

**Before the Housing and Community Development Chief of Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

PELOSI JOHN J & JANINE A TRS (PLN230185)

RESOLUTION NO. 23-077

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding that Administrative Permit and Design Approval qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303; and there are no exceptions pursuant to Section 15300.2
- 2) Approving an Administrative Permit and Design Approval to allow the construction of a 5,667 square foot single family dwelling, 850 square foot detached garage, 594 square foot guest house, 1,162 square foot Accessory Dwelling Unit, swimming pool with spa and a detached spa near the bedroom wing; approximately eight garden retaining walls of 1,156 linear feet with an average height of two to six feet. Colors and materials to include irregular rubble dry stack stone veneer (multi-colored tan), exterior horizontal and vertical wood siding (brown), exterior metal and steel doors and windows (dark brown), and Class A metal roofing materials (gray).

[PLN230185 PELOSI, 11 Wild Boar Run, Carmel Valley Master Plan (APN: 239-102-009-000)]

The PELOSI JOHN J & JANINE A TRS application (PLN230185) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on November 1, 2023. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval (Attachment 1) and project plans (Attachment 2), the Monterey County HCD Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

- EVIDENCE:**
- a) During review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Carmel Valley Master Plan; and
 - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) Project: The project proposes to construct a 5,667 square foot single family dwelling, 850 square foot detached garage, 594 square foot guest house, 1,162 square foot Accessory Dwelling Unit, swimming pool with spa and a detached spa near the bedroom wing; approximately eight garden retaining walls of 1,156 linear feet with an average height of two to six feet.
 - c) Allowed Use. The property is located at 11 Wild Boar Run, (APN: 239-102-009), Carmel Valley Master Plan. The parcel is zoned “RG/10-D-S-RAZ” or Rural Grazing, 10 acres per unit; Design Control District Overlay, Site Plan Review, and Residential Allocation, which allows residential development as a principal use, subject to granting of an Administrative Permit. Therefore, the project is an allowed land use for the site.
 - d) Lot Legality. The subject 34-acre parcel (1,481,040 square feet), Assessors Parcel Number 239-102-009-000, is identified in its current configuration in (Volume 23C&T PG 7 Lot 6). Additionally, within the Santa Lucia Preserve Subdivision – Phase E Tract 1443. Therefore, the county recognizes the subject property as a legal lot of record.
 - e) Design/Neighborhood and Community Character. The zoning of the subject property includes a Design Control overlay “D” which is intended to regulate the location, size, configuration, materials, and colors of structures to ensure the protection of public viewshed, neighborhood character and the visual integrity of certain developments without imposing undue restrictions on private property. Colors and materials consist of stone veneer, metal roofing, metal steel windows and doors, vertical and horizontal wood siding. The project, as designed, assures the protection of the public viewshed, is consistent with the neighborhood character, and blends in with the surrounding areas. The project, as designed and sited, assures protection of the public viewshed is consistent with the neighborhood and ensures visual integrity.
 - f) Development Standards. As proposed, the project meets all required development standards. The development standards for the Rural Grazing are identified in the MCC Section 21.32.010. The minimum setbacks for the main structure in the RG district

are 30 feet (front), 20 feet (side), and 20 feet (rear). The maximum height allowed is 35 feet. The proposed project has a maximum height of 19 feet and the proposed site is within an established building envelope. Therefore, setbacks are consistent with the minimum required and meet the height requirement for the zoning district in which it is located. The allowable maximum site coverage is five percent. The subject property is 35 acres, which would allow more than what is proposed for, therefore meeting the coverage standard.

- g) The project also includes the development of a 594 square foot detached Guesthouse, a 1,200 square foot detached Accessory Dwelling Unit. The proposed accessory structures meet the development standards for Rural Grazing zoning. The minimum setbacks for a habitable accessory structure in the RG District are 50 feet (front), 6 feet (side), 6 feet (rear) with a maximum building height of 35 feet. The proposed project is within an established building envelope. Therefore, the setbacks meet the minimum required in the district which it is located.
- h) The project planner verified that the project on the subject parcel conforms to the plans listed above.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230185.

2. FINDING: SITE SUITABILITY – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional FPD. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development.
 - b) Staff did not identify any potential impacts. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. An EIR was prepared for the original Santa Lucia Preserve subdivision. All development shall be in accordance with these reports.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230185.

3. FINDING: HEALTH AND SAFETY – The establishment, maintenance, or operation of the project applied for will not under the circumstances of

this case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional FPD. There are no project conditions as the staff has ensured that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities will be provided. Domestic water and an engineered OWTS design will be provided by Santa Lucia Community Service District.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230185.

- 4. FINDING:** **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230185.

- 5. FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the development of a new single-family dwelling and accessory structures within residentially zoned areas.
 - b) The project consists of a 5,667 square foot single family dwelling, 850 square foot detached garage, 594 square foot guest house, 1,162 square foot Accessory Dwelling Unit, swimming pool with spa and a detached spa near the bedroom wing; Therefore, the proposed development qualifies as a Class 1 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would

result in significant effect, or development, that would result in a cumulatively significant impact.

- d) No adverse environmental effects were identified during staff review of the development application.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230185.

6. FINDING: **APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.

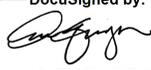
EVIDENCE: a) Pursuant to Section 21.80.040 of the Monterey County Zoning Ordinance (Title 21).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

1. Finds the Administrative permit and Design Approval qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and;
2. Approves the Administrative Permit and Design Approval allow the construction of a 5,667 square foot single family dwelling, 850 square foot detached garage, 594 square foot guest house, 1,162 square foot Accessory Dwelling Unit, swimming pool with spa and a detached spa near the bedroom wing; approximately eight garden retaining walls of 1,156 linear feet with an average height of two to six feet. Colors and materials to include irregular rubble dry stack stone veneer (multi-colored tan), exterior horizontal and vertical wood siding (brown), exterior metal and steel doors and windows (dark brown), and Class A metal roofing materials (gray), all of which are in general conformance with the attached sketch (Attachment 2) and subject to the attached conditions (Attachment 1), all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 1st day of November, 2023.

DocuSigned by:

102E2067173F402...

Anna Quenga on behalf of
Melanie Beretti, AICP, HCD Acting Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE **NOVEMBER 1, 2023**.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **NOVEMBER 13, 2023**.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 1-27-2021

County of Monterey HCD Planning

Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN230185

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit and Design Approval (PLN230185) allow the construction of a 5,667 square foot single family dwelling, 850 square foot detached garage, 594 square foot guest house, 1,162 square foot Accessory Dwelling Unit, swimming pool with spa and a detached spa near the bedroom wing; approximately eight garden retaining walls of 1,156 linear feet with an average height of two to six feet. Colors and materials to include irregular rubble dry stack stone veneer (multi-colored tan), exterior horizontal and vertical wood siding (brown), exterior metal and steel doors and windows (dark brown), and Class A metal roofing materials (gray). The property is located at 11 Wild Boar Run, Carmel (Assessor's Parcel Number 239-102-009-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit (Resolution Number 23-077) was approved by the Chief of Planning for Assessor's Parcel Number 239-102-009-000) on November 1, 2023. The permit was granted subject to 2 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.



