



# County of Monterey Zoning Administrator

**Item No.3**

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

**Legistar File Number: ZA 24-046**

October 31, 2024

**Introduced:** 10/25/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Zoning Administrator

## **PLN220120 - GEORGE BRETT WILLIAM**

Public hearing to consider construction of a 1,097 square foot single family dwelling addition, a 650 square foot detached garage, and a 2,304 square foot barn; conversion of a 626 square foot non-habitable accessory structure into an accessory dwelling unit; and associated site improvements within the floodway fringe of the Carmel Valley Floodplain.

**Project Location:** 26605 Bonita Way, Carmel Valley

**Proposed CEQA action:** Find the project Categorical Exemption pursuant to CEQA Guidelines section 15303 and that none of the exceptions to the exemption in section 15300.2 can be made.

### RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a resolution:

1. Finding the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and that none of the exceptions to the exemption in section 15300.2 can be made; and
  - 1) Approving a Combined Development Permit consisting of:
    - a) Administrative Permit and Design Approval to allow the construction of an expansion of an existing single family dwelling consisting of a 1,029 square foot kitchen and master bathroom addition, 68 square foot front entry, demolition of an existing 800 square foot detached shed, construction of a new 650 square foot detached garage and a new 2,304 square foot detached barn, conversion of a 626 square foot non-habitable accessory structure into an accessory dwelling unit, and associated site improvements; and
    - b) Use Permit to allow development within the floodway fringe of the Carmel Valley River.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 8 conditions of approval.

### PROJECT INFORMATION:

**Agent:** Joshua Stewman

**Property Owner:** George Brett William

**APN:** 015-181-014-000

**Parcel Size:** 1.22 Acres

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

**Plan Area:** Carmel Valley Master Plan

**Flagged and Staked:** Yes

SUMMARY:

The project is located off of Bonita Way, Carmel Valley, approximately 2 miles from Highway 1 and 3 miles from Highway 68, abutting Carmel Valley Road. The proposed project includes the construction of an expansion of an existing single family dwelling consisting of a 1,029 square foot kitchen and master bathroom addition, 68 square foot front entry, demolition of an existing 800 square foot detached shed, construction of a new 650 square foot detached garage and a new 2,304 square foot detached barn, conversion of a 626 square foot non-habitable accessory structure into an accessory dwelling unit, and associated site improvements. This project is consistent with applicable policies of the 2010 County of Monterey General Plan and Carmel Valley Master Plan and regulations of Title 21 and. Necessary public facilities will be provided with domestic water service provided by California American Water and a proposed onsite wastewater treatment system to service the additional development.

DISCUSSION:

Land Use & Development Standards

The project is consistent with the allowed uses and development standards of the LDR zoning district, which are identified in Title 21 Section 21.14.060. The LDR zoning district allows a single family dwelling, accessory structures and development within the Carmel Valley River floodway fringe pursuant to appropriate permits, therefore the proposed development is allowable. As designed and sited, the development meets all site development standards identified in Title 21 section 21.14.060.D. Additionally, pursuant to Carmel Valley Master Plan Policy CV-3.1, a minimum setback of 100 feet shall be established for all properties abutting Carmel Valley Road. As proposed, there is no development within the required 100 feet setback from Carmel Valley Road.

Design

The project includes consideration of a Design Approval and pursuant to Title 21 section 21.44.010, regulation of the location, size, configuration, materials, and colors through design review is appropriate to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity of certain developments without imposing undue restrictions on private property. The architectural design of the proposed development will retain the traditional architectural style of the existing single family dwelling which is consistent with the surrounding neighborhood. Colors and materials consist of beige board and batten siding, corrugated metal roof, copper cutters & downspouts, and cedar rafter tails.

Development with the Carmel Valley Floodway Fringe

The project includes development within the Carmel Valley Floodway Fringe, which may be allowed pursuant to Title 21 section 21.64.130.D.2. In addition to acquiring a Use Permit, the proposed development must also adhere to the regulations indicated in Monterey County Code (MCC) Chapter 16.16 - Floodplain Regulations, including requiring that the first habitable floor of any structure be at least one foot above the 100-year flood level, designing non-habitable structures with flood openings, and that the onsite septic system be located and constructed in a way to minimize or eliminate infiltration of flood waters into the system. or vice versa. The proposed project was found to comply with the regulations summarized above. Additionally, MCC section 16.16.050.C.1, indicates that substantial improvements (the cost that which equals

or exceed 50 percent of the current market value of the structure) shall adhere to the County's floodplain regulation requiring the structure to be elevated one foot above base flood elevation. As proposed the addition to the existing single family dwelling is estimated to cost approximately \$250,000 which is below the 50 percent threshold. Therefore, the addition to the existing single family dwelling is not subject to the elevation requirements of development within the floodplain and can conform with the elevation of the existing single family dwelling.

CEQA:

The project is found to be categorically exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines, "New Construction or Conversion of Small Structures". This exemption applies to new construction of one single family residence, within residentially zoned areas. As described above, the project includes the expansion of an existing single family dwelling, conversion of a non-habitable structure into an accessory dwelling unit and construction of non-habitable accessory structures. No evidence of significant adverse environmental effects were identified during staff review of the development application.

OTHER AGENCY INVOLVEMENT:

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

HCD-Engineering Services

HCD-Environmental Services

Environmental Health Bureau

Monterey County Regional Fire Protection District

LUAC:

The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting on September 3, 2024 voted 7 to 0, to support the project as proposed. A neighbor attended the meeting and commented over the height of the proposed barn but essentially raised no concerns about the development. See **Exhibit C**.

Prepared by: Christina Vu, Assistant Planner

Reviewed by: Anna Ginette Quenga, AICP, Principal Planner

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

The following attachments are on file with the HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution including:

- Draft Conditions of Approval
- Site Plans & Colors and Material

Exhibit C - Carmel Valley LUAC Minutes

Exhibit D - Vicinity Map

cc: Front Counter Copy; Zoning Administrator; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Christina Vu, Planner, Anna Ginette Quenga, AICP, Principal Planner; George Brett William, Property Owner; Joshua Stewman, Agent; Interested Party List: The Open Monterey

Project (Molly Erickson); LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP); Keep Big Sur Wild, Christina McGinnis; Project File PLN220120