximum floor area ratio in LDR/1.5 districts is 17.5 percent. Lot 1 is currently developed with approximately 3.9 percent site coverage and approximately 5.4 percent floor area ratio while Lot 2 is currently undeveloped. Lot 1 will be transferring 0.22 acres to Lot 2, slightly changing the allowable site coverage and floor area ratio. The Adjusted Lot 1 will have a total site coverage of approximately 4 percent and a floor area ratio of approximately 5.6 percent, which will conform to zoning district standards.
- i) Land Use Advisory Committee (LUAC) Review. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on June 6, 2024 and voted unanimously to support the project as proposed. There were no public comments made at this meeting and none have been received by the county regarding this project.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220359.

**2. FINDING:** **SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach CSD (fire). County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended by HCD Planning have been incorporated.
  - b) Staff identified potential impacts on biological resources, impacts on trees, and sight distance. The following reports has been prepared:

- Biological Resource Report (LIB230202) prepared by Jeffrey B. Froke, Pebble Beach, CA, July 10, 2023.
- Arborist Report (LIB240199) prepared by Frank Ono, Pacific Grove, CA, August 18, 2023.
- Sight Distance Review (LIB230203) prepared by Hexagon Transportation Consultants, Inc, San Jose, CA, April 27, 2023.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

- c) The LLA will facilitate the creation of a new access road (driveway) from Lot 2 to Padre Lane. As illustrated in the attached plans, the proposed driveway location is directly across the intersection of Padre Lane and Cabrillo Road. A Sight Distance Review was completed by Hexagon Transportation Consultants, Inc. The report reviewed the sight distance of the proposed driveway with relation to pedestrian, bicyclist, and motorist safety. The report concluded with recommendations that the driveway be designed with sight triangles so that exiting vehicles can see bicycles and motor vehicles in the street and for vegetation taller than three feet be removed within the sight distance triangle. The proposed driveway design received approval from the Pebble Beach Company Architectural Review Board on May 15, 2023, and implementation of the referred recommendation above would be enforced by Pebble Beach CSD (fire).
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220359.

**3. FINDING: HEALTH AND SAFETY** – The establishment, maintenance, or operation of the project applied for will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach CSD. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Both of the referenced properties have a verified connection to the Pebble Beach Community Service District for public utilities.
  - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220359.

**4. FINDING: NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any



other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
  - b) There are no known violations on the subject parcels.
  - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220359.

- 5. FINDING: LOT LINE ADJUSTMENT** - Section 66412 of the California Government Code (Subdivision Map Act) Title 19 (Subdivision Ordinance) of the Monterey County Code states that lot line adjustments may be granted based upon the following findings:
- 1. The lot line adjustment is between four (or fewer) existing adjoining parcels;
  - 2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment;
  - 3. The parcels resulting from the lot line adjustment conforms to the County’s general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

- EVIDENCE:**
- a) The parcels are zoned Low Density Residential, 1.5 acres per unit, Design Control Overlay, Coastal Zone or “LDR/1.5-D(CZ).” As discussed in Finding 1, development on the resulting parcel will continue to be consistent with the zoning.
  - b) The LLA is between two legal lots of record, Lot 1 (5.24 acres) and Lot 2 (1.11 acres), resulting in two parcels containing 5.02 acres (adjusted Lot 1) and 1.33 acres (adjusted Lot 2). The lot line adjustment will not create a greater number of parcels than originally existed. Two contiguous separate legal parcels of record will be adjusted and two contiguous separate legal parcels of record will result from the adjustment. Lot 1 is directly connected to Lot 2, the LLA would create direct access from Padre Lane to Lot 2. No new parcels will be created.
  - c) The lot line adjustment is between four (or fewer) existing adjoining parcels that the County recognizes as legal lots of record (See Finding 1 Evidence “e”).
  - d) The proposed lot line adjustment is consistent with Monterey County Subdivision Ordinance (Title 19) and Monterey County Zoning Ordinance (Title 20). (See Finding Nos. 1, 2, and 3; and supporting evidence)
  - e) As an exclusion to the Subdivision Map Act, the Lot Line Adjustment does not require the recordation of a map. To appropriately document the boundary changes, the Owner/Applicant shall record a deed for the respective parcels to reflect the adjustment (Condition No. 3) and a Certificate of Compliance for each new lot shall be filed per a standard condition of approval (Condition No. 4).
  - f) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN220359.

6. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15305 categorically exempts minor lot line adjustments that do not result in the creation of any new parcel.
  - b) The project involves a Lot Line Adjustment (LLA) between two legal lots of record, Lot 1 (5.24 acres) and Lot 2 (1.11 acres), resulting in two parcels containing 5.02 acres (adjusted Lot 1) and 1.33 acres (adjusted Lot 2). No new lots will be created by the lot line adjustment. No demolition, construction, or other type of development is proposed under this entitlement. However, ministerial permitting of any future driveway realignment would be required.
  - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. Although according to Title 20 section 20.06.310.4b, a lot line adjustment is defined as development, the proposed lot line adjustment will not intensify the level of development allowed on the parcels.
  - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220359.
7. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Board of Supervisors. Section 19.01.050.A of the Monterey County Subdivision Ordinance (Title 19 – Coastal Zone) and Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20) allow an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
  - b) Coastal Commission. Section 20.86.080.A.3 of the Monterey County Zoning Ordinance (Title 20). The project is subject to appeal by/to the California Coastal Commission because the project site is between the sea and first public road and the project includes development that is permitted in the underlying zone as a conditional use.

**DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Planning Commission does hereby:

1. Find the project qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305 and none of the exceptions under Section 15300.2 apply; and
2. Approve a Coastal Development Permit to allow a Lot Line Adjustment between two (2) legal lots of record: Lot 1 (APN 008-441-033-000, approximately 5.24 acres) and Lot 2 (APN 008-441-035-000, approximately 1.11 acres), resulting in two parcels containing 5.02 acres (Adjusted Lot 1) and 1.33 acres (Adjusted Lot 2), respectively.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 28<sup>th</sup> day of August, 2024.

\_\_\_\_\_  
Melanie Beretti, AICP  
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

**NOTES**

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or

until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD- Planning and HCD- Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 1-27-2021

# County of Monterey HCD Planning

## DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN220359

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Coastal Development Permit (PLN220359) allow a Lot Line Adjustment between two (2) legal lots of record: Lot 1 (APN 008-441-033-000, approximately 5.24 acres) and Lot 2 (APN 008-441-035-000, approximately 1.11 acres), resulting in two parcels containing 5.02 acres (Adjusted Lot 1) and 1.33 acres (Adjusted Lot 2), respectively. The property is located at 1451 Ondulado Road & 1467 Padre Lane, Pebble Beach (Assessor's Parcel Numbers 008-441-033-000 & 008-441-035-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

## 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Condition/Mitigation** The applicant shall record a Permit Approval Notice. This notice shall state:

**Monitoring Measure:** "A Coastal Development Permit (Resolution Number \_\_\_\_\_) was approved by the Planning Commission for Assessor's Parcel Numbers 008-441-033-000 & 008-441-035-000 on August 28, 2024. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

**Compliance or** Prior to the issuance of grading and building permits, certificates of compliance, or  
**Monitoring** commencement of use, whichever occurs first and as applicable, the Owner/Applicant  
**Action to be** shall provide proof of recordation of this notice to the HCD - Planning.  
**Performed:**

### 3. LOT LINE ADJUSTMENT DEED (NON-STANDARD CONDITION)

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Owner(s)/Applicant(s) shall prepare, execute and record deeds that reflect the lot line adjustment as required by California Government Code §66412(d) and request an unconditional Certificate of Compliance for each of the adjusted parcels. (HCD-Planning)

**Compliance or Monitoring Action to be Performed:**

1. An updated title report (current within 30 days) for each subject parcel of the lot line adjustment.
2. Draft legal descriptions, plats and closure calculations for each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B."
3. Draft deeds for all adjustment parcels, being all areas being conveyed by Owners in conformance to the approved lot line adjustment. The deeds shall contain a legal description and plat of the areas to be conveyed in conformance to the approved lot line adjustment. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B." The deed shall comply with the Monterey County Recorder's guidelines as to form and content.
  - a. The Owner(s)/Applicant(s) shall be responsible for ensuring the accuracy and completeness of all parties listed as Grantor and Grantee on the deeds.
  - b. Each deed shall state in the upper left corner of the document the party requesting the recording and to whom the recorded document shall be returned.
  - c. The purpose of the deed shall be stated on the first page of the deed, as follows:  
"The purpose of this deed is to adjust the parcel boundaries in conformance to the lot line adjustment approved by the County of Monterey, PLN220359. This deed is being recorded pursuant to §66412(d) of the California Government Code and shall reconfigure the subject parcels in conformance to said approved lot line adjustment."

PLEASE NOTE: Owner(s) is/are responsible for securing any reconveyance, partial reconveyance and/or subordination in connection with any loan, mortgage, lien or other financial obligation on all property being transferred between parties.

4. Following review and any corrections of the legal descriptions and plats by County Surveyor:
  - a. Owner/Applicant submit copies of the fully executed and acknowledged deed(s) for the adjustment parcels to the project planner for review & approval by County Surveyor
  - b. Owner/Applicant shall submit the legal description and plat for each Certificate of Compliance to HCD-Planning for final processing.
  - c. Using a title company, execute the deeds before a notary public, and have the deeds recorded.
  - d. Owner/Applicant shall submit copies of all recorded deeds to the project planner.

#### 4. PD045 - COC (LOT LINE ADJUSTMENTS)

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall request unconditional Certificates of Compliance for the newly configured parcels. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the expiration of the entitlement, the Owner/Applicant/Surveyor shall prepare legal descriptions for each newly configured parcel and submit them to HCD -Planning for review and approval. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the Certificates of Compliance.

Prior to the expiration of the entitlement and after the Certificates are recorded, the Owner/Applicant shall file a request and pay the fees for separate assessments or combination assessments (for lot mergers) with the Assessor's Office.

#### 5. PD006(A) - CONDITION COMPLIANCE FEE

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

**Compliance or Monitoring Action to be Performed:** Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.



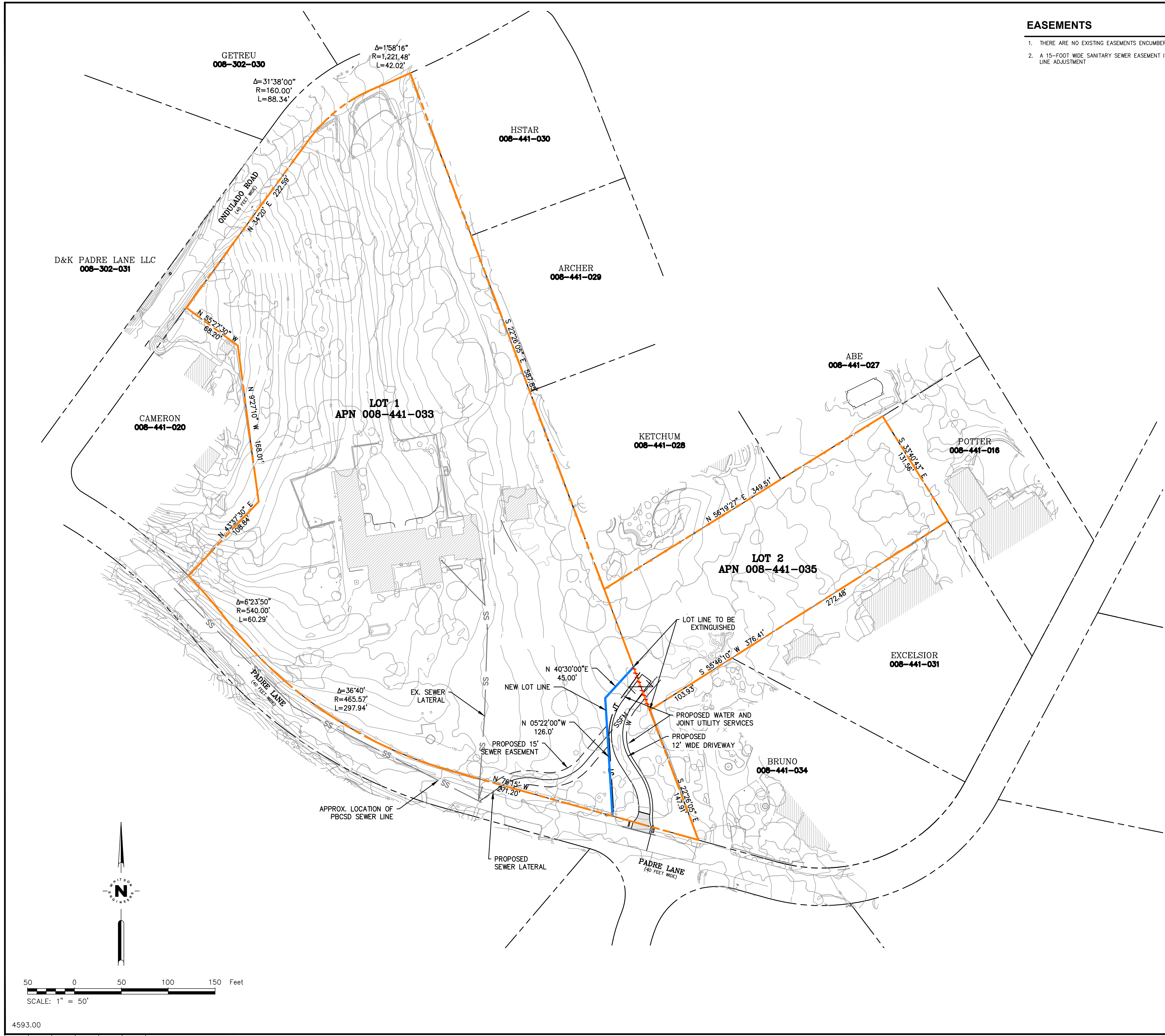
## 6. CC01 INDEMNIFICATION AGREEMENT

**Responsible Department:** County Counsel-Risk Management

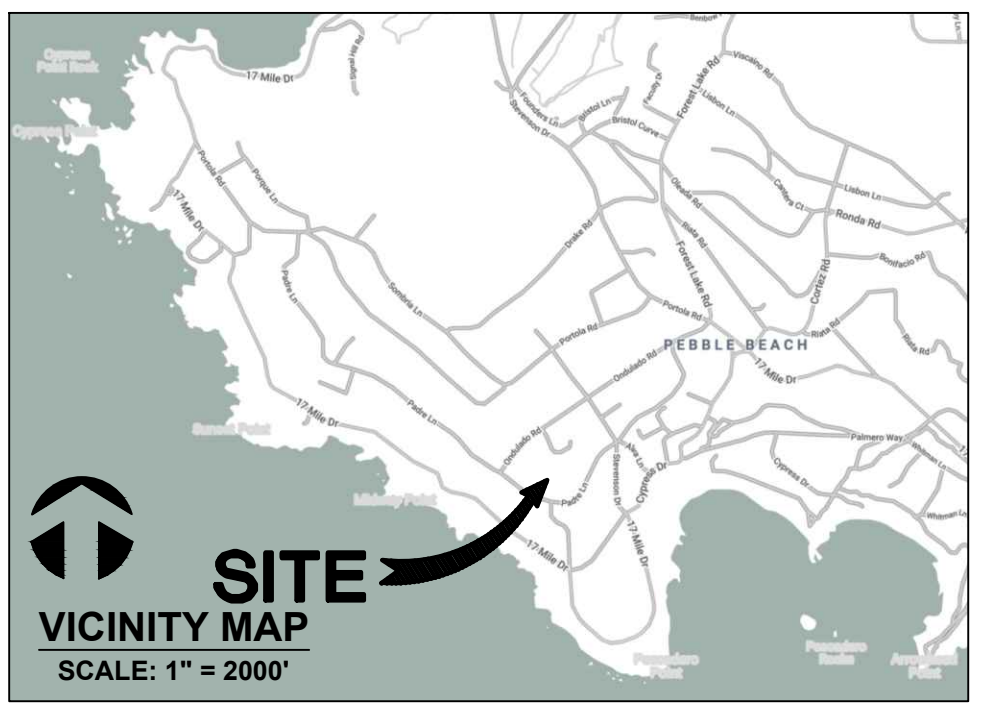
**Condition/Mitigation Monitoring Measure:** The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel-Risk Management)

**Compliance or Monitoring Action to be Performed:** Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management



- EASEMENTS**
1. THERE ARE NO EXISTING EASEMENTS ENCUMBERING THE PROPERTY
  2. A 15-FOOT WIDE SANITARY SEWER EASEMENT IS PROPOSED AS PART OF THIS LOT LINE ADJUSTMENT



**LEGEND**

	BOUNDARY OF SUBJECT PROPERTIES
	PROPOSED ADJUSTED LOT LINE
	LOT LINE TO BE EXTINGUISHED
	EXISTING ELEVATION CONTOUR
	EXISTING ROAD / DRIVEWAY
	PROPOSED EASEMENT

OWNER	APPLICANT
CASA ONDULADO, LLC P.O. BOX 412 WESTWOOD, MA 02090	JOEL PANZER MAUREEN WRUCK PLANNING CONSULTANT 21 WEST ALJAL STREET, SUITE 111 SALINAS, CA 93901

**PARCEL INFORMATION**

SITE ADDRESS	
APN 008-441-033 1457 PADRE LANE PEBBLE BEACH, CA 93953	APN 008-441-035 1467 PADRE LANE PEBBLE BEACH, CA 93953

**EXISTING PARCELS:**

LOT 1:	APN 008-441-033	5.24 +/- ACRES
LOT 2:	APN 008-441-035	1.11 +/- ACRES

**ADJUSTED PARCELS:**

LOT 1:	5.02 +/- ACRES
LOT 2:	1.33 +/- ACRES

**EXISTING ZONING:** LDR/1.5-D(CZ)

- GENERAL NOTES**
1. SUBJECT PROPERTIES ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN. FIRM PANEL 06053C0304H
  2. IMPROVEMENTS: 12' WIDE DRIVEWAY AND SANITARY SEWER LATERAL PROPOSED WITH THIS LOT LINE ADJUSTMENT.
  3. NO VEGETATION REMOVAL IS PROPOSED IN THIS LOT LINE ADJUSTMENT.
  4. WATER SUPPLY: CALIFORNIA AMERICAN WATER CO.  
SEWAGE COLLECTION: PEBBLE BEACH COMMUNITY SERVICES DISTRICT  
GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
  5. SOURCE OF TOPOGRAPHIC DATA: APN 008-441-033 AND -035: SURVEYED IN OCTOBER, 2022 BY CENTRAL COAST SURVEYORS

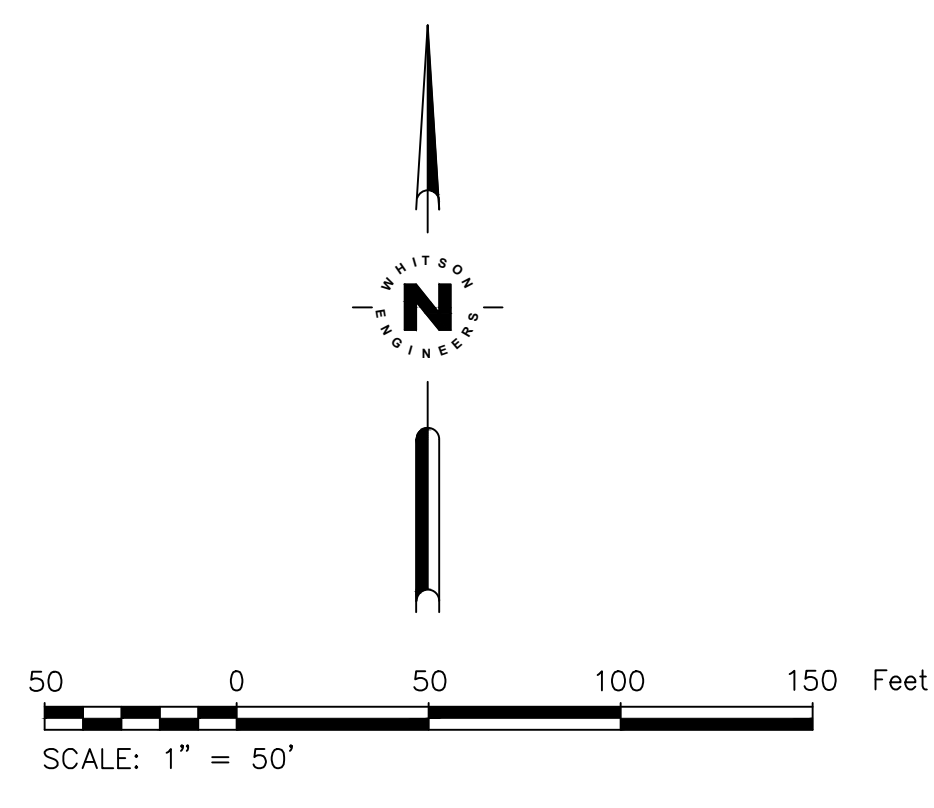


PLN \_\_\_\_\_

# LOT LINE ADJUSTMENT

OF  
A.P.N. 008-441-033 & 008-441-035  
LOT 1 AS DESCRIBED IN CHICAGO TITLE COMPANY PRELIM. REPORT ORDER No. FWMN-TO22001039-RS AND LOT 2 AS DESCRIBED IN FIRST AMERICAN TITLE COMPANY PRELIM. REPORT ORDER No. 2714-689902 MONTEREY COUNTY, CALIFORNIA

PREPARED BY:



# Exhibit B

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**MINUTES**  
**Del Monte Land Use Advisory Committee**  
**Thursday, June 6, 2024**

1. Meeting called to order by Lori Lietzke at 3:00 pm

2. **Roll Call**

**Members Present:**

Lori Lietzke, Maureen Lyon, Carol Church, Rick Verbanec, Ned Van Roekel, Kamlesh Parikh

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**Members Absent:**

Kim Caneer, Bart Bruno

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3. **Approval of Minutes:**

A. March 21, 2024 minutes

Motion: Ned Van Roekel (LUAC Member's Name)

Second: Rick Verbanec (LUAC Member's Name)

Ayes: All

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Noes: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

No comments

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5. **Scheduled Item(s)**

**6. Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

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B) Announcements

Ned Van Roekel will be on vacation from July 11-29

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7. Meeting Adjourned: 3:15 pm

Minutes taken by: Maureen Lyon

# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County Housing & Community Development  
 1441 Schilling Place 2<sup>nd</sup> Floor  
 Salinas CA 93901  
 (831) 755-5025

**Advisory Committee:** Del Monte Forest

1.                   **Project Name:** CASA ONDULADO LLC  
                       **File Number:** PLN220359  
                       **Project Location:** 1451 Ondulado Road, Pebble Beach & 1467 Padre Lane, Pebble Beach  
                       **Assessor's Parcel Number(s):** 008-441-033-000 & 008-441-035-000  
                       **Project Planner:** Christina Vu  
                       **Area Plan:** Del Monte Forest Land Use Plan  
                       **Project Description:** A Lot Line Adjustment between two (2) legal lots of record: Parcel 1 (Assessor's Parcel Numbers 008-441-033-000) consisting of 5.24 acres and Parcel 2 (Assessor's Parcel Number 008-441-035-000) consisting of 1.11 acres, resulting in two (2) legal lots of 5.02 acres (adjusted Parcel 1) and 1.33 acres (adjusted Parcel 2).

