



Administrative Permit

Legistar File Number: AP 26-064

August 05, 2026

Introduced: 7/28/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN260093 - BRUNICARDI DAVID & CARYN MAROONEY TRS

Administrative hearing to consider demolition of an existing 2,665 square foot single-family dwelling and construction of a 3,217 square-foot single-family dwelling, exterior changes to an existing garage, and installation of new associated site improvements.

Project Location: 3407 4th Ave, Carmel.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15302, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

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

- a) Find that the project qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- b) Approve a Coastal Administrative Permit and Design Approval to allow demolition of an existing 2,665 square foot single-family dwelling and removal of associated site improvements, and construction of a 3,217 square-foot single-family dwelling, exterior changes to an existing garage, and installation of new associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval/denial subject to 8 conditions of approval.

PROJECT INFORMATION:

Agent: Samuel Pitnick

Property Owner: Brunicardi David & Caryn Marooney TRS

APN: 009-153-005-000

Parcel Size: 0.51 acres

Zoning: MDR/2-D-(CZ)

Plan Area: Carmel Land Use Plan

Flagged and Staked: Yes

SUMMARY:

Staff is recommending approval of a Coastal Administrative Permit and Design Approval 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 building/grading permits and/or commencement of the approved use.

On August 5, 2026, 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, August 4, 2026. 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:

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
Cypress Fire Protection District

Prepared by: Jack Sorensen, Assistant Planner, 831-784-5765

Reviewed and approved by: Fionna Jensen, Principal Planner

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution

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

Exhibit B - Vicinity Map

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jack Sorensen, Assistant Planner; Fionna Jensen, Principal Planner; David & Caryn Brunicardi, Property Owners; Samuel Pitnick, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN260093.