



# County of Monterey

Item No.2

## Zoning Administrator

Legistar File Number: ZA 26-068

June 25, 2026

**Introduced:** 6/15/2026

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Zoning Administrator

### **PLN250042 - CURRAN P WILEY TR**

Public hearing to consider action the relocation of an existing 143 square foot shed and construction of a 604 square foot accessory dwelling unit with associated site improvements, including the removal of one Coast live oak tree.

**Project Location:** 3038 Alta Ave, Carmel, CA 93923

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303(a), and there are no exceptions under Section 15300.2

### RECOMMENDATION:

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

- a) Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303(a) and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
- b) Approve a Combined Development Permit consisting of a: 1) Design Approval to relocate an existing 143 square foot shed; 2) Coastal Administrative Permit and Design Approval to allow construction of a 604 square foot accessory dwelling unit and associated site improvements; and 2) Coastal Development Permit for the removal of one Coast Live Oak tree.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 10 conditions of approval.

### PROJECT INFORMATION:

**Agent:** Shaffer Doug

**Owner:** Curran Janet

**APN:** 009-134-013-000

**Zoning:** Medium Density Residential with a maximum gross density of 2 units per acres with a Design Control Overlay within the Coastal Zone or "MDR/2-D (CZ)"

**Parcel Size:** Approximately 0.23 acres

**Plan Area:** Carmel Area Land Use Plan

**Flagged and Staked:** Yes

**Project Planner:** Jose A. Mendoza, Assistant Planner

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SUMMARY/DISCUSSION:

The property is located at 3038 Alta Ave, Carmel (Assessor's Parcel Number 009-134-013-000), subject to the Carmel Land Use Plan. The proposed project involves the relocation of an existing 143 square foot shed on the property and the construction of a 604 square foot Accessory Dwelling Unit with associated site improvements. Associated site improvements include a 21 square foot brick paver porch and underground utilities. The project also involves the removal of one Coast Live Oak, subject to the granting of a Coastal Development Permit. Implementation of the project would require 5 cubic yards of cut and 5 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).

*Land Use and Development Standards*

The subject property is zoned Medium Density Residential with a maximum gross density of 2 units per acres with a Design Control Overlay within the Coastal Zone or "MDR/2-D (CZ)". Pursuant to Title 20 sections 20.12.040.S, the MDR zoning allows for an Accessory Dwelling Unit (ADU) as principally allowed use subject to the granting of a Coastal Administrative Permit. The project is consistent with the applicable development standards. The property is 9,800 square feet (0.23 acres) and the maximum building coverage is 35% and the floor area ratio for Carmel Area is 45%. The proposed site coverage is 31.8% (3,121 square feet) and the proposed floor area ratio is 32% (3,142 square feet). Title 20 section 20.12.060 outline setbacks for properties within a MDR zoning district. ADUs are also subject to side and rear setbacks and height are outlined in Title 20 section 20.64.030.E. The required setbacks for habitable accessory structures is 50 feet from the front property line, and setbacks for ADUs is 4 foot from side and rear. The proposed setbacks include an 80 foot front setback, 4-foot side setbacks and a 4-foot rear setback. The proposed main structure meets the required 16-foot height maximum with a proposed height of 16 feet from the average natural grade. Therefore, as proposed, the project is consistent with the development standards outlined in Title 20 sections 20.12.060 and 20.64.030.

Title 20 section 20.70.120.A exempts accessory structures under that maintenance or alteration of existing single-family dwellings, including establishing or expanding accessory structures under 1,000 square feet such as garages, decks, and storage sheds. and since the shed is under 1,000 sq ft, existing residentially and involves only relocation it falls within this exemption from coastal development permits. Therefore, the relocation of the existing 143 square foot shed is subject to a Design Approval pursuant to Chapter 20.44.

*Design Review and Visual Resources*

The subject property includes a Design Control Overlay and therefore requires a Design Approval Application. 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. The submittal included elevation drawings

depicting front, side, and rear views along with existing and proposed grades; color samples identifying the proposed exterior color. Proposed colors and materials include redwood lap brown siding exterior brown siding and a natural wood roofing. Illustration of structure locations, topography, existing vegetation, proposed landscaping, and north orientation. Based on these materials, the project meets the design approval submittal standards and is consistent with the overall neighborhood character.

#### *Tree Removal*

The project includes the removal of one coastal live oak tree. Carmel CIP section 20.146.060 requires a Coastal Development Permit to be obtained. An Arborist report was prepared (County of Monterey Library No. LIB260092; **Exhibit C**) to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The proposed tree for removal is a 16" diameter Coast live oak in a state of fair health with poor structure. As proposed, one Coast live oak tree would be removed with implementation of this project. Carmel 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. The subject property is 9,800 square feet (0.23 acres) and is proposed to be built to the minimum setback requirements towards the back of the property.. The existing tree to be removed is within the proposed structure. The proposed tree removal is minimal and limited only to those directly impacted by the structure and associated improvements, thereby avoiding the removal of additional trees that would otherwise be affected. The configuration of the lot also allows the project to fully comply with all required setback standards. Due to the lot's limited buildable area and the presence of the existing dwelling and garage, alternative siting options are limited. Any relocation of the proposed development would place it closer to other mature trees on the site resulting in additional tree impacts and even greater removal. Therefore, staff finds that the proposed tree removal is the minimum required under the circumstances of this case.

Tree protections measures have been applied to the project to ensure nearby adjacent trees are protected during construction (Condition No. 9). The arborist recommends the replanting of one Coast Live Oak, with the minimum planting size to be a 15-gallon container with 5 being acceptable if 15 is not acceptable with the location to be determined by the final approved Landscape Plan (Condition No. 4).

#### CEQA:

California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts new construction, inclusive of single-family dwellings or second dwelling units in a residential zone. As proposed, the project involves the construction of a detached ADU and relocation of an existing shed. The project, as proposed, will not create impacts on an environmental or historical resource. The project will not create any cumulative or significant impact, and this site is not a hazardous waste site. The proposed development will not have an adverse visual impact on the scenic highway due to siting, distance, and design. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303. No evidence of significant adverse environmental effects was identified during the 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-Public Works  
HCD-Engineering Services  
HCD-Environmental Services  
Cypress Fire Protection District  
Carmel/Carmel Highlands Advisory Committee

LAND USE ADVISORY COMMITTEE (LUAC):

The proposed project was reviewed by the Carmel Highlands Land Use Advisory Committee on June 15, 2026. The LUAC voted 3-0 to support the project as proposed. No member of the public or LUAC raised concerns about the project. Meeting minutes were not available at the time of distribution, but will be provided at or prior to the Zoning Administrator's hearing.

Prepared by: Jose Mendoza, Assistant Planner,

Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution including:

- Conditions of Approval
- Site Plans

Exhibit B - Vicinity Map

Exhibit C - Arborist Report (LIB260092)

cc: Front Counter Copy; Hearing Authority, California Coastal Commission Jess Barreras, RMA Services Manager; Shaffer Doug, Agent; Curran Janet, Applicant/Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Project File PLN250042