SEE SHEET C1.1 FOR CONT.

KEY NOTES

- CHIPSEAL DRIVEWAY; SEE DETAIL 1(CO.2)
- GRAVEL MOTORCOURT
- STONE PAVEMENT; S.L.D.
- GRAVEL PATH / SURFACE; S.L.D.
- CONCRETE BAND; SEE DETAIL 5(CO.2)
- CLEANOUT; SEE DETAIL 2(CO.2)
- ROOF OVERHANG
- RETAINING WALL; S.S.D.
- SUBSURFACE DRAIN APRON; SEE DETAIL 8(CO.2)
- JACUZZI; S.L.D.
- 4" WIDE TRENCH DRAIN; SEE SPECIFICATIONS
- VEGETABLE GARDEN
- WATER FEATURE; S.L.D.
- DOWNSPOUT TO CONNECT TO STORM DRAIN SYSTEM
- RAIN CHAIN; S.A.D.
- FIRE PIT; S.L.D.
- UNDERGROUND PROPANE TANK TO BE SPECIFIED AND INSTALLED BY CONTRACTOR
- BROW DITCH AT TOP OF CUT SLOPE; SEE DETAIL 6(CO.2)
- FIRE TRUCK TURNAROUND; 60 FT WIDE

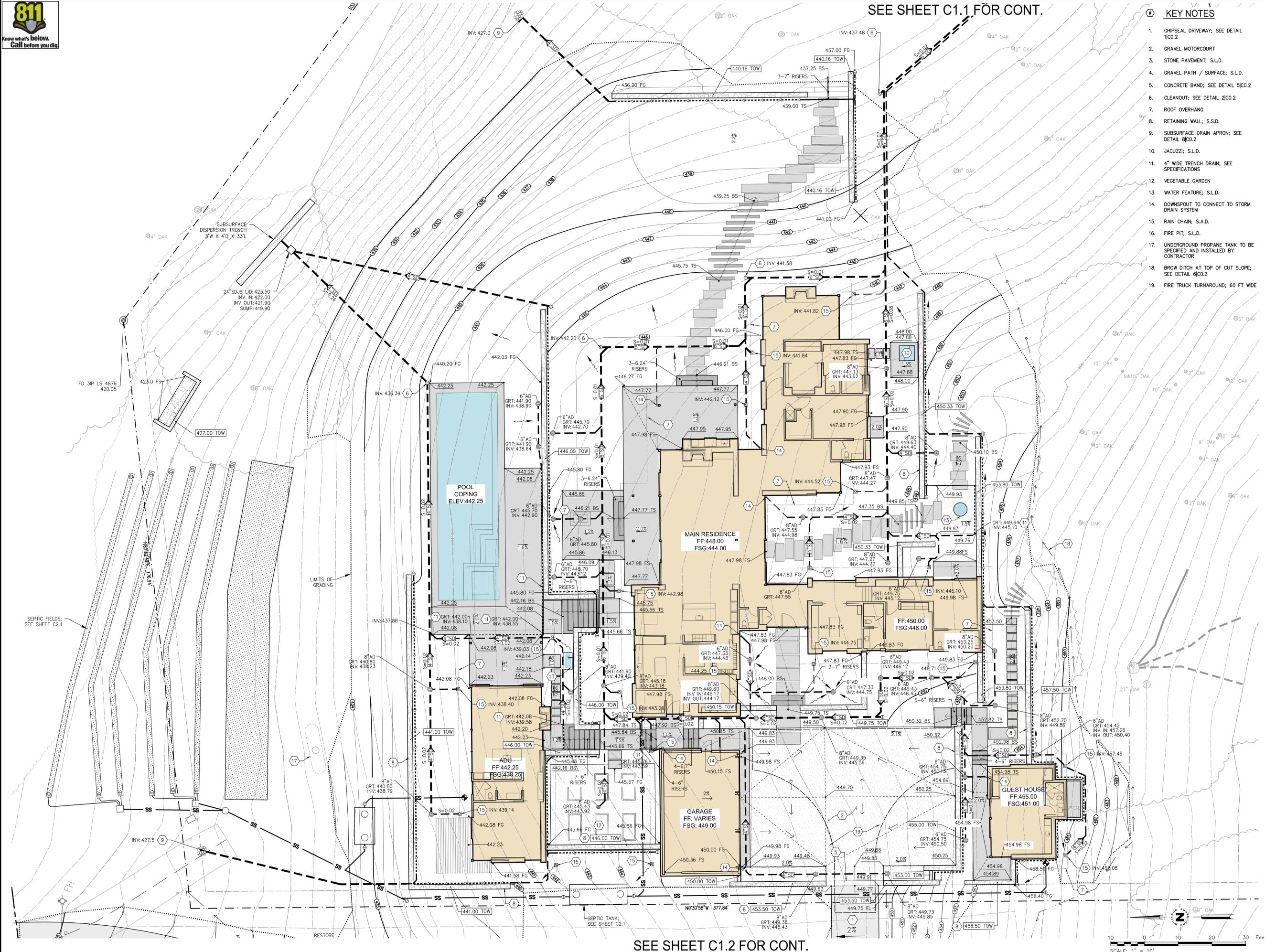


NO.	DATE	REVISION
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APN 239-102-009
Carmel, California

PELOSI RESIDENCE - LOT E6
11 WILD BOAR RUN
MAIN RESIDENCE GRADING AND DRAINAGE PLAN
BUILDING PERMIT SUBMITTAL

SCALE: 1" = 10'
DRAWN: RA
JOB No.: 3270.02
SHEET C1.3 OF



SEE SHEET C1.2 FOR CONT.

1 2 INCHES 3

C:\Users\michael.whitson\OneDrive\Documents\2023\07\11 Wild Boar Run\11 Wild Boar Run - Main Residence Grading and Drainage Plan.dwg

FLOOR PLAN LEGEND

- WOOD FRAMING, S.S.D.
- STONE VENEER
- CONCRETE WALL, S.S.D.
- CONCRETE CURB, S.S.D.
- SLOPED CONCRETE WALL, S.S.D.
- APPLIANCES, SEE A0.4
- PLUMBING FIXTURES, SEE A0.4
- KEYNOTE, SEE A0.3
- FINISH NOTE, SEE A0.2
- PARTITION TYPE, SEE A0.2
- FLOOR SUPPLY DIFFUSER
- TOE KICK RETURN DIFFUSER
- TOE KICK SUPPLY DIFFUSER
- WALL RETURN AIR GRILL
- WALL SUPPLY DIFFUSER
- WALL VENT WITH IN LINE REMOTE EXHAUST FAN

SEE A0.3 FOR GENERAL FLOOR PLAN NOTES, FLOOR PLAN BUILDING CODE NOTES, AND GREEN BUILDING CODE NOTES.

