



# County of Monterey

Item No.2

## Administrative Permit

Legistar File Number: AP 25-031

July 02, 2025

Introduced: 6/24/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

### PLN250058 - SERWIN BRAD & LISA TRS

Administrative Hearing to consider construction of a 3,674 square foot single family dwelling, new 751 square foot three-car garage, new 989 square foot terrace, new retaining walls and new detached prefabricated 651 square foot accessory shed with no permanent electrical; grading to consist of 1260 cubic yards of excavation and 540 cubic yards of fill. Colors and materials to consist of gravel roof (grey), exterior stucco siding (Benjamin Moore Sherwood Tan), aluminum doors & windows (Dark Bronze), steel garage doors (Dark Bronze), trim (Metal Fascia Black), wood/metal fencing (Natural Oak/White), stacked boulder patio walls (Hollister Granite), and concrete entry gate (black metal). The property is located at 24 Tehama, Carmel (Assessor's Parcel Number 169-421-045-000), Carmel Valley Master Plan.

**Project Location:** 24 Tehama, Tehama Phase 3, lot 10 Carmel

**Proposed CEQA Action:** Find the project Categorical Exempt pursuant to CEQA Guidelines Section 15303.

### RECOMMENDATION:

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

- a. Find that the project 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 3,674 square foot single family dwelling, new 751 square foot three-car garage, new 989 square foot terrace, new retaining walls and new detached prefabricated 651 square foot accessory shed with no permanent electrical; grading to consist of 1260 cubic yards of excavation and 540 cubic yards of fill. Colors and materials to consist of gravel roof (grey), exterior stucco siding (Benjamin Moore Sherwood Tan), aluminum doors & windows (Dark Bronze), steel garage doors (Dark Bronze), trim (Metal Fascia Black), wood/metal fencing (Natural Oak/White), stacked boulder patio walls (Hollister Granite), and concrete entry gate (black metal).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 2 conditions of approval.

### PROJECT INFORMATION:

**Agent:** Joel Panzer, Maureen Wruck Planning Consultants LLC

**Property Owner:** Lisa and Brad Serwin TRS

**APN:** 169-421-045-000

**Parcel Size:** 14.791 acres

**Zoning:** "RDR/10-D-S-RAZ" Rural Density Residential/ 10 acres per unit-Design Control District-Site Plan Review-Residential Allocation Zoning

**Plan Area:** Carmel Valley Master Plan

**Flagged and Staked:** Yes

SUMMARY:

Staff is recommending approval of the Administrative Permit and Design Approval subject to the Findings and Evidence in the Resolution (**Exhibit A**). Please read these carefully and contact the Permit Technician if you have any questions.

On July 2, 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 or its finding, based on a substantive issue, is 5:00 p.m. on July 1, 2025. The permit will be administratively approved the following day, if we do not receive any written comments by deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

THIS ADMINISTRATIVE PERMIT IS COMBINED WITH A CONSTRUCTION PERMIT AS A COMBO PERMIT: A PREVIOUSLY CERTIFIED EIR FOR THE SUBDIVISION ANALYZED RESOURCES AND ESTABLISHED BUILDING ENVELOPES ON EACH LOT. THERE IS NO TREE REMOVAL THAT IS DISCRETIONARY, NO ADDITIONAL IMPACTS TO ENVIRONMENTALLY SENSITIVE HABITAT, AND NO MORE THAN 500 SQUARE FEET OF DEVELOPMENT ON SLOPES IN EXCESS OF 25% ASSOCIATED WITH THIS PERMIT.

Prepared by: Stacy Giles, Permit Technician II

Reviewed and approved by: Elizabeth Gonzales, Permit Center Manager

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

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.

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Stacy Giles, Permit Technician II; Elizabeth Gonzales, Permit Center Manager; Lisa and Brad Serwin, Property Owner; Joel Panzer, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN250058.