



County of Monterey Planning Commission

Item No.3

Agenda Item No. 3

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

Legistar File Number: PC 23-028

March 29, 2023

Introduced: 3/21/2023

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN210203 - KANI

Public hearing to consider renovation of the exterior and interior of an existing three-story, 3,188 square foot legal non-conforming single-family dwelling with associated site improvements.

Project Location: 26398 Isabella Avenue, Carmel, Carmel Area Land Use Plan, Coastal Zone

Proposed CEQA action: Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines

RECOMMENDATION:

It is recommended that the Monterey County Planning Commission continue the hearing on this project to the May 10, 2023 Planning Commission hearing.

PROJECT INFORMATION:

Owner: Ali Kani and Christine Kani

Agent: Denise Duffy & Associates, Inc. w/Studio Schicketanz

APN: 009-441-014-000

Zoning: Medium Density Residential, 2 units per acre, with a Design Control Overlay [MDR/2-D (CZ)]

Parcel Size: Approximately 0.1 acre, or 4,464 square feet

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: Yes

SUMMARY/DISCUSSION:

The proposed project includes a major remodel of an existing legal non-conforming three-story, 3,188 square foot single-family dwelling. Staff requests the Planning Commission allow a continuance of the hearing to a date certain, May 10, 2023, in order to allow additional time to confirm historical permit history necessary to make appropriate findings relative to maintenance and repairs to legal non-conforming structures.

OTHER AGENCY INVOLVEMENT:

The following County agencies or departments reviewed this project:

- The Environmental Health Bureau (EHB)
- HCD-Engineering Services
- Cypress Fire Protection District (FPD)
- HCD-Environmental Services

Prepared by: Zoe Zepp, Assistant Planner
Reviewed by: Anna Quenga, AICP, Principal Planner
Approved by: Craig Spencer, Chief of Planning

cc: Front Counter Copy; Cypress Fire District; HCD-Engineering Services, HCD-Planning;
HCD-Environmental Services; Environmental Health Bureau; Zoe Zepp, Assistant Planner; Anna
Quenga, AICP, Principal Planner; Kani Ali & Christine Doris Trs, Property Owner; Josh Harwayne,
Applicant's Agent; The Open Monterey Project (Molly Erickson); LandWatch; Project File
PLN210203.