**Was the Owner/Applicant/Representative present at meeting?**            YES   X   NO       

**(Please include the names of the those present)**

Joel Panzer (agent)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Was a County Staff/Representative present at meeting?**            Hya Honorato (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

**LUAC AREAS OF CONCERN**

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

**ADDITIONAL LUAC COMMENTS**

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**RECOMMENDATION:**

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Ned Van Roekel (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: \_\_\_\_\_

Continue to what date: \_\_\_\_\_

Ayes: all

Noes: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_



# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County Housing & Community Development  
 1441 Schilling Place 2<sup>nd</sup> Floor  
 Salinas CA 93901  
 (831) 755-5025

**Advisory Committee:** Del Monte Forest

2.                   **Project Name:** W & SMITH CA INC.  
                       **File Number:** PLN230134  
                       **Project Location:** 3180 Cortez Rd., Pebble Beach  
**Assessor's Parcel Number(s):** 008-233-010-000  
                       **Project Planner:** Hya Honorato  
                       **Area Plan:** Del Monte Forest Land Use Plan  
**Project Description:** Coastal Administrative Permit and Design Approval to allow the remodel of an existing 9,547 square foot single-family dwelling, construction of a 444 square foot first floor addition and a new 1,151 square foot attached garage resulting in a 11,181 square foot single-family dwelling. Associated site improvements include re-aligning the driveway from Cortez Rd. to Oleada Rd. Coastal Administrative Permit to allow the conversion of an existing attached garage and a portion of conditioned space into a 1,178 attached accessory dwelling unit. Coastal Administrative Permit to allow the conversion of a portion of the single-family dwelling into a 369 square foot attached guesthouse and a 215 square foot art studio.

**Was the Owner/Applicant/Representative present at meeting?**            YES \_\_\_\_\_ NO   X  

**(Please include the names of the those present)**

Don Dormer (neighbor)

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**Was a County Staff/Representative present at meeting?**            Hya Honorato (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	


**LUAC AREAS OF CONCERN**

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
No representative present		Recommend continuance

**ADDITIONAL LUAC COMMENTS**

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**RECOMMENDATION:**

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Ned Van Roekel (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: Wait for representative

Continue to what date: TBD

Ayes: all \_\_\_\_\_

Noes: \_\_\_\_\_

Absent: \_\_\_\_\_

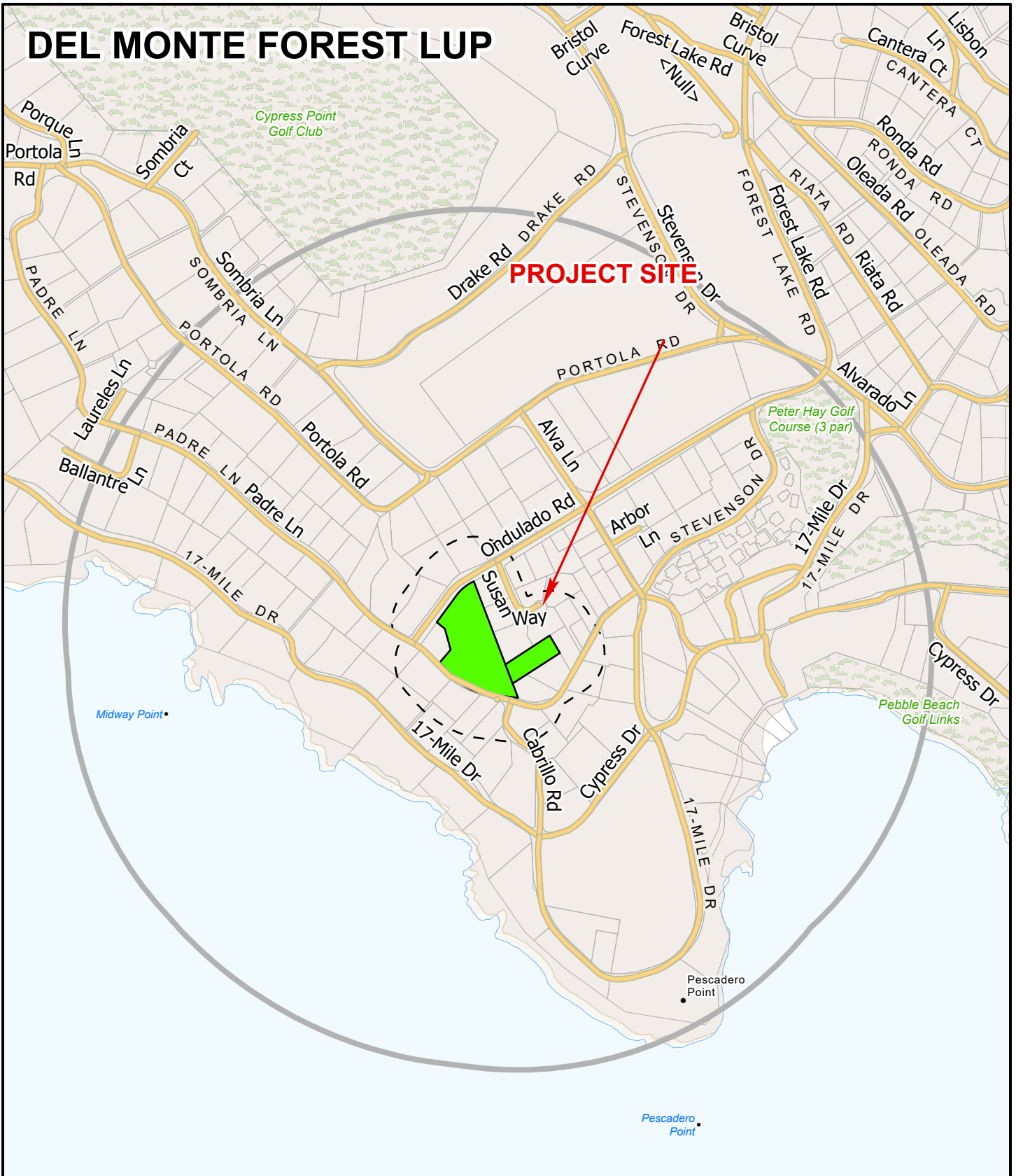
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# Exhibit C

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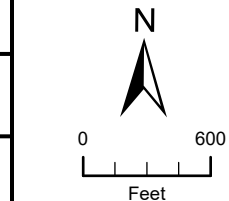
# DEL MONTE FOREST LUP



**APPLICANT:** CASA ONDULADO LLC

**APN:** 008-441-033-000, 008-441-035-000      **FILE #** PLN220359

ProjectSite   
  2500Buffer   
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# County of Monterey

Item No.5

## Board Report

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

Legistar File Number: PC 24-094

August 28, 2024

**Introduced:** 8/22/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

### **PLN230133 - WINKLEBLACK ROBERT & TRACY**

Public hearing to consider establishing transient use of a residential property [single-family dwelling] for remuneration (Short-Term Rental).

**Project Location:** 9700 Venado Drive, Carmel Valley

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

### RECOMMENDATIONS

It is recommended that the Planning Commission adopt a Resolution to:

- a. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
- b. Approve an Administrative Permit to allow transient use of a residential property [single-family dwelling] for remuneration (Short-Term Rental).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 10 conditions of approval.

### PROJECT INFORMATION

**Agent:** Tracy Winkleblack

**Property Owner:** WINKLEBLACK ROBERT & TRACY

**APN:** 169-021-009-000

**Parcel Size:** 111.69 acres

**Zoning:** Low Density Residential, 1 acre per unit with Design Control, Site Plan Review, and Residential Allocation zoning overlays, or "LDR/1-D-S-RAZ"

**Plan Area:** Carmel Valley Master Plan

**Flagged and Staked:** No

**Project Planner:** Benjamin Moulton, Assistant Planner

(831) 755-5240 or moultonb@countyofmonterey.gov\_

### SUMMARY:

The project is located at 9700 Venado Drive, Carmel Valley, and is subject to the policies and regulations of the 2010 Monterey County General Plan, Carmel Valley Master Plan and the Monterey County Zoning Ordinance - Title 21. The proposed project includes the use of a single-family dwelling, currently under construction, as a short-term rental.

On May 12, 2023, the Owner, Tracy Winkleblack submitted an application seeking short-term rental of a residence, approved under PLN200286 and 21CP03672 and currently in development, located at 9700 Venado Drive, Carmel Valley. The residence is 3,456 square feet in size with three bedrooms, two bathrooms, and a kitchen. The Applicant/Owner is proposing a maximum of 8 people overnight and 10 people during daytime at the property at a time. The Operations Plan specifies that only one contract will be allowed at a time. The property will retain its domestic water connections to a nearby small water system and the onsite septic system in development will be sufficient to provide sewer treatment for the dwelling.

Presently, there are 5,033 residential dwellings in the Carmel Valley Master Plan area. There are 163 vacation rental dwelling units currently being advertised. 37 short-term rental applications have been received by the County. Ten applications have been approved. If approved, the granting of this Administrative Permit would allow the establishment of the 11th permitted short-term rental in the Carmel Valley Master Plan Area.

DISCUSSION:

The Proposed Project is subject to the policies and regulations of the 2010 Monterey County General Plan, Carmel Valley Master Plan, and the Monterey County Inland Zoning Ordinance (Title 21).

*Land Use*

Based on staff's review of the planning application materials, the property complies with all rules and regulations pertaining to zoning uses and other applicable provisions of the 2010 Monterey County General Plan, Carmel Valley Master Plan, and applicable sections of the Monterey County Zoning Ordinance. The parcel is zoned Low Density Residential, 1 acre per unit with Design Control, Site Plan review, and Residential Allocation Zoning overlays (LDR/1-D-S-RAZ). Title 21 section 21.64.280 allows for the transient use of a residential property for remuneration in all zoning districts which allow residential uses subject to the granting of an Administrative Permit.

Title 21 section 21.64.280.D.2 establishes the requirements and regulations for which a property operating as a transient use for remuneration must abide. As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The Operations Plan, attachment 3 of the Draft Resolution (**Exhibit A**), limits the subject property to one rental contract with rental periods with no less than a 7-night consecutive stay and no greater than a 30-night consecutive stay, and a maximum overnight occupancy of 8 individuals. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and is within the capacity of the septic system being developed. Adequate parking spaces will be provided (2 guest parking). The property owner (Robert and Tracy Winkleblack) does not reside within 5 miles of the property and has therefore designated a local contact/property manager, Jared Bickel, who resides at 36010 Robinson Canyon Rd, Carmel, within 30 minutes drive of the property and will be available 24/7 to respond to tenant and neighborhood questions or concerns.

To ensure the proposed use will not affect the residential character of the neighborhood, Condition of Approval No. 4 - No Events Allowed, has been incorporated. The purpose of this condition is to ensure that the property will only be used as a short-term rental, and not an event venue. Additionally,

the proposed short-term rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 21 section 21.64.280.D.2.h, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Administrative Permit, the permit may be revoked for non-compliance.

*Public Comment*

Members of the public have submitted letters and made public comment in support of and opposition to the project (see **Exhibit D**). Letters of support from neighbors speak to the character of the applicant and their stewardship of the property, which includes reducing fire loads by mowing tall grasses and thinning the vegetation.

Although no correspondence opposing the project has been received, members of the public expressed concerns during the LUAC meeting for the project (see **Exhibit B**). Raised concerns relate to the noise that the proposed project could potentially cause based upon the topography, potential for vegetation fires by negligent guests, use of the property as an event venue with large numbers of attendees, and response time from emergency services in case of fire.

The number of occupancy will not exceed the limits set forth in the California Uniform Housing Code. The proposed use will have a comparable intensity and nature of a single-family dwelling and will not create an adverse environmental impact. Carmel Valley Road is identified as an evacuation route in the 2010 General Plan. Given that the project would not intensify the existing land use (one single-family residence), the project would not impair or interfere with the adopted emergency response or evacuation plan. HCD-Engineering Services has reviewed the proposed project and the nearby roadways and determined that the road is suitable for this use. The Monterey County Regional Fire Protection District has reviewed the application, made no comments, and raised no concerns about access to the property. Condition No. 4 has been applied to specify that no parties or events are allowed. Additionally, the rental is subject to Monterey County's Noise Ordinance. The Operations Plan identifies utilizing a local property manager, located within a 25-mile radius of the rental unit, as a 24-hour point of contact. Finally, the project is subject to the current short-term rental regulations contained in Monterey County Code section 21.64.280.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use (lease) a residential single-family dwelling - approved under PLN200286 and 21CP03672 and currently under development -as a transient use for remuneration and does not propose any additional exterior development and/or expansion of the approved building plans.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the

cumulative impact of successive projects of the same type in the same place, over time is significant.” Under CEQA, an action is a “project” only when it is either “directly undertaken by any public agency,” “supported, in whole or in part” by financial or other forms of assistance from a public agency, or involves the issuance of an entitlement by a public agency (Public Resources Code, § 21065). The surrounding area includes numerous unpermitted short-term rentals. By definition, these short-term rentals are not “projects” under CEQA, and therefore are not considered for purposes of this cumulative impact analysis.

#### OTHER AGENCY INVOLVEMENT

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

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

#### LUAC:

The project was referred to the Carmel Valley Land Use Advisory (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on July 15, 2024, and voted 4-0 to support the project with recommendations to continue discussion with neighbors to address concerns. Public comments included concerns over noise, potential for vegetation fires, special events, proximity of a property manager, and emergency services response time.

Prepared by: Benjamin Moulton, Assistant Planner, x5240  
Reviewed by: Anna Ginette Quenga, AICP, Principal Planner  
Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Operation Plan

Exhibit B - LUAC Minutes

Exhibit C - Vicinity Map

Exhibit D - Public Comment Letters

Exhibit E - Traffic Study

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Benjamin Moulton, Planner; Anna Ginette Quenga, AICP, Principal Planner; Robert and Tracy Winkleblack, Property Owners; Interested Party List; The Open Monterey Project; LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; Planning File PLN230133.



# County of Monterey Planning Commission

## Item No.5

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

### Agenda Item No.5

Legistar File Number: PC 24-094

August 28, 2024

**Introduced:** 8/22/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

#### **PLN230133 - WINKLEBLACK ROBERT & TRACY**

Public hearing to consider establishing transient use of a residential property [single-family dwelling] for remuneration (Short-Term Rental).

**Project Location:** 9700 Venado Drive, Carmel Valley

**Proposed CEQA action:** Find the project Categorical Exempt pursuant to Section 15301 of the CEQA Guidelines and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

#### RECOMMENDATIONS

It is recommended that the Planning Commission adopt a Resolution to:

- a. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
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The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 10 conditions of approval.

#### PROJECT INFORMATION

**Agent:** Tracy Winkleblack

**Property Owner:** WINKLEBLACK ROBERT & TRACY

**APN:** 169-021-009-000

**Parcel Size:** 111.69 acres

**Zoning:** Low Density Residential, 1 acre per unit with Design Control, Site Plan Review, and Residential Allocation zoning overlays, or "LDR/1-D-S-RAZ"

**Plan Area:** Carmel Valley Master Plan

**Flagged and Staked:** No

**Project Planner:** Benjamin Moulton, Assistant Planner

(831) 755-5240 or moultonb@countyofmonterey.gov\_

#### SUMMARY:

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Presently, there are 5,033 residential dwellings in the Carmel Valley Master Plan area. There are 163 vacation rental dwelling units currently being advertised. 37 short-term rental applications have been received by the County. Ten applications have been approved. If approved, the granting of this Administrative Permit would allow the establishment of the 11th permitted short-term rental in the Carmel Valley Master Plan Area.

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*Land Use*

Based on staff's review of the planning application materials, the property complies with all rules and regulations pertaining to zoning uses and other applicable provisions of the 2010 Monterey County General Plan, Carmel Valley Master Plan, and applicable sections of the Monterey County Zoning Ordinance. The parcel is zoned Low Density Residential, 1 acre per unit with Design Control, Site Plan review, and Residential Allocation Zoning overlays (LDR/1-D-S-RAZ). Title 21 section 21.64.280 allows for the transient use of a residential property for remuneration in all zoning districts which allow residential uses subject to the granting of an Administrative Permit.

Title 21 section 21.64.280.D.2 establishes the requirements and regulations for which a property operating as a transient use for remuneration must abide. As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The Operations Plan, attachment 3 of the Draft Resolution (**Exhibit A**), limits the subject property to one rental contract with rental periods with no less than a 7-night consecutive stay and no greater than a 30-night consecutive stay, and a maximum overnight occupancy of 8 individuals. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and is within the capacity of the septic system being developed. Adequate parking spaces will be provided (2 guest parking). The property owner (Robert and Tracy Winkleblack) does not reside within 5 miles of the property and has therefore designated a local contact/property manager, Jared Bickel, who resides at 36010 Robinson Canyon Rd, Carmel, within 30 minutes drive of the property and will be available 24/7 to respond to tenant and neighborhood questions or concerns.

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venue. Additionally, the proposed short-term rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 21 section 21.64.280.D.2.h, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Administrative Permit, the permit may be revoked for non-compliance.

*Public Comment*

Members of the public have submitted letters and made public comment in support of and opposition to the project (see **Exhibit D**). Letters of support from neighbors speak to the character of the applicant and their stewardship of the property, which includes reducing fire loads by mowing tall grasses and thinning the vegetation.

Although no correspondence opposing the project has been received, members of the public expressed concerns during the LUAC meeting for the project (see **Exhibit B**). Raised concerns relate to the noise that the proposed project could potentially cause based upon the topography, potential for vegetation fires by negligent guests, use of the property as an event venue with large numbers of attendees, and response time from emergency services in case of fire.

