County of Monterey

Item No.2

Administrative Permit

Legistar File Number: AP 26-073

September 16, 2026

Introduced: 9/9/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN250024 - TUT BROTHERS ESTATES LLC

Administrative hearing to consider a Lot Line Adjustment between four legal lots of record consisting of Lot 2 (1.31 acres), Lot 3 (1.26 acres), Lot 4 (1.14 acres), and Lot 5 (1.39 acres), resulting in Adjusted Lot 2 (1.35 acres), Adjusted Lot 3 (1.29 acres), Adjusted Lot 4 (1.0 acre) and Adjusted Lot 5 (1.12 acres).

Project Location: 14012, 14022, 14032 and 14042 Vista Verde Drive, Royal Oaks

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305 and there are no exceptions under Section 15300.2.

RECOMMENDATIONS

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

a) Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305 and there are no exceptions under Section 15300.2.; and
b) Approve a Line Adjustment between four legal lots of record consisting of Lot 2 (1.31 acres), Lot 3 (1.26 acres), Lot 4 (1.14 acres), and Lot 5 (1.39 acres), resulting in Adjusted Lot 2 (1.61 acres), Adjusted Lot 3 (1.29 acres), Adjusted Lot 4 (1.0 acre) and Adjusted Lot 5 (1.12 acres).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommend approval subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Jan Hochhauser
Property Owner: Tut Brothers Estates LLC
APN: 117-531-002-000, 117-531-003-000, 117-531-004-000, and 117-531-005-000
Parcel Size: 1.31 acres, 1.26 acres, 1.14 acres, & 1.39 acres
Zoning: Low Density Residential with a density of 2.5 acres per unit and a Visual Sensitivity overlay or "LDR/2.5--VS"
Plan Area: North County Area Plan
Flagged and Staked: N/A

SUMMARY

Staff are recommending approval of an Administrative Permit 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 building/grading permits and/or commencement of the approved use.

On September 16, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, September 15, 2026. 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
North County Fire Protection District

Prepared by: Jade Mason, Assistant Planner
Reviewed by: Mary Israel, Supervising Planner
Reviewed and approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Assistant Planner; Mary Israel, Supervising Planner; Fionna Jensen, Principal Planner; Tut Brothers Estate LLC, Property Owner; Jan Hichhauser, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Chrstina McGinnis, Keep Big Sur Wild; Kris Del Piero, Interested Party; Planning File PLN250024