



# County of Monterey

## Item No.4

### Administrative Permit

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

Legistar File Number: AP 24-041

August 21, 2024

**Introduced:** 8/16/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Administrative Permit

#### **PLN220013 - GUZMAN ANTONIO & MONICA**

Administrative hearing to consider construction of a 768 square foot single family dwelling with associated site improvements in the Visual Sensitivity zoning district.

**Project Location:** 397 Corral de Tierra, Unit D, Salinas

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303.

#### RECOMMENDATIONS

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

- a. Find that the construction of a single family dwelling on a vacant lot qualifies as a Class 3 Categorical Exemption 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 a 768 square foot single family dwelling with associated site improvements in the Visual Sensitivity zoning district.

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

#### PROJECT INFORMATION

**Agent:** Tyler Godbe

**Property Owner:** Anthonio and Monica Guzman

**APN:** 416-381-015-000

**Parcel Size:** 3.02-acres (131,551 square feet)

**Zoning:** Resource Conservation with a 10 acre minimum within a Visually Sensitive area of "RC/10-VS" and special 100-foot front setback along Corral De Tierra Road

**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 August 21, 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, August 20, 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 and HCD groups 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: Kayla Nelson, Associate Planner, x6408

Reviewed and Approved by: Mary Israel, Supervising 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 - Toro LUAC Meeting Minutes for May 28, 2024

Exhibit C - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Mary Israel, Supervising Planner; Anthonio and Monica Guzman, Property Owners; Tyler Godbe, Agent; Michael Weaver, Interested Party; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN220013.