



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

File #: AP 22-020, **Version:** 1

PLN210275 - ROSCH FRANCIS C & MANTICA ALFREDO TRS

Consideration of an Administrative Permit and Design Approval to allow the construction of a new two-story 6,212 square foot single family dwelling, 771 square foot detached two-car garage, 798 square foot accessory dwelling unit, 1,234 square foot pool, 666 square foot pool house, 2,671 square feet of decks & patios and new on-site septic system; and removal of three (3) Oak trees. The project will also consider grading of approximately 2,850 cubic yards of cut and 350 cubic yards of fill.

Project Location: 16 Potrero Trail, Carmel, CA 93923

Proposed CEQA action: Consider an Addendum together with the previously certified FEIR for the Santa Lucia Preserve subdivision.

RECOMMENDATIONS

Staff recommends the Chief of Planning take no action.

PROJECT INFORMATION

Agent: Aine Le

Property Owners: Francis Rosch and Alfredo Mantica

APN: 239-111-003-000

Parcel Size: 33.67

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

DISCUSSION

After notice of the hearing was distributed, staff identified that the project included development on slopes in excess of 25 percent. Pursuant to Monterey County Code, this development requires a Use Permit which the appropriate authority is not the Chief of Planning. Therefore, staff recommends the Chief of Planning take no action to allow staff to make the necessary findings and bring the project before the appropriate hearing body.

Prepared by: Kayla Nelson, Associate Planner, x6408

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

Attachments: none

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; Francis Rosch and Alfredo Mantica, Property Owners; Aine Le, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN210275