



Administrative Permit

Legistar File Number: AP 25-010

February 05, 2025

Introduced: 1/28/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN240013 - SCHERNER STEVEN M TR

Administrative hearing to consider a Lot Line Adjustment between two legal lots of record containing 8.47 acres, resulting in two parcels containing 4.45 acres (Adjusted Parcel A) and 4.02 acres (Adjusted Parcel B), and demolition of a shed on Parcel B.

Project Location: 570 & 570 A Aguajito Road, Carmel

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305 and there are no exceptions under Section 15300.2.

RECOMMENDATIONS

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 and there are no exceptions under Section 15300.2.; and
- b. Approve a Lot Line Adjustment between two legal lots of record consisting of Parcel A (4.452 acres) and Parcel B (4.026 acres), resulting in two parcels containing 4.452 acres (Adjusted Parcel A) and 4.026 acres (Adjusted Parcel B), and demolition of a shed on Parcel B.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).

Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Steven Scherner

Property Owner: Steven M. Scherner Trust

APN: 103-061-018-000 & 103-061-019-000

Parcel Size: 4.45 acres & 4.02 acres

Zoning: RDR/5.1-UR-D-S

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: N/A, no development proposed.

SUMMARY

Staff is recommending approval of an Administrative Permit 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 February 5, 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, February 4, 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 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
- Cypress Fire Protection District

Prepared by: McKenna Bowling, Assistant Planner, x5298

Reviewed and Approved by: Fionna Jensen, Senior Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Project Data Table

Exhibit C - Vicinity Map

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Assistant Planner; Fionna Jensen, Senior Planner; Steven M. Scherner Trust, Property Owner; Steven Scherner, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Chrstina McGinnis, Keep Big Sur Wild, Planning File PLN240013.