



Administrative Permit

Legistar File Number: AP 24-024

May 15, 2024

Introduced: 5/7/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN220280 - RATAUL BALBIR TR

Administrative hearing to consider allowing the replacement of an existing exterior staircase, construction of an exterior cantilevered staircase attached to existing retaining wall, construction of a 100 square foot non-habitable accessory structure, removal of an existing 7,500 gallon above ground water tank and installation of two 5,000 gallon above ground water tanks.

Project Location: 46977 & 46820 Clear Ridge Rd, Big Sur, CA 93920

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, Existing Facilities, and no exceptions pursuant to section 15300.2 can be made.

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 15301, Existing Facilities, and no exceptions pursuant to section 15300.2 can be made; and
- b. Approve a Coastal Administrative Permit and Design Approval to allow the replacement of an existing exterior staircase, construction of an exterior cantilevered staircase attached to existing retaining wall, construction of a 100 square foot non-habitable accessory structure, removal of an existing 7,500 gallon above ground water tank and installation of two 5,000 gallon above ground water tanks.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION:

Agent: Michael Linder

Property Owner: Rataul Balbir Tr

APN: 419-271-008-000, 419-271-001-000

Parcel Size: 20 Acres (419-271-008-000), 57 acres (419-271-001-000)

Zoning: 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 May 15, 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, May 14, 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.

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
- Big Sur Volunteer Fire Brigade

Prepared by: Zoe Zepp, Assistant Planner, x5198

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

Exhibit B - Biological Assessment

Exhibit C - Vicinity Map

cc: Front Counter Copy; Big Sur Volunteer Fire Brigade; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Zoe Zepp, Planner; Anna Ginette Quenga, AICP, Principal Planner; Rataul Balbir Tr, Property Owners; Michael Linder, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN220280.