



# County of Monterey

Item No.1

## Administrative Permit

Legistar File Number: AP 25-028

June 04, 2025

Introduced: 5/28/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

### PLN240291 - MCNICKLE JAMES RYAN & RACHEL A TRS

Construction of an approximately 2,425 square foot single-family dwelling, 1,160 lower-level office and bonus room, 945 square foot attached garage, 4,650 square foot impervious driveway, 176 square foot upper-level deck, and approximately 1,110 square feet of pervious pavers on front and back patios, installation of an on-site wastewater treatment system, and associated site improvements.

**Project Location:** 4185 Marguerita Way, Carmel, Carmel Valley Master Plan

**Proposed CEQA action:** Continuing the administrative hearing on the project would be an administrative activity of government which would not be a project under CEQA.

### RECOMMENDATIONS:

It is recommended that the HCD Chief of Planning continue the hearing on the Administrative Permit and Design Approval to allow staff to re-notice the Administrative hearing to include revisions on the project.

### PROJECT INFORMATION

**Applicant/Property Owner:** Ryan McNickle

**APN:** 015-042-015-000

**Parcel Size:** 0.98 Acres

**Zoning:** Low Density Residential with a gross density of 1 acre per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning District overlay zones, or "LDR/1-D-S-RAZ"

**Plan Area:** Carmel Valley Master Plan

**Flagged and Staked:** Yes

**Project Planner:** Benjamin Moulton, Assistant Planner

MoultonB@CountyofMonterey.gov, (831) 755-5240

### SUMMARY:

Staff is recommending continuance of this Administrative Permit and Design Approval in order to allow staff additional time to re-notice and finalize the project revisions.

Prepared by: Benjamin Moulton, Assistant Planner, x5240

Reviewed by: Jacquelyn M. Nickerson, Principal Planner

Approved by: Melanie Beretti, AICP, Chief of Planning

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Benjamin Moulton, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Ryan & Rachel McNickle, Property Owners; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240291.