



Administrative Permit

Legistar File Number: AP 25-007

February 05, 2025

Introduced: 1/23/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN240229 - HENTSCHEL OCEANNE & PATRICK AND HENTSCHEL NOEL IRWIN & GORDON

Administrative hearing to consider a Lot Line Adjustment between two legal lots of record, (Parcel A - 23.5 acres) and (Parcel B - 224 acres), resulting in two parcels containing 28.1 acres (Adjusted Parcel A) and 219.4 acres (Adjusted Parcel B).

Project Location: 14 Upper Circle and 150 E Carmel Valley Road, Carmel Valley

Proposed CEQA action: Find the project qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305, and that none of the exceptions pursuant to section 15300.2 apply.

RECOMMENDATIONS

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

- a. Find the project qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305, and that no exceptions pursuant to section 15300.2; and
- b. Approve an Administrative Permit to a Lot Line Adjustment between two legal lots of record, (Parcel A - 23.5 acres) and (Parcel B - 224 acres), resulting in two parcels containing 28.1 acres (Adjusted Parcel A) and 219.4 acres (Adjusted Parcel B).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 4 conditions of approval.

PROJECT INFORMATION

Agent: Lynn Kovach

Property Owner: Patrick Hentschel

APN: Parcel A: 197-081-014-000; Parcel B: 197-081-002-000, 197-081-030-000, 197-081-031-000

Parcel Size: Parcel A: 23.5 acres; Parcel B: 224 acres

Zoning: Parcel A: LDR/2.5-D-S-RAZ; Parcel B: PQP/B-6|VO-D-S

Plan Area: Parcel A: Carmel Valley Master Plan; Parcel B: Greater Monterey Peninsula Area Plan

Flagged and Staked: No

Project Planner: Joseph Alamenda, Assistant Planner

alamedaj@countyofmonterey.gov, (831)783-7079

SUMMARY

Staff is 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 a building/grading permits and/or commencement of the approved use.

On February 5, 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, February 4, 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 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
- HCD-Public Works
- Monterey County Regional Fire Protection District

Prepared by: Joseph Alameda, Assistant Planner, x7079
Reviewed and Approved by: Son Pham-Gallardo, Senior Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Assistant Planner; Anna Ginette, Principal Planner; Patrick Hentschel, Property Owners; Lynn Kovach, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240229.