



Administrative Permit

Legistar File Number: AP 22-023

September 07, 2022

Introduced: 8/29/2022

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN150337-EXT1 - ESALEN INSTITUTE

Consider a three-year permit extension of a previously approved Combined Development Permit (HCD-Planning File No. PLN150337; Planning Commission Resolution No. 20-010) allowing after-the-fact approval of a fire truck garage (approx. 600 square feet); construction of 3 new employee housing structures (32-units and approx. 12,893 square feet total) increasing the total employee housing units to 43; construction of an employee common room (approx. 1,133 square feet); and development on slopes in excess of 30% and within the Critical Viewshed.

Project Location: 54105 Highway 1, Big Sur, Big Sur Coast Land Use Plan, Coastal Zone

Proposed CEQA action: Find that the permit extension does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162

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 a three-year permit extension of a previously-approved Combined Development Permit (HCD-Planning File No. PLN150337; Planning Commission Resolution No. 20-010) allowing after-the-fact approval of a fire truck garage (approx. 600 square feet); construction of 3 new employee housing structures (32-units and approx. 12,893 square feet total) increasing the total employee housing units to 43; construction of an employee common room (approx. 1,133 square feet); and development on slopes in excess of 30% and within the Critical Viewshed.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 4 conditions of approval.

PROJECT INFORMATION

Agent: Aengus Jeffers, Attorney

Property Owner: Esalen Institute

APN: 421-011-018-000

Parcel Size: 15.6 acres

Zoning: Watershed and Scenic Conservation, 40 acres per unit, Design Control District zoning overlay within the Coastal Zone or "WSC/40-D (CZ)"

Plan Area: Big Sur Coast Land Use Plan, Coastal Zone

Flagged and Staked: No

SUMMARY

Staff is recommending approval of a three-year 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 **September 7, 2022**, 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, **September 6, 2022**. 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-Planning

Prepared by: Kenny Taylor, Associate Planner, x5096

Reviewed and Approved by: Anna V. Quenga, AICP, Principal Planner

The following attachments are on file with Housing and Community Development:

Exhibit A - Draft Resolution including:

- Attachment 1 - Draft Conditions of Approval
- Attachment 2 - Planning Commission Resolution No. 20-010

Exhibit B - Vicinity Map

cc: Front Counter Copy; Front Counter Copy; Monterey County Regional Fire Department; HCD-Engineering Services; HCD-Environmental Services; Environmental Health Bureau; Kenny Taylor, Associate Planner; Anna V. Quenga, AICP, Principal Planner; Esalen Institute, Property Owner; Aengus Jeffers, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Director); John H. Farrow; Janet Brennan; Project File PLN150337-EXT1.