



County of Monterey

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

Board Report

File #: PC 19-023, **Version:** 1

PLN160105 - BUCHHOLZ

After-the-fact consideration of an Administrative Design Approval for an elevated accessory structure (approx. 238 sq ft).

Proposed Location: 17 Ring Lane, Carmel Valley

Proposed CEQA Action: Categorically Exempt per CEQA Section 15303 of the CEQA guidelines

RECOMMENDATION:

It is recommended the Planning Commission continue the public hearing on the Buchholz project to a date uncertain.

PROJECT INFORMATION:

Owner: Donna Buchholz

APN: 187-081-025-000

Agent: Pamela Silkwood

Zoning: LDR/2.5-D-S-RAZ

Plan Area: Carmel Valley Master Plan

Flagged and Staked: N/A

SUMMARY:

On February 27, 2019, the Planning Commission considered an after-the-fact Design Approval for an elevated non-habitable structure meant to resemble a treehouse. The Planning Commission adopted a resolution of intent to deny the Design Approval and directed staff to return to the April 24th hearing with a resolution for denial for the Design Approval. Subsequent to the Commission's action, the applicant has indicated that they will revise their plan set in order to comply with Title 21 development to reduce the height of the structure.

Therefore, the applicant has requested the hearing be continued to a date uncertain while they revise their plans in order to meet site development standards for non-habitable accessory structures in the Low Density Residential zoning district (Monterey County Code 21.14.060). The applicant intends to make alterations to the structure and needs additional time to consider their options before continuing forward with this project.

OTHER AGENCY INVOLVEMENT:

No other agencies were involved in writing this report.

FINANCING:

Funding for staff time associated with this project is included in the FY18-19 Adopted Budget for RMA-Planning.

Prepared by: Yasmeen Hussain, Associate Planner

Reviewed by: Brand Swanson, Interim RMA Chief of Planning

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

cc: Front Counter Copy; Planning Commission; Craig Spencer, Acting RMA Services Manager; Yasmeen Hussain, Project Planner; Donna Buchholz, Property Owner; Pamela Silkwood, Applicant; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project File PLN160105