



## Administrative Permit

Legistar File Number: AP 24-011

February 21, 2024

**Introduced:** 2/12/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Administrative Permit

### **PLN190117-EXT1 - RALEY RICHARD R**

Consider an extension of previously approved Combined Development Permit PLN120276, as extended by PLN160150 and amended by PLN190117, that allowed construction of a 4,338 square foot two-story single family dwelling including an attached 509 square foot garage, 216 square foot second story deck, and 1,412 square feet of flatwork; conversion of an existing 1,603 square foot single family dwelling into a guesthouse, art studio, and storage, and to allow the structure to exceed the 12 foot height limit by 10 feet; demolition of an existing 360 square foot guesthouse within an existing 485 square foot structure and retaining 485 square feet as a detached garage; modifications to the driveway design and addition of 3 guest parking spaces; development within 100 feet of Environmentally Sensitive Habitat; and development within 750 feet of a known archeological resource.

**Project Location:** 170 Spindrift Road, Carmel, Carmel Highlands Area, Carmel Area Land Use Plan, Coastal Zone.

**Proposed CEQA action:** Find the Permit Extension does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162 and Section 15061(b)(3).

### RECOMMENDATIONS:

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

- a. Find that the Permit Extension does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162; and
- b. Approve an extension of previously approved Combined Development Permit PLN120276 (Zoning Administrator Resolution No. 13-014), as extended by PLN160150 (Director of RMA-Planning Resolution No. 16-017) and amended by PLN190117 (RMA-Chief of Planning Resolution No. 19-058), that allowed construction of a 4,338 square foot two-story single family dwelling including an attached 509 square foot garage, 216 square foot second story deck, and 1,412 square feet of flatwork; conversion of an existing 1,603 square foot single family dwelling into a guesthouse, art studio, and storage, and to allow the structure to exceed the 12 foot height limit by 10 feet; demolition of an existing 360 square foot guesthouse within an existing 485 square foot structure and retaining 485 square feet as a detached garage; modifications to the driveway design and addition of 3 guest parking spaces; development within 100 feet of Environmentally Sensitive Habitat; and development within 750 feet of a known archeological resource. This 3 year extension would extend the expiration date of the previous approvals to April 16, 2026.

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

PROJECT INFORMATION:

**Agent:** Laura Lawrence, The Law Office of Aengus Jeffers

**Property Owner:** Richard R. Raley

**APN:** 241-321-002-000

**Parcel Size:** 2 Acres

**Zoning:** "LDR/1-D (CZ)" (Low Density Residential, 1 unit per acre with Design Control Overlay, Coastal Zone)

**Plan Area:** Carmel Area Land Use Plan

SUMMARY:

Staff is recommending approval of a Permit Extension 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 21, 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, February 20, 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 have reviewed the project, have comments, and/or have recommended conditions:

HCD-Planning

Prepared by: Benjamin Moulton, Associate Planner

Reviewed by: Anna Ginette Quenga, AICP, Principal Planner

Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval

Exhibit B - Zoning Administration Resolution No. 13-014 (Combined Development Permit PLN120276)

Exhibit C - Administrative Resolution No. 16-017 (Permit Extension, PLN160150)

Exhibit D - Administrative Resolution No. 19-058 (Minor and Trivial Amendment, PLN120276)

Exhibit E - Negative Declaration

Exhibit F - Vicinity Map

cc: Front Counter Copy; Front Counter Copy; Benjamin Moulton, Assistant Planner; Anna Ginette Quenga, AICP, Principal Planner; Richard Raley, Owner; Laura Lawrence, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Director); John H. Farrow; Project File PLN190117-EXT1.