



# County of Monterey

Item No.3

## Administrative Permit

Registrar File Number: AP 25-066

December 03, 2025

Introduced: 11/24/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

### PLN240348 - COSMERO CONSTRUCTION & DEVELOPMENT LLC

Administrative hearing to consider an after-the-fact demolition and construction of a 4,600 square foot single-family dwelling with attached garage, and associated site improvements including 1,365 square feet of porches to clear code enforcement case 24CE00590.

**Project Location:** 22 La Rancheria Road, Carmel Valley

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to 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 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- b. Approve an after-the-fact Administrative Permit and Design Approval to clear code enforcement case 24CE00590 to allow the demolition and reconstruction of a 4,600 square single-family dwelling with an attached garage, and associated site improvements including 1,365 square feet of porches.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 6 conditions of approval.

### PROJECT INFORMATION

**Agent:** Greg Cosmero

**Property Owner:** Cosmero Construction & Development LLC

**APN:** 187-121-013-000

**Parcel Size:** 2.7 acres

**Zoning:** "LDR/1-D-S-RAZ" or Low Density Residential with 1 acre per unit density, Design Control, Site Plan Review and Residential Allocation Zoning overlays.

**Plan Area:** Carmel Valley Master Plan

**Flagged and Staked:** No

**Project Planner:** McKenna Bowling, Associate Planner

bowlingmr@countyofmonterey.gov, (831) 755-5298

### SUMMARY

Staff is recommending approval of an after-the-fact Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit B**), 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 December 3, 2025, 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, December 2, 2025. 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

Monterey County Regional Fire Protection District

Prepared by: McKenna Bowling, Associate Planner, (831) 755-5298

Reviewed/Approved by: Jacquelyn M Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Project Data Table

Exhibit B - Draft Resolution including:

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

Exhibit C - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Jacquelyn M. Nickerson, Principal Planner; Cosmero Construction & Development LLC, Property Owners; Greg Cosmero, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240348