



County of Monterey

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

Board Report

File #: AP 22-030, **Version:** 1

PLN200224 - BARNES

Administrative Permit & Design Approval for construction of a 2,745 square foot single family dwelling with a 736 square foot attached garage and a 1,200 square foot detached workshop.

Project Location: 11760 Camino Escondido, Carmel Valley

Proposed CEQA Action: Find the project Categorically Exempt pursuant to Section 15303 of the CEQA Guidelines.

RECOMMENDATIONS

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

- 1) Find that the project is for construction of a single family dwelling which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve an Administrative Permit and Design Approval to allow construction of a 2,745 square foot single family dwelling with a 736 square foot attached garage and a 1,200 square foot detached workshop.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 10 conditions of approval.

PROJECT INFORMATION

Agent: Jason Mehringer

Property Owner: David & Cheryl Barnes

APN: 416-082-043-000

Parcel Size: 10 acres

Zoning: RC/10-VS (20')

Plan Area: Toro 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 October 5, 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, October 4, 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 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 Regional Fire Protection District

Prepared by: Son Pham-Gallardo, Senior Planner, x5226

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; Monterey Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Son Pham-Gallardo, Planner; Anna Quenga, AICP, Principal Planner; David & Cheryl Barnes, Property Owners; Jason Mehringer, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN200224