



County of Monterey

Item No.6

Zoning Administrator

Legistar File Number: ZA 25-079

Introduced: 12/5/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN250205 - BUCKEYE INVESTMENTS, 401K PLAN

Public hearing to consider the demolition of an existing 386 square foot garage and construction of a 3,284 square foot two-story single-family dwelling with an attached 520 square foot garage with associated site improvements, removal of 7 trees.

Project Location: 24734 Dolores Street, Carmel, Carmel Land Use Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions under Section 15300.2

RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a resolution to:

- 1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
- 2) Approve a Combined Development Permit consisting of a:
 - a. Coastal Administrative Permit and Design Approval to allow the demolition of an existing 386 square foot garage and construction of a 3,284 square foot two-story single-family dwelling with an attached 520 square foot garage with associated site improvements; and
 - b. Coastal Development Permit to allow the removal of 7 protected trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**), subject to 12 conditions of approval.

PROJECT INFORMATION:

Agent: Bradley Green

Property Owner: Dave & Kiril Sweeney, Buckeye Investments INC 401K

APN: 009-111-012-000

Parcel Size: 18,533 square feet (0.43 acres)

Zoning: Medium Density Residential, 2 acres per unit, and Design Control overlay in the Coastal Zone, or "MDR/2-D (CZ)"

Plan Area: Carmel Land Use Plan

Flagged and Staked: yes

Project Planner: Jordan Evans-Polockow, Assistant Planner

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SUMMARY/DISCUSSION:

The property is located at 24734 Dolores Street, Carmel (Assessor's Parcel Number 009-111-012-000), subject to the Carmel Land Use Plan. The parcel is zoned Medium Density Residential, 2 acres per unit, and Design Control overlay, or "MDR/2-D". The proposed project involves the demolition of existing 386 square foot garage and the construction of a 3,284 square foot single family dwelling with an attached 520 square foot garage, with associated site improvements. The project also involves the removal of 7 protected trees, subject to the granting of a Coastal Development Permit. Associated site improvements include a 520 square foot garage, a 60 square foot porch, a 582 square foot deck, a 576 square foot covered patio, inclusive of a new driveway and underground utilities. Implementation of the project would require 354 cubic yards of cut and 127 cubic yards of fill. Potable water will be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Carmel Area Wastewater District.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Carmel Land Use Plan (CAR LUP), Carmel Area Coastal Implementation Policy Part 4 (CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Design and Visual Resources

The subject property includes a Design Control Overlay. Title 20, Chapter 20.44 establishes regulations for Design Control zoning, or "D" districts, to help regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of neighborhood character. Residences within the vicinity of the project site align with a blend of architectural styles, inclusive of suburban mediterranean-style homes with white exterior finishes accompanied by a contrasting trim, to craftsman-style cottage homes and simple suburban beach houses, all with visible influences of mid-century modern design. The single-family dwelling would have a modern architectural style with rural finishes consisting of earthly tones including garden gate brown ship lap siding, rough-cut el dorado stone in a wheatfield color, and charcoal black roofing shakes, with finishes of garden gate brown trim, copper lighting, and a rich wood rail with horizontal cables. The property is surrounded by mature Monterey pines and few California oak trees, as well as other native vegetation with nearby custom residences. Consistent with Carmel Area Land Use Policy 2.2.2 and CAR CIP section 20.146.030.C.1.d, the project has been designed, sited and conditioned in a manner to ensure minimal visibility from any scenic areas. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood character. Therefore, as designed, sited and conditioned, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity as outlined in the CAR LUP, CAR CIP and Title 20. Additionally, General Plan Policy 26.1.20 requires that all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long-range visibility is reduced of the lighting source, and off-site glare is fully controlled. Therefore, a standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the area.

Map A of the Carmel Land Use Plan titled, "Local Coastal Program General Viewshed", indicates the subject property is within the public viewshed. Carmel Area LUP Policy 2.2.3.6 requires that

structures are subordinate to and blended into the environment and proposes colors and materials that aid reducing visual impacts. As designed and sited, the project proposed as described is consistent with the surrounding neighborhood character, as well as the Visual Resources Chapter of Carmel Area Land Use Plan and would have no impact on visual resources. The subject property is not along a scenic highway corridor or in the critical viewshed. As confirmed on a site visit, intervening vegetation and existing development block the project site's visibility from common public viewing areas. Accordingly, the proposed residence and accessory structures would not create any adverse visual impacts. Therefore, as proposed and conditioned, the project assures protection of the public viewshed and visual integrity.

Tree Removal

The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development. The project includes an application for the removal of 7 protected trees. Pursuant to Title 20 section 20.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250220; **Exhibit D**) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The Arborist report inventoried a total of 15 protected trees greater than 6 inches in DBH within the subject property and determined that most of these are in the condition of structurally manageable, but in moderate decline. As proposed, 7 Monterey pine trees would be removed with implementation of this project. A total of 4 landmark trees are proposed for removal, being greater than 24 inches in diameter with 26 inches, 27 inches, 28 inches, and the last one being 31 inches in diameter, are proposed for removal, all Monterey pines. Additionally, 1 of the Landmark Monterey Pine is in poor health condition and would be further impacted by the development. The project as proposed would require a Coastal Development Permit per Title 20 and CAR CIP section 20.146.060.

CAR CIP section 20.146.060.D.3 states that removal of native trees shall be limited to that which is necessary for the proposed project or which is necessary for the overall health and maintenance of the forest. As discussed in Exhibit A the proposed tree removal is the minimum necessary in this case. The subject property is 18,533 square feet (0.43 acres) and is proposed to be built to the minimum setback requirements in its interpretation as a flag lot with access through an access easement on a neighboring property to Dolores Street. The single-family dwelling is 3,284 square feet which is consistent in size with other single-family dwellings within the surrounding neighborhood. Five of the trees to be removed are within the development footprint (structure and driveway). The remaining two trees to be removed are either within grading limits or are within close proximity (5-10 feet) to the development, where greater than 50% of their critical root zones will be impacted and are therefore recommended for removal. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development, consistent with State fuel management guidelines. Therefore, staff believe that the proposed tree removal is the minimum required under the circumstances of this case.

The arborist recommends the replanting of twelve Monterey Pines and one Coast Live Oak, with the minimum planting size to be 5-gallon containers per tree. Replanting only seventeen trees also ensures the property's fuel loads can be adequately managed. Accordingly, Condition No. 6 requires the applicant to replant sixteen 5-gallon Monterey pine trees and one 5-gallon coast live oak tree.

OTHER AGENCY INVOLVEMENT:

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

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
Cypress Fire Protection District

LAND USE ADVISORY COMMITTEE

The proposed project was to be reviewed by the Carmel Highlands LUAC, but the committee does not have quorum. Therefore, the LUAC could not review the project.

Prepared by: Jordan Evans-Pollockow, Assistant Planner, (831)-755-7065

Reviewed by: Fionna Jensen, Principal Planner

Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution including:

- Conditions of approval
- Site Plans

Exhibit B - Arborist Report

cc: Front Counter Copy; Zoning Administrator; Cypress Fire Protection District (fire);
HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Jordan Evans-Pollockow, Project Planner; Fionna Jensen, Principal Planner; Dave & Kiril Sweeney, Buckeye Investments INC 401K, Property Owner; Bradley Green, Agent; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN250205.