



Administrative Permit

Legistar File Number: AP 23-013

March 01, 2023

Introduced: 2/21/2023

Current Status: Agenda Ready

Version: 2

Matter Type: Administrative Permit

PLN220364 - MILLER

Administrative Hearing to consider construction of a 5,169 square foot two-story single family dwelling with a 350 square foot attached garage (the main residence includes 3,268 square feet main level, 1,901 square feet upper level), 322 square feet of covered porch, 455 square foot covered entry; a 1,000 square foot detached master suite, a 1,213 square foot detached gym, new swimming pool, spa, courtyard, new motor court, new landscape areas, 119 square feet of retaining walls; grading of approximately 940 cubic yards of cut & 420 cubic yards of fill.

Project Location: 38 Tehama, Tehama Phase 1, lot 25 Carmel

Proposed CEQA Action: Find the project Categorical 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 a 5,169 square foot two-story single family dwelling with a 350 square foot attached garage (the main residence includes 3,268 square feet main level, 1,901 square feet upper level), 322 square feet of covered porch, 455 square foot covered entry; a 1,000 square foot detached master suite, a 1,213 square foot detached gym, new swimming pool, spa, courtyard, new motor court, new landscape areas, 119 square feet of retaining walls; grading of approximately 940 cubic yards of cut & 420 cubic yards of fill. Color and materials consist of corrugate roofing (brown), reclaimed cedar siding, stone siding with wood accents, steel window brown), Jada /worn steel doors, patina metal trim to match windows and trim board; brown basal retaining walls are proposed, along with a reclaimed wood entry gate and black metal picket fence.

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: Anthony and Natasha Miller

APN: 169-421-006-000

Parcel Size: 10.05 acres (1.64-acre buildable envelope)

Zoning: "RDR/10-D-S-RAZ" Rural Density Residential/ 10 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 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 or its finding, 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 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 Miller application (PLN220364) was distributed by the County with an intended decision date on February 15, 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:

- Recommended Conditions of Approval
- 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; Anthony and Natasha Miller, Property Owner; Joel Panzer, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN220364