



# County of Monterey

Item No.2

## Administrative Permit

Registrar File Number: AP 25-052

October 01, 2025

Introduced: 9/23/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

### PLN240243 - MOZINGO DENNIS L TR

Administrative hearing to consider the demolition of an existing 6,940 square foot single-story single-family dwelling and construction of 10,191 square foot two-story single-family dwelling with 728 square foot basement and an attached 1,632 square foot garage, and associated site improvements.

**Project Location:** 8320 Vista Monterra, Monterey, CA 93940

**Proposed CEQA action:** Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15302, 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:

- a. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301(e), and there are no exceptions pursuant to section 15300.2; and
- b. Approve an Administrative Permit and Design Approval to allow the demolition of an existing 6,940 square foot single-story single-family dwelling and construction of a 10,191 square foot two-story single-family dwelling with a 728 square foot basement and an attached 1,632 square foot square foot garage, and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

### PROJECT INFORMATION

**Agent:** Julie Paulson

**Property Owner:** Dennis Mozingo

**APN:** 259-211-005-000

**Parcel Size:** 2.687 acres

**Zoning:** Rural Density Residential, 10 acres per unit, Urban Reserve, and Visual Sensitivity, or "RDR/10-UR-VS"

**Plan Area:** Greater Monterey Peninsula Area Plan

**Flagged and Staked:** Yes

**Project Planner:** Jordan Evans-Polockow, Assistant Planner

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

### 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 October 1st, 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 Tuesday, September 30th, 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  
Monterey County Regional Fire Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065  
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, Planner; Jacquelyn M. Nickerson, Principal Planner; Dennis Mozingo, Property Owner; Julie Paulson, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240243.