



## Administrative Permit

Legistar File Number: AP 25-044

September 03, 2025

Introduced: 8/20/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

### **PLN250119 - MCMANUS JOHN MILTON & ELIZABETH ANN TRS**

Administrative hearing to consider action on the construction of a 6,490 square foot single family dwelling with a 230 square foot basement, and 3,350 square feet of covered terraces; a detached 1,080 square foot garage and trash room; a 3,170 square foot barn (2,000 square feet of conditioned area and 1,170 square feet of unconditioned area), a 600 square foot guesthouse with 1,110 square feet of covered porches, pool and spa; a 1,095 square foot accessory dwelling unit with 460 square feet of covered porches; a pickle ball court, and retaining walls totaling 422 linear feet with an average height of 4.5 feet; 24 ground mount PV panels and 36 roof mount panels (430W with 12 ESS, 3.8 KWH), and wood driveway gate (5 feet, 8 inches in height). Grading of approximately 2,565 cubic yards of cut and 1,100 cubic yards of fill. Colors and materials to consist of Fiber cement faux wood planks, corrugated metal roofing, glass & aluminum clad frames, wood, stucco siding, sloped clay tile roof of Weathered gray, Corten/rust color, anodized bronze color finish, natural semi-transparent finish, custom blend of browns/ beige, blends of sandcast browns/reds.

**Project Location:** 11 Vasquez Trail Carmel

**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 6,490 square foot single family dwelling with a 230 square foot basement, and 3,350 square feet of covered terraces; a detached 1,080 square foot garage and trash room; a 3,170 square foot barn (2,000 square feet of conditioned area and 1,170 square feet of unconditioned area), a 600 square foot guesthouse with 1,110 square feet of covered porches, pool and spa; a 1,095 square foot accessory dwelling unit with 460 square feet of covered porches; a pickle ball court, and retaining walls totaling 422 linear feet with an average height of 4.5 feet; 24 ground mount PV panels and 36 roof mount panels (430W with 12 ESS, 3.8 KWH), and wood driveway gate (5 feet, 8 inches in height). Grading of approximately 2,565 cubic yards of cut and 1,100 cubic yards of fill. Colors and materials to consist of Fiber cement faux wood planks, corrugated metal roofing, glass & aluminum clad frames, wood, stucco siding, sloped clay tile roof of Weathered gray, Corten/rust color, anodized bronze color finish, natural semi-transparent finish, custom blend of browns/ beige, blends of sandcast browns/reds.

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

PROJECT INFORMATION:

**Agent:** Luis Osorio

**Property Owner:** McManus, John Milton and Elizabeth Ann

**APN:** 239-091-078-000

**Parcel Size:** 26 acres

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

**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 30% 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; John and Elizabeth McManus, Property Owners; Luis Osorio, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN250119.