



Administrative Permit

Legistar File Number: AP 24-039

August 21, 2024

Introduced: 8/13/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN230226 - FAY LAURA J

Administrative hearing to consider demolition of an existing 1,958 square foot two-story single family residence and a 330 square foot detached non-habitable accessory structure; and construction of an approximately 2,904 square foot two-story residence inclusive of an attached underground two-car garage and storage room, an approximately 179 square foot attached guesthouse, and associated site improvements. Grading consisting of approximately 507 cubic yards of cut.

Project Location: 24723 Guadalupe Street, Carmel

Proposed CEQA action: Find the project Categorical Exemption pursuant to CEQA Guidelines section 15302.

RECOMMENDATIONS:

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

- a. Find that the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Section 15302 and none of the exceptions to the exemptions under 15300.2 can be made;
- b. Approving a Coastal Administrative Permit and Design Approval to allow the demolition of an existing 1,958 square foot two-story single family residence and a 330 square foot detached non-habitable accessory structure and construction of an approximately 2,904 square foot two-story residence inclusive of an attached underground two-car garage and storage room; and
- c. Approving a Coastal Administrative Permit and Design Approval to allow the construction of a 179 square foot attached guesthouse.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 10 conditions of approval.

PROJECT INFORMATION:

Agent: Tom Sloan

Property Owner: Fay Laura J & Matt Abelson

APN: 009-141-022-000

Parcel Size: 4,340 square feet

Zoning: Medium Density Residential, 2 acres per unit, with a design overlay in the Coastal Zone or "MDR/2-D(CZ)"

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: Yes

SUMMARY:

Staff is recommending approval of a Coastal Administrative Permit and a 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 August 21, 2024, 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, August 20, 2024. 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 Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Cypress Fire Protection District

Prepared by: Marlene Garcia, Assistant Planner, Ext. 5114

Christina Vu, Assistant Planner, Ext. 5139

Reviewed by: Anna Ginette Quenga, AICP, Principal Planner

Approved by: Melanie Beretti, AICP, Acting, HCD Chief of Planning

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans, Elevations, and Colors & Materials

Exhibit B - Vicinity Map

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Marlene Garcia, Planner; Anna Ginette Quenga, AICP, Principal Planner; Fay Laura J & Matt Abelson, Property Owners; Tom Sloan, Agent; The Open Monterey Project; LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP); Planning File PLN230226.