County of Monterey

Item No.1

Administrative Permit

Legistar File Number: AP 26-072

September 16, 2026

Introduced: 9/9/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN250374 - SINHA JYOTIRADITYA & MCGINNIS ALLESSANDRA ERYN
Administrative Permit and Design Approval to allow the construction of a 6,462 square foot, two-story single-family dwelling with attached 810 square foot garage, 771 square foot covered porch/deck area, patio area, pool, and spa. Grading of approximately 870 cubic yards of cut and 310 cubic yards of fill. Colors and materials consist of exterior stucco (cream color), exterior stone (natural stone), wood siding (custom light brown, texture smooth brushes), concrete (Pebble), metal trim (Classic Brown), roofing (Dark Brown), windows and exterior doors (Eco Bronze) and wrought iron decking.
Project Location: 90 Linea de Fuego, Carmel Valley (Assessor's Parcel Number 169-421-077-000), Carmel Valley Master Plan.
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2.

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

a) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2: and
b) Approve Administrative Permit and Design Approval to allow the construction of a 6,462 square foot, two-story single-family dwelling with attached 810 square foot garage, 771 square foot covered porch/deck area, patio area, pool, and spa. Grading of approximately 870 cubic yards of cut and 310 cubic yards of fill. Colors and materials consist of exterior stucco (cream color), exterior stone (natural stone), wood siding (custom light brown, texture smooth brushes), concrete (Pebble), metal trim (Classic Brown), roofing (Dark Brown), windows and exterior doors (Eco Bronze) and wrought iron decking.

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

PROJECT INFORMATION:
Agent: Joel Panzer, Maureen Wruck Planning Consultants
Property Owner: Sinha Jyotiraditya & McGinnis Allessandra
APN: 169-421-077-000
Parcel Size: 10.78 acres
Zoning: "RDR/10-D-S-RAZ" Rural-Density Residential, 10 Acres per Unit; Design Control District Overlay, Site Plan Review, and Residential Allocation Zoning District
Plan Area: Carmel Valley Master Plan
Flagged and Staked: Yes

SUMMARY:
Staff is recommending approval of the Administrative Permit and Design Approval subject to the Findings and Evidence in the Resolution **(Exhibit A)**. Please read these carefully and contact the Supervising Planner if you have any questions.

On September 16, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project or its finding, based on a substantive issue, is 5:00 p.m. on September 15, 2026. The permit will be administratively approved the following day, if we do not receive any written comments by 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.

Prepared by: Elizabeth Ruiz, Supervising Planner
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

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 Planning Commission.

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Elizabeth Ruiz, Supervising Planner, Elizabeth Gonzales, Permit Center Manager; Sinha and McGinnis, Property Owners; Joel Panzer, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File **PLN250374**