



## Administrative Permit

Legistar File Number: AP 24-047

October 02, 2024

**Introduced:** 9/26/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Administrative Permit

### **PLN190276-AMD1 - AUERBACH JONATHAN & JESSIKA (CONNORS KEVIN PATRICK & ERICA TRS)**

Administrative hearing to consider a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN190276) that allowed construction of a 5,024 square foot three-story single-family dwelling, an attached 564 square foot garage, a detached 425 square foot guesthouse, and associated site improvements, removal of nine protected trees, development on slopes in excess of 30 percent and within 100 feet of environmentally sensitive habitat, and restoration of Maritime Chaparral. This Minor and Trivial Amendment would allow a reduction in the height of the single-family dwelling from 21 feet 3 inches to 15 feet 4 inches and construction of a 1,738 square-foot addition.

**Project Location:** 2700 Red Wolf Drive, Carmel.

**Proposed CEQA action:** Consider an Addendum together with a previously adopted Mitigated Negative Declaration (State Clearinghouse No. 2020080061, HCD-Planning File No. PLN190276) pursuant to CEQA Guidelines section 15164.

### RECOMMENDATIONS

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

- a. Consider an Addendum together with a previously adopted Mitigated Negative Declaration (State Clearinghouse No. 2020080061, HCD-Planning File No. PLN190276) pursuant to CEQA Guidelines section 15164; and
- b. Approve a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN190276) that allowed construction of a 5,024 square foot three-story single-family dwelling, an attached 564 square foot garage, a detached 425 square foot guesthouse, and associated site improvements, removal of nine protected trees, development on slopes in excess of 30 percent and within 100 feet of environmentally sensitive habitat, and restoration of Maritime Chaparral. This Minor and Trivial Amendment would allow a reduction in the height of the single-family dwelling from 21 feet 3 inches to 15 feet 4 inches and construction of a 1,738 square-foot addition.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 13 conditions of approval.

### PROJECT INFORMATION

**Agent:** Josh Harwayne

**Property Owners:** Kevin and Erica Connors

**APN:** 416-011-004-000

**Parcel Size:** 37.656 acres

**Zoning:** Watershed and Scenic Conservation, 80 acres per unit, with a Design Control Overlay (Coastal Zone) “WSC/80-D (CZ)”, and Watershed and Scenic Conservation, 40 acres per unit, with a Design Control Overlay (Coastal Zone) or “WSC/40-D (CZ)”

**Plan Area:** Carmel Area Land Use Plan

**Flagged and Staked:** No

**Project Planner:** Kayla Nelson, Associate Planner  
nelsonk@countyofmonterey.gov, x6408

### SUMMARY

Staff is recommending approval of a Minor and Trivial Amendment 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 2, 2024, 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, October 1, 2024. 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 and the California Coastal Commission.

### OTHER AGENCY INVOLVEMENT

The project was previously reviewed and/or conditioned by the following departments and agencies:

HCD-Engineering Services  
Environmental Health Bureau  
HCD-Environmental Services  
Carmel Highlands Fire Protection District

Prepared by: Kayla Nelson, Associate Planner, x6408  
Reviewed by: Fiona Jensen, Senior Planner  
Approved by: Anna Ginette Quenga, AICP, Principal Planner

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

Exhibit C - Addendum

Exhibit D - Adopted Initial Study/Mitigated Negative Declaration

cc: Front Counter Copy; Carmel Highlands Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Mary Israel, Supervising Planner; Kevin and Erica Connors, Property Owners; Josh Harwayne, Agent; Louise Miranda-Ramirez, Interested Party; Stephen Bachman, Interested Party; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN190276-AMD1.