



County of Monterey

Item No.4

Administrative Permit

Legistar File Number: AP 25-042

August 20, 2025

Introduced: 8/14/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250155 - ESCARENO ANTONIO III & ERANDI

Administrative hearing to consider action on the construction of a 3,285 square foot two-story single family dwelling and a 750 square foot attached garage.

Project Location: 2220 Silver Stone St, Royal Oaks

Proposed CEQA-action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to section 15300.2 apply.

RECOMMENDATIONS

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

1. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to section 15300.2; and
2. Administrative Permit and Design Approval to allow the construction of a 3,285 square foot two-story single family dwelling with a 750 square foot attached garage and associated site improvements.

The attached draft Resolution includes findings and evidence for consideration (**Exhibit A**).

Staff recommends approval subject to the 7 conditions of approval attached to the Resolution.

PROJECT INFORMATION

Agent: Ismael Magano

Property Owner: Antonio III & Erandi Escareno

APN: 117-191-015-000

Parcel Size:

Zoning: Medium Density Residential, with a density of 1.4 acres per unit with a Visual Sensitivity overlay or "MDR/1.4-VS"

Plan Area: North County Inland Area Plan

Flagged and Staked: Yes

Project Planner: Jordan Evans-Polockow, Assistant Planner

Evans-PolockowJ@countyofmonterey.gov, (831)755-7065

SUMMARY

Staff approval of an Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and 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 August 20, 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 Wednesday, August 19, 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.

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.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services

Environmental Health Bureau

HCD-Environmental Services

North County Fire Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner, (831)755-7065

Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following Attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans, Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Project Planner; Jacquelyn M. Nickerson, Principal Planner; Antonio & Erandi Escareno, Property Owners; Ismael Magano, Agent; Planning File PLN250155