



County of Monterey

Planning Commission

Item No.6

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

Agenda Item No. 6

Legistar File Number: PC 26-060

June 10, 2026

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Matter Type: Planning Item

PLN240111 - SALIB ANTHONY

Public hearing to consider construction of a 3,417 square foot two-story single-family dwelling with an attached 517 square foot three-car garage, and associated site improvements including development on slopes in excess of 25 percent and removal of one Monterey Pine.

Project Location: 25575 Chiquito Place, 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.

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

- a. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2; and
- b. Approve a Combined Development Permit consisting of:
 - 1) An Administrative Permit and Design Approval to allow construction of a 3,417 square foot two-story single-family dwelling with an attached 517 square foot garage, with associated site improvements including removal of one Monterey Pine; and
 - 2) A Use Permit to allow development on slopes in excess of 25 percent.

The attached draft resolution includes findings and evidence for the Planning Commission's consideration (**Exhibit B**). Staff recommends approval subject to 12 conditions of approval.

PROJECT INFORMATION:

Agent: Matt Hanner

Property Owner: Anthony Salib

APN: 015-052-026-000

Parcel Size: 1.01 acres or 43,995 square feet

Zoning: Low Density Residential with 1 acre per unit density, Design Control, Site Plan Review, and Residential Allocation Zoning overlays or "LDR/1-D-S-RAZ"

Plan Area: Carmel Valley Master Plan

Flagged and Staked: Yes

Project Planner: McKenna Bowling, Associate Planner

bowlingmr@countyofmonterey.gov, (831) 755-5298

SUMMARY:

The subject property is located at 25575 Chiquito Place, Carmel, within the unincorporated area of Monterey County, and is currently undeveloped. The proposed project includes construction of a

3,417 square foot two-story single-family dwelling with an attached 517 square foot three-car garage, and associated site improvements including development on slopes in excess of 25 percent and the removal of one Monterey Pine. The project site is supplied with potable water through Cal-Am, and the sewer connection is provided through an Onsite Wastewater Treatment System (OWTS). The project includes the removal of 1 Monterey Pine that is within the development footprint. According to the prepared arborist report (County of Monterey Library No. LIB260115) the tree has a diameter breast height of 25 inches, and was given an ISA Hazard rating of 10. The subject tree has a notable lean with soil instability, deeming the tree a hazardous tree. Consistent with Title 16 section 16.60.040 the removal of 3 or less protected trees in a one-year period is allowed subject to a hazardous tree removal permit processed ministerially through the Permit Center.

DISCUSSION:

Land Use

Based on staff's review of the planning application materials, the project complies with all rules and regulations pertaining to zoning uses and other applicable provisions of the 2010 General Plan, Carmel Valley Master Plan, and applicable sections of the Monterey County zoning ordinance (Title 21). The parcel is zoned Low Density Residential, with 1 acre per unit density, Design Control, Site Plan Review, and Residential Allocation Zoning overlays, which allow for the construction of a new residence and accessory structures, subject to a Design Approval. According to Monterey County Geographic Information System (GIS) records, a majority of the parcel contains slopes exceeding 25 percent. Approximately 4,206 square feet of development is on slopes greater than 25 percent. A Use Permit is required to authorize such development on slopes, pursuant to General Plan Policy OS-3.5.

Title 21 section 21.14.060 establishes the site development standard applicable to structures within the LDR zoning district. Pursuant to Title 21 section 21.14.060.C, the subject main structures shall have setbacks of at least 30 feet for the front, 10 percent of the average lot width to a maximum of twenty feet for the sides, and 20 feet for the rear, and a maximum allowable height of 30 feet. The garage is structurally attached to the proposed residence and therefore is subject to the same site development standards as the main structure. As delineated on the project plans, the residence and attached garage are sited 82 feet from the front, over 20 feet from either side, and over 108 feet from the rear. The structures have a proposed height of 27 feet 8 inches from average natural grade. The subject property has an allowable building site coverage of 25 percent, and as proposed the lot coverage will be 7.93 percent. Therefore, the property complies with the required site development standards based on the applicable zoning district.

