



County of Monterey

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

Board Report

File #: AP 24-031, **Version:** 2

PLN220297 - VAN SPYK ROBERT & ELLEN TRS

Administrative hearing to consider the demolition of an existing 320 square foot attached garage and modification/addition to an existing 289 square foot lower level bedroom resulting in an attached two story 800 square foot accessory dwelling unit with a 214 square foot deck and a 12 square foot covered porch. Site improvements include grading of approximately 8.4 cubic yards of cut.

Project Location: 24507 SAN MATEO AVE, Carmel (APN: 009-041-064-000), Carmel Area Land Use Plan.

Proposed CEQA action: Find the project Categorically Exemption pursuant to CEQA Guidelines section 15303.

RECOMMENDATIONS:

It is recommended that the HCD Chief of Planning adopt a resolution to:

- 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; and
- Approve a Coastal Administrative Permit and Design Approval to allow the demolition of an existing 320 square foot attached garage and modification/addition to an existing 289 square foot lower level bedroom resulting in an attached two story 800 square foot accessory dwelling unit with a 214 square foot deck and a 12 square foot covered porch.

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

PROJECT INFORMATION:

Agent: Luke Ingram

Property Owner: Van Spyk Robert and Ellen Trust

APN: 009-041-064-000

Parcel Size: 0.186 Acres

Zoning: Medium Density Residential, 2 units per acre, with a Design Control overlay in the Coastal Zone or "MDR/2-D(CZ)"

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: No

SUMMARY:

Staff is recommending approval of a Coastal Administrative Permits and a Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On June 26, 2024, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, June 25, 2024. The permit will be administratively

approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

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
Carmel Highlands Fire Protection District

Prepared by: Christina Vu, Assistant Planner, x5139

Reviewed and Approved by: Anna Ginette Quenga, AICP, 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 and Materials

Exhibit B - Vicinity Map

cc: Front Counter Copy; Carmel Highlands Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Christina Vu, Planner; Anna Ginette Quenga, AICP, Principal Planner; Van Spyk Robert and Ellen Trust, Property Owners; Luke Ingram, Agent; The Open Monterey Project; LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP, Michael Lozeau and Juliana Lopez); Project File PLN220297.