Arcanum Architecture
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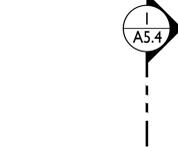
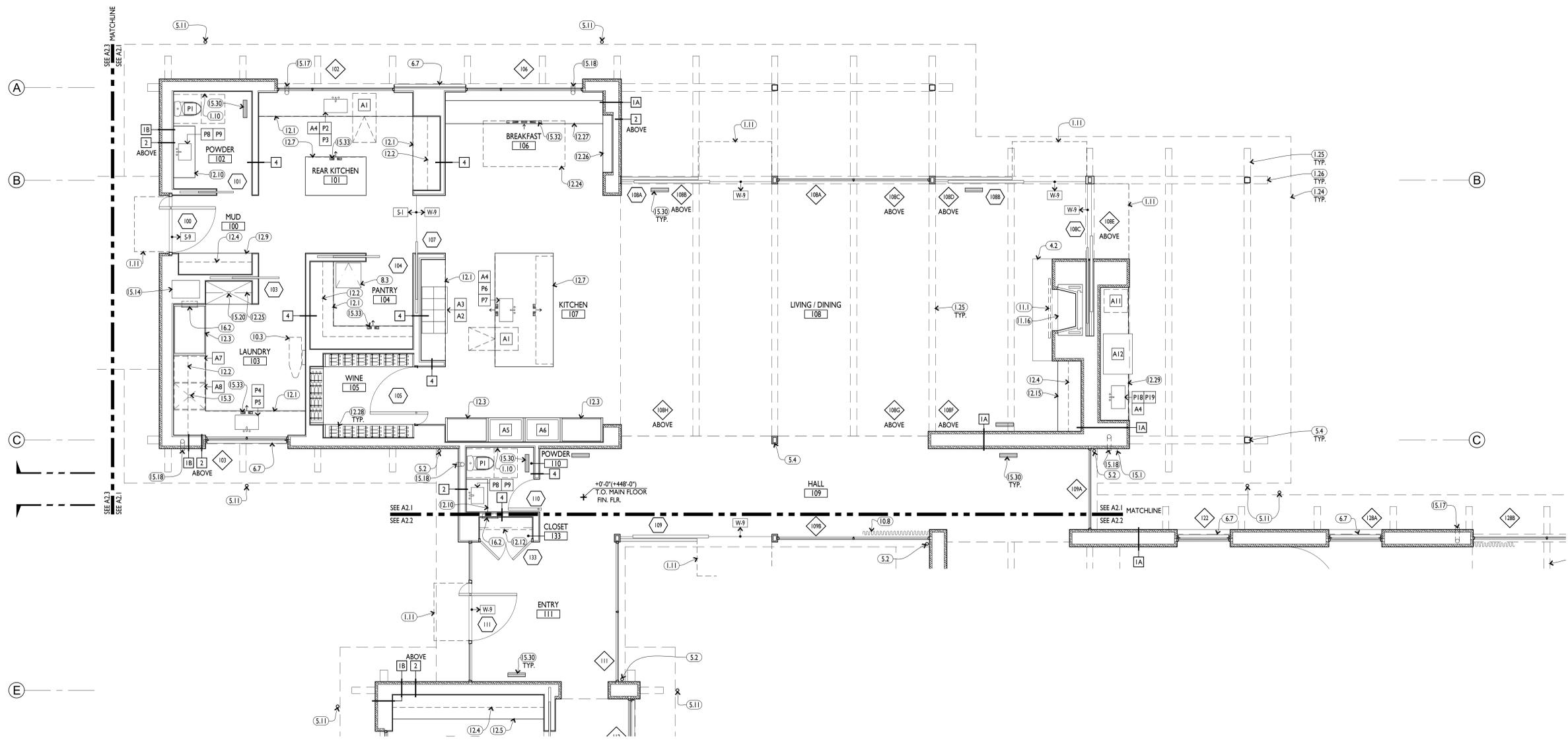


11 WILD BOAR RUN
 CARMEL, CA 93923
 239-102-009

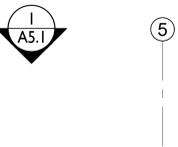
PROJECT NO.	22004
DATE	7.6.23
ISSUE	PERMIT SET

MAIN HOUSE FLOOR PLAN

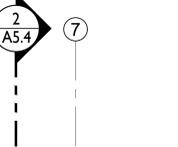
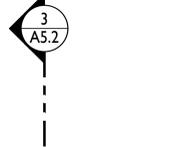
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A2.1



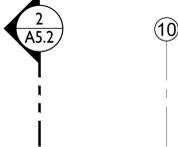
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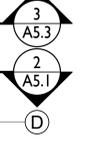
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C

E

B

C



2 A5.1



1 A2.1 MAIN HOUSE FLOOR PLAN

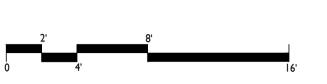
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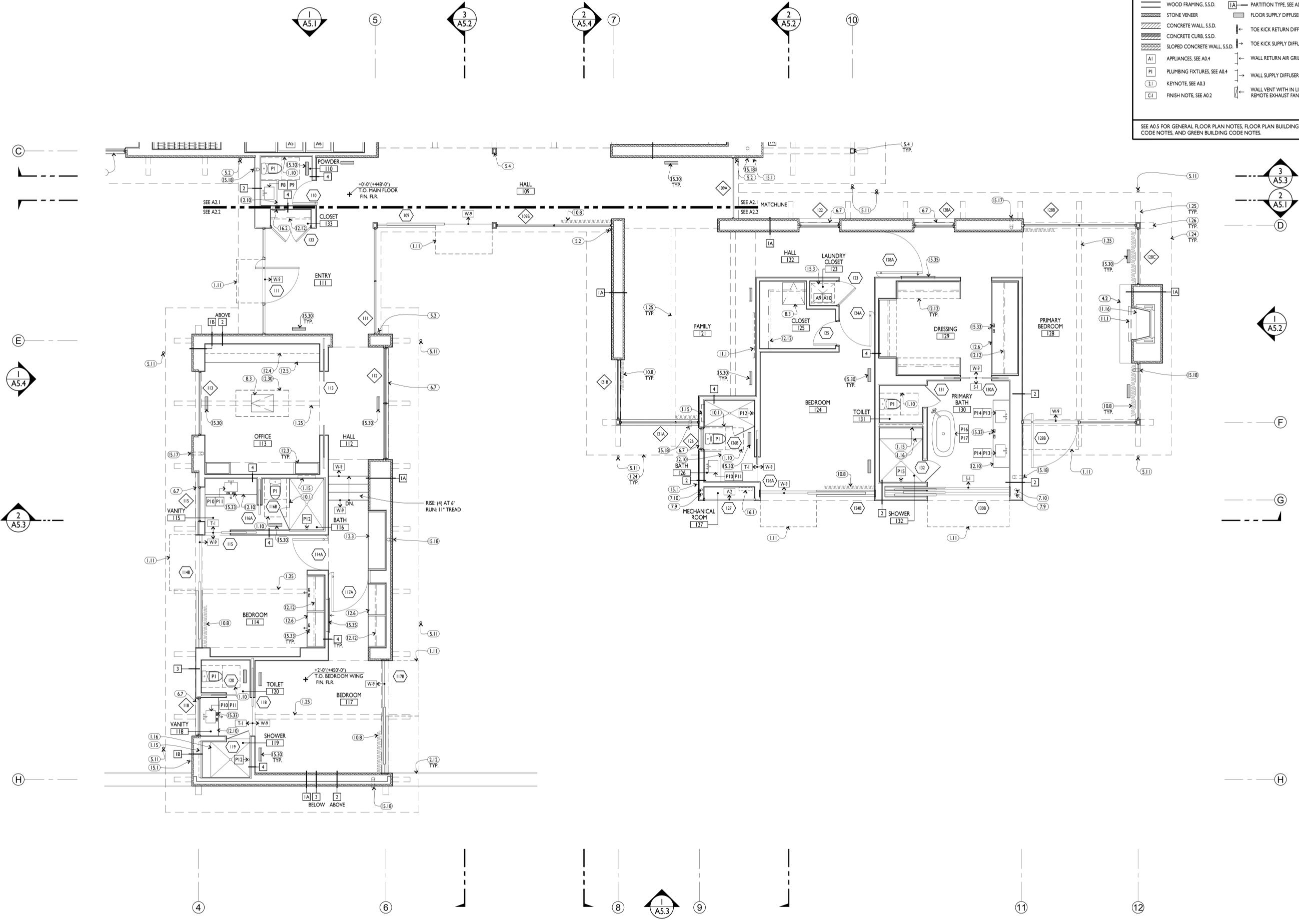


