



## Administrative Permit

Legistar File Number: AP 24-007

February 07, 2024

**Introduced:** 2/1/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Administrative Permit

### **PLN230219 - ROBINSON JEFFREY DALE & LAURA ASSANTE**

Construction of a single-family dwelling (3,338 square feet), detached garage (667 square feet), and non-habitable accessory structures. The project includes removal of 3 protected oak trees.

**Project Location:** 20 Pronghorn Run, Carmel

**Proposed CEQA action:** Consider an Addendum together with the Santa Lucia Preserve EIR pursuant to Section 15164 of the CEQA Guidelines.

### RECOMMENDATIONS:

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

- a. Consider an Addendum together with the Santa Lucia Preserve EIR pursuant to Section 15164 CEQA Guidelines; and
- b. Approve an Administrative Permit and Design Approval to allow the construction of a 3,338 square foot one-story single family residence, a 667 square foot detached two-car garage, 7,179 square feet of site surfaces that include a driveway, steps, walls, patios, decks, and gazebo, and 338 square feet of accessory structures that include a mechanical room, trash collection, and covered terrace. The project includes the removal of 3 protected oak trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 6 conditions of approval.

### PROJECT INFORMATION:

**Agent:** Tom Meaney

**Property Owner:** Jeffrey Robinson

**APN:** 239-091-046-000

**Parcel Size:** 9.91 Acres

**Zoning:** Resource Conservation, 40 acres per unit with Design Control and a Site Plan Review overlay districts or "RC/40-D-S"

**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 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.

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 HCD groups and County 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 District

Prepared by: Benjamin Moulton, Assistant Planner, x5240

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 - Arborist Report

Exhibit C - Addendum to Rancho San Carlos EIR\_final

Exhibit D - SLP FEIR

Exhibit E - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Benjamin Moulton, Planner; Anna Ginette Quenga, AICP, Principal Planner; Robinson Jeffrey Dale & Laura Assante, Property Owners; Tom Meaney, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230219.