



## Administrative Permit

Legistar File Number: AP 23-016

March 01, 2023

**Introduced:** 2/21/2023

**Current Status:** Agenda Ready

**Version:** 2

**Matter Type:** Administrative Permit

### **PLN220269 - MALAKAN**

Administrative hearing to consider the construction of a 6,445 square foot multi-level single family dwelling with attached guest wing, a 1,095 square foot attached garage and a 1,121 square foot deck. Colors and materials consist of smooth stucco siding (grey-white and darker grey); Primavera natural thin stone (tan); asphalt shingles roofing materials (black), and Douglas fir rafter tails.

**Project Location:** 7870 Monterra Oaks Road, Monterey, (APN: 259-161-008-000)

**Proposed CEQA action:** 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 6,445 square foot multi-level single family dwelling with attached guest wing, a 1,095 square foot attached garage and a 1,121 square foot deck. Colors and materials consist of smooth stucco siding (grey-white and darker grey); Primavera natural thin stone (tan); asphalt shingles roofing materials (black), and Douglas fir rafter tails.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).

Staff recommends approval subject to 2 conditions of approval.

### PROJECT INFORMATION

**Agent:** Andrew Goodwin, Andrew Goodwin Designs

**Property Owner:** Malakan Nader and Alissa Joy TRS

**APN:** 259-161-008-000

**Parcel Size:** 2.8 acres

**Zoning:** "RDR-UR-VS" Rural Density Residential/Urban Reserve-Visual Sensitivity

**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 Malakan application (PLN220269) was distributed by the County with an intended decision date of March 1, 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

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; Malakan, Nader and Alisa Joy, owners; Adnrew Goodwin, agent; Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN220269