



Administrative Permit

Legistar File Number: AP 23-002

January 18, 2023

Introduced: 1/4/2023

Current Status: Agenda Ready

Version: 2

Matter Type: Administrative Permit

PLN220134 - LOOMIS GREGORY R & LESLIE A TRS

Consider establishment of the transient use of a residential property (single family dwelling) for remuneration, commonly known as a short-term rental.

Project Location: 114 Story Rd, Carmel Valley

Proposed CEQA action: Find the project categorically exempt pursuant to Section 15301, Existing Structures, of the CEQA Guidelines.

RECOMMENDATIONS

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

- a. Find the project categorically exempt pursuant to Section 15301, Existing Structures, of the CEQA Guidelines, and none of the exceptions contained in Section 15300.2 apply; and
- b. Approve an Administrative Permit to allow the transient use of a residential property (single family dwelling) for remuneration.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 10 conditions of approval.

PROJECT INFORMATION

Agent: Sean Ward

Property Owner: Loomis Gregory R & Leslie A Trs

APN: 187-541-016-000

Parcel Size: 1.7 Acres

Zoning: Low Density Residential, 1 unit per 2.5 acres, with Design Control, Site Plan Review and Residential Allocation Zoning overlay districts or "LDR/2.5-D-S-RAZ"

Plan Area: Carmel Valley Master Plan

Flagged and Staked: No

SUMMARY

Staff is recommending approval of an 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 January 18, 2023, 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, January 17, 2023. 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
- Monterey County Regional Fire Protection District

Prepared by: Zoe Zepp, Assistant Planner, 5198

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
- Operational Plans

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Zoe Zepp, Planner; Anna Quenga, AICP, Principal Planner; Gregory and Leslie Loomis, Property Owners; Sean Ward, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN220134