



Administrative Permit

Legistar File Number: AP 24-019

April 03, 2024

Introduced: 3/26/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN180347-AMD1 - SLAWSON ROBERT TODD TR

Consider a Minor and Trivial Amendment to previously approved Combined Development Permit (PLN180347, Planning Commission Resolution 19-030) that allowed the demolition of a 3,198 square foot two-story single family dwelling and rebuild of a 5,704 square foot two-story single family dwelling on slopes greater than 30%, within 750 feet of known archaeological resources, and within 50 feet of coastal bluff. This amendment reduces the project to a remodel and a 2,294 square foot addition to the single family dwelling and construction of a 526 square foot detached garage, including the previously approved site improvements and replacing the driveway with pavers.

Project Location: 30770 Aurora Del Mar, Carmel

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303.

RECOMMENDATIONS:

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

- a. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and there are no exceptions to the exemption per Section 15300.2 of the CEQA Guidelines; and
- b. Approve a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN180347, Planning Commission Resolution 19-030) that allowed the demolition of an existing 3,198 square foot two-story single family dwelling and rebuild a 5,704 square foot two-story single family dwelling, development on slopes greater than 30%, development within 750 feet of known archaeological resources, development within 50 feet of coastal bluff and related site improvements. This Amendment reduces the development to a remodel of the single family dwelling, a 721 square foot first floor addition, a 567 square foot second floor addition, a 1,006 square foot gym addition to an existing detached garage, and a new 526 square foot detached garage. All other previously approved components would remain, including replacement of the driveway with pavers.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 10 conditions of approval.

PROJECT INFORMATION:

Agent: Laura Lawrence, The Law Office of Aengus L Jeffers

Property Owner: Slawson Robert Todd TR

APN: 243-341-005-000

Parcel Size: 1.49 acres

Zoning: Rural Density Residential, 1 unit per 40 acres with a Design Control Overlay, Coastal Zone or “RDR/40-D(CZ)”

Plan Area: Big Sur Coast Land Use Plan

Flagged and Staked: Yes

SUMMARY:

Staff is recommending approval of a Minor and Trivial Amendment to a previously approved permit (PLN180347) 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 April 3, 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, April 2, 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 the Board of Supervisors and the California Coastal Commission.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

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

Prepared by: Marlene Garcia, Assistant Planner, x5114

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 - Planning Commission Resolution No. 19-030 for PLN180347

Exhibit C - Vicinity Map

cc: Front Counter Copy; Carmel Highlands Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Marlene Garcia, Planner; Anna Ginette

Quenga, AICP, Principal Planner; Slawson Robert Todd TR Property Owners; Laura Lawrence, The Law Office of Aengus L Jeffers, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN180347-AMD1.