The number of occupancy will not exceed the limits set forth in the California Uniform Housing Code. The proposed use will have a comparable intensity and nature of a single-family dwelling and will not create an adverse environmental impact. Carmel Valley Road is identified as an evacuation route in the 2010 General Plan. Given that the project would not intensify the existing land use (one single-family residence), the project would not impair or interfere with the adopted emergency response or evacuation plan. HCD-Engineering Services has reviewed the proposed project and the nearby roadways and determined that the road is suitable for this use. The Monterey County Regional Fire Protection District has reviewed the application, made no comments, and raised no concerns about access to the property. Condition No. 4 has been applied to specify that no parties or events are allowed. Additionally, the rental is subject to Monterey County's Noise Ordinance. The Operations Plan identifies utilizing a local property manager, located within a 25-mile radius of the rental unit, as a 24-hour point of contact. Finally, the project is subject to the current short-term rental regulations contained in Monterey County Code section 21.64.280.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use (lease) a residential single-family dwelling - approved under PLN200286 and 21CP03672 and currently under development - as a transient use for remuneration and does not propose any additional exterior development and/or expansion of the approved building plans.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the

same place, over time is significant.” Under CEQA, an action is a “project” only when it is either “directly undertaken by any public agency,” “supported, in whole or in part” by financial or other forms of assistance from a public agency, or involves the issuance of an entitlement by a public agency (Public Resources Code, § 21065). The surrounding area includes numerous unpermitted short-term rentals. By definition, these short-term rentals are not “projects” under CEQA, and therefore are not considered for purposes of this cumulative impact analysis.

#### OTHER AGENCY INVOLVEMENT

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

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

#### LUAC:

The project was referred to the Carmel Valley Land Use Advisory (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on July 15, 2024, and voted 4-0 to support the project with recommendations to continue discussion with neighbors to address concerns. Public comments included concerns over noise, potential for vegetation fires, special events, proximity of a property manager, and emergency services response time.

Prepared by: Benjamin Moulton, Assistant Planner, x5240  
Reviewed by: Anna Ginette Quenga, AICP, Principal Planner  
Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Operation Plan

Exhibit B - LUAC Minutes

Exhibit C - Vicinity Map

Exhibit D - Public Comment Letters

Exhibit E - Traffic Study

cc: Front Counter Copy; Monterey County Regional Fire Protection District;  
HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau;  
Benjamin Moulton, Planner; Anna Ginette Quenga, AICP, Principal Planner; Robert and Tracy  
Winkleblack, Property Owners; Interested Party List; The Open Monterey Project; LandWatch  
(Executive Director); Laborers International Union of North America (Lozeau Drury LLP);  
Christina McGinnis, Keep Big Sur Wild; Planning File PLN230133.



# Exhibit A

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**EXHIBIT A  
DRAFT RESOLUTION**

**Before the Planning Commission  
in and for the County of Monterey, State of California**

In the matter of the application of:

**WINKLEBLACK ROBERT & TRACY (PLN230133)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Planning Commission:

- 1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions listed in Section 15300.2 apply; and
- 2) Approving an Administrative Permit to allow transient use of a residential property [single-family dwelling] for remuneration (Short-Term Rental).

[PLN230133 WINKLEBLACK ROBERT & TRACY, 9700 Venado Drive, Carmel Valley, Carmel Valley Master Plan (APN: 169-021-009-000)]

**The WINKLEBLACK ROBERT & TRACY application (PLN230133) came before the Monterey County Planning Commission on August 28, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for transient use for remuneration.  
**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - the 2010 Monterey County General Plan;
  - Carmel Valley Master Plan; and
  - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. The County received communications from interested members of the public during the course of review indicating inconsistencies, however, the County finds the project consistent with the text, policies, and regulations in the applicable documents (see subsequent Evidence “k”).  
b) Allowed Use. The subject property is located at 9700 Venado Drive, Carmel Valley, within the Carmel Valley Master Plan (APN: 169-021-009-000). The parcel is zoned Low Density Residential, 1 acre per unit

with Design Control, Site Plan Review, and Residential Allocation Zoning district overlays or “LDR/1-D-S-RAZ”, which allows for transient use of a residential property for remuneration subject to the granting of an Administrative Permit pursuant to Title 21 section 21.64.280.D. There is currently ongoing construction of the first single-family dwelling on the property that was approved under PLN200286. The short-term rental will not commence until the building passes final inspection. Therefore, the project is an allowed land use for this site.

- c) Lot Legality. The subject parcel (111.69-acres) was created as part of Lot 4 of the James Meadow Tract. The current configuration and size match the configuration and size shown on the respective Assessor’s Parcel Map dated March 7, 1972. Therefore, the County recognized the parcel as a legal lot of record.
- d) As conditioned and proposed, the project complies with the requirements found in Title 21 Section 21.64.280.D.2, including the minimum rental period(s), prohibiting on-site advertising, payment of transient occupancy taxes (TOT), designation of a local contact person and limitation on the total number of occupants. As proposed and detailed in the attached Operations Plan, the single-family dwelling will be utilized as a short-term rental, the property is limited to one contract at a time, the rental periods for the subject property shall be no less than a 7-night consecutive stay and no greater than a 30-night consecutive stay, no on-site advertising shall be allowed, and the total overnight occupancy shall not exceed 8 guests. Also see subsequent Evidence “e” through “h”.
- e) Occupancy. Pursuant to Title 21 section 21.64.280.D.2.b, the number of occupants in any residential unit for transient use shall not exceed the limits set forth in the California Uniform Housing Code. Under the Uniform Housing Code, each bedroom shall have a minimum of 70 square feet for the first two (2) people and 50 square feet for each additional person beyond two (2) people in that bedroom. The project includes the lease of a single-family dwelling. The residence at 9700 Venado Drive (approx. 3,456 sq. ft.) includes three bedrooms, two bathrooms, and one kitchen. The owner is proposing a maximum of 8 people overnight and 10 people during daytime to stay at the property at a time. Although the California Housing Code would allow additional occupants, the applicant is setting a limit to 8 overnight occupants. Therefore, as proposed, the project is consistent with applicable Monterey County Code.
- f) Signage. Consistent with Title 21 section 21.64.280.D.2.c, the Operations Plan prohibits on-site advertising of short-term rentals.
- g) Local Property Manager. The property owner does not reside within a five-mile radius of the property. Pursuant to Title 21 section 21.64.280.D.2.d, the attached Operations Plan identifies that a local property manager, located within a 25-mile radius of the rental unit, will be designated as a 24-hour point of contact for all guests, respond to neighborhood questions/concerns, and to ensure the short term rental operates in compliance with applicable regulations and within the limitations as permitted. If the point of contact changes while the property is still available to rent, HCD-Planning shall be provided with

the new 24-hour point of contact's information immediately. As required through implementation of Condition No. 5, the Owner/Applicant shall provide HCD-Planning with the designated property manager information prior to commencement of use of the short term rental.

- h) Parking. Title 21 section 21.58.040 establishes the minimum required parking spaces. A single-family dwelling requires two parking spaces. As proposed, the property can accommodate up to ten total cars for occupants and employees. However, as specified in the Operations Plan, the Applicant/Owner has set a limit of two cars for guests immediately next to the single-family dwelling.
- i) Neighborhood Character. Pursuant to Title 21 Section 21.64.280, the County may apply conditions of approval to ensure use of a single-family dwelling for transient use does not result in adverse impacts to the neighborhood and to maintain the integrity of the zoning district. To protect the public, health, and welfare, as well as the residential character of the neighborhood, additional conditions have been applied to expressly prohibit events on the property (Condition No. 4). A Deed Restriction has been applied to ensure compliance with all applicable regulations (Condition No. 8). Additionally, a condition limiting the permit to 3 years from the day it was granted, August 28, 2027 (Condition No. 9). Compliance with this condition allows the Applicant/Owner to either apply for a permit extension 30 days prior to its expiration or secure proper permits in accordance with rules and regulations adopted subsequent to approval of this permit but are in place prior to the expiration date. The purpose of the expiration date is to provide for review of the approved use to ensure that it remains compliant with the terms of this permit and that such use is not detrimental to the neighborhood.
- j) Land Use Advisory Committee (LUAC) Review. This project was referred to the Carmel Valley LUAC for review, at which the LUAC on July 15, 2024 voted 4-0 to support the project with recommendations to continue discussion with neighbors to address concerns identified at the meeting. The Applicant/Owner subsequently updated the operations plan to prohibit use of the firepit by renters and specified the prohibition of any special events on the property. The Applicant/Owner also committed to continuing efforts to reduce fuel loads by cutting back overgrown vegetation.
- k) Public Comment. Members of the public have submitted letters and made public comment in support of and opposition to the project. Raised concerns relate to the noise that the proposed project could potentially cause based upon the topography, potential for vegetation fires by negligent guests, use of the property as an event venue with large numbers of attendees, proximity of a property manager, and response time from emergency services in case of fire. Letters of support from neighbors speak to the character of the applicant and their stewardship of the property, which includes reducing fire loads by mowing tall grasses and thinning the vegetation. As stated in preceding Evidence "e", the number of occupancy will not exceed the limits set forth in the California Uniform Housing Code. Carmel Valley Road is

identified as an evacuation route in the 2010 General Plan. Given that the project would not intensify the existing land use (one single-family residence), the project would not impair or interfere with the adopted emergency response or evacuation plan. HCD-Engineering Services has reviewed the proposed project and the nearby roadways and determined that the road is suitable for this use. The Monterey County Regional Fire Protection District has reviewed the application, made no comments, and raised no concerns about access to the property’s development. Condition No. 4 has been applied to specify that no parties or events are allowed. Additionally, the rental is subject to Monterey County’s Noise Ordinance. The Operations Plan identifies utilizing a local property manager, located within a 25-mile radius of the rental unit, as a 24-hour point of contact. As detailed in Finding No. 5 and supporting evidence, the Planning Commission finds that adequate environmental review has occurred, there are no potentially significant cumulative impacts, and the proposed use is consistent with the CEQA Guidelines Section 15301. Potential impacts of short-term rentals on long-term housing are not a unique circumstance that would disqualify the use of a categorical exemption.

- 1) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230133.

**2. FINDING: SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.

**EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

- b) Staff identified the need to evaluate potential traffic impacts of the project. The following report has been prepared:
  - “Winkleblack Vacation Rental Traffic Study, 9700 Venado Drive, Carmel Valley, Monterey County, CA” (LIB240151) prepared by Keith Higgins, Traffic Engineer, Gilroy, CA, November 2, 2023. County staff independently reviewed this report and concurs with the conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.
- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230133.

**3. FINDING: HEALTH AND SAFETY** – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals,

comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Water and septic will be provided. The well onsite has undergone a source capacity test and results show a 16.29 gallon per minute pumping rate which is adequate enough to serve the single-family dwelling. A new septic system is being built to support the single-family dwelling along with future expansion fields. These were reviewed and approved by the Environmental Health Bureau.
  - c) As required through implementation of Condition No. 10, prior to commencement of transient use of the residential property, the onsite wastewater treatment system (Permit # ON0121341) is to be installed and receive final installation approval from the Environmental Health Bureau.
  - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230133.

**4. FINDING:** **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
  - b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230133.

**5. FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301, categorically exempts operation of existing private structures, involving negligible or no expansion of an existing use.
  - b) The applicant proposes operation of a residential single-family dwelling, when finished construction, as a transient use for remuneration and does not propose any additional development and/or expansion of the structures, as built. All facilities, as planned and approved for construction, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301.

- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. The project will not impact sensitive environmental resources and there will be no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. Potential impacts of short-term rentals on long-term housing are not a unique circumstance that would disqualify the use of a categorical exemption. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that “the cumulative impact of successive projects of the same type in the same place, over time is significant.” Under CEQA, an action is a “project” only when it is either “directly undertaken by any public agency,” “supported, in whole or in part” by financial or other forms of assistance from a public agency, or involves the issuance of an entitlement by a public agency (Public Resources Code, § 21065). The project area includes numerous unpermitted short-term rentals. By definition, these are not “projects” under CEQA, and therefore are not considered for purposes of this cumulative impact analysis. There are currently 5,033 residential dwellings in Carmel Valley Master Plan area and approximately 37 short-term rental applications in this same area on file with the County. Ten of these applications have been approved, and 27 are in different stages of the planning review process. Although it is recognized that many residences operate as short-term rentals without necessary permits, if all 37 short-term rental applications were to be approved, permitted short-term rentals would make up 0.74% of the residences in Carmel Valley. Given the limited number of short-term rentals, the application of regulations that address cumulative concerns, and the negligible effects of short-term use compared to long-term occupancy of residential structures, exceptions to categorical exemptions due to potential cumulative considerations are not warranted. Furthermore, none of these numbers reflect short-term rentals that are operating without a permit.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230133.

**6. FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.

**EVIDENCE:** Board of Supervisors. Pursuant to Title 21 Section 21.80.050.A, an appeal of the Planning Commission’s decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

**DECISION**



**NOW, THEREFORE**, based on the above findings and evidence, the Planning Commission does hereby:

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301; and
2. Approve an Administrative Permit to allow transient use of a residential property (two single-family dwellings) for remuneration.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 28<sup>th</sup> day of August, 2024.

---

Melanie Beretti, AICP  
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTE

This permit expires 3 years after the above date of granting thereof unless certificates of compliance are recorded within this period.

# County of Monterey HCD Planning

## DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN230133

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Administrative permit (PLN230133) allows transient use of a residential property [single family dwelling] for remuneration (Short-Term Rental). The property is located at 9700 Venado Drive, Carmel (Assessor's Parcel Number 169-021-009-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"An Administrative Permit (Resolution Number \_\_\_\_\_) was approved by the Planning Commission for Assessor's Parcel Number 169-021-009-000 on August 28, 2024. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

### 3. CC01 INDEMNIFICATION AGREEMENT

**Responsible Department:** County Counsel-Risk Management

**Condition/Mitigation Monitoring Measure:** The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel)

**Compliance or Monitoring Action to be Performed:** Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the County Counsel for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel.

### 4. PDSP005 - NO EVENTS ALLOWED (NON-STANDARD)

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Pursuant to Monterey County Code Sections 21.64.280.A and B, to protect the residential character of the neighborhood on an ongoing basis, the property shall only be rented for residential-related use. The property shall not be rented to transient or short-term occupants for the purpose of holding a corporate or private event, unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

**Compliance or Monitoring Action to be Performed:** On an on-going basis, the property shall only be rented for residential-related use.

**5. PDSP001 - DESIGNATION OF CONTACT PERSON (NON-STANDARD)**

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** An applicant who does not reside within a five-mile radius of the residence being rented, shall designate a person located within a twenty-five (25) mile radius of the rental unit, as a local contact person who will be available twenty-four (24) hours a day to respond to tenant and neighborhood questions or concerns and to otherwise be responsible for assuring that the rental unit complies with the requirements of the administrative permit issued and the provisions of this Section and other applicable provisions of Title 21. The name, address, and telephone number(s) of such a designated person shall be furnished to the Director of Planning prior to commencement of use. This information shall be available for public review. The permit holder shall promptly notify the Chief of Planning of any change in the local contact person's address or telephone number. (HCD-Planning)

**Compliance or Monitoring Action to be Performed:** Prior to commencement of use, the Owner/Applicant shall provide appropriate information, on whom shall be the designated local contact person. The name, address, and telephone number of the appropriate person(s) shall be provide to the Director of Planning.

**6. PDSP002 - TRANSIENT OCCUPANCY TAX (TOT) REGISTRATIION (NON-STANDARD)**

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Pursuant to Monterey County Code Chapter 5.40.070- Registration-Certification: "Within thirty (30) days after commencing business, each operator of any establishment renting occupancy to transients shall register said establishment with the tax collector and obtain the Tax Collector occupancy registration certificate, to be at all time posted in a conspicuous place on the premises."

Refer to County's website for Transient Occupancy Tax (TOT) FAQ's, forms, and ordinance: [www.co.monterey.ca.us/taxcollector](http://www.co.monterey.ca.us/taxcollector)

**Compliance or Monitoring Action to be Performed:** Within 30 days of commencement of use, the Owner/Applicant shall provide proof that the property and transient use has been registered with the Monterey County Tax Collector.

## 7. PDSPOO3- MAXIMUM NUMBER OF OCCUPANTS ALLOWED

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Pursuant to Monterey County Code Section 21.64.280.D.2.b, the permit shall specify the maximum number of occupants in any residential unit for transient use shall not exceed the limits set forth in the California Uniform Housing Code and other applicable State and County housing regulations for residential structures based on the number of bedrooms with the unit. Each permit shall specify the maximum number of occupants allowed. In accordance with Monterey County Code 21.64.280 and the Uniform Housing Code, the rental shall be sized adequately for the amount of occupants. Each bedroom shall have two people per bedroom.

The single-family dwelling at 9700 Venado Drive, Carmel Valley, has a total of 3 bedrooms and 2 bathrooms. The maximum number of allowed occupants during one rental contract of the dwelling shall not exceed 8. (HCD-Planning)

**Compliance or Monitoring Action to be Performed:** On an on-going basis, the maximum number of allowed occupants during one rental contract for the dwelling shall not exceed 8.

## 8. PD017 - DEED RESTRICTION-USE

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Prior to commencement of use, the applicant shall record a deed restriction as a condition of project approval stating the regulations applicable to the requested transient use as specified in Section 21.64.280 of Monterey County Code, Title 21. Including, but not limited to: 1) The minimum rental period for all transient use of residential property shall be greater than seven consecutive calendar days up to the maximum of 30 days; 2) The maximum number of allowed overnight guests shall not exceed the limit of 8; 3) No advertising on site; 4) An owner/applicant who does not reside within a five-mile radius of the residence shall designate a person located within a twenty-five (25) mile radius of the rental unit, as a local contact person who will be available twenty-four (24) hours a day; 5) A copy of any administrative permit shall be furnished by the Director of Planning to the Treasurer of the County of Monterey and the Sheriff of the County of Monterey; 6) The administrative permit holder and/or registrant shall collect and remit to the Treasurer of the County of Monterey, the transient occupancy tax for each rental unit; 7) The property shall only be rented for residential-related use; no corporate or private events and 8) Compliance with the requirements of this Section shall be considered conditions of approval, the violation of which may result in a revocation of any administrative permit by the Chief of Planning. This deed restriction shall expire three years after the granting of this permit (August 28, 2027) or as PLN230133 may be extended pursuant to Condition 9. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the commencement of use, the Owner/Applicant shall submit the signed and notarized document to the Director of HCD-Planning for review and signature by the County.

Prior to commencement of use, the Owner/Applicant shall submit proof of recordation of the document to HCD-Planning.

**9. PDSP004 - PERMIT LIMITATION OF THE TRANSIENT USE OF A RESIDENTIAL PROPERTY (NON-STANDARD)**

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This permit is valid for 3 years and shall expire on August 28, 2027, unless an extension is granted. Approval of this Administrative Permit is limited to 3 years to provide adequate on-going review of the approved transient use of the residential property for remuneration.

Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 21 Section 21.70.120. The appropriate authority to consider this extension shall be the Chief of Planning. This subsequent review will ensure: 1) the use continues to meet the standards of Title 21; 2) that the nature and character of the neighborhood has not changed so to cause the transient use to be detrimental to the area; and 3) an opportunity for Planning staff's review for ongoing compliance with the Administrative Permit's conditions of approval.

**Compliance or Monitoring Action to be Performed:** The applicant shall commence and operate the authorized use to the satisfaction of the HCD-Chief of Planning. Any request for extension must be received by HCD-Planning at least 30 days prior to the expiration date.

**10. EHSP01 - INSTALLATION OF ONSITE WASTEWATER TREATMENT SYSTEM (Non-Standard)**

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** The Environmental Health Bureau (EHB) has issued an Onsite Wastewater Treatment System (OWTS AKA Septic System) permit to serve the single family dwelling applied for under 21CP03672.

**Compliance or Monitoring Action to be Performed:** Prior to commencement of transient use of the residential property, the onsite wastewater treatment system (Permit # ON0121341) is to be installed and receive final installation approval from the Environmental Health Bureau.

