



## Administrative Permit

Legistar File Number: AP 23-015

March 01, 2023

Introduced: 2/21/2023

Current Status: Agenda Ready

Version: 2

Matter Type: Administrative Permit

### **PLN220081 - BARTLETT PROPERTY HOLDINGS C LLC**

Administrative hearing to consider Lot Line Adjustment between two legal lots of record consisting of Lot 10, approximately 5.00 acres (Assessor's Parcel Number: 157-171-075-000) and Lot 12, approximately 3.00 acres (Assessor's Parcel Number: 157-171-012-000), resulting in Adjusted Lot 10, 5.13 acres and Adjusted Lot 12, 2.87 acres, respectively.

**Project Location:** 5474 and 5472 Quail Way, Carmel

**Proposed CEQA action:** Finding the project Categorically Exempt pursuant to Section 15305 of the CEQA Guidelines

### RECOMMENDATIONS

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

- a. Find the project Categorically Exempt to Section 15305 of the CEQA Guidelines; and there are no exceptions pursuant to Section 15300.2; and
- b. Approve Lot Line Adjustment between two (2) legal lots of record consisting of Lot 10, approximately 5.00 acres (Assessor's Parcel Number 157-171-075-000), and Lot 12, approximately 3.00 acres (Assessor's Parcel Number 157-171-012-000), resulting in two (2) lots of 5.13 acres (Adjusted Lot 10) and 2.87 acres (Adjusted Lot 12), respectively.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 6 conditions of approval.

### PROJECT INFORMATION

**Agent:** Cindi Scarlett-Ramsey

**Property Owners:** Bartlett Property Holdings C LLC

**APNs:** 157-171-012-000 and 157-171-075-000

**Parcel Sizes:** Lot 10 is 5-acres (217,800 square feet) and Lot 12 is 3-acres (130,680 square feet)

**Zoning:** Low Density Residential with Building Site 6, Visually Sensitive and Residential Allocation Zoning overlays and height restriction of 20 feet or "LDR/B-6-VS-RAZ(20)"

**Plan Area:** Carmel Valley Master Plan

**Flagged and Staked:** N/A

SUMMARY

Staff is recommending approval of a Lot Line Adjustment 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 March 1, 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, February 28, 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 Planning Commission 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: Kayla Nelson, Associate Planner, x6408

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

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans

Exhibit B - Vicinity Map

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Associate Planner; Anna Ginette Quenga, ACIP, Principal Planner; Bartlett Property Holdings C LLC, Property Owners; Cindi Scarlett-Ramsey, Agent; Braden Sterling; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN220081