



Administrative Permit

Legistar File Number: AP 23-094

Introduced: 11/27/2023

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN230171 - CULLEN DIANE M TRUST

Consider a major remodel and a 1,843 sq. ft. addition, inclusive of an attached garage, to an existing 2,458 sq. ft. two story single family dwelling within 750 feet of known cultural resource. The project includes site improvements consisting of grading of approximately 15 cu. yds. cut/29 cu. yds. fill and a 120 square foot shed.

Project Location: 161 Spindrift Road, Carmel, Carmel Area Land Use Plan, Coastal Zone.

Proposed CEQA action: Find the project Categorical Exemption pursuant to CEQA Guidelines sections 15301 and 15303.

RECOMMENDATIONS:

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

- a. Find the project qualifies for a Class 1 and Class 3 Categorical Exemption pursuant to CEQA Guidelines sections 15301 and 15303;
- b. Approve a Coastal Administrative Permit and Design Approval to allow a major remodel to an existing 2,458 square foot two story single family dwelling and a 1,843 addition, inclusive of a new 697 square foot attached garage, a 120 square foot detached tool shed, and associated site improvements;
- c. Approve a Coastal Administrative Permit to allow a 10% reduction of the side yard setback at the western property line; and
- d. Approve a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION:

Agent: Anatoly Ostretsov

Property Owner: Cullen Diane M Trust

APN: 241-191-003-000

Parcel Size: 0.599 Acre

Zoning: Low Density Residential, 1 unit per acre, with a design district overlay in the Coastal Zone or "LDR/1-D(CZ)"

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: Yes

SUMMARY:

Staff is recommending approval of three Coastal Administrative Permits and a Design Approval 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 December 6, 2023, 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, December 5, 2023. 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 following agencies have reviewed the project, have comments, and/or have recommended conditions:

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

Prepared by: Christina Vu, Assistant Planner, x5139
Reviewed 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

cc: Front Counter Copy; Carmel Highlands Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Christina Vu, Planner; Anna Ginette Quenga, AICP, Principal Planner; Cullen Diane M Trust, Property Owners; Anatoly Ostretsov, Agent; The Open Monterey Project; LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP, Michael Lozeau and Juliana Lopez); Planning File PLN230171.