



County of Monterey

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

Board Report

File #: AP 22-057, **Version:** 2

PLN060658-AMD1 - MONTEREY COUNTY SPCA INC.

Amendment to previously approved Combined Development Permit (PLN060658) to allow the demolition of three accessory structures and construction of a 1,065 square foot addition to a 3,883 square foot education building, 3,200 square foot training building, 3,112 square foot accessory building and associated site improvements including 850 cubic yards of cut and 220 cubic yards of fill.

Project Location: 1002, 1012, 1022, 1032, 1042 & 1052 Highway 68, Salinas

Proposed CEQA action: Consider an Addendum together with a previously adopted Mitigated Negative Declaration

RECOMMENDATIONS

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

- a. Consider an Addendum together with the previously adopted Mitigated Negative Declaration (SCH No. 2007111033) for the Monterey County SPCA (PLN060658, Resolution No. 07058) pursuant to Sections 15164 of the CEQA Guidelines; and
- b. Approve a Minor Amendment to previously approved Combined Development Permit (Planning Commission Resolution No. 07058), to allow demolition of three accessory structures and construction a 1,065 square foot addition to a 3,883 square foot education building, 3,200 square foot training building, 3,112 square foot accessory building and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 27 conditions of approval.

PROJECT INFORMATION

Agent: John Haupt

Property Owner: Monterey County SPCA Inc., Attn: Scott Delucchi

APN: 173-011-003-000, 173-011-021-000 and 173-011-027-000

Parcel Size: 28.14 Acres

Zoning: Rural Density Residential, 5.1 acres per unit with a Visual Sensitivity overlay and a 20 foot height limit or "RDR/5.1-VS(20)"

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: No

SUMMARY

Staff is recommending approval of a a Minor and Trivial Amendment to a previously approved permit (PLN060658) 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
Monterey County Regional Fire Protection District

Prepared by: Zoe Zepp, Assistant Planner, x5198

Reviewed and Approved by: Anna Quenga, ACIP, 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 - Planning Commission Resolution No. 07058 for PLN060658

Exhibit C - Addendum to the Adopted SPCA Mitigated Negative Declaration

Exhibit D - Adopted SPCA Mitigated Negative Declaration

Exhibit E - 2022 Biological Resource Report

Exhibit F - Vicinity Map

cc: Front Counter Copy; Greater Monterey Peninsula Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Zoe Zepp, Planner; Anna Quenga, Principal Planner; Scott Delucchi, Property Owners; John Haupt, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN060658-AMD1