



County of Monterey

Item No.3

Administrative Permit

Legistar File Number: AP 25-061

November 05, 2025

Introduced: 10/27/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250214 - BECKMAN BROR TIMOTHY TR & HESS MIRA TR

Administrative Permit and Design Approval to consider action on the construction of a 4,767 square foot one-story single- family residence with 536 square foot basement, 633 square foot attached two-car garage with 50 square feet of garage storage and a 302 square foot shop attached to the garage, and associated site improvements. Grading consists of 464 cubic yards of excavation and 280 cubic yards of fill. Colors and materials to consist of stucco (Aged White), standing seam metal roof (color Zinc), limestone veneer (Rustic Gold), aluminum windows (dark Bronze) and exterior wood trim and rafters (Tobacco color).

Project Location: 7725 Paseo Venado, Monterey

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

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

- a. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2:
and
- b. Approve an Administrative Permit and Design Approval to allow the construction of a 4,767 square foot one-story single- family residence with 536 square foot, 633 square foot attached two-car garage with 50 square feet of garage storage and a 302 square foot shop attached to the garage, and associated site improvements. Grading consists of 464 cubic yards of excavation and 280 cubic yards of fill. Colors and materials to consist of stucco (Aged White), standing seam metal roof (color Zinc), limestone veneer (Rustic Gold), aluminum windows (dark Bronze) and exterior wood trim and rafters (Tobacco color).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 2 conditions of approval.

PROJECT INFORMATION:

Agent: Matt Andrew, AMPDESIGN INC

Property Owner: Timothy Beckman Bror & Mira Hess TR

APN: 259-161-023-000

Parcel Size: 8.627 acres

Zoning: "RDR/10-UR-VS" Rural Density Residential/ 10 acres per unit - Urban Reserve District-Visual Sensitivity District

Plan Area: Greater Monterey Peninsula

Flagged and Staked: Yes

SUMMARY:

Staff is recommending approval of the Administrative Permit and Design Approval subject to the Findings and Evidence in the Resolution (**Exhibit A**). Please read these carefully and contact the Permit Technician if you have any questions.

On November 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 or its finding, based on a substantive issue, is 5:00 p.m. on November 4, 2025. The permit will be administratively approved the following day, if we do not receive any written comments by deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

THIS ADMINISTRATIVE PERMIT IS COMBINED WITH A CONSTRUCTION PERMIT AS A COMBO PERMIT: A PREVIOUSLY CERTIFIED EIR FOR THE SUBDIVISION ANALYZED RESOURCES AND ESTABLISHED BUILDING ENVELOPES ON EACH LOT. THERE IS NO TREE REMOVAL THAT IS DISCRETIONARY, NO ADDITIONAL IMPACTS TO ENVIRONMENTALLY SENSITIVE HABITAT OR DEVELOPMENT ON SLOPES IN EXCESS OF 30% ASSOCIATED WITH THIS PERMIT.

Prepared by: Margarita Ochoa, Permit Technician II

Reviewed and approved by: Elizabeth Gonzales, Permit Center Manager

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

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

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.

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Margarita Ochoa, Permit Technician II; Elizabeth Gonzales, Permit Center Manager; Timothy Beckman Bror and Mira Hess, Property Owner; Matt Andrew, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File **PLN250214**