



County of Monterey

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

Board Report

File #: ZA 19-082, **Version:** 1

PLN180385 - BALLESTEROS

Public hearing to consider a remodel and minor structural alterations to an existing legal nonconforming two-story single family dwelling and an existing legal nonconforming guesthouse.

Project Location: 2361 Bay View Avenue, Carmel, Carmel Area Land Use Plan, Coastal Zone

Proposed CEQA action: Categorically Exempt Per Section 15301 (e)

RECOMMENDATION:

It is recommended that the Zoning Administrator continue the public hearing of the project to February 28, 2019.

PROJECT INFORMATION:

Agent: Sean Lopes

Owner: Daniel Ballesteros

APN: 009-422-006-000

Zoning: Medium Density Residential, 2 Units per Acre with an 18 foot height limitation, Design Control Overlay, Coastal Zone or "MDR/2-D(18)(CZ)"

Parcel Size: 0.13 acres (5,494.33 square feet)

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: No

SUMMARY:

On January 29, 2019, the proposed project was noticed for a public hearing before the Zoning Administrator on February 14, 2019. On January 30, 2019, the project agent submitted a request to continue the public hearing due to a scheduling conflict. Staff concurs with this request and recommends the hearing to be continued to February 28, 2019.

Prepared by: Jacquelyn M. Nickerson, Assistant Planner, Ext. 5240

Reviewed by: Craig Spencer, Interim Planning Services Manager

Approved by: John M. Dugan, FAICP, RMA Deputy Director of Land Use and
Development Services

cc: Front Counter Copy; Zoning Administrator; Brandon Swanson, Interim Chief of Planning, Craig Spencer, Interim RMA Services Manager; Sean Lopes, Agent; Daniel Ballesteros, Owner; Krista Ostoich, Interested Party; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN180385