



Administrative Permit

Legistar File Number: AP 23-006

February 01, 2023

Introduced: 1/25/2023

Current Status: Agenda Ready

Version: 2

Matter Type: Administrative Permit

PLN200236 - CARPENTER MICHAEL & KIM ET AL

Administrative hearing to consider allowing a 488 square foot addition to a 1,420 square foot single family dwelling, and a parking space within the front setback to count toward off-street parking requirements. Development occurs within 750 feet of known archaeological resources.

Project Location: 2645 16th Ave, Carmel, CA 93923

Proposed CEQA action: Find the project Categorical Exempt Pursuant to CEQA Guidelines section 15301

RECOMMENDATIONS

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

1. Finding that addition to an existing single-family residence qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 apply; and
2. Approving:
 - a. a Coastal Administrative Permit and Design Approval to allow a 488 square foot addition to a 1,420 square foot single family dwelling;
 - b. a Coastal Administrative Permit to allow a parking space within the front setback to count toward off-street parking requirements; and
 - c. a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Robert Mandurrigo

Property Owner: Kim and Michael Carpenter

APN: 009-394-007-000

Parcel Size: 6,000 square feet

Zoning: Medium Density Residential with a density of 2 units an acre with a Design Control overlay, in the Coastal Zone, or "MDR/2-D(CZ)"

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: No

SUMMARY

Staff is recommending approval of three Coastal Administrative Permits and a 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 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 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 - 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; Kim and Michael Carpenter, Property Owners; Robert Mandurrago, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN200236