



Administrative Permit

Legistar File Number: AP 24-003

February 07, 2024

Introduced: 1/24/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN230352 - SWEET JASON D & COLLEEN S TRS

Hearing to consider an Administrative Permit and Design Approval to allow the construction of a 3,810 square foot single family dwelling with attached 840 square foot three-car garage, and 763 square foot covered patio; and a new 560 square foot accessory dwelling unit with 38 square foot covered entry. Colors and materials consist of medium bronze metal roofing, dark bronze windows, cedar wood for walls & trim, Buechel Stone LedgeStone siding and gray stucco.

Project Location: 54 Marguerite, Carmel Valley Master Plan

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 Administrative Permit and Design Approval to allow the construction of a 3,810 square foot single family dwelling with attached 840 square foot three-car garage, and 763 square foot covered patio; and a new 560 square foot accessory dwelling unit with 38 square foot covered entry. Colors and materials consist of medium bronze metal roofing, dark bronze windows, cedar wood for walls & trim, Buechel Stone LedgeStone siding and gray stucco.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 2 conditions.

PROJECT INFORMATION:

Agent: Craig Holdren, Holdren Lietzke Architects

Property Owner: Sweet, Jason and Colleen

APN: 169-421-062-000

Parcel Size: 9.59 acres

Zoning: RDR/10-D-S-RAZ or "Rural Density Residential, 10 acres per unit; Design Control District Overlay, Site Plan Review, and Residential Allocation Zoning"

Plan Area: Carmel Valley Master Plan

Flagged and Staked: Yes

SUMMARY:

Staff is recommending approval of a 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. 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 7, 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 6, 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.

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 Sweet application (PLN230352) was distributed by the County with an intended decision date of February 7, 2024.

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.

Prepared by: McKenna Bowling, 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; McKenna Bowling, Permit Technician II; Elizabeth Gonzales, Permit Center Manager; Sweet, Jason and Colleen, owners; Craig Holdren, agent; Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN230352.