



## Administrative Permit

Legistar File Number: AP 23-014

March 01, 2023

Introduced: 2/21/2023

Current Status: Agenda Ready

Version: 2

Matter Type: Administrative Permit

### PLN220291 - GRUEN

Administrative hearing to consider the construction of a 3,715 square foot single family dwelling, 1,280 square foot attached garage, 1,200 square foot detached Accessory Dwelling Unit, a 970 square foot detached barn, landscape hardscape, terraces and walkways, four site retaining walls (46' x 20", 56' x 18", 25' x 18", and 27' x 36"), new driveway, and new water tank. Grading to consist of 1,250 cubic yards of excavation and 1,090 cubic yards of fill.

**Project Location:** 23 Vasquez Trail, Carmel, Greater Monterey Peninsula Area Plan (APN: 239-121-010-000)

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303

### RECOMMENDATIONS

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

- 1) Find that the construction of the new single family dwelling qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2 ; and
- 2) Approve an Administrative Permit and Design Approval to allow the construction of a 3,715 square foot single family dwelling, 1,280 square foot attached garage, 1,200 square foot detached Accessory Dwelling Unit, a 970 square foot detached barn, landscape hardscape, terraces and walkways, four site retaining walls (46' x 20", 56' x 18", 25' x 18", and 27' x 36"), new driveway, and new water tank. Grading to consist of 1,250 cubic yards of excavation and 1,090 cubic yards of fill. Colors and Materials to consist of Rustic Wood Siding (Natural Wood), Metal doors and windows, Metal Standing Seam roof, Metal Chimney Caps and Flashings, Stucco, Board formed concrete, Stone, Flagstone.

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:** Dale & Kathryn Gruen TRS

**APN:** 239-121-010-000

**Parcel Size:** 47.580 acres

**Zoning:** "RC/40-D-S" Resource Conservation/40 acres per unit - Design Control District  
Overlay - Site Plan Review

**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.

On March 1, 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 February 28, 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.

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 Gruen application (PLN220291) was distributed by the County with an intended decision date of February 15, 2023.

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.

Prepared by: Stacy Giles, Permit Technician II

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

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval

- Site Plans, Floor Plans & Elevations  
Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Stacy Giles, Permit Technician II; Elizabeth Gonzales, Permit Center Supervisor; Gruen Dale & Kathryn TRS, Property Owners; Joel Panzer, Agent; Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN220291