



## Administrative Permit

Legistar File Number: AP 25-005

February 05, 2025

Introduced: 1/21/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

### PLN200306-EXT1 - CARLUCCI KAREE ANNE

Three-year extension to the expiration date of a previously-approved Combined Development Permit (Zoning Administrator Resolution No. 21-035, HCD-Planning File No. PLN200306) for construction of a single family dwelling with development on slopes in excess of 25 percent.

**Project Location:** 3810 Genista Way, Carmel

**Proposed CEQA action:** Find the project Categorically Exemption pursuant to Section 15303 of the CEQA Guidelines.

### RECOMMENDATIONS

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

- a. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines as an extension of a permit, without changes, that were previously found to qualify for a Class 3 exemption; and
- b. Approve a three-year extension to the expiration date of a previously-approved Combined Development Permit (Zoning Administrator Resolution No. 21-035, HCD-Planning File No. PLN200306) consisting of:
  - 1) Administrative Permit and Design Approval to allow the construction of a 1,115 square foot two-story single family dwelling with a 334 square foot attached garage; and
  - 2) Use Permit to allow development on slopes in excess of 25 percent.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).

### PROJECT INFORMATION

**Property Owner:** Karee Anne Carlucci

**APN:** 103-131-006-000

**Zoning:** Low Density Residential with Building Site 6, Urban Reserve, Design Control and Site Plan Review overlays or "LDR/B-6-UR-D-S"

**Plan Area:** Greater Monterey Peninsula Area Plan

**Flagged and Staked:** No

### SUMMARY

Staff is recommending approval of a three-year extension to a previously-approved Combined Development Permit subject to the findings and evidence in the attached Resolution (see **Exhibit A**). Please read the resolution carefully and contact the planner if you have any questions. The applicant will be required to satisfy all permit conditions of PLN200306 (**Exhibit C**) prior to the issuance of a building/grading permit 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 Planning Commission.

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Reviewed and Approved by: Mary Israel, Supervising Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution

Exhibit B - Extension Request Letter

Exhibit C - Zoning Administrator Resolution No. 21-035, dated September 9, 2021 including:

- Project Conditions of Approval
- Plans
- Colors and Materials

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Mary Israel, Supervising Planner; Karee Anne Carlucci, Property Owner; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning Files PLN200306-EXT1 and PLN200306.