



Administrative Permit

Legistar File Number: AP 22-032

October 05, 2022

Introduced: 9/22/2022

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN220064 - MOOSEKIAN BERJ G & DORENE D ADAMO TRS

Administrative hearing to consider allowing an exterior remodel and construction of a 416 square foot addition to an existing 2,774 square foot single-family dwelling, conversion of an existing 438 square foot bedroom into a junior accessory dwelling unit and rebuild an existing 164 square foot deck.

Project Location: 24692 Dolores St., Carmel, CA 93923 (Assessor's Parcel Number 009-101-023-000)

Proposed CEQA action: Find the project qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines

RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

- a. Find that the project, as a remodel and addition to an existing single-family dwelling, qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines; and
- b. Approve a Coastal Administrative Permit and Design Approval for an exterior remodel and a 416 square foot addition to an existing 2,774 square foot single family dwelling; and
- c. Approve a Coastal Administrative Permit to allow conversion of a 438 square foot bedroom into a junior accessory dwelling unit.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION

Agent: Franshisca Delgado (Claudio Ortiz Design Group)
Property Owner: Moosekian Berj G & Dorene D Adamo Trs
APN: 009-101-023-000
Parcel Size: 7,400 square feet (0.17 acres)
Zoning: MDR/2-D(CZ)
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Yes

SUMMARY

Staff is recommending approval of a Coastal Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all

permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On October 5, 2022, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, October 4, 2022. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Cypress Fire Protection District

Prepared by: Phil Angelo, Associate Planner, x5731

Reviewed and Approved by: Anna Quenga, AICP, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

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

Exhibit B - Staking and Flagging Photos

Exhibit C - Vicinity Map

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Phil Angelo, Planner; Anna Quenga, AICP, Principal Planner; Moosekian Berj G & Dorene D Adamo Trs, Property Owners; Franshisca Delgado (Claudio Ortiz Design Group), Agent; Scot and Sylvia Johson, Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN220064