



Administrative Permit

Legistar File Number: AP 24-008

February 21, 2024

Introduced: 2/12/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN220199 - SILVERIE PROPERTIES LLC

Administrative hearing to consider the construction of a 3,862 square foot single-family dwelling and an attached 875 square foot garage with a second story 875 square foot accessory dwelling unit, associated site improvements, and the removal of 1 Coast live oak tree.

Project Location: 7599 Paseo Vista, Monterey, Greater Monterey Peninsula Area Plan

Proposed CEQA action: Find the project Categorical Exempt pursuant to CEQA Guidelines section 15303 and that none of the exceptions listed under section 15300.2 apply.

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 that none of the exceptions listed under section 15300.2 apply; and
- b. Approve an Administrative Permit and Design Approval to allow construction of a 3,862 square foot single family dwelling, an attached 875 square foot garage with a second story 875 square foot accessory dwelling unit, associated site improvements, and removal of 1 Coast live oak tree.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION:

Agent: Chad Brown, Monterey Design

Property Owner: Silverie Properties LLC

APN: 259-171-008-000

Parcel Size: 2.415 acres

Zoning: Rural Density Residential with a Building Site, Urban Reserve, Design Control and Site Plan Review zoning district overlays or “RDR/B-6-UR-D-S” and Rural Density Residential, 10 acres per unit with a Urban Reserve and Visual Sensitivity zoning district overlays or “RDR/10-UR-VS”

Plan Area: Greater Monterey Peninsula Area 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 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 Monterey County Zoning Administrator 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, have comments, and/or have recommended conditions:

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

Prepared by: Christina Vu, Assistant Planner, x5139
Reviewed by: Anna Ginette Quenga, AICP, Principal Planner
Approved by: Melanie Beretti, AICP, Acting Chief of Planning

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; Christina Vu, Planner; Anna Ginette Quenga, AICP, Principal Planner; Silverie Properties LLC, Property Owners; Chad Brown, Agent; The Open Monterey Project; LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP, Michael Lozeau and Juliana Lopez); Planning File PLN220199.