County of Monterey

Item No.3

Administrative Permit

Legistar File Number: AP 25-035

July 16, 2025

Introduced: 7/9/2025
Version: 1
Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN240101 - BATES CHARLES CARROLL ET AL

Administrative hearing to consider a subdivision of an existing 23.67-acre parcel to create two lots containing of 18.567 acres (Parcel A) and 5.1 acres (Parcel B).

Project Location: 577 Viejo Road, Carmel, Greater Monterey Peninsula Area Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15315, and none of the exceptions apply under Section 15300.2

RECOMMENDATIONS

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

a. Find that the project qualifies for a Class 15 Categorical Exemption pursuant to CEQA Guidelines section 15315, and none of the exceptions apply under Section 15300.2; and
b. Approve a Minor Subdivision to divide an existing 23.67-acre legal lot of record into two parcels containing 18.567 acres (Parcel A) and 5.1 acres (Parcel B).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to **7** conditions of approval.

PROJECT INFORMATION

Agent: Gail Hatter, Anthony Lombardo & Associates
Property Owner: Bates, Charles Carroll *et al.*
APN: 103-021-007-000
Parcel Size: 23.667-acres
Zoning: RDR/5.1-UR-D-S
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: No
Project Planner: Mary Israel, Supervising Planner
israelm@countyofmonterey.gov, (831) 755-5183

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 July 16, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, July 15, 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 Planning Commission 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:
Cypress Fire Protection District
Environmental Health Bureau
HCD-Engineering Services
HCD-Planning Department
City of Monterey

Prepared by: Mary Israel, Supervising Planner
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans & Tentative Parcel Map

Exhibit B - Vicinity Map

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Mary Israel, Planner; Charles Bates, Property Owner; Gail Hatter, Agent; Lozeau Drury LLP; The Open Monterey Project; (Molly Erickson); LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Planning File PLN240101.