



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

File #: AP 24-032, **Version:** 1

PLN230022 - JANG HARRY K & MARISA S TRS

Consider the construction of a 3,254 square foot two-story single family dwelling with an attached 420 square foot garage and a 948 square foot accessory dwelling unit.

Project Location: 24813 Eastfield Pl., Carmel

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions to the exemptions pursuant to CEQA Guidelines section 15300.2.

RECOMMENDATIONS:

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

- a. Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and none of the exceptions to these exemptions set forth in CEQA Guidelines section 15300.2 apply; and
- b. Approve an Administrative Permit and Design Approval to allow the construction of a 3,254 square foot single family dwelling with an attached 420 square foot garage, a 948 square foot accessory dwelling unit, a 120 square foot covered porch and 509 square feet of decks. Associated site improvements include 205 cubic yards cut and 455 cubic yards of fill.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION:

Agent: GD Case

Property Owner: Harry and Marisa Jang

APN: 015-562-031-000

Parcel Size: 0.33 acres (14,375 square feet)

Zoning: Medium Density Residential, with Building Site - 6 , Design Control, and Site Plan Review zoning overlay districts [MDR/B-6-D-S]

SUMMARY:

Staff is recommending approval of a 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 June 26, 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, June 25, 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 Planning Commission.

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: Hya Honorato, Assistant Planner, x5173

Reviewed and Approved by: Anna Ginette Quenga, AICP, Principal Planner

The following attachments are on file with HCD:

Attachment A - Draft Resolution including:

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

Attachment B - Geotechnical Report (LIB240053)

Attachment C - Vicinity Map

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Hya Honorato, Planner; Anna Ginette Quenga, AICP, Principal Planner; Harry and Marisa Jang, Property Owners; GD Case, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230022.