



Legislation Details (With Board Report)

**File #:** AP 22-026      **Name:** PLN220148 - VENTRE AND NEESE  
**Type:** Administrative Permit      **Status:** Agenda Ready  
**File created:** 9/9/2022      **In control:** Administrative Permit  
**On agenda:** 9/21/2022      **Final action:**  
**Title:** PLN220148 - VENTRE AND NEESE  
Consider construction of a 3,570 square foot single family dwelling, 721 square foot detached carport, 102 square foot storage unit, 1,044 square foot accessory dwelling unit (ADU) and associated site improvements including a spa, plunge pool, landscaping and the removal of 11 Oak trees.  
Project Location: 2 Arrowmaker Trace, Carmel, CA 93923  
Proposed CEQA action: Consider an Addendum together with a previously certified EIR for the Santa Lucia Preserve Subdivision (EIR No. 94-005/Resolution No. 96-059) pursuant to CEQA Guidelines Section 15164.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report, 2. Exhibit A – Project Data Sheet, 3. Exhibit B - Draft Resolution, 4. Exhibit C – Addendum to the certified Fin, 5. Exhibit D - SLP FEIR, 6. Exhibit E - Arborist Report, 7. Exhibit F - Vicinity Map

Date	Ver.	Action By	Action	Result
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**PLN220148 - VENTRE AND NEESE**

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RECOMMENDATIONS

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

- a. Consider an Addendum together with a previously certified EIR for the Santa Lucia Preserve Subdivision (EIR No. 94-005/Resolution No. 96-059) pursuant to CEQA Guidelines Section 15164; and
- b. Approve an Administrative Permit and Design Approval to 3,570 square foot single family dwelling, 721 square foot detached carport, 102 square foot storage unit, 1,044 square foot accessory dwelling unit (ADU) and associated site improvements including a spa, plunge pool, landscaping, and the removal of 11 Oak trees.  
Colors and materials consist of Corten panels for the siding of the house, ADU and landscape walls, powder coated metal for the roof fascia and infill panels, board formed concrete retaining walls, black aluminum window frames, ballast roof for the carport and green roofs for the main house and ADU.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 13 conditions of approval.

## PROJECT INFORMATION

**Agent:** Maureen Wruck

**Property Owner:** Kimberly Ventre and Marty Neese

**APN:** 239-051-008-000

**Parcel Size:** 296,208 Square Feet (6.8 acres)

**Zoning:** Resource Conservation, 1 unit per 40 acres, with a Design Control overlay zone and a Site Plan Review overlay zone (RC/40-D-S)

**Plan Area:** Greater Monterey Peninsula 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 B**), 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<sup>st</sup> 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<sup>th</sup>, 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 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

Monterey County Regional Fire Protection District

Prepared by: Zoe Zepp, Assistant Planner, x5198

Reviewed and Approved by: Mike Novo, AICP, Management Specialist

The following attachments are on file with HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution including:

- Attachment 1 - Recommended Conditions of Approval
- Attachment 2 - Site Plans, Floor Plans, Elevations, Colors and Materials

Exhibit C - Addendum to the certified Final Environmental Impact Report

Exhibit D - Santa Lucia Preserve Final Environmental Impact Report (EIR No. 94-05/Resolution No. 96-059) (provided via web link)

Exhibit E - Arborist Report

Exhibit F - 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; Kimberly Ventre and Marty Neese, Property Owners; Maureen Wruck, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN220148