



County of Monterey

Item No.3

Zoning Administrator

Legistar File Number: ZA 25-023

March 13, 2025

Introduced: 3/4/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN240261 - EVERS TODD M & SHARYN F

Public hearing to consider construction of a 5,700 square foot single family dwelling with an attached 804 square foot garage, 256 square foot covered front porch, 224 square foot patio, a 400 square foot detached Accessory Dwelling Unit, and associated site improvements including the removal of three Coast live oak trees.

Project Location: 423 Estrella D'Oro, Monterey

Proposed CEQA action: Find the project Categorical Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

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

- a. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- b. Approve a Design Approval to allow construction of a 5,700 square foot single family dwelling with an attached 804 square foot garage, 256 square foot covered front porch, 224 square foot patio, a 400 square foot detached Accessory Dwelling Unit, and associated site improvements including the removal of three Coast live oak trees (24", 36", and 20" diameters).

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

PROJECT INFORMATION:

Property Owner: Todd & Sharyn Evers

Agent: Todd Evers

APN: 173-074-004-000

Parcel Size: 0.609 acres or 26, 528 square feet

Zoning: Low Density Residential with a Building Site 6 Overlay, and Design Control Overlay (LDR/B-6-D)

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

SUMMARY:

Staff is recommending approval of a Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit B**), 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.

The decision on this project is appealable to the Board of Supervisors.

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
Monterey County Regional Fire Protection District

The proposed project was reviewed by the Greater Monterey Peninsula LUAC February 18, 2025. The committee recommended approval of the project by a vote of 3-0 (**Exhibit D**), with no concerns raised.

Prepared by: McKenna Bowling, Assistant Planner, x 5298
Reviewed and Approved by: Fionna Jensen, WOC Principal Planner, x6407

The following attachments are on file with the HCD:

Attachments:

Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution including:

- B1 - Conditions of approval
- B2 - Site Plans

Exhibit C - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; McKenna Bowling, Planner; Fionna Jensen, WOC Principal Planner; Todd Evers, Property Owners; Todd Evers, Agent; Planning File PLN40261 The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN230137.