



## Administrative Permit

Legistar File Number: AP 24-048

October 16, 2024

**Introduced:** 10/3/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Administrative Permit

### **PLN230271 - KNOOP MICHAEL & MICHELLE TRS**

Consider the remodel and partial demolition of an existing 11,874 square foot single-family dwelling with an attached garage; resulting in a 6,916 square foot single-family dwelling with an attached garage and associated site improvements, and to partially clear Code Enforcement violation (24CE00303).

**Project Location:** 250 Country Club Heights, Carmel Valley

**Proposed CEQA action:** Find the project Categorical Exempt pursuant to 15301 of the CEQA Guidelines.

### RECOMMENDATIONS

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

- a. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemption set forth in CEQA Guidelines section 15300.2 apply; and
- b. Approve an Administrative Permit and Design Approval to allow the remodel and partial demolition of an existing 11,874 square foot single-family dwelling with an attached garage, resulting in a 6,916 square foot single-family dwelling with an attached garage and associated site improvements, and to partially clear Code Enforcement violation (24CE00303).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 7 conditions of approval.

### PROJECT INFORMATION

**Agent:** Tai Tang, Studio Schicketanz

**Property Owner:** Michael and Michelle Knoop

**APN:** 187-021-029-000

**Parcel Size:** 683,671 square feet (15.69 acres)

**Zoning:** Rural Density Residential, 10 acres per unit, with Design Control Overlay, Site Plan Review and Regulations for Residential Allocation Zoning Districts.

**Plan Area:** Carmel Valley Master Plan

**Flagged and Staked:** N/A

**Project Planner:** Hya Honorato, Assistant Planner

honoratoh@countyofmonterey.gov, (831) 755-5173

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 October 16, 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, October 15, 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: Fionna Jensen, Senior 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 - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Hya Honorato, Planner; Fionna Jensen, Senior Planner; Michael and Michelle Knoop, Property Owners; Tai Tang (Studio Schicketanz), Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN230271.