FLOOR PLAN LEGEND

- WOOD FRAMING, S.S.D.
- STONE VENEER
- CONCRETE WALL, S.S.D.
- CONCRETE CURB, S.S.D.
- SLOPED CONCRETE WALL, S.S.D.
- AI APPLIANCES, SEE A0.4
- PI PLUMBING FIXTURES, SEE A0.4
- 2.1 KEYNOTE, SEE A0.3
- C.1 FINISH NOTE, SEE A0.2
- IA PARTITION TYPE, SEE A0.2
- FLOOR SUPPLY DIFFUSER
- TOE KICK RETURN DIFFUSER
- TOE KICK SUPPLY DIFFUSER
- WALL RETURN AIR GRILL
- WALL SUPPLY DIFFUSER
- WALL VENT WITH IN LINE REMOTE EXHAUST FAN

SEE A0.3 FOR GENERAL FLOOR PLAN NOTES, FLOOR PLAN BUILDING CODE NOTES, AND GREEN BUILDING CODE NOTES.

Arcanum Architecture
 REGISTERED ARCHITECT
 STATE OF CALIFORNIA
 No. 47312
 329 Engineers Suite, Suite 30
 415.957.4400
 arcanumarchitecture.com



1 MAIN HOUSE FLOOR PLAN

A2.2D

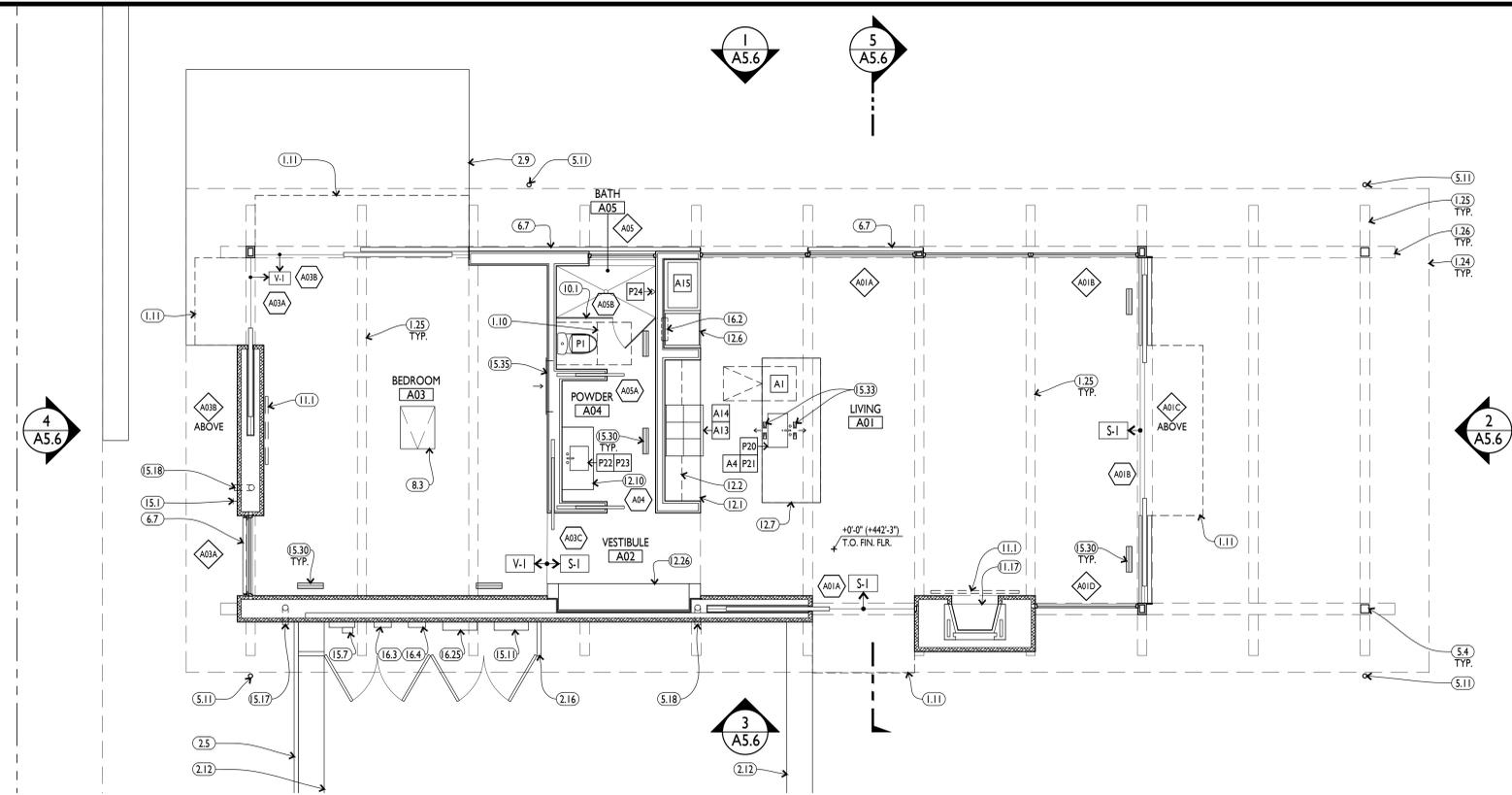


11 WILD BOAR RUN
 CARMEL, CA 93923
 239-102-009