**SURVEY  
OF  
LANDS OF WINLEBLACK  
A.P.N. 169-021-009  
WITHIN LOT 4 OF THE JAMES MEADOWS TRACT,  
CARMEL VALLEY, CALIFORNIA**

**SURVEYOR'S STATEMENT**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF WINKLEBLACK, IN JUNE, 2020.

DATED **Jan. 21, 2022**



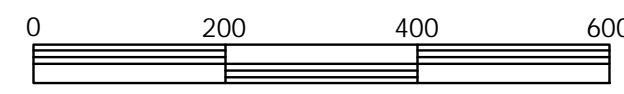
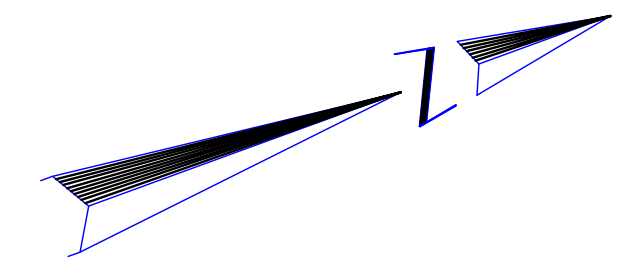
*Lynn A. Kovach*  
LYNN A. KOVACH  
P.L.S. 5321

**LEGEND**

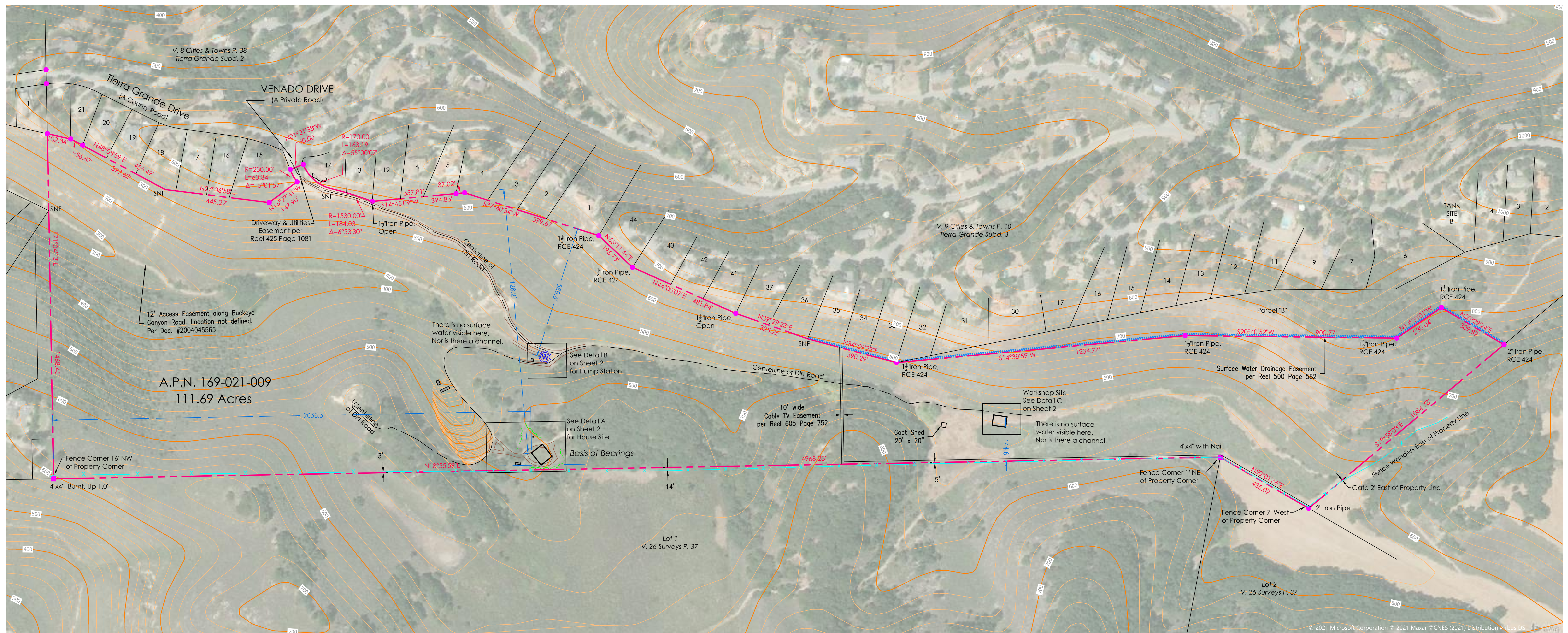
- FOUND MONUMENT, AS NOTED
- PROPERTY LINE
- LOT LINE
- - - CENTERLINE OF DIRT ROAD
- x WIRE FENCE LINE
- ⊙ WELL

**NOTES**

1. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. CONTOUR INTERVAL 1'.
3. ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88)



SCALE IN FEET



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PREPARED FOR: **Bob Winkleblack**  
SURVEYED BY: **POLAR IS CONSULTING**  
P. O. BOX 1378  
CARMEL VALLEY, CA 93924  
831-659-9564

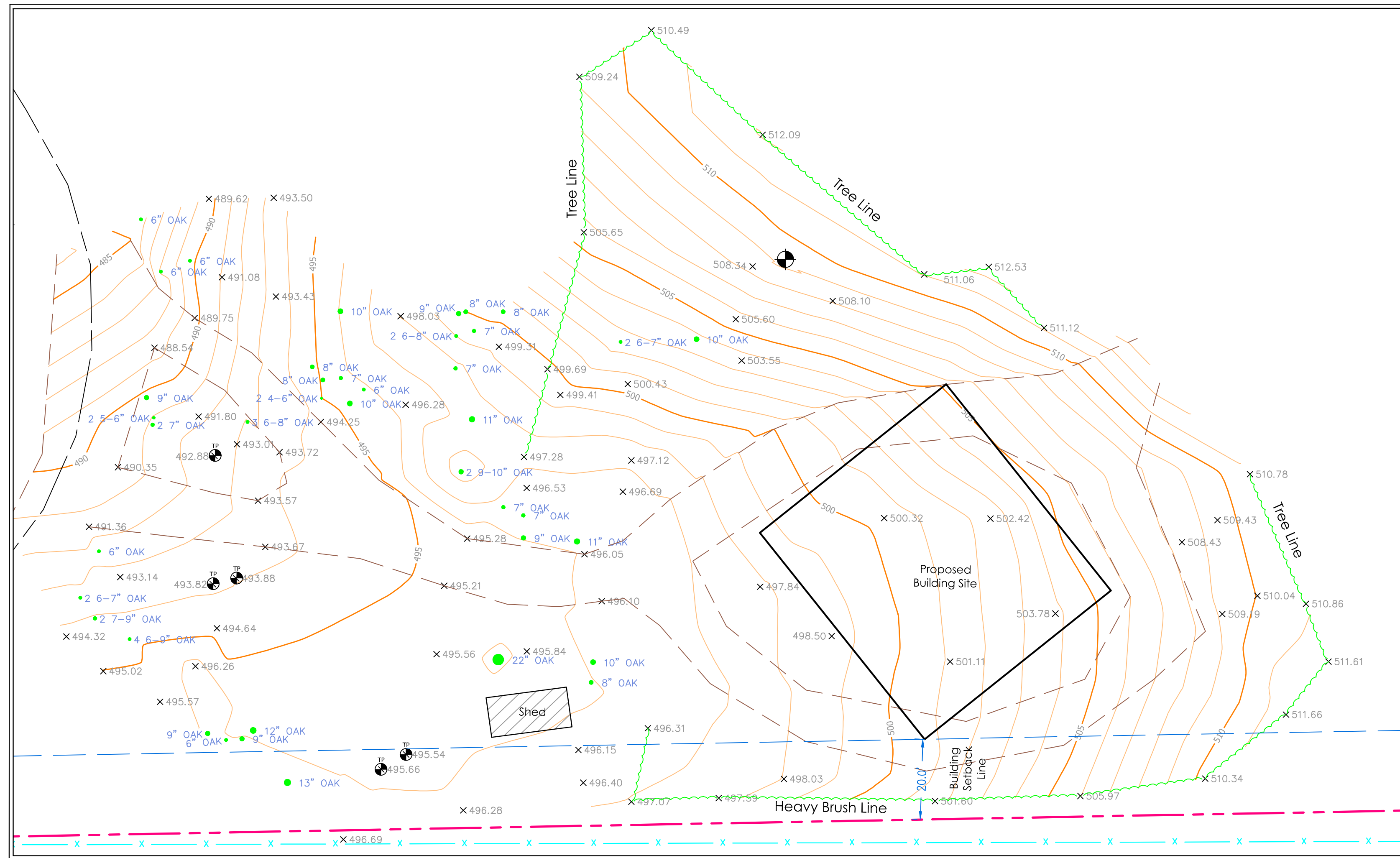
SCALE: 1" = 200' VIEW: Sheet 1 DATE: Jan. 21, 2022  
FILE NAME: Winkleblack Topo.dwg JOB #19164 Sheet 1 of 4

**SURVEY**  
 OF  
**LANDS OF WINKLEBLACK**  
 A.P.N. 169-021-009  
 WITHIN LOT 4 OF THE JAMES MEADOWS TRACT,  
 CARMEL VALLEY, CALIFORNIA

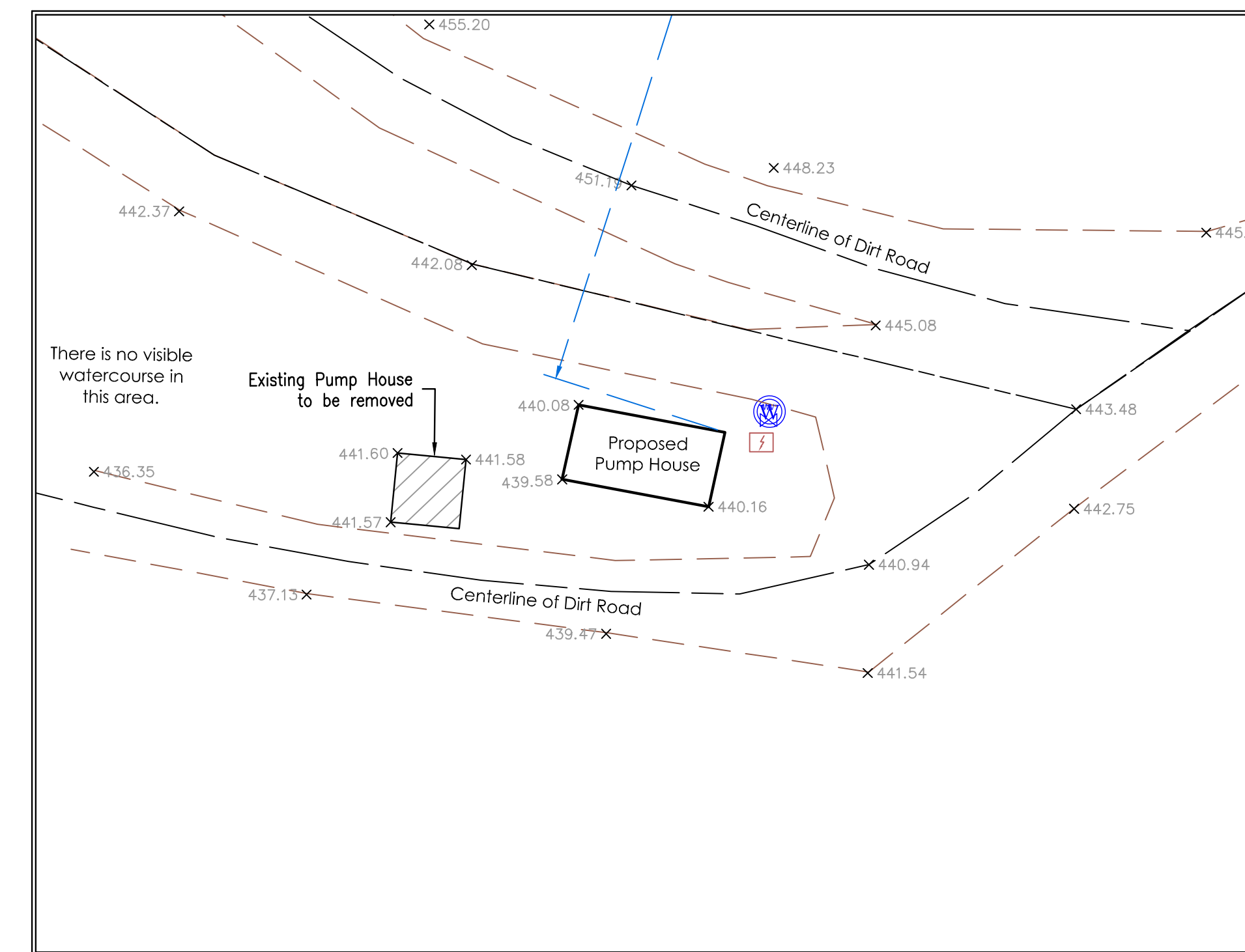
**LEGEND**

- X SPOT ELEVATION (IN FEET)
- POST
- ⊕ WELL
- ⊠ ELECTRIC BOX
- ⊙ TEST PIT
- ⊕ BENCHMARK, 5/8" REBAR CAPPED 'POLARIS CONTROL PT'
- VEGETATION LINE
- WIRE FENCE LINE
- CENTERLINE OF DIRT ROAD
- EDGE OF DIRT ROAD
- PROPOSED BUILDING SITE
- ▨ EXISTING BUILDING

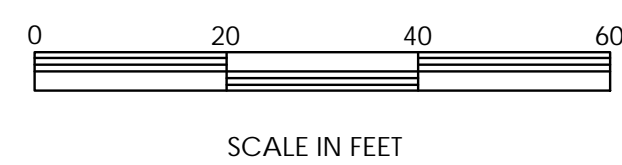
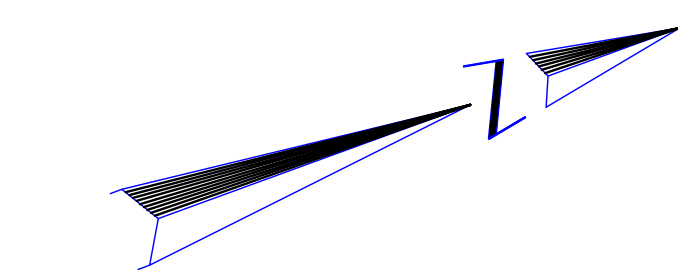
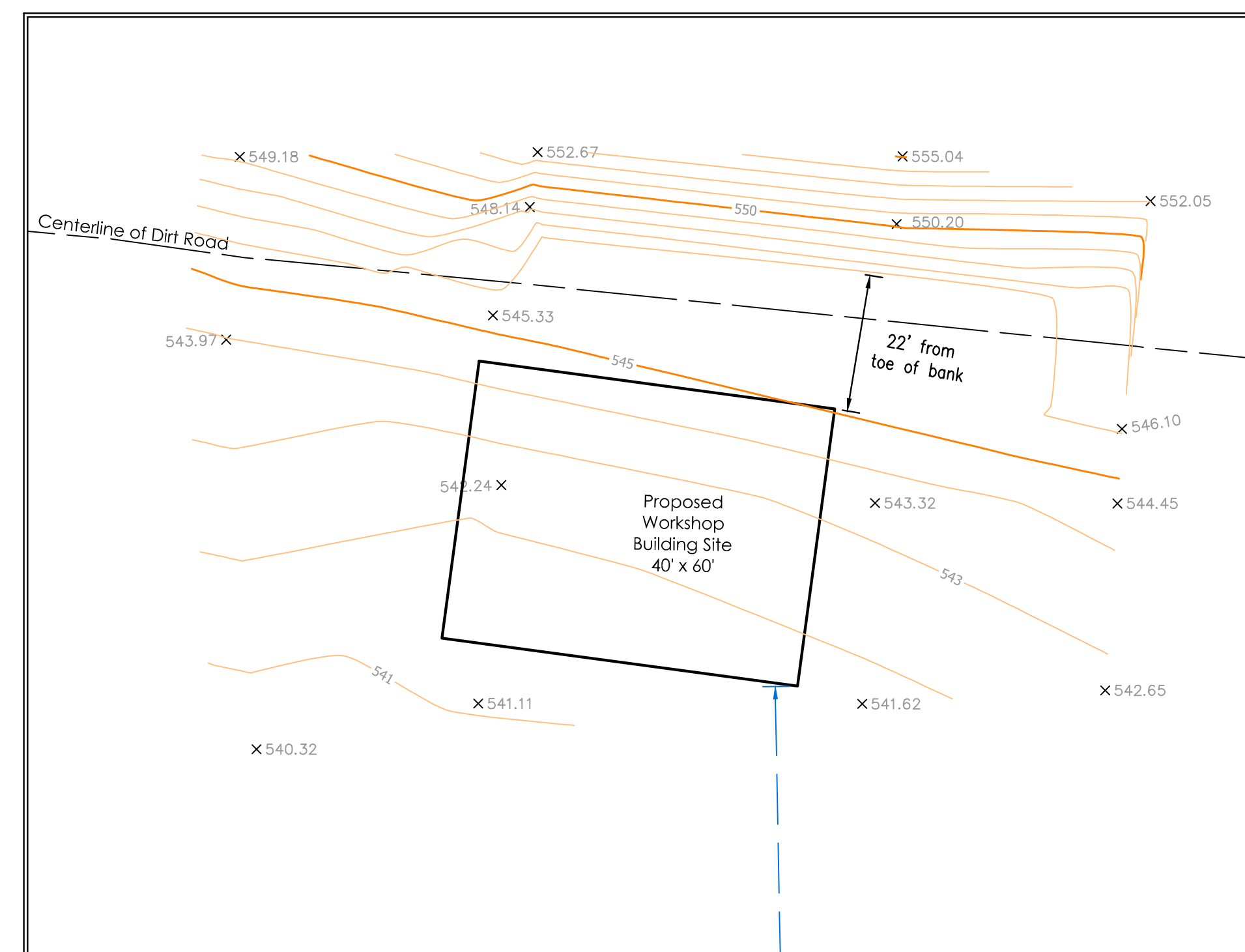
DETAIL A



DETAIL B



DETAIL C



PREPARED FOR: **Bob Winkleblack**  
 SURVEYED BY: **POLARIS CONSULTING**  
 P. O. BOX 1378  
 CARMEL VALLEY, CA 93924  
 831-659-9564

SCALE: 1" = 20'    VIEW: Sheet 2    DATE: Jan. 21, 2022  
 FILE NAME: Winkleblack Topo 2021    JOB #19164    Sheet 2 of 4

