



# County of Monterey

Item No.4

## Zoning Administrator

Legistar File Number: ZA 25-007

January 30, 2025

**Introduced:** 1/24/2025

**Current Status:** Agenda Ready

**Version:** 2

**Matter Type:** Zoning Administrator

### **PLN210091 - Santa Rosa Motel Co.**

Public hearing continued from November 14, 2024 and December 12, 2024 to consider demolition and rebuild of nine structures and site renovations to the existing Portofino Inn and removal of two protected oak trees (one landmark).

**Project Location:** 10 Country Club Way, Carmel Valley, Carmel Valley Master Plan

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to Section 15302 of the CEQA Guidelines

### RECOMMENDATION:

It is recommended that the Zoning Administrator continue the hearing on this project to a date uncertain.

### PROJECT INFORMATION:

**Agent:** Anna Bornstein, EMC Planning Group

**Property Owner:** Santa Rosa Motel Co.

**APN:** 187-252-011-000

**Parcel Size:** 6.7 acres

**Zoning:** Visitor Serving/Professional Office Zoning District with Design Control, Site Plan Review and Residential Allocation District overlays (VO-D-S-RAZ)

**Plan Area:** Carmel Valley Master Plan

**Flagged and Staked:** Yes

**Planner:** Mary Israel, 755-5183, israelm@countyofmonterey.gov

### SUMMARY:

The project is located on and accessed from Country Club Drive in Carmel Valley, approximately 0.6 miles northwest of Carmel Valley Village. The property boundary of the subject parcel fronts Carmel Valley Road for approximately 0.24 miles. The parcel is zoned VO-D-S-RAZ and is subject to the policies of the 2010 General Plan, Carmel Valley Master Plan (CVMP) and regulations of the County of Monterey Inland Zoning Ordinance (Title 21).

The proposed project includes an Administrative Permit and Design Approval to allow facility renovations to the existing development previously known as the Portofino Inn, not to increase density or intensity, consisting of the extensive remodel of nine existing buildings (including selective demolition and rebuild of portions of structures).

Project also includes the removal of two Oak trees: one single trunk (7.5 inches diameter) and one landmark tree with a cluster of trunks (10, 5, 10, 14.5, 5, 8, and 12 inches diameter), onsite wastewater treatment system upgrade, driveway and an upper parking area resurfacing.

The project was heard in a duly-noticed hearing before the Zoning Administrator on November 14, 2024 and December 12, 2024. A significant number of public comments were received in the November 14, 2024 and the December 12, 2024 Zoning Administrator hearings. In the hearing, staff noted that the applicant had expressed an effort to bring new materials forward promptly, so staff recommended the continuance be set as date certain of January 30, 2025. Although Planning staff received a letter from the applicant on December 20, 2024, it was not found sufficient in addressing the questions raised by the public which the Zoning Administrator recommended staff and the applicant address. Staff has conferred with the agent on the applicant's proposed project scope and the related documentation of established uses since the Zoning Administrator's motion to continue on January 30, 2025. The process is not finished and staff has not received a firm date at which updated application materials will be available. Therefore, staff recommends a continuance of the item to a date uncertain.

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
- Monterey County Regional Fire District

Prepared by: Mary Israel, Supervising Planner

Reviewed and Approved by: Melanie Beretti, AICP, Chief of Planning

cc: Front Counter Copy; Zoning Administrator; Monterey County Regional Fire District; HCD Engineering Services; HCD-Environmental Services; Environmental Health Bureau - Land Use; Mary Israel, Planner; Anna Ginette Quenga, AICP, Principal Planner; Santa Rosa Motel Co., Property Owner; Anna Bornstein, Agent; Terri Beatty, Interested Party; Pamela and Jerry Takigawa, Interested Party; Richard Rosenthal, Interested Party; Paul Ingram, Interested Party; Klaus Kaasgaard, Interested Party; Christine Kolisch, Interested Party; Robert Kornstanje, Interested Party; Denise Kuehl, Interested Party; Mark Lewis, Interested Party; Ernest Long, Interested Party; Andrea Mason, Interested Party; Denise Rainoldi, Interested Party; Leland Smith, Interested Party; Valerie Stack, Interested Party; Richard Westbrook, Interested Party; James and Kimberley Brier, Interested Party; Bruce and Lauren Haase, Interested Party; Beatrice Bernard, Interested Party; Susan Fox, Interested Party; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); LandWatch; Project File PLN210091.