County of Monterey

Item No.5

Zoning Administrator

Legistar File Number: ZA 26-093

August 27, 2026

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Matter Type: Zoning Administrator

PLN240362 - KSHIRE PROPERTY INVESTMENTS LLC

Public hearing to consider the demolition of an existing 646 square foot single-family dwelling, construction of a 2,794 square foot single family dwelling with an attached 263 square foot garage, an 800 square foot attached accessory dwelling unit, with associated site improvements, including development within 750 feet of archaeological resources and removal of 3 Oak trees.

Project Location: 2755 15th Avenue, Carmel, Carmel Area Land Use Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines sections 15301 and 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 1 and 3 Categorical Exemption pursuant to CEQA Guidelines sections 15301 and 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 646 square foot single family dwelling and construction of a 2,531 square foot single family dwelling with an attached 263 square foot garage and associated site improvements;
   b. Coastal Administrative Permit and Design Approval to allow the construction of an 800 square foot attached accessory dwelling unit;
   c. Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and
   d. Coastal Development Permit to allow the removal of 3 Oak trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**), subject to 14 conditions of approval.

PROJECT INFORMATION:

Agent: Carla Hashimoto
Property Owner: Kshire Property Investments LLC
APN: 009-383-012-000
Parcel Size: 6,320 square feet (0.15 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: Imani Harrigan, Assistant Planner
harrigani@countyofmonterey.gov, 831-755-5845

SUMMARY/DISCUSSION:
The property is located at 2755 15th Avenue, in Carmel (Assessor's Parcel Number 009-383-012-000), 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 an existing 646 square foot shed and construction of a 2,531 square foot single family dwelling with an attached 263 square foot garage, and an 800 square foot attached accessory dwelling unit with associated site improvements, development within 750 feet of known archaeological resources and removal of 3 Oak trees. Associate site improvements include a 263 square foot driveway, 131 square foot steppingstones, patio with an outdoor cooking area, covered porches and landscaping. The project also involves the removal of 3 Oak trees, subject to the granting of a Coastal Development Permit. Implementation of the project would require 20 cubic yards of cut and 55 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 blended range of architectural styles, inclusive of suburban mediterranean-style homes with cream exterior finishes, to craftsman-style cottage homes and simple modern beach houses, all with visible influences of mid-century modern design. The proposed single-family dwelling would have a craftsman architectural style consisting of earthly tones including olive engineered siding, provincial wood windows, aspen cedar shake roofing, dark brown metal gutters and downspouts, and Victoria stone pavers with, bronze FXLuminaire lighting, and rafter tails. The property is surrounded by existing mature vegetation and other developed lots with single-family residences.

Consistent with CAR LUP 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

(Condition No. 9) has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the area.

Map A of the CAR LUP titled, "Local Coastal Program General Viewshed", indicates the subject property is outside 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. As confirmed on a site visit, intervening vegetation and existing development prevent the development'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.

Development Standards

The development standards for the MDR zoning district are identified in Title 20 section 20.12.060. Required setbacks for main dwelling units are 20 feet (front), 5 feet (rear), and 5 feet (sides). The maximum allowed height is 30 feet. The site contains an existing single-family dwelling that meets the front, rear, and side setback. The development includes an attached accessory dwelling unit. Pursuant to Title 20, sections 20.62.030.D and 20.64.030.E.2.a, an accessory structure or accessory dwelling unit attached to the main structure shall be the same height or subject to the height regulations of the zoning district for the main structure. The main structure is the proposed single-family dwelling, therefore the maximum allowed height is 30 feet. The single-family dwelling proposes a 20 feet (front), 5 feet (sides), and 38 feet (rear). The proposed single-family dwelling would have a maximum height of 26 feet 1 inch above average natural grade and the accessory dwelling unit would have a maximum height of approximately 15.71 feet above average natural grade, which is less than the 30-feet height limitation. Pursuant to Title 20 section 20.64.030.E.3.a , newly constructed accessory dwelling units shall comply with front setback requirements of the zoning district and shall have a four foot minimum side and rear setback. The proposed accessory dwelling unit is attached to the rear of the single-family dwelling and proposes an exceedance of the 20 feet (front), 5 feet (side), approximately 18.04 (side), and a 4 foot (rear) Therefore, the project would meet required development standards for main structures' front setbacks and the rear and side setbacks for newly constructed accessory dwelling units.