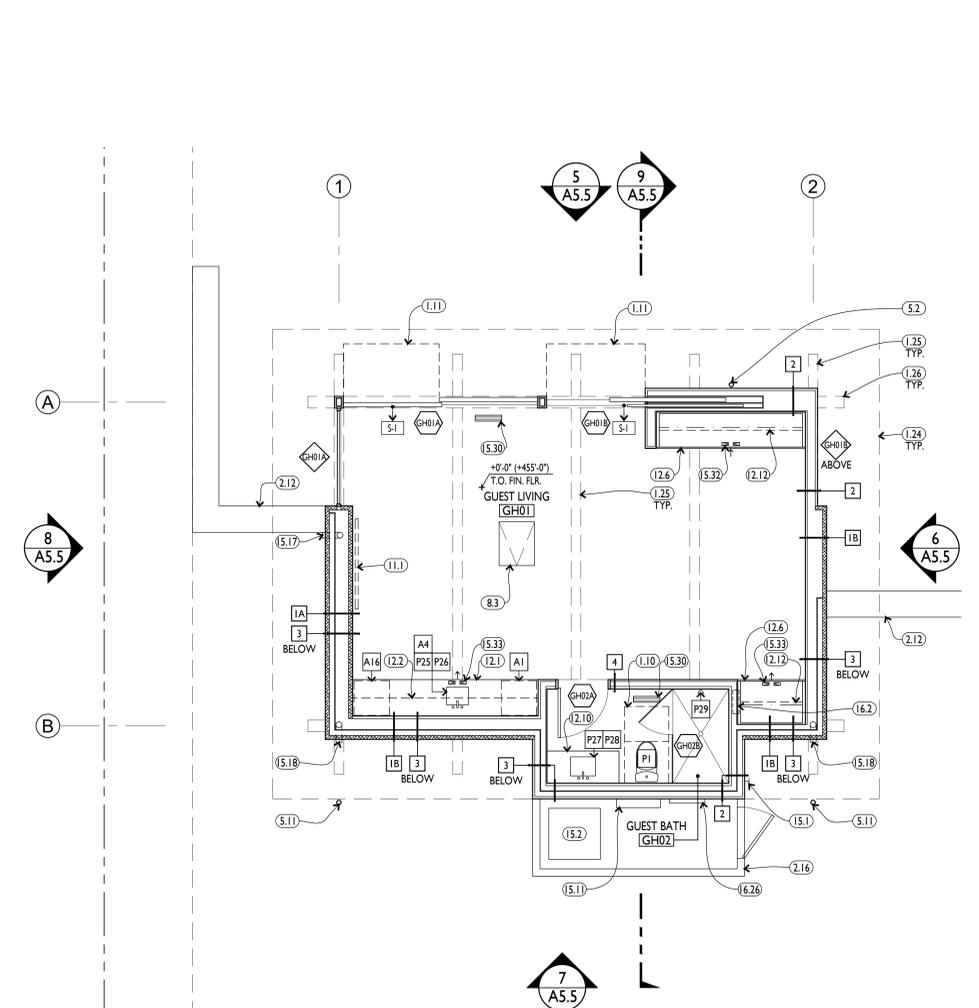
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DATE	7.6.23
ISSUE	PERMIT SET

MAIN HOUSE FLOOR PLAN

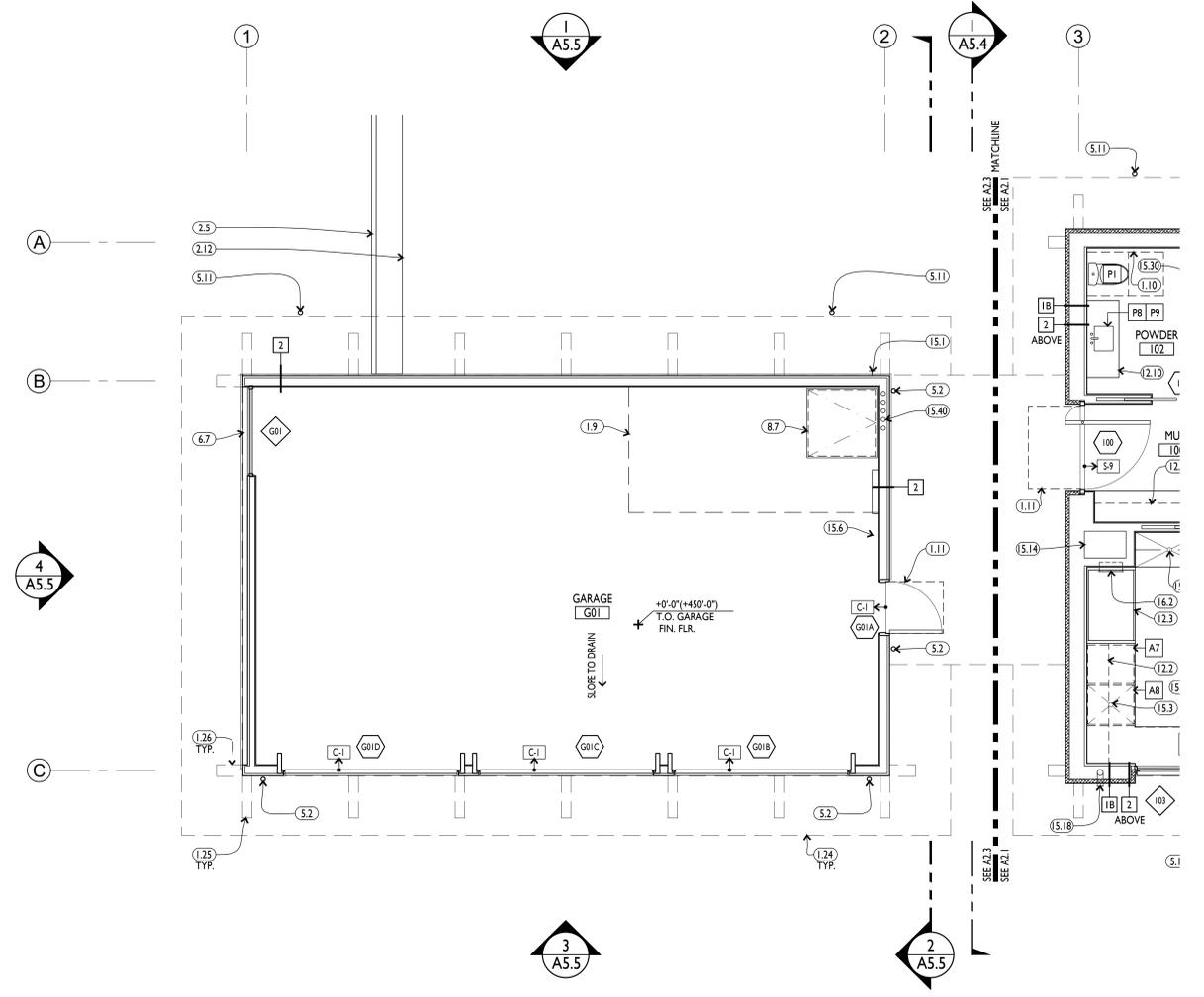
SCALE: 1/4" = 1'-0"
A2.2



3 A2.3 ADU FLOOR PLAN



2 A2.3 GUEST HOUSE FLOOR PLAN



1 A2.3 GARAGE FLOOR PLAN

FLOOR PLAN LEGEND

WOOD FRAMING, S.S.D.	1A	PARTITION TYPE, SEE A0.2
STONE VENEER		FLOOR SUPPLY DIFFUSER
CONCRETE WALL, S.S.D.		TOE KICK RETURN DIFFUSER
CONCRETE CURB, S.S.D.		TOE KICK SUPPLY DIFFUSER
SLOPED CONCRETE WALL, S.S.D.		WALL RETURN AIR GRILL
A1		APPLIANCES, SEE A0.4
PI		PLUMBING FIXTURES, SEE A0.4
2.1		KEYNOTE, SEE A0.3
C-1		FINISH NOTE, SEE A0.2
		WALL SUPPLY DIFFUSER
		WALL VENT WITH IN LINE REMOTE EXHAUST FAN

SEE A0.5 FOR GENERAL FLOOR PLAN NOTES, FLOOR PLAN BUILDING CODE NOTES, AND GREEN BUILDING CODE NOTES.