Design

Carmel Valley Master Plan Policy CV-1.1 requires that development follow a rural architectural theme. As designed, the proposed residence will have exterior colors and materials that include light brown stucco, dark bronze metal framing for windows and doors, dark bronze metal roofing, and wood plank horizontal wood siding. The garage will have colors and materials to match that of the residence. The proposed bulk, colors, and materials are consistent with the surrounding residential neighborhood. Consistent with Carmel Valley Master Plan Policy CV-1.20, the exterior finishes and proposed rural architectural style are compatible with the surrounding environment, consistent with the surrounding residential neighborhood character, and maintain an appropriate bulk and mass. Policy LU-1.13 of the 2010 General Plan requires that all exterior lighting shall be unobtrusive and

constructed or located so that only the intended area is illuminated, long-range visibility of the lighting source is reduced, and off-site glare is fully controlled. As delineated on the project plans, the lighting fixtures proposed are warm LED bulbs, are IDA Dark Sky compliant, and are downlit and unobtrusive, as required in Condition No. 11. Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity, as required by Title 21, Chapter 21.44.

Development on Slopes in Excess of 25 percent

In accordance with 2010 General Plan Open Space Policy 3.5, development on slopes in excess of 25 percent shall be prohibited, unless there is no feasible alternative which would allow development to occur on slopes of less than 25 percent, and the proposed development better achieves the resource protection objectives and policies contained in the 2010 General Plan, and applicable Area Plans and Master Plans.

The majority of the subject property contains slopes in excess of 25 percent, as shown on Monterey County GIS records and the attached project plans (**Exhibit B**). There are limited areas within the subject property that do not contain slopes in excess of 25 percent. As delineated on the project plans, the proposed project includes 4,206 square feet of development on slopes greater than 25 percent. The proposed development on slopes is to allow the construction of the building pad for the residence and the construction of the driveway. Carmel Valley Master Plan Policy 3.4 states that alteration of hillsides and natural landforms caused by cutting, filling, grading, or vegetation removal shall be minimized through sensitive siting and design of all improvements and maximum feasible restoration, including botanically appropriate landscaping. Where cut and fill is unavoidable on steep slopes, disturbed areas shall be revegetated and have botanically appropriate landscaping, as detailed in the attached project plans (**Exhibit B**). As proposed, the residence and attached garage are sited towards the front half of the property. The location of the proposed structures will reduce impacts to hillside alterations, while ensuring all development conforms to the applicable site development standards. Reconfiguring the footprint of the residence could impact nearby trees or require further development on slopes to take place. Therefore, the proposed development on slopes better meets the objectives and policies within the General Plan and Carmel Valley Master Plan by avoiding the removal of mature landmark Oaks, ensuring impacts to water quality are minimized by minimizing development on slopes in excess of 25%, ensuring that the hillside is restored through botanically appropriate landscaping, and ensuring that all proposed development conforms to the required setbacks.

CEQA:

California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts new construction, inclusive of single-family dwellings and accessory structures. As proposed, the project involves construction of the first single-family dwelling with an attached garage. The project, as proposed, does not create impacts to an environmental resource, any scenic highways, or historical resources; this will not create any cumulative or significant impact, and this site is not a hazardous waste site. 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-Engineering Services
HCD-Environmental Services
Cypress Fire Protection District

LUAC:

The proposed project was reviewed by the Carmel Valley Land Use Advisory Committee on May 18, 2026. The committee voted unanimously in support of the project as proposed (**Exhibit D**).

Prepared by: McKenna Bowling, Associate Planner, (831) 755-5298

Reviewed by: Taylor Price, Senior Planner & Fiona Jensen, Principal Planner

Approved by: Sarah Wikle, Principal Planner

The following attachments are on file with the HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution

- Draft Conditions of Approval
- Site Plan, Elevations & Floor Plans
- Colors and Materials

Exhibit C - Vicinity Map

Exhibit D - LUAC Minutes dated May 18, 2026

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; McKenna Bowling, Project Planner; Fiona Jensen, Principal Planner; Taylor Price, Senior Planner; Anthony Salib, Property Owners; Matt Hanner, Agent; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN240111.