



## Administrative Permit

Legistar File Number: AP 24-056

Introduced: 11/26/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

### **PLN240052 - SAXTON DANNY L & DEBRA M**

Continued from the November 6, 2024 Administrative hearing, consider a Lot Line Adjustment between two legal lots of record consisting of APNs 189-491-005-000 and 189-491-006-000 (169,701 square feet) and APNs 189-501-014-000 and 189-501-015-000 (23,166 square feet) resulting in Parcel A (122,802 square feet) and Parcel B (70,065 square feet), respectively.

**Project Location:** 40 Upper Circle, Carmel Valley, CA 93924

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to Section 15305(a), Minor Alterations in Land Use Limitations, of the California Environmental Quality Act (CEQA) Guidelines.

### RECOMMENDATION

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

- a. Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15305(a), Minor Alterations in Land use Limitations, and no exceptions contain in Section 15300.2 can be made; and
- b. Approve a Lot Line Adjustment between two legal lots of record consisting of Parcel 1 (APNs 189-491-005-000 and 189-491-006-000; 169,701 square feet) and Parcel 2 (APNs 189-501-014-000 and 189-501-015-000; 23,166 square feet), resulting in Parcel A (122,802 square feet) and Parcel B (70,065 square feet), respectively.

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

### PROJECT INFORMATION

**Agent:** Lynn A. Kovach, Polaris Land Surveying

**Property Owners:** Danny L & Debra M Saxton

**APNs:** 189-491-005-000; 189-491-006-000; 189-501-014-000 and 189-501-015-000

**Parcel Sizes:** 169,701 square feet and 23,166 square feet

**Zoning:** Low Density Residential with a density of 2.5 acres a unit, and Design Control, Site Plan Review, and Residential Allocation Zoning district overlays or "LDR/2.5-D-S-RAZ"

**Plan Area:** Carmel Valley Master Plan

**Flagged and Staked:** No

### SUMMARY

Staff is recommending approval of a Lot Line Adjustment 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 4, 2024, 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 3, 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 County of Monterey Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

#### 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: Susie Kuo, Contract Planner, (831) 783-7086

Reviewed and Approved by: Anna Ginette Quenga, AICP, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Lot Line Adjustment Map

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Susie Kuo, Contract Planner; Anna Ginette Quenga, AICP, Principal Planner; Danny L and Debra M Saxton, Property Owners; Lynn A. Kovach, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN240052.