



## Administrative Permit

Legistar File Number: AP 24-037

July 17, 2024

**Introduced:** 7/11/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Administrative Permit

### **PLN220070 - 44 YPD LLC**

Consider the demolition of an existing 239 square foot carport and construction of a 579 square foot attached garage within 750 feet of a known archaeological resources.

**Project Location:** 44 Yankee Point Drive, Carmel.

**Proposed CEQA action:** Find the project categorically exempt from CEQA pursuant to CEQA Guidelines section 15303 and find that none of the exceptions to these exemptions set forth in CEQA Guidelines section 15300.2 apply.

### RECOMMENDATIONS:

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

- a. Find that the project is categorically exempt from CEQA pursuant to CEQA Guidelines section 15303, and there are no exceptions to these exemptions set forth in CEQA Guidelines section 15300.2;
- b. Approve a Coastal Administrative Permit and Design Approval to allow the demolition of an existing 239 square foot carport and the construction of a 579 square foot attached garage; and
- c. Approve a Coastal Administrative Permit for development within 750 feet of known archaeological resources.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

### PROJECT INFORMATION:

**Agent:** Patrick LeMaster

**Property Owner:** 44 YPD LLC

**APN:** 243-141-014-000

**Parcel Sizes:** Parcel B (0.97 acres)

**Zoning:** Low Density Residential, 1 acre per unit, with a height restriction of 20 feet, and a Design Control Overlay (Coastal Zone) [LDR/1-D (20) (CZ)]

**Plan Area:** Carmel Area Land Use Plan

**Flagged and Staked:** Yes

### SUMMARY/DISCUSSION:

Staff is recommending approval of a Coastal Administrative Permit 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 July 17, 2024, 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, July 16, 2024. 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 Board of Supervisors and the California Coastal Commission.

OTHER AGENCY INVOLVEMENT:

The following County agencies or departments reviewed this project:

- HCD-Engineering Services
- HCD-Environmental Services
- Environmental Health Bureau
- Carmel Highlands Fire Protection District

Prepared by: Hya Honorato, Assistant Planner, x5173

Reviewed and Approved by: Anna Ginette 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; Planning Commission; California Coastal Commission; Carmel Highlands Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Hya Honorato, Assistant Planner; Anna Ginette Quenga, AICP, Principal Planner; 44 YPD LLC, Property Owners; Patrick LeMaster, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN220070.