



Administrative Permit

Legistar File Number: AP 23-084

Introduced: 10/13/2023

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN230185 - PELOSI JOHN J & JANINE A TRS

Hearing to consider 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).

Project Location: 11 Wild Boar Run, Greater Monterey Peninsula Area Plan

Proposed CEQA action: Categorically Exempt pursuant to CEQA Guidelines Section 15303

RECOMMENDATIONS:

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

- 1) Find that the construction of the new single family dwelling qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2 ; and
- 2) Approve 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).

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

PROJECT INFORMATION:

Agent: Lisa Nichols

Property Owner: Pelosi, John and Janine

APN: 239-102-009-000

Parcel Size: 34 acres

Zoning: RG/10-D-S-RAZ or "Rural Grazing, 10 acres per unit; Design Control District Overlay, Site Plan Review, and Residential Allocation Zoning"

Plan Area: Carmel Valley Master Plan

Flagged and Staked: Yes

SUMMARY:

Staff is recommending approval of a 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 November 1, 2023, 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, October 31, 2023. 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.

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 OR DEVELOPMENT ON SLOPES IN EXCESS OF 25% ASSOCIATED WITH THIS PERMIT.

A notice of pending decision on an Administrative Permit and Design Approval for the Pelosi application (PLN230185) was distributed by the County with an intended decision date of November 1, 2023.

Note: This project will be referred to the Planning Commission if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

Prepared by: Arlen Blanca, 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

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Arlen Blanca, Permit Technician II; Elizabeth Gonzales, Permit Center Manager; Pelosi, owner; Lisa Nichols, agent; Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN230185.