



Administrative Permit

Legistar File Number: AP 24-020

April 17, 2024

Introduced: 4/12/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN230176 - MAXWELL BRIAN EVAN TR AND CODDING KRISTIN LADE

Administrative hearing to consider the construction of a 3,820 square foot one-story single-family dwelling with an attached 480 square foot guesthouse, detached 1,020 square foot three-car garage, pool, 122 square foot detached non-habitable structure, and associated site improvements.

Project Location: 21 Pronghorn Run, Carmel

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS:

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

- a. Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2; and
- b. Approve an Administrative Permit and Design Approval to allow construction of a new 3,820 square foot one-story single-family dwelling with an attached 480 square foot guesthouse, detached 1,020 square foot three-car garage, pool, 122 square foot detached non-habitable structure, and associated site improvements.

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

Staff recommends approval subject to 11 conditions of approval.

PROJECT INFORMATION:

Agent: Andrew Matt

Property Owner: Maxwell Brian and Coddling Kristin

APN: 239-091-044-000

Parcel Size: 20.79 acres

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

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 April 17, 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 16, 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: Hya Honorato, Assistant Planner, x5173

Reviewed and Approved by: Anna 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 (LIB240035)

Exhibit C - Geologic Evaluation (LIB240037)

Exhibit D - Geotechnical Report (LIB240038)

Exhibit E - Fuel Management Plan (LIB240042)

Exhibit F - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Hya Honorato, Assistant Planner; Anna Quenga, AICP, Principal Planner; Brian Maxwell and Kristin Coddling, Property Owners; Andrew Matt, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230176.