



## Administrative Permit

Legistar File Number: AP 24-046

October 02, 2024

**Introduced:** 9/23/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Administrative Permit

### **PLN230221 - KASTIGAR ROBERT & CLEARY SIMONE**

Administrative hearing to consider major renovation of an existing 1,305 square foot residence; partial demolition of existing 201 square foot studio, laundry room and decks; construction of a new two-story 786 square foot addition to the existing single family; repair an existing 164 square foot attached garage; and other site improvements including the removal of one non-protected tree.

**Project Location:** 24524 Castro Lane, Carmel, Carmel Area Land Use Plan.

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301.

### 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 15301, Existing Facilities, and no exceptions pursuant to section 15300.2 can be made; and
- b) Approve a Coastal Administrative Permit and Design Approval to allow the major renovation of an existing 1,305 square foot residence; partial demolition of existing 201 square foot studio, laundry room and decks; construction of a new two-story 786 square foot addition to the existing single family; repair an existing 164 square foot attached garage; and other site improvements including the removal of one non-protected tree.

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

### PROJECT INFORMATION

**Agent:** Merritt Palminteri

**Property Owner:** Kastigar Robert & Cleary Simone

**APN:** 009-091-004-000

**Parcel Size:** 0.18 Acres

**Zoning:** Medium Density Residential, 2 units per acre, with a Design Control overlay zone 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 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 would be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On October 2, 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, October 1, 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 Monterey County 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: Benjamin Moulton, Assistant Planner, x5240  
Reviewed by: Anna Ginette Quenga, AICP, Principal Planner  
Approved by: Melanie Beretti, AICP, 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, Colors and Materials

Exhibit B - Vicinity Map

cc: Front Counter Copy; California Coastal Commission; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Benjamin Moulton, Assistant Planner; Son Pham-Gallardo, Senior Planner; Kastigar Robert & Cleary Simone, Property Owners; Merritt Palminteri, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230221.