



County of Monterey

Item No.1

Administrative Permit

Legistar File Number: AP 25-043

September 03, 2025

Introduced: 8/20/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250131 - DAVISSON WILLIAM C III & MONICA YUNG MIN

Administrative Permit to allow a new 7,476 square foot single family dwelling with attached 610 square foot two-car garage, new 1,029 square foot accessory dwelling unit, new 1,879 square foot barn, new 447 square foot orchard pavilion, retaining walls, new septic system and new hardscape and landscape. Grading to consist of 2,227 cubic yards of cut and 761 cubic yards of fill. Colors and materials to consist of red cedar & black metal (for the roof), Shou Sugi Ban siding/slatted wood (grey for siding & screen), concrete & earth tone plaster (light grey for site walls) and dark anodized windows/doors (black).

Project Location: 20 Potrero Trail Carmel (Assessor's Parcel Number 239-111-005-000), Greater Monterey Peninsula Area Plan.

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303 of the CEQA Guidelines, 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 to allow a new 7,476 square foot single family dwelling with attached 610 square foot two-car garage, new 1,029 square foot accessory dwelling unit, new 1,879 square foot barn, new 447 square foot orchard pavilion, retaining walls, new septic system and new hardscape and landscape. Grading to consist of 2,227 cubic yards of cut and 761 cubic yards of fill. Colors and materials to consist of red cedar & black metal (for the roof), Shou Sugi Ban siding/slatted wood (grey for siding & screen), concrete & earth tone plaster (light grey for site walls) and dark anodized windows/doors (black).

PROJECT INFORMATION:

Agent: Mark English

Property Owner: Will and Monica Davisson

APN: 239-111-005-000

Parcel Size: 38.33 acres

Zoning: "RC/40-D-S" Resource Conservation/ one unit per 40 acres-Design Control District-Site Plan Review zoning.

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 September 3, 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 September 2, 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 25% ASSOCIATED WITH THIS PERMIT.

Prepared by: Erika Isidro-Valdovinos Permit Technician II

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; Erika Isidro-Valdovinos, Permit Technician II; Elizabeth Gonzales, Permit Center Manager; Will and Monica Davisson, Property Owner; Mark English, Agent; The Open Monterey Project; Land Watch (Executive Director); Planning File PLN250131.