



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

File #: AP 22-052, **Version:** 2

PLN190081 - MESSICK ROAD HOLDINGS LLC (FORMERLY SODERMANS ANDRE & SASKIA)

Consider after-the-fact construction of a 1,212 square foot paint preparation building for an existing auto repair and body shop.

Project Location: 7900 Messick Rd, Salinas, CA 93907

Proposed CEQA action: Finding the project Categorical Exempt pursuant to CEQA Guidelines Sections 15301 and 15303

RECOMMENDATIONS

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

- a. Find the project, as the construction of minor accessory structure and associated site improvements to an existing use, qualifies for Class 1 and Class 3 Categorical Exemptions Pursuant to CEQA Guidelines Sections 15301 and 15303; and
- b. Approve an Administrative Permit to allow after-the-fact construction of a 1,212 square foot paint preparation building to an existing auto repair and body shop.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Agent: Griff Brown

Property Owner: John J. Kelly (Messick Road Holdings LLC)

APN: 125-501-061-000

Parcel Size: 3.65 Acres (158,994 square feet)

Zoning: Heavy Commercial (HC)

Plan Area: North County Area Plan

Flagged and Staked: No

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 December 21, 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, December 20, 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 Planning Commission.

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
- North County Fire Protection District

Prepared by: Phil Angelo, Associate Planner, x5731

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

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

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

Exhibit B - PC-3576 Original General Development Plan

Exhibit C - PC-4729 Amended General Development Plan

Exhibit D - PC-5469 Denial of Impound Yard

Exhibit E - Monterey Bay Unified Air Pollution Control District Permit

Exhibit F - Vicinity Map

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Phil Angelo, Associate Planner; Anna Quenga, AICP, Principal Planner; Messick Road Holdings LLC and John J Kelly, Property Owners; Griff Brown, Agent; Ray Schmitt, Interested Party; The Open Monterey Project; LandWatch (Executive Director); Project File PLN190081