



Monterey County

Item No.2

Administrative Permit

Legistar File Number: AP 22-025

September 21, 2022

Introduced: 9/2/2022

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN200175 - LOM

Administrative hearing to consider construction of a 1,267 square foot single family dwelling, 351 square foot portico and veranda, 780 square foot detached garage and removal of 2 oak trees.

Project Location: 433 Unit D Corral de Tierra Road, Salinas

Proposed CEQA action: Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.

RECOMMENDATIONS

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

- 1) Find that the project is for construction of a single family dwelling which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve an Administrative Permit and Design Approval to allow construction of a 1,267 square foot single family residence, 351 square foot veranda and portico, 780 square foot detached garage and removal of 2 oak trees.

The attached draft resolution includes findings and evidence for consideration (Exhibit A). Staff recommends approval subject to 12 conditions of approval.

PROJECT INFORMATION

Agent: Darren Davis/Draftect

Property Owner: Michael Lom

APN: 416-401-002-000

Parcel Size: 40.82 acres

Zoning: RC/10-VS

Plan Area: Toro Area Plan

Flagged and Staked: Yes

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 September 21, 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, September 20, 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 Planning Commission.

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 Regional Fire Protection District

Prepared by: Son Pham-Gallardo, Senior Planner, x5226
Reviewed and Approved by: Mike Novo, AICP, Management Specialist

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 - Vicinity Map

cc: Front Counter Copy; Monterey Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Son Pham-Gallardo, Planner; Anna Quenga, AICP, Principal Planner; Michael Lom, Property Owner; Darren Davis, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN200175