



County of Monterey

Item No.2

Administrative Permit

Legistar File Number: AP 25-060

November 05, 2025

Introduced: 10/27/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250053 - GREAT BAY PARTNERS INVESTMENT INC

Administrative Permit and Design Approval to consider action on the construction of a 6,230 square foot two-story single-family dwelling with an attached 1,322 square foot garage, 336 square foot shed, ground mounted photovoltaic system with (20) modules and 8.20 kW and a 400A electrical panel, and associated site improvements. Grading to consist of 520 cubic yards of excavation and 2,120 cubic yards of fill. Colors and materials to consist of slate roof (brown), metal standing seam roof (brown), stucco siding (beige), natural stone veneer (tan & beige) and aluminum clad windows and doors (bronze).

Project Location: 7572 Paseo Vista Place, Monterey

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

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 6,230 square foot two-story single family dwelling with an attached 1,322 square foot garage, 336 square foot shed, ground mounted photovoltaic system with (20) modules and 8.20 kW and a 400A electrical panel, and associated site improvements. Grading to consist of 520 cubic yards of excavation and 2,120 cubic yards of fill. Colors and materials to consist of slate roof (brown), metal standing seam roof (brown), stucco siding (beige), natural stone veneer (tan & beige) and aluminum clad windows and doors (bronze).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 2 conditions of approval.

PROJECT INFORMATION:

Agent: Sam Pitnick Architect

Property Owner: Great Bay Partners Investment Inc

APN: 259-101-116-000

Parcel Size: 4.994 acres

Zoning: "RDR/B-6-UR-D-S" Rural Density Residential with a Building Site 6, Urban Reserve, Design and Site Plan Review Overlays

Plan Area: Greater Monterey Peninsula

Flagged and Staked: Yes

SUMMARY:

Staff is recommending approval of the Administrative Permit and Design Approval subject to the Findings and Evidence in the Resolution (**Exhibit A**). Please read these carefully and contact the Permit Technician if you have any questions.

On November 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 or its finding, based on a substantive issue, is 5:00 p.m. on November 4, 2025. The permit will be administratively approved the following day, if we do not receive any written comments by deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon 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.

Prepared by: Stacy Giles, 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

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.

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Stacy Giles, Permit Technician III; Elizabeth Gonzales, Permit Center Manager; Great Bay Partners Investment Inc., Property Owners; Sam Pitnick, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File **PLN250053**