Introduced: 8/7/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN260127 - EVERS JEFFREY H & ROSEMARIE L TRS

Public hearing to consider the construction of 4,127 square foot two-story single family dwelling with an attached 864 square foot garage and associated site improvements, including allocation of 0.25 AFY of water.

Project Location: 202 Estrella D'Oro, Monterey.

Proposed CEQA action: Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to section 15300.2 apply.

RECOMMENDATIONS:

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

a) Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to section 15300.2;
b) Approve a Design Approval to allow the construction of 4,127 square foot two-story single family dwelling with an attached 864 square foot garage and associated site improvements; and
c) Approve allocating 0.25 AFY from the County's "First Come First Served" category pursuant to Board Policy No. G-269.

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

PROJECT INFORMATION:

Agent: Darren Davis
Owner: Evers Jeffrey H & Rosemarie L
APN: 173-073-027-000
Zoning: Low-Density Residential with a B-6 Overlay and Design Control Overlay or "LDR/B-6-D"
Parcel Size: 0.83 Acres
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: Yes

SUMMARY:

The property is located at 202 Estrella D'Oro, Monterey (Assessor's Parcel Number 173-073-027-000). The proposed project involves the construction of a 4,127 square foot single-family dwelling with an attached 864 square-foot garage, a 152 square foot porch, and a 976

square foot patio. Implementation of the project would require 250 cubic yards of cut and 160 cubic yards of fill. Approximately 498 square feet of the project would be constructed on slopes in excess of 25%.

The property is within the CalAm water service area but does not currently have available water credits or allocation. The project complies with Board Policy No. G-269 in that the proposed project is for a single-family dwelling, where water usage will not exceed 0.25 AFY (**Exhibit C**), consistent with allowable uses under the "First Come First Served" category for water allocation. Therefore, the staff recommends the Zoning Administrator approve allocating 0.25 AFY from the County's “First Come First Served” category for the project site for a period not exceeding the time limits of this Resolution, as may be extended or amended by separate discretionary action. CalAm will also provide sewer service.

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 2010 Monterey County General Plan (General Plan), Greater Monterey Peninsula Area Plan (GMPAP), and applicable sections of the Monterey County zoning ordinance (Title 21).

Land Use and Development Standards
The subject property is zoned Low-Density Residential with a B-6 Overlay and Design Control Overlay or “LDR/B-6-D”.Pursuant to Title 21 section 21.14.030.A and Chapter 21.44, the construction of a single-family dwelling as an allowed use subject to the granting of a Design Approval.

The project is consistent with the applicable development standards. The property is 36,053 square feet (0.83 acres), and the maximum building coverage is 25%. The proposed site coverage is 11% (4,127 square feet). Title 21 section 21.14.060 outlines required setbacks LDR zoned properties. The required setbacks for main structures are 30 feet from the front property line, 20 feet from side, and 20 feet from the rear. The proposed project complies with these setback requirements. The proposed main structure meets the required 30-foot height maximum with a proposed height of 23.6 feet from the average natural grade. Therefore, as proposed, the project is consistent with the development standards outlined in Title 21 section 21.14.060.

Design Review and Visual Resources
The subject property includes a Design Control Overlay and therefore requires a Design Approval Application. Title 21 Chapter 21.44 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. The submittal included elevation drawings depicting front, side, and rear views along with existing and proposed grades, and color samples identifying the proposed exterior color. The proposed single-family dwelling would have a Spanish architectural style with mixed materials consisting of earthy tones, including a beige semi-smooth stucco with dark brown trim, with a clay roof, and black front door and iron gate. Based on these materials, the project meets the design approval submittal standards. Relative to the design approval findings, the proposed colors and materials are compatible with those commonly found in the surrounding neighborhood, which also features earth-tones, clay roofing, and traditional architectural elements. The two-story configuration is consistent with the scale and bulk of other nearby residences, as similar two-story homes exist within

the vicinity. Staking and Flagging was provided for the proposed development and as confirmed by an on-site inspection. The proposed development is sited on the flattest portion of the property. The site is not prominently visible from major public viewing corridors, and views from adjacent public streets would not be adversely affected, as the structure would blend with the established residential pattern. Based on these considerations, the project appears compatible in color, materials, configuration, and size, and does not result in public view impacts.

Steeper Slopes
Pursuant to General Plan Policy OS-3.5, the project requires over 5,000 square feet of total site disturbance and therefore may disturb up to 500 square feet of steeper slopes without requiring a Use Permit. Here, the project includes approximately 498 square feet of development on slopes in excess of 25%. The project's development on steeper slopes will not have an impact on water quality or biological resources.

Geological Resources
According to Monterey County GIS, the subject property is located within 660 feet of active or potentially active faults. Pursuant to General Plan Policy S-1.7 and Title 21 section 21.66.040.C, a Geological Hazards Assessment and Geotechnical Report (LIB260114) were prepared to address the property's known geological hazards. Per the geologist's research, site reconnaissance, geotechnical drilling, material evaluation and analysis of hazard properties, there was no evidence indicative of active faults at or immediately adjacent to the building footprint areas, including the limited portions of the project that extend onto existing slopes. The report states the nearest fault line is the Ord Terrace Fault, approximately 2,270 feet southwest of the project site. The proposed structures and driveway locations do not contain any geological strain, which could be attributable to ground rupture, failure, or potential slope instability. As a result, surface rupture from fault activity across the site is considered improbable. Therefore, the likelihood of surface rupture from lateral spreading is considered low. According to the prepared Geologic Hazards & Geotechnical Report (County of Monterey Library No. LIB260114), the site is determined to be suitable for the residential use proposed by the project, and no geological or seismic hazards have been identified that would preclude development of the property. All recommendations of the Geological Hazards Assessment and Geotechnical Report shall be incorporated into final construction plans pursuant to Title 16 section 16.08.110.

CEQA:
California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the new construction of single-family dwellings in a residential zone. As proposed, the project involves the construction of a single-family dwelling with an attached garage. The project, as proposed, will not create impacts on an environmental or historical resource. The project will not create any cumulative or significant impact, and this site is not a hazardous waste site. The proposed development will not have an adverse visual impact on the scenic highway due to siting, distance, and design. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303. No evidence of significant adverse environmental effects was identified during the staff's review of the development application.

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

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

LAND USE ADVISORY COMMITTEE (LUAC):
While the project does meet the LUAC referral criteria as it involves a Design Approval subject to a public hearing, the proposed project was not reviewed by the Greater Monterey Peninsula LUAC as there continues to be no quorum at this time.

Prepared by: Fionna Jensen, Principal Planner
Reviewed and Approved by: Jackie Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations
- Colors & Materials
Exhibit B - Vicinity Map
Exhibit C - MPWMD Water Release Form

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; Environmental Health Bureau; HCD-Engineering Services; Jose Mendoza, Planner; Fionna Jensen, Principal Planner; Darren Davis, Agent; Evers Jeffrey H & Rosemarie L, Applicant/Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Project File PLN260127