



Administrative Permit

Legistar File Number: AP 24-045

September 18, 2024

Introduced: 9/13/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN230341 - VALLEY POINT LLC

Administrative hearing to allow construction of a 799 square foot one-story accessory dwelling unit and associated site improvements attached to an existing 3,955 square foot two-story single family dwelling within 750 feet of known archaeological resources.

Project Location: 26346 Valley View Avenue, Carmel

Proposed CEQA action: Consider the Mitigated Negative Declaration (State Clearinghouse No. 2018091028, HCD-Planning File No. PLN170613) and an Addendum pursuant to CEQA Guidelines Section 15164

RECOMMENDATIONS

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

- a. Consider the Mitigated Negative Declaration (State Clearinghouse No. 2018091028, HCD-Planning File No. PLN170613) and an Addendum pursuant to CEQA Guidelines Section 15164; and
- b. Approve Coastal Administrative Permit and Design Approval to allow the construction of a 799 square foot one-story accessory dwelling unit attached to existing 3,955 square foot two-story single family dwelling and associated site improvements; and Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 10 conditions of approval.

PROJECT INFORMATION

Agent: Carla Hashimoto

Property Owner: Valley Point LLC

APN: 009-463-003-000

Parcel Size: 0.20 acres (8,836 square feet)

Zoning: Medium Density Residential with 2 units per acre with a Design Control overlay and 18-foot height restriction in the Coastal Zone or "MDR/2-D(18)(CZ)"

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: No

Planner: Kayla Nelson, ext. 6408, NelsonK@countyofmonterey.gov

SUMMARY

Staff is recommending approval of a Coastal 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 September 18, 2024, an administrative decision will be made. An amended 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 17, 2024. 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 and HCD groups have reviewed the project, have comments, and/or have recommended conditions:

- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- Cypress Fire Protection District

Prepared by: Kayla Nelson, Associate Planner, x6408

Reviewed and Approved by: Mary Israel, Supervising 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

Exhibit C - Adopted Initial Study/Mitigated Negative Declaration

Exhibit D - Addendum

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Mary Israel, Supervising Planner; Valley Point LLC, Property Owner; Carla Hashimoto, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230341.