



County of Monterey

Item No.3

Administrative Permit

Legistar File Number: AP 26-028

March 18, 2026

Introduced: 3/10/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN240116 - BARAJAS-MENDOZA FLAVIO & BARAJAS MARIA ELENA

Administrative hearing to consider action on the conversion of an existing 2,095 square foot detached garage into an 808 square foot accessory dwelling unit with a 1,287 square foot attached garage.

Project Location: 3380 Carneros CT, aromas, CA 95004

Proposed CEQA action: Find the project Categorical Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Guidelines section 15300.2.

RECOMMENDATION:

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

- a. Find that the project for the conversion of an existing structure qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions set forth in Section 15300.2 apply; and
- b. Approve a Coastal Administrative Permit to allow the conversion of an existing 2,095 square foot detached garage into an 808 square foot accessory dwelling unit with a 1,287 square foot attached garage.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION:

Agent: Dan De Vries

Property Owner: Barajas-Mendoza Flavio & Barajas Maria Elena

APN: 141-062-003-000

Parcel Size: 9.86 acres

Zoning: Split-zoned Low Density Residential with a Building Site 6 overlay and Medium Density Residential with a maximum Density of 4 units an acre in the Coastal Zone or "LDR/B-6|MDR/4(CZ)"

Plan Area: North County Land Use Plan

Flagged and Staked: No

Project Planner: Jade Mason, Assistant Planner

masonj@countyofmonterey.gov, (831) 755-3759

SUMMARY

Staff is recommending approval of a Coastal Administrative Permit 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 March 18, 2026, 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, March 17, 2026. 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
- Aromas Tri-County Fire Protection District

Prepared by: Jade Mason, Assistant Planner
Reviewed and approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Planner; Jacquelyn M. Nickerson, Principal Planner; Barajas-Mendoza Flavio & Barajas Maria Elena, Property Owners; Dan De Vries, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240116.