Arcanum Architecture
 11 WILD BOAR RUN
 CARMEL, CA 93923
 239-102-009



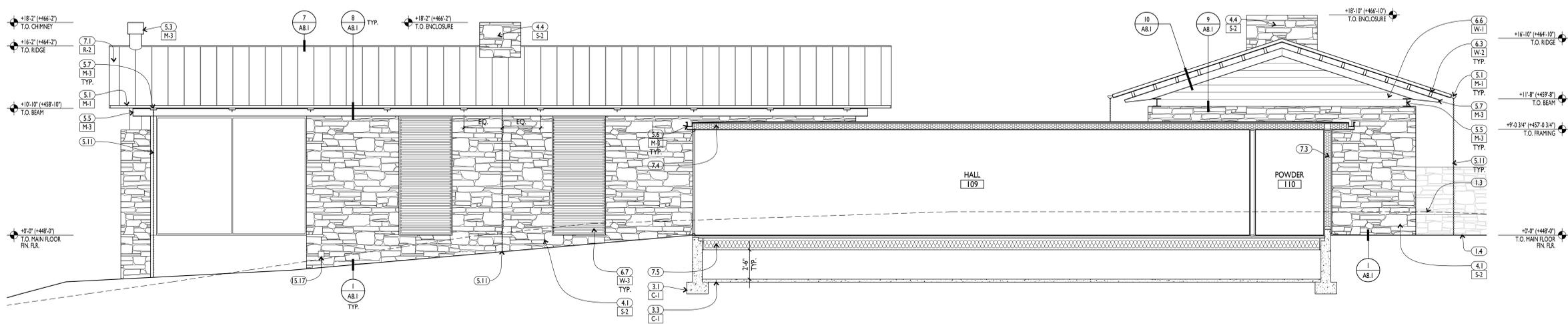
PROJECT NO. 22004
 DATE 7.6.23 ISSUE PERMIT SET

GARAGE, GUEST HOUSE, AND ADU FLOOR PLANS

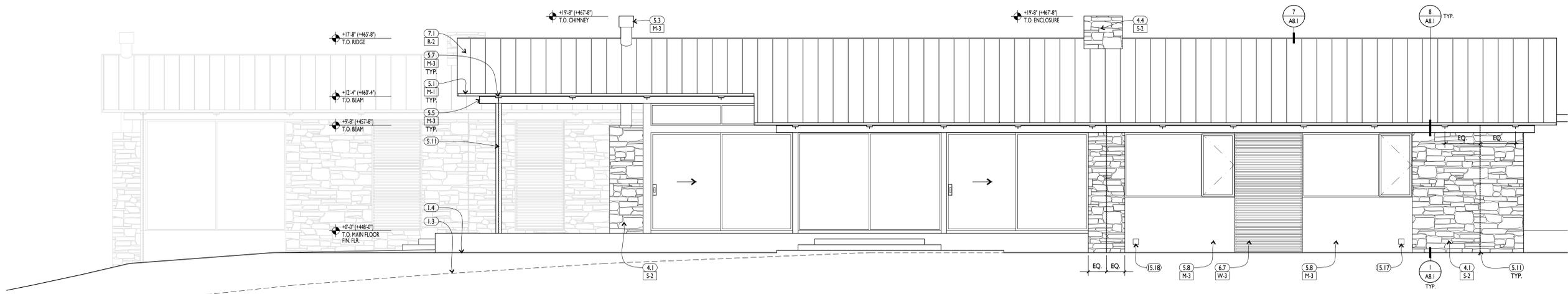
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A2.3

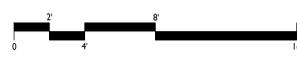




2 NORTH SECTION ELEVATION
 A5.1



1 NORTH ELEVATION
 A5.1



11 WILD BOAR RUN

CARMELO, CA 93923

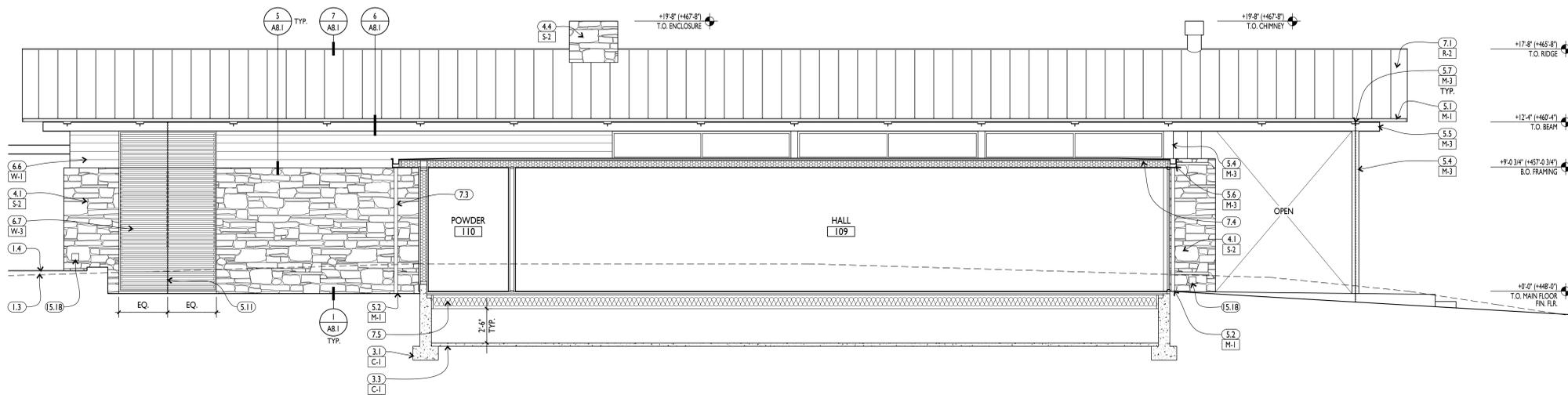
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PROJECT NO. 22004

