



County of Monterey Zoning Administrator

Legistar File Number: ZA 24-053

Item No.2

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

November 14, 2024

Introduced: 11/8/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN230174 - TERRANOVA MICHAEL R & LINNEA E

Construction of a 3,340 square foot two-story single-family dwelling with 1,008 square foot attached three-car garage, removal of three (3) Coast Live Oak trees, and development on slopes greater than 25%.

Project Location: 12167 Saddle Rd, Carmel Valley

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

It is recommended that the Zoning Administrator continue the hearing on the Combined Development Permit to the December 12, 2024 Zoning Administrator hearing.

PROJECT INFORMATION

Agent: Claudio Ortiz

Property Owner: Terranova Michael R & Linnea E

APN: 416-122-036-000

Parcel Size: 5.1 Acres

Zoning: Low Density Residential, 5 acres per unit with Visual Sensitivity overlay district and a 20-foot maximum height limit, or “LDR/5-VS(20’)”

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

SUMMARY:

Staff is recommending a continuance of this Combined Development Permit to a date certain of December 12, 2024, in order to allow staff additional time to finalize the project resolution.

Prepared by: Benjamin Moulton, Assistant Planner x5240

Reviewed and Approved by: Anna Ginette Quenga, AICP, Principal Planner

cc: Front Counter Copy; Monterey County Regional Fire District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Benjamin Moulton, Planner; Anna Ginette Quenga, AICP, Principal Planner; Terranova Michael R & Linnea E, Property Owners; Claudio Ortiz, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230174

