



Administrative Permit

Legistar File Number: AP 24-026

June 05, 2024

Introduced: 5/28/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN220217 - FOWLER JOHN F & ANNA M TRS

Consider construction of a 355-square-foot storage structure and associated site improvements including an autocourt, retaining walls, and less than 100 cubic yards of grading on slopes in excess of 30 percent.

Project Location: 46402 Pear Valley Road, Big Sur.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303.

RECOMMENDATIONS:

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

- a. Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303 and there are no exceptions pursuant to section 15300.2; and
- b. Approve a Coastal Administrative Permit to allow less than 100 cubic yards of grading on slopes in excess of 30 percent and a Design Approval to allow construction of 355 square foot storage structure and associated site improvements including an auto court and retaining walls.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).

Staff recommends approval subject to 4 conditions of approval.

PROJECT INFORMATION:

Agent: Samuel Pitnick

Property Owner: John & Amy Fowler

APN: 419-231-005-000

Parcel Size: 9.95 acres

Zoning: Watershed & Scenic Conservation, 40 acres per unit, Design Control, Coastal Zone or "WSC/40-D(CZ)"

Plan Area: Big Sur Coast Land Use Plan

Flagged and Staked: No

SUMMARY:

Staff is recommending approval of a Coastal Administrative Permit and Design Approval 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 June 5, 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, June 4, 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-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- California Department of Forest and Fire Protection

Prepared by: Fionna Jensen, Senior Planner, x6407

Reviewed and Approved by: Anna Ginette 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, Colors and Materials

Exhibit B - Vicinity Map

cc: Front Counter Copy; Art Black, CalFire; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Fionna Jensen, Planner; Anna Ginette Quenga, AICP, Principal Planner; John & Amy Fowler, Property Owners; Samuel Pitnick, Agent; Christina McGinnis, Interested Party; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN220217.