



# County of Monterey

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

## Board Report

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**File #:** AP 24-029, **Version:** 1

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### **PLN230306 - SPEDDING RANDI M OSNAS ET AL (PLOG)**

Consider allowing construction of a 1,920 square foot pre-manufactured single family dwelling on a permanent foundation with a 770 square foot uncovered deck, a 960 square foot pre-manufactured accessory dwelling unit on a permanent foundation with a 152 square foot uncovered deck, and a 727 square foot detached garage. Site improvements include the creation of a driveway and approximately 42 cubic yards of cut and 36 cubic yards of fill.

**Project Location:** 270 W Carmel Valley Rd, Carmel Valley, CA

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, New Construction, and no exceptions pursuant to section 15300.2 can be made.

#### **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, New Construction, and no exceptions pursuant to section 15300.2 can be made; and
- b. Approve an Administrative Permit and Design Approval to allow construction of a 1,920 square foot pre-manufactured single family dwelling on a permanent foundation with a 770 square foot site-built uncovered deck, a 960 square foot pre-manufactured accessory dwelling unit on a permanent foundation with a 152 square foot site-built uncovered deck, and a 727 square foot detached garage and workshop. Associated site improvements include the creation of an access driveway and approximately 42 cubic yards of cut and 36 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:** Daniel Reyes

**Property Owner:** Spedding Randi M Osnas Et Al (Plog)

**APN:** 189-151-012-000

**Parcel Size:** 1.4 Acres (62,197 square feet)

**Zoning:** LDR/1-D-S-RAZ

**Plan Area:** Carmel Valley Master Plan

**Flagged and Staked:** Yes

#### **SUMMARY:**

Staff is recommending approval of an 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 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  
Monterey County Regional Fire Protection District

Prepared by: Zoe Zepp, Assistant Planner, x5198

Reviewed and Approved by: Anna Ginette Quenga, AICP, 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; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Zoe Zepp, Planner; Anna Ginette Quenga, AICP, Principal Planner; Spedding Randi M Osnas Et Al (Plog), Property Owners; Daniel Reyes, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230306.