# County of Monterey
# Administrative Permit

## Item No.1

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

March 05, 2025

**Legistar File Number: AP 25-014**

**Introduced:** 2/24/2025 **Current Status:** Agenda Ready

**Version:** 1 **Matter Type:** Administrative Permit

**PLN240380 - TORRES MARK & SHERRI**

Administrative hearing to allow a 6,434 square foot single family dwelling with an 882 square foot attached two-car garage, a second 561 square foot attached two-car garage, a 98 square foot covered entry portico, a 27 square foot covered front entry porch, a 572 square foot front entry patio, a 562 square foot covered deck area, 867 square foot open deck and a 148 square foot covered master deck area. Colors and materials consist of Ranch Hacienda style, stucco exterior (cream) with Carmel stone accents, windows (light green), trim (dark brown) and tile roofing materials (dark brown). Grading of approximately 1,114 cubic yards net (1,356 cu yards cut/242 cu yards fill).

**Project Location**: 8130 Manjares Road, Monterey

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303(a)

RECOMMENDATIONS

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

a. Find the project Categorically Exempt purusant to CEQA Guidelines section 15303(a) and there are no exception pursuant to Section 15300.2; and;

b. Approve an Administrative Permit and Design Approval to allow a 6,434 square foot single family dwelling with an 882 square foot attached two-car garage, a second 561 square foot attached two-car garage, a 98 square foot covered entry portico, a 27 square foot covered front entry porch, a 572 square foot front entry patio, a 562 square foot covered deck area, 867 square foot open deck and a 148 square foot covered master deck area. Colors and materials consist of Ranch Hacienda style, stucco exterior (cream) with Carmel stone accents, windows (light green), trim (dark brown) and tile roofing materials (dark brown). Grading of approximately 1,114 cubic yards net (1,356 cu yards cut/242 cu yards fill).

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

PROJECT INFORMATION

**Property Owner:** Mark & Sherri Torres
**APN:** 259-191-004-000
**Parcel Size:** 2.6 acres
**Zoning**: RDR/10-UR-VS

SUMMARY

Staff is recommending approval of a Administrative Permit subject to the findings and evidence in the attached Resolution (**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 March 5, 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, March 4, 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 Monterey County Planning Commission 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:

Environmental Health Bureau
HCD-Environmental Services
Monterey County Fire Protection District
HCD- Planning Department
HCD- Development Services

Prepared by: Erika Isidro Valdovinos, 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
- Colors and Materials

cc: Front Counter Copy; Monterey County Fire Protection District; HCD-Environmental Services; HCD-Development Services; Environmental Health Bureau; Erika Isidro, Permit Technician II; Elizabeth Gonzales, Permit Center Manager; Mark & Sherri Torres, Property Owners; Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN240380