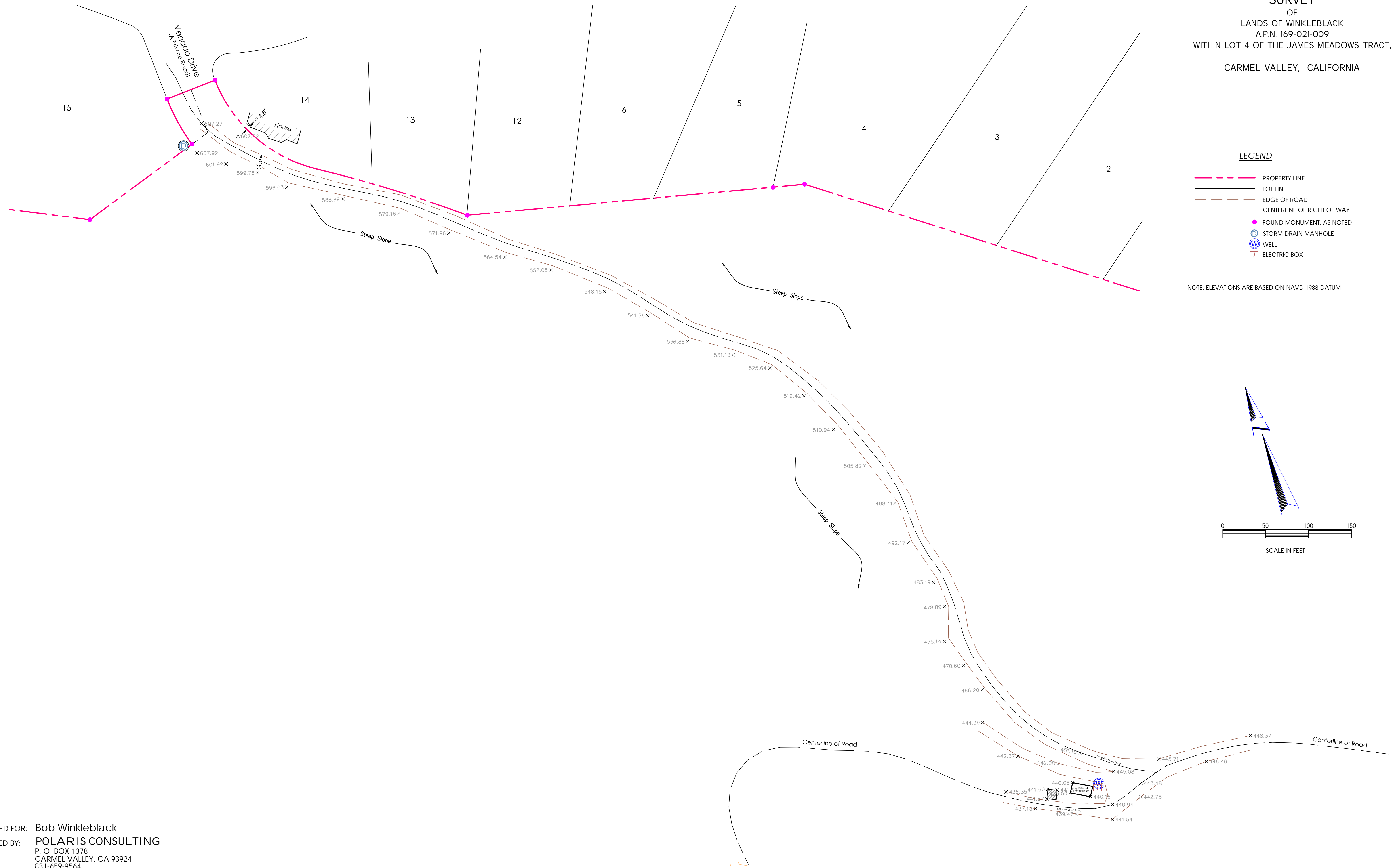
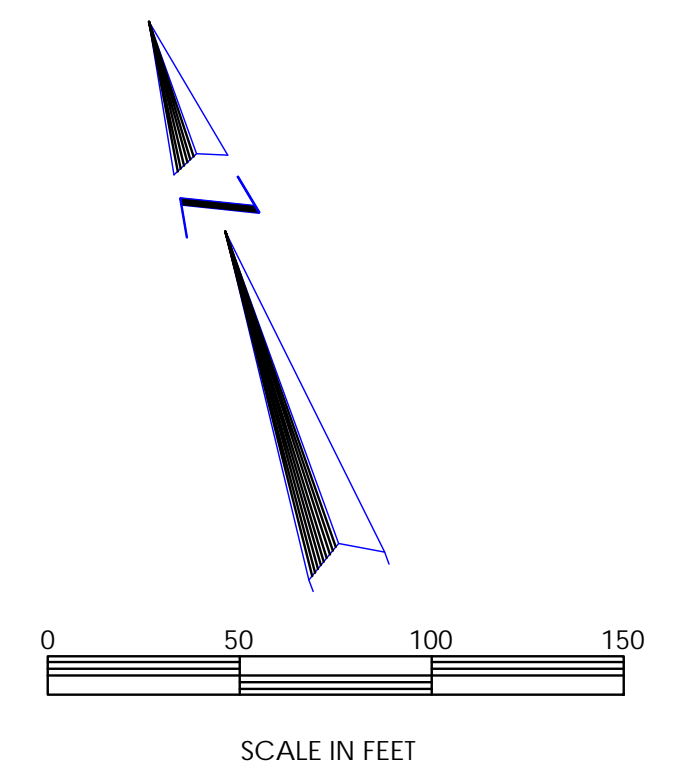


**SURVEY**  
 OF  
 LANDS OF WINKLEBLACK  
 A.P.N. 169-021-009  
 WITHIN LOT 4 OF THE JAMES MEADOWS TRACT,  
 CARMEL VALLEY, CALIFORNIA

**LEGEND**

- PROPERTY LINE
- LOT LINE
- EDGE OF ROAD
- CENTERLINE OF RIGHT OF WAY
- FOUND MONUMENT, AS NOTED
- Ⓧ STORM DRAIN MANHOLE
- Ⓜ WELL
- Ⓛ ELECTRIC BOX

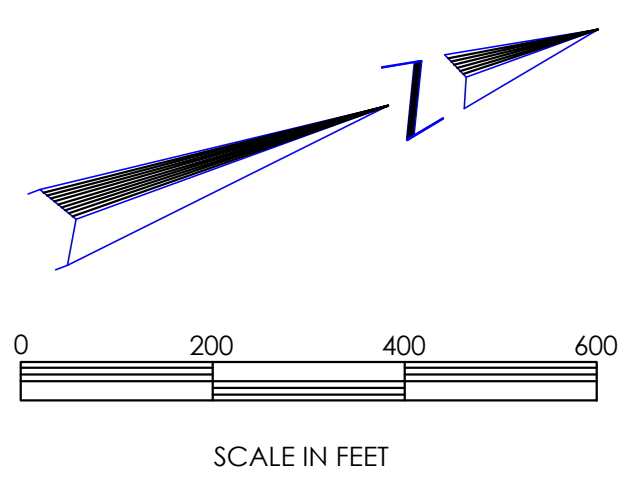
NOTE: ELEVATIONS ARE BASED ON NAVD 1988 DATUM



PREPARED FOR: Bob Winkleblack  
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 CARMEL VALLEY, CA 93924  
 831-659-9564

SCALE: 1" = 50'    VIEW: Sheet 3    DATE: Jan. 21, 2022  
 FILE NAME: Winkleblack Topo 2021    JOB #19164    Sheet 3 of 4

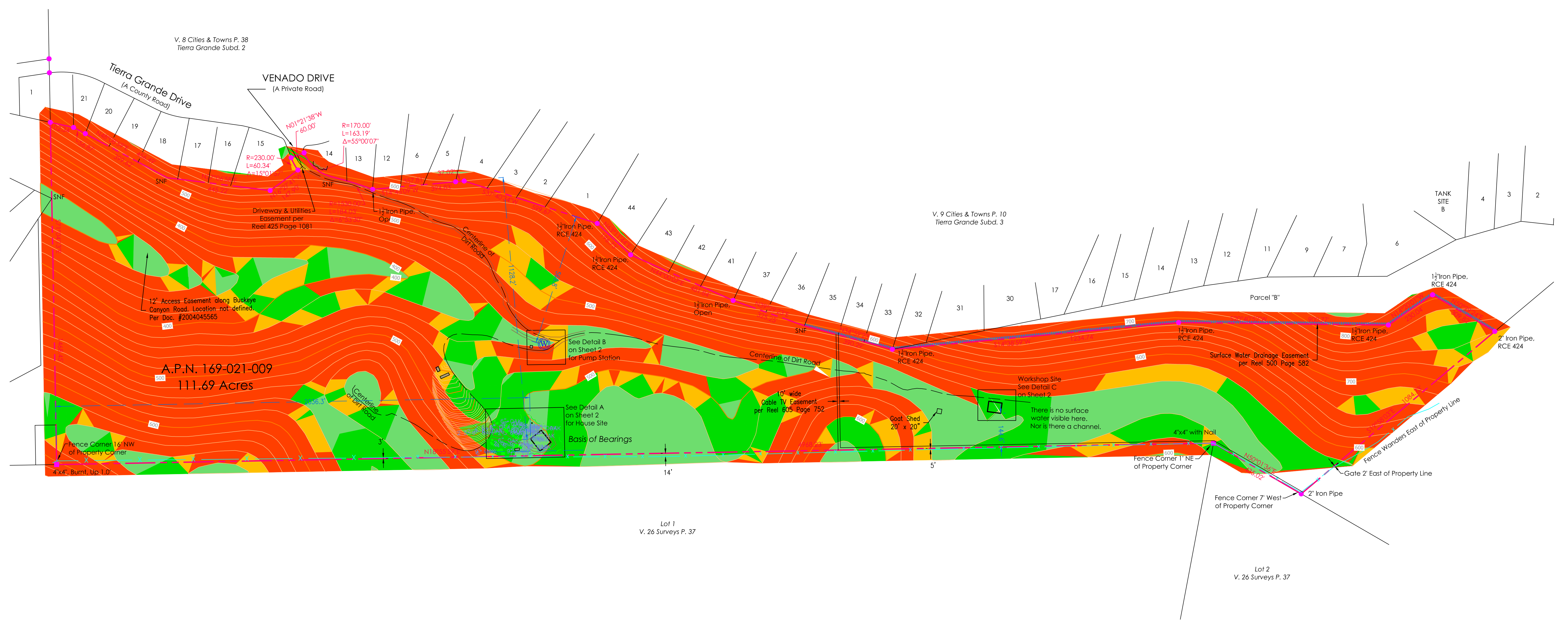
**SURVEY  
OF  
LANDS OF WINLEBLACK  
A.P.N. 169-021-009  
WITHIN LOT 4 OF THE JAMES MEADOWS TRACT,  
CARMEL VALLEY, CALIFORNIA**



Slopes Table			
Range	Minimum Slope	Maximum Slope	Color
1	0%	10%	Light Green
2	10%	25%	Green
3	25%	30%	Yellow
4	30%	100%	Orange

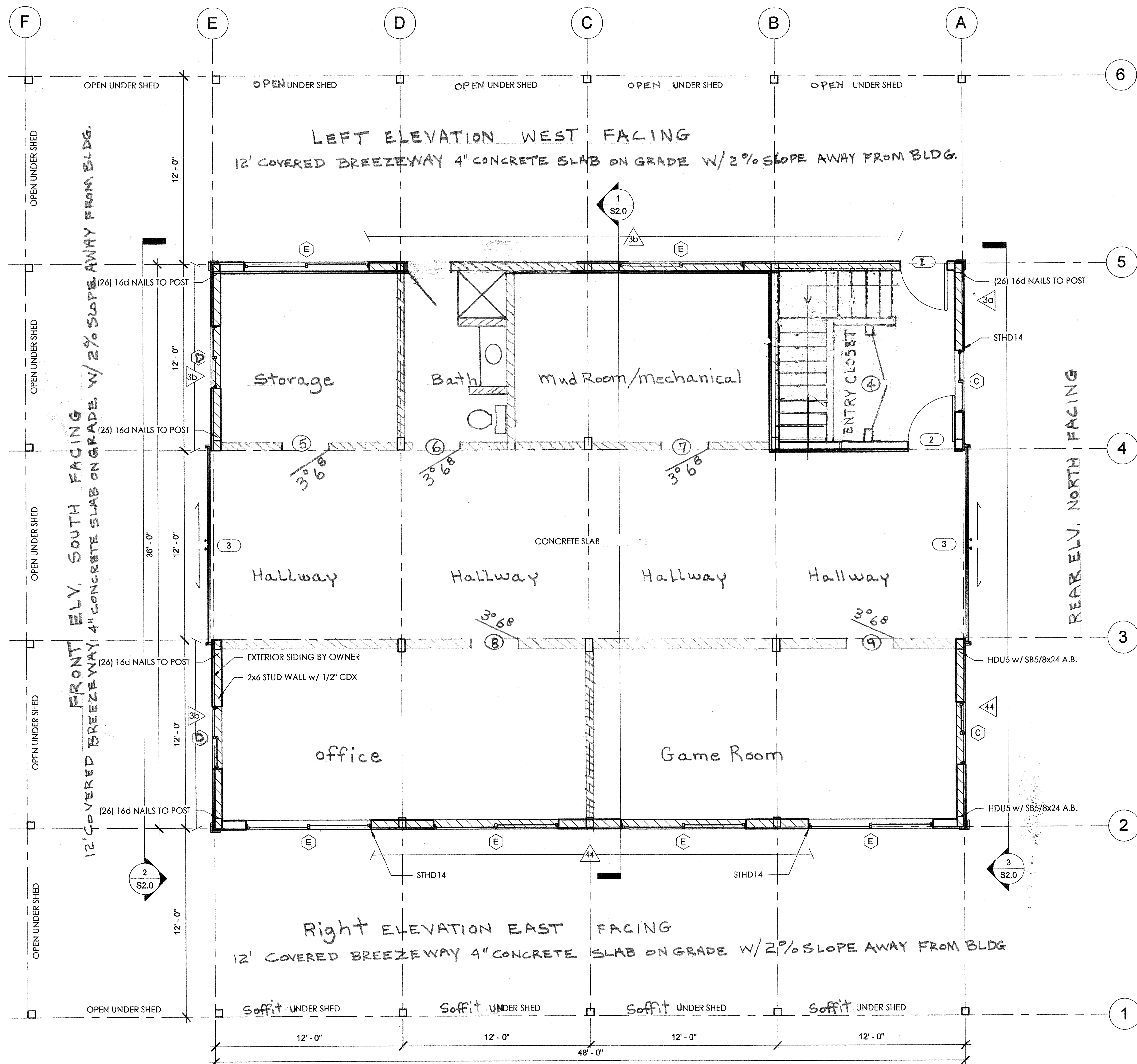
**LEGEND**

- FOUND MONUMENT, AS NOTED
- PROPERTY LINE
- LOT LINE
- CENTERLINE OF DIRT ROAD
- x WIRE FENCE LINE
- ⊙ WELL



PREPARED FOR: **Bob Winkleblack**  
 SURVEYED BY: **POCARIS CONSULTING**  
 P. O. BOX 1378  
 CARMEL VALLEY, CA 93924  
 831-659-9564

SCALE: 1" = 200' VIEW: Sheet 4 DATE: Jan. 21, 2022  
 FILE NAME: Winkleblack Topo.dwg JOB #19164 Sheet 4 of 4



1 1ST FLOOR PLAN  
1/4" = 1'-0"

### Door Schedule 1<sup>ST</sup> FLOOR

1	3'-6" RHS into Entry	Sierra Pacific Metal Clad 1 Lite French Door
2	3'-6" LHS Hallway/Entry	Bronze smoke sill
3	(4)	6'-3" X 9'-4" Bi-parting Barn Doors @ North & South hallway
4	Pair 3'-6"	Entry CLOSET
5	3'-6"	Storage door Bronze Smoke sill RHS
6	3'-6"	Bathroom Bronze Smoke Sill RHS
7	3'-6"	Mud Room Mechanical Bronze Smoke Sill RHS
8	3'-6"	office Bronze Smoke Sill LHS
9	3'-6"	Game Room Bronze Smoke Sill LHS

### SHEARWALL SCHEDULE

WALL TYPE	SILL ATTACHMENT		SHEATHING	EDGE NAILING	RIM	NOM. CAPACITY		NOTES
	WOOD	CONCRETE				SEISMIC	WIND	
6	16d @ 4" O.C.	5/8" @ 48" O.C.	1/2" CDX on One Side	8d @ 6" O.C.	A35 @ 18" O.C.	260	365	
4	SDS25500 @ 8" O.C.	5/8" @ 32" O.C.	1/2" CDX on One Side	8d @ 4" O.C.	A35 @ 12" O.C.	380	533	
3 <sup>a,b,c</sup>	SDS25500 @ 6" O.C.	5/8" @ 24" O.C.	1/2" CDX on One Side	8d @ 3" O.C.	A35 @ 10" O.C.	490	685	
3 <sup>b,c</sup>	SDS25500 @ 4" O.C.	5/8" @ 16" O.C.	1/2" CDX on One Side	10d @ 3" O.C.	A35 @ 6" O.C.	665	930	
44 <sup>a,b,c</sup>	SDS25500 @ 4" O.C.	5/8" @ 16" O.C.	1/2" CDX on Both Sides	8d @ 4" O.C.	A35 @ 6" O.C.	760	1065	

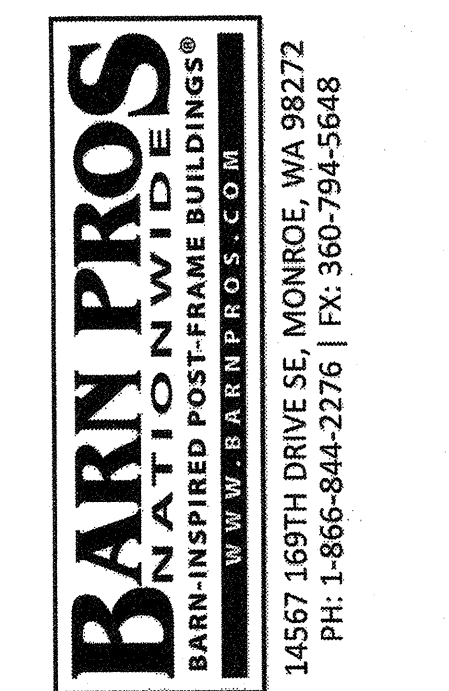
TYPICAL FIELD NAILING: 8d @ 12" O.C.

- SCHEDULE NOTES:**
- Nail shall be common or galvanized box. Galvanizing shall be hot-dipped or tumbled.
  - All shear panels are to be continuous between horizontal diaphragms (roof to floor, floor to floor, or floor to foundation).
  - All framed shear walls shall be blocked at all panel edges.
  - All shear walls shall terminate on at least (1) full height stud. Additional studs or solid posts shall be installed as required for holdowns where they occur.
  - 8d common nail shank diameter = 0.131", 16d sinker nail shank diameter = 0.148"
  - All anchor bolts shall have 7" minimum embedment.
  - Studs and/or blocking at adjoining panel edges shall be 3x minimum and nails shall be staggered. Sill plates shall be 3x minimum.
  - 3x members may be substituted with (2) 2x members nailed together with 10d nails @ 4" O.C.
  - Where panels are applied on both faces of a wall and nail spacing is 6" O.C. or less, panel joints shall be offset to fall on different framing members.
  - 1/4" SDS: Simpson Strong-Drive wood screws into rim joist or member below. Provide minimum 2" embedment.

