



Administrative Permit

Legistar File Number: AP 25-029

June 18, 2025

Introduced: 6/11/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN240291 - MCNICKLE JAMES RYAN & RACHEL A TRS

Construction of an approximately 4,445 square foot single-family dwelling inclusive of a 1,160 square foot lower-level and a 945 square foot attached garage; and installation of an on-site wastewater treatment system, and associated site improvements. Grading of approximately 2,017 cubic yards of cut, and 60 cubic yards of fill..

Project Location: 4185 Marguerita Way, Carmel, Carmel Valley Master Plan

Proposed CEQA action: Find the project Categorical Exempt pursuant to Section 15303 of the CEQA Guidelines, 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 for a single-family dwelling qualifies for a class 3 Categorical Exempt pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.; and
- b. Approve an Administrative Permit and Design Approval to allow the construction of an approximately 4,445 square foot single-family dwelling inclusive of a 1,160 square foot lower-level and a 945 square foot attached garage; and installation of an on-site wastewater treatment system, and associated site improvements. Grading of approximately 2,017 cubic yards of cut, and 60 cubic yards of fill.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 11 conditions of approval.

PROJECT INFORMATION

Applicant/Property Owner: Ryan McNickle

APN: 015-042-015-000

Parcel Size: 0.98 Acres

Zoning: Low Density Residential with a gross density of 1 acre per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning District overlay zones, or "LDR/1-D-S-RAZ"

Plan Area: Carmel Valley Master Plan

Flagged and Staked: Yes

Project Planner: Benjamin Moulton, Assistant Planner

MoultonB@CountyofMonterey.gov, (831) 755-5240

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 June 18, 2025, 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, June 17, 2025. 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
Cypress Fire Protection District

Prepared by: Benjamin Moulton, Assistant Planner, x5240

Reviewed by: Jacquelyn M. Nickerson, Principal Planner

Approved by: Melanie Beretti, AICP, 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 & Materials

Exhibit B - Vicinity Map

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Benjamin Moulton, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Ryan & Rachel McNickle, Property Owners; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240291.