



County of Monterey

Item No.1

Zoning Administrator

Legistar File Number: ZA 26-003

January 29, 2026

Introduced: 1/22/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN240024 - S T C RENEWALS AND SERVICES LTD

Public hearing to consider the after-the-fact installation of a 5,000 gallon water tank for the purposes of providing emergency service to fire protection district within 100-feet of an environmentally sensitive habitat area.

Project Location: 37013 Palo Colorado Canyon Road, Carmel, Big Sur Coast Land Use Plan, Coastal Zone

Proposed CEQA Action: Find the project Categorical Exempt pursuant to CEQA Guidelines section 15303

RECOMMENDATIONS:

It is recommended that the Zoning Administrator continue the hearing on the Combined Development Permit to a date uncertain.

PROJECT INFORMATION

Property Owner: S T C RENEWALS AND SERVICES LTD

APN: 418-031-019-000

Parcel Size: 1.39 acres

Zoning: Rural Density Residential with a maximum gross density of 40 acres/unit and a Design Control Overlay, or "RDR/40-D"

Plan Area: Big Sur Coast Land Use Plan, Coastal Zone

Flagged and Staked: No

Project Planner: Benjamin Moulton, Assistant Planner

moultonb@countyofmonterey.gov, (831) 755-5240

SUMMARY:

Staff is recommending continuance of this Combined Development Permit in order to allow staff additional time to finalize staff's recommendation.

Prepared by: Benjamin Moulton, Assistant Planner, x5240

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

cc: Front Counter Copy; Monterey County Regional Fire District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Benjamin Moulton, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; S T C RENEWALS AND SERVICES LTD, Property Owner; Britney Schloss, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240024