○ SHEAR WALL  
1/2" = 1'-0"

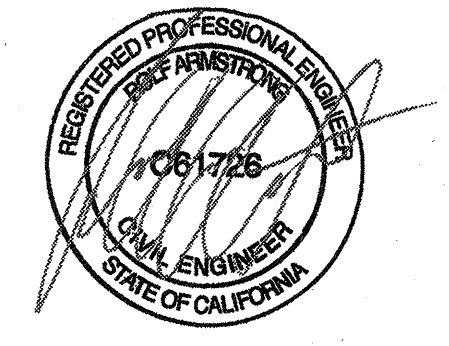
### WINDOW Schedule 1<sup>ST</sup> FLOOR

Count	Location	Description
2	Rear ELV. Entry North facing	Sierra Pacific Aluminum Clad 4'4" SLIDERS Tempered GLASS/clear
2	Front ELV. Storage South facing	Sierra Pacific Aluminum Clad 6'4" SLIDERS Tempered Glass/clear
7	Right ELV. office(2) EAST Facing Game Rm(2) LEFT ELV. Storage(1) West facing Mud Rm(2) mechanical	Sierra Pacific Aluminum Clad 8'4" SLIDERS Tempered Glass



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STRUCTURAL ONLY



Denali 48 - Model B  
Bob & Tracy Winkleblack  
9700 Venado Rd, Carmel, CA 93923

SUBMITTALS

REVISIONS

1ST FLOOR PLAN

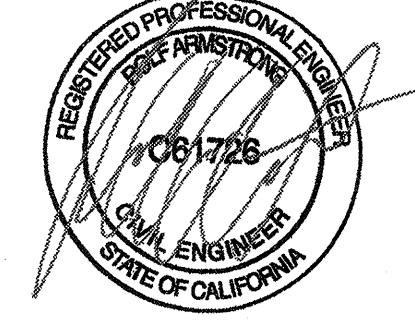


Drawn by: AD  
Approved by: OPERATIONS

A2.0

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STRUCTURAL ONLY



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LEFT ELEVATION WEST FACING

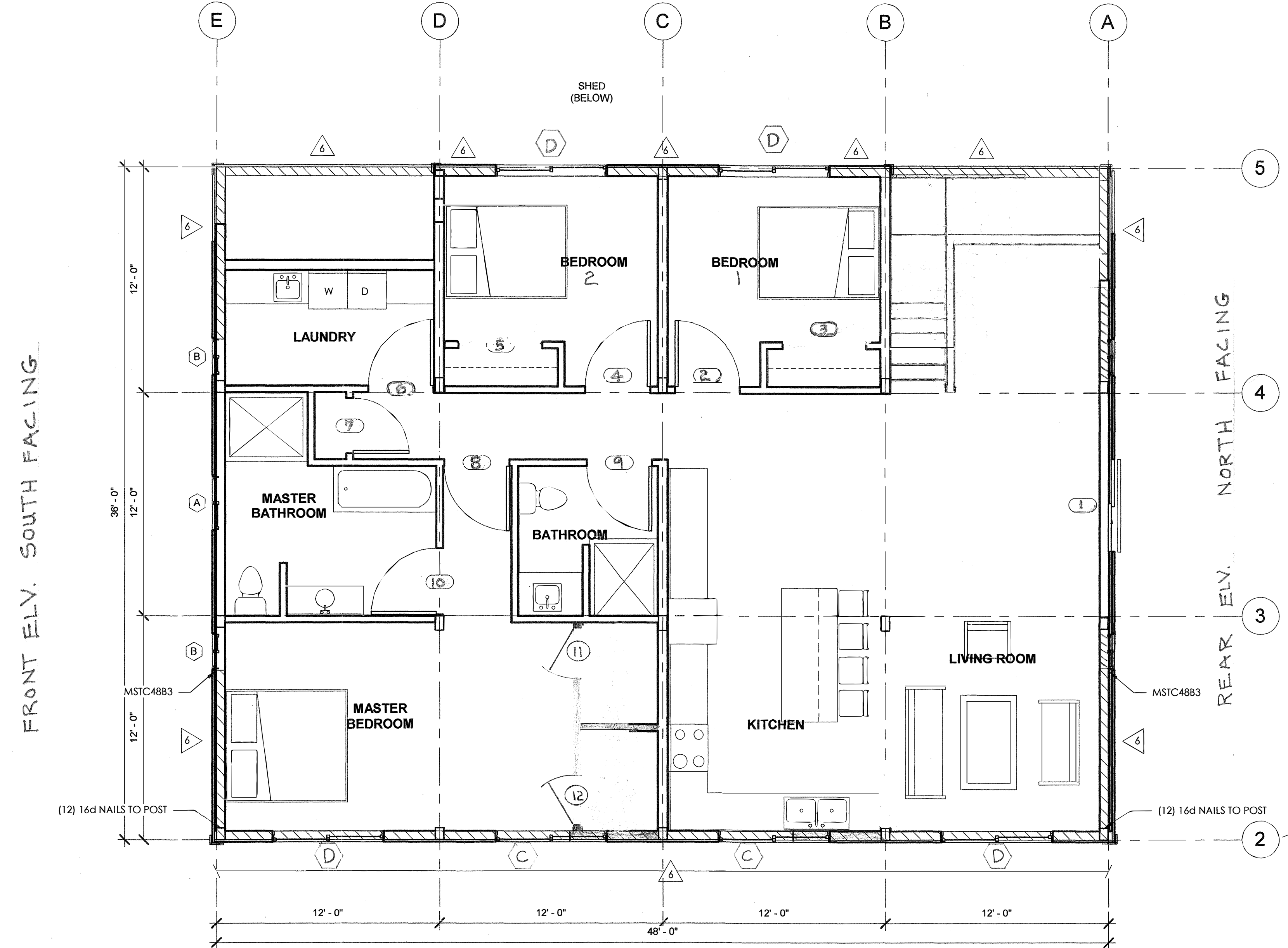
DOOR Schedule 2nd FLOOR			
SIZE	Location	Description	
1 5° 6 8	LIVING Rm Rear ELV.	Sierra Pacific Aluminum Clad Fr. Dr. Pair	
2 3° 6 8	Bdrm 1	RHS in, Solid Core, 2 1/8 Bore	
3 5° 6 8	Bdrm 1 CLOSET	Bypass Mirror doors	
4 3° 6 8	Bdrm 2	LHS in, Solid Core, 2 1/8 Bore	
5 5° 6 8	Bdrm 2 CLOSET	Bypass Mirror doors	
6 3° 6 8	Laundry	LHS in, Solid Core, 2 1/8 Bore	
7 3° 6 8	Hall closet	LHS Solid Core, 2 1/8 Bore	
8 3° 6 8	Master Bdrm	RHS in, Solid Core, 2 1/8 Bore	
9 2° 6 8	Bath	RHS in, Solid Core, 2 1/8 Bore	
10 2° 6 8	Master Bath	RHS in, Solid Core, 2 1/8 Bore	
11 2° 6 8	Master Closet	LHS, Solid Core, 2 1/8 Bore	
12 2° 6 8	Master Closet	RHS, Solid Core, 2 1/8 Bore	

SHEARWALL SCHEDULE								
WALL TYPE	SILL ATTACHMENT		SHEATHING	EDGE NAILING	RIM	NOM. CAPACITY		NOTES
	WOOD	CONCRETE				SEISMIC	WIND	
6	16d @ 4" O.C.	5/8" @ 48" O.C.	1/2" CDX on One Side	8d @ 6" O.C.	A35 @ 18" O.C.	260	365	
4	SDS25500 @ 8" O.C.	5/8" @ 32" O.C.	1/2" CDX on One Side	8d @ 4" O.C.	A35 @ 12" O.C.	380	533	
3a <sup>a,b,c</sup>	SDS25500 @ 6" O.C.	5/8" @ 24" O.C.	1/2" CDX on One Side	8d @ 3" O.C.	A35 @ 10" O.C.	490	685	
3b <sup>a,b,c</sup>	SDS25500 @ 4" O.C.	5/8" @ 16" O.C.	1/2" CDX on One Side	10d @ 3" O.C.	A35 @ 6" O.C.	665	930	
4a <sup>a,b,c</sup>	SDS25500 @ 4" O.C.	5/8" @ 16" O.C.	1/2" CDX on Both Sides	8d @ 4" O.C.	A35 @ 6" O.C.	760	1065	

TYPICAL FIELD NAILING: 8d @ 12" O.C.

- SCHEDULE NOTES:
- Nail shall be common or galvanized box. Galvanizing shall be hot-dipped or tumbled.
  - All shear panels are to be continuous between horizontal diaphragms (roof to floor, floor to floor, or floor to foundation).
  - All framed shear walls shall be blocked at all panel edges.
  - All shear walls shall terminate on at least (1) full height stud. Additional studs or solid posts shall be installed as required for holdowns where they occur.
  - 8d common nail shank diameter = 0.131", 16d sinker nail shank diameter = 0.148"
  - All anchor bolts shall have 7" minimum embedment.
  - Studs and/or blocking at adjoining panel edges shall be 3x minimum and nails shall be staggered. Sill plates shall be 3x minimum.
  - 3x members may be substituted with (2) 2x members nailed together with 10d nails @ 4" O.C.
  - Where panels are applied on both faces of a wall and nail spacing is 6" O.C. or less, panel joints shall be offset to fall on different framing members.
  - 1/4" SDS: Simpson Strong-Drive wood screws into rim joist or member below. Provide minimum 2" embedment.

1/2" = 1'-0"



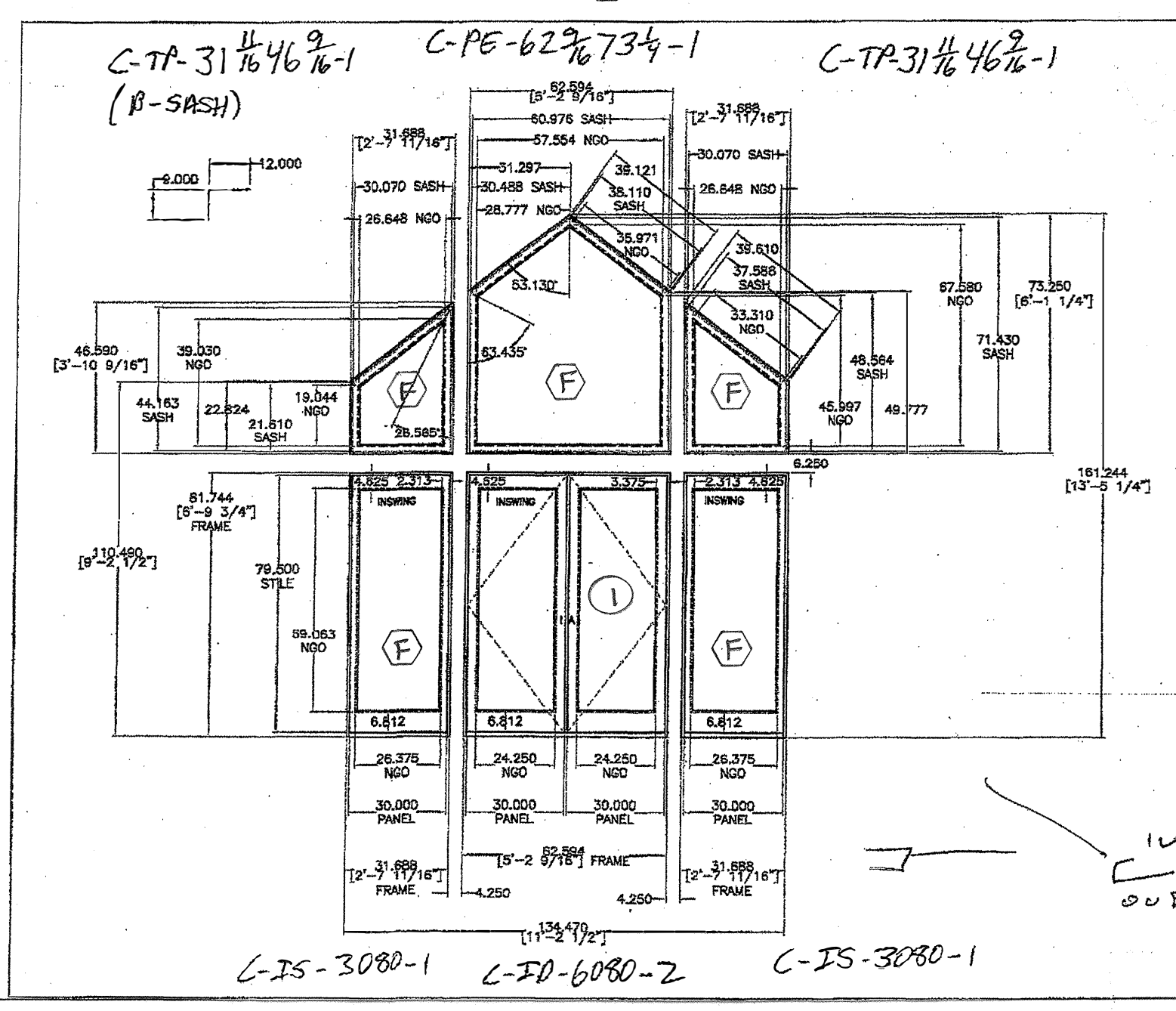
RIGHT ELEVATION EAST FACING

WINDOW Schedule 2nd. FLOOR

A 1	3° 4° DBL HUNG Master Bath	Sierra Pacific Aluminum CLAD TEMPERED GLASS
B 2	2° 4° DBL HUNG Master Bdrm. Laundry Rm.	Sierra Pacific Aluminum CLAD TEMPERED GLASS
C 2	4° 4° SLIDER Kitchen Master Bdrm.*	Sierra Pacific Aluminum CLAD TEMPERED GLASS
D 4	6° 4° SLIDER MASTER Bdrm. * Bdrm 1 & 2 Living Rm. *	Sierra Pacific Aluminum CLAD TEMPERED GLASS
F 5	Living Rm. North Facing (detail to right)	Sierra Pacific Aluminum CLAD TEMPERED GLASS

- \* Egress Requirements
- ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~
- a.) MIN. NET CLEAR OPENING HEIGHT OF 24"
- b.) MIN. NET CLEAR OPENING WIDTH OF 20"
- c.) MIN. NET CLEAR OPENING DIMENSION OF 5.7 SQUARE FEET IN AREA
- d.) OPENING shall have the bottom of the CLEAR opening not greater than 44" inches measured from finished FLOOR

Rear ELV. North Facing Fixed Windows AROUND FR.DR. UNIT (1 ABOVE)



SUBMITTALS	

REVISIONS	

2ND FLOORPLAN

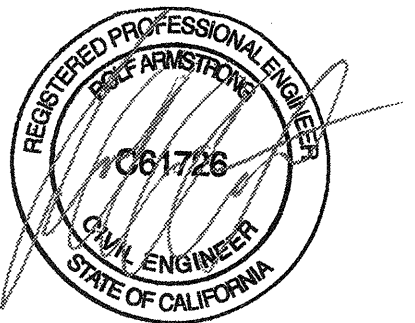
Drawn by: AD

Approved by: OPERATIONS

**A2.1**

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STRUCTURAL ONLY



Denali 48 - Model B  
Bob & Tracy Winkleblack  
9700 Venado Rd, Carmel, CA 93923

SUBMITTALS

REVISIONS

EXTERIOR ELEVATIONS

Drawn by: AD  
Approved by: OPERATIONS

A1.0

**WUI/HIGH FIRE COMPLIANCE**  
OWNER TO SUPPLY 5/8" TYPE X GYPSUM SHEATHING TO UNDERSIDE OF ALL OPEN ROOF DECK AND PORCH CEILINGS PER R337.7.4 & R337.7.6 or Cement board  
BARN PROS MAY PROVIDE TEMPERED GLAZING FOR WINDOWS INCLUDED IN PACKAGE  
EXTERIOR DOORS SHALL BE EITHER NON-COMBUSTIBLE, IGNITION RESISTANT, SOLID CORE WITH STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NOT LESS THAN 1-1/4", 20-MINUTE FIRE RATED, OR TESTED TO MEET SFM STANDARD 12-7A-1  
CUPOLA IS TO BE LEFT NON-FUNCTIONAL OR HAVE COUNTY APPROVED FIRE VENTILATION SCREEN INSTALLED BY OWNER (OPENINGS SHALL BE 1/16" MIN. AND 1/8" MAX.)

**Exterior Siding by James Hardie Cement Vgroove**  
CUPOLA IS TO BE LEFT NON-FUNCTIONAL OR HAVE COUNTY APPROVED FIRE VENTILATION SCREEN INSTALLED BY OWNER (OPENINGS SHALL BE 1/16" MIN. AND 1/8" MAX.)

1x4 Trim for Windows and Standard Entry Doors  
1x6 Trim for Upper Corners of Dormers and Shed Dormers, Wall Trim, Dutch Doors, Haylift Doors, and Track Backer on Breezeway Door, if necessary  
1x6 Trim for Lower Corners  
1x10 Feads is standard but can be affected by purlin size. Final size not available until the conclusion of engineering.  
Bottom (2) boards of GF T&G to be Pressure Treated if there is ground contact  
Bottom (1) board PT on interior walls  
Roofing Material to be provided by owner. On most models Barn Pros provides sheathing but refer to your specific model for verification

**EXTERIOR FINISHES**  
1/4" = 1'-0"

**EXTERIOR NOTES**  
1/4" = 1'-0"

Door Schedule

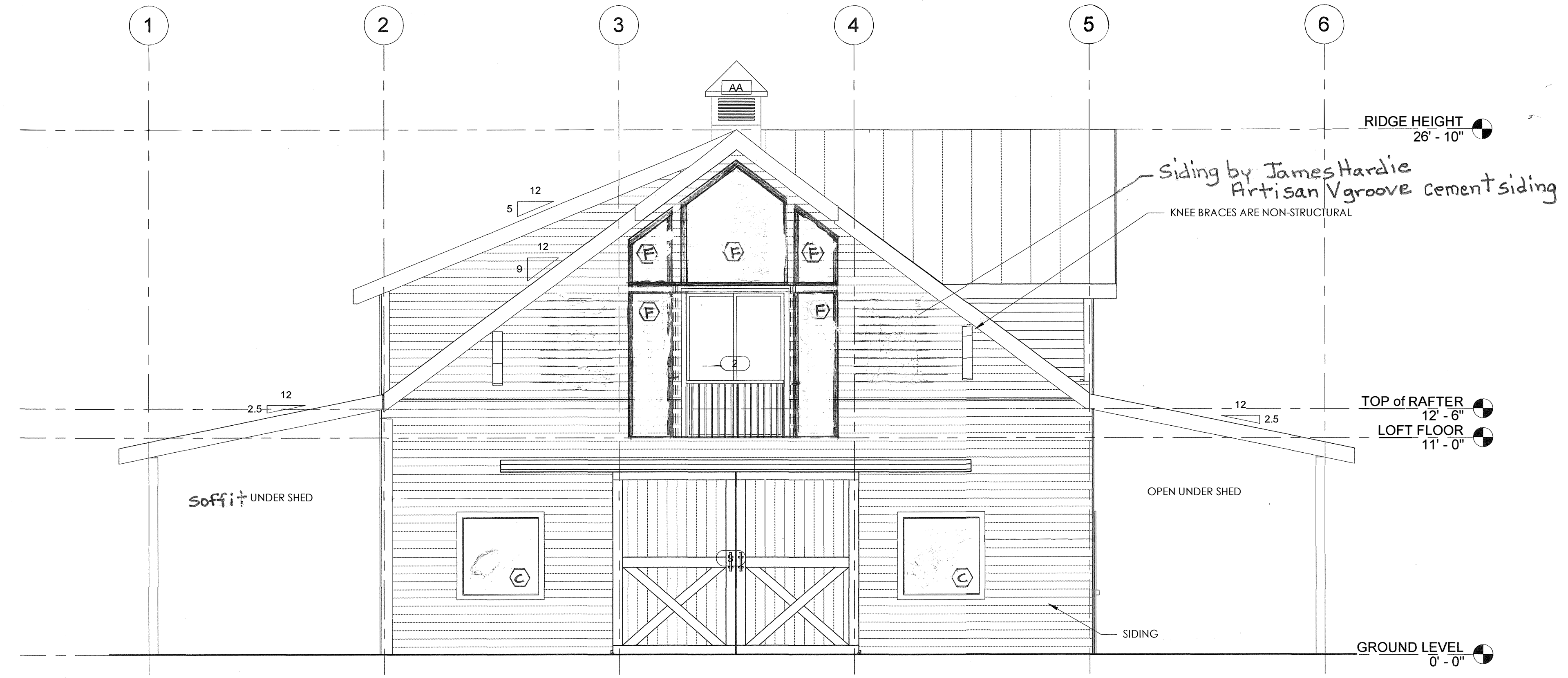
Mark	Description	Count	Rough Width	Rough Height	Comments
3	(2) 6'-3" x 9'-4" T&G Breezeway Doors with Hardware	2	12'-0"	9'-0"	Bi Parting Barn Drs.

