



County of Monterey

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

Board Report

File #: AP 23-001, **Version:** 2

PLN220250 - PUTZ DAVID A & NANCY E

Administrative Hearing to consider construction of an 8,614 square foot, two-story single-family dwelling, a 970 square foot attached 3-car garage with 323 square foot storage/mechanical room; a 1,230 square foot detached 4-car garage; a detached 315 square foot pool house with 19x54 swimming pool and spa.

Project Location: 9 Alta Madera, Tehama Phase 4, Carmel

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

RECOMMENDATION:

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

- a. Find that the project 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
- b. Approve an Administrative Permit and Design Approval to allow construction of an 8,614 square foot, two-story single family dwelling, (4,380 square foot lower level to include 855 square foot covered terrace/lounge and 4,234 square feet upper level with 1,059 square foot terrace/balcony); a 970 square foot attached 3-car garage with 323 square foot storage/mechanical room; a 1,230 square foot detached 4-car garage; a detached 315 square foot pool house with 19x54 swimming pool and spa; new courtyard, new driveway motor court, and new landscape areas. Grading of approximately 2,275 cubic yards of cut & 305 cubic yards of fill (net 1,970 cubic yards of fill). Color and materials consist of Spanish Clay tile roof (Matte Black), stucco siding (off white), windows & doors (Arcadia stainless steel, black color) & wood garage doors (913 Semi opaque black stain).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 2 conditions of approval.

PROJECT INFORMATION:

Agent: Joel Panzer, Maureen Wruck Associates

Property Owner: Putz, David and Nancy

APN: 169-421-059-000

Parcel Size: 11 acres (1.22 acre buildable envelope)

Zoning: "LDR/2.5-D-S-RAZ" Low Density Residential/ 2.5 acres per unit-Design Control District-Site Plan Review-Residential Allocation Zoning

Plan Area: Carmel Valley Master Plan

Flagged and Staked: Yes

SUMMARY:

Staff is recommending approval of the Administrative Permit and Design Approval subject to the Findings and Evidence in the Resolution (**Exhibit A**). Please read these carefully and contact the Permit Technician if you have any questions.

On January 18, 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 or its finding, based on a

substantive issue, is 5:00 p.m. on January 17, 2023. The permit will be administratively approved the following day, if we do not receive any written comments by deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

THIS ADMINISTRATIVE PERMIT IS COMBINED WITH A CONSTRUCTION PERMIT AS A COMBO PERMIT: A PREVIOUSLY CERTIFIED EIR FOR THE SUBDIVISION ANALYZED RESOURCES AND ESTABLISHED BUILDING ENVELOPES ON EACH LOT. THERE IS NO TREE REMOVAL THAT IS DISCRETIONARY, NO ADDITIONAL IMPACTS TO ENVIRONMENTALLY SENSITIVE HABITAT OR DEVELOPMENT ON SLOPES IN EXCESS OF 25% ASSOCIATED WITH THIS PERMIT.

A notice of pending decision on an Administrative Permit and Design Approval for the PROJECT application (PLN220250) was distributed by the County with an intended decision date of January 18, 2023.

Prepared by: Fernando Vargas, Permit Technician II, x-5229

Reviewed and Approved by: Elizabeth Gonzales, Supervising Planner/Permit Center Supervisor

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Attachment 1 - Recommended Conditions of Approval
- Attachment 2 - Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

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.

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Fernando Vargas, Permit Technician II; Elizabeth Gonzales, Permit Center Supervisor; David and Nancy Putz, Property Owner; Joel Panzer, Agent; The Open Monterey Project; Land Watch (Executive Director); Planning File PLN220250