



Legislation Details (With Board Report)

File #: AP 23-010 **Name:** PLN220100 - DILLINGER & BREWSTER
Type: Administrative Permit **Status:** Agenda Ready
File created: 2/8/2023 **In control:** Administrative Permit
On agenda: 2/15/2023 **Final action:**

Title: PLN220100 - DILLINGER & BREWSTER
 Administrative hearing to consider allowing construction of a two-story single family dwelling with attached two-car garage, attached guesthouse and covered breezeways (approximately 3,731 square feet). The project includes site improvements consisting of removal of one Coast live oak tree and grading of approximately 605 cubic yards of cut and 375 cubic yards of fill.

Project Location: 31 Potrero Trail Carmel, Santa Lucia Preserve Phase C

Proposed CEQA action: Consider a previously certified EIR for the Santa Lucia Preserve Subdivision (EIR No. 94-005/Resolution No. 96-059) pursuant to CEQA Guidelines Section 15162

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. Exhibit A - Draft Resolution, 3. Exhibit B - Vicinity Map, 4. Exhibit C - Arbortist Report (LIB220205), 5. RESap_23-009_PLN220100_021523

Date	Ver.	Action By	Action	Result
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PLN220100 - DILLINGER & BREWSTER

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RECOMMENDATIONS

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

- a. Consider a previously certified EIR for the Santa Lucia Preserve Subdivision (EIR No. 94-005/Resolution No. 96-059) pursuant to CEQA Guidelines Section 15162; and
- b. Approve an Administrative Permit and Design Approval to allow the construction of 2,497 square foot two-story single family dwelling with 517 square foot two-car garage connected to the main single family dwelling by 107 square feet of covered breezeway and a 338 square foot guest house connected to the main single family dwelling by 272 square feet of covered breezeway. Site improvements include installation of a new on-site wastewater treatment system, removal of one Coast live oak tree and grading of approximately 605 cubic yards of cut and 375 cubic yards of fill.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends

approval subject to 12 conditions of approval.

PROJECT INFORMATION

Agent: Holdren Lietzke Architecture

Property Owner: Marylou Brewster and William Dillinger

APN: 239-111-011-000

Parcel Size: 28.24 Acres

Zoning: Resource Conservation with a maximum gross density of one unit/40 acres with Design Control and Site Plan Review Zoning District overlays or “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 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 15, 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 14, 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 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
- Colors and Materials

Exhibit B - Vicinity Map

Exhibit C - Arborist Report (LIB220205)

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; Marylou Brewster and William Dillinger, Property Owners; Holdren Lietzke Architecture, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN220100