Barn Pros Items

Mark	Type	Count
AA	Standard Cupola 5-12, 9-12 pitch	1

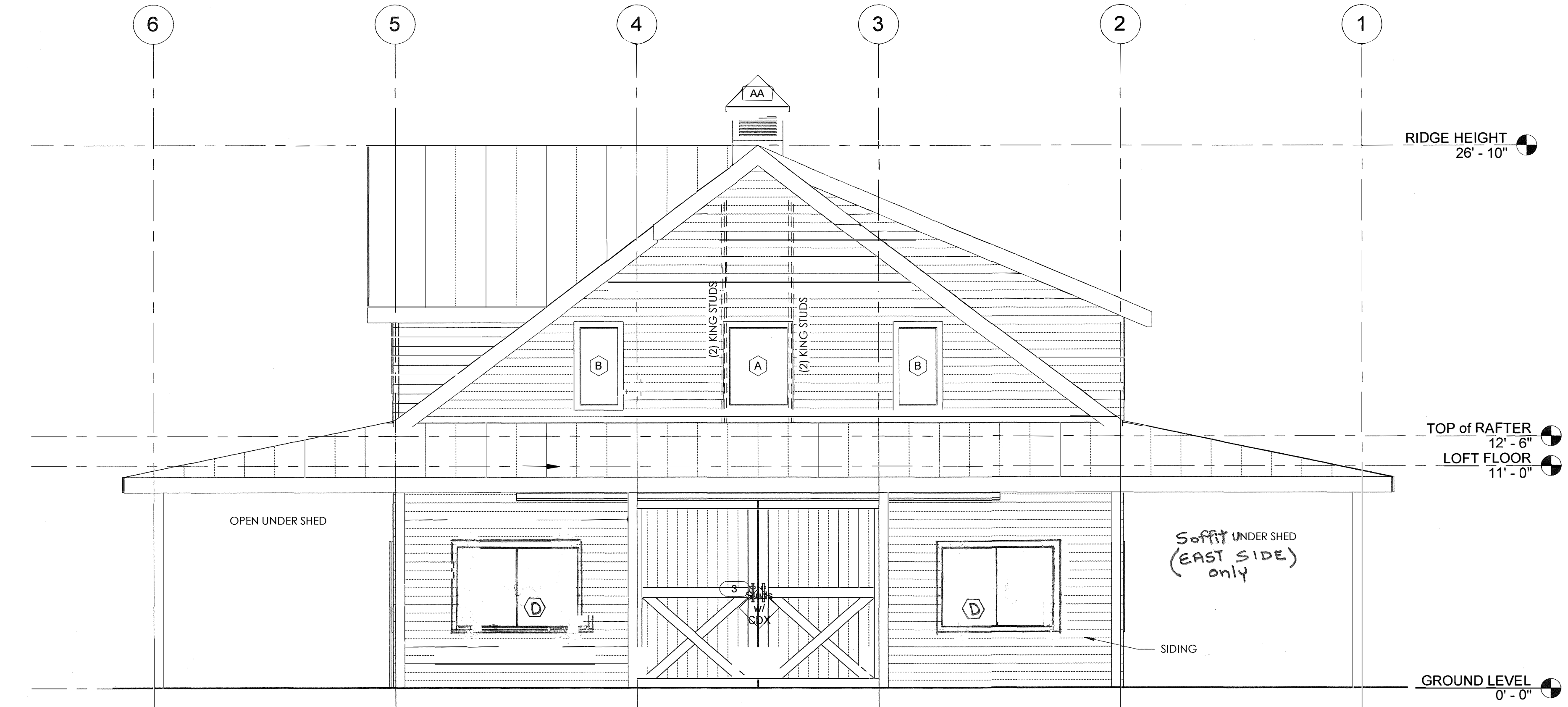
Window Schedule

Mark	Description	Count	Rough Width	Rough Height	Comments
A	3-0x4-0 Windows Sierra Pacific	1	3'-0"	4'-0"	DBL HUNG
B	2-0x4-0 Windows Pacific	2	2'-0"	4'-0"	DBL HUNG
C	4-0x4-0 Windows	4	4'-0"	4'-0"	SLIDERS
D	6-0x4-0 Windows	6	6'-0"	4'-0"	SLIDERS
E	8-0x4-0 Windows	7	8'-0"	4'-0"	SLIDERS
F	detail on A2.1	Group(5)			FIXED



1 REARELEVATION - NORTH FACING  
1/4" = 1'-0"

Roof Shingles Timberline GAF High Definition Shingles in Weathered Wood Typical



2 ELEVATION FRONT - SOUTH FACING  
1/4" = 1'-0"



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STRUCTURAL ONLY

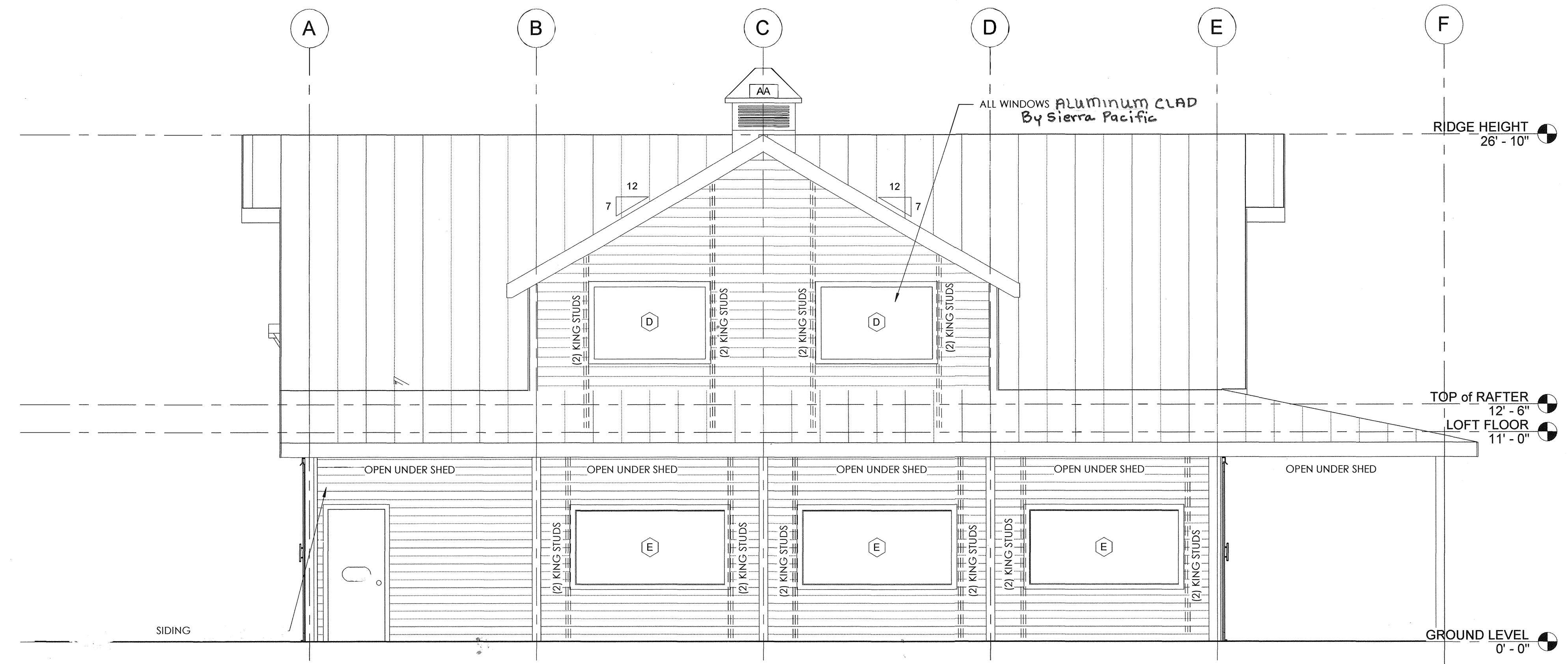


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Bob & Tracy Winkleblack  
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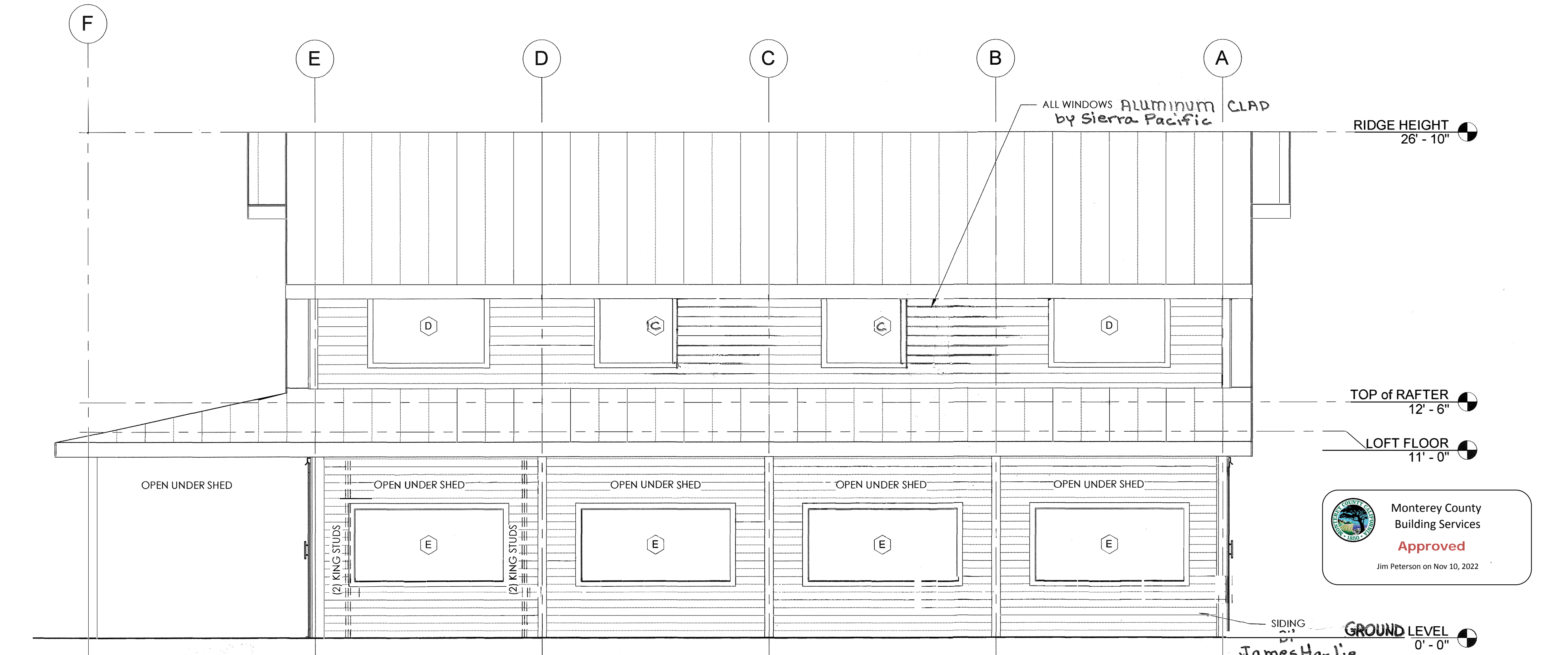
SUBMITTALS	
REVISIONS	

EXTERIOR ELEVATIONS  
Drawn by: AD  
Approved by: OPERATIONS

AI.1



① LEFT ELEVATION - WEST FACING  
1/4" = 1'-0"



② RIGHT ELEVATION - EAST FACING  
1/4" = 1'-0"

**WUI/HIGH FIRE COMPLIANCE**  
OWNER TO SUPPLY 5/8" TYPE X GYPSUM SHEATHING TO UNDERSIDE OF ALL OPEN ROOF DECK AND PORCH CEILINGS PER R337.7.4 & R337.7.6  
BARN PROS MAY PROVIDE TEMPERED GLAZING FOR WINDOWS INCLUDED IN PACKAGE  
EXTERIOR DOORS SHALL BE EITHER NON-COMBUSTIBLE, IGNITION RESISTANT, SOLID CORE WITH STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NOT LESS THAN 1-1/4", 20-MINUTE FIRE RATED, OR TESTED TO MEET SFM STANDARD 12-7A-1  
**Exterior Siding by James Hardie Cement V Groove**  
CUPOLA IS TO BE LEFT NON-FUNCTIONAL OR HAVE COUNTY APPROVED FIRE VENTILATION SCREEN INSTALLED BY OWNER (OPENINGS SHALL BE 1/16" MIN. AND 1/8" MAX.)

- 1/4" Trim for Windows and Standard Entry Doors
- 1x6 Trim for Upper Corners of Dormers and Shed Dormers, Wall Trim, Dutch Doors, Halfway Doors, and Track Backer on Breezeway Door, if necessary
- 1x8 Trim for Lower Corners
- 1x10 Fascia is standard but can be affected by purlin size. Final size not available until the conclusion of engineering
- Bottom (2) boards of DF T&G to be Pressure Treated if there is ground contact Bottom (1) board PT on interior walls
- Roofing Material to be provided by owner. On most models Barn Pros provides sheathing but refer to your specific model for verification

**EXTERIOR FINISHES**  
1/4" = 1'-0"

Door Schedule

Mark	Description	Count	Rough Width	Rough Height	Comments
2		15			
3	(2) 6'-3" x 9'-4" T&G Breezeway Doors with Hardware	2	12'-0"	9'-0"	Bi-Parting Barn Drs.

Barn Pros Items

Mark	Type	Count
AA	Standard Cupola 5-12, 9-12 pitch	1

Window Schedule

Mark	Description	Count	Rough Width	Rough Height	Comments
A	3-0x4-0 Windows, Sierra	1	3'-0"	4'-0"	DBL HUNG
B	2-0x4-0 Windows, Pacific	2	2'-0"	4'-0"	DBL HUNG
C	4-0x4-0 Window	4	4'-0"	4'-0"	SLIDERS
D	6-0x4-0 Windows	6	6'-0"	4'-0"	SLIDERS
E	8-0x4-0 Windows	7	8'-0"	4'-0"	SLIDERS
F	detail on A2.1	Group of 5			FIXED



James Hardie  
Artisan V Groove  
Cement

August 14, 2024

Robert & Tracy Winkleblack  
APN 169-021-009  
9700 Venado Drive  
Carmel, CA 93923  
(831)601-8500

Zoning: LDR/1-D-S RAZ  
Parcel size: 111.69 acres  
Area Plan: Carmel Valley Master Plan  
Permitted 3,456 sq ft single family dwelling with 2,500-gallon septic system

**Scope of Project:** The establishment of the transient use of a residential property (single-family dwelling) for remuneration, commonly known as a short-term rental. Project Location: 9700 Venado Drive, Carmel.

This is an application for an Administrative Permit pursuant to Title 21 Section 21.14.040H to allow for the transient use of residential property for remuneration. The facts and circumstances of this application warrant the issuance of a permit issued in perpetuity.

Buckeye Canyon is a truly unique property located in Mid-Carmel Valley, Monterey County. At over 110 acres, it is one of only a few properties of its size in Carmel. The property is large enough to handle short-term guests with little to no impact on the neighborhood or neighbors. It is accessed from Venado Drive, a private road. The cross street is Tierra Grande, a county-maintained road. We believe that the following circumstances warrant the issuance of the administrative permit in perpetuity.

- Buckeye Canyon offers guests an opportunity to experience wildlife and habitat in a natural setting while being only 5 miles from Carmel.
- Every precaution will be taken to ensure that the transient use of the property does not create a negative impact on the surrounding neighbors or community. Overnight occupancy will be limited to 8 people unless it is a hosted stay. Daytime occupancy will be limited to 10 people (including the overnight guests.)
- In addition to having fire sprinklers, the house will have a clearly visible fire extinguisher on each floor. Fire alarms and carbon monoxide alarms will be installed as required by the County code.
- **There will be no smoking or outdoor fires allowed.**
- There will be a property manager, Jared Bickel, (831) 601-6892, located at 36010 Robinson Canyon Rd, Carmel, available 24/7 within 30 minutes drive of the property.
- There will be no exterior signage or advertising.
- The minimum rental period shall be no less than a 7-night consecutive stay and no greater than a 30-night consecutive stay.
- The property has ample off-street parking immediately adjacent to the house, with space and insulation from any noise or disturbance to adjoining properties due to its size.
- Water is provided on site by a private well and adequate septic capacity has been permitted for the project.
- There will be interior notice and signage. Plans are in place to provide all guests with the operations plan and the safety and emergency plan before their stay as well as on site both digitally through a QR code and printed, posted in a prominent location. This ensures that all guests, not just the guest responsible for the booking, are fully informed of the behavioral expectations during their stay and the rules of the house. The house rules will also be shared on our property's listing sites so that prospective guests are aware of the rules prior to booking.

Robert & Tracy Winkleblack  
APN 169-021-009  
9700 Venado Drive  
Carmel, CA 93923  
(831)601-8500

- A separate house manual will also be provided to ensure that guests have directions to understand all of the house systems and how they operate. (heating, lighting, water shut-off, gas shut-off, etc.) Emergency procedures will also be provided, including evacuation procedures.
- Emergency evacuation plans will be posted in a prominent location for guests to see.
- A draft of the proposed rules is included for reference. It is anticipated that the proposed rules will be updated as construction of the residence is completed, and any additional requirements become evident. The anticipated completion date of the house is December 2024.

Respectfully submitted (via email),

Tracy Winkleblack





Dear guests,

Hello and welcome to our home. We are excited to share our home with you and want you to have the best stay possible. Please review the House Rules prior to your stay and share them with all of the guests that will be joining you so that they have appropriate expectations for your visit.

- Please treat our home with the same respect that you would treat your own home.
- **Quiet Hours:** Tenant shall not disturb neighbors with loud noise or music. No outdoor noise is allowed after 9 pm and before 8 am. Please respect our community. If any neighboring residents report excessive noise or unruly behavior, we may have to evict you and terminate our rental agreement. This could result in loss of your security deposit and rental fee.
- **Children:** You are responsible for ensuring your children's safety at all times. If you find anything unsafe or requiring revision at our property, please contact us at your earliest convenience so that we can address the issue. Never leave children unsupervised at our property without any adults. Guest injuries sustained at the house are not covered by our vacation rental insurance.
- **Parking:** Parking is limited to two vehicles. Please park in the designated area immediately adjacent to the house for guest parking.
- **Pets:** Please do not bring any pets.
- **Smoking:** This is a no smoking property. Please do not smoke anywhere on the property. Failure to respect the rules related to smoking on the property will result in the loss of your security deposit.
- **Maximum occupancy:** Overnight occupancy is limited to 8 people. Daytime occupancy is limited to 10 people (including the overnight occupants.) The number of people staying at the house included in our rental agreement with what was requested at the time of the rental. Guests that are not included in the rental agreement are prohibited from staying overnight.
- **Cleaning Rules:** The house will be thoroughly cleaned and disinfected after your stay. Please leave soiled towels in the laundry area.
- **Trash and recycling.** There are designated recycling and trash disposal areas. Please empty the kitchen garbage prior to leaving. Food waste should go into the green waste can.
- **Prohibited Uses:**
  - **No fires anywhere on the property.** There is a fire ban in effect that prohibits all fires.
  - **No fireworks.**
  - **No special events** may be held at the house.
- **Security:** The gate code will be provided prior to your stay. Please do not share the code with anyone outside of your group and ensure that the gate closes each time that you open it.
- **Damage and breakage:** We understand that accidents can happen sometimes. Please report any accidental damages or breakage in a timely manner, preferably before check out. If the damage is not covered by our insurance you may need to pay for the repair from your security deposit.
- **Furniture:** Please leave furniture in place. Repositioning furniture increases risk of damage or injury. A minimum of \$50 will be charged if the cleaning crew needs to reposition heavy furniture.
- **Subletting:** Tenant shall not let or sublet all or any part of premises nor assign this agreement or any interest in it.

Robert & Tracy Winkleblack  
APN 169-021-009  
9700 Venado Drive, Carmel CA 93923

**Proposed Vacation Rental Rules (Operations Plan)**

- **Right of Entry:** Landlord or their agent may enter the premises immediately in the event of an emergency or complaint, in order to investigate complaint or perform necessary repairs or maintenance, and within 24 hours of notice for normal maintenance.
- **Breach of Rules:** Landlord will retain all or part of the security deposit in any of the terms of the above rules are breached. Landlord has the right to evict tenant with (8) hours notice if any of the above rules are broken. In this case, no rent paid by Tenant will be refunded.

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# Exhibit B

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**MINUTES**  
**Carmel Valley Land Use Advisory Committee**  
**Monday, July 15, 2024**

1. Meeting called to order by Janet Brennan at 6:30 pm

2. **Roll Call**

Judy MacClelland; Charles Franklin; Janet Brennan; David Burbidge

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**Members Present:**

**Members Absent:**

John Heyl

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3. **Approval of Minutes:**

A. June 17, 2024 minutes

Motion: Charles Franklin (LUAC Member's Name)

Second: David Burbidge (LUAC Member's Name)

Ayes: Judy MacClelland; Charles Franklin; Janet Brennan; David Burbidge

Noes: \_\_\_\_\_

Absent: John Heyl

Abstain: \_\_\_\_\_

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

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5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

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B) Announcements

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7. Meeting Adjourned: 7:40 pm

Minutes taken by: David Burbidge



# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County Housing & Community Development  
 1441 Schilling Place 2<sup>nd</sup> Floor  
 Salinas CA 93901  
 (831) 755-5025

**Advisory Committee:** Carmel Valley

1.           **Project Name:** PAQUIN PATRICK J & PAQUIN ANNA T  
               **File Number:** PLN230021  
               **Project Location:** 27592 SCHULTE RD, CARMEL, CA 93923  
**Assessor's Parcel Number(s):** 169-191-009-000  
               **Project Planner:** McKenna Bowling  
               **Area Plan:** Carmel Valley Master Plan  
**Project Description:** An application for demolition of an existing residence and accessory structures to allow for construction of new 4,989 square foot residence with attached 764 square foot garage, 476 square foot detached garage, and associated site improvements.

