



Administrative Permit

Legistar File Number: AP 25-022

April 16, 2025

Introduced: 4/7/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN240012 - MAITLAND DUNCAN & KRISTEN

Administrative hearing to consider the demolition of an existing 1,865 square foot residence and construction of a 2,866 square foot residence with a 577 square foot attached garage and a 283 square foot attached workshop, and associated site improvements.

Project Location: 80 Poppy Road, Carmel Valley

Proposed CEQA action: Find the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15302, 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 2 Categorical Exemption pursuant to CEQA Guidelines Section 15302, and there are no exceptions pursuant to section 15300.2; and
- b. Approve an Administrative Permit and Design Approval to allow demolition of an existing 1,865 square foot residence and construction of a new 2,866 square foot residence with an additional 577 square foot attached garage and a 283 square foot attached workshop with associated site improvements.

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

PROJECT INFORMATION

Agent: Jeffrey Case

Property Owner: Duncan and Kristen Maitland

APN: 187-501-011-000

Parcel Size: 23,638 square feet

Zoning: LDR/1-D-S-RAZ

Plan Area: Carmel Valley Master Plan

Flagged and Staked: No

SUMMARY

Staff recommends approval of an Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and 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 April 16, 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, April 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 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: Joseph Alameda, Assistant Planner, x7079

Reviewed and Approved by: Fionna Jensen, Principal Planner (WOC)

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; Monterey County Regional Fire Protection District;
HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau;
Joseph Alameda, Project Planner; Fionna Jensen, Senior Planner; Duncan and Kristen Maitland,
Property Owners; Jeffrey Case, Agent; The Open Monterey Project; LandWatch (Executive
Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild, Planning File
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