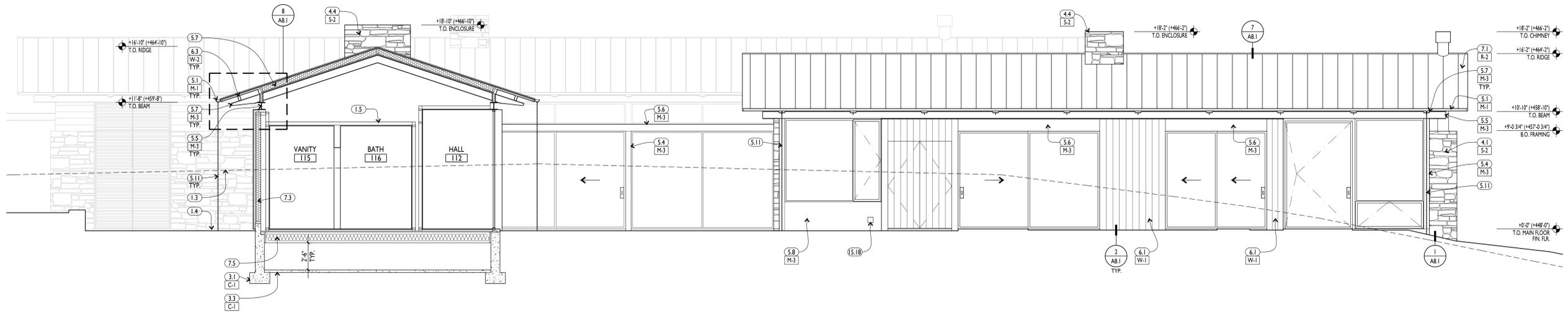
DATE	ISSUE
7.6.23	PERMIT SET

EXTERIOR ELEVATIONS / SECTIONS - MAIN HOUSE
 SCALE: 1/4" = 1'-0"

