



County of Monterey

Item No.3

Administrative Permit

Legistar File Number: AP 23-088

Introduced: 11/20/2023

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN230129 - COOPER DAVID TREVOR

Consider the construction of a 2,283 square foot single family dwelling with a 624 square foot attached garage, 68 square foot front porch, a 294 square foot wood deck, and associated site improvements.

Project Location: 26135 Laureles Grade, Carmel Valley

Proposed CEQA action: Find the project categorically exempt pursuant to Section 15303, New Structures, of the CEQA Guidelines.

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
- b. Approve an Administrative Permit and Design approval to allow the construction of 2,283 square foot single family dwelling with a 624 square foot attached garage, 68 square foot front porch, 294 square foot wood deck, and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION:

Agent: Darren Davis

Property Owner: David Cooper

APN: 416-051-016-000

Parcel Size: 44,562 square feet (1.02 acres)

Zoning: Rural Density Residential with Building Site - 6 and Visually Sensity overlay districts or "RDR/ B-6-VS"

Plan Area: Toro 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 December 6, 2023, 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, December 5, 2023. 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 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 - Vicinity Map

cc: Front Counter Copy; Monterey County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Hya Honorato, Planner; Anna Quenga, AICP, Principal Planner; David Cooper, Property Owner; Darren Davis, Agent; The Open Monterey Project; LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP); Planning File PLN230129.