



County of Monterey

Item No.3

Zoning Administrator

Legistar File Number: ZA 25-006

January 30, 2025

Introduced: 1/24/2025

Current Status: Agenda Ready

Version: 2

Matter Type: Zoning Administrator

PLN220185 - PETERSON BRADLEY J KERRY A TRS

Public hearing to consider construction of a 5,510 square foot single family dwelling with an attached 1,197 square foot garage, a detached 1,213 square foot detached pool house, a detached 929 square foot gym, and the removal of two protected Oak trees

Project Location: 25600 Via Malpaso, Carmel.

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

RECOMMENDATIONS

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

- a. Find the project categorically exempt pursuant to Section 15303, New Structures, of the CEQA Guidelines, and none of the exceptions contained in Section 15300.2 apply; and
- b. Approve a Design Approval to allow the construction of a 5,510 square foot single family dwelling, a 1,197 attached garage, a 1,213 square foot detached pool house, a 929 detached yoga studio, and associated site improvements; and a Tree Removal Permit to allow the removal of two protected trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 13 conditions of approval.

PROJECT INFORMATION

Agent: Cindi Scarlett-Ramsey

Property Owner: Peterson Bradley J & Kerry A Trs

APN: 259-092-023-000

Parcel Size: 27.13 acres

Zoning: Rural Density Residential with a density of one unit per 10 acres, Urban Reserve, and Design overlay districts ("RDR/10-UR-D")

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

Project Planner: Zoe Zepp, Associate Planner

zeppz@countyofmonterey.gov, (831) 755-5198

SUMMARY

Staff is recommending approval of a Design Approval and Tree Removal Permit 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.

Note: The decision on this project is appealable to the Planning 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
- Monterey County Regional Fire District

Prepared by: Zoe Zepp, Associate Planner, 5198

Reviewed and Approved by: Fionna Jensen, Principal Planner (WOC)

The following attachments are on file with HCD:

Attachments

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans, Elevations, Colors and Materials

Exhibit C - Pre-construction Tree Removal Report

Exhibit D - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Zoe Zepp, Associate Planner; Fionna Jensen, Principal Planner (WOC); Peterson Bradley J & Kerry A Trs, Property Owner; Cindi Scarlett-Ramsey, Agent; The Open Monterey Project; LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Lozeau Drury LLP; Planning File PLN220185