



Administrative Permit

Legistar File Number: AP 23-005

February 01, 2023

Introduced: 1/25/2023

Current Status: Agenda Ready

Version: 2

Matter Type: Administrative Permit

PLN220014 - STEIN CHARLES S & LYNDA MARIN TRS

Administrative hearing to consider the transient use for remuneration of an existing one-story single family dwelling and guesthouse (commonly known as Short-Term Rental).

Project Location: 41 Laurel Drive, Carmel

Proposed CEQA action: Finding the project Categorically Exempt pursuant to CEQA Guidelines Section 15301

RECOMMENDATIONS

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

- a. Find that the project is for leasing of existing private structures, involving negligible or no expansion of an existing use qualifies as a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and none of the exceptions contained in Section 15300.2 apply; and
- b. Approve an Administrative Permit to allow a transient use of a residential property (single family dwelling and guesthouse) for remuneration.

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

PROJECT INFORMATION

Agent: N/A

Property Owner: Charles Stein and Lynda Marin

APN: 187-371-002-000

Parcel Size: .9481 acres

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

Plan Area: Carmel Valley Master Plan

Flagged and Staked: No

SUMMARY

Staff is recommending approval of an Administrative Permit 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 February 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, January 31, 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. 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 County Regional Fire Protection District

Prepared by: Kayla Nelson, Associate Planner, x6408

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
- Operational Plan

Exhibit B - Vicinity Map

Exhibit C - LUAC Minutes, Dated December 5, 2022

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Anna Quenga, Principal Planner; Chuck Stein and Lynda Marin, Property Owners; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN220014