



County of Monterey

Item No.1

Administrative Permit

Legistar File Number: AP 25-030

July 02, 2025

Introduced: 6/24/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250021 - MIRCHANDANI VINOD LAL ET AL

Administrative hearing to consider construction of a 3,922 square foot single family residence with a 922 square foot attached garage, 726 square foot entry patio, 780 square foot rear sun deck patio, 443 square foot hot tub patio, and associated site improvements including grading of approximately 180 cubic yards of cut & 125 cubic yards of fill. Colors and materials to consist of light beige stucco walls, brown rafter tail & beams, bronze color cladding, brown wood accents, custom blend Spanish clay tile roof, clad wood windows and doors, copper gutters, and wood trellis.

Project Location: 7586 Paseo Vista, Monterey CA 93940

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303(a) and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

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

- a. Find the project Categorically Exempt per CEQA Guidelines Section 15303(a) 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 3,922 square foot single family residence with a 922 square foot attached garage, 726 square foot entry patio, 780 square foot rear sun deck patio, 443 square foot hot tub patio, and associated site improvements including grading of approximately 180 cubic yards of cut & 125 cubic yards of fill. Colors and materials to consist of light beige stucco walls, brown rafter tail & beams, bronze color cladding, brown wood accents, custom blend Spanish clay tile roof, clad wood windows and doors, copper gutters, and wood trellis.

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: Mirchandani Vinod LAL ET AL

APN: 259-171-011-000

Parcel Size: 1.139589

Zoning: RDR/10-UR-VS

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

SUMMARY

Staff is recommending approval of an 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 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, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, July 1, 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:

Environmental Health Bureau

Monterey County Regional Fire Protection District

HCD- Environmental Services

HCD- Planning Department

HCD- Development Services

Prepared by: Domi Hernandez, Permit Technician III

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 Fire Protection District; HCD-Environmental Services; HCD-Development Services; Environmental Health Bureau; Domi Hernandez, Permit Technician III; Elizabeth Gonzales, Permit Center Manager; Mirchandani Vinod Property Owners; Agent; William Mefford; Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN250021.