



Administrative Permit

Legistar File Number: AP 24-004

February 21, 2024

Introduced: 1/30/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN230359 - BASTIAN DANIEL TR & BASTIAN ANGELA TR

Administrative hearing to consider Administrative Permit and Design Approval to allow a 5,586 square foot single-family dwelling with a 755 square foot attached garage and roof deck; new outdoor kitchen with fire pit; new in-ground pool & spa with separate sauna; and new driveway with new hardscape & landscape. Colors and materials to consist of gravel ballast grey roof, red cedar with natural finish exterior siding, silver travertine exterior entry wall, concrete retaining walls, plaster cement with earth toned finish soffits and aluminum with dark bronze finish windows, doors, fascia & trim. Grading consists of 2350 cubic yards cut/500 cubic yards fill.

Project Location: 35 Pronghorn Run, Carmel (APN: 239-091-054-000)

Proposed CEQA action: CEQA Section 15303(a)

RECOMMENDATIONS:

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

- a. Categorically Exempt per CEQA Section 15303(a); and
- b. Approve Administrative Permit and Design Approval to allow a 5,586 square foot single-family dwelling with a 755 square foot attached garage and roof deck; new outdoor kitchen with fire pit; new in-ground pool & spa with separate sauna; and new driveway with new hardscape & landscape. Colors and materials to consist of gravel ballast grey roof, red cedar with natural finish exterior siding, silver travertine exterior entry wall, concrete retaining walls, plaster cement with earth toned finish soffits and aluminum with dark bronze finish windows, doors, fascia & trim. Grading consists of 2,350 cubic yards cut/500 cubic yards fill.

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

Staff recommends approval subject to two conditions.

PROJECT INFORMATION:

Agent: Maureen Wruck Planning

Property Owner: Bastian, Daniel TR & Angela TR

APN: 239-091-054-000

Parcel Size: The subject parcels is 10-acres (435,600 square feet)

Zoning: The parcel is zoned "RC/40-D-S" or Resource Conservation, 40 acres per unit; Design Control District Overlay, and 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 two 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 February 21, 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, February 20, 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 Planning Commission if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, and have no recommended conditions:

HCD-Planning
HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Monterey County Regional Fire Protection District

Prepared by: Arlen Blanca, Permit Technician II

Reviewed and Approved by: Elizabeth Gonzales, Permit Center Manager

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; Monterey County Regional Fire Protection District;
HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau;
Daniel and Angela Bastian, Property Owners; Maureen Wruck Planning, Agent; The Open
Monterey Project; LandWatch (Executive Director); Planning File PLN230359.