



Administrative Permit

Legistar File Number: AP 26-027

March 18, 2026

Introduced: 3/10/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN190117-EXT2 - RALEY RICHARD R

Administrative hearing to consider action on a second three-year extension to a previously approved Combined Development Permit (PLN120276), as extended by PLN160150 and amended by PLN190117) that allowed construction of a 4,338 square foot two-story single family dwelling including an attached 509 square foot garage, 216 square foot second story deck, and 1,412 square feet of flatwork; conversion of an existing 1,603 square foot single family dwelling into a guesthouse, art studio, and storage, and to allow the structure to exceed the 12 foot height limit by 10 feet; demolition of an existing 360 square foot guesthouse within an existing 485 square foot structure and retaining 485 square feet as a detached garage; modifications to the driveway design and addition of 3 guest parking spaces; development within 100 feet of Environmentally Sensitive Habitat; and development within 750 feet of a known archeological resource.

Project Location: 170 Spindrift Lane, Carmel

Proposed CEQA action: Consider the previously adopted Negative Declaration and find the Permit Extension does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162

RECOMMENDATIONS

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

- a. Consider the previously adopted Negative Declaration and find the Permit Extension does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162; and
- b. Approve a second three-year extension to a previously approved Combined Development Permit (PLN120276), as extended by PLN160150 and amended by PLN190117) that allowed construction of a 4,338 square foot two-story single family dwelling including an attached 509 square foot garage, 216 square foot second story deck, and 1,412 square feet of flatwork; conversion of an existing 1,603 square foot single family dwelling into a guesthouse, art studio, and storage, and to allow the structure to exceed the 12 foot height limit by 10 feet; demolition of an existing 360 square foot guesthouse within an existing 485 square foot structure and retaining 485 square feet as a detached garage; modifications to the driveway design and addition of 3 guest parking spaces; development within 100 feet of Environmentally Sensitive Habitat; and development within 750 feet of a known archeological resource.

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

PROJECT INFORMATION

Agent: The Law Offices of Angeus Jeffers, Laura Lawrence

Property Owner: Richard Raley
APN: 241-321-002-000
Parcel Size: 1.2 Acres
Zoning: LDR/1-D(CZ)
Plan Area: Carmel Area Land Use Plan, Coastal Zone
Flagged and Staked: No

SUMMARY

Staff is recommending approval of a second three-year extension 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 March 18, 2026, 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, March 17, 2026. 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 and the California Coastal Commission.

OTHER AGENCY INVOLVEMENT

None

Prepared by: Summer Obledo, Permit Technician II,
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

Exhibit B - Zoning Administrator Resolution No. 13-014 (PLN120276)

Exhibit C - Director of Planning Resolution No. 16-017 (PLN160150)

Exhibit D - Chief of Planning Resolution No. 19-058 (PLN190117)

Exhibit E - Chief of Planning Resolution No. 24-008 (PLN190117-EXT1)

Exhibit F - Vicinity Map

cc: Front Counter Copy; Summer Obledo, Permit Technician II; Jacquelyn M. Nickerson, Principal Planner; Esalen Institute, Property Owners; Laura Lawrence, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN190117-EXT2

