



# County of Monterey

Item No.3

## Administrative Permit

Legistar File Number: AP 25-002

January 15, 2025

Introduced: 12/23/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

### PLN240183 - NOLAN KERMIT TR

Administrative hearing to consider demolition of an existing 2,533 square foot single family dwelling with an attached 425 square foot garage, construction of a 3,228 square foot single family dwelling with an attached 594 square foot garage, and development within 750 feet of known archaeological resources.

**Project Location:** 2852 Cuesta Way, Carmel.

**Proposed CEQA action:** Find the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15302, and that none of the exceptions pursuant to section 15300.2 apply.

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

- a. Find the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15302, and there are no exceptions pursuant to section 15300.2; and
- b. Approve a Coastal Administrative Permit and Design Approval to allow demolition of an existing 2,533 square foot single family dwelling with an attached 425 square foot garage and the construction of a 3,228 square foot single family dwelling with an attached 594 square foot garage, and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

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

### PROJECT INFORMATION

**Agent:** Samuel Pitnick

**Property Owner:** Kermit and Marie Nolan

**APN:** 243-042-001-000

**Parcel Size:** 11,057 square feet

**Zoning:** MDR/2-D(18)(CZ)

**Plan Area:** Carmel Area Land Use Plan

**Flagged and Staked:** Yes

**Project Planner:** Joseph Alamenda, Assistant Planner

alamedaj@countyofmonterey.gov, (831)783-7079

### SUMMARY

Staff is recommending approval of two Coastal Administrative Permits and a 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 January 15, 2025, 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, January 14, 2025. 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 County of Monterey Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and the California Coastal 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  
Carmel Highlands Fire Protection District

Prepared by: Joseph Alameda, Assistant Planner, x7079  
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; Carmel Highlands Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Fionna Jensen, Senior Planner; Kermit and Marie Nolan, Property Owners; Samuel Pitnick, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild, Planning File PLN240183.