



Administrative Permit

Legistar File Number: AP 24-010

February 21, 2024

Introduced: 2/12/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN230099 - ZAMORA-ROCHA ARTURO ADRIAN ET AL

Consider a Restoration Permit to partially clear Code Enforcement violation (23CE00097) to allow restoration of unpermitted grading on slopes greater than 25%; grading of approximately 140 cubic yards of cut and 130 cubic yards of fill.

Project Location: 193 Strawberry Canyon Rd, Royal Oaks

Proposed CEQA action: Find the project Categorical Exempt pursuant to Section 15304 of the CEQA Guidelines.

RECOMMENDATIONS:

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

- a. Find the project qualifies for a Class 4 Categorical Exemption pursuant to Section 15304 of the CEQA Guidelines and that there are no exceptions pursuant to Section 15300.2; and
- b. Approve a Restoration Permit to partially clear Code Enforcement violation (23CE00097) to allow restoration of unpermitted grading on slope greater than 25%. Restorative grading consists of approximately 140 cubic yards of cut, 130 cubic yards of fill and planting of erosion control seed mix.

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

Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION:

Agent: Juan Perez, Haro Kasunich and Associates Inc

Property Owner: Zamora-Rocha Arturo Adrian Et Al

APN: 129-261-013-000

Parcel Size: 5 acres

Zoning: Rural Density Residential, 5 acres per unit, Coastal Zone or "RDR/5(CZ)".

Plan Area: North County Land Use Plan

Flagged and Staked: No, not applicable

SUMMARY:

Staff is recommending approval of a Restoration 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 February 21, 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, February 20, 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-Environmental Services
- HCD-Engineering Services
- North County Fire Protection District

Prepared by: Zoe Zepp, Assistant Planner, x5198
Reviewed by: Anna Ginette Quenga, AICP, Principal Planner
Approved by: Melanie Beretti, Acting HCD Chief of Planning

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Restoration Site Plan
- Restoration Plan

Exhibit B - Vicinity Map

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Zoe Zepp, Planner; Anna Ginette Quenga, AICP, Principal Planner; Michael Braasch, Code Compliance Inspector II; Zamora-Rocha Arturo Adrian Et Al, Property Owners; Juan Perez, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230099.