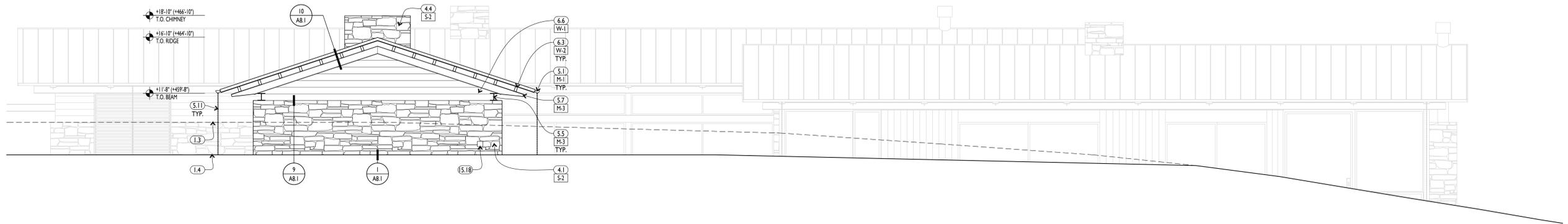
A5.1



3 SOUTH SECTION ELEVATION
A5.3

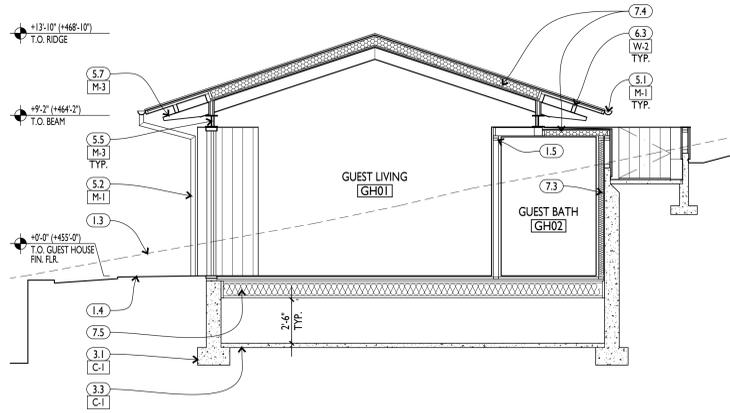


2 SOUTH SECTION ELEVATION
A5.3

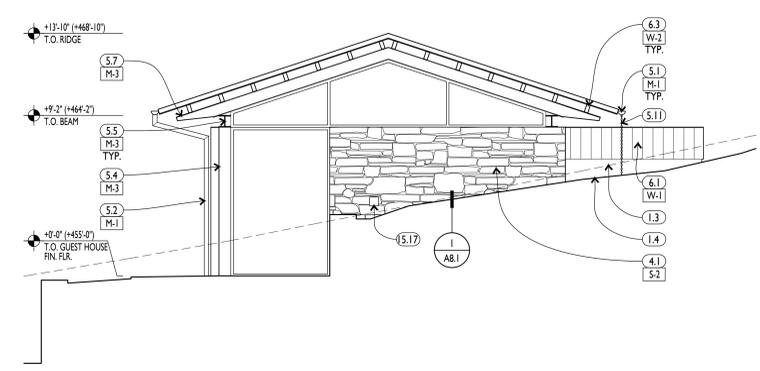


1 SOUTH ELEVATION
A5.3

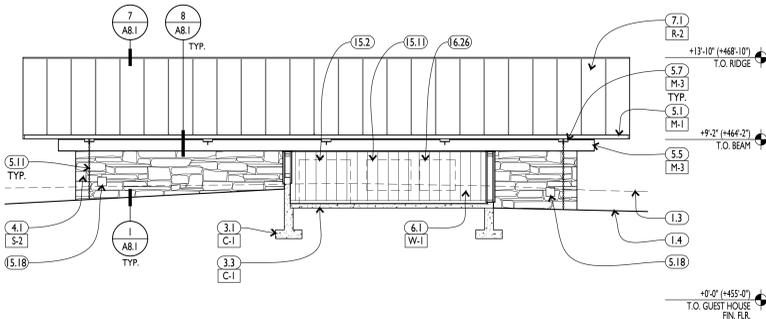




9 GUEST HOUSE WEST SECTION



8 GUEST HOUSE WEST ELEVATION





**PELOSI
RESIDENCE**

11 Wild Boar Run
Carmel, CA

APN #: 239-102-009

Issue Set: Permit Set
Issue Date: July 6, 2023

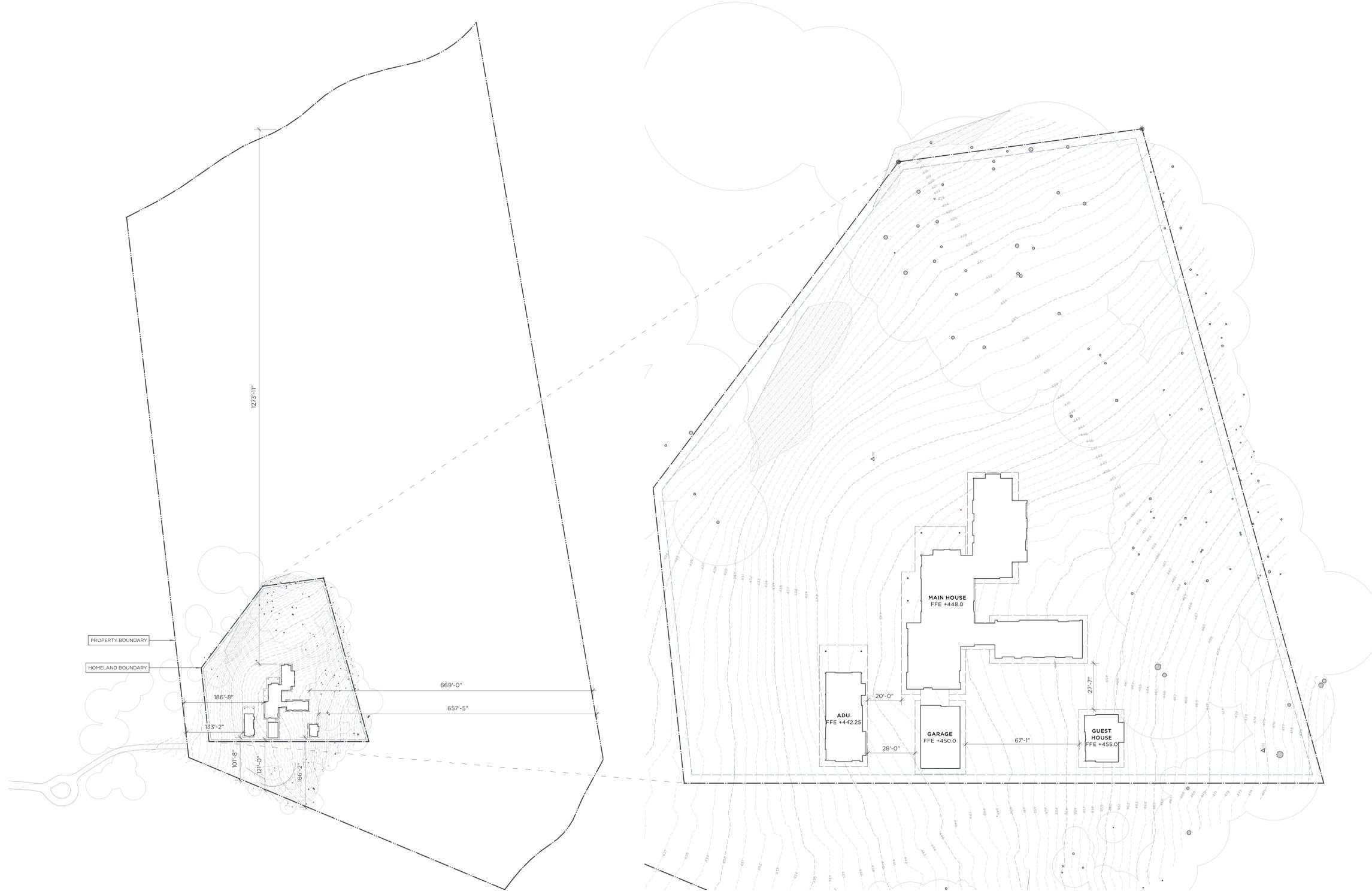
Previous Issues

REV.	DESCRIPTION	DATE

**Survey and Site
Analysis**

Scale: N/A
Drawn by: AG

L0.03



PLAN KEY: PROPERTY BOUNDARY



PLAN KEY: HOMELAND BOUNDARY





(S-2) EXTERIOR AND INTERIOR STONE VENEER



(R-2) METAL ROOFING - CLASS 'A' FIRE RATED



(M-3) EXTERIOR METAL
(M-5) STEEL WINDOWS AND DOORS



(W-1) EXTERIOR VERTICAL AND HORIZONTAL WOOD SIDING

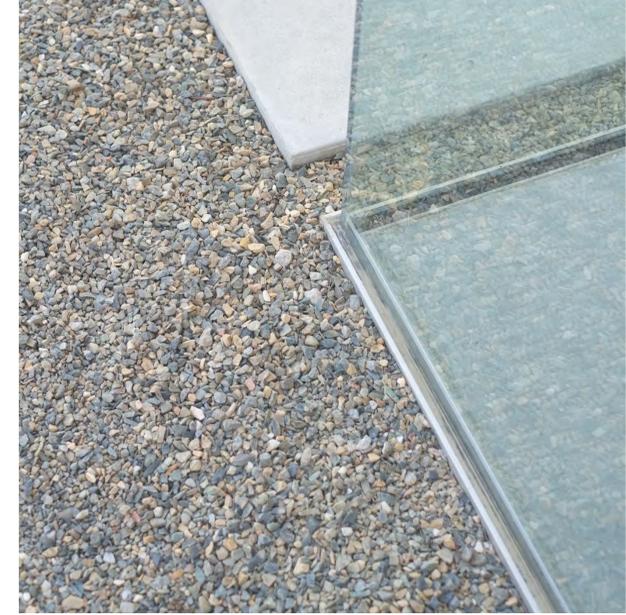




CHIP SEAL DRIVEWAY



SEEDED AGGREGATE CONCRETE DRIVEWAY



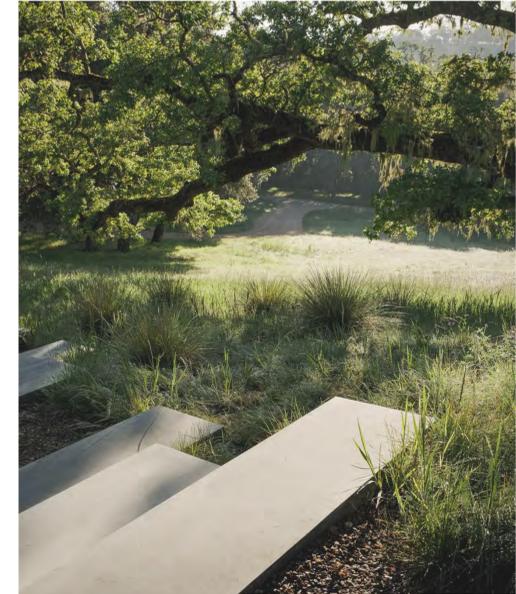
GRAVEL PAVING



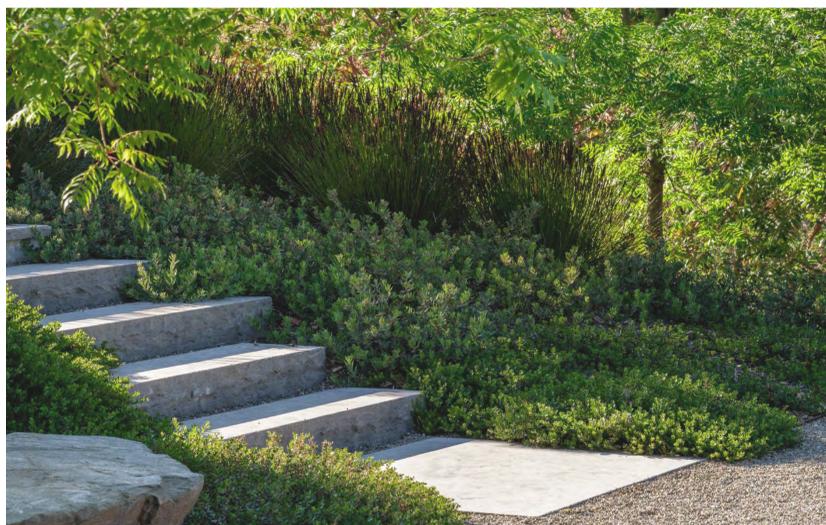
CONCRETE PAVING



STONE PAVING



CONCRETE STEPS



STONE STEPS



STONE WALLS



TIMBER DECKING

**PELOSI
RESIDENCE**

11 Wild Boar Run
Carmel, CA

APN #: 239-102-009

Issue Set: Permit Set
Issue Date: July 6, 2023

Previous Issues

REV.	DESCRIPTION	DATE
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**Landscape
Material Imagery**

Scale: N/A
Drawn by: AG