



County of Monterey

Item No.6

Administrative Permit

Registrar File Number: AP 23-091

Introduced: 11/22/2023

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN230222 - KLAUSMEIER DANIEL E & PABLO PILAR L TRS

Consider the construction of a 4,774 square foot single family dwelling, a detached 719 square accessory dwelling unit with an attached 750 square foot garage and associated site improvements including a driveway, patios, terraces, fire pit and pickleball court.

Project Location: 33 Rancho San Carlos Rd., Carmel

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 a 4,774 square foot single family dwelling, a detached 719 square foot accessory dwelling unit with an attached 750 square foot garage and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 10 conditions of approval.

PROJECT INFORMATION:

Agent: Maureen Wruck

Property Owner: Klausmeier Daniel & Pablo Pilar

APN: 239-021-009-000

Parcel Size: 135,036 square feet (3.10 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 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 PLN230222.