



Administrative Permit

Legistar File Number: AP 23-089

Introduced: 11/20/2023

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN190209 - POSTEL LAURA A

Consider construction of a one-story single family dwelling with attached two-car garage (Approx. 2,884 sq. ft.), detached accessory dwelling unit (Approx. 1,200 sq. ft.), detached tack and hay building (Approx. 200 sq. ft.), detached horse shelters (Approx. 200 sq. ft.), and a riding arena (Approx 16,000 sq. ft.). Garding of approximately 620 cu. yd. of cut and no fill.

Project Location: 8330 Via Madalena, Carmel Valley

Proposed CEQA action: Find the project Categorical Exempt pursuant to CEQA Guidelines Section 15303.

RECOMMENDATIONS:

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

- a. Find the project is for a single-family dwelling and accessory structures which qualifies for Class 3 Categorical Exemption per section 15303(a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- b. Approve the Administrative Permit and Design Approval for the construction of a 2,149 square foot one-story single family dwelling with a 484 square foot attached two-car garage, 12 square foot storage room, and 239 square foot attached covered porch; a 200 square foot detached hay and tack room; two 100 square foot horse shelters; a 16,000 square foot riding arena; and a 1,200 square foot detached accessory dwelling unit with 144 square foot covered porch. The project includes associated site improvements and grading consisting of approximately 620 cubic yards of cut and no fill.

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

PROJECT INFORMATION:

Agent: Luke Ingram

Property Owner: Laura Postel

APN: 169-171-052-000

Parcel Size: 1.12 acres (48,787 square feet)

Zoning: Low Density Residential, two and a half acres per unit with Design Control, Site Plan Review and Residential Allocation Zoning District overlays or "LDR/2.5-D-S-RAZ"

Plan Area: CarmelValley Master Plan

Flagged and Staked: Yes

SUMMARY:

Staff is recommending approval of an Administrative Permit and 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 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
- Monterey County Regional Fire Protection District

Prepared by: Kayla Nelson, Associate Planner, x6408

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 - Carmel Valley LUAC Minutes (September 21, 2020)

Exhibit C - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Anna Ginette Quenga, Principal Planner; Laura Postel, Property Owner; Luke Ingram, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN190209.