



County of Monterey

Item No.1

Zoning Administrator

Legistar File Number: ZA 25-036

July 10, 2025

Introduced: 7/2/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN240046 - NOORANI JONATHAN

Public Hearing to consider the construction of a 2,734 square foot single-family dwelling and 767 square foot detached three-car garage with associated site improvements within 100 feet of environmentally sensitive habitat, removal of three Oak trees, and development on slopes in excess of 25%.

Project Location: 26141 Rinconada Drive, Carmel Valley

Proposed CEQA action: Continuing the public hearing on the project would be an administrative activity of government which would not be a project under CEQA.

RECOMMENDATIONS:

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

PROJECT INFORMATION

Property Owner: Jonathan Noorani

APN: 416-051-026-000

Parcel Size: 249,690 square feet (5.74 acres)

Zoning: Rural Density Residential with Building Site-8 and Visual Sensitivity overlay districts, or "RDR/B-8-VS;" and Rural Density Residential with a maximum gross density of 5.1 acres/unit, or "RDR/5.1"

Plan Area: Toro Area Plan

Flagged and Staked: Yes

Project Planner: Benjamin Moulton, Assistant Planner

MoultonB@CountyofMonterey.gov, (831) 755-5240

SUMMARY:

Staff is recommending continuance of this proposed project to allow staff additional time to work with the applicant on obtaining an updated biological report. Staff will re-notice the project at a later date once the materials have been received and reviewed.

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; Jonathan Noorani, Property Owner; The Open Monterey

Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240046