



County of Monterey

Item No.1

Administrative Permit

Legistar File Number: AP 25-051

October 01, 2025

Introduced: 9/22/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250164 - GERHARDY LOUIS PAUL III & WENDRA LEIGH TRS

Administrative Permit and Design Approval to allow the construction of a 3,676 square foot single family residence with an attached 680 square foot garage with associated site improvements. Colors and materials to consist of aged white stucco walls with rustic gold stone veneer, Tobacco solid body, stained wood rafters & trim, dark bronze metal clad windows & doors, custom blend Spanish clay tile roof, copper gutters, stone terrace and landing pavers.

Project Location: 8390 Monterra Views, Monterey

Proposed CEQA action: Categorically Exempt pursuant to CEQA Guidelines Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2

RECOMMENDATIONS

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

- a. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2;
and
- b. Approve an Administrative Permit and Design Approval to allow the construction of a 3,676 square foot single family residence with an attached 680 square foot garage with associated site improvements. Colors and materials to consist of aged white stucco walls with rustic gold stone veneer, Tobacco solid body, stained wood rafters & trim, dark bronze metal clad windows & doors, custom blend Spanish clay tile roof, copper gutters, stone terrace and landing pavers.

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

PROJECT INFORMATION

Property Owner: Gerhardy Louis Paul III & Wendra Leigh TRS

APN: 259-211-010-000

Parcel Size: 2.35 Acres

Zoning: RDR/10-UR-VS

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

SUMMARY

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

On October 1, 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, September 30, 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.

THIS ADMINISTRATIVE PERMIT IS COMBINED WITH A CONSTRUCTION PERMIT AS A COMBO PERMIT: A PREVIOUSLY CERTIFIED EIR FOR THE SUBDIVISION ANALYZED RESOURCES AND ESTABLISHED BUILDING ENVELOPES ON EACH LOT. THERE IS NO TREE REMOVAL THAT IS DISCRETIONARY, NO ADDITIONAL IMPACTS TO ENVIRONMENTALLY SENSITIVE HABITAT OR DEVELOPMENT ON SLOPES IN EXCESS OF 30% ASSOCIATED WITH THIS PERMIT.

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.

Prepared by: Domi Hernandez, Permit Technician III

Reviewed and Approved by: Elizabeth Gonzales, Permit Center Manager

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

cc: Front Counter Copy; Monterey County Fire Protection District; HCD-Environmental Services; HCD-Development Services; Environmental Health Bureau; Domi Hernandez, Permit Technician III; Elizabeth Gonzales, Permit Center Manager; Gerhardy Louis Paul & Wendra Leigh; Property Owners; Agent; Matt Andrew; Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN250164