

Notice of Exemption

2019120297

Form D

To: [X] Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: (Public Agency) County of Monterey
Resource Management Agency
Planning Department
1441 Schilling Place, 2nd Floor
Salinas, CA 93901
(Address)

[X] County Clerk
County of MONTEREY
168 West Alisal, 1st Floor
Salinas, CA 93901

FILED

DEC 09 2019

Project Title: CARMEL POINTE PROPERTIES LLC

Project Location - Specific: 2545 15TH AVENUE

STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

Project Location - City: CARMEL

Project Location - County: MONTEREY 2019-0127

Description of Project: Combined Development Permit to clear Code Enforcement violation (12CE00260) and consisting of the following: 1) Coastal Development Permit and Design Approval to allow change of non-conforming use of a structure in the form of after-the-fact conversion of a garage (attached to the Accessory Dwelling Unit) into a bedroom, and stairs, windows, and paint on the main house; 2) Variance to allow after-the-fact legal non-conforming structure as to building coverage in exceedance of the maximum allowed 35% to 39.46%; 3) Coastal Administrative Permit to allow a parking space located within the front setback count toward the amount of required parking; and 4) Coastal Administrative Permit to allow development within 750' of known archaeological resources.

Name of Public Agency Approving Project: COUNTY OF MONTEREY RMA-PLANNING

Name of Person or Agency Carrying Out Project: ROY AND LAURA THIELE-SARDIÑA

Name of Agent or Applicant: CODY PHILLIPS C/O ANTHONY LOMBARDO AND ASSOCIATES

Exempt Status: (check one)

- [ ] Ministerial (Sec. 21080(b)(1); 15268);
[ ] Declared Emergency (Sec. 21080(b)(3); 15269(a));
[ ] Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: CLASS 1, SECTION 15301 OF THE CEQA GUIDELINES
[ ] Statutory Exemptions. State code number:

Reasons why project is exempt:

- A) CEQA Guidelines Section 15301 categorically exempts minor alterations to existing structures. The project includes minor alterations to existing structures including replacement of windows and construction of new exterior stairs at the front house on the property, replacement of windows, construction of new exterior stairs, new exterior stucco coating on a brick fireplace, conversion of a garage into a bedroom, and addition of 47 square feet on the rear house.
B) The archaeological survey (File No. LIB170072) prepared by Susan Morley in October 2016 included analysis of accessible soils adjacent to the 47 square foot addition. This survey indicated no existing evidence for cultural resources on the parcel.
C) The Phase One Historical Assessment (File No. LIB170073) indicates the structures do not meet any federal, state, or local qualifications for historic status.

Lead Agency

Contact Person: JAIME SCOTT GUTHRIE Area Code/Telephone/Extension: 831.796.6414

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? [ ] Yes [X] No

Signature: [Handwritten Signature] Date: 12/5/19 Title: Assoc. Planner

- [X] Signed by Lead Agency
[ ] Signed by Applicant
Date received for filing at OPR:

DEC 12 2019

STATE CLEARINGHOUSE

PLN160649