**Was the Owner/Applicant/Representative present at meeting?**    YES \_\_\_\_\_ NO   x  

**(Please include the names of the those present)**

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**Was a County Staff/Representative present at meeting?** McKenna Bowling (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Meridth Camp	X		Gate opens out: pain for demp:work om weekends (no); How long (don't know);

**LUAC AREAS OF CONCERN**

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

**ADDITIONAL LUAC COMMENTS**

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**RECOMMENDATION:**

Motion by: Charles Franklin (LUAC Member's Name)

Second by: David Burbidge (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes
- Continue the Item

Reason for Continuance: \_\_\_\_\_

Continue to what date: \_\_\_\_\_

Ayes: Judy MacClelland; Charles Franklin; Janet Brennan; David Burbidge

Noes: \_\_\_\_\_

Absent: John Heyl

Abstain: \_\_\_\_\_

# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County Housing & Community Development  
 1441 Schilling Place 2<sup>nd</sup> Floor  
 Salinas CA 93901  
 (831) 755-5025

**Advisory Committee:** Carmel Valley

2.           **Project Name:** WINKLEBLACK ROBERT & TRACY  
               **File Number:** PLN230133  
               **Project Location:** 9700 VENADO DR, CARMEL, CA 93923  
**Assessor's Parcel Number(s):** 169-021-009-000  
               **Project Planner:** Benjamin Moulton  
               **Area Plan:** Carmel Valley Master Plan  
**Project Description:** An application for an Administrative Permit to allow the transient use of a residential property (single family dwelling) for remuneration.

**Was the Owner/Applicant/Representative present at meeting?**    YES   X   NO       

**(Please include the names of the those present)**

Robert & Tracy Winkleblack - owners  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Was a County Staff/Representative present at meeting?** Ben Moulton (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Jeff Hawkins	X		Construction stuff on site; Fire concerns (has mowed)
Tony Castros	X		Sees fire safety concerns
David Richards	X		Sees fire safety problems; No smoking oe use of fire pit as is very windy
Ms. Shanon	X		No STR; Has had problems with STRs
Teressa Eistnstat	X		How many days (don't know);Fire insurance?

Tom Plaino	X		Don't vote until complete;
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**LUAC AREAS OF CONCERN**

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Janet Brennan		No special events; hold until complete; look at fire conditions
Charles Franklin		Less brush; No smoking; No fire pit
Judy MacClwlland		No special Events; Family member in site

**ADDITIONAL LUAC COMMENTS**

Neighbors to work with owners to midicate problems

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**RECOMMENDATION:**

Motion by: Janet Brennan (LUAC Member's Name)

Second by: David Burbidge (LUAC Member's Name)

X

         Support Project with changes

         Continue the Item

Reason for Continuance: \_\_\_\_\_

Continue to what date: \_\_\_\_\_

Ayes: Judy MacClelland; Charles Franklin; Janet Brennan; David Burbidge

Noes: \_\_\_\_\_

Absent: John Heyl

Abstain: \_\_\_\_\_

## Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Housing & Community Development  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: Carmel Valley

3.                   **Project Name:** MC MONIGLE JOSEPH & NANCY T TRS  
                       **File Number:** PLN230192  
**Project Location:** 27365 SCHULTE RD, CARMEL, CA 93923  
**Assessor's Parcel Number(s):** 169-171-045-000  
                       **Project Planner:** Benjamin Moulton  
                       **Area Plan:** Carmel Valley Master Plan  
**Project Description:** An application for an Administrative Permit to allow transient use of residential property for renumeration (commonly known as Short-Term Rental).

Was the Owner/Applicant/Representative present at meeting?    YES \_\_\_\_\_ NO \_\_\_\_\_

(Please include the names of the those present)

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Was a County Staff/Representative present at meeting? Ben Moulton (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Johnathan Siegei	X		STRs work; traffic; not good neighbor; RV park at end of road; Commercial?
Meredith Camp	X		Traffic problems; RV park a problem
Tracy Hooper	X		Camping sits have increased; RV parp at end of street

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**LUAC AREAS OF CONCERN**

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Janet Brennan		No commercial in residential

**ADDITIONAL LUAC COMMENTS**

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**RECOMMENDATION:**

Motion by: Janet Brennan (LUAC Member's Name)

Second by: Charles Franklin (LUAC Member's Name)

X Deny Project as proposed

       Support Project with changes

       Continue the Item

Reason for Continuance: \_\_\_\_\_

Continue to what date: \_\_\_\_\_

Ayes: Judy MacClelland; Charles Franklin; Janet Brennan; David Burbidge

Noes: \_\_\_\_\_

Absent: John Heyl \_\_\_\_\_

Abstain: \_\_\_\_\_

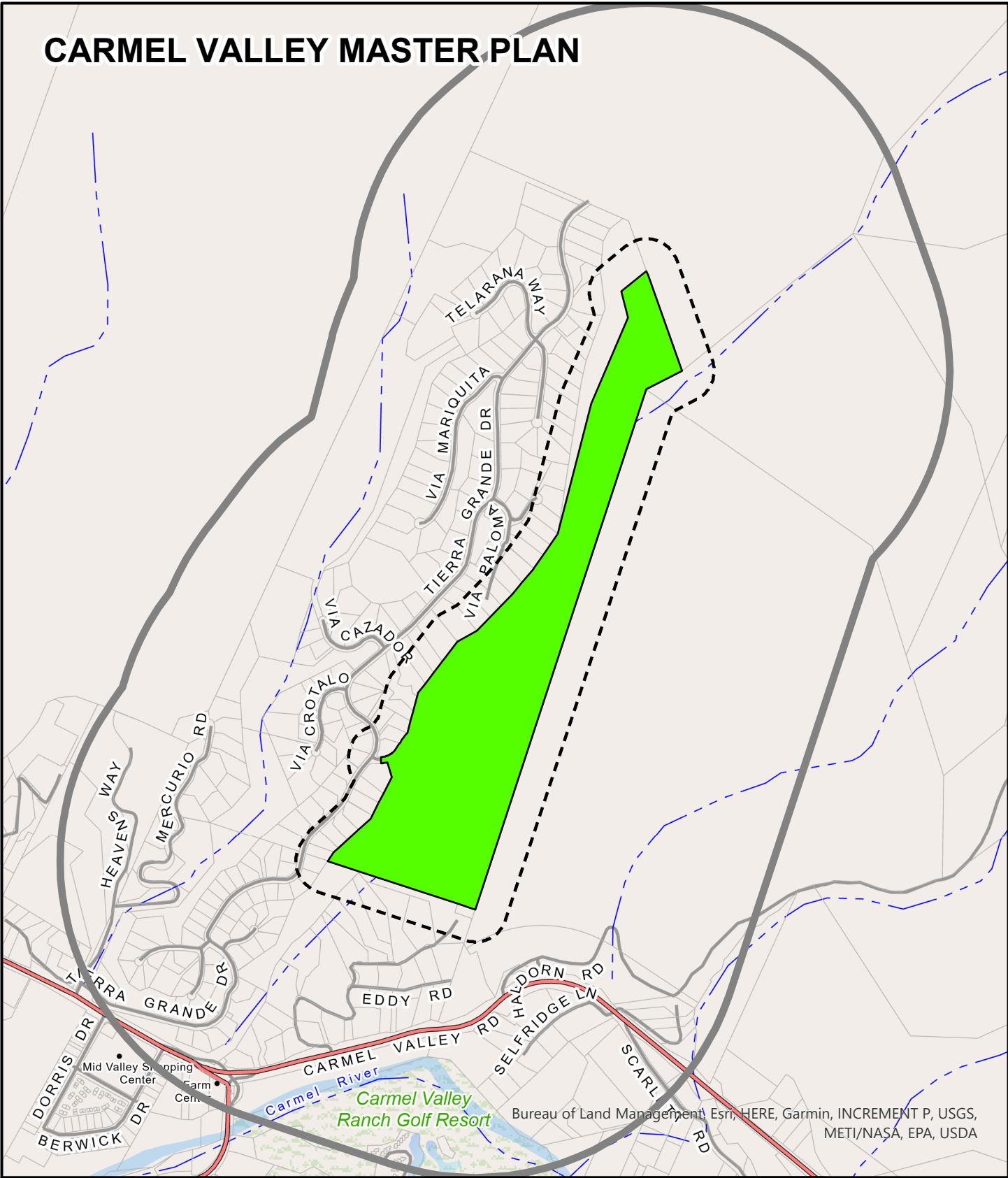
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# Exhibit C

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# CARMEL VALLEY MASTER PLAN





**APPLICANT:** WINKLEBLACK ROBERT & TRACY

**APN:** 169021009000

**FILE #** PLN230133

 Project Site

 300 FT Buffer

 2500 FT Buffer



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# Exhibit D

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August 7, 2024

Monterey County Planning Department  
1441 Schilling Place  
Salinas, CA 93901

RE : Transient vacation rental application PLNZZ30133

To whom it may concern:

My name is Frederick Scott Pereles. My fiancé Corinna Barrus and I live at 25635 Tierra Grande Drive. Technically we are the neighbors of Bob and Tracy Winkleblack, the builder/owner of the vacation rental address in question. Their driveway is immediately adjacent to our property. In reality they own the approximately 300 acre buckeye canyon parcel behind our house and their home proposed for rental is nowhere near anyone! The rental of their property would have essentially zero impact on us and for that matter, their property rental would have zero impact on any other resident of Tierra Grande neighborhood. I have known the Winkleblacks for approximately 5 years now. I met them in yoga class before we moved into our house over 3 years ago. They are lovely people. They have been exceptional stewards of the land. I was a Santa Lucia Preserve owner before moving to Tierra Grande so I know about stewardship of our native and precious California lands. Bob and Tracy have been nothing short of exemplary. They have planted beautiful lavender fields and are bee keepers promoting the essential health of our local bee population. They have improved their driveway with a guard rail and have mowed the accessible open lands to improve fire safety. Bob and Tracy's dream was to build their retirement house on the property. He is in the process of building that lovely home which he considerately hid amongst the native oaks of the canyon without disturbing them or cutting them down. Bob and Tracy have been respectful courteous neighbors and I have no doubt they will be model vacation rental hosts. I fully support their vacation rental application for approval. Feel free to contact me with any questions or concerns.

Sincerely,

Frederick Scott Pereles MD



[fspereles@yahoo.com](mailto:fspereles@yahoo.com) 831-917-8229

July 3, 2024.

Planning Department

1441 Shilling Place

Salinas, CA 93901

RE: Transient vacation rental application PLNZ230133

To whom it may concern,

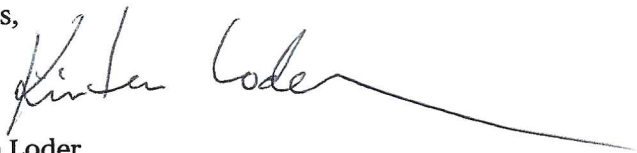
I have been a resident of the Rancho Tierra Grande neighborhood for the last 40 years. I have also been a County of Kauai, Hawaii, transient vacation rental owner for over 30 years. 14 years ago, in 2008, Kauai County issued an ordinance mandating licensing of vacation rental homeowners outside of the Visitor Designated Area (VDA). The County required a lengthy, difficult registration for homeowners to become licensed Transient Vacation Non conforming Rentals (TVR). Because of my experience, I am well suited to make recommendations for full support of the Winkleblack's administrative permit allowing the transient use of their residential property located 9700 Venado Drive in Carmel Valley.

The large parcel property is located in Buckeye Canyon which sits adjacent to our neighborhood of Rancho Tierra Grande Drive. The house site is well hidden from our neighborhood. It sits behind a hillside of mature oaks assuring sound will not be of consequence to my neighborhood. This is a peaceful, relaxing countryside retreat offering visitors a chance at rural life yet being close to shopping, restaurants and other amenities offered to enjoy in Monterey County.

I have know Tracy Winkleblack since our school days attending CUSD, a very long time ago. Bob and Tracy are of good character and have a history of contributions to the community. They have values that keep in faith with their courteous, respectful relationship with neighbors. I am confident they will be great vacation rental homeowners. Please contact me if you need any further information.

Thank you.

Regards,

A handwritten signature in black ink that reads "Kirsten Loder". The signature is written in a cursive style and extends to the right with a long, thin horizontal stroke.

Kirsten Loder

[loderkir@icloud.com](mailto:loderkir@icloud.com)

831-521-6020



# Exhibit E

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# Keith Higgins

Traffic Engineer

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November 2, 2023

Robert and Tracy Winkleblack  
PO Box 729  
Monterey, CA 93942

Re: Winkleblack Vacation Rental Traffic Study, 9700 Venado Drive, Carmel Valley, Monterey County, CA

Dear Robert and Tracy,

As you requested, this is a traffic study for the Winkleblack single family vacation rental home, 9700 Venado Drive, Carmel Valley, Monterey County, CA (Project). The Project is a single-family home that is currently under construction that is proposed to be a short-term rental. This study is focused on the project's effects on trip generation and vehicle miles traveled (VMT).

Per the request of the Monterey County Housing and Community Development Department in a Project Referral Sheet dated 8/29/2023 included herein as **Attachment A**, the study includes the following tasks.

1. Project Trip Generation Estimate
2. Qualitative Operational Analysis/Discussion
3. Project Vehicle Miles Traveled (VMT) Discussion

## 1. Project Trip Generation Estimate

The Project is the use of a single-family home as a vacation rental when not occupied by the owner. Trip rates for the Project are cited from "Trip Generation Manual," Institute of Transportation Engineers (ITE Manual), 11<sup>th</sup> Edition, 2021.

The property is a typical single-family home. **Table 1** on the following page tabulates daily trip generation for weekdays, Saturdays, and Sundays for this use, which is categorized as "Single-Family Detached Housing" Land Use Category 210. This indicates that the existing single-family home is estimated to typically generate about 9 daily trips on weekdays and Saturdays and about 8 on Sundays. The ITE Manual peak hour trip generation rates include one trip (0 in, 1 out) during the AM peak hour and one trip (1 in, 0 out) during the PM peak hour.

The ITE Manual "Timeshare" land use (ITE Land Use Code 265) trip generation rates are also summarized on **Table 1**. The Project is expected to generate about 9 daily trips per day on weekdays, 7

on Saturdays and 6 on Sundays. The ITE Manual peak hour trip generation rates include none during the weekday AM peak hour and one trip (0 in, 1 out) during the PM peak hour.

Trip generation rates for the ITE Manual “Recreational Home” land use category (ITE Land Use Code 265) trip generation rates are also summarized on **Table 1**. Based on this rate, the Project is expected to generate about 4 daily trips on weekdays, 3 on Saturdays and 3 on Sundays. The ITE Manual peak hour trip generation rates include none during the weekday AM peak hour and one trip (0 in, 1 out) during the PM peak hour. Trip rates for this category are much lower than typical single-family homes and timeshares because the ITE database includes second homes that are only owner-occupied, are rented on a seasonal basis or are within resort complexes that capture trips that would otherwise be external to the resort complex. The ITE Manual states, “A recreational home is either (1) a second home used by its owner periodically for recreation or (2) rented on a seasonal basis. Some sites in the database are located within a resort that contains local services and complete recreational facilities. Timeshare land use 265 is a related land use.

Land Use Category	ITE Manual Land Use Code	Weekdays		Saturdays		Sundays	
		Trip Rate	Daily Trips	Trip Rate	Daily Trips	Trip Rate	Daily Trips
Single-Family Detached Housing	210	9.43	9	9.48	9	8.48	8
Timeshare	265	8.63	9	7.34	7	6.01	6
Recreational Home	260	3.55	4	3.34	3	2.96	3

**Table 1 – Project Daily Trip Generation**

Based on the above trip generation rates, the use of the home as a vacation rental has essentially the same or less impact than a typical single-family home. Vacation rentals generally have less morning peak hour trips because those trips are usually work and/or school-related commute trips. Vacation rentals are more likely to generate more trips later in the day.

The above trip generation comparison is based on averages. It is understood that differences occur between identical single-family homes depending on numerous factors including family size, income, type of employment and age. The trip rate will be affected by whether occupants are retired, have unusual work schedules and number of persons of driving age as well as number and frequency of visitors. Other factors include whether the residents utilize contracted help such as housekeeping, gardening, and other types of service vehicles. On the other hand, vacation rental trip rates vary by the number of occupants and vehicles.

The frequency of contracted help such as housekeeping, gardening, and other types of service vehicles as well as number and frequency of visitors affects the trip rate for individual vacation rentals as well as

single family homes. The number of visitors to either a residence or vacation rental will of course also affect its trip generation.

The vacation rental rate will also be affected by the percentage of time that it is occupied. According to Smith Travel Research, overall hotel occupancy in the Salinas-Monterey area was about 71.8% for 2000. It is therefore expected that the property would be vacant about 25% of the time during which there could be landscape maintenance and housekeeping trips. However, there is no inherent, qualitative difference between the amount of traffic generated by a single-family home or a single vacation rental.

The residence will already be able to be owner occupied. Given that there is no appreciable difference between the amount of traffic generated by an owner-occupied residence and a vacation rental, the proposed change to a vacation rental will not result in a noticeable difference in anticipated trip generation.

## **2. Qualitative Operational Analysis/Discussion**

Because the usage of the new home will not result in a qualitative difference in trip generation, there will be no effect on off-site traffic operations from this project. The Project has already paid its traffic impact fees which represent its fair share contribution to regional cumulative road improvements.

## **3. Project Vehicle Miles Traveled (VMT) Evaluation**

As mandated by California Senate Bill SB 743, effective July 1, 2020, vehicle-miles-travelled (VMT) replaced level of service in the evaluation of environmental impacts under CEQA (California Environmental Quality Act). Although a draft policy has been developed, Monterey County has not adopted a formal VMT policy which would include the methodology for performing this analysis. However, Monterey County's draft VMT policy and evaluation methodology are consistent with the "Technical Advisory on Evaluating Transportation Impacts in CEQA," State of California Governor's Office of Planning and Research, December 2018 (OPR Guidelines), which provides implementation guidance for SB 743 for evaluating development proposals.

The OPR Guidelines include criteria for determining if a development proposal will require further VMT analysis or if the proposal is below the significance threshold and exempt from additional analysis. The OPR Guidelines, page 12, states, "Many local agencies have developed screening thresholds to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact."

The proposed Timeshare is estimated to generate about 9 vehicle trips per day which is about the same as its permitted use as a typical owner-occupied single-family home. The Project will not increase the amount of traffic generated by the site. The Project trip generation will therefore be far below the 110

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Robert and Tracy Winkleblack  
November 2, 2023

trips-per-day significance threshold. The Project will therefore have a less-than-significant VMT impact. No additional VMT analysis is required.

#### **4. Conclusion**

The following are the conclusions of this analysis.

- The project will generate essentially the same amount of traffic as the existing single-family home. It will not result in an adverse effect on safety, operations, or neighborhood traffic-related quality of life.
- The Project has already paid its traffic impact fees which represent its fair share of cumulative impact mitigation.
- The Project will have a less-than-significant vehicle-miles-traveled impact.

If you have any questions or need additional information, please do not hesitate to contact me at your convenience. Thank you for the opportunity to assist you with this project.

Respectfully submitted,

*Keith Higgins*

Keith B. Higgins, PE, TE

Attachment

# 5 HH57 < A9BH5 - Project Referral Sheet

Monterey County HCD Planning  
1441 Schilling Pl South 2nd Floor  
Salinas, CA 93901  
(831) 755-5025

**TO: FIRE DEPARTMENT**  
**HCD-ENGINEERING SERVICES**  
**PARKS DEPARTMENT**

**HEALTH DEPARTMENT**  
**HCD-ENVIRONMENTAL SERVICES**  
**OTHER: \_\_\_\_\_**

PLEASE SUBMIT YOUR COMMENTS FOR THIS APPLICATION BY: Monday, September 11, 2023

**Project Title:** WINKLEBLACK ROBERT & TRACY

**File Number:** PLN230133

**File Type:** CHIEF OF PLANNING

**Planner:** MOULTON

**Location:** 9700 VENADO DR CARMEL

**Assessor's No:** 169-021-009-000

**Project Description:**

Administrative Permit for the transient use of a residential property (single-family dwelling) for remuneration. The property is located at 9700 Venado Drive, Carmel (Assessor's Parcel Number 169-021-009-000), Carmel Valley Master Plan.

**Status:** COMPLETE/**INCOMPLETE** (highlight/circle one)

**Recommended Conditions:**

- Provide Project Trip Generation Estimate (Existing and Proposed). Provide project daily trip estimates assuming various other similar categories: Recreational homes, timeshares, etc.
- Provide a qualitative operational analysis/discussion, including any conclusions and recommendations to mitigate any potential traffic effects on the nearby roads and intersections
- Provide Vehicle Miles Traveled (VMT) analysis as required per CEQA requirements and Office of the Planning & Research (OPR). The VMT analysis report shall be prepared by a licensed traffic engineer with experience in VMT analysis and the Association of Monterey Bay Area Governments (AMBAG) model.

**Signature:**         Bora Alkaya        

**Date:**         08/29/2023

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