The maximum allowed site coverage in the MDR zoning district is 35 percent, and the maximum allowed floor area ratio is 45%. The property is approximately 0.15 acres (6, 320 square feet), which would allow site coverage of 2,212 square feet and a floor area ratio of 2,844 square feet. The total proposed development would result in a coverage of 2,794 square feet (44.2%) and floor area ratio of 3,594 square feet (56.9%); however, government section code 66321 states that a local agency cannot preclude the development of a state-mandated or 800 square foot accessory dwelling unit based on limits on lot coverage or any floor area ratio requirements. Therefore, the proposed development, not including the 800 square foot accessory dwelling would result in coverage of 1,992 square feet or 32 percent and a floor area ratio of 2,794 square feet or 44.2 percent. Therefore, the project meets the site development standards outlined in Title 20 (**Exhibit A.2**).

Tree Removal

The lot is landscaped with existing vegetation. The project includes a Coastal Development Permit for the removal of 3 Oak trees. Pursuant to CIP section 20.146.060.D.3, an Arborist report was prepared and submitted (LIB260130, Exhibit B) 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 17 trees on the property and 9 Oak trees equal to and larger than 6 inches. Most of these trees range in poor to moderate condition with suppressed canopies. As proposed, 3 Oaks trees would be removed with implementation of this project. The 3 Oak trees proposed for removal either have a suppressed canopy, trunk damage, or moderate condition.

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. Staff considered a configuration that shifted the house back toward the rear property line a few feet to preserve the three Oak trees, however, to ensure the rear setback for the attached accessory dwelling unit is met, a configuration closer to the rear property line does not comply with setback requirements. Additionally, staff considered a configuration that decreased the square footage in the front of the residence to preserve the three Oak trees, however as discussed in the Geotechnical Report (**Exhibit D**) the site should be cleared of non-engineered fill, and the compacted subgrade should extend laterally by 2 feet of any proposed improvements, therefore even if the house were shifted or reduced in square footage, the roots of these three trees would potentially be impacted. Therefore, the 3 Oak trees to be removed are within the development footprint of the single-family dwelling is the minimum required under the circumstances of this case.

The arborist recommends the replanting of three California Live Oaks, with the minimum planting size to be 5-gallon containers per tree. Replanting only three trees also ensures the property's fuel loads can be adequately managed. Accordingly, Condition No. 6 requires the applicant to replant three 5-gallon California Live Oak trees.

Cultural Resources.

The Monterey County Geographic Informational System identifies the subject property to be in an area that is mapped as having a high sensitivity to the presence of archaeological resources. Pursuant to CIP section 20.146.090, a Phase I Archaeological Report (Monterey County Document No. LIB260044) was prepared for the property, which assessed the potential of the project area to contain archaeological resources. The report concluded that the property is within an "archaeological sensitivity area", or within 750 feet of a known archaeological resource, and that there was no evidence of artifacts, features, or archaeological sites on the property. Pursuant to the CAR CIP section 20.146.090.A development proposed within 750 feet of a known archaeological resource shall require a Coastal Development Permit, however due to the negative determination within the report, a Coastal Administrative Permit is being applied. Therefore, potential impacts on archaeological resources are limited, and a standard condition of approval requiring work to stop if previously unidentified resources are found during construction has been incorporated into this permit (see Condition No. 3 in Exhibit A.1).

CEQA:

California Environmental Quality Act (CEQA) Guidelines sections 15301 and 15303(a) and (e) categorically exempts the demolition and removal of one single-family dwelling and construction of

new structures and accessory structures. As proposed, the existing 646 square foot single-family dwelling will be demolished for the construction of a 2,794 square foot single-family dwelling with an attached 263 square foot garage, with associated site improvements, and an attached 800 square foot accessory dwelling unit. The proposed project does not create impacts to an environmental resource, any scenic highways, or historical resources; this will not create any cumulative or significant impact, and this site is not a hazardous waste site. No evidence of significant adverse environmental effects were identified during staff's review of the development application

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 scheduled to be reviewed by the Carmel Unincorporated/ Highlands LUAC project on July 6th; however the project was continued due to a lack of staking and flagging to August 3, 2026. On August 3, 2026, the committee recommended support with changes by a vote of 4-0 (Exhibit E).

Prepared by: Imani Harrigan, Assistant Planner, (831)-755-5845
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with the HCD:
Attachments:
Exhibit A - Draft Resolution including:
- Conditions of approval
- Site Plans
Exhibit B - Arborist Report
Exhibit C - Vicinity Map
Exhibit D - Geotechnical Report
Exhibit E - Carmel Unincorporated/Highlands LUAC Meeting Minutes

cc: Front Counter Copy; Zoning Administrator; Cypress Fire Protection District (fire); HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Imani Harrigan, Project Planner; Jacquelyn M. Nickerson, Principal Planner; Kshire Property Investments LLC, Property Owner; Carla Hashimoto, 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 PLN240362.